



Legislation Text

File #: 17-277, Version: 1

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

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

DATE: September 5, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Kachina Estates Subdivision Sign & Modified Subdivision Wall (MI-17-02) - Public Meeting.
Northeast corner of Casa Blanca Drive and Malcomb Drive (6608 E. Malcomb Drive and 6682 E. Malcomb Drive - Assessor's Parcel Numbers 174-62-936 and 174-62-939).

REQUEST:

The applicant, Kachina Development, LLC, is requesting approval of a subdivision sign and a modified subdivision fence wall.

RECOMMENDATION:

Staff recommends approval of the subdivision sign and denial of adding screens to the subdivision fence wall.

BACKGROUND:

History

The plat for the Kachina Estates subdivision was approved on October 23, 2014. Kachina Estates is a four lot subdivision, which was approved with a subdivision view fence adjoining Malcomb Drive. During the subdivision and rezoning process, the subdivision was approved with a 25' roadway easement in lieu of right-of-way dedication along Malcomb Drive. A subdivision view fence adjoining Malcomb Drive was also approved in order to maintain visual openness.

Also, the proposed subdivision sign and screen along the southern fence wall were installed without Town approval. The applicant was notified that approval is needed and submitted applications for the proposed improvements.

Request:

The applicant, Kachina Development, LLC, is requesting approval for a subdivision sign and a modified subdivision fence wall:

- *Subdivision Sign.* The applicant is proposing to add a subdivision sign located at the northeast corner of Malcomb Drive and Casa Blanca Drive. The sign is a wall mounted sign

that is setback 25' from the south property line (adjoining Malcomb Drive), setback 18' from the west property line (adjoining Casa Blanca Drive), identifies the name of the subdivision, and consists of a steel panel with a flat back finish and reclaimed letters from the former Kachina Country Day School. The area of the sign is approximately 16" tall by 9'4" wide (or 12.4 square feet) and will not be illuminated. The sign is 3.9' tall, measured from grade to the top of the sign.

The proposed signs generally meet Article XXV, Signs, of the Town Zoning Ordinance as described in the following table. However, the sign deviates from maximum allowable size of 8 square feet (or 2 square feet per lot), the height of 3' tall, and the setback of 25' from the adjoining property lines. Staff is supportive of the sign since it has limited impact. The applicant is only proposing one sign (instead of two signs that may be allowed per code), the sign is not illuminated, and the sign is being placed on the existing subdivision wall (instead of proposing a free standing sign).

CRITERIA	PROPOSED WALLSIGN
Quantity: 2	1
Content: Name & Logo	Name
Sign Area: 8 sf	12.4 square feet
Height: 3 feet (36")	3.9' (47")
Setback: 25 feet	18' from Casa Blanca Dr. 25' from Malcomb Dr.
No audible signs permitted	Sign will not have any components that flash, move, or are otherwise animated/audible
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view at nearest property line, limited to 0.75 foot-candles at property line	No Illumination

- **Subdivision Wall.** The applicant is proposing to modify the existing subdivision view fence that adjoins Malcomb Drive. The existing fence is a rusted metal view fence that is setback 25' from the south property line (located at the edge of the 25' roadway easement) and is 6' tall. The applicant is proposing to place antiqued metal screens behind the view fence in order to provide privacy and security for the adjoining homes. Approximately 120 lineal feet of screening will be placed on the west side of the fence (adjoining Lot 1) and add 140 lineal feet of screening on the east side of the subdivision fence (adjoining Lot 4).

Although the design matches the finish of the existing view fence, staff is not supportive of the proposed screening since it does not meet the intent of the original approval by Town Council. During the subdivision and rezoning process, the subdivision was approved with a 25' roadway easement (in lieu of right-of-way dedication) and approved with a subdivision view fence adjoining the roadway easement in order to preserve and maintain visual openness. The proposed screening eliminates the visual openness and increases the presence or

massing of the wall.

Planning Commission Discussion

The Planning Commission discussed this application at the August 15th work session. The Commission expressed concern with the improvements being installed without Town approval and expressed concern with adding the screening to the fence. The Commission requested that staff provide copies of the meeting minutes from the subdivision plat in order to evaluate the requirement for a view fence along Malcomb Drive.

PUBLIC COMMENT

The applicant mailed notices to all the property owners located within a 500' radius prior to the public meeting. Staff received one inquiry about the improvements.

NEXT STEPS

The Commission will make a recommendation and forward the application on to the Town Council for review and action.

ATTACHMENTS:

Application
Vicinity & Aerial
Narrative
Plans

C: - Applicant: Dirk Bloom
 - Case File: MI-17-02