



Legislation Text

File #: 16-082, **Version:** 1

TO: Mayor Collins and Town Council

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: March 24, 2016

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Approval of "The Villas at Mountain Shadows II - Amended" Re-Plat (RP 16-02)
Southwest Corner Lincoln Drive and 56th Street (Portion Assessor No. 169-30-103)

Agenda Item Relates to Mission/Vision:

- Enhance the community's unique character.

Strategic Initiative:

- Diligently preserve the special character of Paradise Valley by enforcing the land use policies identified in the Town's General Plan, Town Code, and SUP agreements.

Council Goals or Other Policies / Statutory Requirements:

- *General Plan Goal, DA 2.2.1*, "To support limited, targeted and context-appropriate development and redevelopment within Development Areas through orderly and well-planned development that provides for the needs of existing and future residents, and makes efficient use of land and infrastructure."
- *General Plan Goal, CC&H 3.2.1*, "Maintain the Town's primarily owner-occupied low-density residential character while allowing less than one acre per residence housing only on Special Use Permit resort properties."
- *Mayor and Town Council Goals 2015-2016*. "Support resort industry and manage its development such that it maintains the Paradise Valley quality of life and financial health."

RECOMMENDATION:

Approve the Re-Plat of the Final Plat "The Villas at Mountain Shadows II - Amended" (RP 16-02), subject to the stipulations in the Action Report.

Stipulations:

1. This subdivision shall be in substantial compliance with the re-plat, "The Villas at Mountain Shadows II - Amended", Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated March 14, 2016.
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

BACKGROUND

Refer to the action report for this application under Study Session Items of the March 24, 2016 Town Council agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

Article 3.C.3(c)ii of the Development Agreement for the subject property requires the Town Council act on the application within 40 days of the recommendation by the Planning Commission. The 40-day deadline ends March 27, 2016.

ATTACHMENTS

Refer to the action report for this application under Study Session Items of the March 24, 2016 Town Council agenda for all attachments.

C: - Applicant
 - Case File: (RP 16-02)