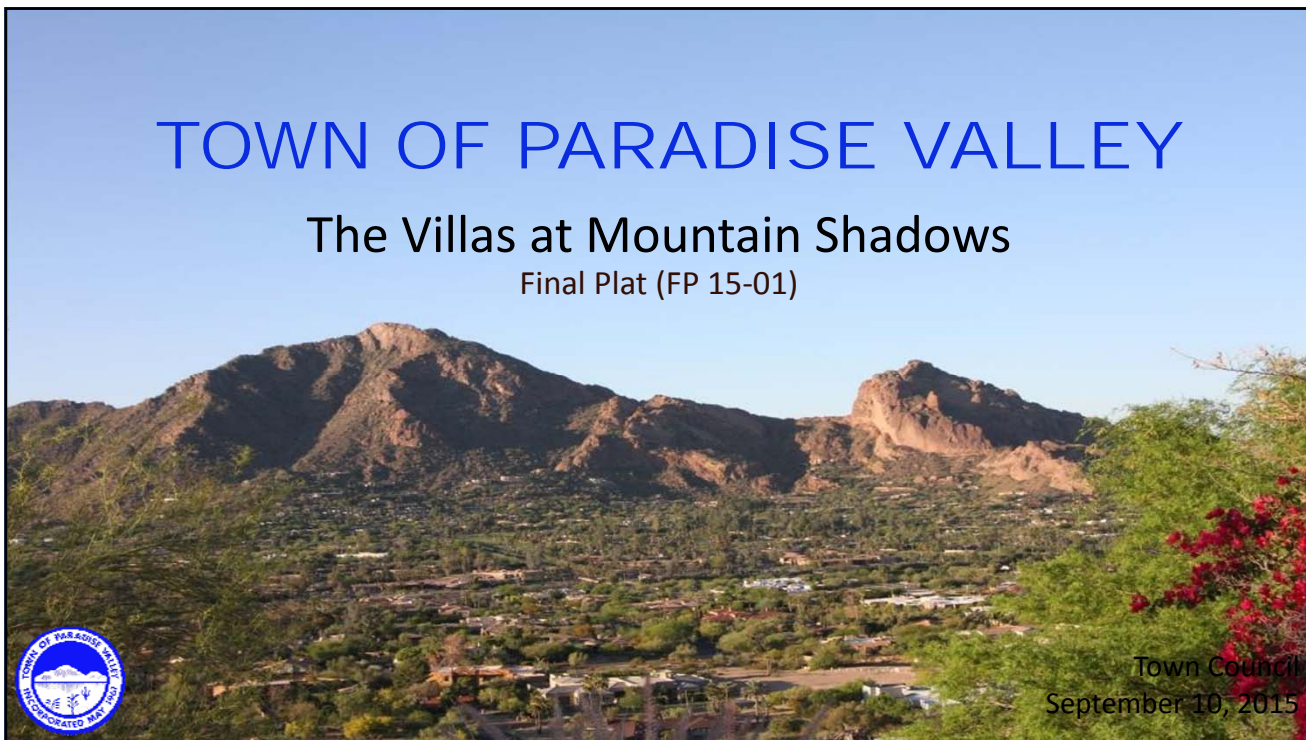


TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows

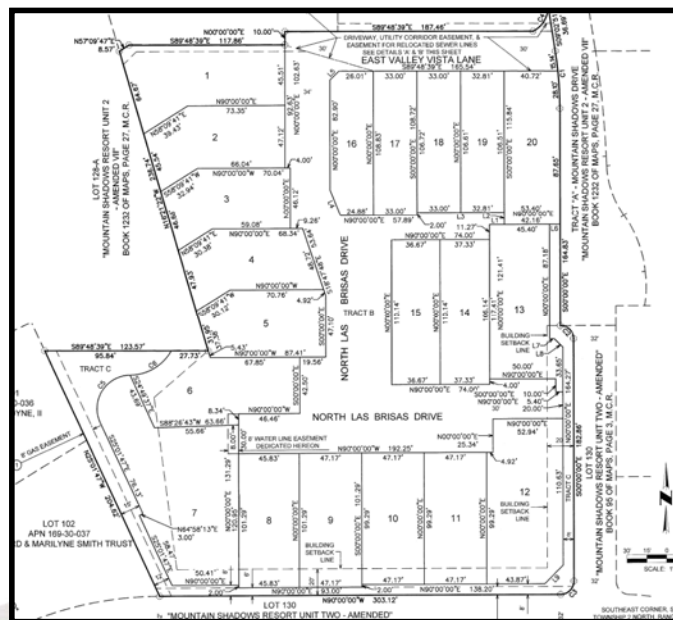
Final Plat (FP 15-01)



