



Legislation Text

File #: 18-340, **Version:** 3

TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Jeremy Knapp, Community Development Director

DATE: September 13th, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

**Special Use Permit Overview and Planning
30 Minutes**

Town Value(s):

- ☐ Primarily one-acre, residential community
- ☐ Limited government
- ☒ Creating a sense of community
- ☐ Partnerships with existing schools and resorts to enhance recreational opportunities
- ☐ Improving aesthetics/creating a brand
- ☐ Preserving natural open space

Special Use Permit properties are part of the fabric of the Paradise Valley community, providing amenities for our town residents.

Council Goals or Statutory Requirements:

Governance - Broaden use of the Statement of Direction process when Council delegates projects

RECOMMENDATION:

Receive information regarding the Special Use Permit process and discuss fall workload for Town Council.

SUMMARY STATEMENT:

Special Use Permit (SUP) properties such as resorts, medical offices, religious facilities, and others are an important part of the Town of Paradise Valley's community and an amenity for town residents. To implement the General Plan, it is necessary to regulate the unique nature of SUP properties which can impact the integrity and enjoyment of adjacent residential neighborhoods. As such, Article XI of the Town's Zoning Ordinance provides use regulations to ensure that proposals for the revitalization and improvement of existing, primarily non-residential, sites as well as the development of new, primarily non-residential, sites include community impact assessments that address project effects on traffic, natural features, and light, noise, dust and odor pollution. In addition, these provisions are

intended to promote the General Plan's goal of maximizing the security and aesthetic benefits of visual openness throughout the town by establishing a process to set specific limits on site development parameters.

Currently, there are three active SUP Amendments being processed at various stages by either town staff, Planning Commission, or Town Council with additional amendments in the Pre-application Phase. This agenda item is to provide a brief overview of the SUP Amendment process, particular the Intermediate/Major Amendment and discuss the upcoming Amendments in relation to the Town Council's fall workload.

BUDGETARY IMPACT:

No Budgetary Impact

ATTACHMENT(S):

Attachment A - PowerPoint Presentation