



Legislation Details (With Text)

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Title: Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1 Existing Conditions, 2. 2 Timing, 3. 3 Statement of Direction (Gate SUP), 4. 4 Application Material, 5. 5 New - Updated Material

Date	Ver.	Action By	Action	Result
8/15/2017	1	Planning Commission	No Reportable Action	

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: August 15, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Continued Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)

PRIOR DISCUSSION

The Planning Commission discussed the revised application requests on July 25, 2017. Most of the meeting was spent on explanation and clarification of the revised applications, including review of the private roadway Statement of Direction. Responding to a concern that the amended cluster plan standards might apply to any future cluster plan, it was noted that the proposed text amendment includes criteria that will limit these amended standards to this development. The applicant has revised their text amendment to more clearly emphasize this as shown in the draft ordinance attached under New -Updated Material. There was direction given at this meeting and afterwards from staff. This direction included the following:

- The tentative timeline targeting Planning Commission action by October 2017 seemed reasonable to the Planning Commission.
- The applicant noted that FEMA approved the conditional letter of map revision (CLOMR). This CLOMR has been reviewed by the Town Engineer. A copy of this FEMA review has been

attached under New - Updated Material.

- The applicant will need to provide the full details on the lighting, landscaping, signage, and hardscape for the public area around the entry cul-de-sac in front of the gates. This detail would include such items as dimensions, plant quantities, plant types, plant size, material/color of the walls/gate/sign, light fixture type/quantities, lumen count, and light photometric data. This material has not been submitted. It will be reviewed at the following work study meeting tentatively set for September 19, 2017.
- A revised preliminary plat map will need to be reviewed that addresses the modified deceleration lane requested by the City of Scottsdale, any modification to the emergency access road location due to the existing drainage catch basin along Scottsdale Road, and providing a pedestrian access easement on two lots that have the private pedestrian access gate. The applicant is still working out the details on the modified deceleration lane. A revised preliminary plat has been attached to this report under New - Updated Material.
- The applicant has provided the requested visual showing the stacking capacity with various delivery vehicles.
- The applicant clarified that the request to measure height from the Regulatory Flood Elevation instead of natural grade principally affects Lots 6, 7, and 8. Staff suggested the applicant provide a more descriptive explanation of the proposed height measurement along with an accompanying visual.
- Generally, it seemed that the Planning Commission would not apply the open space criteria. It was noted that this criteria is only required for R-43 and R-175.

For more information, please refer to the minutes from the respective meeting.

REQUEST

Refer to the Application Material attachment for information on the proposed application requests.

MEETING PURPOSE

The primary purpose of this study session is to update the Planning Commission on new information and continue review of the application requests. Draft ordinances and stipulations will be prepared for the following work study meeting.

TIMING

Refer to the Timing attachment for information on tentative meeting dates.

EXISTING CONDITIONS & GENERAL BACKGROUND

For information on the existing site characteristics, General Plan designations/policies, zoning information, past processing on the application requests, and differences from the earlier request refer to the Existing Conditions & General Background attachment.

ITEMS NEEDED/FOR DISCUSSION

- Update the Planning Commission on the CLOMR from FEMA.
- Update the Planning Commission on the modified deceleration lane requested by the City of Scottsdale and related items that may affect the preliminary plat.
- Continue with Planning Commission input on the requested cluster plan development approach, specifically any concerns with the proposed standards (e.g. minimum lot size, setbacks) being similar to the Town's R-10 single-family residential district. These standards were reviewed at the July 25th meeting, but no specific concerns or general

acceptance was given. Staff noted concerns that two of the proposed lot sizes are less than the smallest lot cluster development within the Town limits of 16,000 square feet found in the R-18 SUP Cluster Plan of Cheney Estates.

- Continue to discuss any outstanding items related to measuring height from the Regulatory Flood Elevation.
- Other items by the Planning Commission.

NOTICING

As previously explained, the applicant and Town will continue to do the enhanced noticing pursuant to the Citizen Review Plan of the General Plan that was withdrawn. Noticing is not required for work study session meetings.

COMMENTS

There were comments in both support and against the original application requests. Since being revised, there have been minimal comments received. However, as the application requests are noticed, additional comments are expected. There have been no new comments since the last meeting.

All prior comments and meeting minutes can be found under the respective meeting dates detailed under the history attachment by going to the Town website at <https://paradisevalleyaz.legistar.com/Calendar.aspx>.

NEXT STEPS

Another Planning Commission study session is scheduled for September 19, 2017. This meeting will also serve as the official Citizen Review Session to take comment from the public.

ATTACHMENTS

1. Existing Conditions & General Background
2. Timing
3. Statement of Direction (Gate SUP)
4. Application Material
5. New - Updated Material

C: - Applicant
 - Case File

Note: Additional detailed information can be found at <http://www.paradisevalleyaz.gov/568/Projects---Villas-at-Cheney-Estates--Tow>. This includes floodplain, water service impact study, and other material.