

TOWN OF PARADISE VALLEY

**7100 N Mockingbird Lane
Create an R-43 Single-Family Lot
Public Hearing/Meeting**



Town Council
April 22, 2021

TODAY'S GOAL

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Discussion on creating one single-family lot from the Ascension Lutheran Church site



VICINITY MAP

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REQUEST

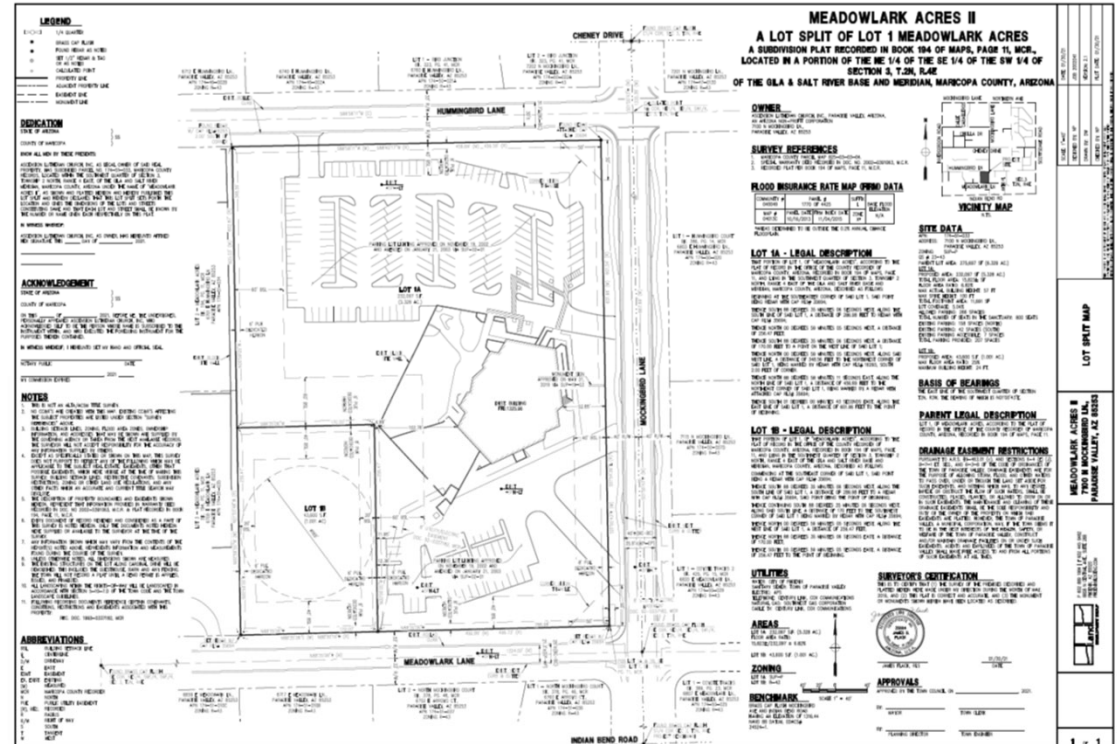
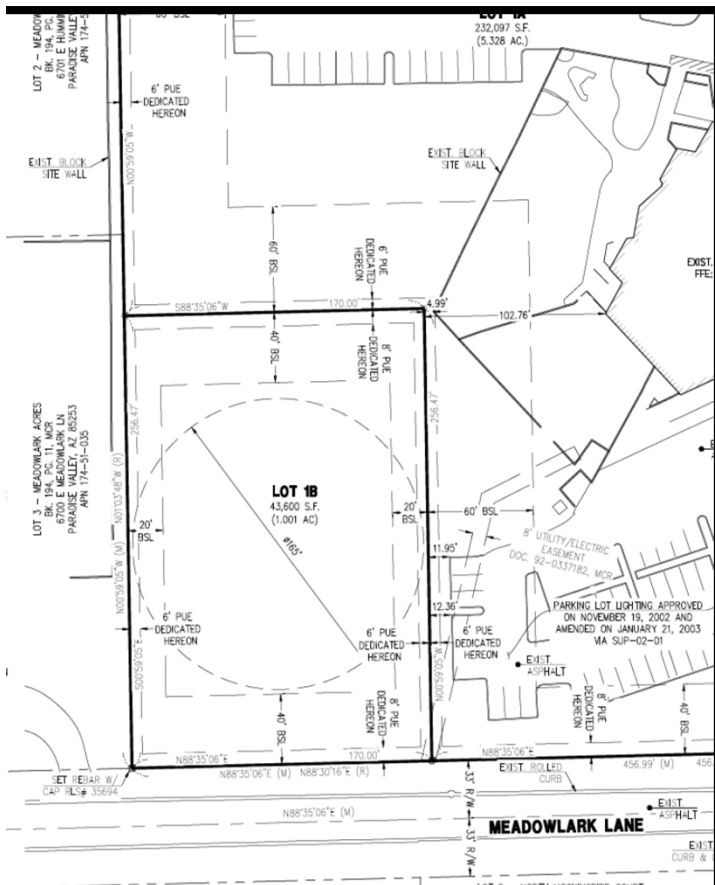
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Ascension Lutheran Church is requesting approval of several applications to establish a 1.0-net acre R-43 single-family residential lot at the southwest portion of the 6.3-net acre church property.

