# Memorandum

**TO:** Honorable Mayor and Town Council

**FROM:** James C. Bacon, Jr., Town Manager
Eva Cutro, Community Development Director

**DATE:** May 24, 2012

**SUBJECT:** Discussion of Special Use Permit for Mountain Shadows Resort (SUP 12-5)
5525 E. Lincoln Drive

**History**

In 1992, the Town annexed Mountain Shadows Resort. The site is approximately 68 acres in size with a golf course and driving range comprising 37 acres of the site. The existing, but now closed, hotel portion of the resort occupies the remaining 31 acres. An application for a Special Use Permit was filed on October 31, 2005. That application was revised and reactivated on May 15, 2012. Due to the long period of time between the original application and revised submittal, the applicant has agreed that the revised submittal will go through the town's current review process starting with the Statement of Direction (SOD).

**Request**

The reactivated application for the SUP includes a mix of resort, residential, and golf course uses. The east side of 56th Street shall be residentially subdivided (50 lots maximum) with tracts of landscaped open space. The west side will contain a resort hotel (100 key minimum), approximately 190 resort residential units (a mix of suites and villas), resort retail, and golf facilities. The golf course will remain, with several holes reconfigured and the driving range will be eliminated. The plans also contain improvements to 56th Street.

The proposed development standards include a mix of one, two, and three story buildings with heights up to 36'. The setbacks for the structure range from 100' minimum on Lincoln to 20' minimum along 56th Street. The density is proposed at 564,500 square feet of "conditioned space" (this does not include basements, cart storage, maintenance areas, comfort stations, garages, exterior covered areas, etc…). The Town does not recognize the term "conditioned space" and will use the terms lot coverage and floor area.

**Statement of Direction**

Staff has prepared a preliminary Statement of Direction to start discussion on this proposal. The Statement of Direction will be further reviewed at subsequent Council work sessions with the goal of forwarding the SOD to Commission at the end of June. The SOD will then guide the Commission in their review of this proposal. The Statement of Direction is not a final decision of the Town Council nor does it create any vested rights for the applicant.

**Schedule**

A recommended schedule for reviewing this project is referenced in the Statement of Direction. The revised schedule is attached. It gives the Commission until September 11th to complete their review and forward a recommendation to the Town Council.

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DOCUMENTATION ATTACHED

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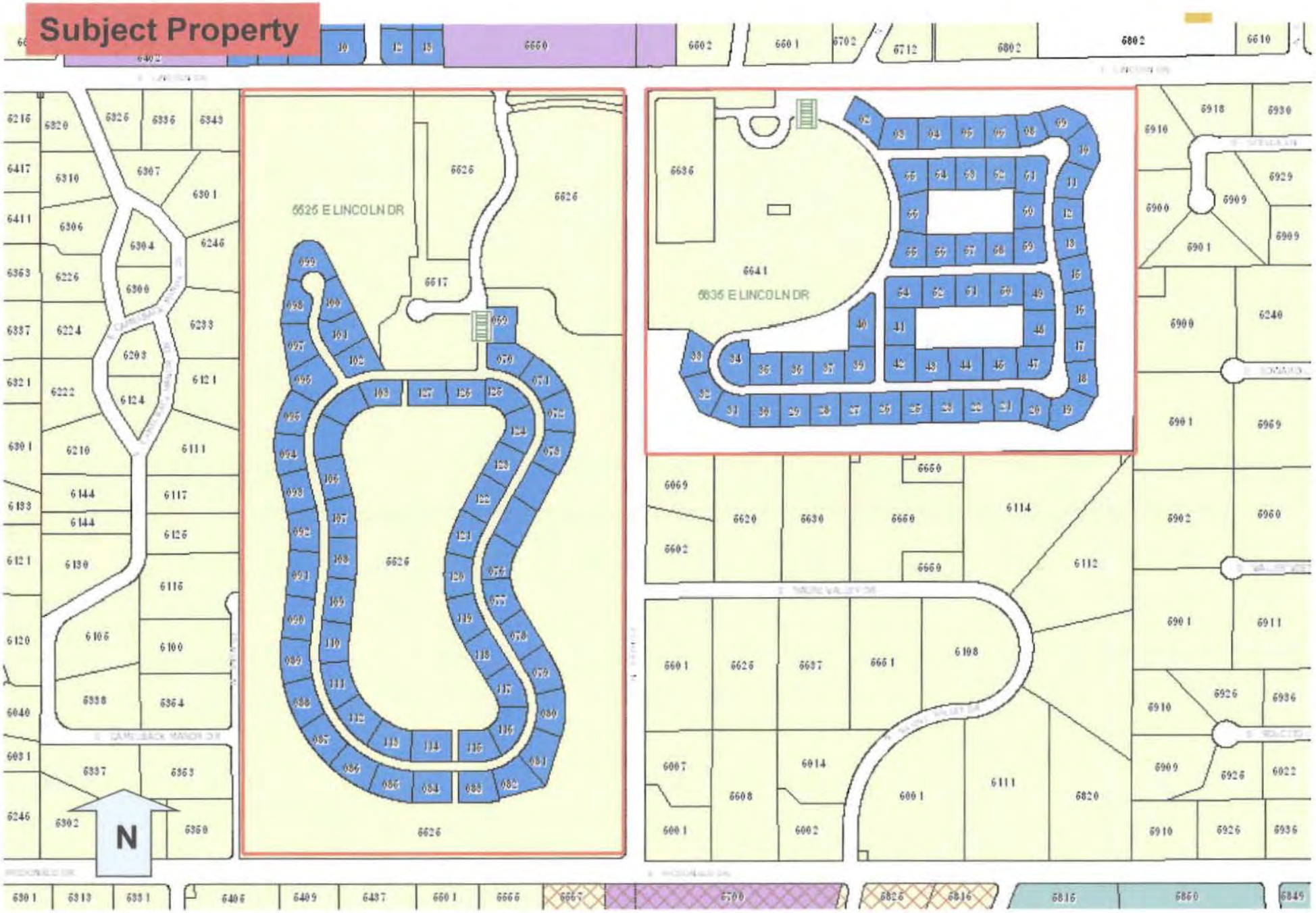
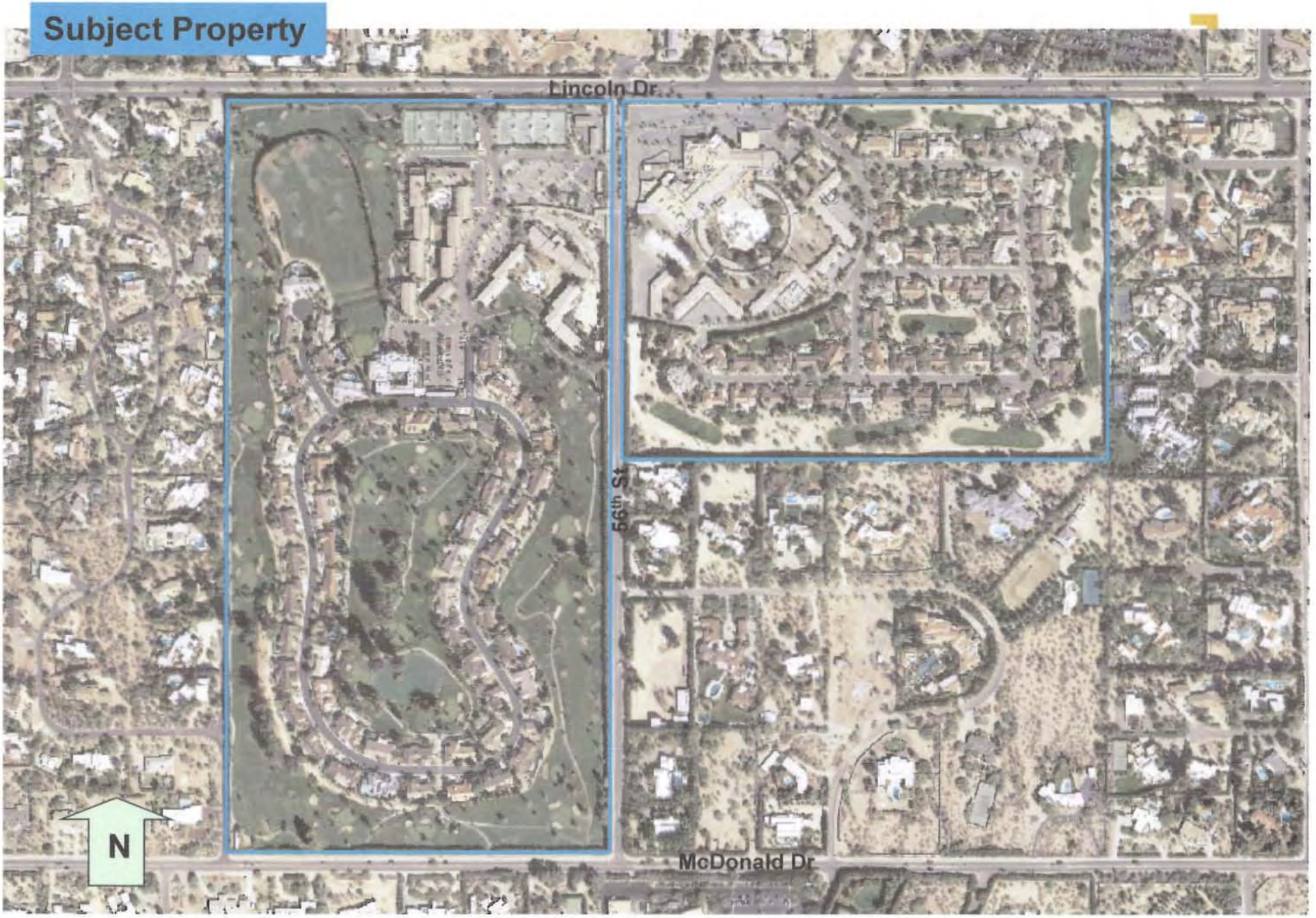
Vicinity Map
Aerial Photo
Project Narrative & Plans Booklet
Letter from Doug Jorden, May 1, 2012
Draft Statement of Direction
Draft Schedule
Power point


Subject Property
6625 E LINCOLN DR
6635 E LINCOLN DR
N


Subject Property
Lincoln Dr
56th St
McDonald Dr
N

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www.jordenbischoff.com

May 1, 2012

**VIA E-MAIL (ecutro@paradisevalleyaz.gov)**
**AND REGULAR MAIL**

Eva Cutro
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253-4399

Re: Mountain Shadows SUP application

Dear Eva:

We represent the owners of the Mountain Shadows Resort, MTS Land, LLC and MTS Golf, LLC. MTS Land/Golf is reactivating the SUP application for Mountain Shadows that was originally filed in October 2005. Modifications to the application will be submitted shortly. We look forward to working with the Town to rejuvenate Mountain Shadows.