Town Council
September 10, 2015

Request

20-lot final plat for
Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

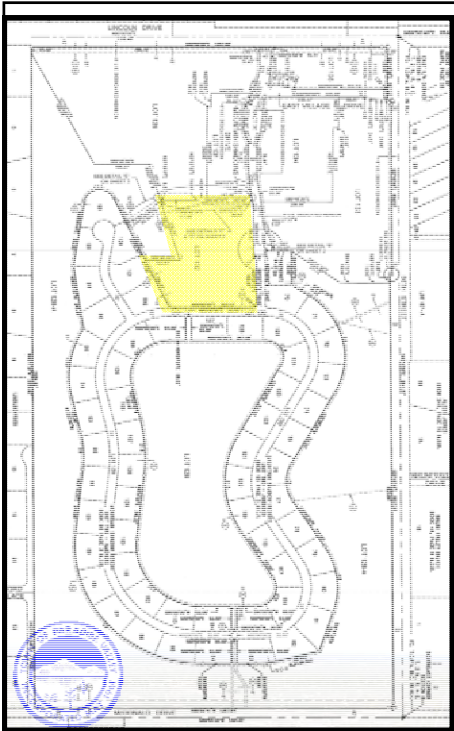
Subject Property



3

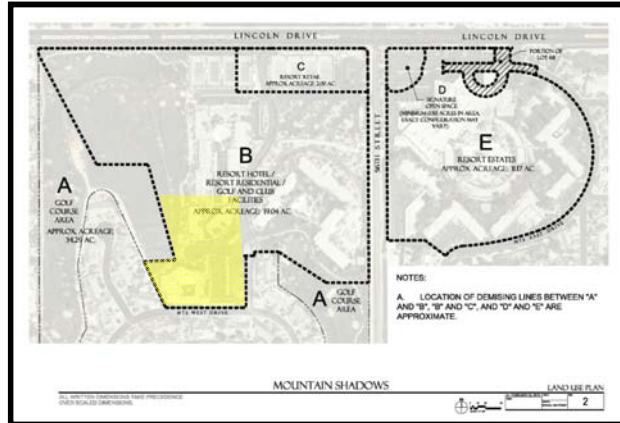
Overall Map

- Lot 132
- SUP allows any # of plats/maps



4

Background



- April 2013, Council approved Ord. 653 and development agreement for new SUP
- Plat on portion of Area B
- Area B allows Resort Residential



5

Resort Residential

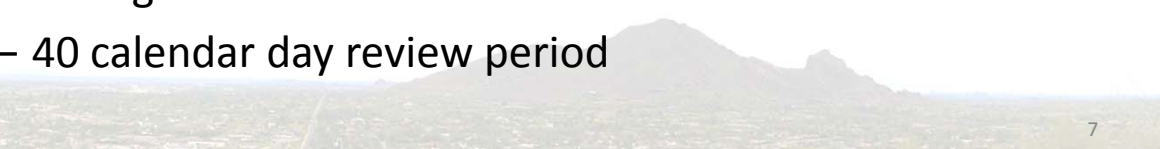
- Considered Resort Units
- Allowed in the hotel rental program
- Allowed by any form (e.g. attached/detached homes)
- Allowed by separate lot/horizontal regime
- Required to meet setbacks/height Sheet 5
- Overall 300,000 SF FAR cap in Area B



