CASE SUMMARY

SITE PLAN REVIEW
PLANNING COMMISSION MEETING DATE: November 15, 2018
TOWN COUNCIL MEETING DATE: December 17, 2018

CASE NUMBER: SPR-18-06 Galloway Ridge – Site Plan Review

APPLICANT/OWNER: David Coble, Coe & Van Loo Consultants, Inc.
Cave Creek Project LLLP

APN: 211-09-970A, 211-09-970B, 211-09-007G & 211-09-007N

LOCATION: North of the NWC of Cave Creek and School House Roads (Exhibit A).

REQUEST: Approval for Case No.: SPR-18-06 Galloway Ridge – Site Plan Review, for approval of 70 residential units on 18.5 acres. (Exhibit B & Attachment)

ZONING: Town Core Commercial (TCC)

SURROUNDING ZONING:
North: Desert Rural (DR-89) Zone
South, east & west: Town Core Commercial (TCC) Zone

LAND USE: Vacant

SURROUNDING LAND USE:
North: Single-family residences
South: Storage, retail, offices, restaurant and bank
East: Desert Foothills Library, Mercado Escuela
West: Multiple residences

SECTION A. PROJECT DESCRIPTION:
The proposed Site Plan is for 70 residential units comprised of 35 one and two-story buildings on approximately 18.5 acres (Phase 1), as well as a future commercial project on 3.5 acres (Phase 2) (Narrative, Attachment and in file).
SECTION B. GENERAL PLAN CONFORMITY:

The underlying Land Use in the 2012 Town Core Plan is Commercial. The VISION of the Plan states:

*The Cave Creek Town Core exemplifies a sense of place and authenticity incorporating an eclectic and diverse mix of thriving and creative businesses, housing opportunities and life styles, while honoring the beautiful Sonoran desert that surrounds it.*

Staff would determine that the request conforms to the intent of the Town Core Plan.

SECTION C. ZONING ORDINANCE CONFORMITY:

Staff has found the Site Plan submittal application to be complete. The site plan's compliance with the Zoning Ordinance, or issues resulting from compliance, is listed below. No variances from the requirements of the Town of Cave Creek Zoning Ordinance have been requested.

1. **ALLOWABLE USES:** The Town Core Commercial (TCC) Zone allows for multiple residences in conjunction with commercial uses provided that *residential uses shall be located above, behind or adjacent to the commercial building(s) on a lot or parcel containing mixed commercial and residential uses.*

   The project is depicted to have two phases. Phase 1 holds seventy residential units to be processed simultaneously as a Site Plan and a Preliminary Plat. Phase 2 shows commercial uses (future development by others) on Tract E, still one parcel.

   *Any commercial development on Tract E must be approved by the Town Council upon recommendation of the Planning Commission under a separate application.*

   The proposed Site Plan complies with these requirements of the Zoning Ordinance.

2. **BULK REGULATIONS:**

   a. **Maximum Building Height:** 2 stories/25 feet above natural grade measured to the highest point of the building: Sections have been provided through all proposed residences depicting that all structures as proposed will be in compliance with the height requirements. This exhibit is located in the project file in the Planning Department and is available for review.

   b. **Minimum Yard (Feet):** Front=15’/ Rear=25’/ Sides= 5’ (adjacent to commercial zones)/25’ (adjacent to residential zones):

      For multiple residence subdivisions located on properties zoned as Town Core Commercial, the project is considered to have multiple units on one lot. The setbacks are measured at the perimeter of the entire parcel. The setbacks are shown to be 15’ at School House Road, 25’ at Basin Road, 25’ at the northern boundary and 25’ at the southern boundary.

      The proposed Site Plan complies with these requirements of the Zoning Ordinance.
c. **Intensity Of Use:** 6,000 sq. ft. minimum lot area/ 60' minimum lot width/ 60% maximum lot coverage:

The parcel size is 959,622 square feet (22.03 ac.). The average unit size is 4,553 square feet, which, when multiplied by seventy, yields a total square footage of 318,710 (33% of Parcel 1, 40% of the property). The unit size is greater than the lot coverage.

*The proposed Site Plan complies with these requirements of the Zoning Ordinance.*

3. **NATIVE PLANT PRESERVATION, SALVAGE & LANDSCAPE REGULATIONS:**

The ordinance requires that 20% of the site remain undisturbed and 15% be landscaped. The project depicts that 21% of Parcel 1 (residential component) will remain undisturbed and 20% will be landscaped. The commercial component of the project (Tract E) will be required to comply with these aspects of the ordinance at the time of site plan submittal.

*The proposed Site Plan complies with these requirements of the Zoning Ordinance.*

4. **OFF-STREET PARKING:** Each unit would be provided with an attached two-car garage.

*The proposed site plan is in compliance with this element of the Zoning Ordinance.*

5. **OUTDOOR LIGHTING:**

Lighting will be reviewed for compliance with the ordinance at the time of building permit submittal. *Proposed landscape lighting will be included in the review for compliance.*

6. **SIGNAGE:**

*No signage has been proposed. Signage, if requested, can be presented at the time of final plat submittal.*

**SECTION D. DISCUSSION:**

The applicant has included building sections to assure compliance with height requirements *(In file).* Elevations have been provided for reference *(Exhibit C).* According to the Zoning Ordinance, "Site Plan Review requirements enable the Town to mitigate potential land use conflicts resulting from proposed developments. Site Plan Review is not intended to evaluate proposed uses or their aesthetic or structural design."

