CASE SUMMARY

PRELIMINARY PLAT REVIEW
PLANNING COMMISSION MEETING DATE: November 15, 2018
TOWN COUNCIL MEETING DATE: December 17, 2018

CASE NUMBER: P-18-01 Galloway Ridge– Preliminary Plat

APPLICANT/OWNER: David Coble, Coe & Van Loo Consultants, Inc.
Cave Creek Project LLLP

APN: 211-09-970A, 211-09-970B, 211-09-007G & 211-09-007N

LOCATION: North of the NWC of Cave Creek and School House Roads (Exhibit A).

REQUEST: Approval for Case No.: P-18-01 Galloway Ridge– Preliminary Plat, for approval of 70 residential units on 18.5 acres. (Exhibit B & Attachment)

ZONING: Town Core Commercial (TCC)

SURROUNDING ZONING:
North: Desert Rural (DR-89) Zone
South, east & west: Town Core Commercial (TCC) Zone

LAND USE: Vacant

SURROUNDING LAND USE:
North: Single-family residences
South: Storage, retail, offices, restaurant and bank
East: Desert Foothills Library, Mercado Escuela
West: Multiple residences

SECTION A. PROJECT DESCRIPTION:
The proposed Site Plan is for 70 residential units comprised of 35 one and two-story buildings on approximately 18.5 acres (Phase 1), as well as a future commercial project on 3.5 acres (Phase 2) (Narrative, Attachment and in file).
SECTION B. GENERAL PLAN CONFORMITY:
The underlying Land Use in the 2012 Town Core Plan is Commercial. The VISION of the Plan states:

The Cave Creek Town Core exemplifies a sense of place and authenticity incorporating an eclectic and diverse mix of thriving and creative businesses, housing opportunities and life styles, while honoring the beautiful Sonoran desert that surrounds it.

Staff would determine that the request conforms to the intent of the Town Core Plan.

SECTION C. SUBDIVISION ORDINANCE CONFORMITY:
The proposed project is in compliance with the applicable regulations established within the Town of Cave Creek's Subdivision Ordinance.

SECTION D. PRELIMINARY PLAT CONFORMITY:
Staff finds the plat to be in conformance with the requirements for a preliminary plat.

SECTION E. BACKGROUND:
The property had previously been approved for a 252-unit resort development. The approvals for site plan, plat and special use have expired.

The application submittal is for preliminary plat approval by the Town Council upon recommendation of the Planning Commission.

SECTION F. PROJECT TIMING:
The applicant will submit final plat documents subsequent to preliminary plat approval.

SECTION G. LANDSCAPING:
A Native Plant Inventory has been conducted on the site. Staff has approved the inventory with conditions. Staff recommends that:

All improvements, including landscaping, shall be completed prior to issuance of a final Certificate of Occupancy.

SECTION H: HISTORIC SITES/ARCHEOLOGY:
The applicant shall allow a local archeological survey crew to be present during site grading.

In the event that sub-surface cultural remains or burial goods are encountered during construction activities, construction must stop and the Arizona State Museum (ASM) shall be notified per ARS 41-865.

SECTION I: DRAINAGE PLANS:
A final Grading & Drainage Plan will be provided for review and approval by the Town's Engineering Department with the final plat submittal.
SECTION J: CERTIFICATE OF ASSURED WATER SUPPLY:

The applicant has submitted Water Demand Calculations (Exhibit D) and Sewer Calculations (Exhibit E) for consideration by the Town. Legal staff has been working with the applicant to refine a Development Agreement that would address issues of water and sewer for approval by the Town Council.

SECTION K: SEWER:

Prior to final inspection an “as-built” of the sewer line and on-site grading plan must be provided by the project Engineer for review and approval. A Right-of-Way permit is required by the Engineering Department for any work within Town Right-of-Way.

Prior to approval of the building permit, a Wastewater Treatment Facility Connection Application must be submitted to the Engineering Department and the appropriate development fees must be paid for the sewer connection.

SECTION L: TRAFFIC/ CIRCULATION:

A traffic impact analysis was prepared for the project and is available for review in the case file held in the Planning Department. The analysis determined that there would be no impact upon the intersection of Cave Creek and School House Roads by this project. However, Y2K Engineering, LLC, consulting to the Town for this case has identified possible roadway improvements to School House Road adjacent to the project entry. Detailed comments addressing these issues will be provided to the Planning Commission in advance of the public hearing.

The Subdivision Ordinance requires two points of access. A secondary point has been provided in the form of an emergency access to Basin Road at the west.

SECTION M. PUBLIC/NEIGHBORHOOD NOTIFICATION:

This request was noticed in accordance with the provisions of the Town of Cave Creek Zoning Ordinance.

SECTION N. SUGGESTED MOTION FOR APPROVAL:

Move to recommend approval of Case Number: P-18-01 Galloway Ridge–Preliminary Plat subject to the conditions as contained in Exhibit H.

SECTION O. EXHIBITS:

Exhibit A: Vicinity Map
Exhibit B: Site Plan
Exhibit C: Elevations
Exhibit D: Water Demand Calculations
Exhibit E: Sewer Calculations
Exhibit F: Native Plant Inventory
Exhibit G: Landscape Plan
Exhibit H: Conditions of Approval
Exhibit I: Grading and Drainage Plan
Exhibit J: Preliminary Plat
Exhibit K: Letter of Recommendation from the Planning Commission
Exhibit L: Draft Minutes of the Planning Commission meeting held on November 15, 2018

SECTION P. ATTACHMENTS:

Narrative
Site Plan
Native Plant Inventory
Landscape Plan
Grading & Drainage Plan
Preliminary Plat