- (GPA-20-01) Minor General Plan Amendment from “Public/Quasi Public” to “Low Density Residential” designation
- (MI-20-03) Rezoning from “Special Use Permit - Religious Facility” to “R-43 Single-Family Residential District”
- [COMPLETED] (SUP-20-07) Minor Special Use Permit to allow for the reduction of the church property
- (RP-20-01) Non-administrative lot modification to plat the single-family lot



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PROCESS

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Application	Process
Minor General Plan Amendment	Planning Commission & Council
Rezoning	Citizen Review Session & Planning Commission & Council
Minor Special Use Permit	Approved April 6, 2021 by Planning Commission Appealable to Council within 15 days (April 21, 2021)
Non-Administrative Modification	Council (Commission courtesy)



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COMMISSION RECOMMENDATION

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Application	Action
Minor General Plan Amendment	Unanimous recommendation to Council for approval
Rezoning	Unanimous recommendation to Council for approval
Minor Special Use Permit	Approved, subject to conditions
Non-Administrative Modification	Unanimous recommendation to Council for approval



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COMMISSION COMMENTS

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- Verification no overflow parking requirements (none)
- Points addressed in Minor SUP conditions approved by Commission
 - Ensure sufficient trees north and east of the proposed lot (per 2021 Planting Plan)
 - Bring church landscaping back into compliance with 2002 landscape plan adding this be done prior to C of O on the new home and church notifies new buyer
 - Add drainage basins/remove rocks along Hummingbird Lane

Minor SUP Amendment (SUP-20-07) [Planning Commission April 6, 2021 Approval]

Approved of the reduction of area zoned SUP from 6.3-net acres to 5.3-net acres; subject to the following conditions:

1. All improvements shall be in substantial compliance with the following:
 - a) The application and narrative received on December 8, 2020;
 - b) The ALTA/NSPS Land Title Survey prepared by Land Development Group, date sealed by James B. Flack on March 15, 2020;
 - c) Special Use Permit Amendment Site Plan prepared by Land Development Group, date sealed by Nickola J. Prodanov on January 30, 2021;
 - d) Preliminary Grading & Drainage Plan for Lot 1A, Sheet C-1 for Lot 1A prepared by Land Development Group, date sealed by Nickola J. Prodanov on January 30, 2021; and
 - e) The Planting Plan for the 40-foot wide buffer area on the church property adjoining the north and east side of Lot 1B as shown on Meadowlark Acres II, Sheet L.1, prepared by DynaSCAPE, dated February 6, 2021 and reviewed by the Town dated March 23, 2021. Walls along the church property shall comply with Article XXIV, Walls and Fences, of the Town Zoning Ordinance, as may be amended (allows for walls between a residential property and an adjoining non-residential property, other than a right-of-way, up to 8-feet tall).
2. The remaining church property shall be brought into compliance with the current Town's Storm Water Design Manual requirements for storm water retention as shown on the Preliminary Grading & Drainage Plan referenced in Stipulation 1, with the completion of these improvements within 12 months of a grading permit on the residential lot and no later than 18 months from the effective date of the Rezoning (MI-20-03) of Ordinance No 2021-02.
3. The Planting Plan referenced in Stipulation 1 shall be completed within 12 months of a grading permit on the residential lot and no later than 18 months from the effective date of the Rezoning (MI-20-03) of Ordinance No 2021-02.
4. The Owner shall improve the landscaping on the church site so it is in substantial compliance with the Landscape Plan dated May 28, 2002, prepared by Laskin and Assoc., Inc.-sheets LA-1 to LA-6, within 12 months of a grading permit on the residential lot and no later than 18 months from the effective date of the Rezoning (MI-20-03) of Ordinance No 2021-02. The Certificate of Occupancy will not be issued by the Town until the landscaping conforms to the May 2002 approved landscape plan. The Owner must notify the buyer of Lot 1B of this condition.
5. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the effective date of this amendment to the Special Use Permit.
6. The effective date of SUP-20-07 shall be the same as the effective date of Ordinance 2021-02 that changes the zoning of the one-net acre property from "Special Use Permit - Religious Facility" to "R-43 Single-Family Residential District".
7. All existing Special Use Permit stipulations for Ascension Lutheran Church shall remain in full force and effect, unless changed or modified by this Minor SUP Amendment (SUP-20-07).



