

TOWN OF PARADISE VALLEY

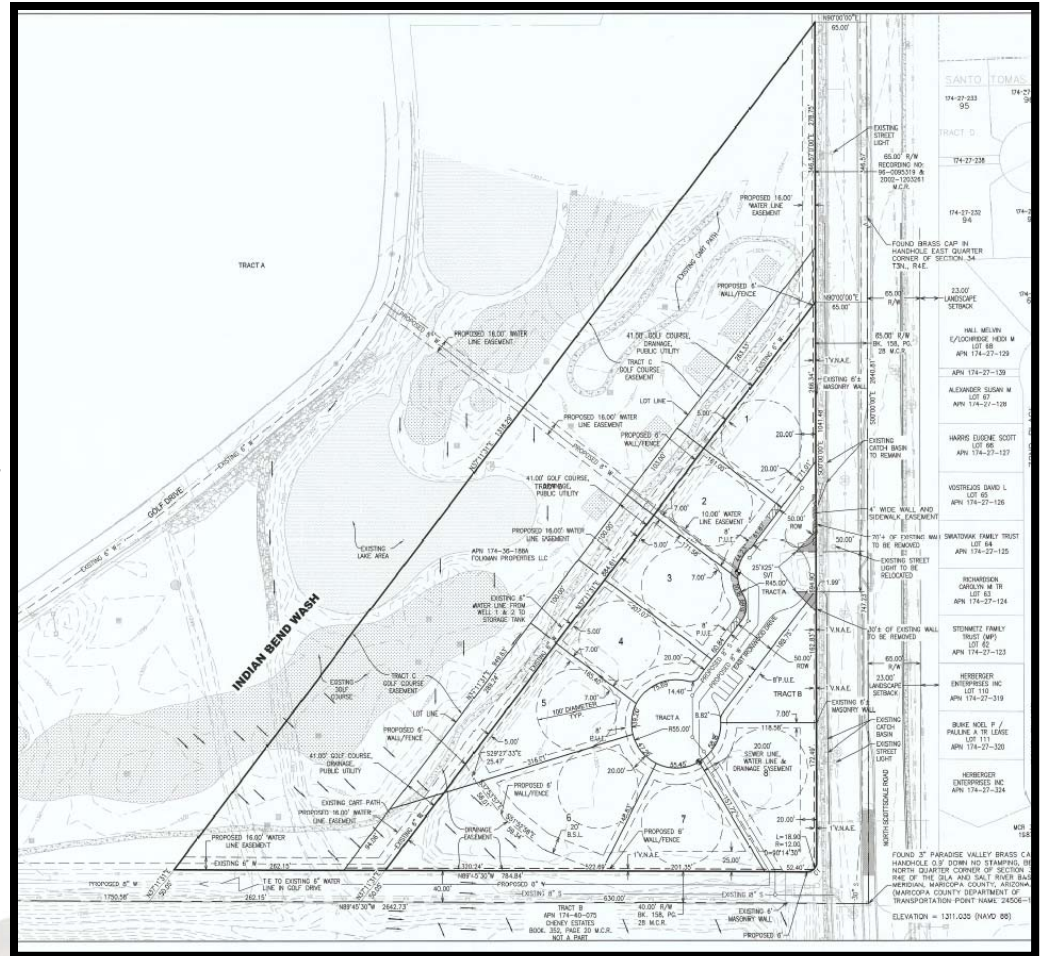
The Villas at Cheney Estates (Town Triangle, LLC)
Development of 8 Single-Family Homes
Northwest Corner Northern Ave Alignment & Scottsdale Rd
Text Amendment, Rezoning, Preliminary Plat, CUP, SUP, Sign



Town Council
October 26, 2017

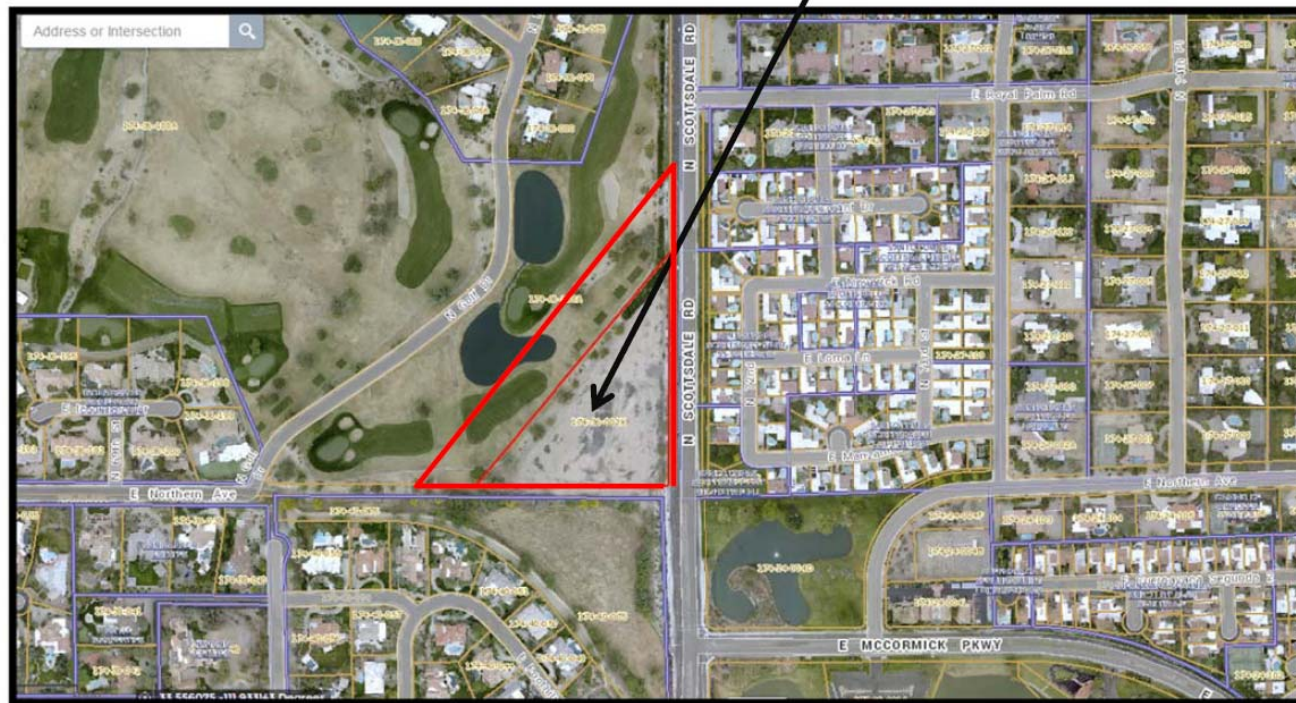
Request

*Develop 8 residential lots at
NWC Northern Ave & Scottsdale Rd
via 6 concurrent application requests*



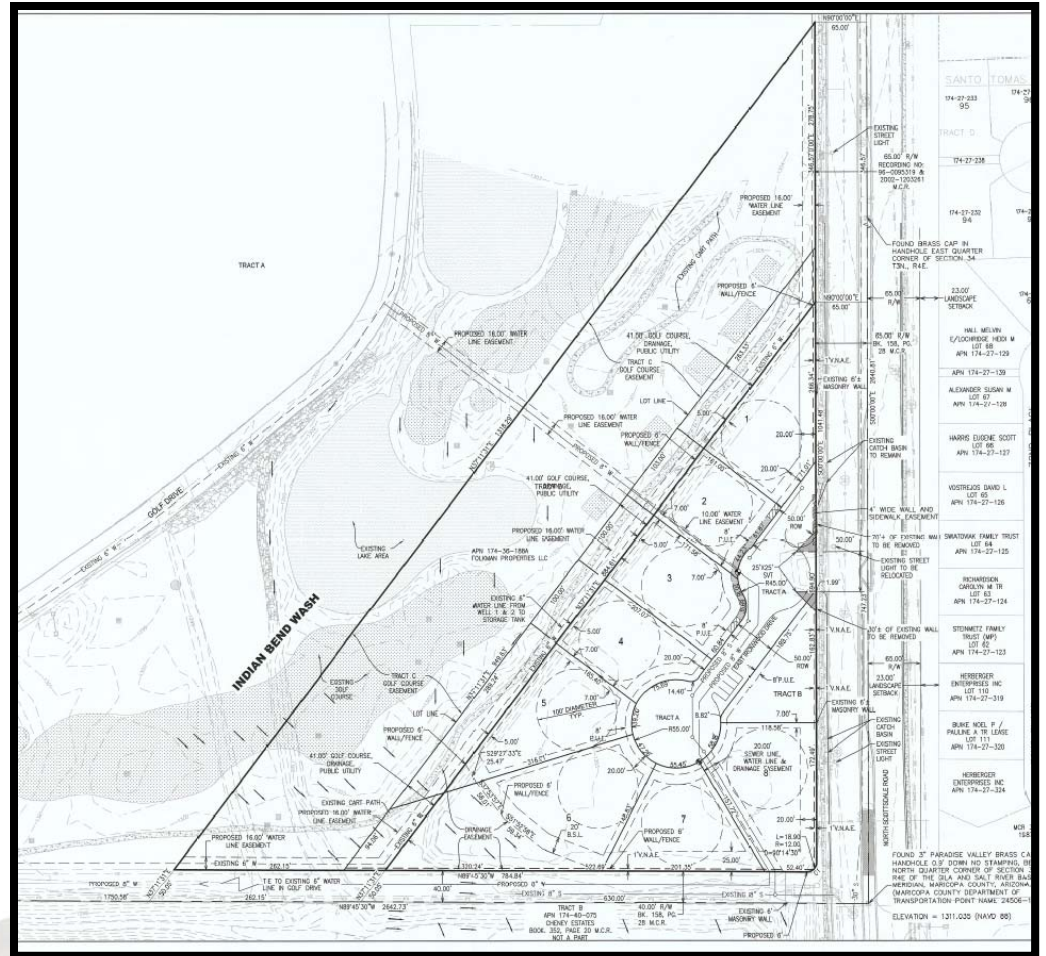
Vicinity Map

Subject Property



Meeting Purpose

- Provide Council the Planning Commission Recommendation
- Give Project Overview
- Have Council Discussion