Sincerely,

Douglas A. Jorden

DAJ/tjm

cc: Jim Bacon (via e-mail jbacon@paradisevalleyaz.gov)
Robert Flaxman (via e-mail raf@crowndev.com)
Rick Carpinelli (via e-mail rcarpinelli@crowndev.com)

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# SUP-12-5
# Mountain Shadows Resort

## -Statement of Direction-
## May 24, 2012

On May 15, 2012, MTS Land, LLC (Mountain Shadows Resort) reactivated and revised their Special Use Permit application to allow for the development of a resort hotel, resort retail, golf course modifications and resort residential homes.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before July 6, 2012.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for SUP-12-5, Mountain Shadows Resort:

1. The General Plan encourages revitalization and improvement of existing resorts within the Town of Paradise Valley;

2. The Town Council finds that the proposed resort concept specified in the documentation submitted by the applicant is acceptable and that the Planning Commission shall focus its review on:

    a. Maximum floor area (and floor area ratio),
    b. Maximum building heights (including Open Space Criteria and number of stories),
    c. Minimum perimeter setbacks,
    d. Proposed uses and their locations,
    e. Minimum key count for the resort, and
    f. Public improvements (in relation to Lincoln Drive, 56th Street and McDonald Drive). Public improvements are not limited to the center line of Lincoln Drive, 56th Street and McDonald Drive and may include the entire right-of-way;
    g. View corridors

3. The Planning Commission shall address public improvement topics on McDonald Drive, Lincoln Drive, and 56th Street; along the entire perimeter of the property. Topics shall include:

a. Development of 56thStreet as a "visually significant corridor" in accordance with the General Plan standards for Lincoln and Tatum.
b. Roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic /pedestrian signals, etc.;
c. The removal of all or parts of the oleanders adjoining Lincoln Drive, 56th Street and McDonald Drive, and
d. Dedication of right-of-way vs. right-of-way easement,

4. The applicant shall provide a cross section of 56th Street. The cross section shall be reviewed by the Planning Commission and the Town Council in accordance with the General Plan and the Special Use Permit Guidelines;

5. It shall be understood that additional submittals such as lighting, interior landscaping, circulation and signage plans will be submitted at a later date for review. These submittals must be made prior to issuance of any building permit for the proposal (this does not prevent the acquisition of demolition permits). The scope of the deferred submittal will determine the type of review (i.e. review by staff, managerial amendment or minor amendment);

6. The Planning Commission may craft stipulations to address architecture, landscaping, mechanical equipment, resort operational issues and other land use concerns;

7. For the purposes of this Special Use Permit:

   a. *Total Floor Area* shall be defined as the area under roof added to the floor area of any second story. The total floor area also includes any residential courtyard areas, the solid portion(s) of trellises and/or open weave roofs, and all area under roof in accessory buildings such as gazebos, ramadas and other accessory buildings. The total floor area excludes the floor area of any fully subterranean portions of a building, commercial courtyard areas, and overhangs not over useable exterior spaces (as illustrated on sheet 2.1 of the applicant's packet). The maximum square footage of overhangs shall be established and any proposal beyond that shall require an amendment to the SUP.
   b. *Basement* shall be defined as a story having more than one-half (1/2) its height below natural grade..
   c. *Lot Area* shall be defined as The area bounded by the recorded property description of a lot, excluding any dedicated right of way, street or alley, and excluding any private road for which a Special Use Permit has been granted
   d. *Developable Area* shall be defined as areas A, B, C, E, F, and G (as shown on Sheet 2 of the applicant's submittal).

8. The applicant shall identify the total floor area and floor area ratio in relation to the developable area and the total lot area (which includes the golf course). Any increase in the amount of floor area shall constitute an amendment to the Mountain Shadows Special Use Permit in accordance with Article XI of the Town Zoning Ordinance.

9. Town Council expects a floor area ratio of 25% or less.

10. This proposal shall be reviewed in accordance with the Land Use Map in the General Plan. The Golf Course area designated as "private open space" shall remain as golf course. The general design, relocation of holes and elimination of the driving range must be addressed in this SUP application. Detailed plans regarding the golf course modification may be submitted at a later date for review. The scope of the deferred submittal will determine the type of review (i.e. review by staff, managerial amendment or minor amendment);

11. The Planning Commission shall review the maintenance facility, which must be located at the southwest corner of the property;

12. Golf cart storage shall be underground, located away from the perimeter of the property, or in a partially subterranean building that would be completely shielded from view by the wall proposed along Lincoln Drive (as shown on Sheet 5 of the applicant's submittal).

13. The Planning Commission shall review the allowable locations and screening of mechanical equipment. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure they are attached to;

14. The Planning Commission shall address and review the development standards for the resort residential use adjoining Mountain Shadows East. A complete subdivision study of Area E (Sheet 2, Land Use Plan prepared by Oz Architects) shall be performed. The study shall address vehicular gates, guard gates, circulation and lot sizes. Restrictions and development standards for the resort residential Area E must be established and shall address regulations that include, but are not limited to, setbacks, heights, maximum number of stories, allowed uses, accessory structures and ancillary structures (such as barbecues, trellises, ramadas, fences, fireplaces, pools, spas, etc);

15. A construction/demolition schedule and/or phasing timeline shall be provided. The demolition shall remain in Phase 1 and all other phasing shall be addressed in the Development Agreement;

16. The Planning Commission shall address any improvements/uses that exceed the SUP Guidelines such as additional heights or deviations from setbacks, and the applicant must provide a rationale for the deviation from these standards;

17. All height measurements shall be taken from the original natural grade. Since the original natural grade has been established by the Town Engineer and the applicant's engineer, the Town Council finds that the original natural grade as submitted is acceptable, therefore it will not be necessary for the Planning Commission to discuss this matter;

18. Although Section 2-5-2.D.1 of the Town Code allows 90 days for Planning Commission review, the Planning Commission is expected to complete its review and hearing process in an expedited manner. The Planning Commission review and recommendation shall be submitted to the Town Council on or before September 11, 2012;

The Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved at any time during the review process (as per Section 1102.3.C.3.c of the Zoning Ordinance).

DRAFT

## Schedule for Review of Mountain Shadows SUP

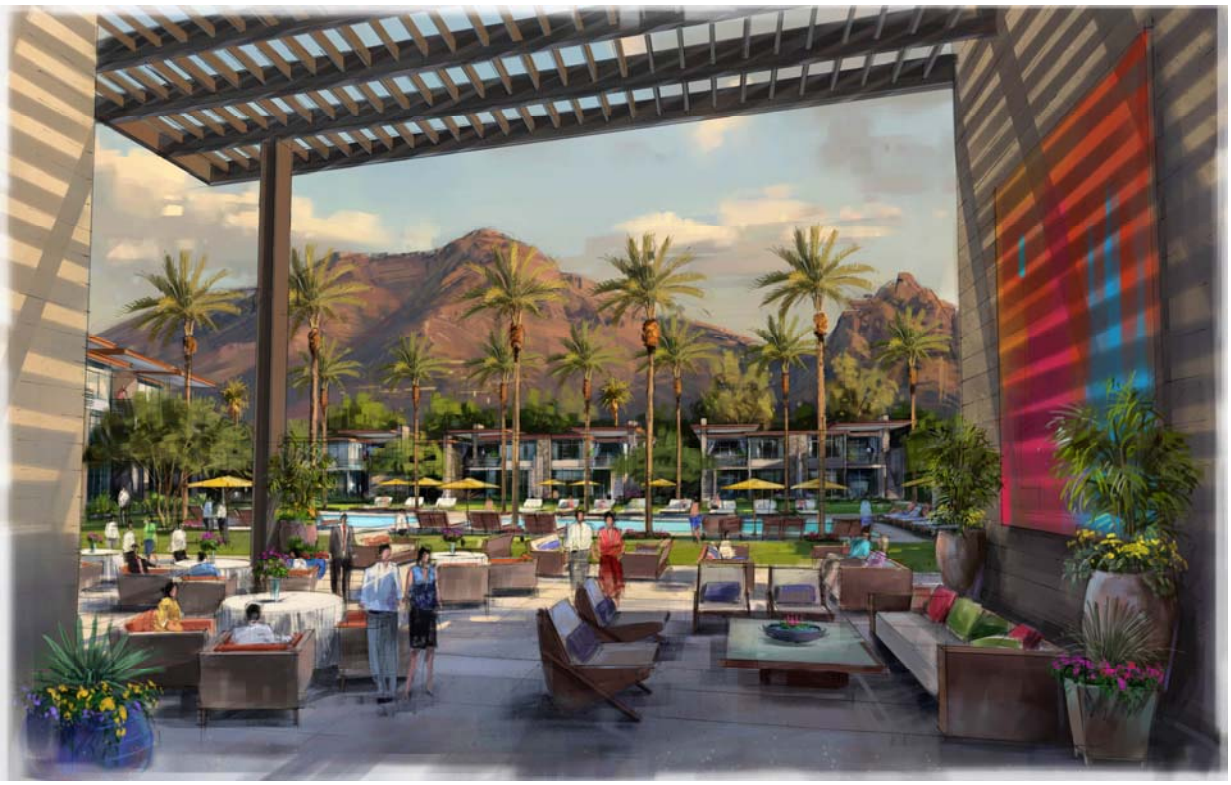
| Required Action | Meeting Date |
|---|---|
| Presentation of Project & Discussion of Statement of Direction<br>Council Work Study | May 24, 2012 |
| Discussion of Statement of Direction<br>Council Work Study | June 7, 2012 |
| Discussion and Approval of Statement of Direction Action Item | June 28, 2012 |
| Planning Commission Discussion at Work Study Sessions & Public Hearing | June 29, 2012 thru September 11, 2012 |
| Citizen Review Meeting | 10 days before PC PH |
| Planning Commission submits recommendation on or before | September 11, 2012 |
| Town Council<br>Work Study Session | September 13, 2012 |
| Town Council<br>Public Hearing & Consideration of SUP | September 27, 2012 |

- A 30-day referendum filing window is available for all options. Therefore, the special use permit would be effective 31 days after passage if no referendum is filed. Neither of the schedule options would allow enough time for a referendum to be held on the project as part of the November 2012 election.

# MOUNTAIN SHADOWS RESORT

## SPECIAL USE PERMIT APPLICATION NARRATIVE

**MAY 2012**



## Concepts for the Revitalization of a Community Landmark

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# Development Team

| | | |
|---|---|---|
| **OWNER/DEVELOPER:** | **MTS Land, LLC and MTS Golf, LLC**<br>c/o Crown Realty & Development, Inc.<br>18201 Von Karman Ave., #950<br>Irvine, CA 92612<br>949-476-2200 office<br>949-862-1044 fax | Robert A. Flaxman<br>raf@crowndev.com<br><br>Rick Carpinelli<br>rcarpinelli@crowndev.com<br>602-571-6795 cell |
| **LEGAL REPRESENTATIAVES:** | **Jorden, Bischoff & Hiser, PLC**<br>7272 E Indian School #360<br>Scottsdale, AZ 85251<br>(480) 505-3909 office<br>(480) 505-3901 fax | Douglas Jordan<br>djorden@jordenbischoff.com |
| **ARCHITECTURE:** | **Oz Architects**<br>7144 East Stetson Drive, Suite 300<br>Scottsdale, AZ 85251<br>(480) 443-4904 office<br>(480) 443-4997 office | Don Zibell<br>donz@ozarchitects.com |
| **CIVIL ENGINEER:** | **Fleet-Fisher Engineering, Inc.**<br>4250 E. Camelback Rd.<br>Suite 410 K<br>Phoenix, AZ 85018<br>(602) 264-3335 Ext. 322 office<br>(602) 840-9185 fax | Fred E. Fleet<br>fef_@ffeng.com |
| **PUBLIC RELATIONS** | **Rose + Moser + Allyn Public Relations**<br>**7144 East Stetson Drive, Suite 400**<br>**Scottsdale, Arizona 85251**<br>**(480) 423-1414 - Office**<br>**(480) 423-1415 - Fax** | Jason Rose<br>Jrose@RoseMoserAllynPR.com |

# NARRATIVE

## I. Introduction and History

In January 2007, an affiliate of Crown Realty & Development Corp. ("Crown") acquired the Mountain Shadows Resort, located on approximately 68-acres bisected by 56th Street between Lincoln Drive and McDonald Drive (the "Resort") in the Town of Paradise Valley (the "Town"). Land use on the Resort is currently governed by an Annexation and Development Agreement executed by the Town in 1992 (the "1992 Agreement"). Crown is now seeking a special use permit and related approvals ("SUP") which will limit land use rights from those allowed by the 1992 Agreement and facilitate a dramatic redevelopment of the partially closed Resort. The proposed changes will revitalize the once-thriving Resort, elevating it to a level of excellence that will surpass its past glory. The redevelopment plan will emphasize sustainable "green" concepts in design, materials, reuse, energy efficiency and operations and seek LEED certification.

While the Resort first became a part of the Town in 1992 by way of the 1992 Agreement, resort uses on the property have been present for nearly half a century. In 1957, Maricopa County granted Mountain Shadows a use permit to construct and operate resort facilities east of 56th Street. In 1960, Maricopa County approved a second use permit for the west side of 56th Street. Within a few years, substantially all of the main resort facilities and homes in what are now referred to as Mountain Shadows Estates East and Mountain Shadows Estates West were built. All of Mountain Shadow's land and improvements remained under Maricopa County jurisdiction until a series of annexations from 1984 through 1992.

The Town's efforts to annex the Resort date back to the late 1970s, when efforts were initiated by the Town to annex two resorts owned by Marriott Corporation: Camelback Inn and Mountain Shadows. While the Camelback Inn was annexed in 1983, the Mountain Shadows resort annexation was not completed until 1992. In the years between these annexations, the Town annexed the two existing residential subdivisions, Mountain Shadows Estates West in 1984 and Mountain Shadows Estates East in 1985.

