



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, June 1, 2021

6:00 PM

Council Chambers

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

STAFF MEMBERS PRESENT

Town Attorney Andrew J. McGuire
Community Development Director Lisa Collins
Senior Planner George Burton
Town Engineer Paul Mood
Special Projects Planner Loras Rauch

2. ROLL CALL

Present 4 - Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner James Rose
Absent 2 - Commissioner Charles Covington
Commissioner William Nassikas

3. EXECUTIVE SESSION

None

4. STUDY SESSION AND CITIZEN REVIEW SESSION ITEMS

- A.** [21-201](#) Citizen Review Session Discussion of a Zoning Ordinance text amendment regarding regulations for Wall and Fences
- Lisa Collins, Community Development Director, provided a presentation on a proposed text amendment regarding regulations for walls and fences. She

noted that the purpose of the amendment was to provide further clarity and simplicity as well as allow for more open streetscapes and additional privacy and security. She presented a visual table which compared the current code with the proposal summary.

Commissioner Georgelos inquired what the rationale was behind the 10-foot minimum setback for everything except the local front yard.

Ms. Collins explained that there was more traffic on minor arterials and collector roads which created a higher desire for privacy. She clarified that this was not the case along local roads, but that the proposed changes could be extended to local streets as well.

Commissioner Liepmann asked about reducing the 40-foot setback for minor arterials and collectors.

Ms. Collins remarked that she could investigate that point. She noted that the 40-foot setback was common in other cities.

Jim Kirkendall, resident, inquired if Doubletree Ranch Road was a minor arterial and if the setback was 50 feet for a minor arterial.

Ms. Collins replied that it was a minor arterial, and that the setback is currently 40 feet.

Commissioner Campbell commented that he was concerned about moving walls and fences toward the street and noted that the previous standards were put further back to create more open streetscapes. He pointed out that vegetation had not been addressed. He expressed concern that someone could plant oleanders on the street side of a wall that was only setback ten feet.

Ms. Collins stated the intent is to find a middle ground that provided the open space while providing people more use and security for their front yards.

Commissioner Campbell indicated he was confused by the inclusion of collector roads.

Ms. Collins clarified there was an individual who lived on a collector road that brought this issue which is why this classification of street is included.

Chairman Rose asked if that one case could go before the Board of Adjustment.

Ms. Collins indicated the hardship was self-imposed, so they did not have a good case for a variance.

Commissioner Campbell noted that it might be helpful for them to familiarize themselves with the nuances for combination fences.

Ms. Collins indicated that she had and noted that if someone had a view fence or combination view fence their hedges are limited to three feet in height.

Commissioner Georgelos requested that staff investigate the Proposition 207 issue with Council. She indicated she may feel more comfortable with the proposed changes if she understood the rationale behind the numbers.

Ms. Collins replied that she could bring back more information at their next meeting.

Chairman Rose asked for any public comments. No comments were made.

Commissioner Georgelos asked if the Planning Commission could get information on how these requirements relate to landscaping requirements.

Ms. Collins indicated she would gather that information for them.

Commissioner Georgelos asked what other reasons for the changes.

Ms. Collins clarified that it created greater safety and allowed for greater use of a front yard. She noted that it also allowed for the creation of more open streetscapes.

Commissioner Campbell remarked that in 2016 a major motivation was to eliminate oleander hedges at property lines by allowing combination view fences.

Commissioner Georgelos inquired how the changes added clarification to the current code.

Ms. Collins explained that it made the requirements for side and front yard setbacks the same. She noted that this created less confusion especially for corner lots. She noted that the code language would be made clearer as well.

Commissioner Campbell expressed concern that they may end up with hodge-podge setbacks that would affect appearance in many neighborhoods.

Commissioner Georgelos requested mockups of how the proposed changes would look. She indicated that there was still work to be done and that she did not believe this item was ready for a hearing.

Chairman Rose agreed that it was not ready for a hearing and that he would like to understand more of the history and rationale behind the changes.