APPLICATION FEES

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- Fees are set by the Master Fee Schedule approved by Council
 - Fees are based on average time to process
 - July 13, 2019 added Admin Land Modification fees
 - January 25, 2018 amended Managerial & Minor SUP fees for lower fee for schools/places of worship
 - March 23, 2017 entire amendment based on consultant process

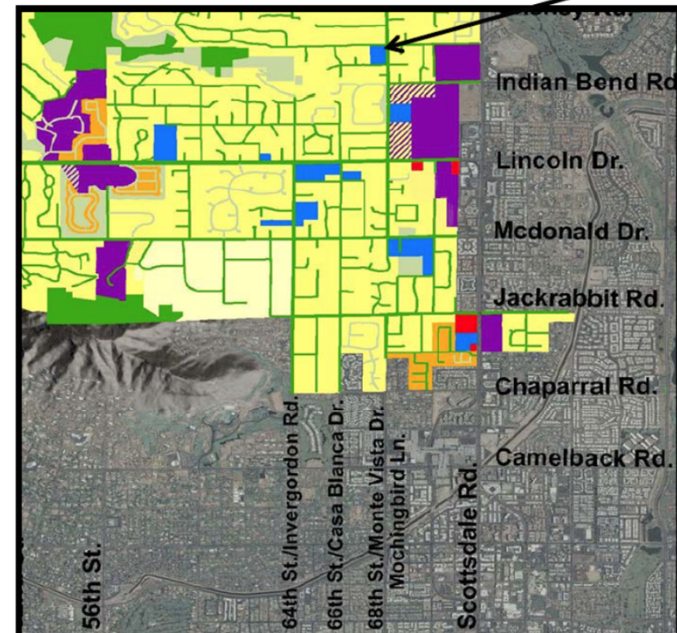


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GENERAL PLAN AMENDMENT

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- 6.3-net acre site designated “Public/Quasi Public”
- Low Density Residential designation required for R-43
- State Statute/Zoning Ordinance requires General Plan & Zoning be consistent
- Refer to Resolution 2021-03



Subject Property

Legend

- | | |
|--|---------------------|
| 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 | Public/Quasi Public |
| Medium Density Residential | Resort/Country Club |

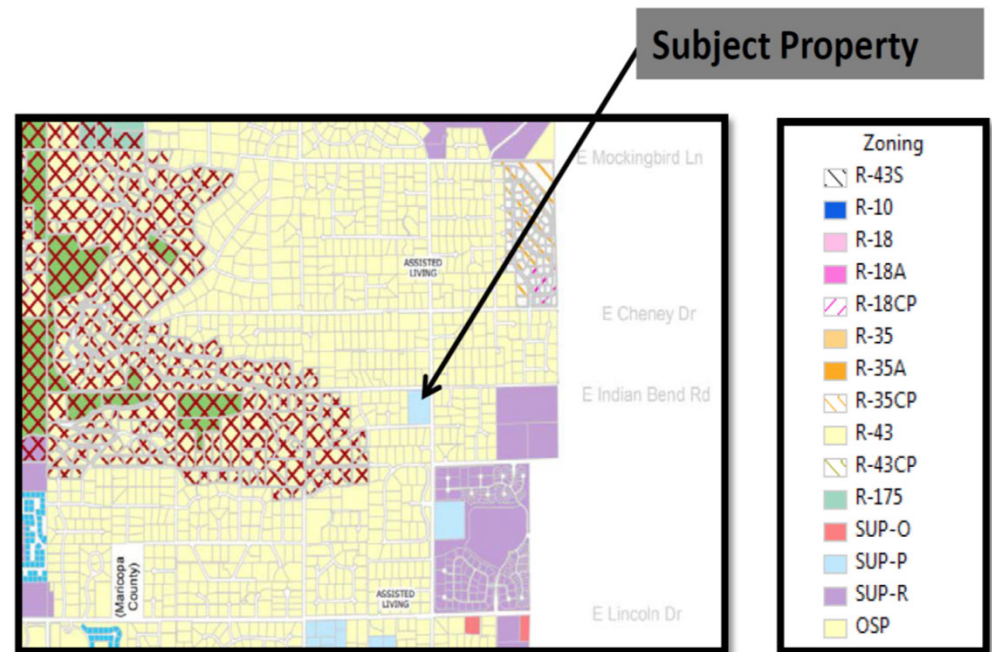


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REZONING

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- 6.3-net acre site zoned “SUP-Religious Facility”
- Low Density Residential designation required for R-43
- Refer to Ordinance 2021-02