6

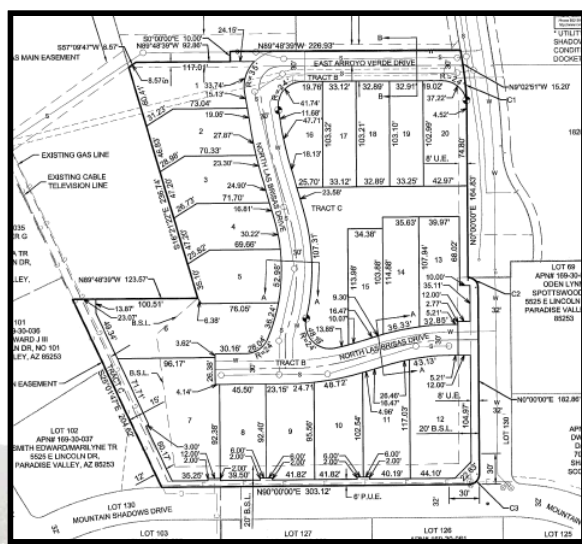
Requirements – Processing

- Plat held to SUP standards & Development Agmt
- Administrative review/approval process
 - All SUP/DA standards met = approvable
 - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
 - No legislative discretion
 - 40 calendar day review period



Commission Pre-Plat Recommendation

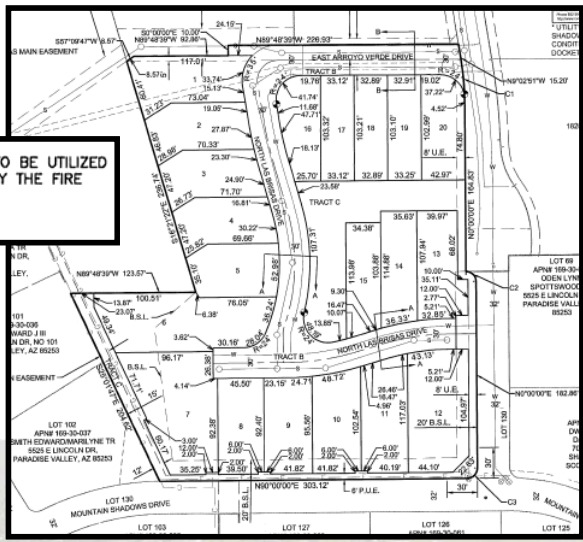
- April 21, 2015: Approval (4-2)
 - Add wall staggers
 - Correct dimensions
 - Corner vision
 - Golf cart path
 - Emergency access



Council Pre-Plat Action

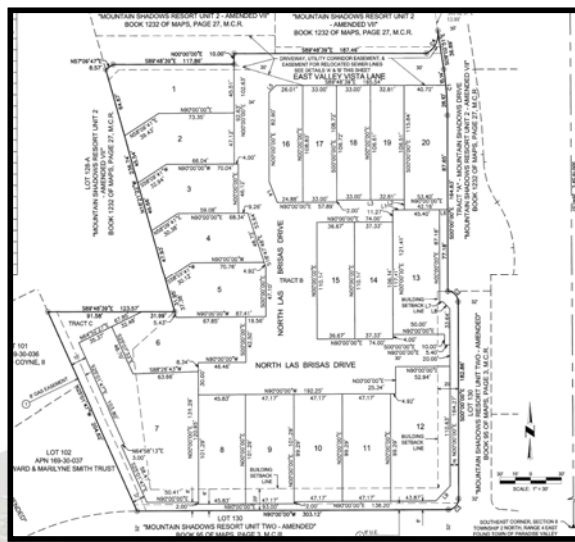
- May 14, 2015: Approval (5-0)
 - Included emergency access

10. THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



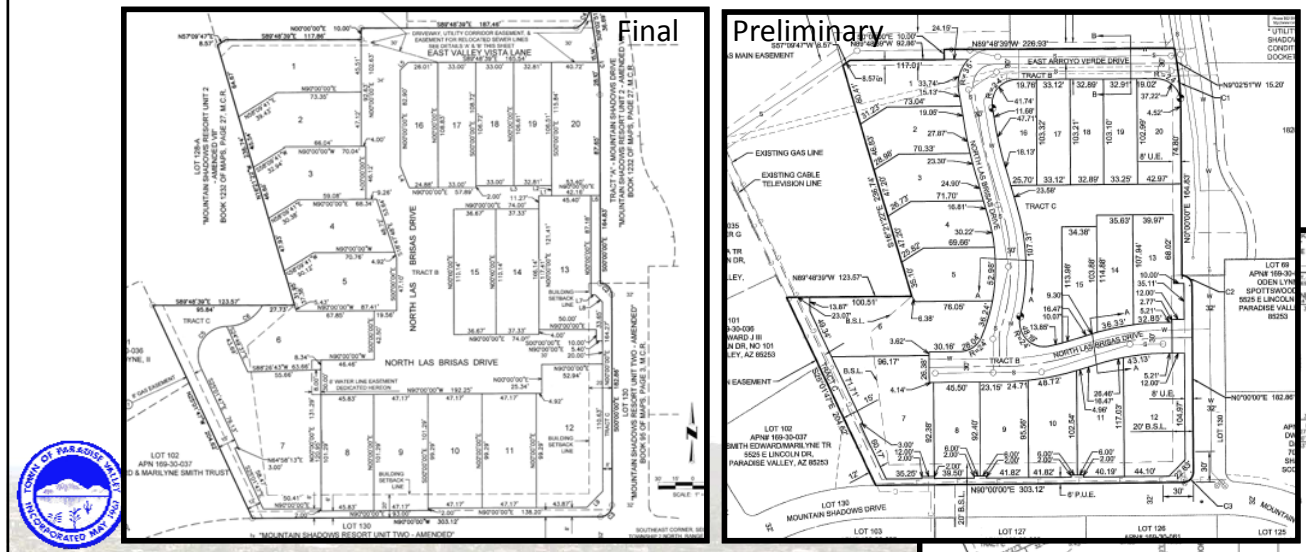
Commission Final Plat Recommendation

- July 21, 2015: Approval (6-1)
 - Get SW Gas correspondence
 - Update emergency access note
 - EPCOR clarification



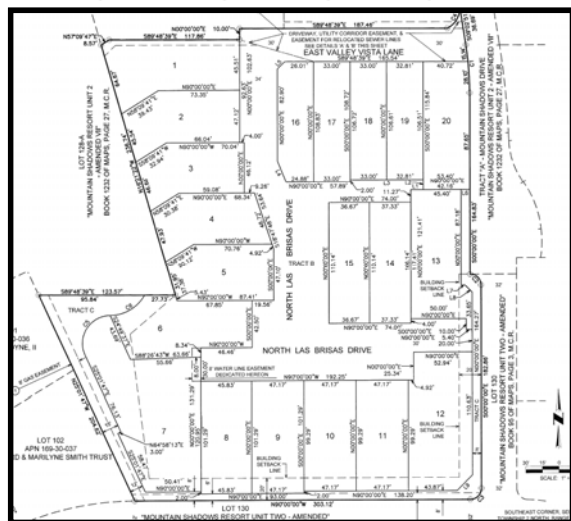
Final Plat to Pre-Plat Comparison

- Substantially compliant



Refinements

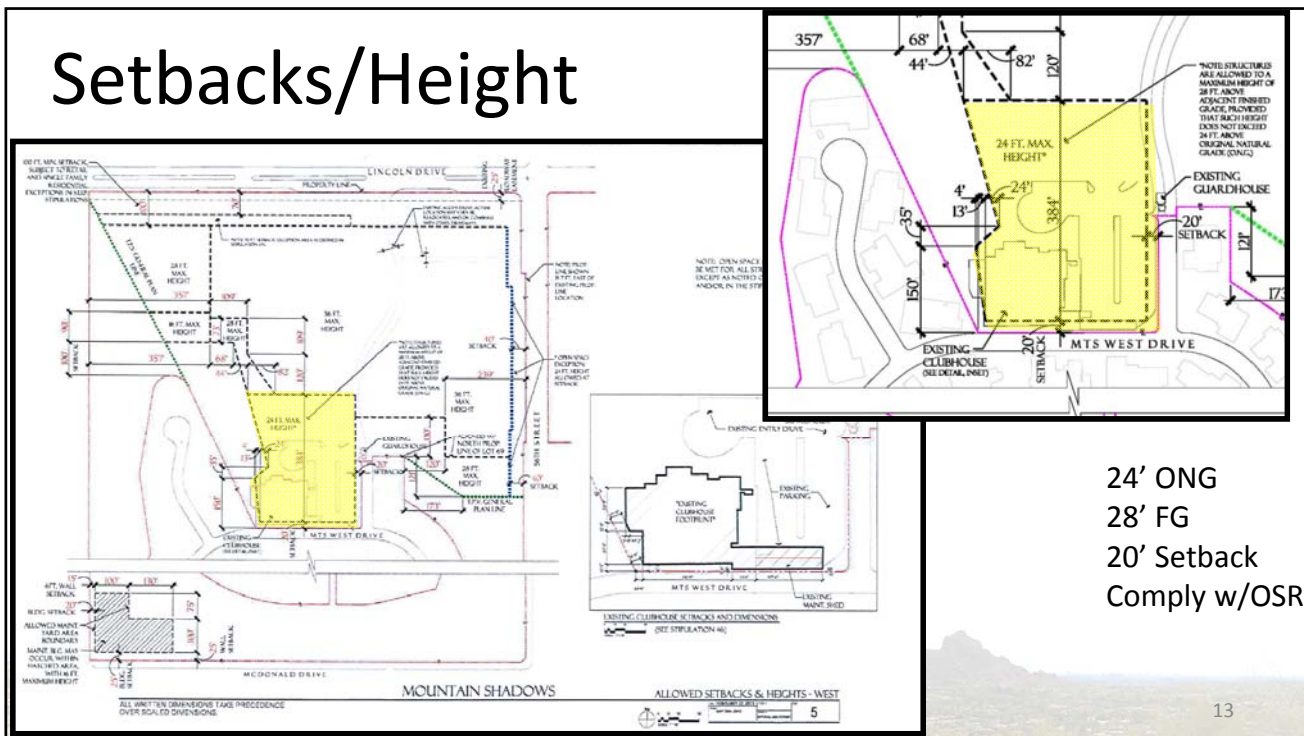
- Increased tract behind Lot 6 (50 sf to 1000 sf)
- Increased lineal length of 8' wide path (36 lf to 188 lf)
- Combined 2 internal tracts