No Reportable Action

5. PUBLIC HEARINGS

- A. [21-197](#) Consideration of a minor amendment request to the Special Use Permit for the Lincoln Plaza Medical Center to modify the comprehensive signage package and to rename the center (SUP 21-01). 7125 E. Lincoln Drive.
- Loras Rauch, Special Projects Planner, introduced the item and noted there

was a proposed name change from "Lincoln Plaza Medical Center" to "Paradise Valley Aesthetics, Wellness and Surgery Center" and a proposed comprehensive signage plan for them to consider. She shared renderings of the proposed signs and identified their locations on the site. She stated that staff recommends the application be deemed as a minor amendment and that the Planning Commission approve the application with the seven proposed stipulations in the staff report.

Commissioner Campbell asked if Paradise Valley Medical had approved the latest name change.

Ms. Rauch remarked that the town did not have a say in what a business named itself.

Commissioner Georgelos commented that she did not see a need for the approval of the name could be changed when the town already did not have control over it.

Ms. Collins responded that the town did not have the ability to regulate the name, but that the Planning Commission is approving the form and not the content. She suggested that the provision be removed.

Commissioner Liepmann suggested leaving just the first sentence of recommendation B.1.

Ms. Collins recommended they remove Recommendation B.1. and add an acknowledgement of the name change to Recommendation A.

Chairman Rose opened the public hearing for the item. No comments were made, and the public hearing was closed.

A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to deem the application to amend the Special Use Permit request for new signage and to acknowledge that the project name may change for this medical center as a Minor Amendment per the criteria outlined in Section 1102.7 B. of the Zoning Code. The motion carried by the following vote:

Aye: 4 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann and Commissioner Rose

Absent: 2 - Commissioner Covington and Commissioner Nassikas

A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to approve the application to amend the Minor Special Use Permit amendment request at 7125 E Lincoln Drive for new signage and the acknowledgment of the proposed name change for this medical center subject to the following stipulations:

- 1. All signage on the property shall be in compliance with the Narrative, Plans, and Documents:**
 - a. The Project Narrative; dated May 18, 2021 (Attachment B)**
 - b. Sign Criteria Plans, prepared by Trademark dated May 17, 2021 and included herein as (Attachment C);**

- c. Sign Criteria Plans to be amended to the correct name change.
 - d. Existing signs (Suite & Tenant ID Signs) shall be removed and replaced with the type, size and locational standards as outlined in this application (SUP 21-01).
2. Tenant Suite ID Sign changes or additional Suite ID Signs necessitated by the further subdivision of tenant space shall adhere to the standards for size, location, font, color and design specifications outlined in the Sign Criteria Plans, prepared by Trademark dated May 17, 2021 without further SUP approval.
3. Monument sign shall be limited to no more than 3 tenant panels with said tenant panel content changes being permitted without future SUP approval.
4. The property owner, Mr. Jamel Greenway PVMOB LLC, and the 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 approval of this amendment to the Special Use Permit.
5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by a future action approved by the Town.
6. Upon revocation or lapse of Resolution 2021-06, which allows for the use of temporary banners/signage due to COVID and social distancing requirements, all banners and temporary signage shall be removed from the property

The motion carried by the following vote:

Aye: 4 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann and Commissioner Rose

Absent: 2 - Commissioner Covington and Commissioner Nassikas

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [21-180](#) Approval of the May 4, 2021 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to approve the May 4, 2021 minutes. The motion carried by the following vote:

Aye: 4 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann and Commissioner Rose

Absent: 2 - Commissioner Covington and Commissioner Nassikas

8. STAFF REPORTS

Ms. Collins noted that Council requested the Commission to review work for the general plan, done by the consultant, over the summer months. She clarified that they would review general plan elements at the June, July, and August

meetings. She noted that they would hopefully have a new commission member by June 10, 2021 and would schedule orientation for new members at that point.

9. PUBLIC BODY REPORTS

Commissioner Campbell remarked that they may want to reschedule meetings following three-day weekends since it is more difficult to get a full quorum and had low public attendance at those meetings.

10. FUTURE AGENDA ITEMS

Mr. Burton indicated that at the code amendment for walls and fences would be on their agenda for the June 15, 2021 meeting.

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 7:48 p.m., seconded by Commissioner Liepmann, to adjourn the meeting. The motion carried by the following vote:

Aye: 4 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann and Commissioner Rose

Absent: 2 - Commissioner Covington and Commissioner Nassikas

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary