

CRITERIA TABLE
Cottontail Run Road Private Roadway Gate (SUP-21-02)

CRITERIA	PROPOSED PRIVATE ROADWAY GATE
Bulk, Density & Design Standards (SUP Guidelines)	
Appearance architecturally and aesthetically compatible with adjacent buildings, structures, and landscaping	Complies. Subjective, but proposed materials have a Light Reflective Value (LRV) less than 38% to match the requirement of the hillside homes that will access the private roadway gate. The stone, landscaping, and architectural style is compatible to the adjoining Paradise Valley Country Club entry improvements.
Turnaround outside gate meeting Town standards for cul-de-sacs	Generally Complies. The paved area meets the cul-de-sac standard (Section 6-3-2.B of the Town Code) having a paved radius of 40 feet. However, this proposed 40-foot radius is less than the 45-foot right-of-way radius in the Town Code (but there is an additional 4 feet of turnaround in front of the proposed retaining wall for an emergency vehicle to safely turnaround in front of the gate). Secondary emergency turnaround access is provided after the gate. All gates require a key box for emergency access. Cul-de-sacs and other private roadway elements are typically in a private tract and not in an easement. However, the private roadway gate criteria are guidelines dependent on the specific request and Section 5-10-7.B of the Town Code allows easements when dedication renders the property in violation of Town zoning laws.
Gate setback minimum of 150 feet from centerline of nearest intersecting street	Complies. The proposed gate is 222 feet 8 inches from the centerline of Tatum Boulevard. In past private roadway gate requests, the preferred minimum standard is 150 feet from the back of curb to the gate. However, each request varies based on the number of homes accessing the gate, the traffic and design of the adjoining public road, and location of the call box which is 128 feet 7 inches from the back of curb along Tatum Boulevard. The submittal includes a traffic study.
Guardhouse/Gatehouse no higher than 16 feet and 250 square feet	Not applicable. There is no proposed guardhouse or gatehouse. This will be an unmanned access gate via keypad access.
Gate no higher than 8 feet	Generally Complies. The entry gate consists of two columns that are 7 feet 2 inches tall and two gates that are 8 feet tall to the structural support. However, the proposed gates include metal decorative scroll that makes the gate 10-foot tall. Gate height is measured from grade to the top of the finished portion of the gate.
Pedestrian and non-motorized vehicle access provided adjacent to the roadway access	Complies. The area north of the gate will remain open whereby someone can access as illustrated on the Conceptual Elevations.

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Signs (SUP Guidelines)	
One wall sign not to exceed 6 feet in height or 6 square feet	Not applicable. No signage is proposed
Ground signs not to exceed 4 feet in height or 2 square feet each	Generally Complies. 4 square-foot directional sign as shown on the conceptual elevation under 4-foot tall and a 1 square-foot informational sign on the call box mounted at approximately 5 feet for driver visibility.
Lighting (SUP Guidelines)	
Light emitting element must be shielded so that no light extends above a horizontal plane; be hooded and shielded, not direct light on adjacent property	Complies. There are 18 up lights proposed that will meet all Town lighting provisions in accordance with the applicant submittal. There are also two ornamental lights proposed on each gate column. Additional documentation is needed to verify full compliance with Town light standards.
Up lights 300 lumens or less	Complies. Proposed up lights at 200 to 300 lumens.
Outdoor pole lights maximum 16-foot tall and setback height of device	Not applicable. No pole fixtures proposed.
Lighting within residential setbacks limited to 0.5 foot candles at the property line and 3-foot maximum height	Complies. Lighting associated with the private roadway gate located on 7117 N Tatum Boulevard (area of the turnaround easement) is at ground level, directed away from the residential property line, less than 300 lumens, and under 3-foot tall. This criteria is not applicable to the up lights and two ornamental lights on the gate columns, being these are in the private roadway tract (but these lights comply with the lumen, height, and other Town requirements).
Retaining Walls (Section 2407, Zoning Ordinance)	
Only for containing fill material or for minimizing cut or fill slopes	Complies. Necessary to prevent erosion and contain fill to accommodate turnaround.
6-foot maximum height	Complies. 4-foot maximum proposed
Finished materials such as stucco, brick, stone, metal, rails, wood, or tile	Complies. Stone-veneered with a color LRV similar to hillside since adjoining hillside.
Meet setback requirements of Section 2404, unless deemed necessary to prevent erosion	Complies. 20-foot setback for walls up to 6-foot tall for side yard along a right-of-way (at 4-foot tall, minimum 20-foot setback) and any setback when needed for erosion control.
Fence walls may be located on top of the retaining material provided view fences have a 5-foot separation (10-foot other wall types) & combined walls 8-foot tall (unless pool barrier)	Complies. The proposed turnaround requires that 76 lineal feet of the existing pool barrier be removed and replaced. The owner will replace the pool barrier with a 6-foot tall view fence separated 10 feet from the turnaround retaining wall.