

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows II Preliminary Plat (PP 15-02)



Town Council
September 24, 2015

Request

Preliminary Plat for 8-lots and 1 tract
for Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

Subject Property



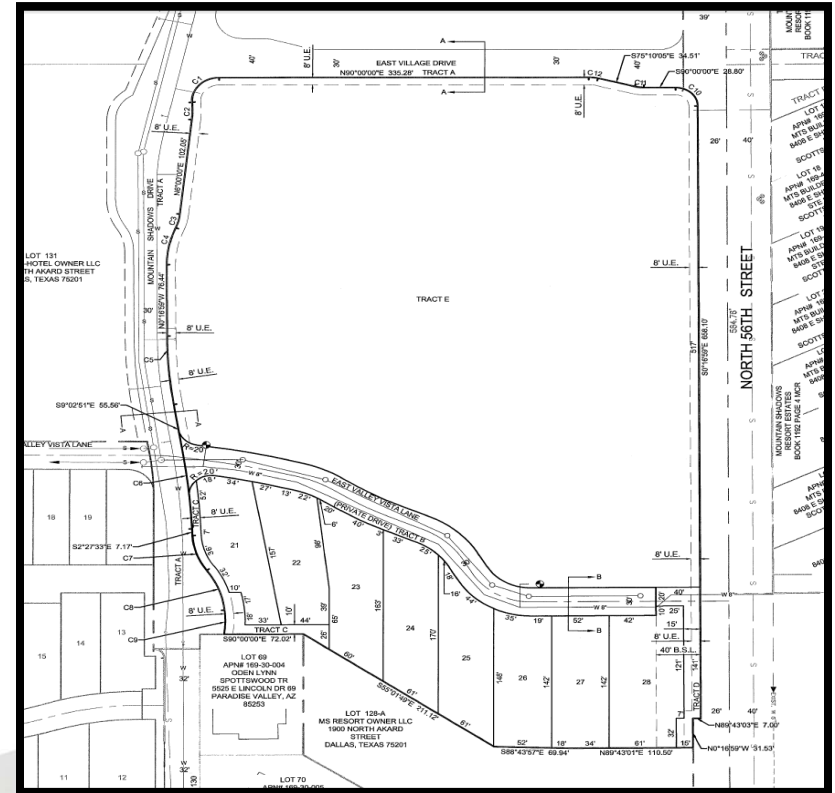
Requirements – Processing

- Plat held to SUP & DA standards
- 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 as in SUP/Rezoning