PLANNING COMMISSION RECOMMENDATION



Planning Commission Recommendation

- Vote of 4 to 0 on October 3, 2017 to approve 5 applications
- Commissioners Campbell, Covington, and Mahrle absent
 - (MI-16-03) Text Amd to Zoning Code, Article IX
 - Modify Cluster Plan on minimum lot size, setback, height measurement for this development
 - (MI-16-04) Rezoning
 - Change from R-43 and SUP to R-43 CP
 - (SUP-16-03) Special Use Permit (SUP)
 - Allow for private roadway gates
 - (PP-16-03) A Preliminary Plat
 - Preliminary plat for eight lots
 - (MI-17-02) Subdivision Signs



Planning Commission Approval

- Vote of 4 to 0 on October 3, 2017
- Commissioners Campbell, Covington, and Mahrle absent
 - (CUP-16-02) Conditional Use Permit
 - Make the roads within the proposed subdivision private
 - Appeal period to Council ended October 18, 2017
 - No appeals



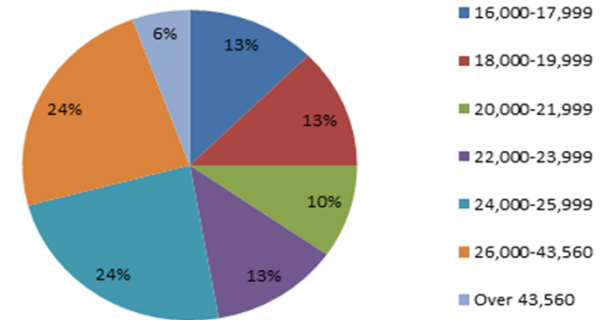
PROJECT OVERVIEW



Nearby Density

- South - Cheney Estates
 - R-18 CP SUP & R-35 CP zoning
 - 72 lots, AVG lot size of 25,718 sf
 - R-18 portion, AVG lot size of 17,569 sf
- Northwest- SUP Camelback Golf Club & Camelback Golf Club Estates zoned R-43
 - Most R-43 lots have easements resulting in essentially half-acre lots
- East - Santo Tomas Plat in Scottsdale
 - Zoned R1-10 PRD
 - Lots vary between 5,800 sf to 37,000 sf
 - Average lot size is 6,920 sf

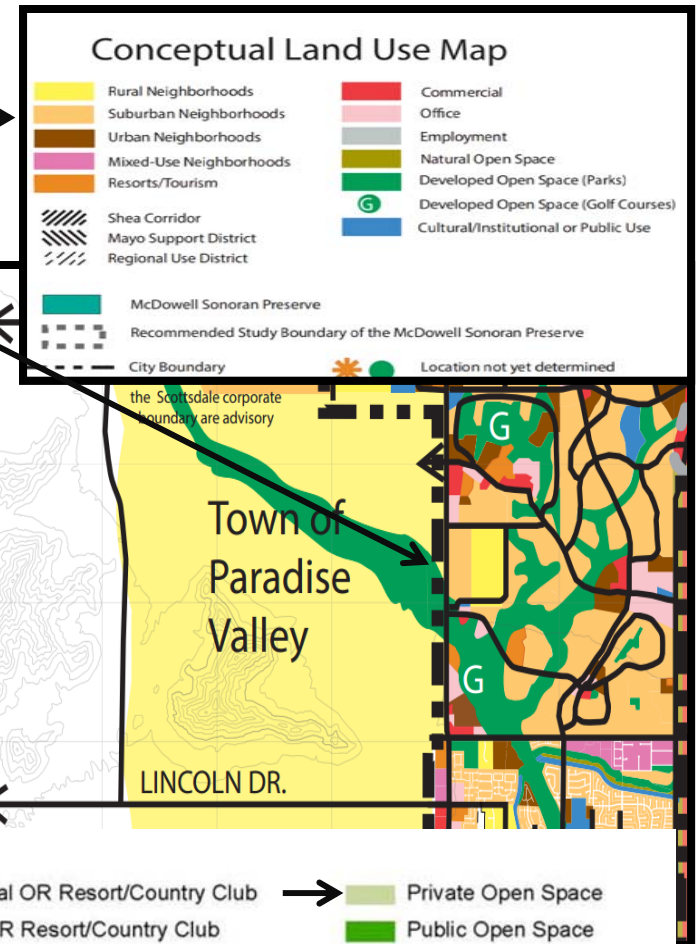
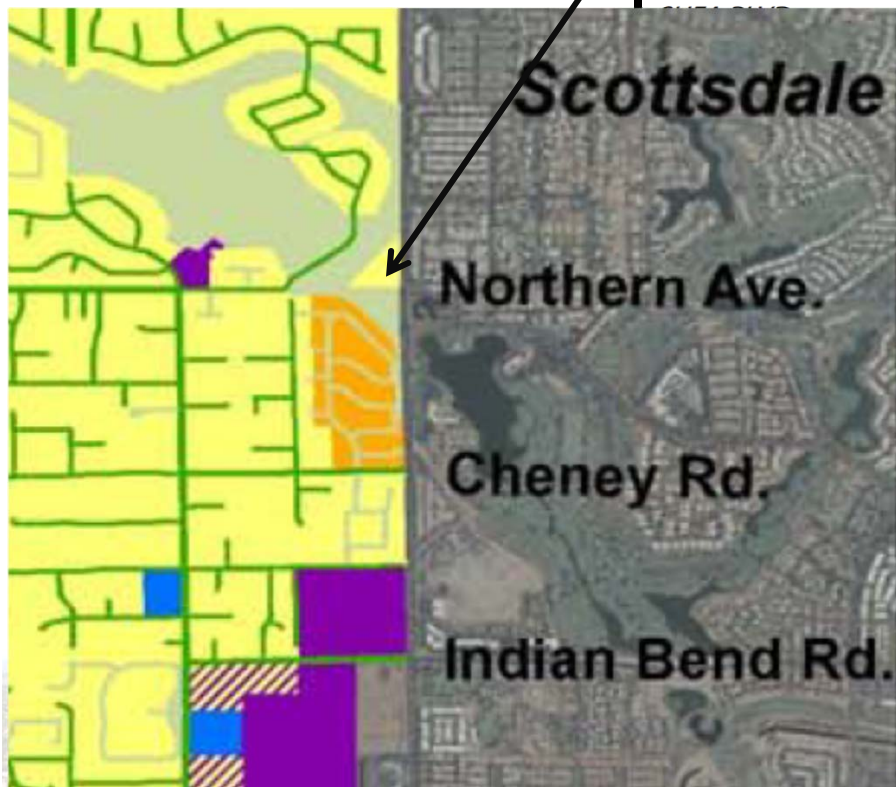
Cheney Estates - Lot Size BreakDown



EXISTING General Plan

1 to 8 homes/ac →
















Subject Property

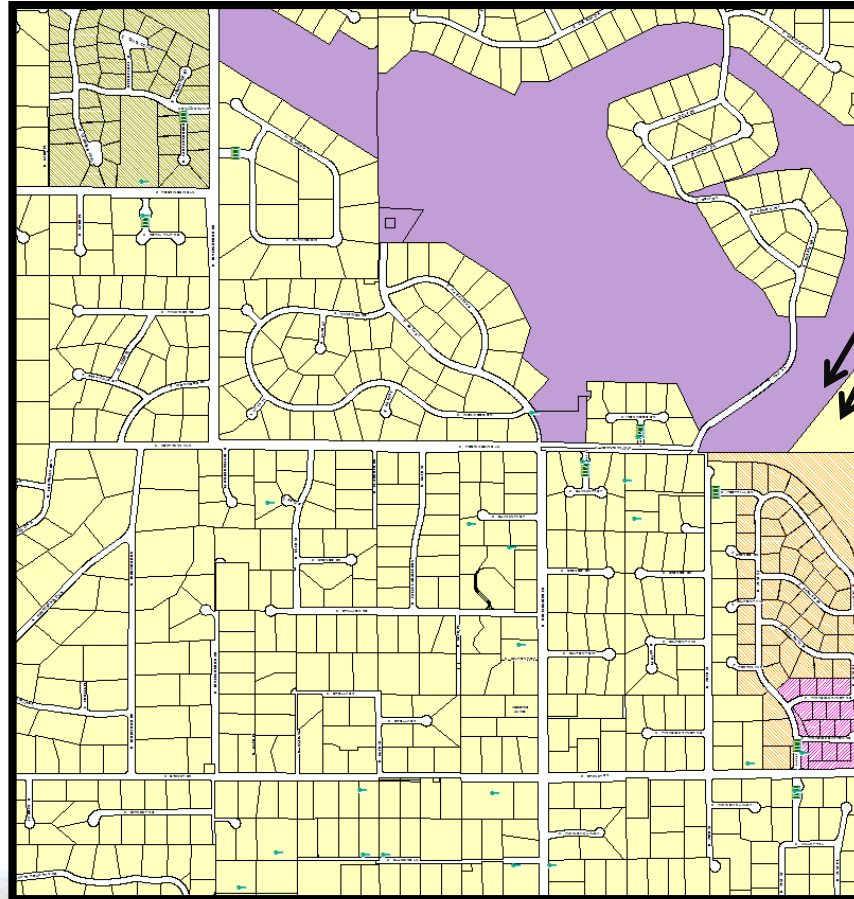


Legend

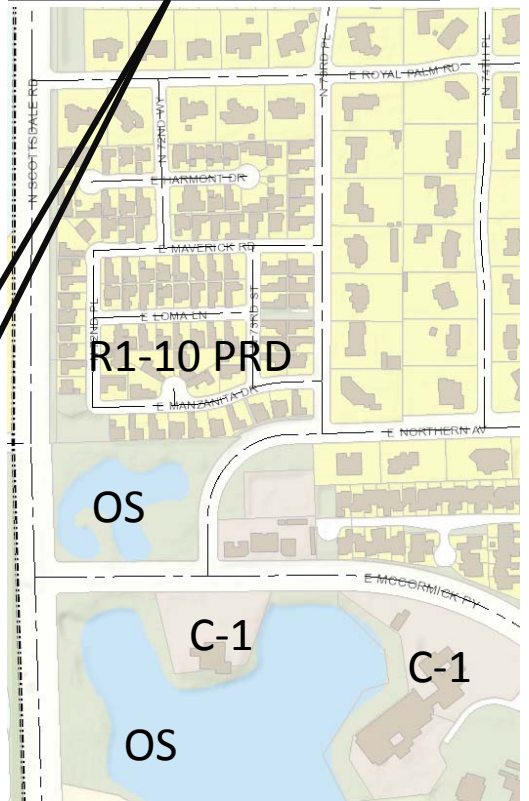
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|---|---|--|
| Low Density Residential OR Resort/Country Club | → | Private Open Space |
| Private Open Space OR Resort/Country Club | | Public Open Space |
| Very Low Density Residential | | Medical Office |
| Low Density Residential ← 1 home/ac | | Public/Quasi Public |
| Medium Density Residential | | Resort/Country Club |