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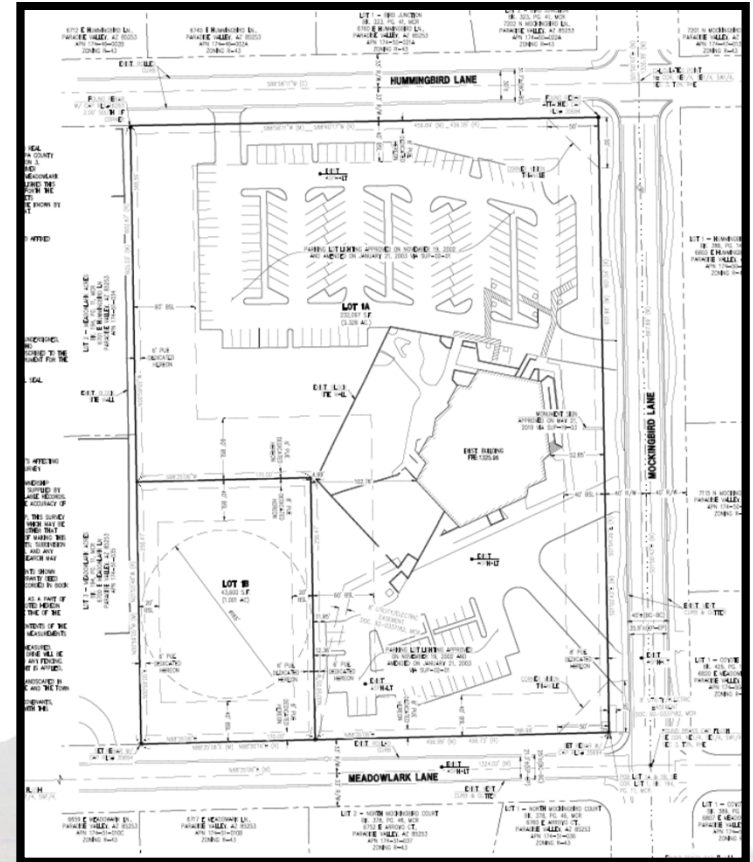
1. Development ... shall comply with all applicable Federal, State of Arizona, and Town Ordinances, including the Zoning Ordinance and obtaining necessary building permits, as such requirements may be amended, for this R-43 Single-Family District property.
2. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of passage of this ordinance.

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NON-ADMIN LAND MODIFICATION

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- Plat map required
- Non-administrative due to SUP zoning
- Various aspects reviewed
- Conditions



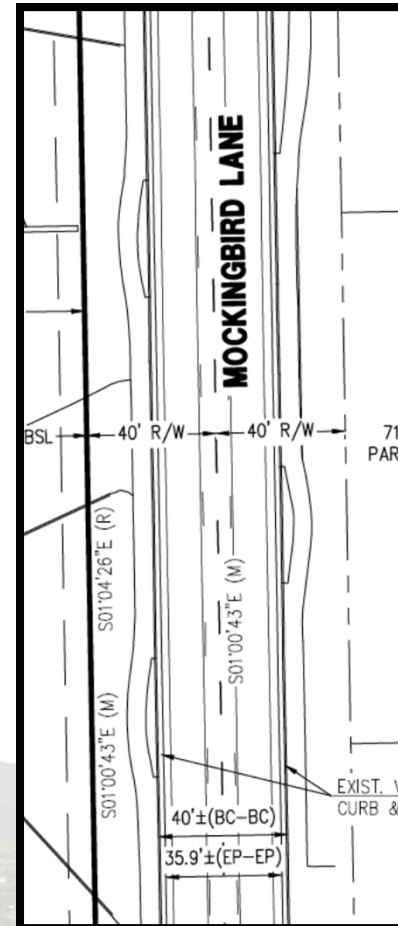
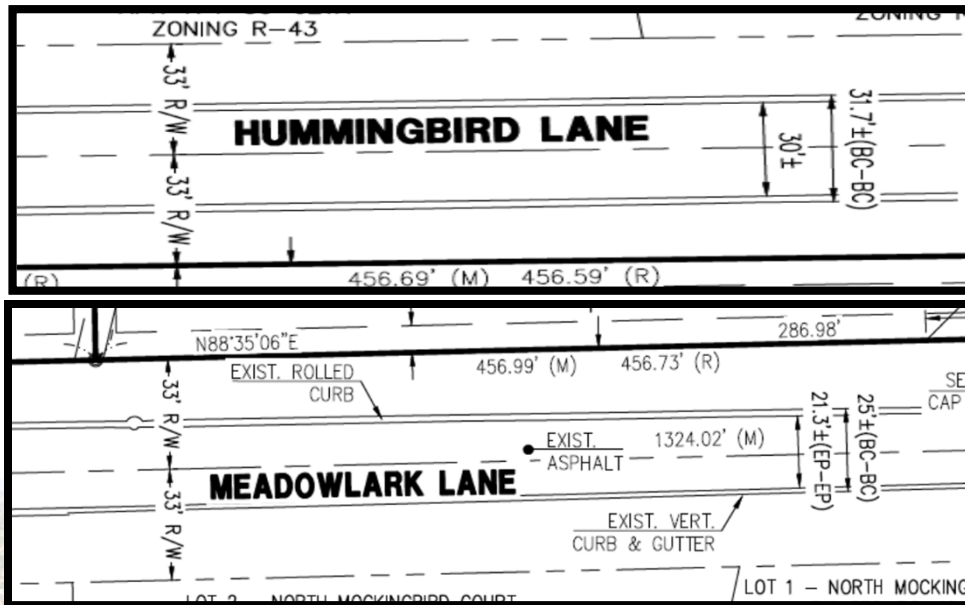
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RIGHT-OF-WAY DEDICATION

