

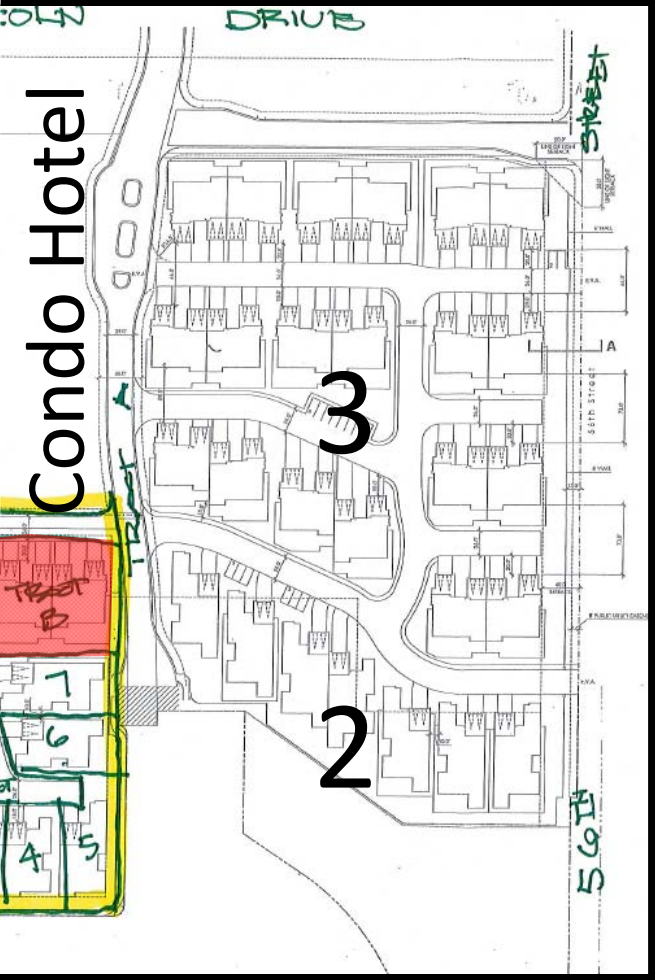
TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows – Amended - Condominiums
Preliminary Plat Map (PP 16-01)



Planning Commission
January 19, 2016

Approved	Request	Process
Phase 1: FP 20 villa home lots	7 villa home lots 12 condo homes	Replat (2/16 PC; 3/24 TC) Prelim Condo Map (1/19 PC; 2/11 TC) Final Condo Map (3/15? PC; 4/14 TC?)
Phase 2: FP 8 villa home lots	7 villa home lots	Replat (2/16 PC; 3/24 TC)
Phase 3: FP + PP 40 condo homes	40 condo homes	Final Condo Map (3/15? PC; 4/14 TC?)
Condo Hotel: PP	44 condo homes (59 keys)	Final Condo Map (2/16 PC; 3/24 TC)

