

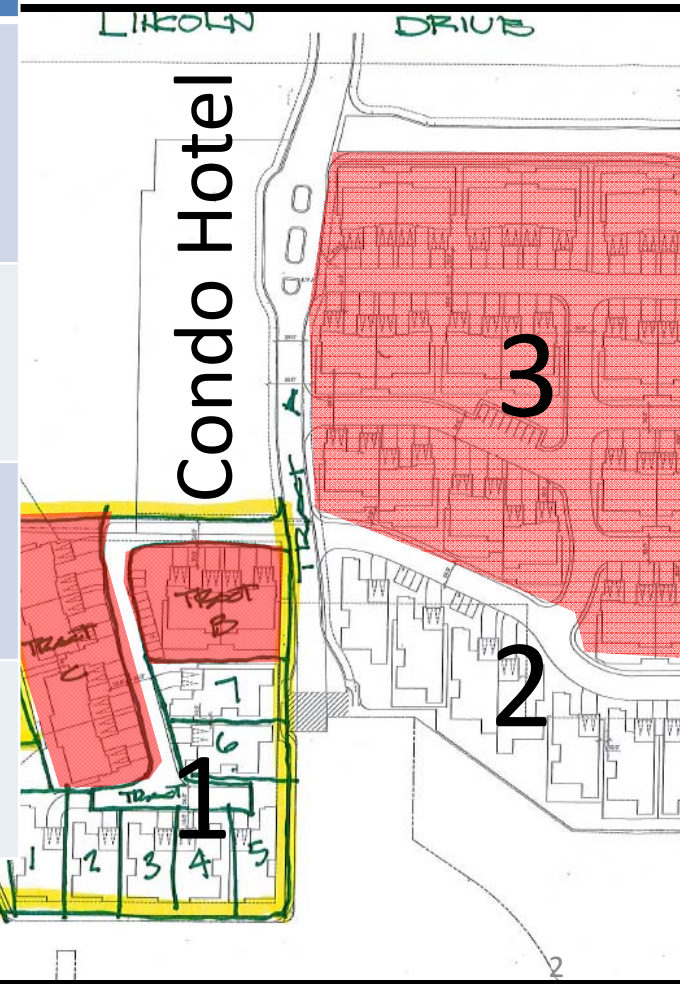
TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows II - Condominiums
Final Condominium Plat Map (FP 16-03)



Town Council
May 26, 2016

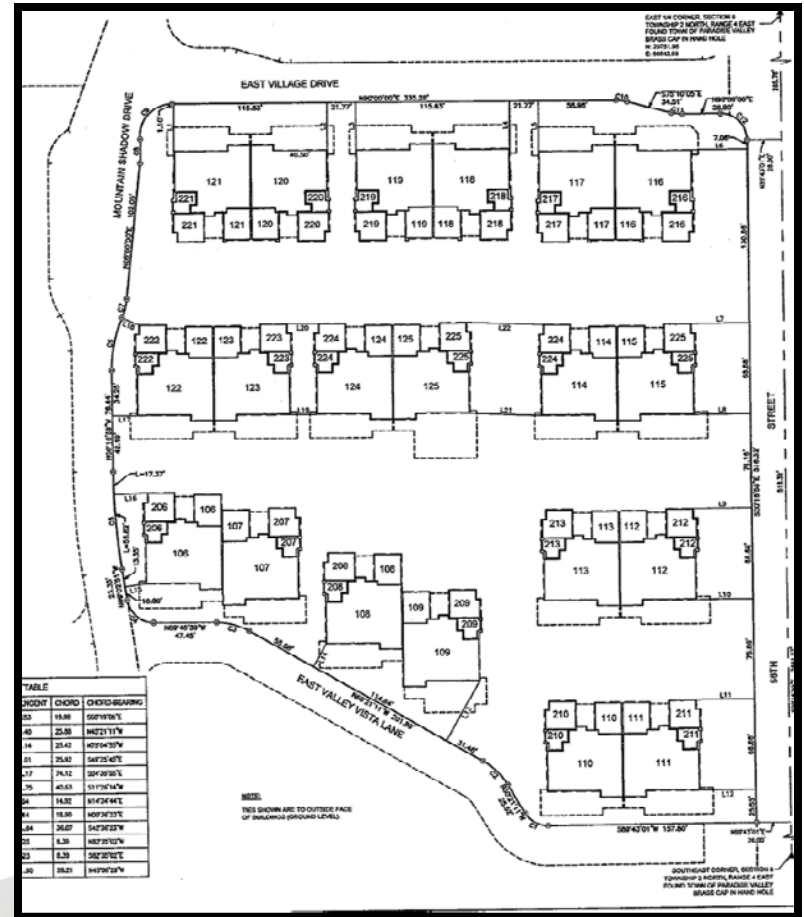
Phase	Request	Process
Phase 1	20 villas 20 villas 7 villas/2 tracts 12 condos 12 condos	Prelim Plat (4/7/15; 4/21/15; 5/14/15) Final Plat (7/21/15; 9/10/15; 9/24/15) Replat (2/16/16; 3/24/16) Prelim Condo Plat (1/19/16; 2/11/16) Final Condo Plat (5/17/16; 5/26/16)
Phase 2 ✓	8 villa lots 8 villa lots/Tract E 7 villa lots	Prelim Plat (6/16/15; 9/10/15; 9/24/15) Final Plat (10/20/15; 11/5/15; 11/19/15) Replat (2/16/16; 3/24/16)
Phase 3	8 villa lots/Tract E 40 condos 40 condos	Final Plat (10/20/15; 11/5/15; 11/19/15) Prelim Condo (10/20/15; 11/5/15; 11/19/15) Final Condo Plat (5/17/16; 5/26/16)
Condo Hotel ✓	Lot 131 44 condos/59 keys 42 condos/59 keys	Final Map (6/15/15) Prelim Condo (10/20/15; 11/5/15; 12/17/15) Final Condo Map (2/16/15; 3/24/16)