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- None on Hummingbird Ln
(exceeds 25' half width at 33'/66' total)
- None on Mockingbird Ln
(meets 40' half width at 40'/80' total)
- None on Meadowlark Ln
(exceeds 25' half width at 33'/66' total)



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RIGHT-OF-WAY IMPROVEMENTS

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- None on Hummingbird Ln
(exceeds min 26' wide w/curbs at 31.7' total)
- None on Mockingbird Ln
(exceeds min 34' wide w/curbs at 40' total)
- None on Meadowlark Ln
(About the min 26' wide w/curbs at 25'+ total)



TRAFFIC

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- No changes to church use
- One residential lot will result in ~10 vehicle trips per day
- No required traffic study



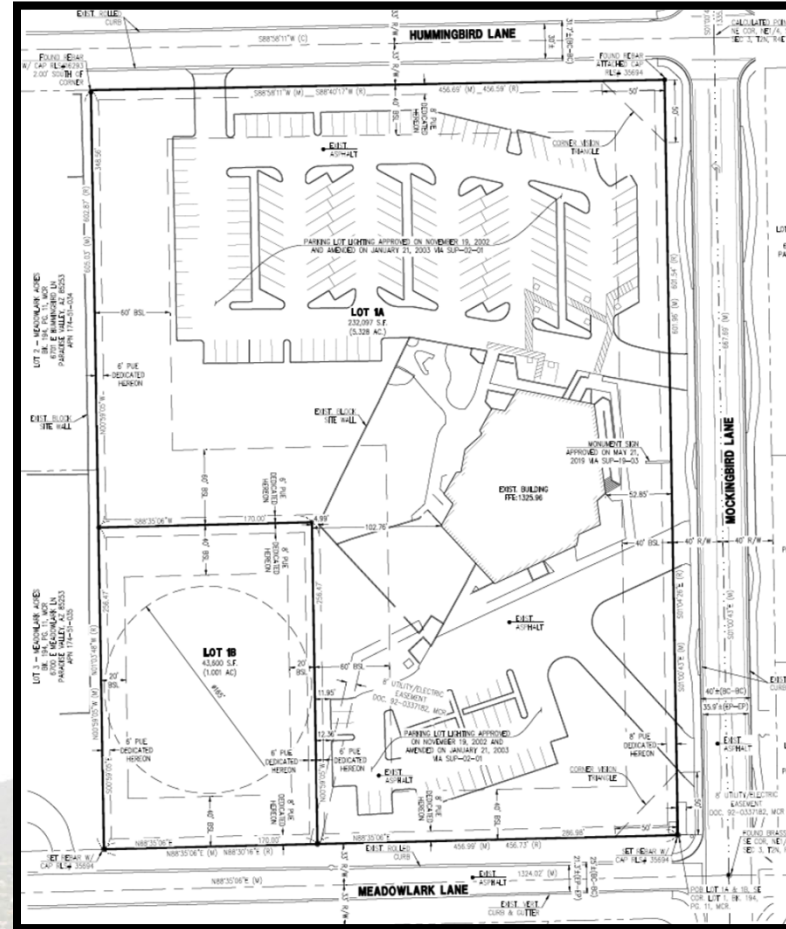
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LOT DESIGN

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- Meets 4 general tests
 - Orthodox shaped lots
 - R-43 lot fits the 165' circle lot configuration test
 - 1-net acre or larger
 - 5.3-net acres
 - 1.0-net acres
 - Access to public road



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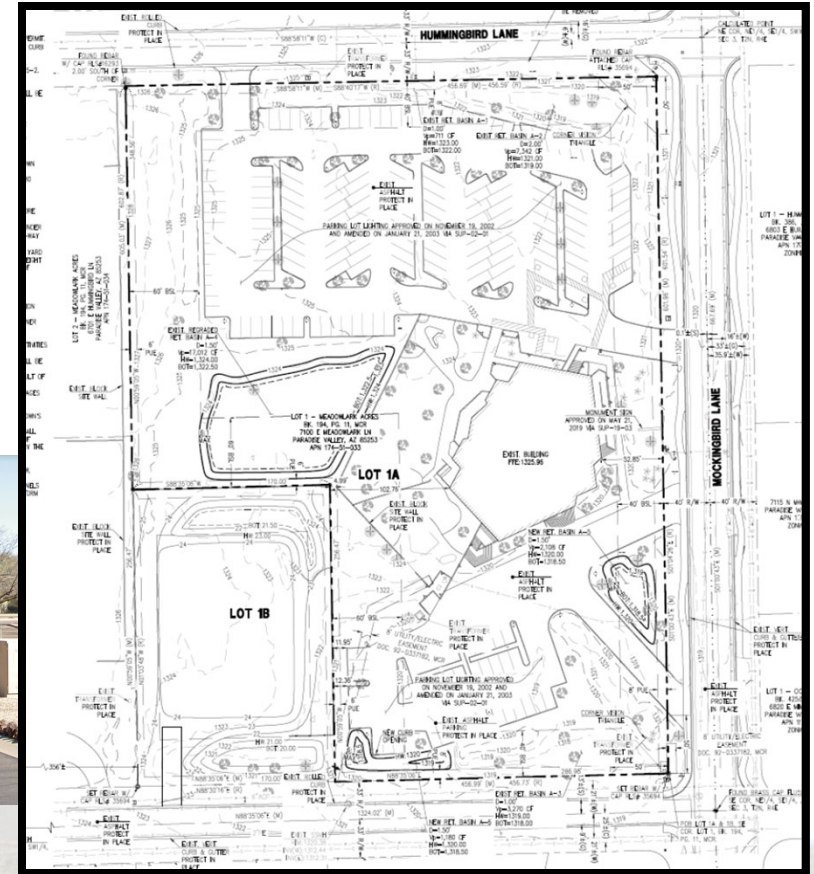
DRAINAGE

