



Legislation Details (With Text)

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File created:	1/28/2016	In control:		Town Council	
On agenda:	2/11/2016	Final action:		2/11/2016	
Title:	Consideration of "The Villas at Mountain Shadows - Amended - Condominiums" Preliminary Condominium Plat Map				
Sponsors:					
Indexes:	Mountain Shadows Resort				
Code sections:					
Attachments:	1. 1 Presentation, 2. 2 Vicinity Map Aerial GP Zoning, 3. 3 Application Narrative, 4. 4 Recommended Stipulations, 5. 5 Prior Minutes, 6. 6 Utility Correspondence, 7. 7 Noticing Material, 8. 8 Approved Final Plat, 9. 9 Re_Plat Illustration, 10. 10 Proposed Preliminary Condo Plat Map				

Date	Ver.	Action By	Action	Result
2/11/2016	1	Town Council		

TO: Mayor Collins and Town Council

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

DATE: February 11, 2016

CONTACT:
Paul Michaud, 480-348-3574

AGENDA TITLE:
Recommendation of "The Villas at Mountain Shadows - Amended - Condominiums"
Preliminary Condominium Plat Map (PP 16-01)
Southwest Corner Lincoln Drive and 56th Street (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:

Recommendation that the Town Council approve the Preliminary Plat Map, “The Villas at Mountain Shadows - Amended - Condominiums” (PP 16-01), subject to the stipulations in the Action Report.

STIPULATIONS

1. The Final Plat Map shall be in substantial compliance with the Preliminary Plat Map, “The Villas at Mountain Shadows - Amended - Condominiums,” Sheets 1-5, prepared by Coe & Van Loo Consultants, Inc. dated February 3, 2016.
2. Prior to recordation of the Final Plat Map, the applicant shall provide to the Town Attorney a copy of the CC&R’s, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final improvements shall be in substantial compliance with 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 Final Map, 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 improvement plans prior to the issuance of any building permit for a residential unit in said Final Plat Map.
4. Within 60 days of approval of the Final Map, 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.
5. The Final Plat Map and/or declaration shall include any and all necessary easements, including:
 - a. Easements for drainage that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site west of 56th Street, which shall be depicted on the Final Map prior to recordation of said plat,
 - b. Easements for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers given to the Town prior to Town Council approval of the Final Plat Map, and
 - c. Easements for access, parking, refuse collection, and other similar easements.

BACKGROUND

Refer to the action report for the Preliminary Plat Map (PP 16-01) of “The Villas at Mountain Shadows - Amended - Condominiums” under Study Session Items of the February 11, 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 February 28, 2016.

ATTACHMENTS

Refer to the action report for the Preliminary Plat Map (PP 16-01) of “The Villas at Mountain Shadows - Amended - Condominiums” under Study Session Items of the February 11, 2016 Town Council agenda for all attachments.

C: - Applicant
 - Case File: (PP 16-01)