Final Plat

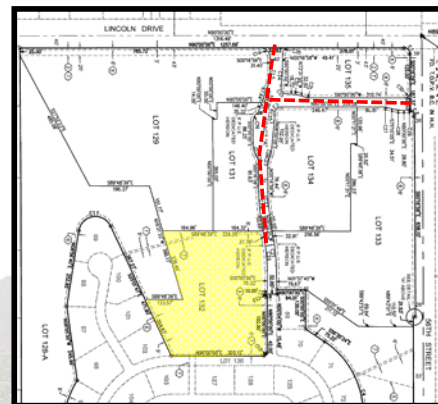
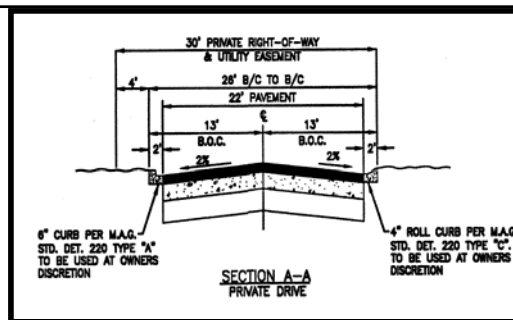


Setbacks/Height



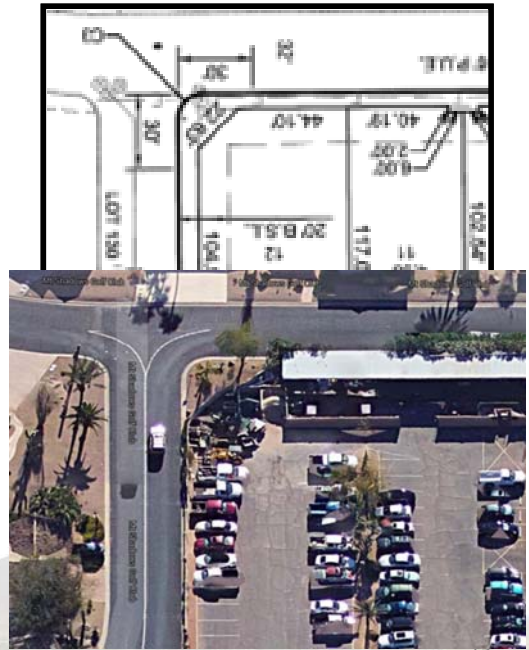
Roadways, Parking

- Plat will connect to public ROWs via Tract A
- Roadways comply w/min 30' ROW width/26' paving width
- Each lot will have at least two vehicle parking spaces in accordance with SUP



Corner Vision

- Typical corner vision standards do not apply
- Will provide 30' x 30' corner vision