EXISTING Zoning

Zoning	
	R-43S
	R-10
	R-18
	R-18A
	R-18CP
	R-35
	R-35A
	R-35CP
	R-43
	R-43CP
	R-175
	SUP-O
	SUP-P
	SUP-R
	OSP

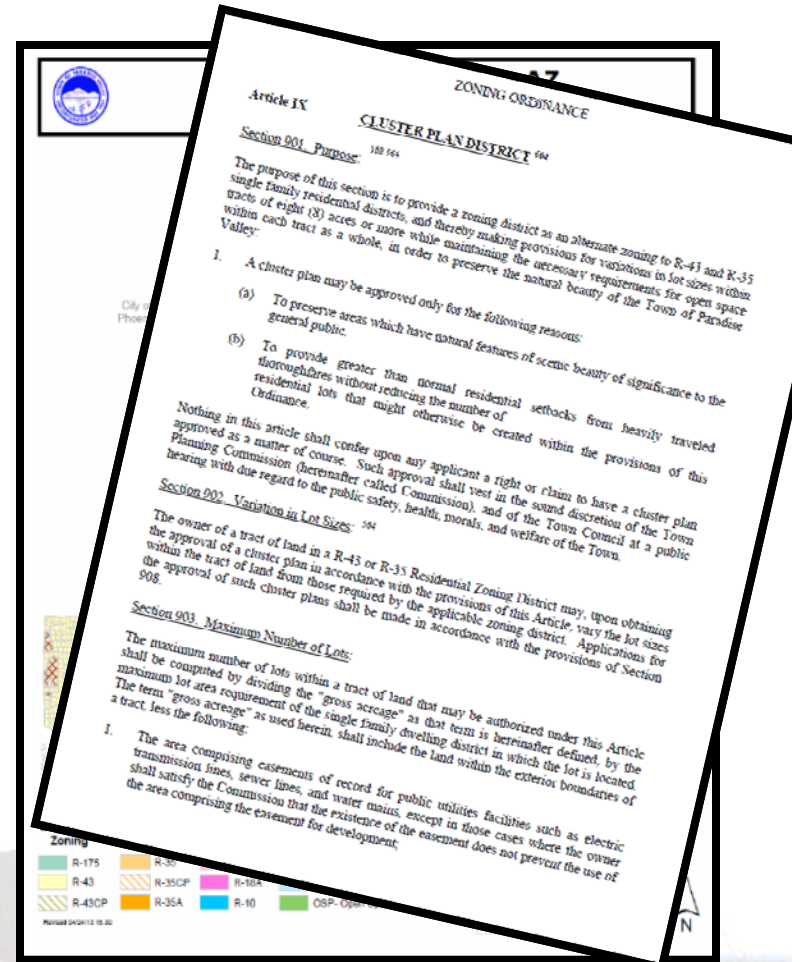


Subject Property



Rezoning Request

- A rezoning is required since the proposed project has lots less than one acre in an R-43 District
- Zoning Ordinance has a process to allow for smaller lots via a Cluster Plan
- Altering the zoning, requires amending zoning map from R-43/SUP to R-43 CP
- Refer to proposed Ordinance No. 2016-14



Zoning Text Amendment Request

- Necessary to allow reduced standards from typical Cluster Plan
 - 16,500 sf min lot size
 - Reduced setbacks
- Modifies Article IX, CP
- Refer to proposed Ordinance No. 2016-13



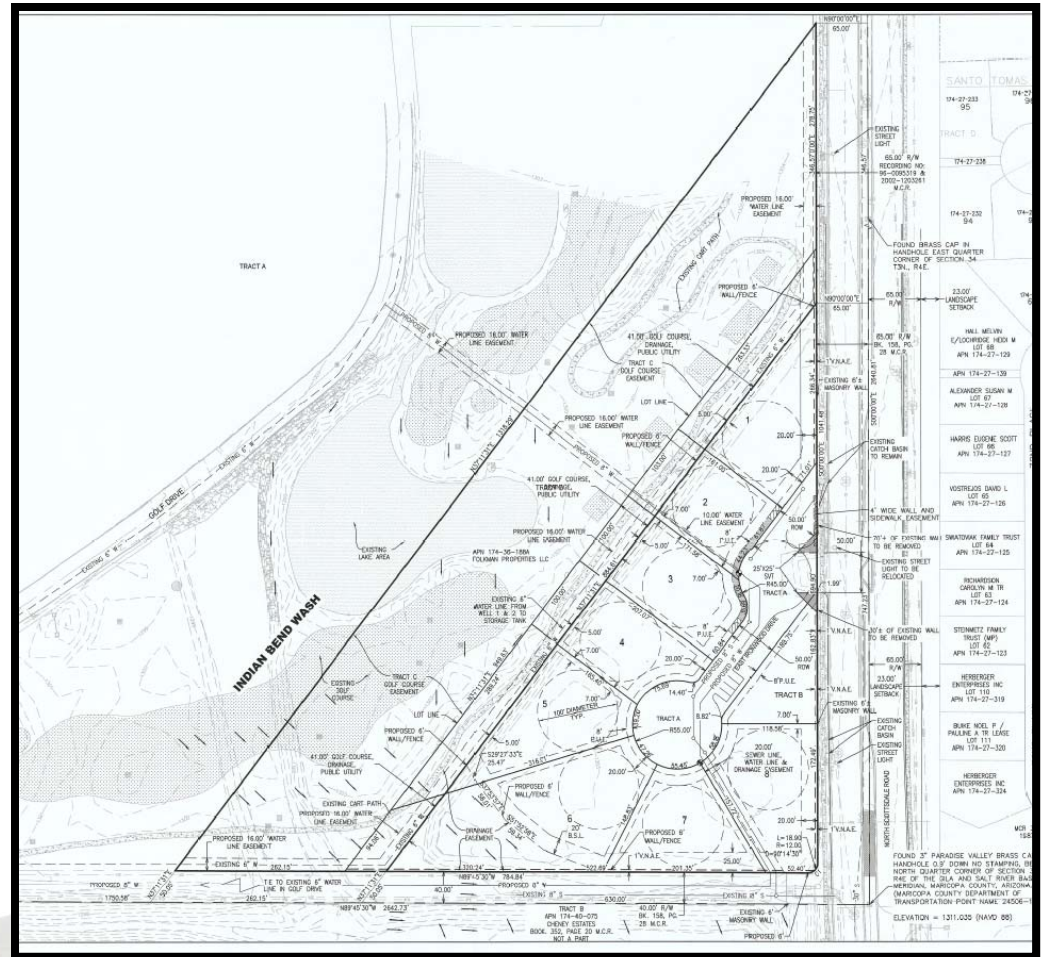
Primary Structure Comparisons

District	Min Lot Size (sf)	Min Lot Width (ft)	Min Front Setback (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Min Side/Rear Frontage (ft)	Max Floor Area Ratio (%)	Min Floor Area (sf)	Max No. Stories	Max Height (ft)
Proposed	16,500	100	20 or 10 with side-loaded garage	7	25	20	50	None specified	1	24
R-43 CP	20,000	120	40	20	40	40	25	2,000	1	24
R-35 CP	20,000	100	40	20	40	40	25	1,800	2	24
R-18 CP SUP Cheney ViaVista	16,365 12,001	115	35	10	35	35	None 7,000 sf	2,000 and max of 5,000	1	22
R-43	43,560	165	40	20	40	40	25	2,000	2	24
R-35	35,000	150	40	20	40	40	25	1,800	2	24
R-10	10,000	100	20	7	25	20	None	1,500	1	24

Accessory Structure Comparisons

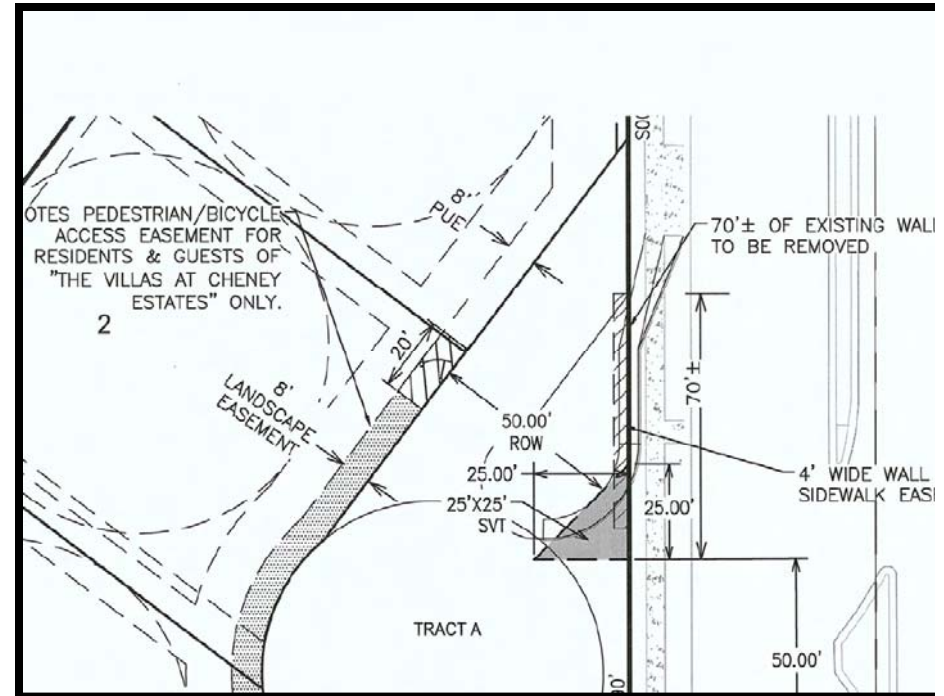
DISTRICT	Min Front Setback (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Min Side/Rear Frontage (ft)	Max No. Stories	Max Height (ft)	Pool (ft)
Proposed	20	7	10	10	1	16	Same as accessory
R-43 CP	60	20	20	40	1	16	40 ft yd 20 other
R-35 CP	60	10	10	40	1	15	40 ft yd 20 other
R-18 CP SUP	35	10	35	35	1	15	40 ft yd 20 other
R-43	60	20	20	40	1	16	40 ft yd 20 other
R-35	60	10	10	40	1	15	40 ft yd 20 other
R-10	20	7	7	20	1	15	7 to any property line