To facilitate annexation of the Mountain Shadows Resort, the Town entered into the 1992 Agreement with the Resort's owner, the Marriott Corporation. The 1992 Agreement was patterned after a similar arrangement worked out in 1983 with the Camelback Inn, also owned by the Marriott Corporation. The 1992 Agreement includes provisions permitting: (i) lot coverage of 30% (on the entire 68-acre property including the golf course), (ii) density of one unit per 5,000 square feet of property (e.g. 583 units), (iii) residential units, horizontal property regimes, and (iv) development of the golf course.

In 1993, Marriott Corporation split into two companies: Marriott International and Host Marriott (now Host Hotels & Resorts), with Host controlling the majority of the real estate holdings. While Host maintained ownership of the property, Marriott International operated the Resort under a formal management agreement until early September 2004 when the management agreement was terminated and the Resort's hotel component (the "Hotel") was closed. Other parts of the Resort have remained operating, including the golf course, club house and tennis club. The proposed SUP application includes the entire 68.48 acres.

In almost all respects, Crown's proposal significantly improves on what is allowed by the 1992 Agreement by: (i) decreasing allowed density, (ii) securing and dedicated the golf course and (iii) limiting permitted uses. In this regard we note the following comparison.

| **1992 Agreement** | **Proposed SUP** |
|---|---|
| 583 Units | 339 |
| 30% Lot Coverage | 25% Floor Area Ratio |
| 1.77 million sf of building area*<br>Unlimited Residential Uses | 564,500 sf Net Building Area,<br>Limits Residential units to 239 units |
| No Required Open Space | Commitment to restrict golf course as permanent open space |
| No Required offsite improvements | Proposed improvements to Lincoln Drive and 56th Street including improved safety and beautification |
| High Traffic with higher unit count | Lower Traffic due to lower unit count and density |

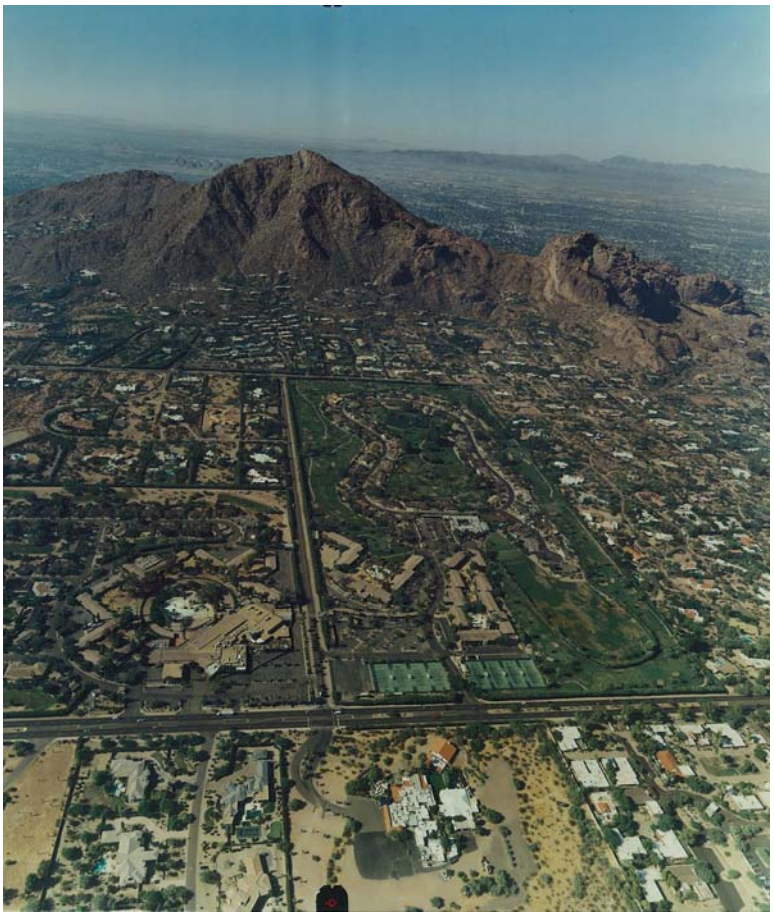
***(assumes 30% coverage and two stories)**

## Surrounding Land Uses

The land uses surrounding the site includes: Lincoln Drive, the El Chorro Lodge and single-family homes to the north, and single-family homes to the south, west, and east. The 59 homes of Mountain Shadows Estates West are integrated within the existing 18-hole Mountain Shadows golf course, which is about 40 acres of the 68-acre site. Lincoln Drive is designated as a major arterial by the Town's General Plan. The east and west portions of the Resort are divided by 56th Street, designated as a collector street by the General Plan.

## Existing Use of Site

The components of the non-operating portions of the Resort consist of a 339-room hotel which also includes 2 restaurants, 2 bar/lounges, 3 swimming pools, fitness center, sand volleyball court, approximately 19,000 square feet of meeting and function space, retail shops and other support areas. In addition, there is an 18 hole golf course, a golf clubhouse with restaurant and bar, and a golf practice range for irons. All of the hotel components of the Resort are currently closed to the general public, awaiting redevelopment. The golf course, golf clubhouse, practice range, and related access roads and support areas remain operating.



## II. THE DESIGN TEAM FOR MOUNTAIN SHADOWS RESORT

Crown has gathered a world-class creative team to guide the design and re-development of the Mountain Shadows Resort as outlined in this SUP application. Principal members of this team are:

A. **Crown Realty and Development:** Crown has over 20 years experience as a successful developer and owner of real estate in five states, which includes retail, office, resort, multifamily and industrial projects. Crown's track record includes many complex and sensitive projects, involving multiple stakeholders and mixed elements of land use. Locally, Crown completed the master plan and development of the nationally renowned resort known as Montelucia. Currently Crown's principals own and control over $400 million of performing real estate.

B. **Oz Architects, Inc. – Don Ziebell:** Crown has retained Ziebell and his Scottsdale based firm, Oz Architects, to provide master planning and architectural design for the property. Oz is one of the premier boutique hospitality and custom residential architects in the Valley, with many notable local projects including the renovation and expansion of the Royal Palms Resort and Spa, Silverleaf Club and Spa, and several phases of the renovation and expansion of the Hermosa Inn. Ziebell has over 25 years experience in the hospitality field, and has worked with many notable hotel management companies, including Ritz Carlton, Montage, Four Seasons, Capella, and others throughout the world. In addition, the firm is responsible for the design of a number of notable Paradise Valley homes, and has extensive experience in the design of golf clubhouses, spas, and hospitality residential projects.

C. **Fleet Fisher Engineering- Fred Fleet:** Fred E. Fleet, P.E. has over 40 years of diversified civil engineering experience. The breadth of his experience ranges from large subdivisions and master-planned communities to highway bridge, power line construction as well as major water and sewer line projects. Mr. Fleet's major projects in the Town of Paradise Valley included the design of the original subdivisions surrounding the Camelback Inn Country Club, the Finisterre development, the Judson School, the Montelucia Resort as well as the Ritz Carlton Development.

D. **Jorden Bischoff & Hiser-Doug Jorden**: During his 36 years of practicing law in Arizona with a focus on land use matters, Doug Jorden has represented local governments, developers, and homeowners and has served as a land use hearing officer for the City of Phoenix and Maricopa County, giving him the opportunity to approach land use issues from all perspectives. From 1978-1982, Jorden was the Town Attorney for the Town of Paradise Valley, and since then has continued to represent a variety of local governments in specific land use matters. In addition to his local government practice, Jorden regularly represents developers and private landowners, including several resorts in the Town of Paradise Valley.

# III. VISION OF PROPOSED DEVELOPMENT PLAN

## Introduction

Mountain Shadows has a long and illustrious history as one of the premier resorts in the Valley, including a period as an acclaimed Mobile Five Star resort. The famous and not-so-famous have stayed at Mountain Shadows over the years, and although it is hard to visualize through today's lenses, the property was considered a trendsetting and progressive property throughout its early life. In many ways, Mountain Shadows was one of the original mixed resort/residential communities, providing an enhanced lifestyle for the adjacent residences through shared use of certain resort amenities.

The new Mountain Shadows will continue this legacy and quality, creating a new, iconic resort community through sophisticated, modern design and land planning. The following narrative description of the proposed character of the new Resort, Resort Residential, and associated amenities is being provided as the guiding vision for future development on the site. Illustrative photos of potential design themes are also included to further convey the new vision for the Resort, along with conceptual renderings visually describing the anticipated design direction and architectural vocabulary. With the approval of the SUP, the Planning Commission and Town Council will establish the regulatory framework of development standards and design criteria that will govern the site planning, architectural design, landscape design and technical plans for the phased implementation of the project.

The centerpiece of the property will be the new Resort Hotel with a minimum of 100 and up to a maximum of 289 rooms and associated amenities. Integral to the Resort will be a club facility offering social and golf memberships available to neighboring residents as well as the community at large. The amenities being contemplated in the Resort and club include a spa; fitness facility with outdoor fitness areas; dynamic bar and restaurant facilities; a dramatic feature pools; and outdoor event plazas and lawn areas. A new and repositioned clubhouse will support the 18-hole golf course, which will relocate several holes and delete the current practice area. Renovation of the golf course will address and mitigate safety concerns of affected residents.

The hotel will cater to the sophisticated luxury market, with emphasis on the independent resort traveler and the smaller corporate conference client. A uniquely special swimming pool will be introduced into the design. Locals, seasonal residents, tourists, and resort guests will want to frequent the restaurant and cocktail venues regularly due to the design, relaxed and welcoming ambiance, views, alfresco seating, and menus. The club component will provide the high quality social, golf, and fitness amenities, and help increase the usage and "energy" of the property throughout the year. The club features of the Resort will provide a social gathering place and hub for the entire Town.

Integral to the success of the Resort, various Resort Residential components will provide a range of living opportunities; these will range from for-sale seasonal units to larger villas and single family homes. All units will be designed, at the individual owner's option, to be placed within the Resort operator's rental program and managed accordingly. The character of the residential elements will have a distinctive and exclusive resort charm in layout and design, and follow the distinctive and consistent architectural vocabulary of the Resort.

New to Mountain Shadows will be a limited retail component, ideally suited for a small gourmet, neighborhood market to enhance Resort services and which will encourage residents and guests to stay "on site" as well as providing a unique amenity to Town residents.

Crown's goal is to return this once highly regarded resort and golf course to its former quality and reposition Mountain Shadows as a world-class destination, combining hotel, spa, fitness, golf, restaurants and "for-sale" residential amenities. The intent is to create, once again, a special place for residents to gather and for visitors to enjoy a vacation experience for which they will want to return year after year. The anticipated project elements will be woven together seamlessly with a sophisticated and consistent architectural theme, lushly landscaped perimeters, courtyards and pedestrian walkways and artfully designed signage. When completed, the new Mountain Shadows Resort will return this property to its prominence as a leading part of residential and resort experiences in Paradise Valley.

Important to the redevelopment plan is respect for the Mountain Shadows East and West communities, both in terms of land use, preservation of golf/open space and access and use of the Resort facilities.

The new Resort at Mountain Shadows will acknowledge an evolving definition of hospitality; one where the affluent guest is looking for quality and sophisticated refinement that captures a true sense of place. Today many luxury travelers are searching for a resort "experience", one that embodies the soul of its surroundings and exhibits authenticity and integrity, rather than an imported style or a consistent, yet contrived design. Increasingly sophisticated and well-traveled, these guests at high-end properties prefer to pursue well-being in all facets and to be active, yet they demand the option for privacy, quiet, and peace that is the antidote for the pace of life today. Design considerations that cater to families, such as larger units will be an important element for the project.

# IV. COMMUNITY, MARKET, AND SITE CONSIDERATIONS

## Factors Considered

This SUP proposal is based upon years of consideration of a number of key factors including:

## Community

- Crown has spent seven years studying the various stakeholders and unique considerations of the Resort and has considered multiple planning options.
- Crown has sought the input from the Town the existing Mountain Shadows Estates West and East communities and other nearby neighborhoods.
- The new Mountain Shadows Resort is intended to be responsive to the long-term goals of Paradise Valley as expressed in the 2012 General Plan.
- Crown has incorporated important considerations and other accommodations to facilitate ongoing requirements for current residents.

## Market

- The project's planning has also taken into consideration the current state of the market and the critical need for flexibility in the timing, scope and sequencing of the various elements of the overall Resort.
- The challenging real estate market conditions and the changing nature of demand as the market constantly evolves must be taken into account. With the resort residential components being a key to the success of the Resort itself, it will be critical to maintain sufficient flexibility in planning, design and phasing to ensure that what is being brought to market reflects the evolving and current demand. Rather than proposing an artificial phasing schedule, Crown must be able to respond to market conditions as the project develops to ensure a successful outcome. The conceptual site plan, while a representation of what is currently intended, is based on our knowledge of current market needs and conditions. Things can and will change.