Emergency Access

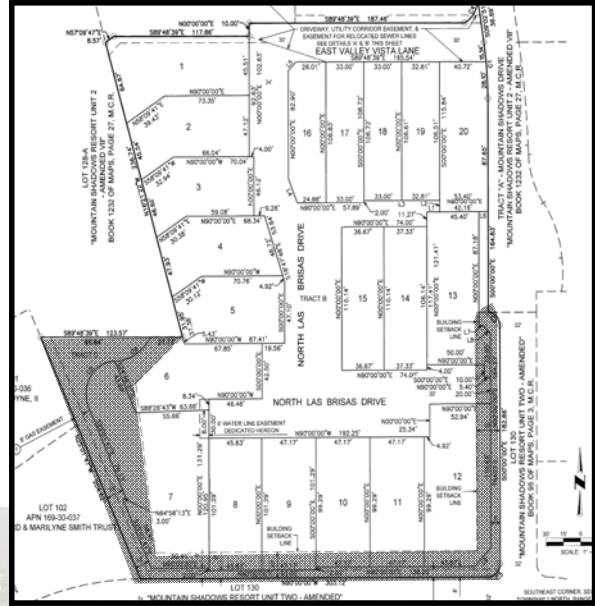
- Town Council approved pre-plat with emergency access
- Access via note on plat

9. THOSE PORTIONS OF TRACT B, AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



Size, Shape, Setbacks

- Typical requirements do not apply
- No minimum lot size, width or shape per SUP
- Plat complies with the 20' setback to Mt Shadows West ROW per SUP



Drainage and Fire Protection

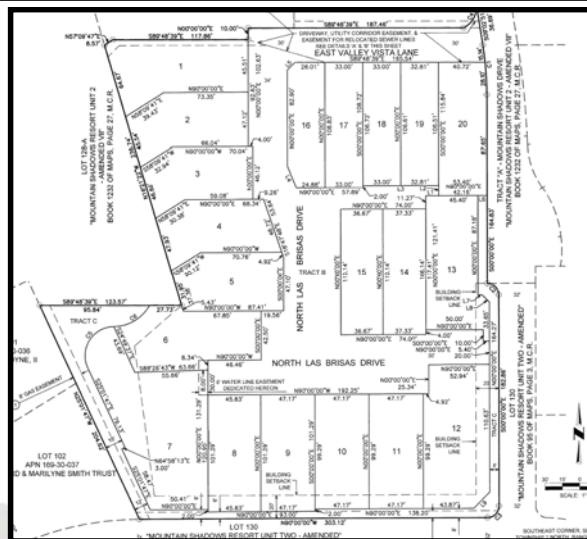
- Tracts will accommodate drainage/retention/utility easements
- 3 new hydrants
- Water pressure exceeds minimum Town 1,500 gpm standard



Utilities

iii. private easements for utilities shall be in such locations and of such widths as required by the utility providing the service (replaces Section 6-3-3 of the Town Code);

Provider	Will Serve	Easement Correspondence
Sewer	Yes	Not Applicable (private lines)
Water	Yes	Yes
Electric	Yes	Yes
Gas	Yes	Yes
Internet	Yes	Yes
Cable	Yes	Yes



Final Plat Public Comments



- 1,000' radius mailed notice
- No comments received



Approximate 1,000' radius

Commission Recommendation (Summary)

Approval, subject to 4 stipulations:

1. Subdivision shall be in substantial compliance with the Final Plat
2. Prior Final Plat recordation, provide copy of the CC&R's for review
3. Final subdivision improvements shall be in substantial compliance with improvement plans (e.g. sewer, water, grading).
 - Prior to plat recordation, Town receives all assurances necessary to guarantee completion of any improvements in the public right-of-way
 - Prior to the issuance of any building permit, Town Engineer shall approve final subdivision improvement plans
4. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars and plans in a pdf format.



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Commission Recommendation (Summary)

Stipulations Met:

5. **DONE.** Provide all remaining correspondence from the utility providers regarding acceptance of the utility easement locations.
6. **DONE.** Add word "only" to Note 9 on the plat to read, "Those portions of Tract B and Tract C which will be drivable surfaces to be utilized only by emergency vehicles shall be constructed with materials to be approved by the Fire Marshal."
7. **DONE.** Clarify with EPCOR statement , not guarantee the adequacy of its water capacity for fire protection



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Next Steps

- Council action September 24, 2015
- Comply with Final Plat Stipulations
- Construction permits



Questions?