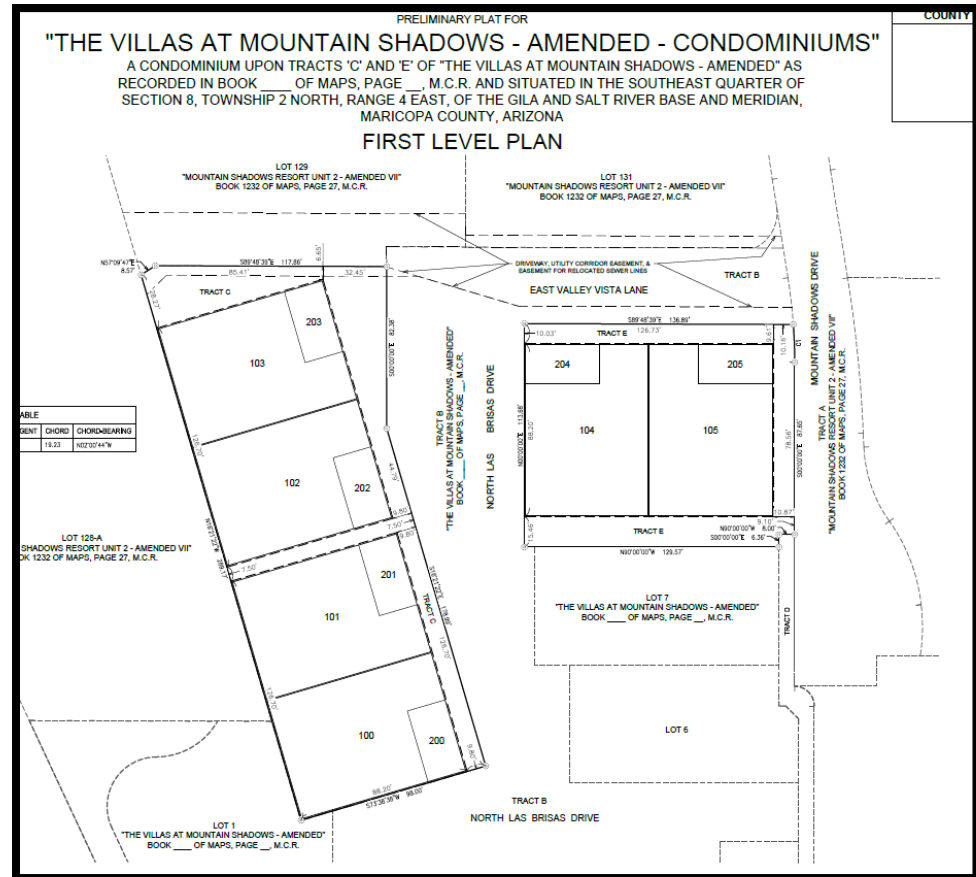


Overview (All)

Request

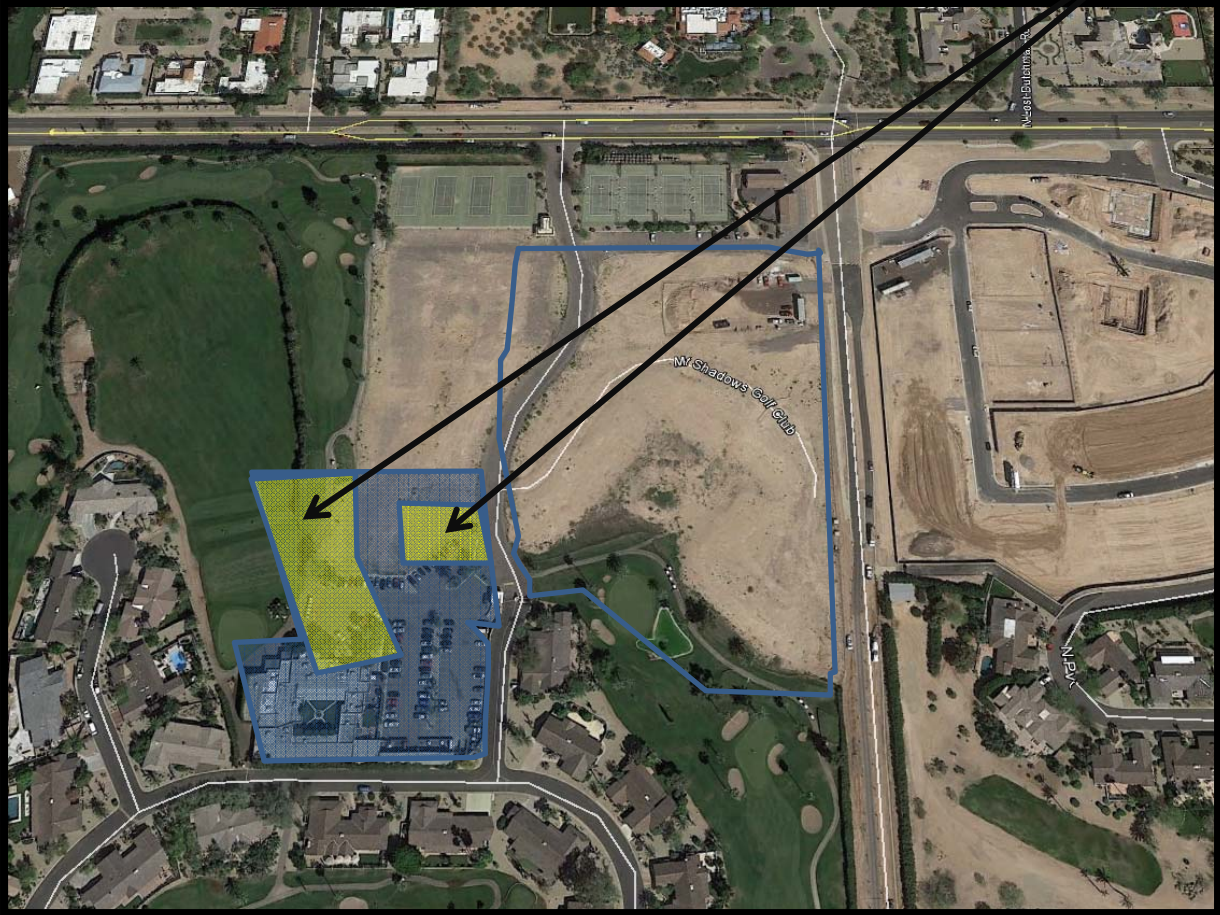
Preliminary Plat Map for
Resort Residential at
Mountain Shadows Resort SUP

12 condominium homes



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



SUP Background

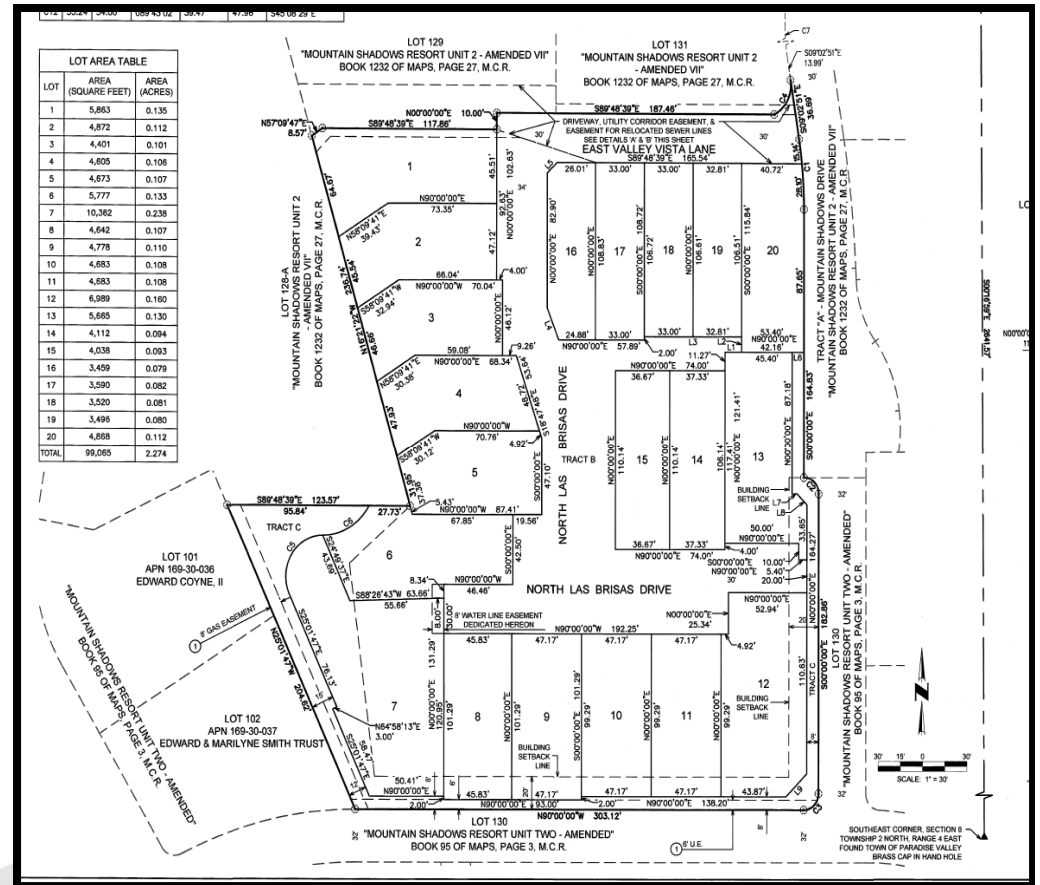
- 1.0 acre of the 3.2 acre final plat (Phase 1)
- Zoned SUP-Resort
- SUP allows for condominiums
- SUP allows for 2 story/24' height (ONG) 28' (AFG)
- Max 300,000 FAR in Area B (Est. 290,000 sf all phases)



Plat Background

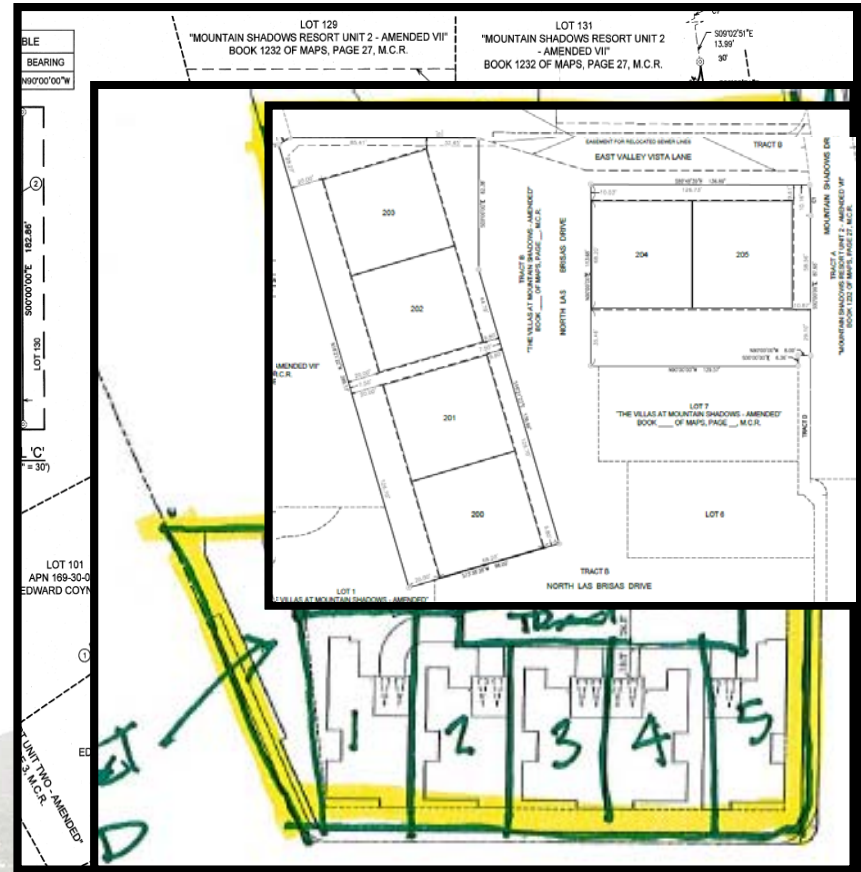
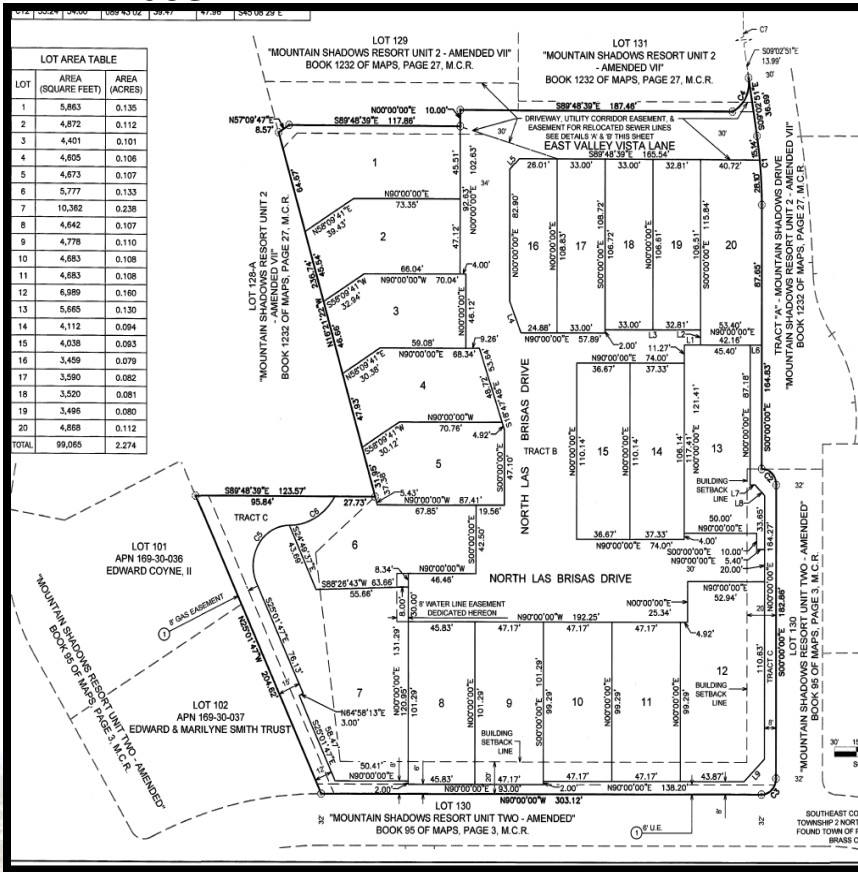
Phase 1

- 9-24-15: TC Approval FP
- 7-21-15: PC Rec FP
- 5-14-15: TC Approval PP
- 4-21-15: PC Rec PP



Comparison

Phase 1



Prior Discussion Points

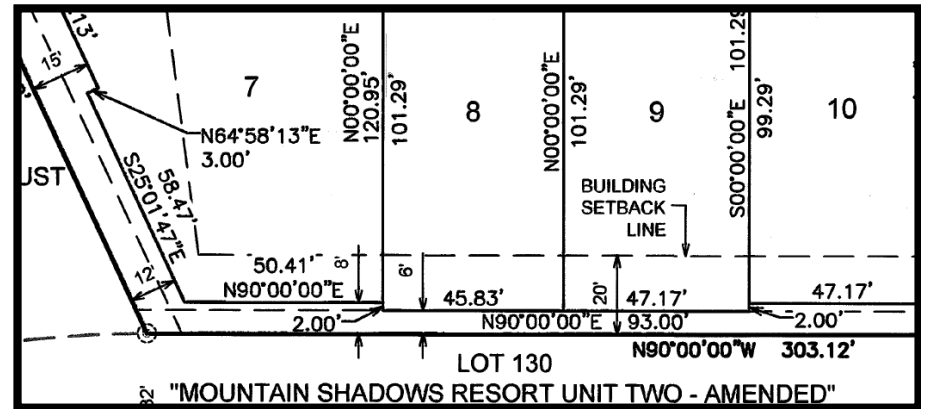
- Cart path location/width
- Inclusion of a corner vision
- Emergency vehicle access
- Update Cert of Assured Water Supply

100 YEAR ASSURED WATER SUPPLY

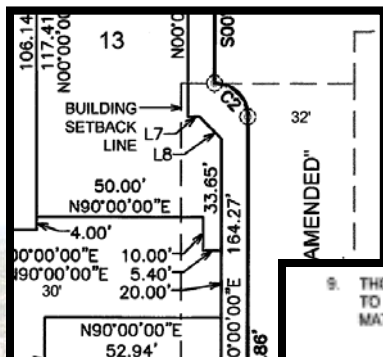
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER

27-700839.0000 DATED November 12, 2015.

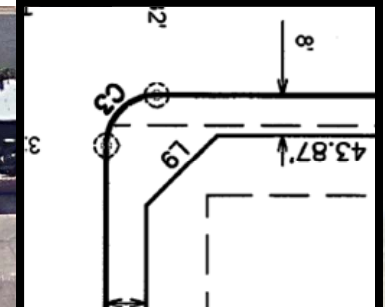
Supply for 280 homes in Area B, @ ~112



Path modified to vary 6'-8' in width

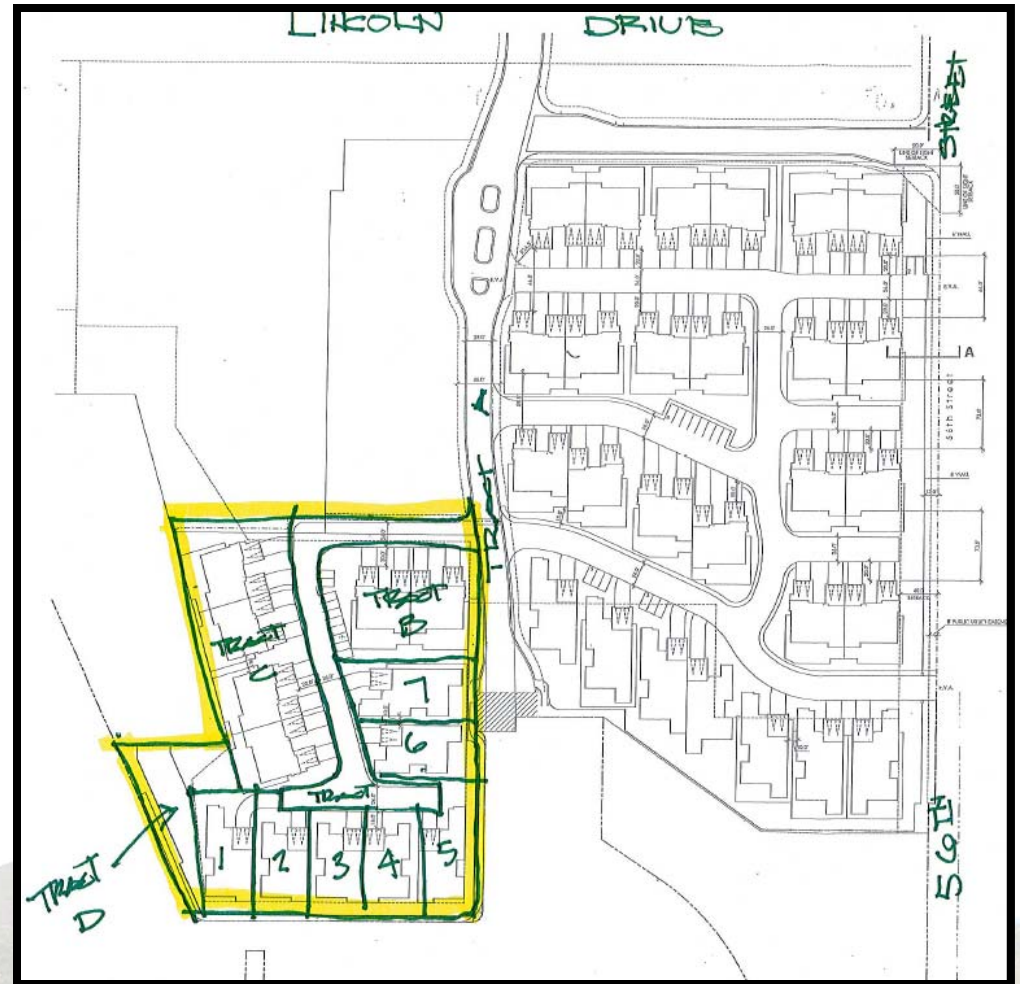


9. THOSE PORTIONS OF TRACT B, AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



Roadways

- Similar to approved final plat layout
- Access to Mtn Shadow Dr to Lincoln Dr/56th St
- ROW 30' in width or >
- Emergency access point near Lot 5



Other

- **Complies with required parking**
 - 2 minimum required per unit, proposed 2-car garages per unit
- **No on-site drainage required**
 - Handled off-site on SUP property and via internal roadway tract
- **Complies with all fire protection**
 - Flow > 1500 gpm
 - Hydrants w/in 400'
 - Building will have sprinklers



Final Plat Public Comments



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



Approximate 1,000' radius

Commission Recommendation (Summary)

Approval (5 to 0), subject to 5 stipulations:

1. Final Plat Map shall be in substantial compliance with the Preliminary Plat Map
2. Prior to 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 60 days of approval of the Final Plat, the applicant shall submit to the Town mylars and plans in a pdf format.
5. The Final Plat Map and/or declaration include all necessary easements



Next Steps

- Commission recommendation Replat
 - Feb 16, 2016
- Council consideration Replat
 - Mar 24, 2016 (tentative)
- Commission/Council consideration Final Plat Map
 - March to May 2016 (tentative)



Questions?