## Site

- Crown and its consultant team have analyzed the physical advantages as well as the constraints of the site, including mountain views and terrain.
- The impact of 56th Street bisecting the Resort, and access points have been taken into consideration in the location of proposed uses and traffic impacts.
- The significant noise generated by traffic along Lincoln has been taken into account with the proposed development envelope to buffer future uses and mitigate noise impacts to current residents.
- The community benefit to open up views to the Camelback Mountain currently screened by tall oleander hedging along Lincoln Drive is an important planning consideration.

- The site's original grade contours have been analyzed in conjunction with Town engineering staff, and an "Original Natural Grade" plan has been agreed upon to ensure that the grades used to establish building heights are based on the original topography of the property, regardless of future changes.

## Key Features Proposed

With consideration of these factors, planning for the incorporation of key features drove the creation of the proposed development envelope and overall conceptual site plan for the Resort including the following:

### Hotel

- The new Resort Hotel will be the centerpiece of the project to be constructed with a minimum of 100 rooms and sequenced with other development components as dictated and supported by market forces and demand. Crown is in serious negotiations with a world-renowned hotel brand/operator for the Resort Hotel, which is expected to result in Resort-wide branding and management by this operator.

### Golf Course

- Preservation and renovation of an 18-hole, Par 3 executive golf course (*or its preservation* as permanent open space) with the realignment or relocation of the two existing golf holes along Lincoln Drive, the elimination of the existing practice area, and addressing several safety concerns with the current course layout. Maintenance facilities and other course amenities will eventually be relocated, renovated and appropriately sized.

### Club Component

- Development of *a* strong *membership* club component that will allow the property to become a center of social, fitness, and business activity within the community and create the opportunity for a wide range of Resort activities and services for club members. These amenities will range from fitness, including outdoor fitness areas, and lap pool; a spa; resort pools; a relocated new or renovated golf club house; as well as food, beverage, meeting and social catering venues. All existing homeowners of Mountain Shadows Estates East and West will be eligible for membership in addition to a program to provide use and access to certain Resort amenities in keeping with historical practices.

### Resort Residential

- Development of a range of well-appointed, resort quality, luxury residential alternatives.
- The area east of 56$^{th}$ Street will be limited to 50 single-family lots all with limitations on heights, setbacks and architectural character. A central feature of the east side will be two new signature landscaped open spaces, one at the corner of Lincoln and 56$^{th}$ and one within the project interior.
- The area west of 56$^{th}$ Street will be a mixture of residential configurations and may include duplexes, townhomes or flats.

- Resort residential will have common amenities which as fitness, pools, golf and access to the Resort Hotel facilities such as restaurant, bar and spa.
- Each home or unit may be owned by either the Resort owner or through private ownership. Some units may have multiple keys (e.g. for example, an owner's 3-bedroom unit may have 2 keys, any of which can be placed into the Resort's rental program.
- Parking near units may include garages, surface parking, below grade parking, and carports.

### Pedestrian circulation linkage

- Creation of a multi-faceted pedestrian walkway system integrating and connecting the various elements of the Resort residential, hotel, golf, pools and attractive outdoor spaces.

### Public Thoroughfare and ROW improvements

- 56th Street will be dramatically improved both functionally and visually. Features to improve traffic flows and enhance access will be incorporated along Lincoln Boulevard. Landscaping of existing ROW's surrounding the Resort will be enhanced, with sidewalks and landscape.

### Improvement of view corridors

- Capitalizing upon and enhancing views from Lincoln Drive, while acknowledging the critical need to mitigate the significant noise impact generated from traffic along this busy thoroughfare.

With these key goals in mind, Crown has conceived the new development guidelines and conceptual master plan so they balance the Town's needs and expectations for this property with site opportunities and market demand. This plan sets the stage for a landmark project with lasting appeal and quality.

## V. Architectural Character and Planning

The new Resort will exhibit an evolutionary modern architectural style that will enhance the legacy of the original Mountain Shadows and compliment the character and image of the Town of Paradise Valley. The design of this important property will be human, warm, and comfortable, exhibiting a quiet harmony with the existing surroundings. It will respect the rich historical vocabulary that has helped to define the community in the past while looking to the future to create a unique and evolutionary architecture. As a community, Paradise Valley exhibits a balance between the rich yet aesthetic beauty of the native Sonoran Desert and a softer, greener landscape. Respecting this balance will be a key component of the design approach.

## Architectural Character

### Design Vocabulary

To achieve these goals, the design will emphasize a simple palette of honest, natural materials that are carefully and artfully detailed and assembled. In the time-honored tradition of warm climate architecture, the project will use courtyards, landscaping, shade, and the judicious use of water to create human scaled areas of oasis as well as true indoor-outdoor living opportunities. This architecture will, however, consistently recall that it is "in and of" the desert. The design will be modern, but it will be a warm, comfortable, and human-scaled modern that will be designed to be used and enjoyed; restrained and appropriate rather than excessive and imported; emotional and intuitive rather than rational and intellectual; *and* understated rather than heroic and monumental. Deep, broad overhangs will provide shade for exterior living areas and the large window openings that will be oriented to capture the magnificent views to Camelback Mountain. These large windows will help to also provide the light filled spaces the modern guest desires, and open directly onto outdoor living room that will be furnished as comfortable living spaces with soft furniture and fireplaces, helping to "blur" the line between inside and out. Materials will be chosen for their ability to withstand the desert climate, as well as for their ability to age well and develop a patina. Focusing on the extraordinary views from the site, interior spaces will be light filled, warm and inviting. Guest rooms will be large with bathrooms that exceed expectations; some will open to the outside and to the view. Landscaped trellises and shade trees will soften the intense sun along with numerous courtyards, fountains, outdoor showers, and private plunge pools which will provide both a visual as well as an actual cooling effect. The sense of discovery will be celebrated, with a sequence of wonderful outdoor spaces offering guests an opportunity to wander.

### Building Massing

- The building massing will be horizontal and linear, emphasizing a scale that is visually connected to the ground; this recalls both early desert contemporary architects as well as local Prairie School influences.
- Roof planes will "float" above the building mass, with the use of transom glazing.

- Building massing and orientation will be used to mitigate sound impacts generated by road noise, especially Lincoln Drive traffic.

### Building Heights

- Building heights will be a mix of mostly one, two, and some three story elements to provide a variety of rooflines and massing.
- Taller buildings will be located and oriented to help mitigate traffic noise.
- Adjacent to existing homes, the heights will be limited to one and two story, providing compatible heights and massing to existing residential uses.
- All building components will be controlled through setbacks and a height envelope defined in the Development Envelope Plan.

## Building Design Standards

- The overall architecture theme will be consistent throughout the various components of the project with compatible variety emphasized to add character and interest while remaining architecturally cohesive.
- Buildings shall be designed and constructed so that all four sides receive consistent architectural treatment, with emphasis on front and rear elevations.
- Patios and courtyards will be incorporated to create inviting transitions between architectural facades and landscape adding character and visual interest.
- Sustainable architectural design and energy use will be emphasized, with a priority placed on renewable/recycled materials as well as on active and passive systems that mitigate energy usage.
- Building designs will incorporate varied and well-articulated facades with offsets in building components, varied rooflines, balcony elements, chimney and tower features and a compatible mix of materials.
- Mechanical equipment shall be screened.
- Site mounted equipment, trash containers and other ancillary structures shall be screened from view, both from adjacent properties and surrounding streets through the use of landscape or architectural features.

## Planning

### Traffic and Circulation

The new Resort sits on one of the Town's busiest arterial roads, Lincoln Drive and is also bounded by the important McDonald Drive and 56th Street. The new Resort's proposed uses, including a hotel, restaurants, retail, meeting and banquet space, golf course, fitness and spa are similar in scale with less intensity than past uses of the property

This SUP proposes significant circulation improvements over what exists today and non-existent requirements under the 1992 Agreement.

For the Resort west of 56th Street, the following improvements will be made:

1. There will be two primary access points to the west side Resort components:

    a. A new dedicated, right turn lane will be added on the south side of Lincoln Drive, west of 56th Street, serving the existing Lincoln Drive Resort access.
    b. A new dedicated, right turn lane to facilitate right turn movements onto 56th Street leading to a new traffic circle and then leading to the west Resort access off 56th Street.

2. A right in/right out only service entrance on Lincoln Drive to facilitate service vehicles needing access to potential clubhouse, Resort Hotel and maintenance areas. This will limit service vehicles within the Resort proper.

3. A potential service entrance south of the traffic circle, on the west side of 56th Street to provide access for service areas and parking facilities.

4. Located in the south west corner of the golf course is a maintenance area which is accessed off a driveway on McDonald. This driveway may be relocated as needed and will be used for golf course maintenance vehicles only.

For the Resort east of 56th Street, there exists today three drive entrances off of Lincoln Drive and one off 56th Street. Crown is working with the Mountain Shadows Estates East HOA ("East HOA") to formulate the access and internal circulation plan to address the mutual needs of the two communities as well as elements to improve safety and meet current guidelines. Crown is proposing the following:

1. Two options for primary access and circulation from Lincoln Drive:

    a. Option A eliminates all ingress from Lincoln and directs all traffic into or out of the east side Resort at the new traffic circle on 56th Street.
    b. Option B maintains at least one (but not more than two) driveway on Lincoln Drive and also has access to 56th Street at the new traffic circle.

    In either Option A or B, internal circulation will share driveways to provide access to East HOA residents and new residents alike.

2. A new egress-only connection to 56th Street located at the nexus of the East HOA and Crown property at 56th Street. It is Crown's intention to provide access over a historical pedestrian easement in this area, which along with East HOA property, will provide the routing for this egress drive to 56th Street. Crown will work with East HOA complete design of the final configuration of this drive, including issues related to potential gates.

For 56th Street, Crown proposes enhanced traffic and right-of-way improvements to include:

1. Installation of a traffic circle on 56th Street just south of Lincoln Drive to facilitate primary Resort access to east and west sides of the Project and southerly 56th Street. North of the traffic circle to Lincoln Drive, the ROW section will be two lanes south, two lanes north, a center median, sidewalks on both sides and generous landscape areas as shown on the proposed ROW plans.
2. South of the traffic circle, 56th Street will return to two lanes. The street south of the traffic circle will move about 13 feet east of its current location and return to the current center line location at a point shown on the

proposed ROW plans. This area will also be improved with sidewalks on both sides, with the balance of the landscaped ROW improved according to the ROW guidelines.

3. Crown and the Town staff have also discussed ROW improvements on the balance of the west side of 56th Street from the southern edge of the proposed ROW improvements to McDonald Drive. A depiction of this ROW improvement is also included in the application.

In all 56th Street will be improved and beautified as a result of the proposed development, including improved traffic flow, safety and dramatic visual appeal.

## Parking

- Parking will be accomplished in a variety of fashions throughout the property including surface parking (both valet and self parked), and dedicated garage parking both on and possibly above or below grade.
- A comprehensive parking analysis will be submitted for staff approval prior to issuance of building permits for any permanent inhabitable structure, which may include shared use calculations and other considerations intended to adequately and appropriately provide sufficient parking. It will be assumed that parking required for the golf course, including its related club house and maintenance will be not more than currently provided, and subject to shared use.

## Lighting

- Site lighting shall be designed in such a manner as to provide for safe vehicular and pedestrian movement into and around the site.
- Lighting shall be designed to minimize glare and conserve energy while creating an aesthetically pleasing resort ambiance, and comply with Town standards.
- Pedestrian level thematic lighting shall be used throughout the project as a unifying element among resort components and to make walking safe and inviting
- A comprehensive lighting plan for each phase of development will be submitted for staff approval prior to issuance of building permits for any portion of the Resort.

## Landscaping

- Landscaping will be in character with the adjacent community- sensitive to the importance of water conservation, but retaining a gracious and comfortable character emphasizing colorful, mature plantings without being overly geometrical or rigid. The look and character will be such that one would think the landscaping happened more naturally over time, as is the case with the existing property.
- Care will used to maintain and salvage existing relevant specimen landscaping as feasible.

- Clustering and gathering of plantings at different heights and circumferences will evoke the feel of an established community.

