



Legislation Text

File #: 17-319, **Version:** 1

TO: Chair and Planning Commission

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

DATE: October 3, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Consideration of Ordinance No. 2016-15

A Special Use Permit (SUP) for private roadway gates for a proposed subdivision located at the northwest corner of the Northern Avenue alignment and Scottsdale Road
(SUP-16-03, The Villas at Cheney Estates - Town Triangle)

ACTION:

Make a recommendation to Town Council whether to approve, deny, or continue the application request for private roadway gates at the proposed subdivision of "The Villas at Cheney Estates" located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. Based on the gates, hardscape, landscaping, and landscape lighting compliance to the Statement of Direction (SOD) and SUP Guidelines, staff recommends Option 1 to approve the SUP for private roadway gates.

The Planning Commission might want to discuss whether the four uplight fixtures for the tree north and south of the entry drive nearest to Scottsdale Road are necessary. Generally, light fixtures should be setback at least 10 feet from the property line. These four fixtures are within that 10-foot setback.

The Special Use Permit Guidelines provide maximum light levels of 5.0 foot-candles for entrance roadways and 0.5 foot-candles at the property line. No photometric was provided to verify compliance. If desired by the Planning Commission, consideration of a stipulation might be warranted to have the applicant provide a photometric prior to issuance of the Certificate of Occupancy on the first home or some other phase in the development.

Option 1 Recommendation of Approval

I move that the Planning Commission recommends forwarding to the Town Council approval of Ordinance No. 2016-15 of the Special Use Permit (SUP) for private roadway gates at the proposed subdivision of "The Villas at Cheney Estates," with the conditions and effective date as described in said ordinance.

Option 2 Recommendation of Denial

I move that the Planning Commission recommend forwarding to the Town Council denial of Ordinance No. 2016-15 for a Special Use Permit (SUP) for private roadway gates at the proposed subdivision of "The Villas at Cheney Estates". [*Specify reasons for denial*]

Option 3 **Recommendation of Continuance**

The Planning Commission recommends continuing their action to a specified (*October 17, 2017 or November 7, 2017*) or an unspecified meeting date.

BACKGROUND

Refer to the attachments for background information.

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. Comments - Noticing
12. Preliminary Plat, Plans, and Updated Material
13. Ordinances and 207 Waiver

C: - Applicant
 - Case File