- 
- 16



Scottsdale Road

- Fully within Scottsdale
- Major arterial road
- No additional right-of-way requested (half width at 65')
- Deceleration lane requires wall/sidewalk easement on site



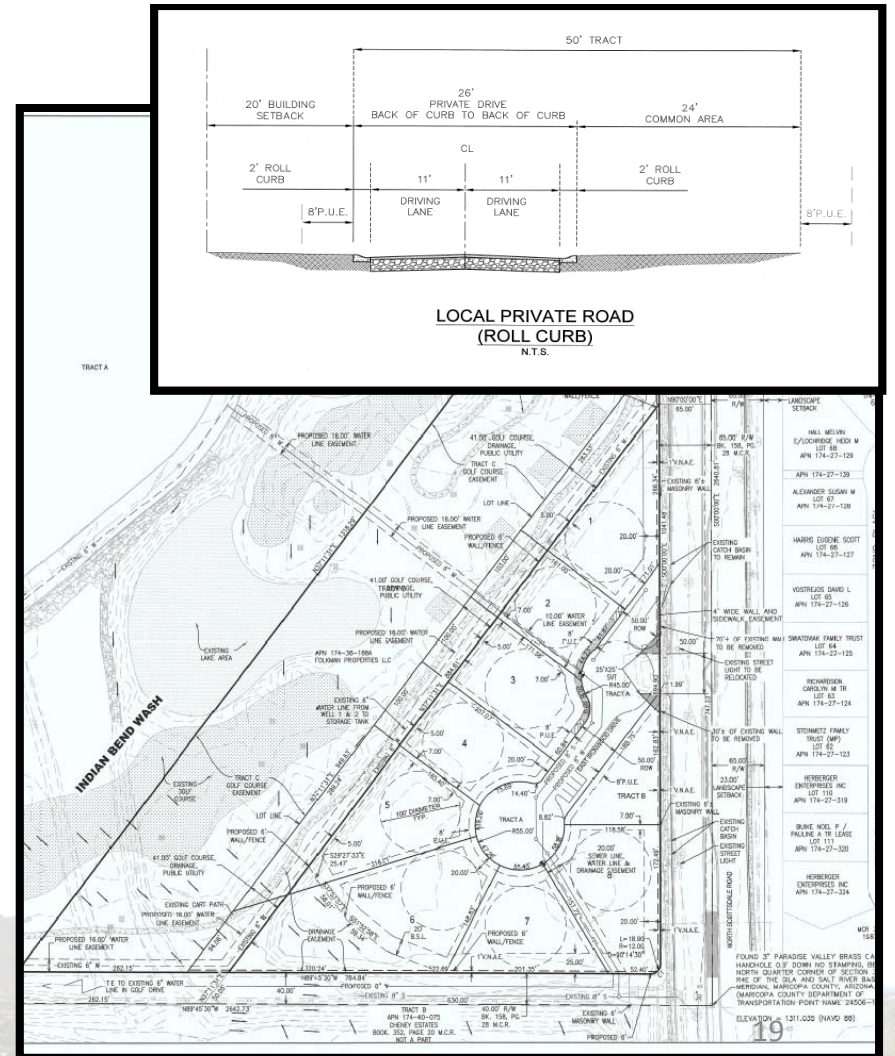
Northern Ave Align.

- Local road in General Plan
- Half-width right-of-way 40'
- No additional ROW required
 - Possible candidate for future abandonment
 - Potential pedestrian connection to Golf Drive
- Constraints exist in improving this alignment to connect to Golf Drive

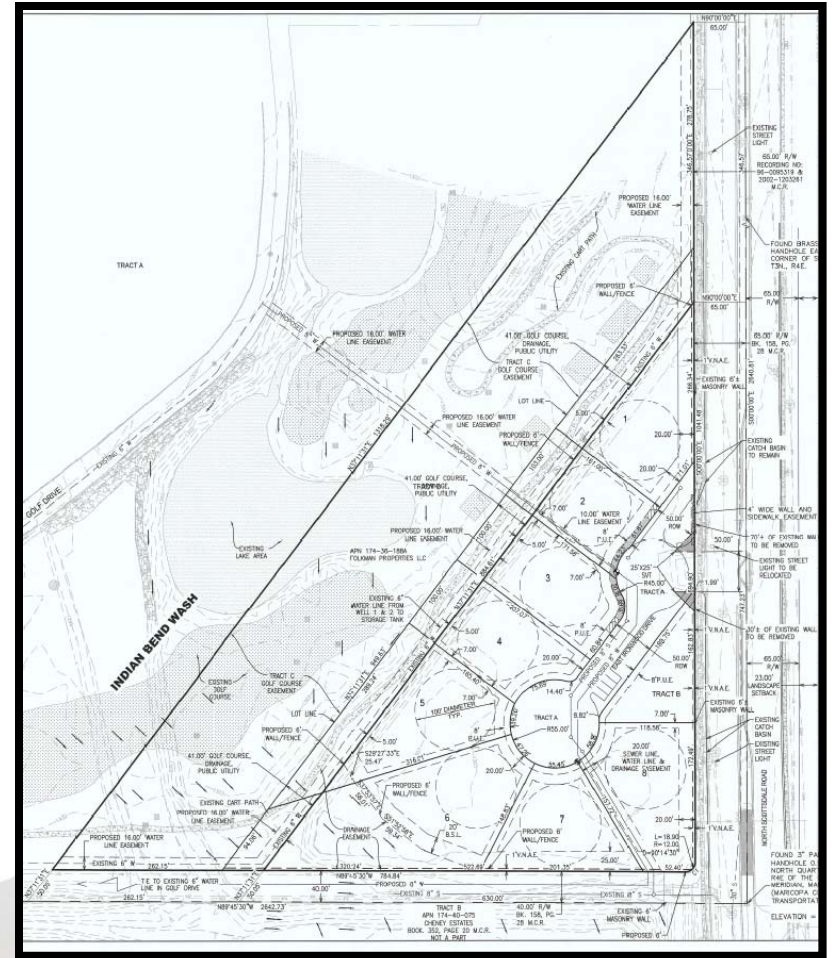


Ironwood Drive

- Complies with the dimensional standards in the Town Code
 - 50' right-of-way width
 - 55', 45' & 40' radius cul-de-sacs
 - Small roadway segment adjoining Lot 1 with no cul-de-sac
 - Meets fire code provision (building within 150' of fire road)
 - Subdivision Code allows modification if not nullify purpose/intent of the code



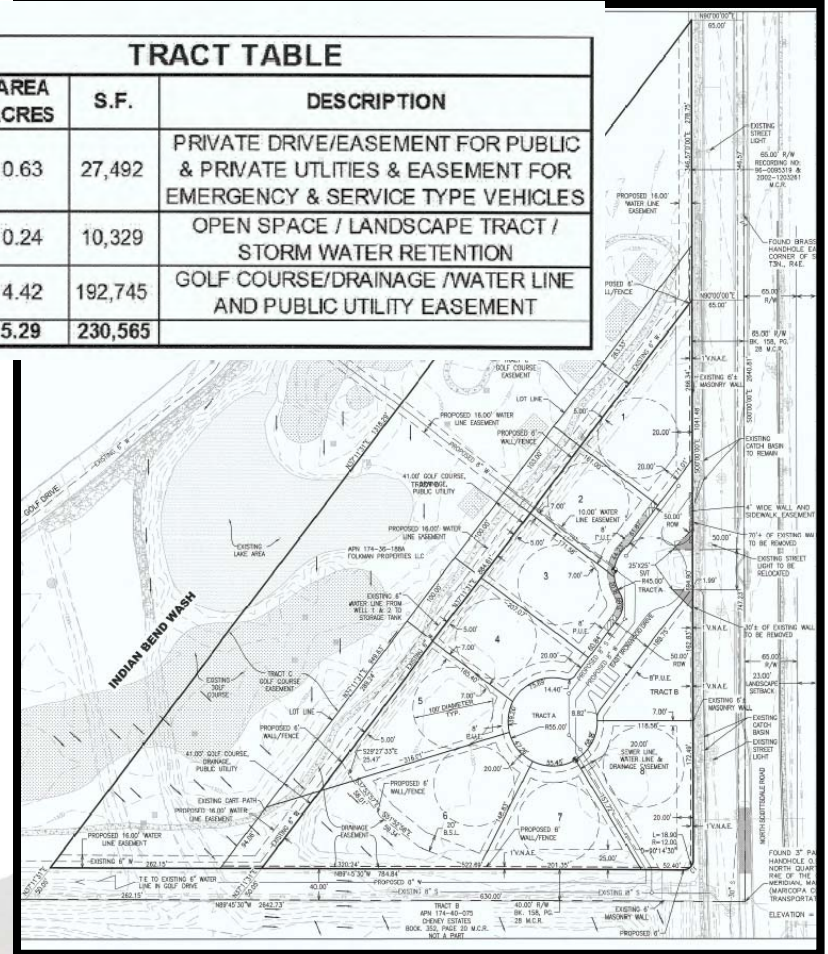
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Tracts