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- No washes on the site
- Sheet flows easterly; ~1.5% site slope
- No onsite washes/major flows
- Existing and proposed retention basins
- Propose to remove rocks along Hummingbird Lane

ON-SITE RETENTION FOR THE 100-YEAR, 2-HOUR STORM EVENT									
V=DxAcw/12									
D - RAINFALL DEPTH=2.20" (1) A - TRIBUTARY AREA, SF Cw - WEIGHTED RUNOFF COEFFICIENT									
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION BASIN ID		CONTOUR ELEVATION	CONTOUR AREA	DEPTH	VOLUME PROVIDED
	S.F.	Cw	C.F.				S.F.	FT	C.F.
A	232,097	0.73	31,203	EXIST. BASIN A1	HW	1,323.00	1,094	1.00	711
					BOTTOM	1,322.00	329		
				EXIST. BASIN A2	HW	1,321.00	5,452	2.00	7,342
					BOTTOM	1,319.00	1,890		
				EXIST. BASIN A3	HW	1,319.00	4,610	1.00	3,270
					BOTTOM	1,318.00	1,931		
				EXIST. REGRADED BASIN A4	HW	1,324.00	13,416	1.50	17,012
					BOTTOM	1,322.50	9,267		
				NEW BASIN A5	HW	1,320.00	2,176	1.50	2,108
					BOTTOM	1,318.50	634		
				NEW BASIN A6	HW	1,320.00	1,544	1.50	1,180
					BOTTOM	1,318.50	30		
TOTAL			31,203					TOTAL	31,624

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

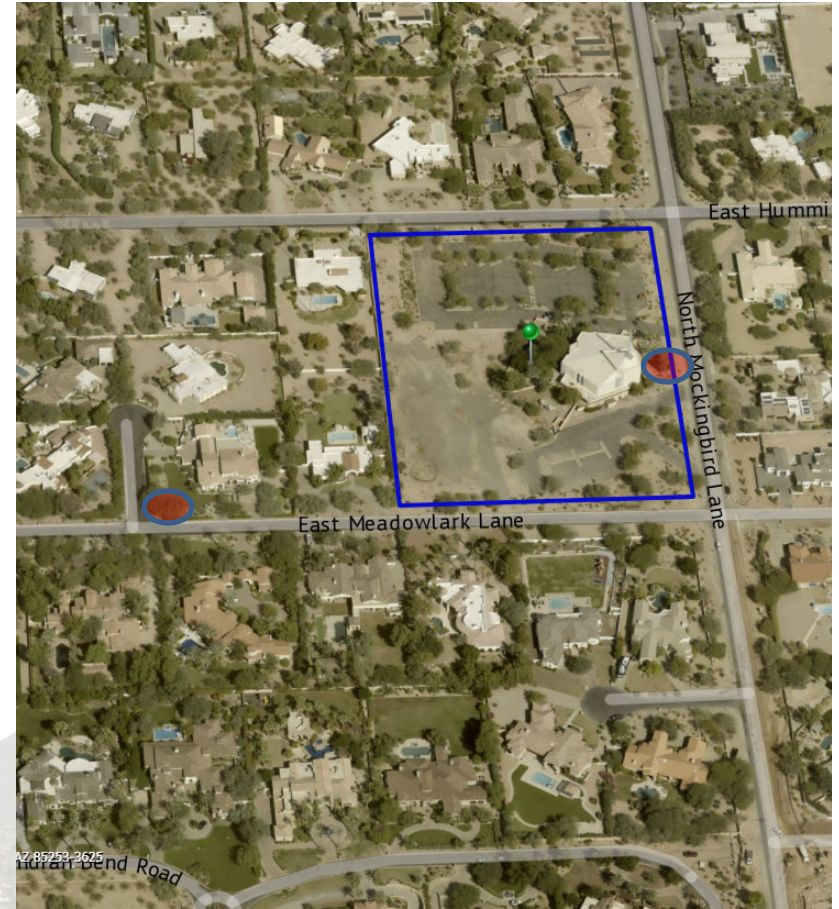


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FIRE PROTECTION

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- All lots have access to public road
- Lots meet 400' hydrant spacing
- Sprinklers required on new home
- Fire Flow less than 1,500 gallons @ 1,087 gpm at 20 psi
- Condition added to demonstrate compliance with fire standard 13D



