

TOWN OF PARADISE VALLEY

Planning and Zoning Process Action Plan

Council Study Session

February 27, 2020



Key Question

Receive feedback on items identified in the Planning and Zoning Process Retreat as well as timing for consideration.



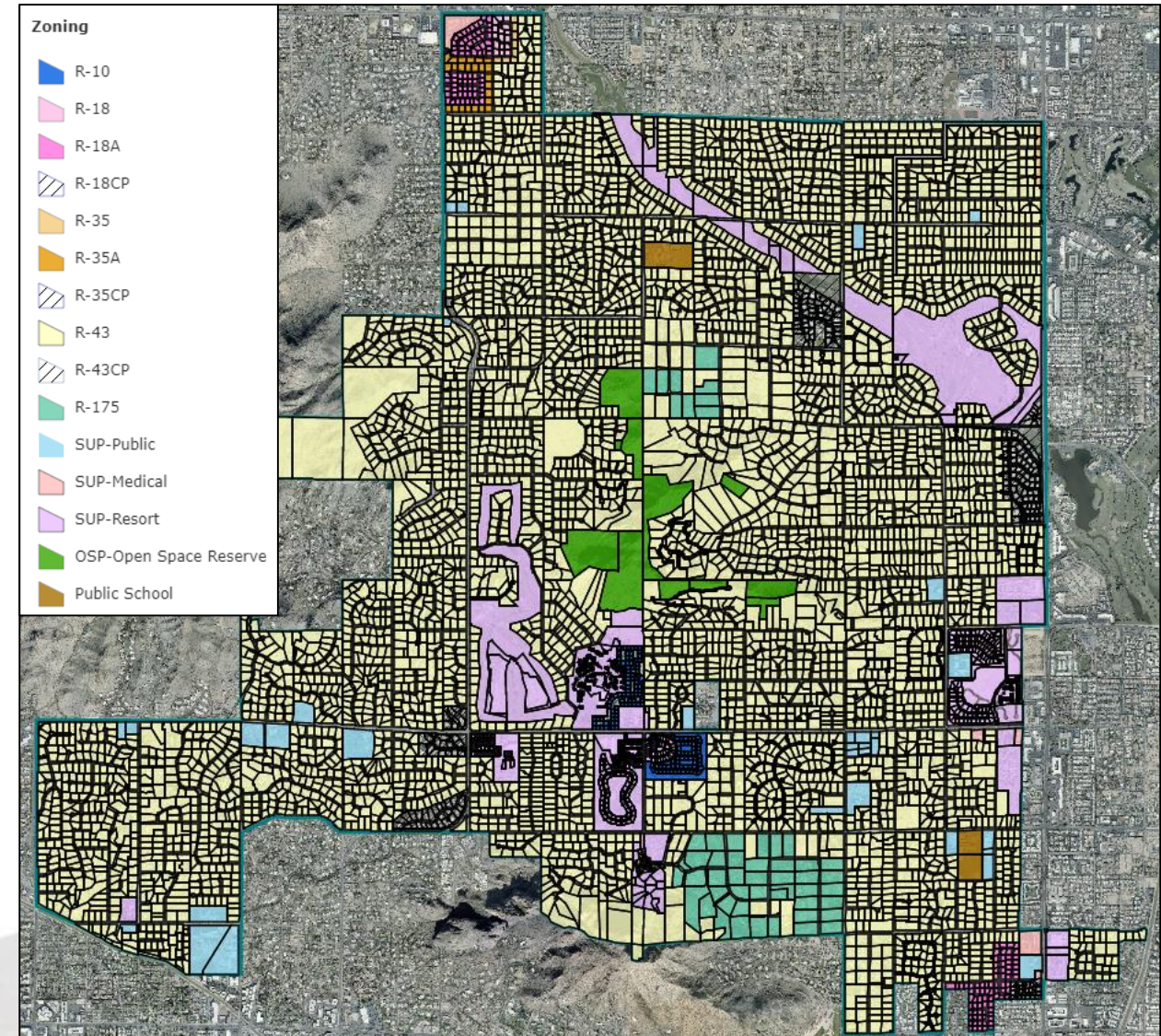
Planning and Zoning Process Retreat Overview