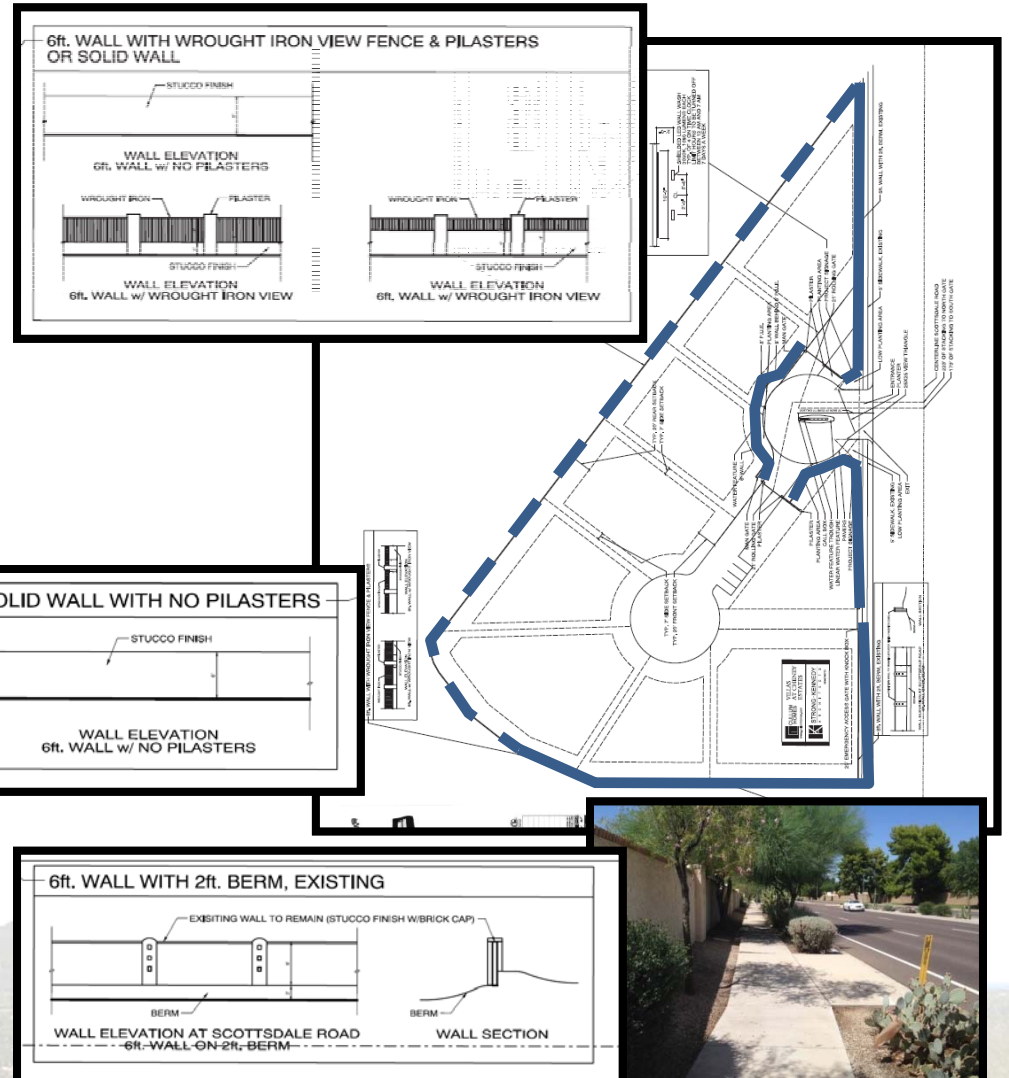
- 3 tracts
 - Tract A is private road (CUP)
 - Tract B is open space, landscaping and retention
 - Tract C is golf course open space

TRACT TABLE			
TRACTS	AREA ACRES	S.F.	DESCRIPTION
A	0.63	27,492	PRIVATE DRIVE/EASEMENT FOR PUBLIC & PRIVATE UTILITIES & EASEMENT FOR EMERGENCY & SERVICE TYPE VEHICLES
B	0.24	10,329	OPEN SPACE / LANDSCAPE TRACT / STORM WATER RETENTION
C	4.42	192,745	GOLF COURSE/DRAINAGE /WATER LINE AND PUBLIC UTILITY EASEMENT
TOTAL	5.29	230,565	



Subdivision Wall

- Zoning Ordinance allows for review of location, height, setback, design w/final plat
- Town has approved conceptual plans with preliminary plat
- 6' stucco and/or wrought iron view
- Scottsdale Road wall remains, will widen opening



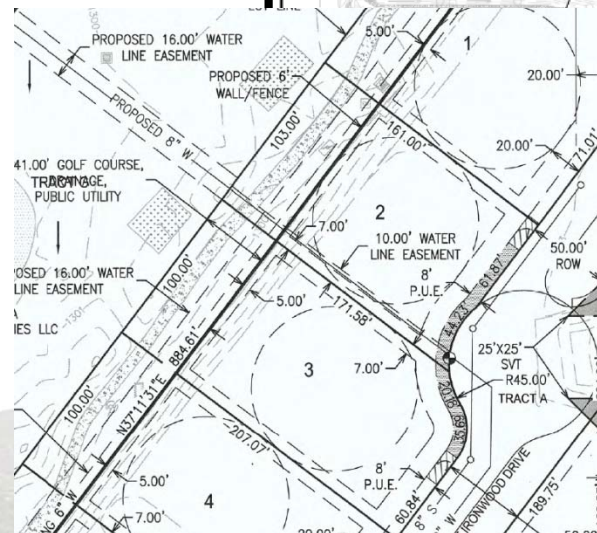
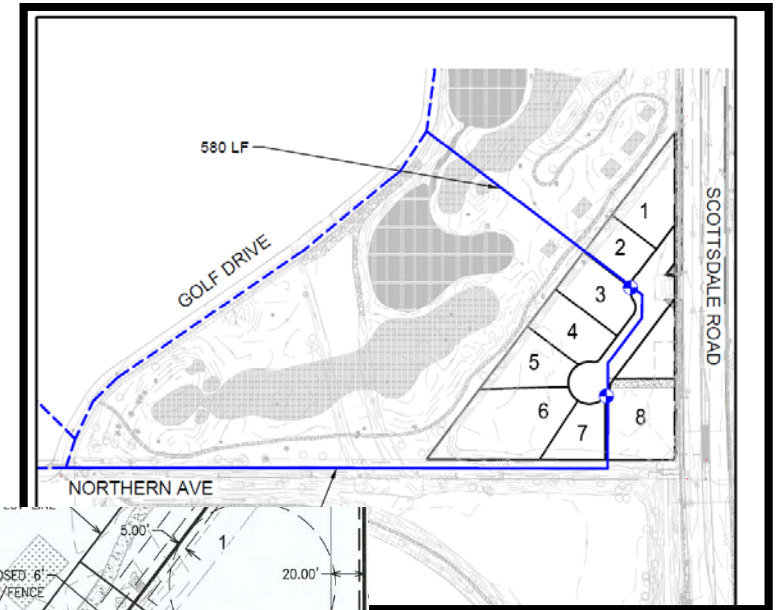
Landscaping

- Town Code addresses landscaping in right-of-way
- Landscaping is typically reviewed with private roadway gate and/or final plat



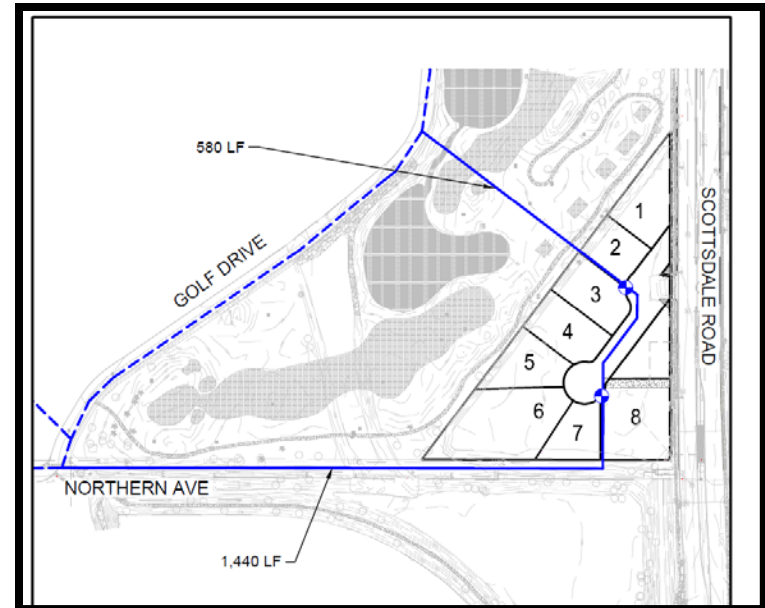
Utilities

- Will-serve letters submitted
- Proposed 8" looped water line
- Assured water supply required prior to final plat action
- Utility easements provided
 - 8' front
 - Not uncommon on smaller lots
 - Subdivision Code allows modification if not nullify purpose/intent of the code



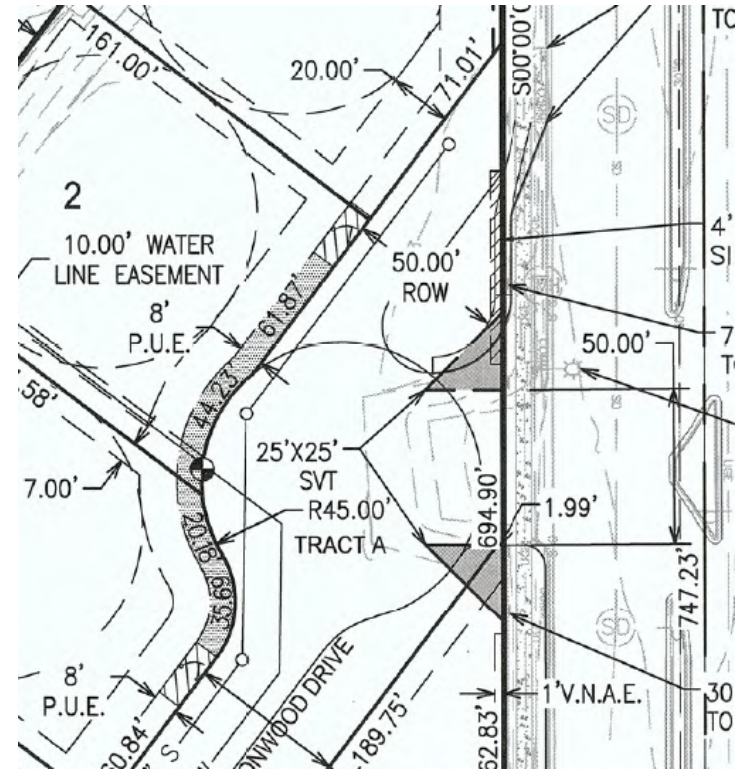
Fire Protection

- Water Service Impact Study submitted
 - 2 hydrants to be installed
 - 55' cul-de-sac in lieu of emergency access road
 - All homes will have sprinklers
 - New looped 8" water lines
 - 1,500 gpm flow at 20 psi will be met per the agreement with Scottsdale for Berneil Water service area