### Signage

- A comprehensive conceptual signage plan for the entire Resort will be submitted for staff approval prior to issuance of building permits for any portion of the Resort. Specific sign plans will be formulated based on the approved conceptual sign plan and reviewed on a phase by phase basis as the Resort is developed.

## VI. PERMITTED USES/LAND USE PLAN

An important element of the SUP is the "Land Use Plan" which delineates various "zones" within the 68.48 acre site, where specific uses are allowed and other uses are restricted. When viewed in its totality, the Mountain Shadows community is quite large and includes the 68-acre site subject to this SUP and along with Mountain Shadows Estates East and West, which inclusively totals over ___ acres. Historically, the former Mountain Shadows provided a place of public gathering for the larger community of Paradise Valley as well. For this reason, a comprehensive set of Resort related uses will be included in the master plan to provide facilities which meet the needs and desires of existing residents, new residents, future hotel guests and community-wide patrons.

A general list of various Resort-related uses which will be allowed is as follows:

- Resort Hotel, including guest rooms, meeting, banquet and conference areas
- Restaurants, bars, lounges, snack bars and kiosks
- Fitness, spa, pools and locker rooms
- Club house, pro shop and related golf uses such as maintenance areas storage areas, restrooms, cart paths, lakes and ponds
- Parking areas and garages, both surface, covered, enclosed and structured
- Free-standing retail, including small market, gifts, quick service food and coffee shops
- Resort retail, located within hotel or golf facilities
- Communications, for reservation systems, internet, radio, cell tower, telecommunications and satellite
- Residential, including single-family detached and various forms of attached residential
- Service facilities for receiving, trash, utilities and mechanical systems

The Land Use Plan has divided the Resort into seven zones where certain uses are allowed and others are restricted. While it is intended that the Resort be developed in a flexible regime, uses have been placed in the seven zones based upon a set of specific criteria and goals, including:

- Minimize any perceived impact to neighbors

- Maximize the vitality and efficiency of a particular use
- Take advantage of site characteristics and historical uses
- Desires of the various stakeholders

A general description of uses allowed in each zone is as follows:

Zone A: Resort Hotel, Resort Resident and Golf facilities

Zone B: Resort Hotel and Resort Residential

Zone C: Resort Residential and Golf facilities

Zone D: Golf, golf facilities, open space and those uses which facilitate these uses such as club house, pro shop, maintenance, storage and parking.

Zone E: Resort Residential

Zone F: Resort Retail

Zone G: Signature Landscaped Open Space

Please refer to the "Land Use Plan" for more specific details.

## Development Envelope Plan/Original Natural Grade Plan

To provide for a durable zoning approval and regulated land use plan, the Development Envelope Plan ("DEP") restricts development of the Resort within specified setback and height limitations The DEP is to be used along with the Land Use Plan and Original Natural Grade Plan to determine if a proposed improvement meets the requirements of the SUP. The Original Natural Grade Plan establishes the historical grades of the Resort as reviewed and approved by the Town Engineer and which will be used to form the basis of measuring the heights of all proposed structures.

If a proposed improvement meets the requirements of the DEP, its use is allowed within the zone as shown on the Land Use Plan and otherwise meets the requirements of the SUP, then the improvement is allowed.

## Conceptual Site Plan

The Conceptual Site Plan is just that, a concept of what would be allowed by the Land Use Plan, DEP and other elements of the SUP. While it reflects a reasonable concept of what is intended and results from over 7 years of planning by Crown and its team, the final site plan can and likely will be different.

To best understand what is presented in this conceptual plan, it should be broken down into its parts.

## East Side

There are four basic components of the East Side:

- .Up to 50 residential lots to provide custom or semi-custom home sites to be developed under a cohesive regime for design, use and maintenance.
- A signature landscaped open space at its northwest corner intended to provide a community-wide visual amenity with a scale which speaks of the importance of this landmark Resort. Across the expanse of this open space, the vistas of the mountains which form this Paradise Valley will be forever seen.
- A signature landscape garden and open space set in the middle of the site which will provide a pedestrian and visual amenity to residents.
- New, improved circulation elements serving Mountain Shadows Estates East and new residents along with a new guard gate. Mountain Shadows Estates East may continue to use their existing guard gate or share the new one on the Resort property pursuant to a future arrangement.

## West Side

Resort Hotel

Positioned as a luxury, boutique resort hotel of not less than 100 rooms, with an orientation designed to maximize the vista to Camelback Mountain and enhance open space within its grounds. A dramatic tree-lined arrival court opens into a dramatic lobby which frames the picture perfect view of the mountain and the Resort pool and guest rooms.

Set along side the arrival court is the spa and fitness facilities, with separate entrance to enhance the “club” appeal for local residents, guests and owners within the Resort complex. The spa/fitness facility includes an outdoor area with lap pool, exterior fitness and relaxation zones and free-standing studios for yoga, Pilates and similar activities.

Within the main lodge building and fronting the cloistered open space, is the signature restaurant and bar, which will enjoy the benefit of indoor and outdoor dining and magnificent views of the mountain.

Function and banquet space is located both at grade with generous outdoor function space as well as on the second floor of the lodge building, also with outdoor deck space and magnificent views.

Guestrooms are generous in size (450 to 900 s.f.) and are scattered in a variety of one, two and three-story configurations. Outdoor decks or patios will be available for most rooms and may include private plunge pools or spa.

The main Resort pool is set in the center and oriented to both capture the views and full day sun.

Service areas are screened and set adjacent to the service entrance off 56$^{th}$ Street.

**Resort Villas**
Set in the general location of the current golf clubhouse are 27 Resort villas. These units will range between 2,500 to about 3,000 square feet and will include attached, two-car garages and generous patios and decks for outdoor living. Designed in a modern desert architecture, these units will employ spacious indoor/outdoor living configurations.

**Resort Suites**
Set in the general location of the current driving range, is a community of two and three-story building organized around generous courtyards with the Resorts main residential amenities for pool, fitness and clubhouse. These common amenities are intended to be available to all residents of Mountain Shadows, including the residents of Mountain Shadows East and West.

A total of 100-162 Resort Suites in one, two and three-bedroom configurations designed to augment the total available number of "keys" available in the Resort Hotel's rental program. Parking for the Flats Suites are subterranean. Resort Suites can be offered for sale including fully furnished options, to be eligible for the Resort Rental Program.

### Resort Management Plan

The component parts of the Resort will be maintained and governed under a single unified management system. There will be a master set of comprehensive Covenants, Conditions and Restrictions ("CC&R's") for the entire Resort requiring consistent design attributes for each component within a single overarching architectural theme for buildings, walls, landscaping and signage. The CC&R's will provide for the collection of dues which will be used in the maintenance of common Resort facilities such as roads, landscape, pools, walls as well as a fund to maintain the perimeter and signature landscape elements. The CC&R's will also control future changes and require a high standard of maintenance and appearance.

## VII. STATEMENT ON DEVELOPMENT PHASING

A. Phase One: Demolition of the exiting improvements, other than existing clubhouse, tennis, parking areas and roads. The Demolition process will begin after the final approval of this SUP application including any referendum period. The Demolition process begins with a comprehensive environmental study of the project. The abatement team will follow based on the findings of the environmental team and building demolition will begin thereafter. Crown will determine the most effective demolition plan during this initial stage based on factors such as storm water run-off, safety issues, aesthetic concerns and continuing operations.

B. Phase Two: East Side Residential Development. After Crown receives final plat approval, completes design work and receives permits for the development of the east side, Crown will begin construction of the east side infrastructure. Concurrently with the east side development, Crown will complete those off-site

improvements that are needed for access to the east side development. Crown plans to build two to three model units concurrently with the construction of the infrastructure.

C. Remaining Phases: The remaining phases will includefinal design for a new golf clubhouse , the Resort hotel, additional resort residential retail and modifications to the golf course. Each of these phases will be based on prevailing market conditions. The completion of needed off-site improvements will be completed concurrently ahead of various phases based on recommendations by Crown's traffic engineer and Town staff.

## VIII. CONCLUSION

Historically, the Town of Paradise Valley has had a highly synergistic and mutually beneficial relationship with its resort properties from a quality of life and financial perspective. In fact, the Town's General Plan specifically states that the Town will encourage the revitalization and continual improvement of its existing resorts. The proposed plan and development standards as submitted by Crown is entirely consistent with this objective, while also being respectful and sensitive to the unique characteristics of this property, its neighbors, and the Town generally.

The Town, its residents, and Crown have a rare and very timely opportunity to create a remarkable new Resort that is designed to appeal to the most discerning and sophisticated travelers and residents. This artful blend of a hotel and exquisitely integrated resort residential and amenities will truly enhance the already high real estate values and luxury, upscale image for the Town as a whole. Mountain Shadows has long been a Town landmark and world-renowned attraction to Valley visitors and residents alike. The new Mountain Shadows will restore this premier status and become once again the upscale centerpiece of Lincoln Drive.

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# MOUNTAIN SHADOWS

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## COVER SHEET

| | | | |
|---|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet: 0 |
| Revisions: | Issued For: SPECIAL USE PERMIT | |

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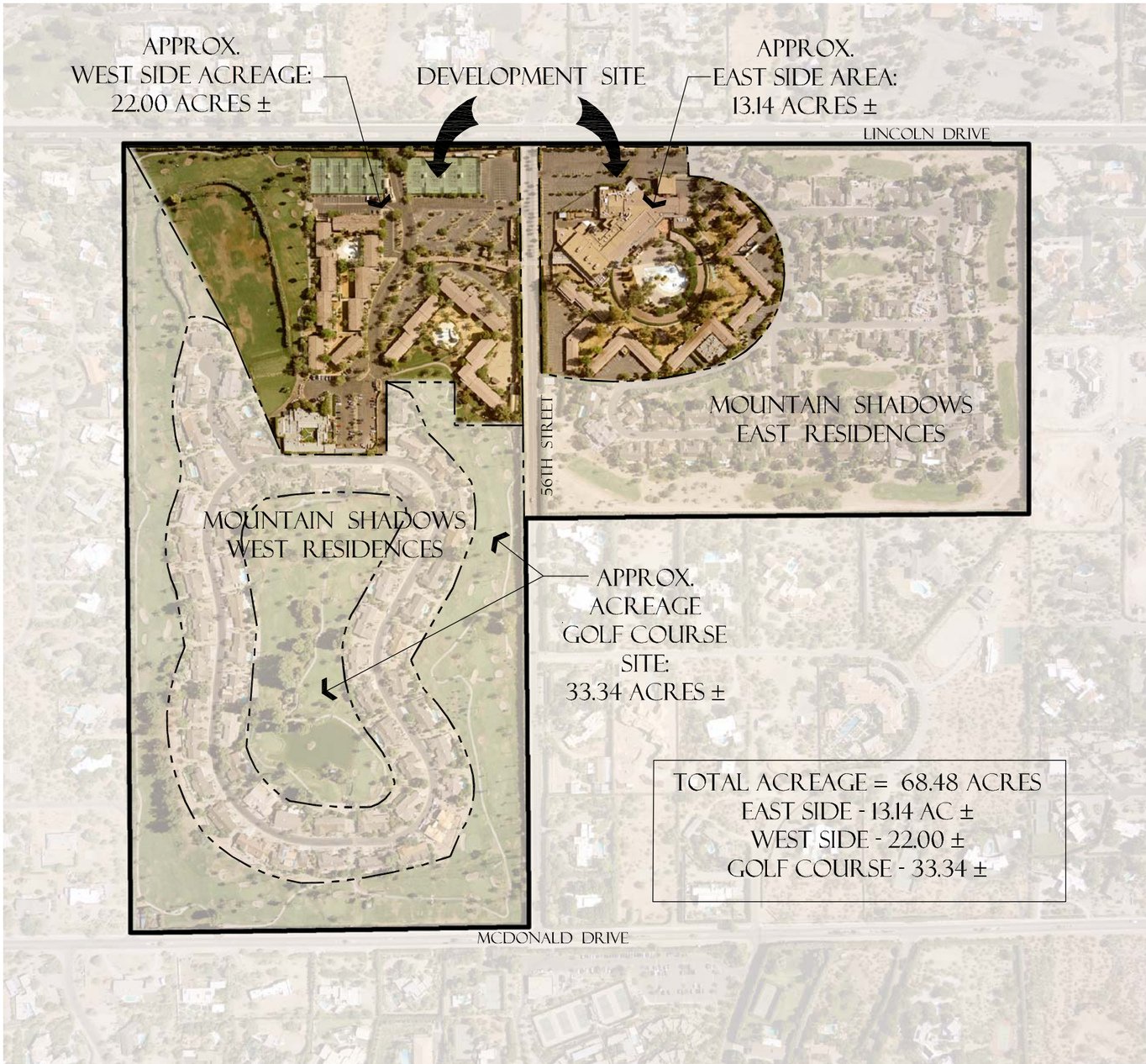


