



Legislation Text

File #: 18-321, **Version:** 1

TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Paul Michaud, Interim Community Development Director

DATE: September 13, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

**Discussion of Ironwood Golf Villas Final Plat (Town Triangle)
Northwest corner of the Northern Avenue alignment and Scottsdale Road**

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 cluster plan development that maintains the Town's value as it preserves open space and has a gross density of one-acre per home.

Council Goals or Statutory Requirements:

Review of the proposed plat is required by State Statute.

RECOMMENDATION:

No action will be taken at the Town Council work session of September 13, 2018.

Pursuant to the 2018 plat process changes, approval of a final plat only requires Town Council approval since the applicant will meet the conditions of the preliminary plat and the final plat is in substantial compliance to the preliminary plat.

Town Council action will likely be scheduled for the Council meeting of October 11, 2018 or October 25, 2018. The Certificate of Assured Water Supply is expected to be finalized by the middle to end of September 2018. This Certificate is required by the time Town Council approves the final plat.

SUMMARY STATEMENT:

Request

Doug Jorden, on behalf of Town Triangle, L.L.C. and Folkman Properties, L.L.C., has filed a final plat application to develop a 9.6-acre 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 development is for eight single-family lots that are expected to vary in lot size between approximately 16,813 square feet to 38,665 square feet.

Conditions:

Draft final plat conditions can be found in the Conditions of Approval attachment.

Prior Action & Update

The Town Council approved the preliminary plat and related applications for the subject site at its November 16, 2017 Town Council meeting. The 2017 applications approved by the Town Council included the amendment to the Cluster Plan zoning text via Ordinance 2016-13, rezoning of the subject site to R-43 Cluster Plan via Ordinance 2016-14, an application for two subdivision signs, a conceptual perimeter wall plan, and the Special Use Permit for the private roadway gates and entry landscaping via Ordinance 2016-13. The Planning Commission approved the Conditional Use Permit for the private road on October 3, 2017. The Prior Approvals attachment includes the various ordinances and related approved plans.

These prior approvals do not become effective until the property owner(s) sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12 1134 (Proposition 207 Waiver), Town Council approves the final plat, and the final plat is recorded. There are several conditions in these prior approvals before recordation of the final plat. These conditions include the following:

- Completion of the approved Letter of Map Revision (LOMR) through the Federal Emergency Management Agency (FEMA). This LOMR is expected to be completed by the middle of September 2018.
- Review by the Town Attorney of the CC&R's, declaration, bylaws, or other documents. The property owners have agreed to a voluntary inclusion that the CC&R's will include a provision for no overnight parking on Ironwood Drive, there will be a single trash hauler provider, and that there will be a minimum of a 30-day rental limit for the residential units.
- Submittal of all assurances such as providing a copy of any assurances related to improvements in the Scottsdale Road right-way given to the City of Scottsdale, grading within drainage easements on the plat, and improvement of a bicycle and/or pedestrian route within Northern Avenue as specified per the rezoning.
- Recordation of the private roadway and drainage maintenance agreement(s). The Maintenance Agreement attachment provides a draft version of this agreement.
- Recordation of the trust indenture establishing title to the common areas must be executed in accordance with Section 905, Conveyance of Common Lands, of the Zoning Ordinance.

Existing Conditions & General Background

For information on the existing site characteristics, General Plan designations, zoning information, and past processing on the application requests from the earlier request refer to the Existing Conditions - History attachment.

Compliance to Code & Guidelines

Refer to the Compliance attachment on how the proposed development complies with the final plat standards.

Refer to the Utilities attachment for updates on the Certificate of Assured Water Supply, the utility will serve letters, and water impact study reviewed as part of the preliminary plat approval. The applicant has filed their application with the Arizona Department of Water Resources on July 30, 2018. The Certificate of Assured Water Supply is expected to be finalized by the middle to end of September 2018.

Refer to the Traffic Statement attachment for the traffic statement reviewed as part of the preliminary plat approval.

Refer to the Drainage attachment for drainage information reviewed as part of the preliminary plat approval. This attachment includes correspondence from the applicant's engineer regarding the final letter of map revision (LOMR) from the Federal Emergency Management Agency (FEMA). This map revision is approved by FEMA in two stages, a conditional letter which was issued by FEMA in July 2017 and a final letter once the improvements have been made. The applicant expects the LOMR to be completed about mid-September 2018. The LOMR must be completed no later than recordation of the final plat.

COMMENTS & NOTICING

No comments have been given to staff on the final plat application. Mailing notice of the final plat will be done in advance of the Town Council public meeting.

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.

ATTACHMENT(S):

1. Existing Conditions - History
2. Compliance
3. Application
4. Utilities
5. Traffic Statement
6. Drainage
7. Prior Approvals
8. Minutes
9. Maintenance Agreement
10. Trust Indenture
11. Preliminary Plat
12. Wall Plan
13. Landscaping Plans
14. Final Plat
15. Draft Final Plat Conditions of Approval
16. Presentation