

4. A demolition permit must be obtained and the existing structures shall be removed prior to recordation of the plat.

The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

C. 16-166

Consideration of the Master Re-Plat, "Amended 7000 East Lincoln" (RP 16-03)

7000 East Lincoln Drive

Paul Michaud presented per the Planning Commission packet. Five Star Development Resort Communities, L.L.C. is requesting approval of a master re-plat application named "Amended 7000 East Lincoln." This is a re-plat of the subdivision "7000 East Lincoln" recorded in 2009. This re-plat will remove the lots and tracts previously approved with the "7000 East Lincoln" plat with the attached master re-plat. The parcels and associated tracts of A, A1, B, C, D, and E of this re-plat reflect the different development areas pursuant to the amended Special Use Permit - Resort zoning (SUP) on the subject 103.09 acres generally bounded by Lincoln Drive, Mockingbird Lane, Indian Bend Road, and the City of Scottsdale.

There was discussion of the division of Area E. It was noted that Area E is now divided into E1 and E2 per the development agreement requirement.

There was discussion of the language on the plat regarding 100 Year Assured Water Supply. It was noted that the provider shall be listed as "EPCOR-Paradise Valley". Commissioner Moore recommended rewording draft Stipulation 5 regarding the 100 Year Assured Water Supply. He requested that new language be added to the plat and that the certificate number must be changed on plat. In addition, he stated that the EPCOR letter dated 7/9/2015 must be updated as it only gives a year to install the water main lines.

The meeting was opened for public comment at 6:43 p.m.

Gordon McGuire, resident, stated he is in favor of the application.

There were no other comments and the public comment session was closed at 6:35 p.m.

A motion was made by Commissioner Moore, seconded by Commissioner Campbell, to recommend that the Town Council approve the master re-plat subject to the following stipulations:

1. The final master re-plat shall be in substantial compliance with the re-plat, "Amended 7000 East Lincoln", Sheets 1-7, prepared by Coe & Van Loo Consultants, Inc. dated May 6, 2016.
2. Prior to recordation of the final condominium plat map, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
3. The final improvements that address items such as street improvements, sewer, water, grading, drainage, landscaping, and easements shall be completed as set forth in the Special Use Permit and Development Agreement for this property.
4. Within 60 days of approval of the final re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
5. The Final Plat shall not be recorded until the Town receives the following:
 - a. Revise the 100 Year Assured Water Supply note on the final re-plat such that it is re-worded to clearly state EPCOR and not the Town has the assured water supply, verify the legal name of the water provider, and reference the appropriate certificate date/number, and
 - b. Have EPCOR update or provide an addendum to their July 9, 2015 will-serve letter since it is unlikely that the main extensions will be done by July 9, 2016.

The motion carried by the following vote:

- Aye:** 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel
- Absent:** 2 - Commissioner Mahrle and Commissioner Wainwright

D. 16-167 Consideration of the Preliminary Condominium Plat Map, "Ritz-Carlton Resort - Parcel A-1" (PP 16-02)
7000 East Lincoln Drive

Paul Michaud presented as per the Planning Commission packet. Five Star Development Resort Communities, L.L.C. is requesting approval of a preliminary condominium plat map application named "Ritz-Carlton Resort - Parcel A-1". This plat map consists of a total of 94 condominiums located on approximately 9.63 acres. These condominiums are the one to three-story Ritz-Carlton Resort Villas of Area A-1 of the SUP located at 7000 E Lincoln Drive on Parcel A1 of the master re-plat, "Amended 7000 East Lincoln".

It was noted that parking numbers have been updated since the last meeting. There was discussion of the 1000-foot notification area. There was also discussion of the drainage maintenance agreement. It was noted that Andrew Miller will need to review the CC&Rs prior to recordation. The

CC&Rs will have language regarding the drainage easement maintenance agreement.

There was a review of graphics and building locations. Pool options for individual units were also discussed.

At 6:49 the meeting was opened to the public.

Gordon McQuire, resident, had questions about pool the options.

Robert Rasmussen, resident wants the notification area expanded beyond 1,000 feet.