TOTAL ACREAGE = 68.48 ACRES
EAST SIDE - 13.14 AC ±
WEST SIDE - 22.00 ±
GOLF COURSE - 33.34 ±

AERIAL
EXISTING SITE
SCALE: 1" = 150'
0 75 150 300
SCALE: 1" = 150'

# SHEET INDEX:


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| 2 | LAND USE PLAN |
| 2.1 | RESORT PROGRAM, LAND USE NOTES & DIAGRAMS |
| 3 | INGRESS/EGRESS DIAGRAM |
| 4 | ORIGINAL NATURAL GRADE PLAN |
| 5 | DEVELOPMENT ENVELOPE PLAN |
| 6 | 56TH STREET R.O.W. IMPROVEMENTS |
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| 8 | OVERALL CONCEPTUAL SITE PLAN |
| 9 | ENLARGED CONCEPTUAL SITE PLAN |
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| 11 | ENVISIONED ELEVATION |
| 12 | ENVISIONED PERSPECTIVE |
| 13 | ENVISIONED IMAGE PHOTOS |
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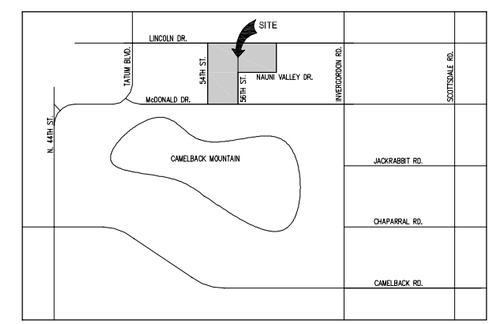


VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

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## AERIAL / VICINITY MAP / TABLE OF CONTENTS

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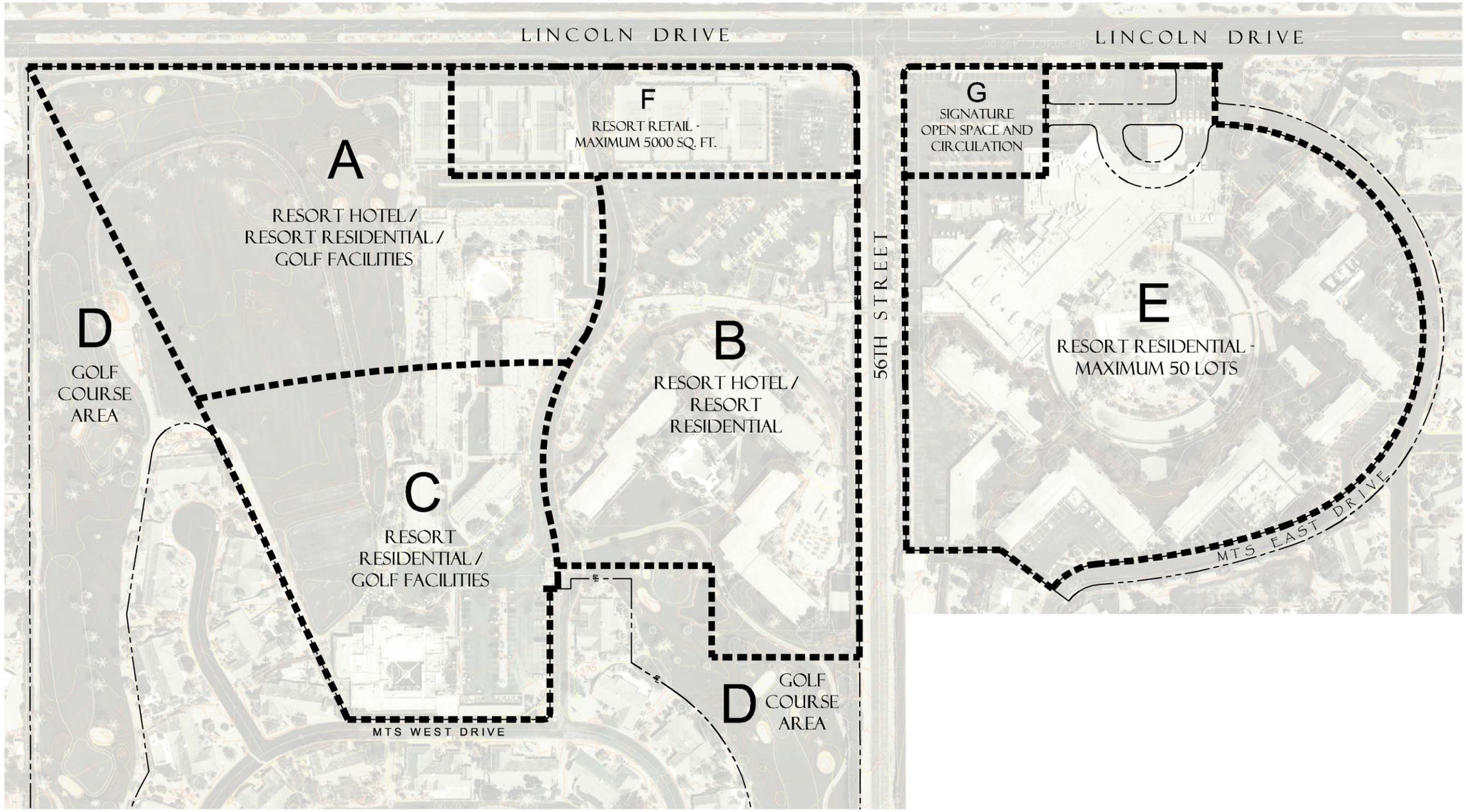


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## LAND USE PLAN

N
0 30 60 120
SCALE: 1" = 60'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 2 |
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## DEFINITIONS AND LIMITATIONS ON DENSITY:

1. FLOOR AREA RATIO FOR ALL RESORT IMPROVEMENTS SHALL NOT EXCEED 25%. FLOOR AREA RATIO IS CALCULATED BY DIVIDING TOTAL FLOOR AREA (AS DEFINED BELOW), BY 2,983,012 S.F.

2. A UNIT IS ANY SINGLE GROUPING OF ONE OR MORE ROOMS WHICH CAN BE OCCUPIED FOR HOSPITALITY OR RESIDENTIAL USE (I.E., ONE OR MORE BEDROOMS) AND IS ACCESSIBLE BY ONE KEY. ROOMS WITHIN A UNIT MAY BE ACCESSIBLE BY MORE THAN ONE KEY; UNITS WITH MORE THAN ONE ROOM MAY BE OCCUPIED BY MORE THAN ONE PARTY USING SEPARATE KEYS. TOTAL NUMBER OF SEPARATELY KEYED ROOMS FOR RESIDENTIAL AND HOTEL USE WILL NOT EXCEED MAXIMUM TOTAL UNITS.

3. "MAXIMUM NET FLOOR AREA" FOR THE PROJECT SHALL BE 564,500 S.F. NET FLOOR AREA REFLECTS INTERIOR CONDITIONED SPACE AND DOES NOT INCLUDE BASEMENTS, CART STORAGE, MAINTENANCE AREAS, COMFORT STATIONS, GARAGES (ABOVE OR BELOW GRADE), OR EXTERIOR COVERED AREAS SUCH AS PATIOS AND TERRACES, CARPORTS, OVERHANGS, TRELLISES, POOL CABANAS OR COURTYARDS OR ANY OTHER FACILITIES WHICH ARE NOT INTERIOR CONDITIONED SPACE.

4. TOTAL FLOOR AREA IS DEFINED IN SECTION 2.01 OF THE TOWN ZONING ORDINANCE, BUT EXCLUDING COURTYARDS AND "TRUE ROOF OVERHANGS" SEE RELATED DRAWINGS ON SHEET 2.1.

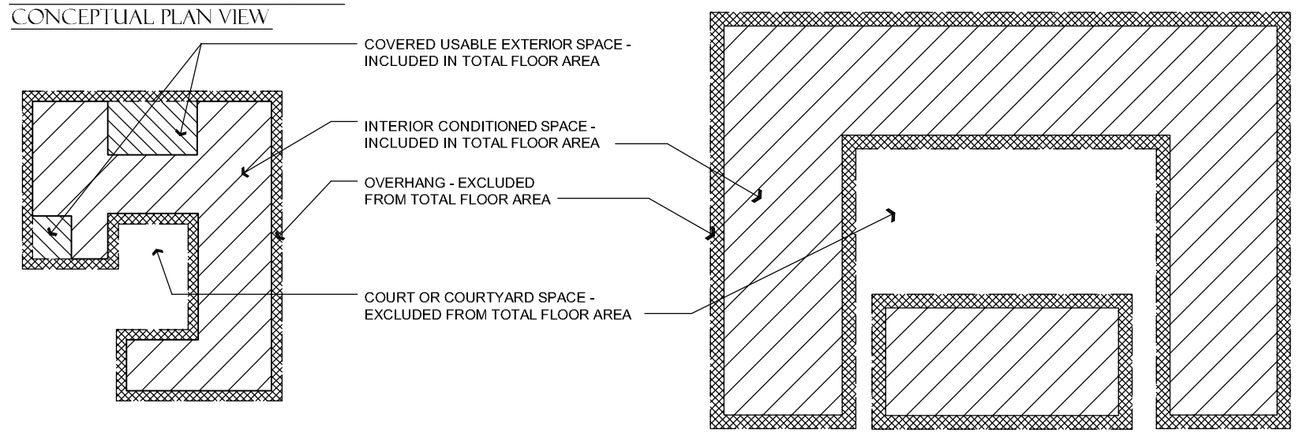
5. ALL MEASUREMENTS UNDER THIS S.U.P. FOR NET AND TOTAL FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS SET FORTH HEREIN.

6. RESORT HOTEL UNITS SHALL HAVE DESIGN ELEMENTS WHICH INTEND THE UNIT TO BE RENTED OR USED FOR SHORT TERM OCCUPANCY (30 CONTINUOUS DAYS OR LESS). SUCH DESIGN ELEMENTS SHALL INCLUDE NO DIRECT, ENCLOSED ATTACHED PARKING. PARKING MAY, HOWEVER, BE IN A JOINT USE GARAGE (ABOVE OR BELOW GRADE) OR PARKING LOT. RESORT HOTEL UNITS MAY BE SEPARATELY OWNED, AND RENTED THROUGH A RESORT RENTAL PROGRAM.