Traffic

- Traffic Study submitted
 - 8 homes estimated at 6 to 8 vehicle trips during peak hours
 - Turning movements estimated at 15 and 23 daily, between 1 and 3 during peak hours
 - Sight visibility requesting 25' x 25' per Scottsdale requirements based on site analysis



- Hydrology study submitted
 - FEMA letter of flood map revision will be required
 - 2 Phases (CLOMR/LOMR)
 - CLOMR issued
 - Existing FEMA map does not reflect the raised pad on the site, grading on golf course, or the Scottsdale bridge improvements

Page 1 of 6		Issue Date: July 19, 2017		Case No.: 17-09-0673R		CLOMR-APP	
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Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION	PROPOSED PROJECT DESCRIPTION
COMMUNITY Town of Paradise Valley Maricopa County Arizona COMMUNITY NO.: 940049	PROJECT FLOOD CLAIM
IDENTIFIER	



Emergency Management Agency

Washington, D.C. 20472

July 19, 2017

IN REPLY REFER TO:
 Case No.: 17-09-0673R
 Community Name: Town of Paradise Valley, AZ
 Community No.: 940049

Good. Conditional Letter of Map Revision (CLMOR) re a proposed project as requested, would revise the effective Flood Insurance Study (FIS) for your community. The National Flood Insurance Program (NFIP) requires that communities managing regulations for your community, the Federal Emergency Management Agency (FEMA), please contact the District Office in your community. FEMA Map Information eXchange (MX) will have it. 1-877-234-2827. Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Branch Chief
 Flood Insurance Administration
 Map Revision Comment Document

"Tom" Lane
 District Office

Mr. Paul Mond, P.E.
 Town Engineer
 Town of Paradise Valley

Mr. Ashley Couch
 Stormwater Manager
 City of Tempe

Mr. Lan Eise, P.E.
 District Engineer
 FEMA, Inc.

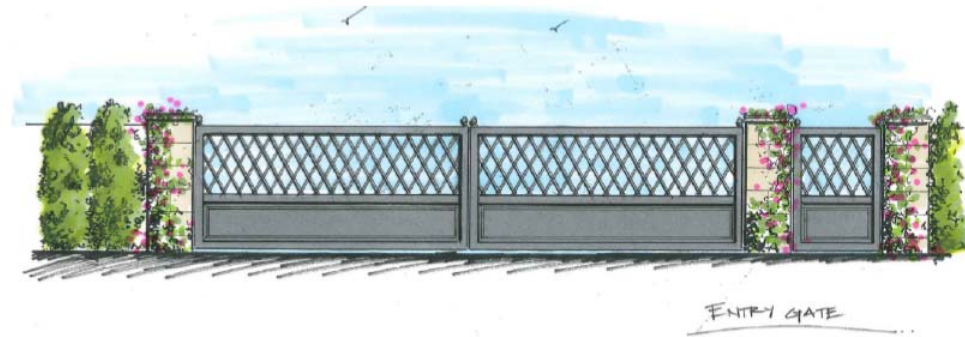
Special Use Permit – Roadway Gate

- Need a SUP to allow private roadway gates
- Follow SUP guidelines
- Gate complies with Town's guidelines



Special Use Permit – Roadway Gate

- Need a SUP to allow private roadway gates
- Follow SUP guidelines
- Gate complies with Town's guidelines



SUP Gate Guidelines

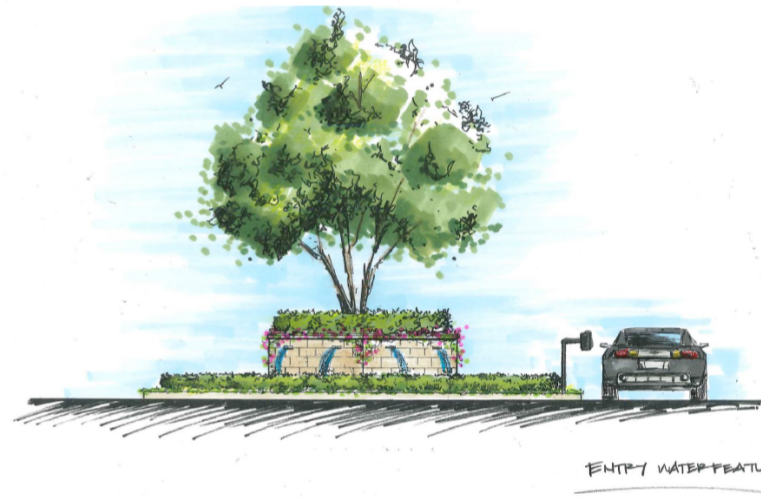
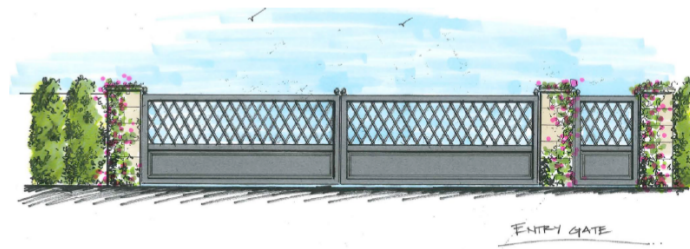
- No regulations, only guidelines which allows for case-by-case evaluation
- Gate guidelines are the same regardless of the zoning district, lot size, and number of lots served by the proposed private access gate

	Guideline	Proposed
Height	8'	6'6" gate, with columns at 7'
Turn-around	Town cul-de-sac standard of 45'/40' radius	Right-of-way at 45' radius Paved area at 40' radius
Stacking	150' from gate to intersecting road centerline	179' and 223' 75' from call box to road edge per Scottsdale code Deceleration lane
Pedestrian access	Adjoining roadway	Included



Proposed Gate Characteristics

- Pedestrian access provided
- 6' wall gate connection in front yard and on tracts, not typical of wall code
- Complies with stacking guidelines



IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



DATE
MAY 2016

REVISIONS

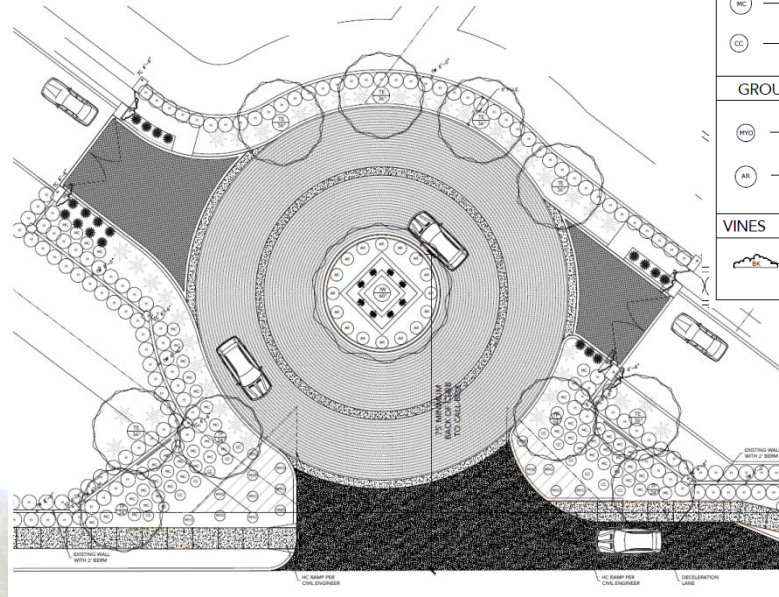
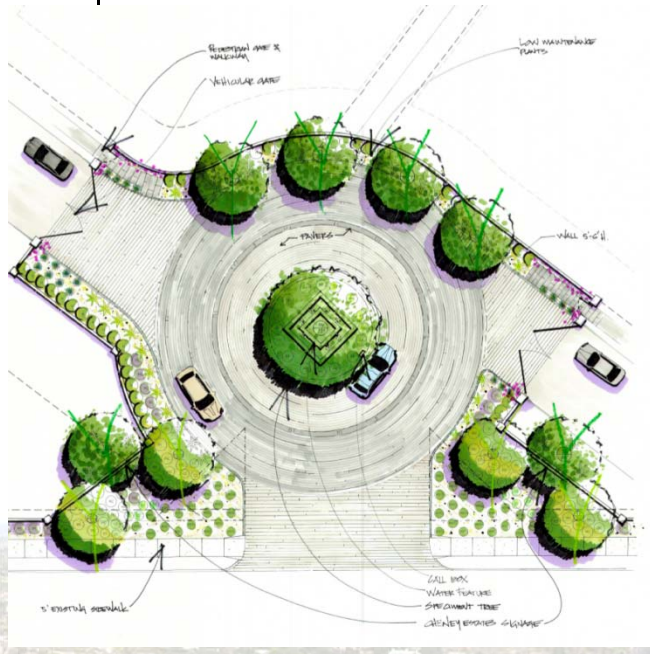
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










