

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016**; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

PUBLIC MEETINGS/HEARINGS: Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from “Low Density Residential” (0 to 1 home per acre) to “Medium Density Residential” (up to 4.5 homes per acre).
- A text amendment to the Town’s Zoning Ordinance, including Section 201 and Section 801, to allow the “R-10 Single-Family Residential District” to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from “R-43 Single Family Residential District” (minimum 43,560 square-foot lots) to the “R-10 Single-Family Residential District” (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change.