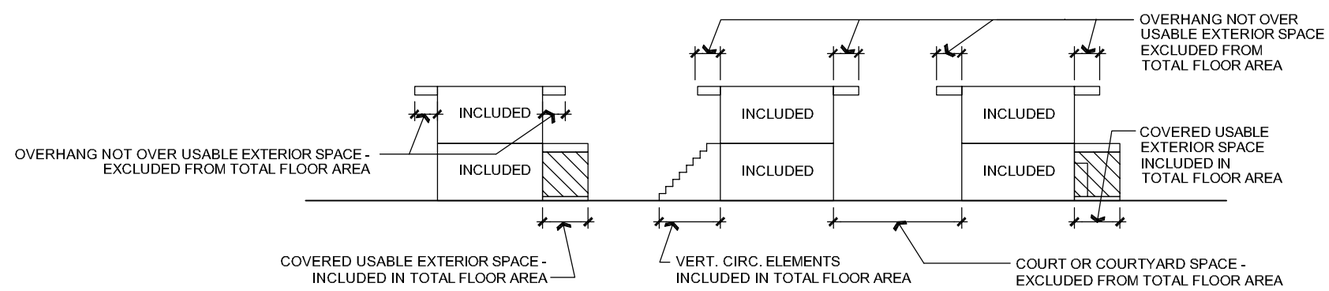
### MOUNTAIN SHADOWS RESORT PROGRAM

| | Min/Max | NO. OF UNITS (NOTE 3) |
|---|---|---|
| **WEST SIDE** | | |
| RESORT HOTEL | Minimum/Maximum | 100/289 |
| RESORT RESIDENTIAL | Maximum | 189 |
| **WEST SIDE SUBTOTAL** | Maximum | 289 |
| **EAST SIDE** | | |
| RESORT RESIDENTIAL | Maximum Lots | 50 |
| **EAST SIDE SUBTOTAL** | | 50 |
| **RESORT TOTAL** | **Maximum** | **339** |

TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL PLAN VIEW




TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL SECTION VIEW

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# MOUNTAIN SHADOWS

CROWN REALTY & DEVELOPMENT CORPORATION

## MOUNTAIN SHADOWS RESORT PROGRAM, LAND USE PLAN NOTES & DIAGRAMS

| | | |
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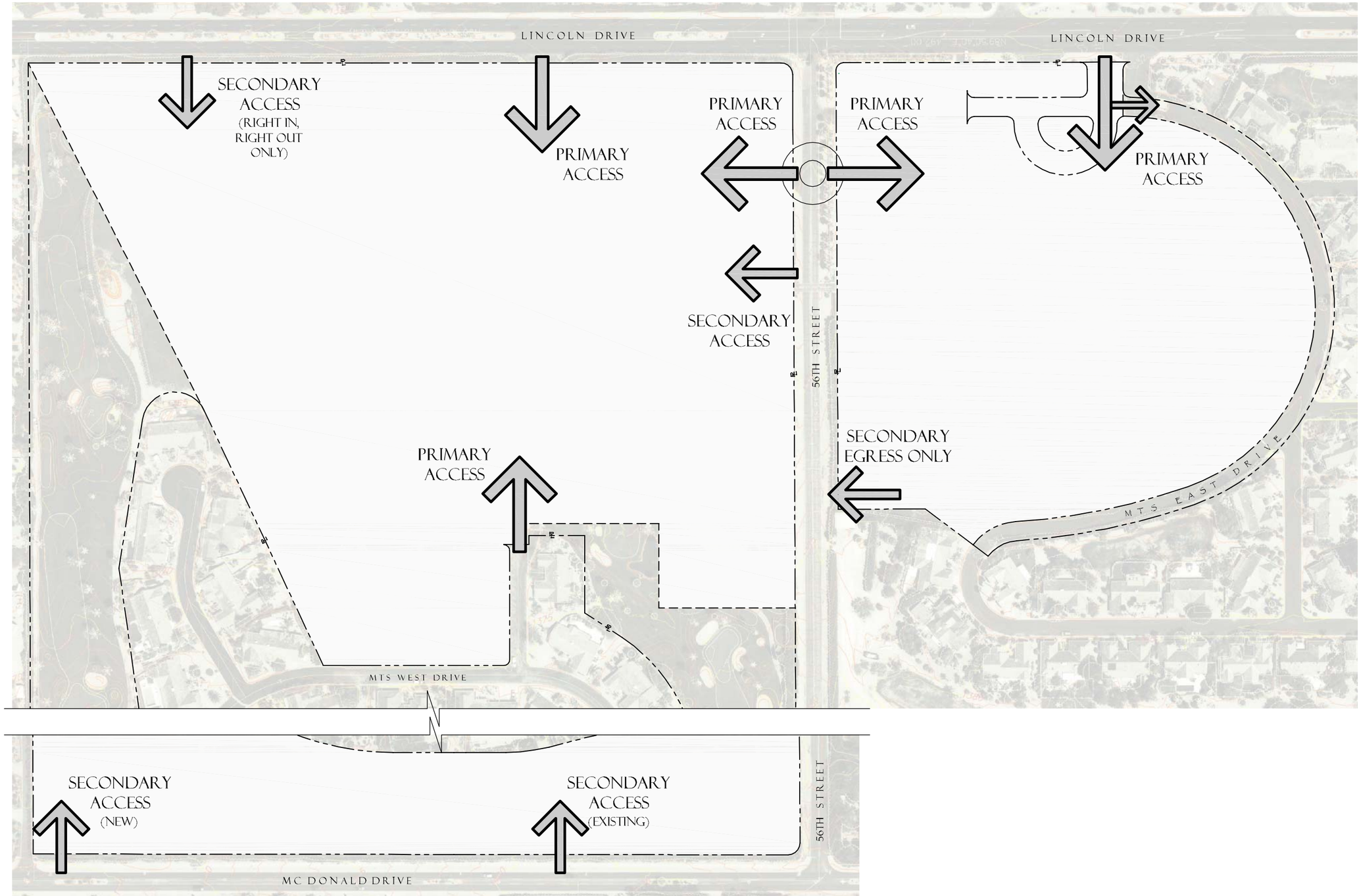


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# MOUNTAIN SHADOWS

## INGRESS / EGRESS DIAGRAM

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CROWN REALTY & DEVELOPMENT CORPORATION

N

0 30 60 120
SCALE: 1" = 60'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 3 |
| Revisions | Issued for: SPECIAL USE PERMIT | |

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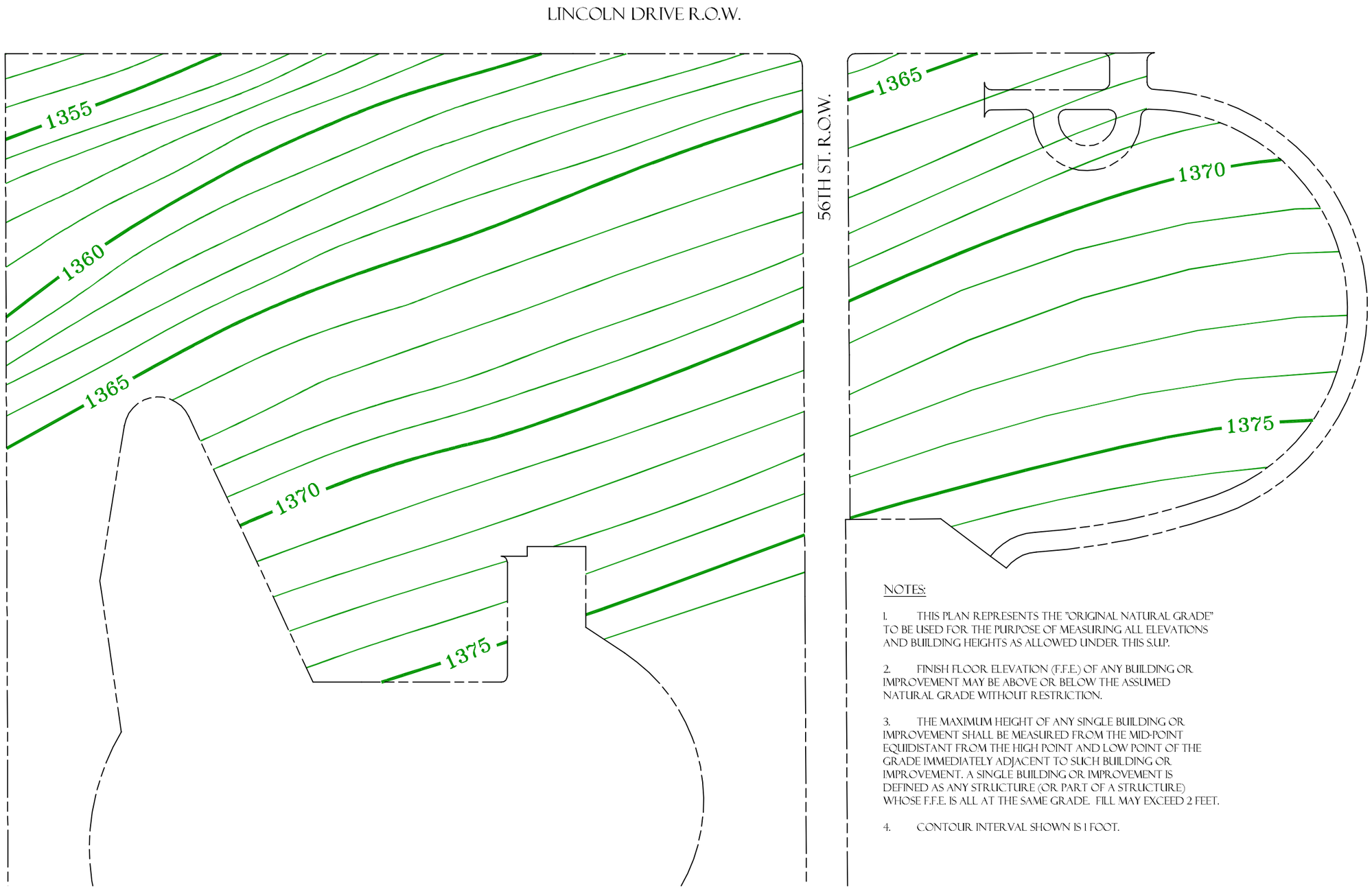


NOTES:

1. THIS PLAN REPRESENTS THE "ORIGINAL NATURAL GRADE" TO BE USED FOR THE PURPOSE OF MEASURING ALL ELEVATIONS AND BUILDING HEIGHTS AS ALLOWED UNDER THIS S.U.P.

2. FINISH FLOOR ELEVATION (F.F.E.) OF ANY BUILDING OR IMPROVEMENT MAY BE ABOVE OR BELOW THE ASSUMED NATURAL GRADE WITHOUT RESTRICTION.

3. THE MAXIMUM HEIGHT OF ANY SINGLE BUILDING OR IMPROVEMENT SHALL BE MEASURED FROM THE MID-POINT EQUIDISTANT FROM THE HIGH POINT AND LOW POINT OF THE GRADE IMMEDIATELY ADJACENT TO SUCH BUILDING OR IMPROVEMENT. A SINGLE BUILDING OR IMPROVEMENT IS DEFINED AS ANY STRUCTURE (OR PART OF A STRUCTURE) WHOSE F.F.E. IS ALL AT THE SAME GRADE. FILL MAY EXCEED 2 FEET.

4. CONTOUR INTERVAL SHOWN IS 1 FOOT.

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ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

# MOUNTAIN SHADOWS

CROWN REALTY & DEVELOPMENT CORPORATION

## ORIGINAL NATURAL GRADE (O.N.G.) PLAN

N

0 30 60 120
SCALE: 1" = 60'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 4 |
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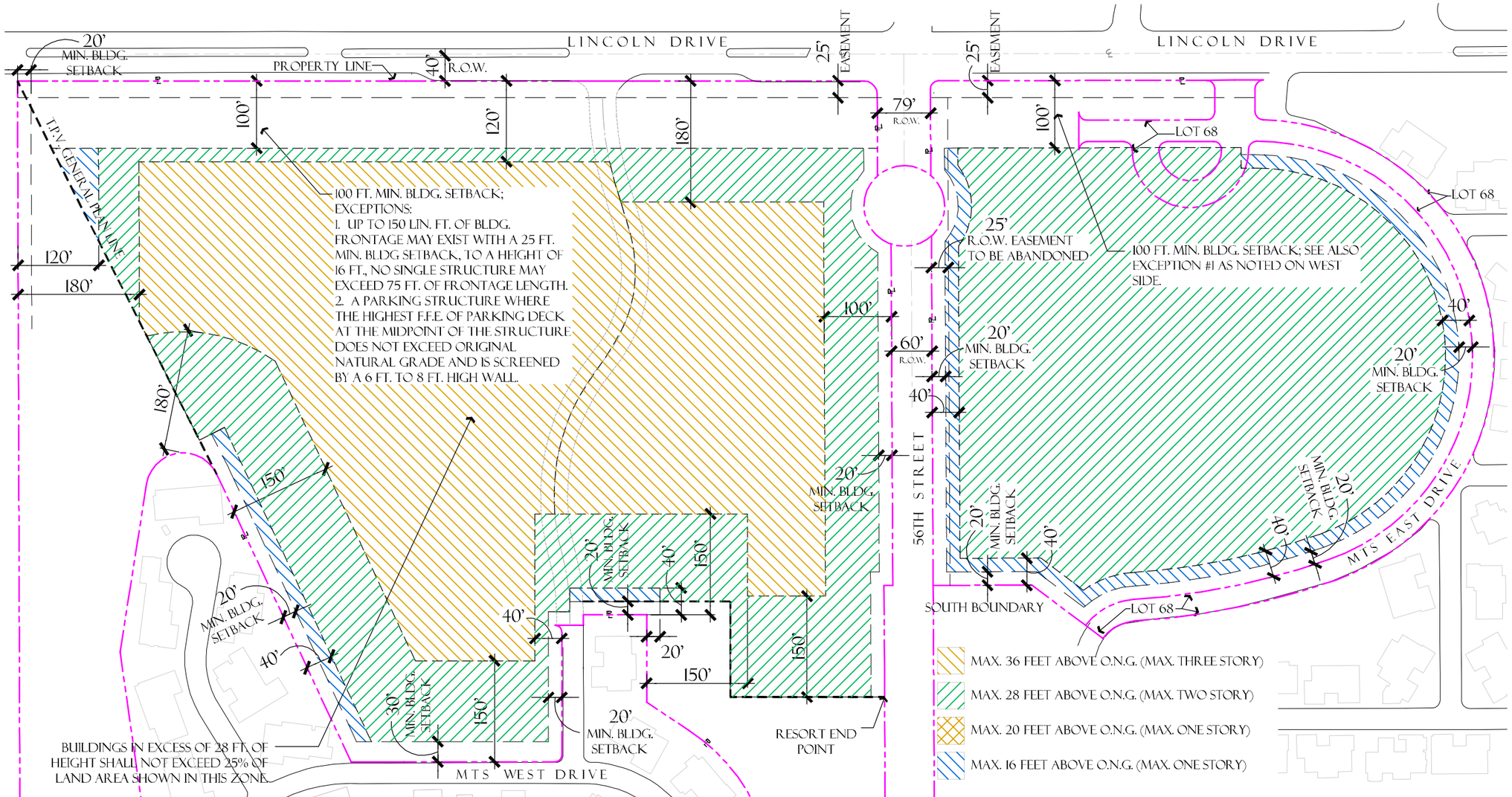


## DEVELOPMENT CRITERIA EAST SIDE LOTS:

1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON THE PLAN.