Overview (All)

Request

Final Condominium Plat Map for
40 condominium homes on Tract E
at Mountain Shadows Resort SUP



Commission Action

- Discussed at May 17, 2016 study session
- Recommended approval 5 to 0 on May 17, 2016
 - Removed a draft stipulation related to the Town review of the CC&Rs as this has already been completed
 - Added a new stipulation to be completed prior to recordation that would more clearly word the 100 Year Assured Water Supply note on the plat
 - Assured water note has been updated, new stipulation not included since the applicant made the correction



Vicinity Map

Subject Property



Requirements – Processing

- Map held to SUP & DA standards
- Administrative review/approval process
 - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
 - No legislative discretion as in SUP/Rezoning



SUP Background

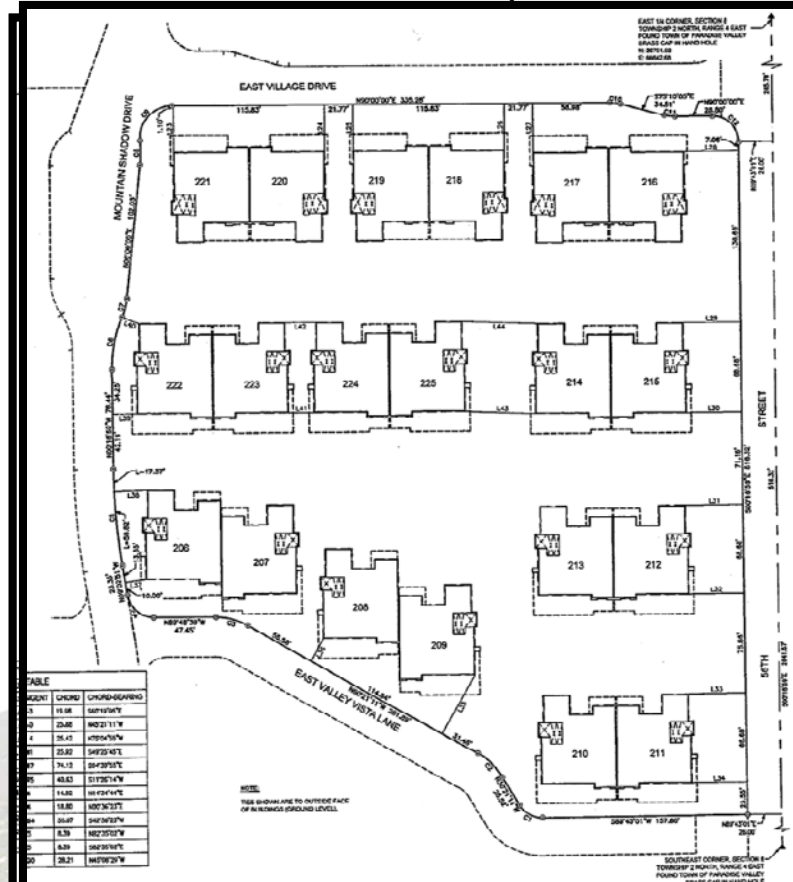
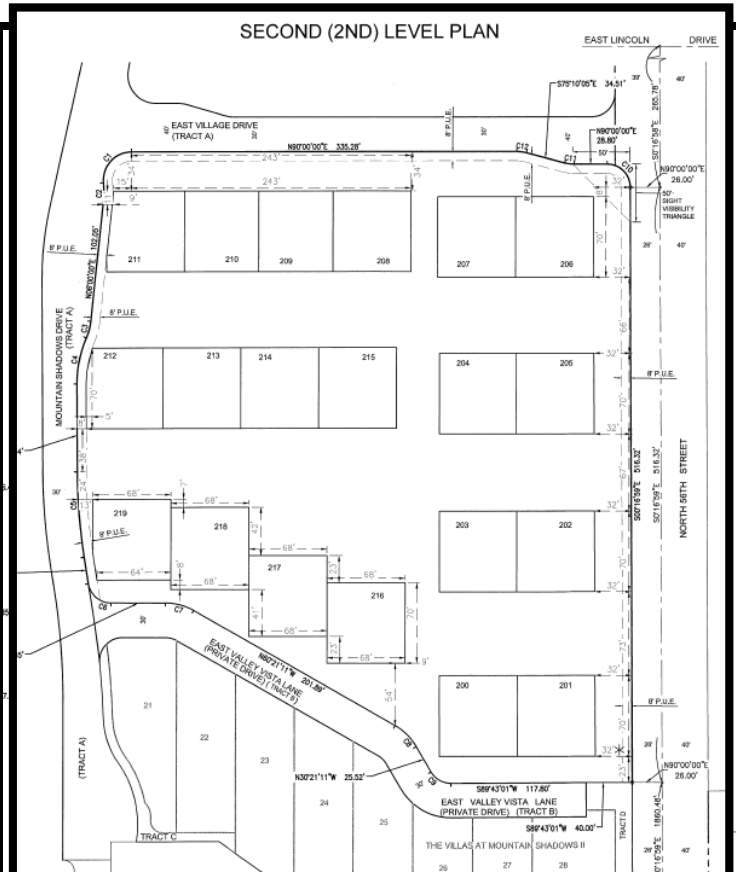
- 5.2 acres
- Zoned SUP-Resort
- SUP allows for condominiums
- SUP allows for 2 stories/28' for Resort Residential
- Max 300,000 FAR in Area B (Est. 290,000 sf all phases)



