



Legislation Text

File #: 19-275, **Version:** 1

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner

DATE: June 13, 2019

DEPARTMENT: Community Development

AGENDA TITLE:

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

SUMMARY STATEMENT:

Update:

Pursuant to the 2018 plat process changes, approval of a final plat only requires Town Council approval since the applicant meets the conditions of the preliminary plat and the final plat is in substantial compliance to the preliminary plat. Approval is a ministerial act as to whether or not the plat meets Town Code requirements and the Preliminary Plat conditions.

The Town Council discussed this final plat and final subdivision wall/landscape plans at the September 13, 2018 study session. At that time, it was noted the only item that needed prior to approval is the Certificate of Assured Water Supply. The was issued by the Arizona Department of Water Resources on June 3, 2019. Although not required until plat recordation, the applicant secured the Letter of Map Revision (LOMR), which was approved by the Federal Emergency Management Agency (FEMA) on October 31, 2018, effective on March 15, 2019. Refer to Attachment D, Certificate of Assured Water Supply & Utilities, and Attachment F, LOMR & Drainage, for more information.

Consideration of the final plat for Ironwood Golf Villas is on the June 13, 2019 agenda for Council action (File 19-264). Council will find 8 draft conditions in File 19-264 and the presentation attachment.

Request

PV Ironwood Investments, L.L.C., a Delaware limited liability company, (formerly owned by 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). Ironwood Golf Villas, L.L.C., an Arizona limited liability company, will take ownership prior to plat recordation. The proposed development is for eight

single-family lots that vary in lot size between 16,813 square feet and 38,665 square feet.

Prior Action & Update

The Town Council approved the preliminary plat and related applications for the subject site on November 16, 2017. 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. Refer to Attachment G, Prior Approvals, for more information.

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). As noted, FEMA approved the LOMR on October 31, 2018. The LOMR became effective on March 15, 2019.
- 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. The Town Attorney has reviewed draft CC&R provisions that have these voluntary inclusions.
- 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 and grading within drainage easements on the plat. The stipulation regarding the improvement of a bicycle and/or pedestrian route within Northern Avenue as specified per the rezoning ordinance is void since the Walk & Bike Plan was not adopted.
- Recordation of the private roadway and drainage maintenance agreement(s). Refer to Attachment I, Maintenance Agreement, for a draft version of this agreement. The final agreement will include the correct ownership, city signatures and dates.
- 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. Refer to Attachment J, Trust Indenture, for a draft version.

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 Attachment A, Existing Conditions - History.

Compliance to Code & Guidelines

Refer to Attachment B, Compliance, on how the proposed development complies with the final plat standards.

Refer to Attachment D, Certificate of Assured Water Supply & Utilities, 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.

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

Refer to Attachment F, LOMR & Drainage, for the LOMR approved in October 2018 and drainage information reviewed as part of the preliminary plat approval.

COMMENTS & NOTICING

To date, no comments have been received by staff on the final plat application.

The applicant voluntarily continued the previous mail noticing procedure for this meeting for all property owners within 2,000 feet of the property within Town limits, 1,000 feet outside Town limits, and all property owners within Cheney Estates.

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):

- A. Existing Conditions - History
- B. Compliance
- C. Application
- D. Certificate of Assured Water Supply & Utilities
- E. Traffic Statement
- F. LOMR & Drainage
- G. Prior Approvals
- H. Minutes
- I. Maintenance Agreement
- J. Trust Indenture
- K. Preliminary Plat
- L. Noticing
- M. Wall & Gate Plan
- N. Landscaping Plans
- O. Final Plat
- P. Presentation