



Legislation Text

File #: 18-224, Version: 1

TO: Mayor Collins and Town Council Members

FROM: Kevin Burke, Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Paul Michaud, Interim Community Development Director
Eva Cutro, Special Projects Coordinator

DATE: May 24, 2018

DEPARTMENT: Community Development

AGENDA TITLE:
Consideration of Amended 7000 East Lincoln Final Plat

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 proposed development is for single-family residential as part of a resort community. The Community Character and Housing section of the Town's General plan states,

CC&H 3.2.1.2 Other Housing Types. The Town shall consider less than one acre per residence housing only on Special Use Permit resort properties and to serve the Town's existing resident population, including single-owner resort housing.

Council Goals or Statutory Requirements:

Review of the proposed plat is required by State Statute and the 2015 Ritz-Carlton Resort Development Agreement.

RECOMMENDATION:

Recommendation that the Town Council approve the final plat map, "Amended 7000 East Lincoln", subject to the stipulations in the Action Report.

STIPULATIONS

1. Prior to recordation of the final plat, 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.

2. The final improvements that address items such as street improvements, sewer, water, grading, drainage, landscaping, and easements shall be completed as set forth in the Special Use Permit and Development Agreement for this property.
3. Within 60 days of approval of the final plat 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.
4. All perimeter lots bordering Lincoln and Mockingbird shall be one story with non-repetitive adjacent elevations and/or colors and/or orientations such that it creates a visually interesting varied streetscape.
5. The owner of the property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement and a private right-of-way easement and maintenance agreement for the private roadway, private roadway gates, emergency access gate, and any related roadway/gate improvements on this property; along with a drainage easement and drainage easement maintenance agreement for the storm drainage improvement areas. These easement agreements shall be reviewed by the Town Attorney, be in compliance to applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said agreements shall be recorded prior to or on the date of the recordation of this final plat.

BACKGROUND: (See Study Session report in the packet for more detailed information)

Request:

Five Star Development Resort Communities, L.L.C. is requesting approval of a final plat map application named "Amended 7000 East Lincoln - Parcel C". This plat map consists of a total of 39 lots located on approximately 17.224 acres. These lots are for the Ritz-Carlton Resort branded detached single family homes on minimum 12,000 square-foot lots proposed in Area C of the SUP located at 7000 E Lincoln Drive.

Plat Conformance:

The proposed plat is in substantial conformance with the Special Use Permit (SUP) and the Development Agreement for the Ritz-Carlton Resort. This conformance includes the following:

- Section 2.3.2.3 of the Development Agreement states that plats within the SUP will follow the standards and requirements of Article 6, Subdivisions, of the Town Code, except as modified by the SUP and Development Agreement;
- Section 2.3.2.3 of the Development Agreement requires submittal of certain submittal items for preliminary plat and final plat. Preliminary plat submittal items include utility will serve letters, Certificate of Assured Water Supply, and a water service impact study that analyzes water flow and pressure.
- Section 2.3.2.3 of the Development Agreement allows for the Planning Commission to approve the preliminary plat, with such approval to occur within 40 calendar days of a

complete submittal. The Planning Commission study session and action must be in two separate meetings. The Planning Commission will not review any final plat. These go directly to Town Council for approval. Although, the final plat must be in substantial conformance to the preliminary plat.

- The other noted items as described under Discussion/Facts of this report.

BUDGETARY IMPACT:

There is no direct budget impact to the Town. The applicant will be making the utility and infrastructure improvements related to this development.

ATTACHMENTS

Final Plat for Amended 7000 East Lincoln - Parcel C dated 5/15/18, Sheets 1-3.
SUP Sheets D-3 and F-3.