DRAWING:
CONCEPT DETAILS
SHEET

L2.0 of 5

Entry Landscaping

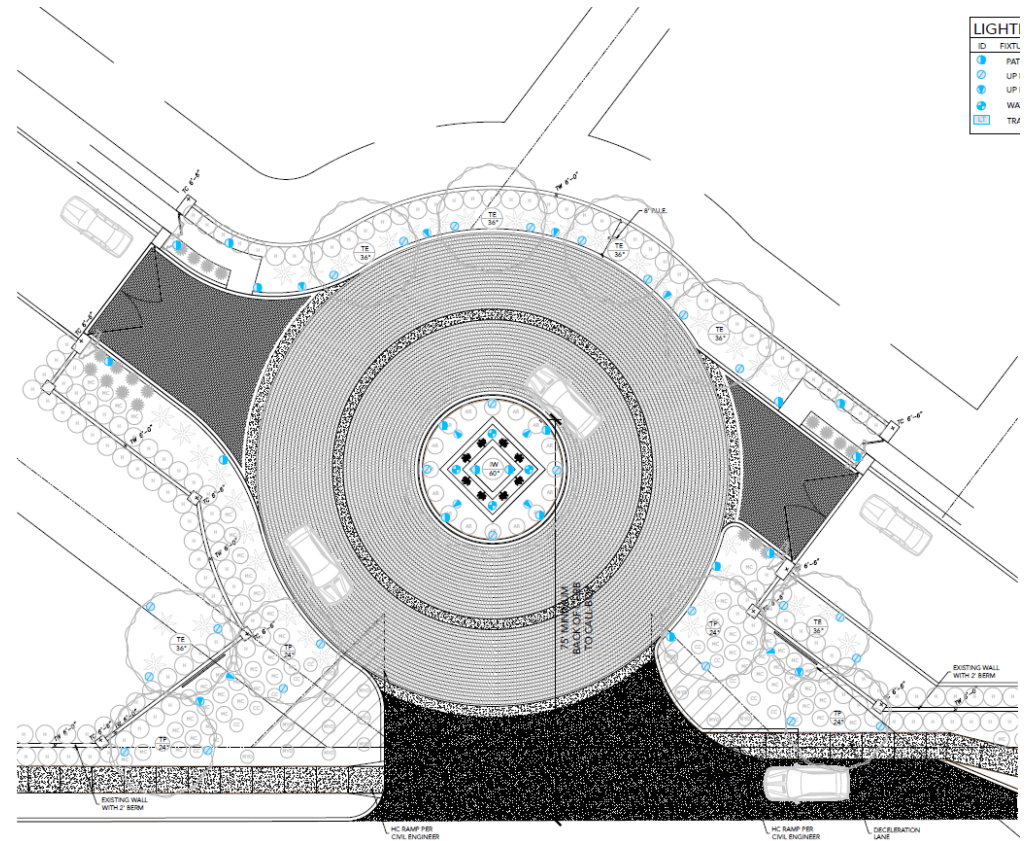
- Recommend native and native-adapted
- Guidelines
 - 5 to 8 trees @ 10 trees
 - 8 shrubs @ 400 shrubs



PLANT LIST PHASE 02				
ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
	Tipuana Tipu	Tipu	24" BOX	4
	Ebanopsis ebano	Texas Ebony	36" BOX	6
	Oleaya tesota	Ironwood	60" BOX	2
AGAVE				
	Agave weberii	Weber's Agave	1 gallon	40
	Agave victoriae-reginae	Queen Victoria Agave	1 gallon	20
SHRUBS				
	Dodonea viscosa	Hopseed bush	1 gallon	302
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	1 gallon	80
	Convolvulus cneorum	Bush Morning Glory	1 gallon	18
GROUND COVER				
	Myoporum parvifolium	Myoporum	1 gallon	30
	Acacia redolens	Desert Carpet Acacia Trailing Acacia	1 gallon	16
VINES				
	Bougainvillea 'Barbara Karst'	Bougainvillea	1 gallon	6

Entry Lighting

- 4 lighting fixtures
- Predominantly uplighting
- Bronze metallic finish
- Lumen count ranges from 30 to 155 lumens per fixture



ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	QTY
	PATH LIGHT- 18" riser	FX LUMINAIRE	* HC- 18" petite top & riser	BRONZE METALIC	3 LED	17
	UP LIGHT	FX LUMINAIRE	* FB	BRONZE METALIC	3 LED	26
	UP LIGHT- WASH	FX LUMINAIRE	* PB	BRONZE METALIC	3 LED	12
	WATER LIGHT	FX LUMINAIRE	* LL	NATURAL BRASS	1 LED	4
	TRANSFORMER	FX LUMINAIRE	PX- 600W			

Entry Lighting Fixtures

FXLuminaire

LED Up Lights



Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same up light benefits of the NP in a more compact package.

FB: Up Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	31.1	40.2
MAX LUMENS:	60	165
CCT (Ra)	28.6	28.4




Learn more about FX Luminaire up lights. Visit: fd.com

760.744.5240

FXLuminaire

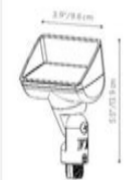
LED Up Lights



The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	34	37
MAX LUMENS:	71	91
CCT (Ra)	67.3	67



Learn more about FX Luminaire up lights. Visit: fd.com

760.744.5240



Entry Lighting Fixtures

FXLuminaire

LED Path Lights



The HC offers soft, efficient, and safe lighting solutions for pathways of all shapes, sizes, and locations. With a unique and sleek hot design, durability, and outstanding efficiency, it is the ideal choice for a wide array of path lighting scenarios.


HC: Path Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	11.4
MAX LUMENS:	35
CCT (Ra)	80

Learn more about FX Luminaire path lights. Visit: fxl.com/products 760.344.5240 | fxl.com

FXLuminaire

LED Underwater Lights



The soothing ambiance created by a landscape water feature can be beautifully enhanced with well-designed lighting. The LL produces a powerful underwater light source to illuminate plants, rocks, fish, or a cascading waterfall. Filter options allow you to control shape, color, and strength of light output.

LL: Underwater Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	-	132	282	378
CRI (Ra)	68.5	67.9	80.2	67.5

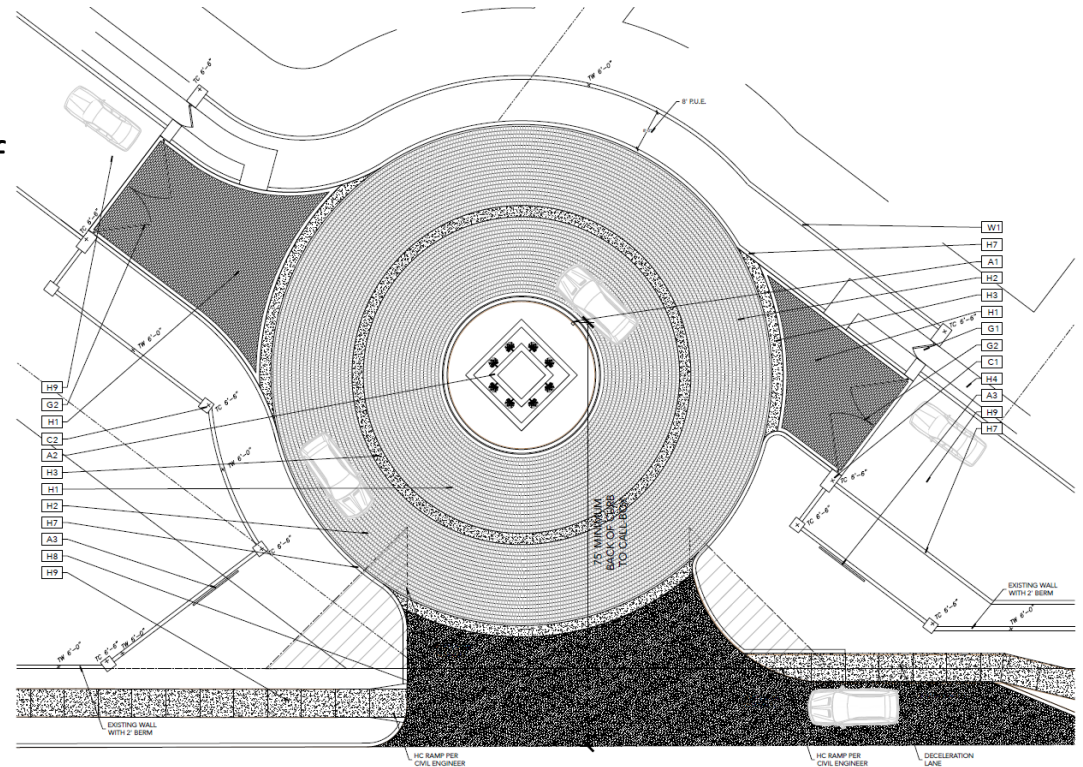
Learn more about FX Luminaire underwater lights. Visit: fxl.com 760.344.5240



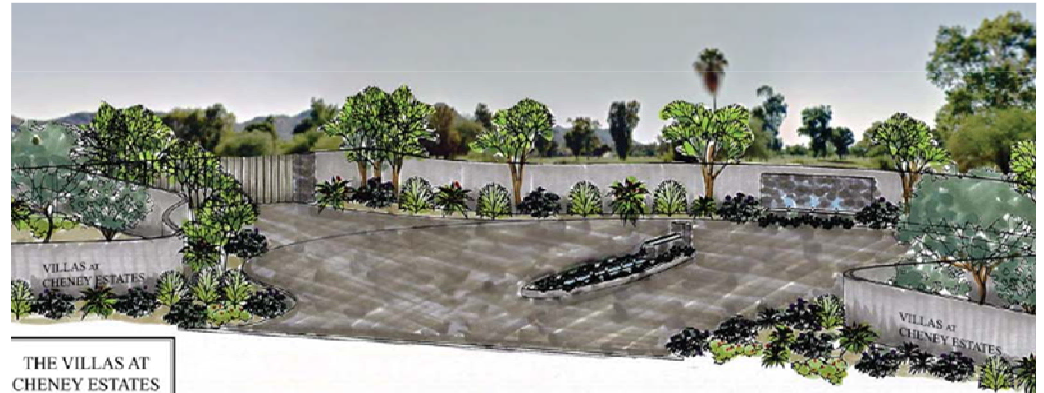
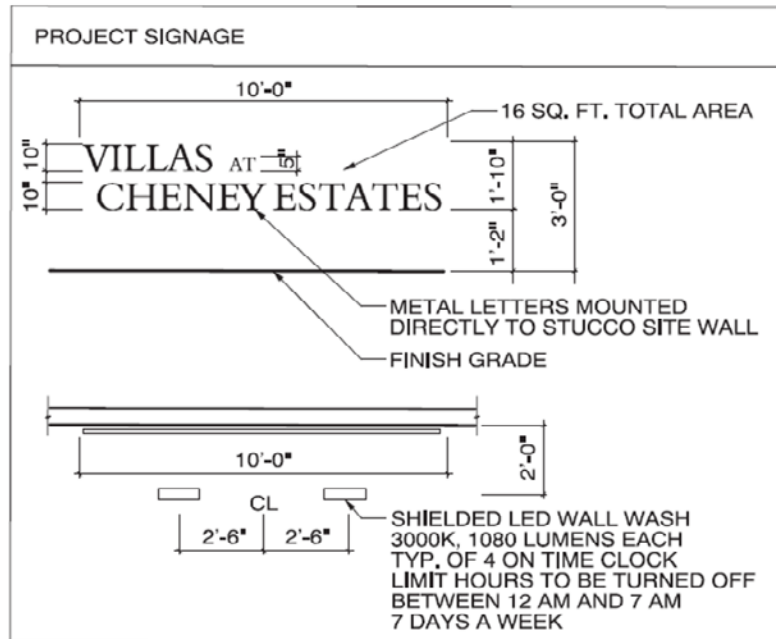
Entry Hardscape