UTILITIES

21

- Required PUEs shown
- New home will be on sewer
- Other utilities available to site



Paradise Valley Sewer Services

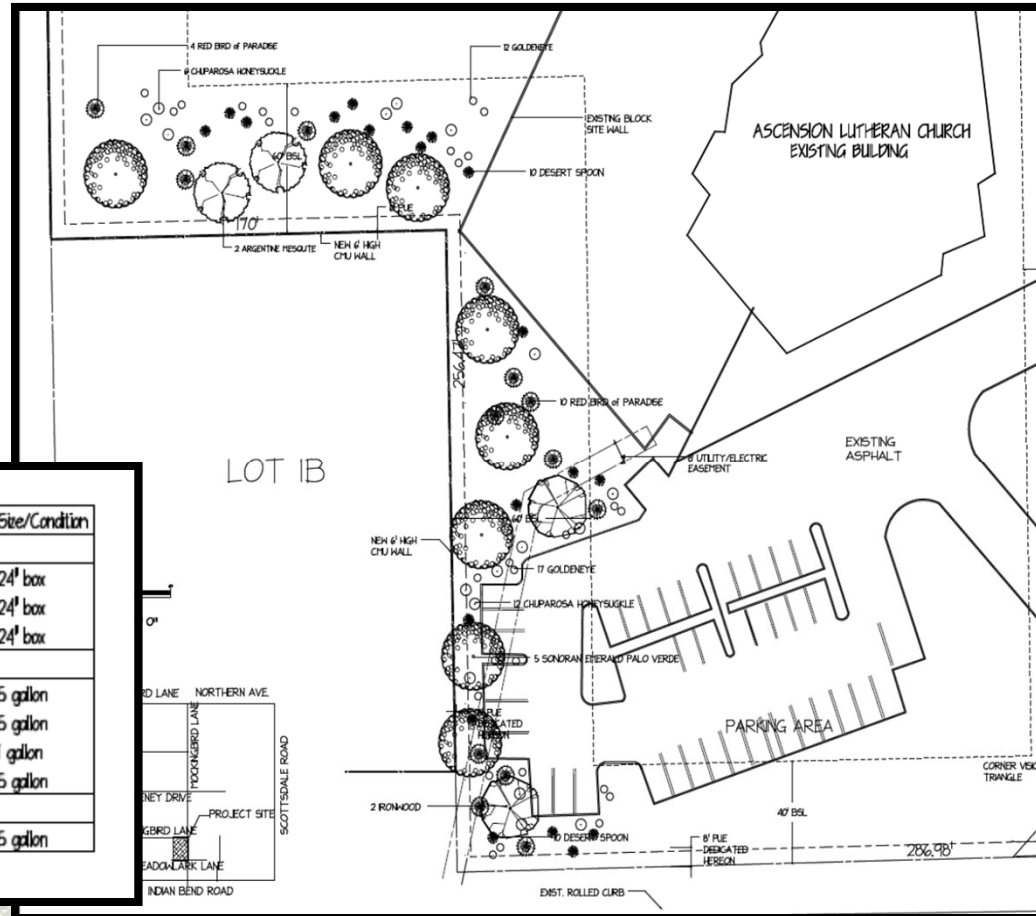


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LANDSCAPE BUFFER

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- SUP Guidelines suggest 40' wide landscape buffer
- Landscape plan approved with Minor SUP



Qty	Botanical Name	Common Name	Size/Condition
Trees			
5	Cercidium hybrid	SONORAN EMERALD PALO VERDE	24" box
2	Olearya tesota	ROWWOOD	24" box
2	Prosopis alba	ARGENTINE MESQUITE	24" box
Shrubs			
14	Caesalpinia pulcherrima	RED BIRD of PARADISE	5 gallon
18	Justicia californica	CHUPAROSA HONEYSUCKLE	5 gallon
17	Viguiera deltoidea	GOLDENEYE	1 gallon
12	Viguiera deltoidea	GOLDENEYE	5 gallon
Succulents			
20	Dasylium wheeleri	DESERT SPOON	5 gallon



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LAND MODIFICATION CONDITIONS

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1. The plat map must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the "Meadowlark Acres II" plan prepared by Land Development Group, date sealed by James Flack on January 30, 2021.
2. The property owner(s) or designee(s) of Lot 1B (single-family lot) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement.
3. The property owner(s) or designee(s) of Lot 1B (single-family lot) shall provide a final grading and drainage plan with the building permit for the home that is in general compliance with the Preliminary Grading & Drainage Plan for Lot 1B, Sheet C-1 for Lot 1A prepared by Land Development Group, date sealed by Nickola J. Prodanov on January 30, 2021
4. Within 60 days of approval of the plat map, the applicant shall submit Mylars and an electronic version in a pdf format for the Town's permanent record.