Council Study Session

- September 10, 2015
- Fire flow duration @ 2 hrs

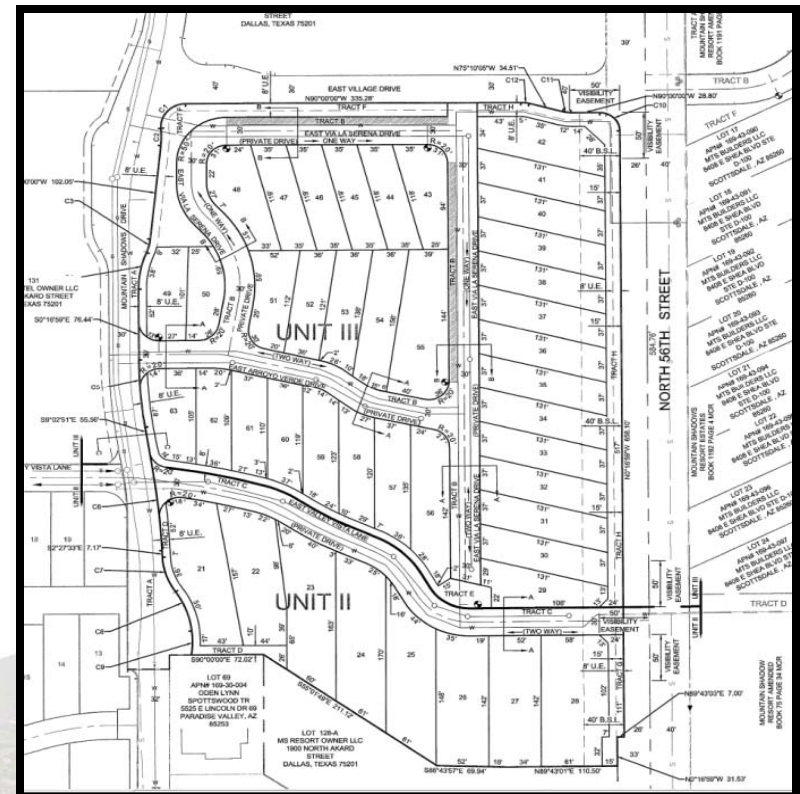


Preliminary Plat



Commission Pre-Plat Recommendation

- June 16, 2015: Approval (7-0)
 - 2 plat applications
 - Discussion points
 - Alignment with median onto 56th St
 - Control mechanism for gate onto 56th St
 - Circulation pattern
 - Drainage



Public Comments



- 1,000' radius mailed notice
- 2 MSW residents reviewed plat – no comment



Approximate 1,000' radius

Commission Recommendation (Summary)

Recommendation of approval, subject to 5 stipulations :

1. Final Plat be in substantial compliance with the Preliminary Plat
2. Final Plat shall include any and all necessary easements and/or tracts
 - For drainage consistent to overall grading/drainage plans, depicted prior to plat recordation
 - For utilities, with correspondence from said utility providers on final locations in process given to the Town prior to Planning Commission recommendation of the Final Plat
3. Prior Final Plat recordation, provide copy of the CC&R's for review



Recommendation (Summary)

4. 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 in public ROW
- Town Engineer shall approve final improvement plans prior to issuance of building permit for a residential unit

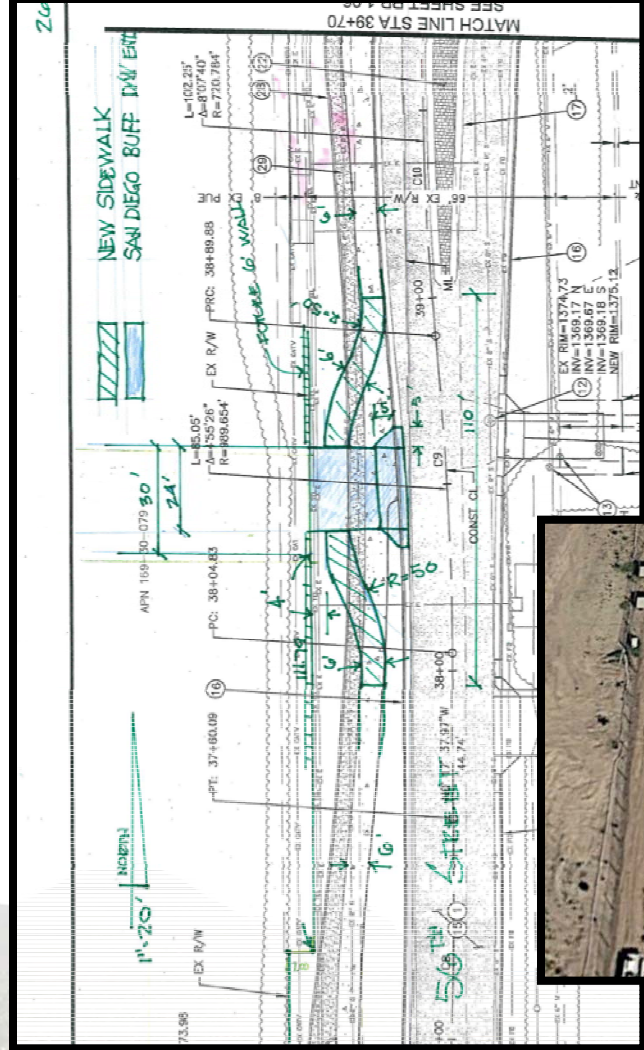
5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars and plans in a pdf format

~~6. PROVIDED. Demonstrate through graphics/visuals no conflict with exit onto 56th Street~~





56th St Graphic



Next Steps

- Applicant file final plat
- Commission/Council review of final plat



Questions?

Lincoln Drive