A motion was made by Commissioner Moore, seconded by Commissioner Wincel, to approve the preliminary condominium plat subject to the following stipulations:

- 1. The final condominium plat map shall be in substantial compliance with the preliminary condominium plat map, "Ritz-Carlton Resort – Parcel A-1", Sheets 1-8, prepared by Coe & Van Loo Consultants, Inc. dated May 6, 2016.**
- 2. Prior to recordation of the final condominium plat map, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.**
- 3. The final improvements that address items such as street improvements, sewer, water, grading, drainage, landscaping, and easements shall be completed as set forth in the Special Use Permit and Development Agreement for this property.**
- 4. Within 60 days of approval of the final condominium plat map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.**
- 5. The Final Plat shall not be recorded until the Town receives the following:**
 - a. Revise the 100 Year Assured Water Supply note on the final re-plat such that it is re-worded to clearly state EPCOR and not the Town has the assured water supply, verify the legal name of the water provider, and reference the appropriate certificate date/number, and**
 - b. Have EPCOR update or provide an addendum to their July 9, 2015 will-serve letter since it is unlikely that the main extensions will be done by July 9, 2016.**

The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

adjoining the property to the east (in Scottsdale) is much higher density

- Commissioner Wincel discussed that the water pressure is below the Town standard. Chairman Strom believes it is unnecessary to require storage tanks to boost the water pressure in this area. He explained the 1500 gpm is code and that the Fire Marshal has the authority to determine alternative means to gain pressure. It was noted that EPCOR is the water provider.

No Reportable Action

- B. 16-151** Camelback Lands 4 Lot Split (LS-16-4)
5102 N. Casa Blanca Drive (APN: 173-20-005)

This item was discussed with File 16-150

No Reportable Action

- C. 16-142** Discussion of a Re-Plat, "Amended 7000 East Lincoln" (RP 16-03)
7000 East Lincoln Drive

Paul Michaud presented the applications in accordance with the packet.

Commissioner Moore discussed the sequencing of the development and whether any non-vehicular access easements are on the plat. It was noted that any change in circulation will require a minor ASUP.

Chairman Strom asked why the area plan square footage is different from the approved SUP. The applicant noted that these differences were a result of additional right-of-way related to corner vision and the round-a-bout on Indian Bend Road.

There was discussion over the extension of utilities, particularly the details regarding the electric lines.

The applicant clarified the EPCOR will serve letter and Certificate of Assured Water Supply, noting that these cover the entire site that includes the City of Scottsdale and were prepared prior to the final SUP approval. No changes were requested since the water assurances are based on more units and square footages than the SUP allows.

Andrew Miller clarified the will serve for sewer service. It was noted that the Town's agreement with the City of Scottsdale includes the necessary capacity for this project.

The applicant described the phasing of the improvements, in particular that there will be no perimeter construction fencing, except at access points, as

the final perimeter wall will be constructed early in the process.

The applicant updated the Planning Commission on the proposed drainage improvements at the property, including the flow capacity of the drainage ways and notation that the typical plat stipulation regarding the provision for maintenance of any drainage easements as part of the CC&R review by the Town Attorney is included as a stipulation.

No Reportable Action

- D. **16-147** Discussion of the Preliminary Condominium Plat Map, "Ritz-Carlton Resort - Parcel A-1" (PP 16-02)
7000 East Lincoln Drive

This item was discussed with File 16-142.

Commissioner Moore asked the applicant to correct the parking numbers on Sheet 1 so they match with the detailed parking sheets.

No Reportable Action

- E. **16-148** Discussion on Quality of Life Initiatives

Eva Cutro reviewed the initiatives. Eight items have been assigned to the Planning Commission. Each Commissioner agreed to volunteer for at least one item.

Commissioner and staff member leads on each of the following sub-committees are as follows:

Initiative Staff / Commissioner

- Bicycle and Pedestrian Master Plan** Paul Michaud / Rick Mahrle
- Visually Significant Corridors** Eva Cutro / Jeff Wincel
- Lighting Code** Eva Cutro / Dolf Strom
- Hillside Code** George Burton / Scott Moore
- Noise Ordinance** Robert Lee / Tom Campbell
- Wall Code** George Burton / Dolf Strom
- Sign Code for private property** George Burton / Daran Wastchak
- Blight** Eva Cutro/ Tina Brindley/ Jonathan Wainwright

Eva Cutro noted that the goal is to have all initiatives underway by end of the 2016 calendar year.

Bicycle and Pedestrian Master Plan -

It was noted that a consultant has been selected and the study shall commence in June.

Visually Significant Corridors -

It was noted that the RFP is drafted but needs further refinement.