



Legislation Details (With Text)

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Title: Discussion of "The Villas at Mountain Shadows II - Condominiums"
Final Condominium Plat Map (FP 16-03)
SWC Lincoln Dr & 56th St

Sponsors:

Indexes: Ritz Carlton Paradise Valley

Code sections:

Attachments: 1. 1 Vicinity, Aerial, Gp, Zoning, 2. 2 Application, 3. 3 Prior Minutes, 4. 4 Certificate of Assured Water Supply, 5. 5 Noticing Material, 6. 6 Illustrations, 7. 7 Approved Final Plat and Preliminary Condo Plat, 8. 8 Proposed Final Condo Plat Map, 9. Action Report (MSR II 051716) WS

Date	Ver.	Action By	Action	Result
5/17/2016	1	Planning Commission	No Reportable Action	

TO: Chair and Planning Commission

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

DATE: May 17, 2016

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Discussion of "The Villas at Mountain Shadows II - Condominiums"
Final Condominium Plat Map (FP 16-03)
Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-141)

BACKGROUND

Request:

TNHC Mountain Shadows, L.L.C. is requesting approval of the final condominium plat map application for the "The Villas at Mountain Shadows II - Condominiums." This plat map consists of a total of 40 condominiums located on approximately 5.17 acres near the southwest corner of Lincoln Drive and 56th Street. These condominiums will be in several separate two-story structures on Tract E of the approved Final Plat of "The Villas at Mountain Shadows II." This is the last platting step for this phase. Development will be pursuant to the approved Special Use Permit - Resort zoning on the subject property for resort residential development.

Prior Action - Plat Background:

The preliminary condominium plat map for the requested 40 condominiums and the final plat that created Tract E to allow for the condominiums were both unanimously approved by the Town Council on November 19, 2015 and unanimously recommended for approval by the Planning Commission on October 20, 2015.

For further information, the prior minutes are attached to this report.

Plat/Map Conformance:

The proposed plat map is in conformance with the approved Preliminary Plat Map, Special Use Permit (SUP) for Area B, and the Development Agreement for Mountain Shadows Resort.

The final condominium plat map is in substantial conformance with the preliminary plat map. The boundary dimensions of Tract E are identical on both the preliminary and final condominium plat maps. The draft building outlines of the preliminary condominium plat map coincide with the detailed building outlines on the final condominium plat map depicted on Sheets 3 and 4 of the subject plat. There is no required minimum or maximum allowable unit size. For information, there will be four different-sized condominium units. The ground floor units will have either 2,432 livable square feet or 2,435 livable square feet. The upper units will have either 3,333 livable square feet or 3,451 livable square feet. Livable square footage excludes garage and covered patios. The Certificate of Assured Water Supply has been updated since the last action to reflect the ownership of TNHC Mountain Shadows, L.L.C. and the final development plans.

The final condominium plat map is in substantial conformance with the SUP and development agreement. SUP Stipulation III.E.43 allows for subdivision of land by one or more plats and/or maps in various forms such as on individual lots and/or horizontal property regimes (i.e. condominium development). The map of dedication as illustrated on Sheet 2 of the subject plat correctly depicts that the internal roadways are in compliance with the minimum 30-foot right-of-way width. As required by the SUP, these internal roadways will be private and have a minimum 26-foot pavement width. Sheet 2 correctly illustrates the required 40-foot building setback and 15-foot landscape setback from 56th Street as required by the SUP. Each unit will include a two-car garage that will comply with minimum parking requirements. The vertical schematics on Sheets 5 through 11 of the subject plat illustrate a height of 24 feet. This is in compliance with the SUP that allows for 28 feet. As noted in the prior plat applications for this SUP, there is a maximum floor area of 300,000 square feet for all residential uses west of 56th Street. Verification of height and floor area will occur during the building permit process when detailed building plans are provided.

DISCUSSION/FACTS

History:

The subject site is part of the Mountain Shadows resort that was demolished in early 2014. In April 2013, the Town granted Special Use Permit - Resort (SUP) zoning status for the approximate 67 acres that comprise this resort. The 2013 SUP allows for a new resort, resort amenities, and resort residential.

Enforcement:

As of the date of this report, there are no outstanding code violations on this SUP property.

General Plan:

The subject property has a General Plan designation of "Resort/Country Club" according to the Town's General Plan Land Use Map. The proposed plat for resort residential is in conformance with

this designation.

Zoning:

The zoning on the subject property is "Special Use Permit - Resort." This zoning was approved in April 2013 by Ordinance Number 653. This is the appropriate zoning for resort residential.

Drainage:

An overall master hydrology and drainage study for the entire west side of the Mountain Shadows SUP has been reviewed and approved by the Town Engineer.

Utilities:

The proposed development has an approved assured water supply. All new utility lines will be located underground and generally underneath the adjoining private streets and within the noted public utility easements within this plat. Will serve correspondence from the applicable utility providers were provided with the approved final plat. As there is no change, the utility correspondences provided with the final plat approval are still valid. All typical type of utilities will be provided; such as water, electricity, natural gas and sewer.

Fire Protection:

The proposed lots will meet all standards related to fire protection. All lots will have direct access onto a public roadway via the private roadways shown on the final plat.

New fire hydrants will be installed such that all lots are within 400 feet of a fire hydrant. The new homes will have fire sprinklers in accordance with the Town Fire Code. EPCOR has verified the capacity to service the subject site and fire flow pressure of 2,064 gpm to 2,124 gpm at the required residual zone pressure of 20 psi.

NOTICING & PUBLIC COMMENTS

No comments have been received as of the writing of this report. Except for posting of the meeting agenda, there is no required public notification for a preliminary or final plat. Consistent with the Town's application process, the applicant has provided a mailing notification to the property owners within 1,000 feet for scheduled meetings where the Commission or Council will take action.

NEXT STEPS

Town Council is set to take action at their May 25, 2016 meeting. The Development Agreement requires action to be taken within 40 calendar days of a complete submittal and again from the Planning Commission action.

ATTACHMENTS

- 1 Vicinity Map/Aerial/General Plan/Zoning
- 2 Application
- 3 Prior Minutes
- 4 Certificate of Assured Water Supply
- 5 Noticing Material
- 6 Illustrations
- 7 Approved Final Plat and Preliminary Condo Plat
- 8 Proposed Final Condo Plat Map

Link to full version of the SUP Ordinances and Development Agreements at www.paradisevalleyaz.gov/126/Planning

C: - Applicant
 - Case File: (FP 16-03)