



Legislation Text

File #: 18-183, 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: May 1, 2018

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Finisterre Subdivision Wall (MI-18-02) - Public Meeting
6440 N 61st Place (Assessor's Parcel Number 169-39-125)

RECOMMENDATION

It is recommended that the Planning Commission forward to the Town Council approval of the modified subdivision wall heights, subject to the following stipulations:

1. The wall improvements shall be in substantial compliance with the following:
 - a. The narrative, prepared by the Finisterre Home Owner's Association (HOA);
 - b. The site plans, prepared by the Finisterre HOA; and
 - c. The exterior wall elevations/details, prepared by the Finisterre HOA.
2. The exterior of the wall must be finished and painted to match the existing wall.
3. Any exterior landscaping destroyed or removed during the construction of the wall improvement must be replaced with a similar plant or similar vegetation.

BACKGROUND:

Request:

The applicant, Finisterre Home Owner's Association (HOA), is requesting to raise the height of the existing subdivision wall on nine properties.

History/Background:

The Finisterre subdivision and subdivision wall were approved in 1977. The subdivision wall is located at the property line of the perimeter lots and was originally approved with a varying wall height of 4'6" tall to 6' tall.

In conjunction with the Lincoln Drive Sidewalk Project in 2005, the Town allowed Finisterre to raise the height of the subdivision wall adjoining Lincoln Drive (from 6' tall to 8' tall with a 2' berm on the bottom of the fence). However, only three of the western properties adjoining Lincoln Drive decided to raise the height of their portion of the subdivision wall.

General Plan:

The modified wall height is compliant with Sections LU 2.1.3.7 and CC&H 3.1.1.2 of the General Plan. Section LU 2.1.3.7 states that "Where walls and fences are used/necessary, the Town shall require use and effective upkeep of attractive wall and fence materials and finishes (e.g., stone, masonry, wrought iron, vegetation) and wall designs (meandering, see-through)." The modified wall will have a stucco and paint finish and the existing landscaping will be maintained.

Also, Section CC&H 3.1.1.2 states that established neighborhoods shall be protected and that "The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood." The increase wall height provides additional privacy and security while maintaining the aesthetics of the existing subdivision wall.

FACTS/DISCUSSION

The rear yard wall height on Lots 86 - 93 will be raised from 4'6" tall to 6' tall (eight properties adjoining Lincoln Drive). Also, the rear yard wall height on Lot 83 will be raised from 4'8" tall to a height of 5'7" tall (adjoining Invergordon Road). The increased wall height will provide additional security and privacy for the affected lots and will be consistent with the height of the subdivision wall located west of the Lincoln Drive entrance.

The affected fence walls are located at the property line and the additional block used to raise the height will have a stucco and paint finish to match the existing wall. No new landscaping or landscape lighting is associated with this improvement; however, any landscaping or landscape lighting damaged during construction will be replaced.

ENFORCEMENT:

There are no current zoning violations associated with the subject property.

PUBLIC COMMENT:

Neighbors located within a 1,500' radius of the subject properties were notified of the public meeting. Staff received no comments regarding the proposed wall modification.

PLANNING COMMISSION DISCUSSION

The Commission reviewed this application during the April 17th work session. The Commission asked questions for clarification and no additional information was requested.

NEXT STEPS

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

ATTACHMENTS:

Application

Vicinity & Aerial
Narrative
Plans

C: - Applicant: David Pulatie
 - Case File: MI-18-02