



## Action Summary

### Planning Commission

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Tuesday, May 17, 2016

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

- Present** 5 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Scott Moore, Commissioner Daran Wastchak and Commissioner Jeff Wincel
- Absent** 2 - Commissioner Richard K. Mahrle and Commissioner Jonathan Wainwright

#### 3. EXECUTIVE SESSION

#### 4. STUDY SESSION ITEMS

- A. 16-153** Discussion of "The Villas at Mountain Shadows - Amended - Condominiums"  
Final Condominium Plat Map (FP 16-02)  
Southwest Corner Lincoln Drive and 56th Street  
**No Reportable Action**
- B. 16-154** Discussion of "The Villas at Mountain Shadows II - Condominiums"  
Final Condominium Plat Map (FP 16-03)  
Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-141)  
**No Reportable Action**
- C. 16-173** Discussion of Quality of Life Initiatives  
**No Reportable Action**

#### 5. PUBLIC HEARINGS

#### 6. ACTION ITEMS

- A. 16-171** Camelback Lands 3 Lot Split (LS-16-3)  
5112 N. Casa Blanca Drive (APN: 173-20-012)  
**A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to recommend that Town Council approve the lot split, subject to the following stipulations:**

1. The lot split plat must be recorded with the Maricopa County Recorder’s Office, in full compliance with the survey plat prepared by Graham Surveying & Engineering, Inc. and dated April 6, 2016.
2. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.
3. The roadway improvements shall be installed prior to the issuance of a Certificate of Occupancy for a new single family residence.
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

**B. 16-172** Camelback Lands 4 Lot Split (LS-16-4)  
5102 N. Casa Blanca Drive (APN: 173-20-005)

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to recommend that Town Council approve the lot split, subject to the following stipualtions:

1. The lot split plat must be recorded with the Maricopa County Recorder’s Office, in full compliance with the survey plat prepared by Graham Surveying & Engineering, Inc. and dated April 6, 2016.
2. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.
3. The roadway improvements shall be installed prior to the issuance of a Certificate of Occupancy for a new single family residence.
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

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 stipualtions:

1. The fiinal 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

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

**E. 16-155** Recommendation of “The Villas at Mountain Shadows - Amended - Condominiums”  
Final Condominium Plat Map (FP 16-02)  
Southwest Corner Lincoln Drive and 56th Street

A motion was made by Commissioner Moore, seconded by Commissioner Wastchak, to recommend approval of the final condominium plat subject to the following stipulations:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, “The Villas at Mountain Shadows – Amended - Condominiums,” Sheets 1-6, prepared by Coe & Van Loo Consultants, Inc. dated May 5, 2016.

2. The final improvements shall be in substantial compliance with improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Condominium Plat Map, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final improvement plans prior to the issuance of any building permit for a residential unit in said Final Condominium Plat Map.

3. 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.

4. The Final Plat shall not be recorded until the 100 Year Assured Water Supply note on the final condominium plat is re-worded to read “The area platted hereon lies within the domestic water service area of EPCOR Water Arizona Inc. - Paradise Valley, which has been designated as having an assured water supply pursuant to ..... certificate number ..... dated March 16, 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

**F. 16-156** Recommendation of “The Villas at Mountain Shadows II - Condominiums” Final Condominium Plat Map (FP 16-03) Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-141)

A motion was made by Commissioner Moore, seconded by Commissioner Wincel, to recommend that the Town Council approve the final condominium plat subject to the following stipulations:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, “The Villas at Mountain Shadows II - Condominiums,” Sheets 1-11, prepared by Coe & Van Loo Consultants, Inc. dated May 5, 2016.

2. The final improvements shall be in substantial compliance with improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Condominium Plat Map, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final improvement plans prior to the issuance of any building permit for a residential unit in said Final Condominium Plat Map.

3. 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.

4. The Final Plat shall not be recorded until the 100 Year Assured Water Supply note on the final condominium plat is re-worded to read “The area platted hereon lies within the domestic water service area of EPCOR Water Arizona Inc. - Paradise Valley, which has been designated as having an assured water supply pursuant to ..... certificate number ..... dated March 16, 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

**7. CONSENT AGENDA****A. 16-174**

**A motion was made by Commissioner Wastchak, seconded by Commissioner Campbell, to approve the May 3, 2016 Planning Commission minutes. 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

**8. STAFF REPORTS****9. PUBLIC BODY REPORTS****10. FUTURE AGENDA ITEMS****11. ADJOURNMENT**

**A motion was made by Commissioner Moore at 7:56 p.m., seconded by Commissioner Wastchak, to adjourn the meeting. 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