



## Legislation Text

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**File #:** 17-295, **Version:** 1

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**TO:** Chair and Planning Commission

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

**DATE:** September 19, 2017

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Citizen Review Work Session and 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)

**UPDATE**

The Planning Commission discussed the revised application requests on July 25, 2017 and August 15, 2017. Based on the prior discussions, below is an update on the progress of the application requests:

- For updated comments on the application requests, please see the Comments section below in this report.
- As discussed previously, FEMA approved the conditional letter of map revision (CLOMR). This CLOMR has been reviewed by the Town Engineer. A copy of this FEMA review is available on the Town's website as noted at the end of this report.
- At the last meeting, the applicant provided the requested visual showing the stacking capacity with various delivery vehicles.
- Based on four of the Planning Commissioners comments that the 12,000 square-foot lot size is too small and a recommendation to remove one lot, the applicant has revised the preliminary plat such that the smallest proposed lot is 16,648 square feet. This lot size is greater than the smallest existing cluster plan lot size of 16,365 square feet in the R-18 Cluster Plan of Cheney Estates. The proposed preliminary plat is unchanged at 8 lots.
- The City of Scottsdale and the Town Fire Marshal met to discuss the proposed emergency access drive onto Scottsdale Road. The City of Scottsdale prefers not to add another cut in the existing wall along Scottsdale Road. In accordance with fire standards, both the City of Scottsdale and Town Fire Marshal agreed to remove the emergency access drive provided the cul-de-sac west of the entry gates is designed at a 55-foot radius instead of the typical 45-foot radius.
- The attached revised preliminary plat addresses the modified deceleration lane requested by the City of Scottsdale; along with the pedestrian access/landscaping easement on Lots 2 and 3 that will have a private pedestrian access gate.

- The applicant has not provided the requested full details on the proposed entry gates/wall, sign material, landscaping details, landscape lighting, and hardscape for the public area around the entry cul-de-sac in front of the gates. They expect to provide this material at the September 19<sup>th</sup> meeting. This information was requested at the July 25, 2017 Planning Commission work session. This detail includes 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/specifics on the proposed LED flood lights for the signs. Depending on when this material is submitted and reviewed, staff may suggest to continue the applications of the Special Use Permit for the private roadway gates and subdivision signs at the scheduled October 3, 2017 Planning Commission hearings/meetings to a later date.
- Working with the Town Engineer, the applicant has verified the lowest natural grade using the 1985 Cheney Estates topographic maps as outlined in the letter from Erie & Associates, dated July 27, 2017 that can be found in the Height - Natural Grade attachment. As discussed previously, the text amendment allows height to be measured from the Regulatory Flood Elevation instead of natural grade.

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 hear public comment on the application requests, update the Planning Commission on new information, and review the draft ordinances and stipulations found under the Draft Ordinances - Stipulations attachment.

## **EXISTING CONDITIONS & GENERAL BACKGROUND**

For information on the existing site characteristics, General Plan designations, zoning information, and past processing on the application requests from the earlier request refer to the Existing Conditions - History attachment.

## **COMPLIANCE TO CODE AND GUIDELINES**

Refer to the Compliance attachment on how the proposed development complies with the preliminary plat standards, private road Conditional Use Permit criteria, roadway gate guidelines, subdivision wall guidelines, lighting requirements and guidelines, landscaping guidelines, and subdivision sign standards. The General Plan Policies attachment provides a list of policies the development meets or does not meet. The Differences attachment compares the standards such as setback and heights of the proposed development to other Town zoning districts. Refer to the other attachments for information on the utility will serve letters, water impact study, traffic statement, drainage, plans, and related information.

## **TIMING**

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

## **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 in the Paradise Valley

Independent, Scottsdale Republic, site posting, and mailing notices to property owners were done for the September 19<sup>th</sup> and October 3<sup>rd</sup> meetings.

## **COMMENTS**

There were comments in both support and against the original application requests. There has been one new comment provided since the last meeting in support of the requests. New comments are attached to this report.

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**

Planning Commission action/recommendation has been advertised for October 3, 2017.

## **ATTACHMENTS**

1. Existing Conditions - History
2. Compliance
3. General Plan Policies
4. Differences
5. Timing
6. Statement of Direction (Gate SUP)
7. Application Material
8. Utility - Fire
9. Traffic Statement
10. FEMA (CLOMR) - Drainage
11. Height - Natural Grade
12. Comments - Noticing
13. Draft Ordinances - Stipulations
14. Preliminary Plat, Plans, and 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.