- No guidelines
- Proposed pavers and design consistent with Town's value of high-quality design

PAVING	
H1	DRIVEWAY CONCRETE PAVERS, TBD, SET IN RUNNING BOND FOLLOWING ROUNDABOUT, LIGHT GRAY COLOR
H2	DRIVEWAY CONCRETE PAVERS, TBD, SET IN RUNNING BOND FOLLOWING ROUNDABOUT, GRAY COLOR
H3	2" W CONCRETE BAND COLOR TBD.
H4	PEDESTRIAN WALKWAY PAVERS TBD, RUNNING BOND SET
H5	DECOMPOSED GRANITE SIZE AND COLOR TBD.
H6	N/A
H7	CONCRETE HEADER PER CIVIL ENGINEER
H8	ASPHALT PER CIVIL ENGINEER
H9	SIDEWALK PER CIVIL ENGINEER
WALLS	
W1	6" H CMU WALLS PER CIVIL ENGINEER - FINISH TBD
COLUMNS	
C1	6'-6" H CMU COLUMNS PER CIVIL ENGINEER - W/6X8X16 CMU BLOCK, WITH 3'-8"X2" CAP, FINISH TBD
C2	6'-6" H CMU COLUMNS PER CIVIL ENGINEER - W/6X8X16 CMU BLOCK, WITH 2"X2" CAP, FINISH TBD
GATES	
G1	4" W METAL PEDESTRIAN GATE
G2	21' W VEHICULAR METAL GATE
AMENITIES	
A1	CALL BOX, SEE ARCHITECTURAL DRAWINGS
A2	WATER FEATURE MAIN ENTRY
A3	PROJECT SIGNAGE



Subdivision Signs



- Generally comply with guidelines and other similar signs
- Vary from guidelines
 - Higher lumen count
 - Setback near property line



SUP Sign Guidelines

CRITERIA	PROPOSED WALLSIGNS
Quantity: two signs	Two signs
Content: name & logo	Name, font type and metal letters attached to wall consistent with other signs approved in town; color not identified
Sign Area: 30 sf	16 to 20 sf, each sign
Height: 3 feet	3 feet to top of the letters
Setback: 25 feet	Approximately 11 and 15 feet from property line along Scottsdale Rd
No audible signs permitted	Sign will not have any components that flash, move, or are otherwise animated/audible
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view at nearest property line, limited to 0.75 foot-candles at property line	Applicant proposes to use two light fixtures per sign, Focus Industries LFL flood light fixture. It will be bronze metallic, one lamp per fixture, not exceed 3,000 Kelvins, and be 1,080 lumens. The fixtures will be pointed away from the property line and roadway, which should not exceed 0.75 foot-candles at the property line.



ORDINANCES – CONDITIONS



Suggested Edits

- Section 1, Page 4, of Ordinance Number 2016-14. To strike the text referring to Section 3, Severability, since Section 3 originally was drafted for non-severability. It is typographical error in the ordinance recommended for approval.
- Section 2, Page 5, of Ordinance Number 2016-14. To add language to Condition 5 regarding assurances prior to final plat recordation that “If Scottsdale requires an assurance for improvements in its right-of-way, a copy of such assurance shall be provided to the Town but it will not be necessary for the developer/owner to provide a separate assurance to the Town.” The applicant’s concern is providing assurances to both the Town and City of Scottsdale for right-of-way work in Scottsdale Road since the majority of the improvements are within the City of Scottsdale. This change is also reflected in the 207 Waiver.

15 SECTION 1. Rezoning. The parcel of land legally described under Exhibit A (the “Property”)
16 is hereby rezoned from “R-43 Single Family Residential District” (minimum 43,560 square-foot
17 lots) and “Special Use Permit – Country Club and Golf Course” to the “R-43 Single Family
18 Residential District Cluster Plan” (minimum 16,500 square-foot lots), subject to the conditions set
19 forth in Section 2, and subject to Sections 3 and 4 of this ordinance. Promptly after the Effective
20 Date, the Town’s Official Zoning Map shall be amended to reflect the new “R-43 Single Family
21 Residential District Cluster Plan” Zoning District; if such zoning is later invalidated—~~as~~
22 ~~contemplated by Section 3 of this ordinance~~, then the Official Zoning Map will be changed back

16 5. Prior to recordation of the final plat for this Property, an assurance shall be provided to
17 the Town to complete any improvements in the Scottsdale Road right-of-way and grading
18 within the drainage easement on lots 6 and 7 in the event the developer/owner fails to do
19 so. If Scottsdale requires an assurance for improvements in its right-of-way, a copy of
20 such assurance shall be provided to the Town but it will not be necessary for the
21 developer/owner to provide a separate assurance to the Town.



Suggested Edits

17 WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the
18 Town Council has considered the individual property rights and personal liberties of the
19 residents of the Town before adopting this ordinance.

- Whereas Clause, Page 1, Ordinance Number 2016-14 and 2016-15. To add the following clause as done with the text amendment ordinance.
 - WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance
- Section 2, Pages 6 & 7 of Ordinance Number 2016-14. The applicant wants to clarify the timing of building permits and suggested modifying Condition 7 of Ordinance Number 2016-14

The Conditional Use Permit (CUP-16-02) for the private road, Special Use Permit (SUP-16-03) for the private roadway gates, and subdivision entry signs (MI-17-03) for the Property of "The Villas at Cheney Estates" will become valid when the Zoning Ordinance Text Amendment (MI-16-03) and Rezoning (MI-16-04) for the Property become effective. After approval of the final plat by the Town Council (which will occur after the Text Amendment, Rezoning, SUP, CUP, and subdivision entry sign approval have become effective) but prior to receipt of the letter from the Federal Emergency Agency (FEMA) with the initial notification that the Letter of Map Revision (LOMR) has been approved, the final plat may be recorded and the Town Council, acting in its capacity as the Floodplain Board, authorizes the issuance of permits for grading, horizontal construction (streets, utilities, etc.), site walls, and the vertical construction of houses (but not certificates of occupancy) on lots 1 and 2 as shown on the final plat. Upon receipt of the letter from FEMA with the initial notification that the LOMR has been approved, the certificates of occupancy for lots 1 and 2 and permits for other vertical construction may be issued (and certificates of occupancy issued in due course).



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SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of these amendments to the Town Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date. This ordinance shall become effective when (a) the final plat for "The Villas at Cheney Estates" subdivision has been approved by the Town Council and recorded with the Maricopa County Recorder's Office and (b) the owner of the Property has provided to the Town a duly executed Proposition 207 waiver in the form attached as Exhibit B, which Proposition 207 waiver need not be submitted to the Town until after the final plat for "The Villas at Cheney Estates" subdivision has been approved by the Town Council. The final plat for "The Villas at Cheney Estates" subdivision and the Proposition 207 waiver shall be recorded at the same time.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona,
this _____ day of _____, 2017.

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Michael Collins, Mayor

ATTEST:

APPROVED AS TO FORM:

SECTION 3
this ordinance

Preliminary Plat



Conditions

1. The final plat for “The Villas at Cheney Estates” shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by CVL Consultants, dated August 31, 2017.
2. Prior to the final plat of this Property being approved by the Town Council, the appropriate documentation shall be provided to the Town regarding “The Villas at Cheney Estates” subdivision having a 100-year assured water supply.
3. A final subdivision wall and landscape plan shall be approved with the final plat for “The Villas at Cheney Estates.” This plan shall exclude the areas approved under the Special Use Permit of Ordinance 2016-15 (SUP-16-03) related to the private roadway gates, walls, and other improvements/landscaping depicted on such plan.
4. Prior to recordation of the final plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R’s or other documents for review.
5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.



Ord No. 2016-15

3. SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of these amendments to the Town Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

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6. PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this ____ day of _____, 2017.

Michael Collins, Mayor

SIGNED AND ATTESTED TO THIS ____ DAY OF _____ 2017

ATTEST:

7. _____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew M. Miller, Town Attorney

Subdivision Signs

Conditions

1. Subdivision signage and sign lighting for the Property of “The Villas at Cheney Estates” shall be in substantial compliance with the Wall and Gate Plan prepared by Cullum Homes.
2. Sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line.



Comments

- Prior comments on Town website under prior meetings
- Comments since revised in support



THE VILLAS AT CHENEY ESTATES

CHENEY ESTATES HOME OWNERS ASSOCIATION

September 19, 2017

Mayor Michael Collins mcollins@paradisesevalleyaz.gov
Vice Mayor Jerry Bien-Willner jbienwillner@paradisesevalleyaz.gov
Council Member Paul Dembow pdembow@paradisesevalleyaz.gov
Council Member Scott Moore smoore@paradisesevalleyaz.gov
Council Member Julie Pace jpace@paradisesevalleyaz.gov
Council Member David Sherf dsherf@paradisesevalleyaz.gov
Council Member Mark Stanton mstanton@paradisesevalleyaz.gov

Dear Mayor Collins & Paradise Valley Town Council:

Recently, our board met to reaffirm our enthusiastic support of the effort to develop the acreage behind our community. I wanted to briefly explain why, and encourage your support too.

Some call the land the "Town Triangle" lending to its dubious history. Granted it is a strange property as it is the only one in Paradise Valley not accessed by a town street, backing up to Scottsdale Road.

In years past developments such as nursing homes and commercial uses have been proposed, forcing our 72 homeowners to often fight them back. But concerns remain. The proliferation of charter schools and the very liberal laws they enjoy in Arizona to basically do whatever they want, wherever they want is worrisome as this site would be an attractive one for such a school, located right off Scottsdale Road. And every week we read about other Paradise Valley neighborhoods contesting "sober homes," which federal law allows to liberally locate too.

Putting these undesired and potential uses to bed, for good, is our neighborhood's number one priority. Fortunately, this opportunity appears to be close at hand.

One of our own residents, Geoff Edmunds, is partnering with another Paradise Valley resident Rod Cullum, recently ranked the #1 custom home builder in the Valley by the Phoenix Business Journal, to put 8 homes on the 9.6 acres.

Since first announcing the plan the duo has increased the acreage to ensure less than one home to the overall acreage, eliminated the need for a General Plan Amendment and increased lot sizes at the request of the Planning Commission to reflect those in our Cheney Estates. This is good work toward a good result for our neighborhood, and the town.

Questions?

Subject Property

