

TOWN OF PARADISE VALLEY

Mountain Shadows Resort – Condominium Hotel

Preliminary Map (PP 15-04)



Town Council
December 17, 2015

Request

Preliminary Condominium Map for
44 condominiums/59 Hotel keys on
Lot 131 at Mountain Shadows Resort SUP



Vicinity Map

Subject Property



Requirements – Processing

- Map 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

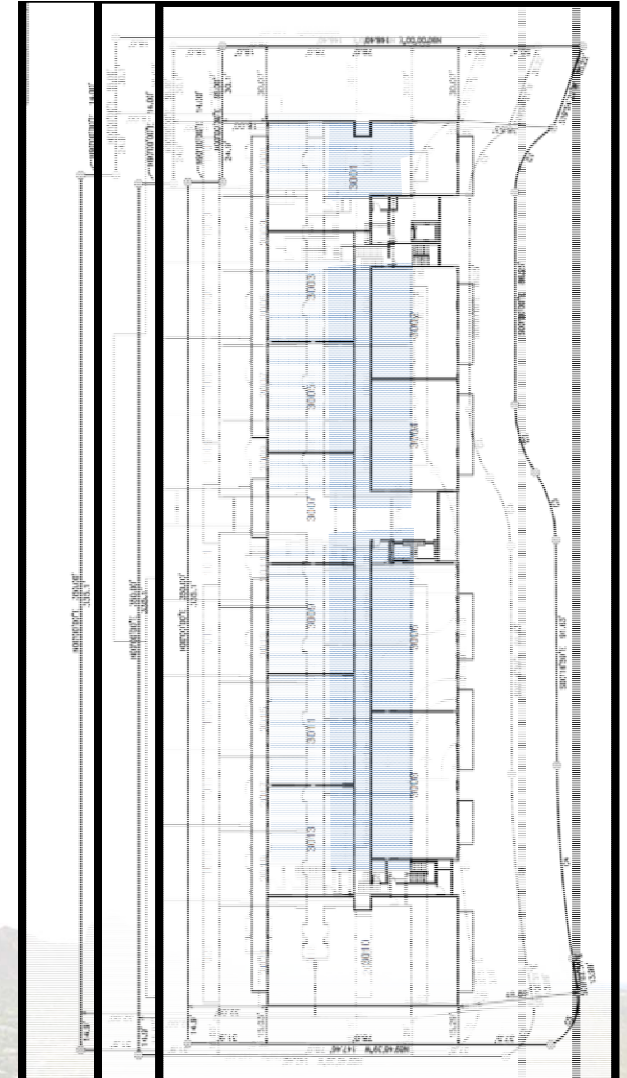


Prior Action/Discussion

- Council study session
Dec 3, 2015
- Preliminary Map
recommended by
Commission
Nov 17, 2015 (6 to 0)

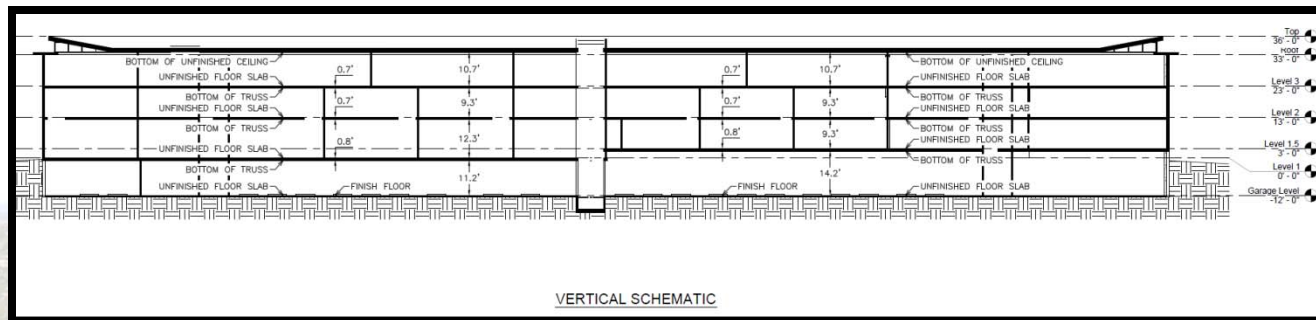


Preliminary Map



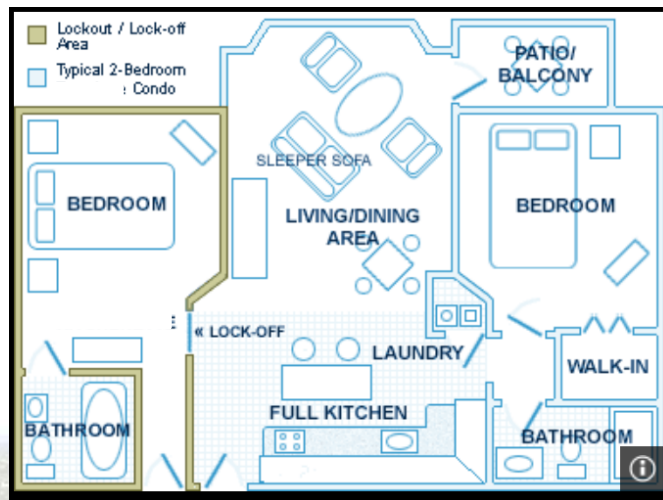
Background

- 1.3-acre site, zoned SUP-Resort
- SUP allows for condominiums
- SUP allows for 3 story/36' height w/ hotel keys
- Obtain preliminary and final map approval