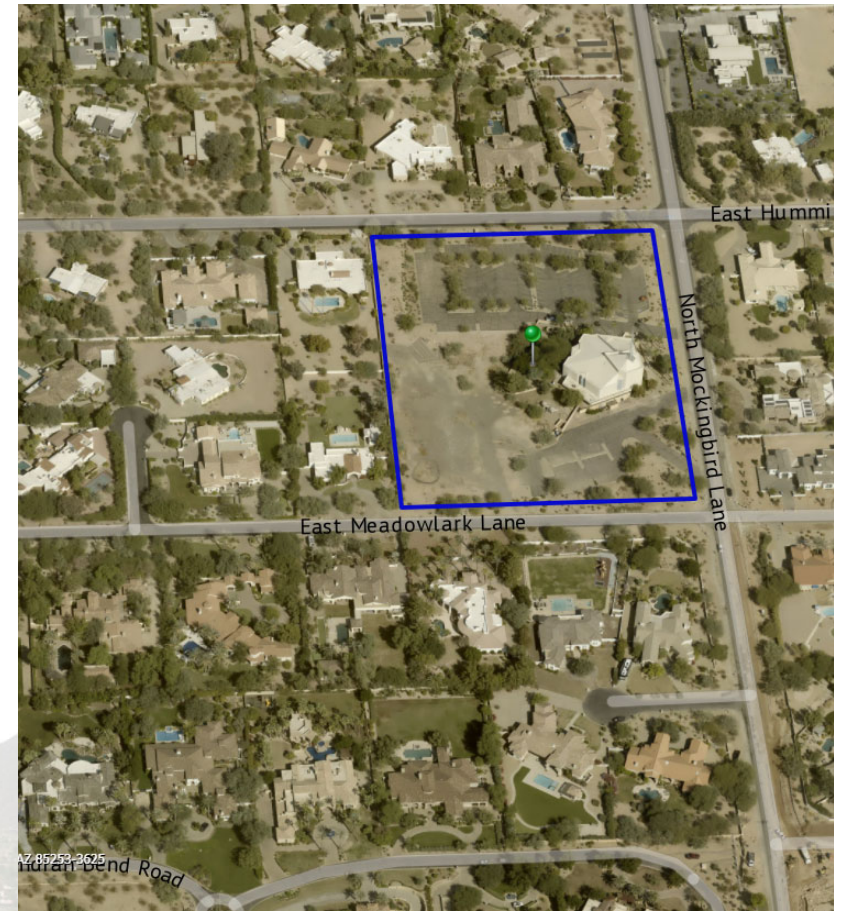
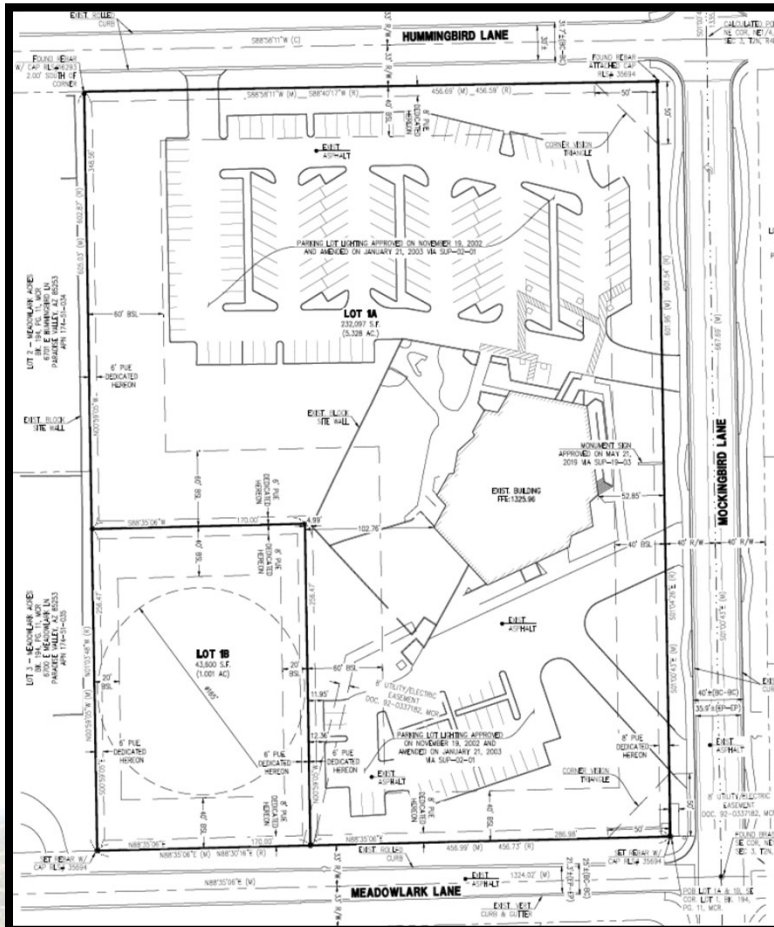
NEXT STEPS

- May 27th (tentative) Council Hearing/Meeting



QUESTIONS

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TODAY'S GOAL

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Action on creating one single-family lot from the Ascension Lutheran Church site