- General Plan is advisory or aspirational; PV's General Plan requires 2/3 approval for major amendments (increased density, road capacity)
- Zoning allows broad Council discretion but must have a rational basis for decision (otherwise arbitrary and capricious)
- Legislative decisions policy based; administrative must be prescriptive
- SUPs: New, Major, Intermediate are legislative; Minor are administrative with prescriptive code provisions
- Conditional Use Permits (administrative) must have objective code standards to support
- Prop 207 maintains existing rights of property from any land use law (except for health and safety)

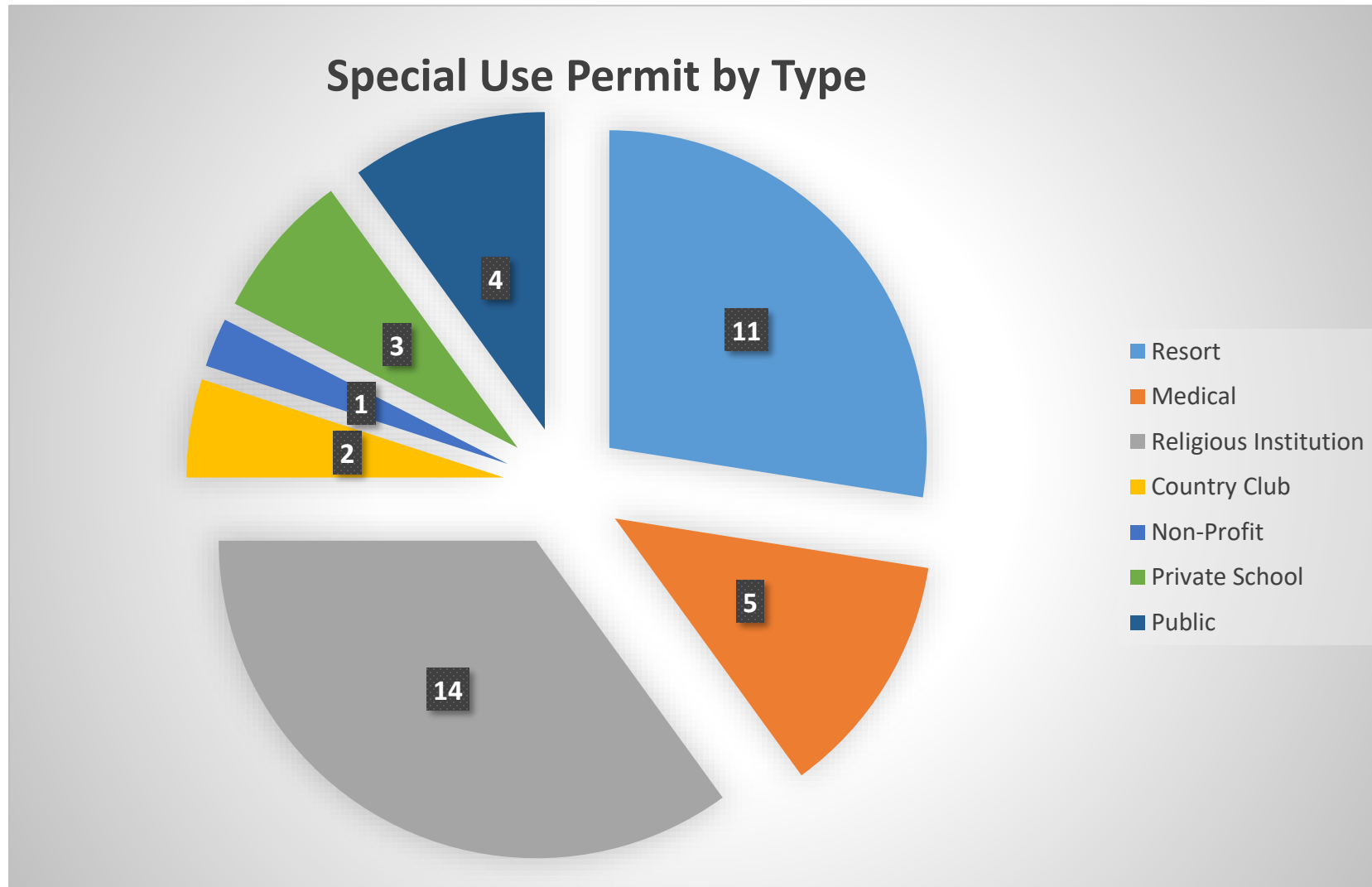


PARCELS BY ZONING DISTRICT

Zoning District	Number of Parcels
Open Space	11
Public Schools	3
R-175	52
R-43, R-43CP	5,520
R-35, R35A, R-35CP	92
R-18, R-18A, R-18CP	208
R-10	149
SUP Medical	5
SUP Public	35
SUP Resort	1,003



SPECIAL USE PERMITS



Previous Input from Land Use Committees

Planning Commission and Hillside Building Items

- Hillside Building Committee Make Up
- Notifying Hillside Property Owners
- Hillside Open Space Criteria
- Temporary Signage
- Exterior Lighting Changes post approval
- Planning Commission Rules and Procedures
- Noticing Requirements
- Construction Signs

Board of Adjustment Items

- Update Boards Rules and Procedures
- Provide Periodic Training to the Board
- Review Solar Panel Screening Requirements for Hillside



Tasks Moving Forward: General Plan

- Legal obligations within General Plan
- Consultant RFP and selection
- General oversight by Council, details and recommendations by appointed officials (Planning Commission, Hillside Committee, and Board of Adjustment)
- Less is More; General Plan should be aspirational, concise with core, large lot characteristics

Research and policy discussions should include a focus on:

- Cut-through traffic
- Street design and curbing
- Looking a gaps in bicycle/pedestrian pathways
- Provide more detailed data on housing types
- Ensure compliance with State mandated areas

...with an interest in clearly and concisely setting the general parameters for planning without tying future Councils