Units

- 44 proposed condo units/59 potential hotel keys
 - 8 units 2-level
 - 15 units “lock-out”



Generic illustration of a lock-out

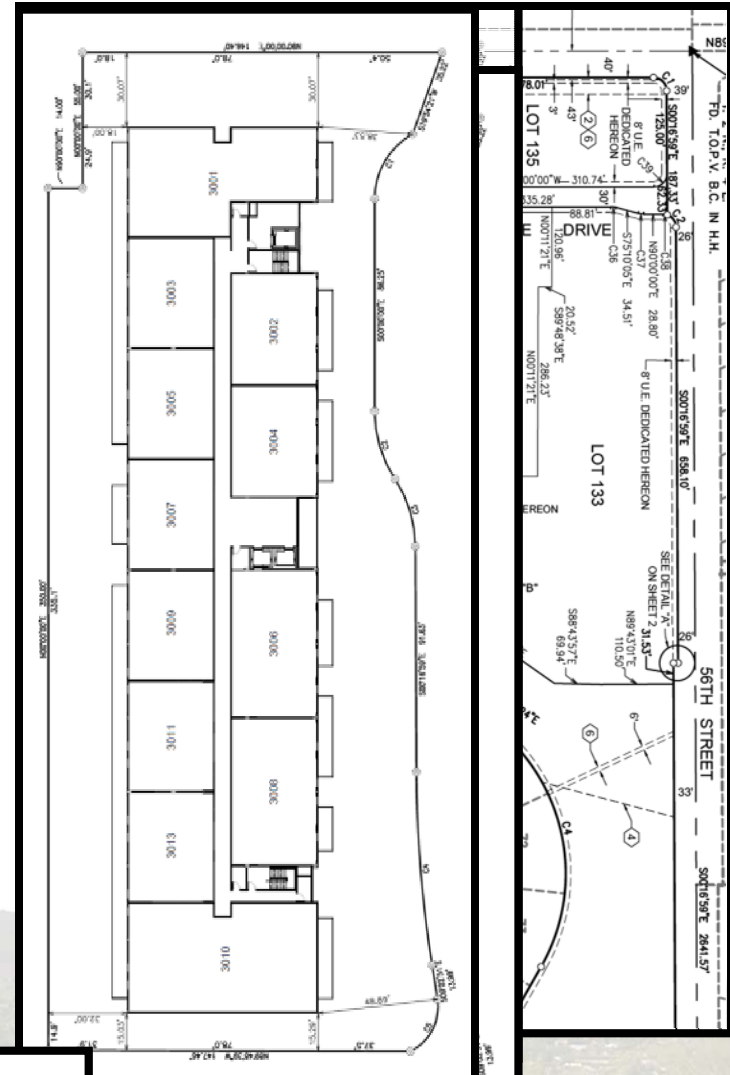


Valley Ho 2-Story Unit



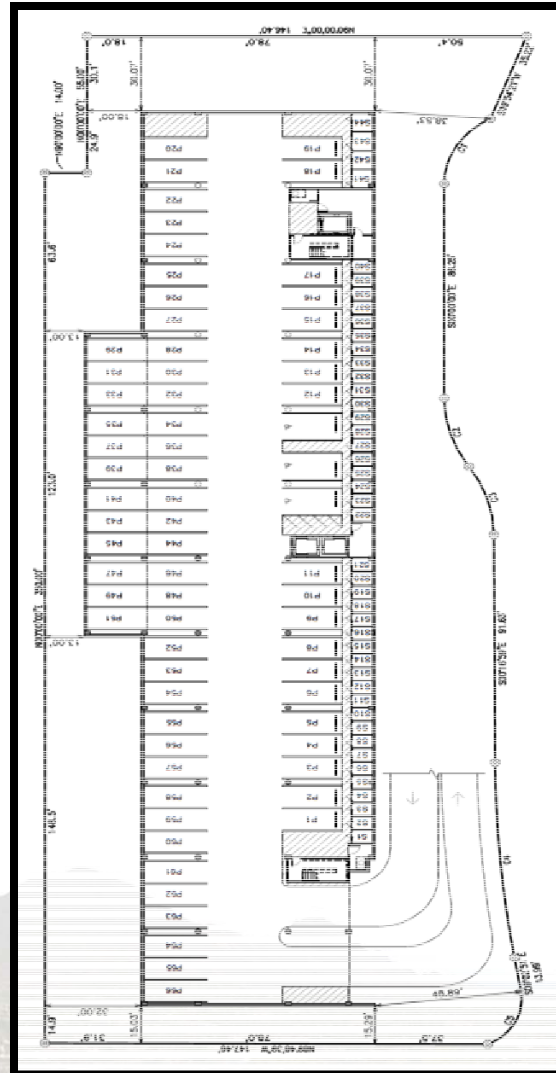
Preliminary Map

- Gives general description of unit boundaries
- Gives general description of common areas
 - Exclusive (patios, parking)
 - All units (streets)
- Get boundary refinement w/ Final Map



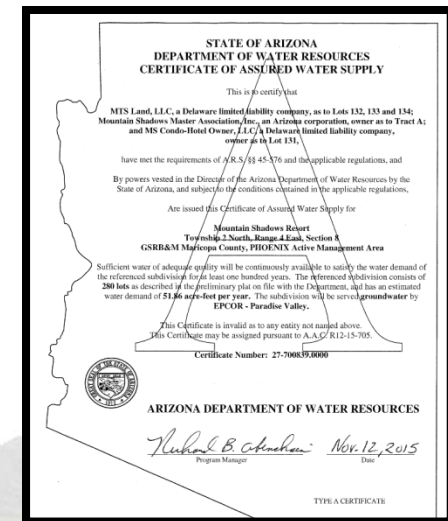
Streets, Parking

- Access to Mtn Shadow Drive
- Complies with parking std of 1.2/unit and 1/lock-out
 - 66 spaces for 45 unit (65 for 44 units)
 - 71 spaces provided
 - 12 tandem
 - 3 accessible
 - Valet
 - Underground, except 2 at ground level



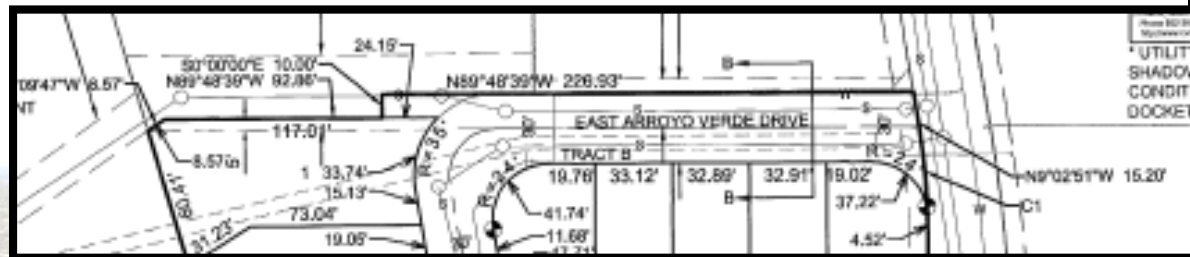
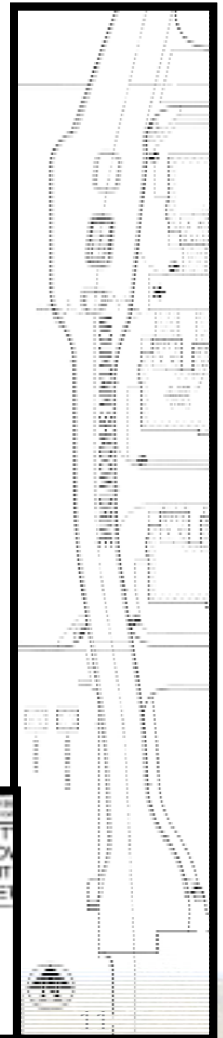
Drainage/Utilities

- No specific drainage facilities on-site, drainage is part of the overall study
- State granted Assured Water Certificate
- Will-serve correspondence received from utility providers
- 6' and 8' PUE along adjoining private roadways as approved per plat



Fire Protection

- Resort site complies with fire flow pressure
 - 1500 gpm standard
 - 2,064-2,124 gpm tested
- Building will have fire sprinklers
- Hydrants will exist within 400' on adjoining private roads



Recommended Stipulations (Summary)

1. Final Map be in substantial compliance with the Prelim Map
2. Prior Final Map recordation, provide the CC&R's for review
3. Final improvements
 - Shall be in substantial compliance with improvement plans (e.g. sewer, water, grading)
 - Prior to recordation of Map, 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



Recommendation (Summary)

4. Within 60 days of approval of the Final Map, the applicant shall submit to the Town mylars and plans in a pdf format

5. The Final Map and/or declaration shall include any and all necessary easements, including:
 - Easements for drainage
 - Easements for utilities
 - Easements for access, parking, refuse collection, etc.



Next Steps

- If approved, submit Final Map



Questions?

Subject Property