Comparison

Preliminary Condo Plat Map

Final Condo Plat Map



Illustrations



2,435 sf, 3,333 sf, 3,451 sf livable

Compliance Overview

- SUP allows for condos
- Roadways comply with 30' ROW & 26' pavement
- Plat shows the required 40' setback along 56th St
- Plat complies with drainage, utilities, and fire protection as reviewed with prior MSR plats
- Development meets SUP for parking, each unit has 2-car garage
- Homes will comply with the SUP height at 24'-28'



Public Comments



- 1,000' radius mailed notice
- No comments



Approximate 1,000' radius

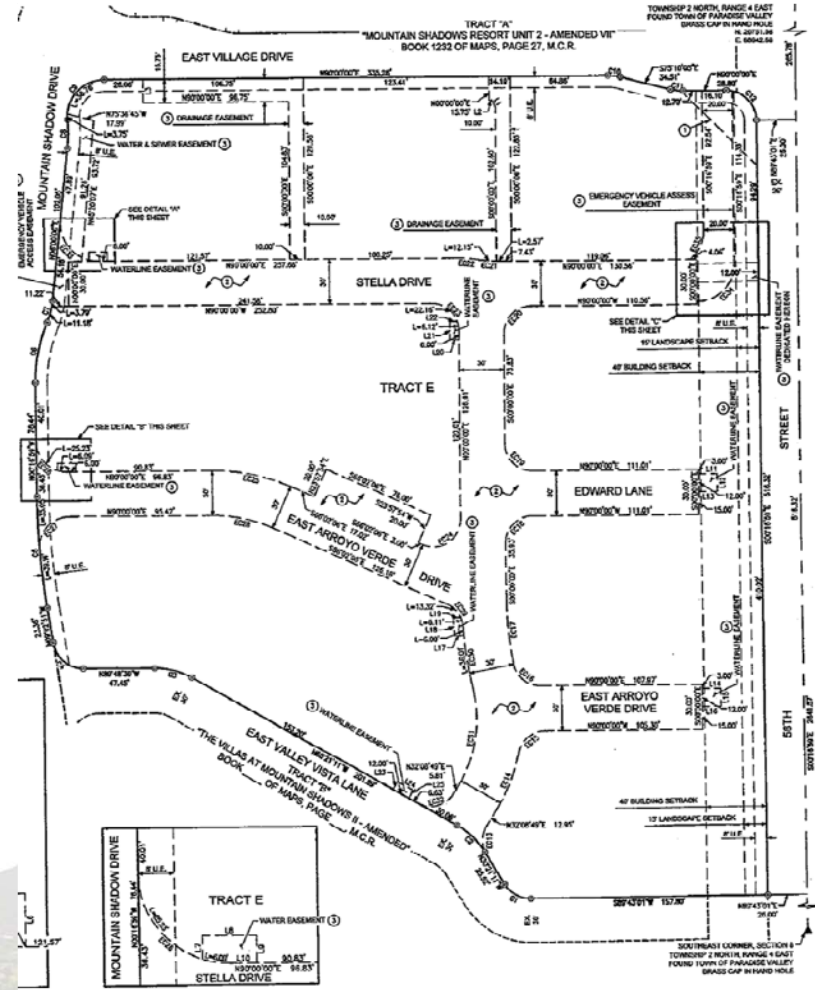
Recommendation (Summary)

1. Development shall be in substantial compliance with the Final Condo Plat Map
2. Final subdivision improvements shall be in substantial compliance with the approved improvement plans
3. Within 60 days of approval, the applicant shall submit to the Town mylars and plans in a pdf format



Next Steps

- If approved, construction permits



Questions?

Lincoln Drive

