



Legislation Details (With Text)

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Title: Discussion Regarding Amending Article 6-2 of the Town Code and §6-9-7 of the Town Code -
procedures for plats and lot splits
15 Minutes

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord 2018-02 Plat - Map and Lot Splits Procedures.pdf, 2. 030818 Preparing and Filing of Plat Maps.pdf

Date	Ver.	Action By	Action	Result
3/8/2018	1	Town Council	Received and Filed	

TO: Mayor Collins and Town Council Members

FROM: Kevin Burke, Town Manager
Andrew M. Miller, Town Attorney

DATE: March 8, 2018

DEPARTMENT: Town Attorney

AGENDA TITLE:

Discussion Regarding Amending Article 6-2 of the Town Code and §6-9-7 of the Town Code -
procedures for plats and lot splits

Town Value(s):

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics/creating a brand
- Preserving natural open space

The Town of Paradise Valley makes every effort to enhance the community's unique character for its residents and people from around the world.

Council Goals or Statutory Requirements:

RECOMMENDATION:

Receive information on amending Article 6-2 of the Town Code and §6-9-7 - modifying the procedures for plats and lot splits

SUMMARY STATEMENT:

During the Town Council's governance discussions it was suggested that the procedures for processing lot splits be modified such that lot splits would not be treated the same as plats; and specifically, if the lot split application was approved by a unanimous vote of the Planning Commission the lot split would not require Council approval. The attached draft Ordinance #2108-02 makes this change, particularly by changing §6-9-7 of the Town Code.

While looking at the changes to the Town Code needed to effectuate this new lot split approval procedure the Town staff noted that the plat and map approval process used for the Mountain Shadows and Five Star/Ritz Carlton plats and maps (as provided for in the development agreements for each of these special use permit properties) worked well and efficiently. Staff would therefore recommend that the procedures for the approval of plats and maps be modified to be consistent with the more streamlined procedure used for the Mountain Shadows and Five Star/Ritz Carlton projects.

The basic change to the plat and map approval process is that instead of requiring that both the preliminary plat/map and final plat/map for all subdivisions be approved by both the Planning Commission and the Town Council, the procedure would be for the preliminary plat/map to be approved by the Planning Commission and the final plat be approved by the Council. The only time that Commission approval of a final plat/map would still be required is if the final plat/map submitted by the subdivider does not meet all of the stipulations of approval of the preliminary plat/map or has substantial differences from the preliminary plat. The final approval of final plats/maps will still reside with the Council.

Staff requests Council feedback on these recommended changes in the Town Code.

BUDGETARY IMPACT:

None.

ATTACHMENT(S):

A - Draft Ordinance No. 2018-02