



Legislation Text

File #: 17-317, **Version:** 1

TO: Chair and Planning Commission

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

DATE: October 3, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Consideration of a Preliminary Plat on a 9.6-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (PP-16-03, The Villas at Cheney Estates - Town Triangle)

RECOMMENDATION:

Make a recommendation to Town Council whether to approve, deny, or continue the application request for a preliminary plat on the property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X and part of 174-36-188A). The proposed preliminary plat complies with Town standards as described under the Compliance attachment to this report. Based on the changes made to the application since its original submittal, including the elimination of a General Plan amendment and larger lot sizes, staff recommends Option 1 to approve the preliminary plat.

Option 1 Recommendation of Approval

I move that the Planning Commission recommends forwarding to the Town Council approval of the preliminary plat for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road, subject to the following conditions:

1. The final plat for "The Villas at Cheney Estates" shall be in substantial compliance with the Preliminary Plat, Sheets 1 3, prepared by CVL Consultants, dated August 31, 2017.
2. Prior to the final plat of this Property being approved by the Town Council, the appropriate documentation shall be provided to the Town regarding "The Villas at Cheney Estates" subdivision having a 100-year assured water supply.
3. A final subdivision wall and landscape plan shall be approved with the final plat for "The Villas at Cheney Estates." This plan shall exclude the areas approved under the Special Use Permit of Ordinance 2016-15 (SUP-16-03) related to the private roadway gates, walls, and other improvements/landscaping depicted on such plan.
4. Prior to recordation of the final plat for said subdivision, the applicant shall provide to the Town

Attorney a copy of the CC&R's or other documents for review.

5. Within 60 days of approval of the final 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.

Option 2 Recommendation of Denial

I move that the Planning Commission recommends forwarding to the Town Council denial of the preliminary plat for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. [*Specify reasons for denial*]

Option 3 Recommendation of Continuance

I move that the Planning Commission recommends continuing their action to a specified or an unspecified meeting date.

BACKGROUND

Refer to the attachments for background information.

ATTACHMENTS

1. Existing Conditions - History
2. Compliance
3. General Plan Policies
4. Differences
5. Timing
6. Statement of Direction (Gate SUP)
7. Application Material
8. Utility - Fire
9. Traffic Statement
10. FEMA (CLOMR) - Drainage
11. Comments - Noticing
12. Preliminary Plat, Plans, and Updated Material

C: - Applicant
 - Case File