

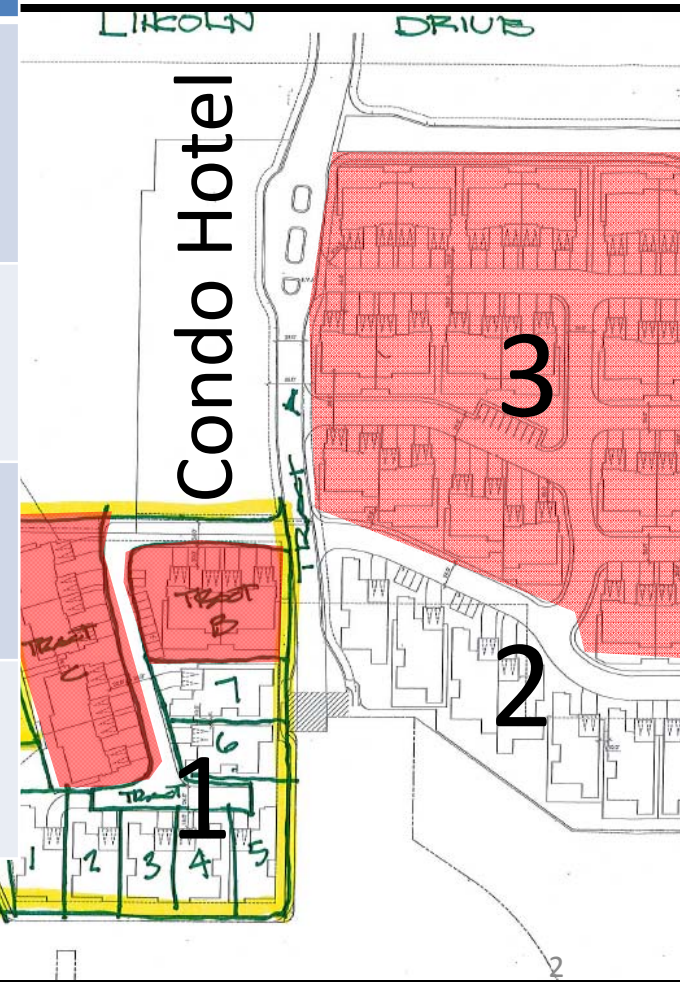
TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows – Amended - Condominiums
Final Condo Plat Map (FP 16-02)



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)

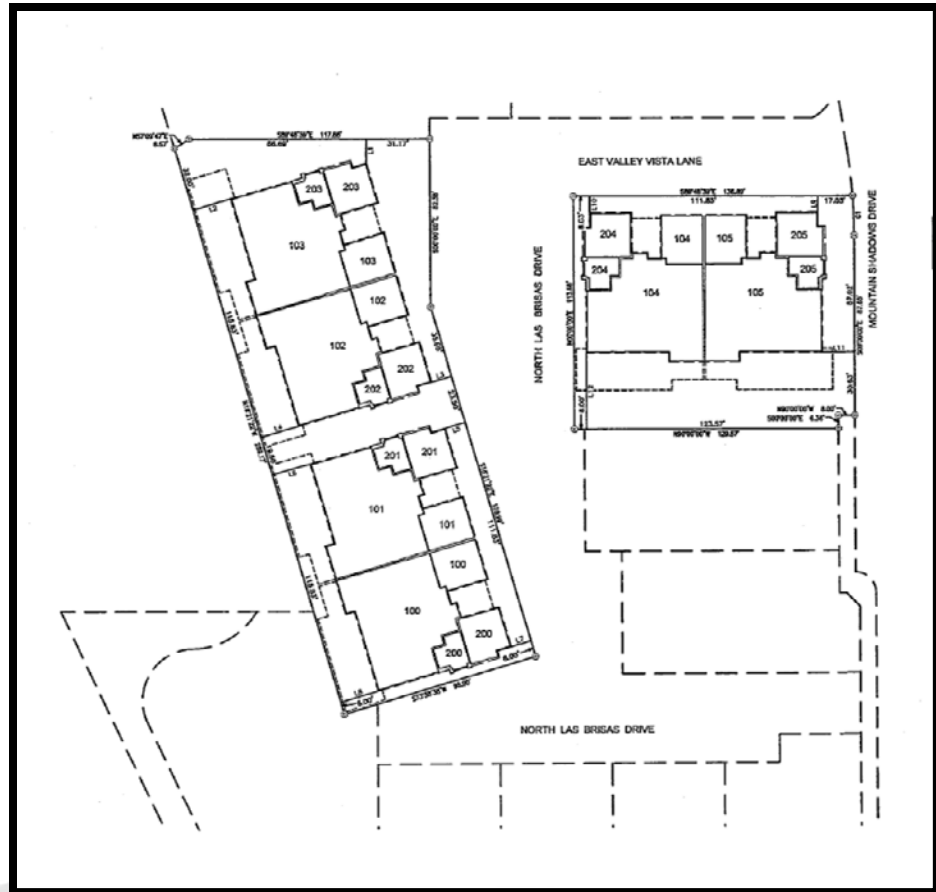


Overview (All)