**SECTION E. SITE PLAN REVIEW CRITERIA:**

Upon recommendation of the Planning & Zoning Commission, the Town Council may approve or deny the request for site plan approval subject to satisfaction of the site plan review criteria. Site plan approval may be granted if the Town Council finds that the applicant has met the following criteria:

1. **PUBLIC FACILITIES CAN ACCOMMODATE THE PROPOSED DEVELOPMENT:**

The applicant has submitted Water Demand Calculations *(Exhibit D)* and Sewer Calculations *(Exhibit E)* for consideration by the Town. Legal staff has been working with the applicant to refine a Development Agreement that would address issues of water and sewer for approval by the Town Council.
2. **SPECIAL FEATURES OF THE SITE SUCH AS TOPOGRAPHY, VEGETATION, WILDLIFE HABITAT, ARCHAEOLOGICAL SITES, HISTORIC SITES, ETC. HAVE BEEN ADEQUATELY CONSIDERED, ANALYZED, AND PROTECTED:**

The applicant has submitted a Native Plant Inventory Plan *(Exhibit F)* and List *(In file)*, as well as a Landscape Plan *(Exhibit G)* to address the required undisturbed and landscaped areas described above.

*The proposed site plan is in compliance with this element of the Zoning Ordinance.*

3. **THE DESIGN AND OPERATING CHARACTERISTICS OF THE PROPOSED DEVELOPMENT ARE REASONABLY COMPATIBLE WITH SURROUNDING DEVELOPMENT AND LAND USES, AND NEGATIVE IMPACTS HAVE BEEN SUFFICIENTLY MINIMIZED:**

A traffic impact analysis was prepared for the project and is available for review in the case file held in the Planning Department. The analysis determined that there would be no impact upon the intersection of Cave Creek and School House Roads by this project. However, Y2K Engineering, LLC, consulting to the Town for this case has identified possible roadway improvements to School House Road adjacent to the project entry. Detailed comments addressing these issues will be provided to the Planning Commission in advance of the public hearing.

The Subdivision Ordinance requires two points of access. A secondary point has been provided in the form of an emergency access to Basin Road at the west.

4. **PARKING AREAS AND ENTRANCE/EXIT POINTS HAVE BEEN DESIGNED TO FACILITATE TRAFFIC AND PEDESTRIAN SAFETY AND AVOID CONGESTION:**

Each unit will have an attached two-car garage, accessed from a private, ungated drive through the project. The project will take access from School House Road. The entry will be in alignment with the Desert Foothills Library driveway.

*The proposed site plan is in compliance with this element of the Zoning Ordinance.*

5. **PARKING AREAS WILL:**

   (a) Minimize the amount of paved surface;
   (b) Screen residential uses from vehicle headlights;
   (c) Soften the impact of parking areas on adjacent public and private spaces through landscaping and screening;
   (d) Promote energy conservation through vegetation to shade and cool parking areas.

   *The proposed site plan is in compliance with this element of the Zoning Ordinance.*

6. **ON-SITE LIGHTING IS DESIGNED SO THAT LIGHT IS REFLECTED AWAY FROM ADJOINING PROPERTIES AND STREETS:**

   Lighting will be reviewed for compliance with the Zoning Ordinance at the time of building permit submittal.
7. **UNDESIRABLE IMPACTS PRODUCED ON THE SITE, SUCH AS NOISE, GLARE, ODORS, DUST OR VIBRATIONS ARE ADEQUATELY SCREENED FROM ADJACENT PROPERTIES:** The pool/recreation area will located at the center of the property.

*The proposed site plan is in compliance with this element of the Zoning Ordinance.*

8. **THE SITE WILL BE PROTECTED FROM UNDESIRABLE IMPACTS, WHICH ARE GENERATED ON ABUTTING PROPERTIES WHERE POSSIBLE:**

*The proposed site plan is in compliance with this element of the Zoning Ordinance.*

9. **UNSIGHTLY EXTERIOR IMPROVEMENTS AND FEATURES SUCH AS TRASH RECEPTACLES, EXTERIOR VENTS AND MECHANICAL DEVICES WILL BE ADEQUATELY SCREENED:**

   It is assumed that each townhome unit would have individual trash pick-up.

10. **STORAGE AREAS, TRASH COLLECTION FACILITIES AND NOISE GENERATING EQUIPMENT WILL BE LOCATED AWAY FROM ABUTTING RESIDENTIAL DISTRICTS OR DEVELOPMENT, OR SITE OBSCURING FENCING HAS BEEN PROVIDED:**

   None of the above-referenced conditions are pertinent.

**SECTION F. PUBLIC/NEIGHBORHOOD NOTIFICATION:**

This request was noticed in accordance with the provisions of the Town of Cave Creek Zoning Ordinance.

**SECTION G. SUGGESTED MOTION FOR APPROVAL:**

Move to recommend approval of Case Number: **SPR-18-06 Galloway Ridge– Site Plan Review** subject to the conditions as contained in **Exhibit H.**

**SECTION H. EXHIBITS:**

Exhibit A: Vicinity Map
Exhibit B: Site Plan
Exhibit C: Elevations
Exhibit D: Water Demand Calculations
Exhibit E: Sewer Calculations
Exhibit F: Native Plant Inventory
Exhibit G: Landscape Plan
Exhibit H: Conditions of Approval
Exhibit I: Grading and Drainage Plan
Exhibit J: Preliminary Plat
Exhibit K: Letter of Recommendation from the Planning Commission
Exhibit L: Draft Minutes from the Planning Commission meeting held on November 15, 2018

**SECTION J. ATTACHMENTS:**

Narrative
Site Plan
Native Plant Inventory
Landscape Plan
Grading & Drainage Plan
Preliminary Plat