Proposed Project Schedule Update to 2012 General Plan

Year Month	2020												2021												2022							
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
Council Discussion on Process	■	■	■																													
Selection of Consulting Firm		■	■	■																												
Adoption of Public Participation Plan*									■																							
Draft Update										■	■	■	■	■	■	■	■															
Outside Agency Review*																		■	■	■												
Planning Commission Review																			■	■	■											
Planning Commission Hearing*																						■										
Council Review																							■	■	■							
Council Public Hearing*																										■						
Placed on Ballot*																																■

* - Required by state statute



Tasks Moving Forward: SUP Guidelines

- FAR data based on net (not gross) square footage
- Require an Alta Survey and Title Report
- Add legal language at bottom of application; applicant responsible
- Consider changing “not construed as ordinance” preamble
- Staff to determine factors that are compliant, meet guidelines, etc.
- Look at specific criteria, including:
 - Height to ensure consistent measurement (see Study Session continuation from 1/23 elevation, hillside, façade height, original natural grade and/or cut and fill for pad)
 - Parking regs, including guest and shared parking, rideshare and future technology
 - Evaluating based on an assumed 20 acre lot; need consistent metrics when presenting
 - Buffers between resorts and residential



Council List of Future Action Items

- Training, Rules and Procedures for Boards and Commissions
- Applicant Interaction at Statement of Direction (SOD) integrated with staff presentation
 1. Staff technical presentation
 2. Applicant vision and narrative
 3. Staff/Council question and answer
- Study Session materials must be submitted for staff review and packet inclusion
- Public Outreach during Planning Process
 - Signage and notice at complete application stage
- Cell Infrastructure on SUP Properties
 - Master Plan of potential locations (resorts, places of worship, water tanks, etc.)
 - Review and input from Cell Task Force

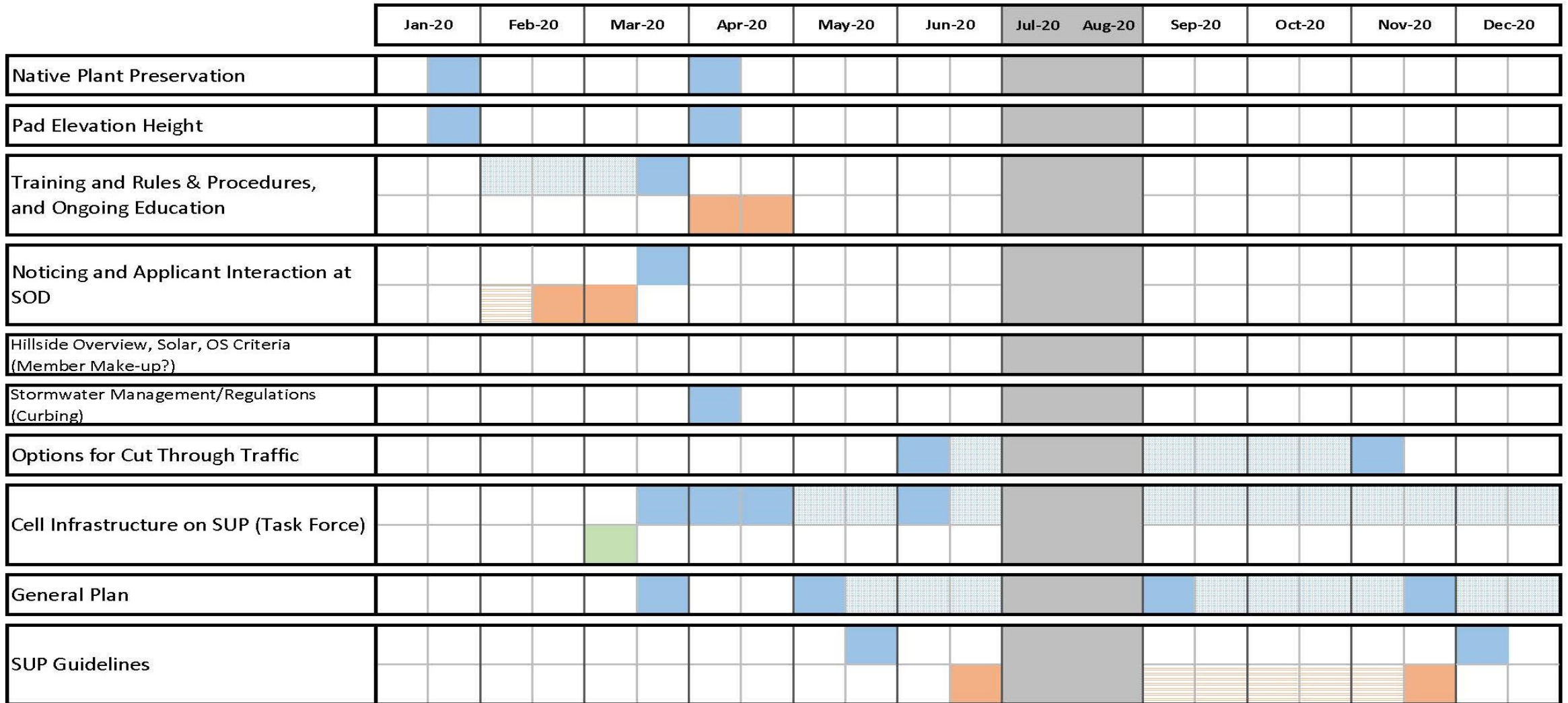


Complex Initiatives for Individual Study Sessions

- Development Standards and Interpretations
 - Native Plant Preservation (continue from 1/23 Study Session)
 - Interpretation of pad elevation and overall height (continue from 1/23 Study Session)
- Curbing and Impact to Stormwater
- Options to Address Cut Through Traffic (for incorporation in General Plan)
- Hillside Building Committee
 - Board make-up
 - Solar code change
 - Open space zoning criteria



Action Plan: Planning and Zoning Process Initiatives



Questions/Comments?