Request

Final Plat Map for
Resort Residential at
Mountain Shadows Resort SUP

12 condominium homes



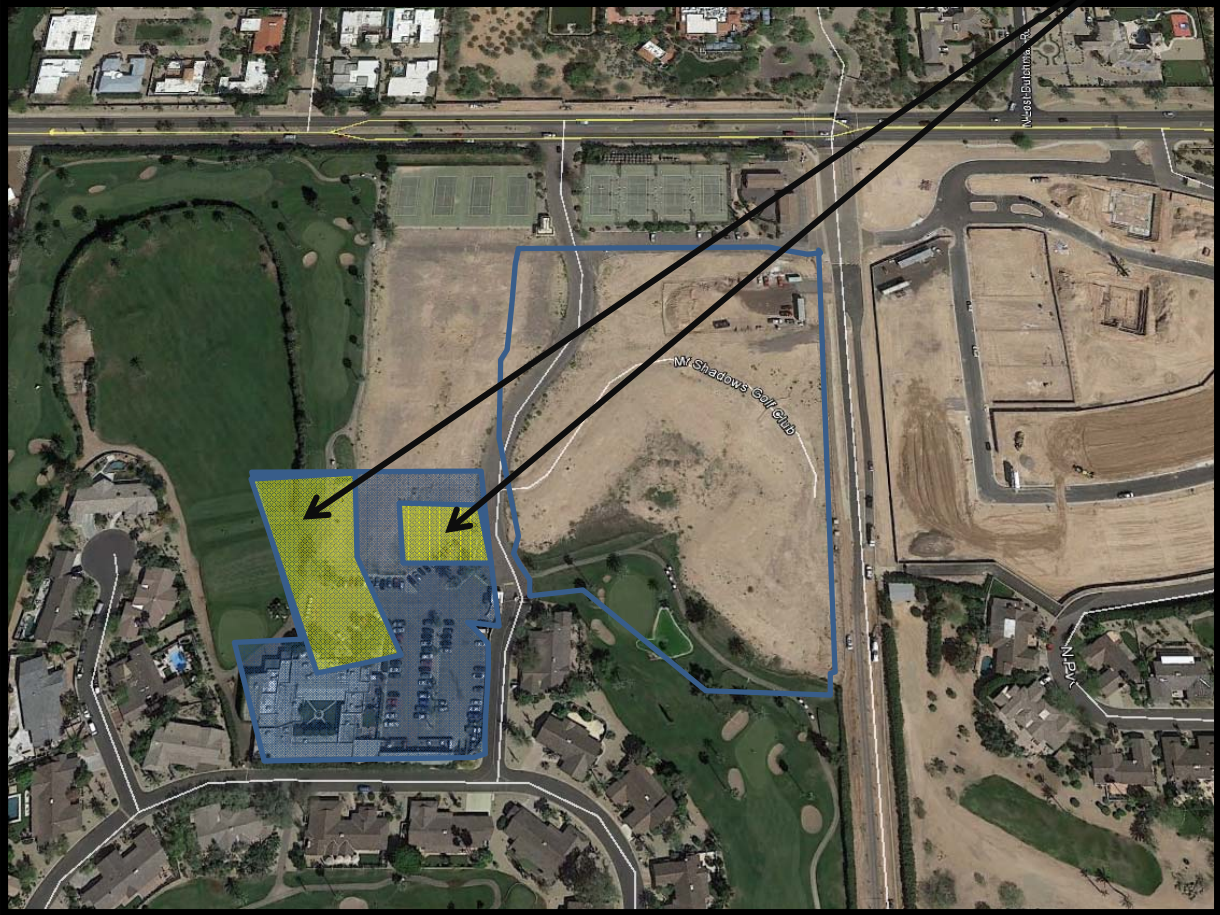
Commission Action

- 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

- Plat 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



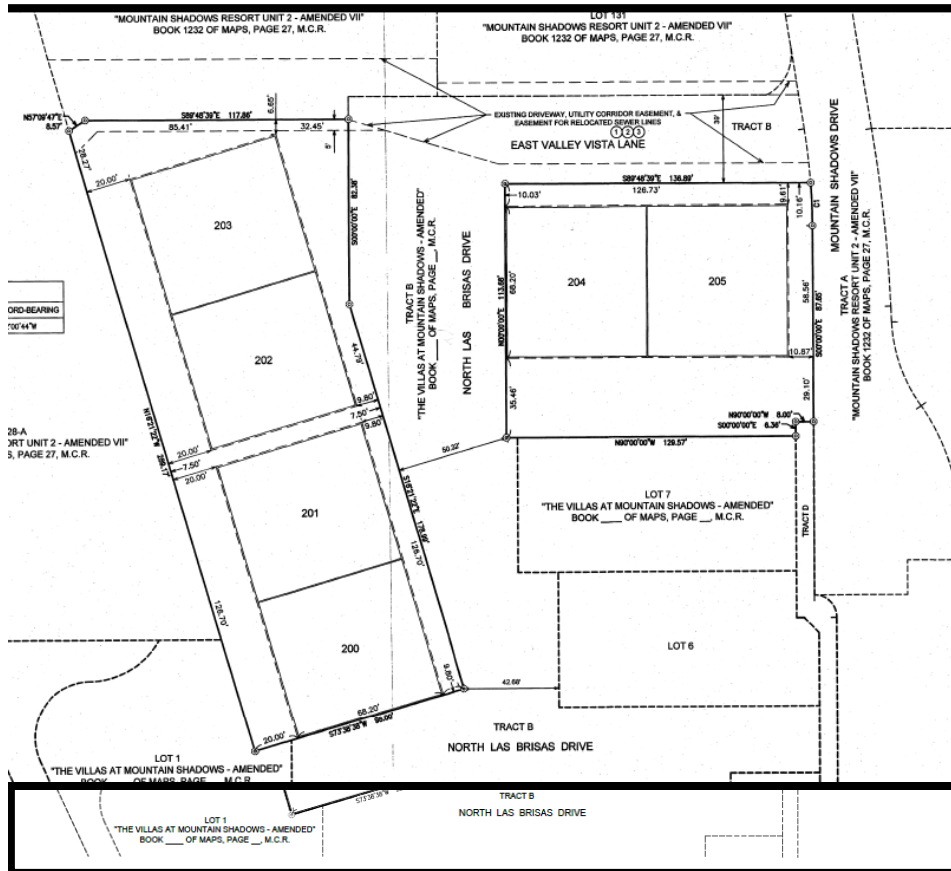
SUP Background

- 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)

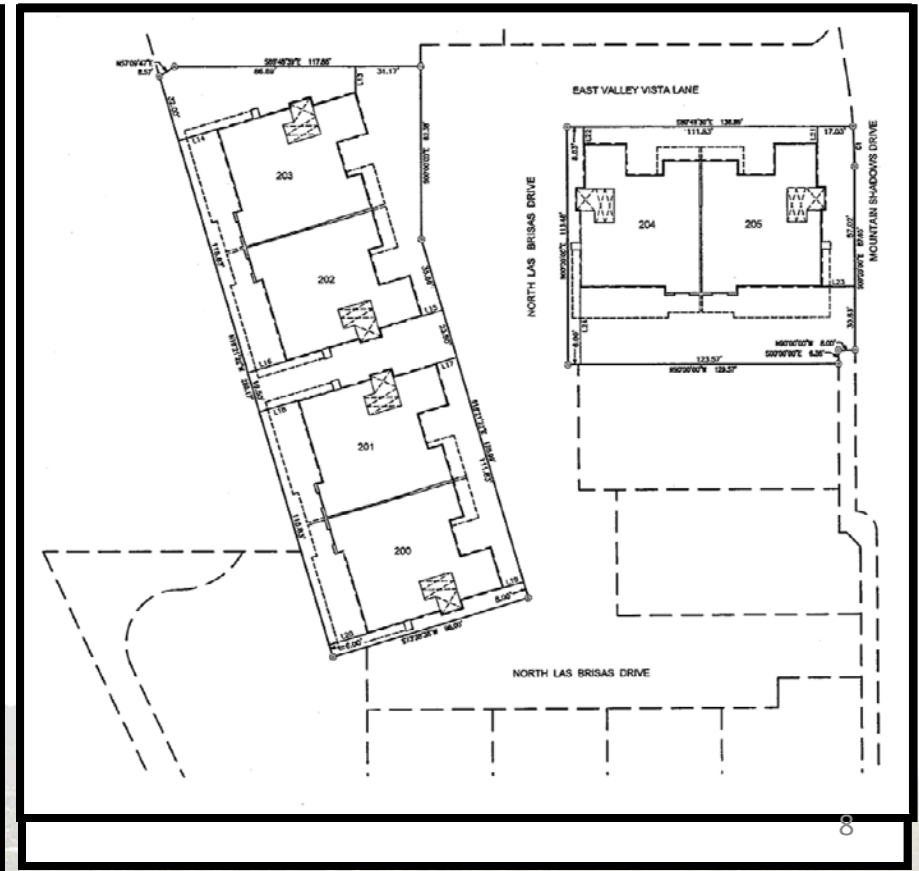


Comparison

Preliminary Condo Plat Map



Final Condo Plat Map



Illustrations



2,435 sf and 3,451 sf livable

Compliance Overview

- SUP allows for villas and condos
- Roadways were approved with final plat – complies with 30' ROW & 26' pavement
- SUP requires no so setbacks for condo tracts
- 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'

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?