2. REAR YARD SETBACKS: 10 FT TO 28 FT HEIGHT, SUBJECT TO ITEM 1 ABOVE.

3. FRONT YARD SETBACKS: 10 FT TO BUILDING STRUCTURE, DRIVEWAY MUST BE 20 FT. MIN. LENGTH MEASURED FROM BACK OF CURB.

4. SIDE YARD SETBACKS: 10 FT. IN TOTAL, VARIABLY DISTRIBUTED BETWEEN 2 SIDE YARDS.

5. CORNER LOTS: STREET FRONTAGES SHALL BE AS PER FRONT YARDS PER ITEM 3 ABOVE.

6. POOLS, ACCESSORY STRUCTURES NOT EXCEEDING 6 FT. IN HEIGHT SHALL BE ALLOWED IN SETBACKS, BUT BEHIND ALLOWED WALLS.

## WALLS:

1. ALONG LINCOLN: 8 FT. MAX. HEIGHT WALL WITH 2 FT. BERM (ON LINCOLN SIDE) SET BACK MIN. OF 25 FT.

2. ALONG 56TH ST. WEST SIDE FROM LINCOLN DRIVE TO RESORT END POINT: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.

3. ALONG 56TH ST. WEST SIDE FROM RESORT END POINT SOUTH TO MCDONALD: 6 FT. MAX. HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.

4. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.

5. ALONG MCDONALD: 6 FT. MAX HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.

6. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 3 FT. FROM INTERIOR LOT 68 PROP. LINE.

7. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS.

## NOTES:

1. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.

2. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN AS MEASURED FROM THE ORIGINAL NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL NATURAL GRADE PLAN.

3. CERTAIN BUILDING FEATURES WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH ITEMS AS CHIMNEYS, ELEVATOR ENCLOSURES, TOWERS OR OTHER ARCHITECTURAL FEATURES, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P.

4. GOLF FACILITIES WITHIN ZONE D AS SHOWN ON LAND USE PLAN SHALL HAVE A MAXIMUM HEIGHT OF 20 FT. FOR CLUBHOUSE/PRO SHOP STRUCTURE; 16 FT. FOR MAINTENANCE BUILDINGS, COMFORT STATIONS AND OTHER "ACCESSORY" TYPE GOLF COURSE STRUCTURES.

5. REFER TO DRAWING "4 "ORIGINAL NATURAL GRADE PLAN FOR ADDITIONAL ORIGINAL NATURAL GRADE (O.N.G.) INFORMATION.

6. PROPERY LINES ON 56TH ST. REFLECT PROPOSED R.O.W. DEDICATIONS AND ABANDONMENTS.

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# MOUNTAIN SHADOWS

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CROWN REALTY & DEVELOPMENT CORPORATION

## DEVELOPMENT ENVELOPE PLAN

N

0 30 60 120
SCALE: 1" = 60'

| Date: May 15, 2012 | Project # 3124 | Sheet |
|---|---|---|
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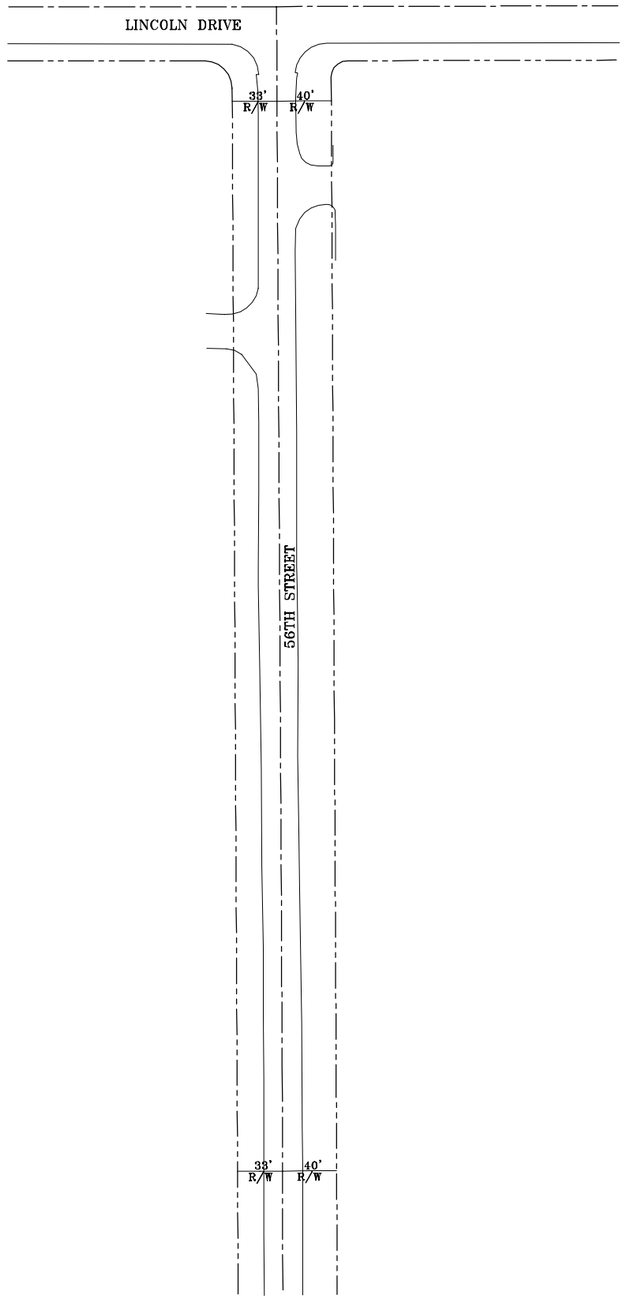
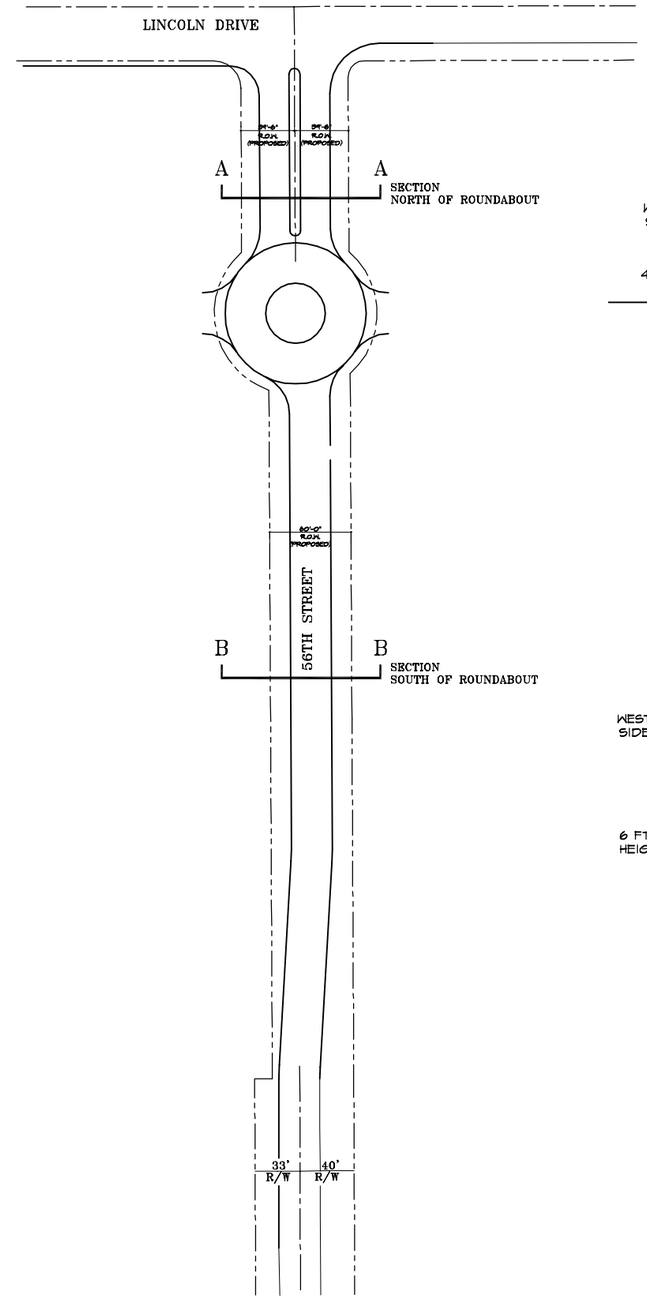
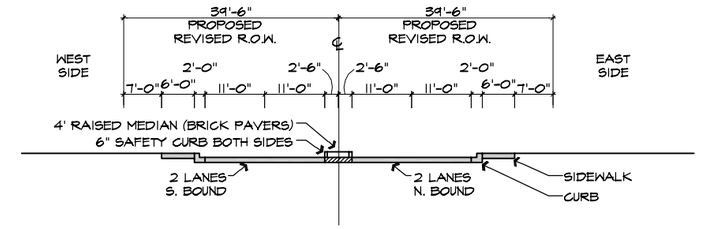


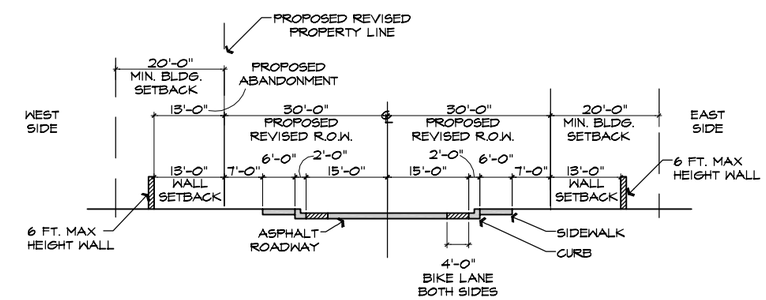

EXISTING 56TH STREET R.O.W.
SCALE: 1" = 40'




PROPOSED 56TH STREET R.O.W.
SCALE: 1" = 40'




A PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (NORTH OF ROUNDABOUT)




B PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (SOUTH OF ROUNDABOUT)

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# MOUNTAIN SHADOWS

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## 56TH STREET R.O.W. IMPROVEMENTS

N
0 20 40 80
SCALE: 1" = 40'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 6 |
| Initials: | Issued for: SPECIAL USE PERMIT | |

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# MOUNTAIN SHADOWS

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## MOUNTAIN SHADOWS EAST CIRCULATION

N

0 25 50 100
SCALE: 1" = 50'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet: 7 |
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# MOUNTAIN SHADOWS

## OVERALL CONCEPTUAL SITE PLAN

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N

0 50 100 200

SCALE : 1" = 100'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 8 |
| Revisions | Issue Title: SPECIAL USE PERMIT | |

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# MOUNTAIN SHADOWS

CROWN REALTY & DEVELOPMENT CORPORATION

## ENLARGED CONCEPTUAL SITE PLAN

N

0 30 60 120
SCALE : 1" = 60'

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 9 |
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# MOUNTAIN SHADOWS

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## CONCEPTUAL GOLF COURSE ALTERATIONS PLAN

N

0 40 80 160
SCALE: 1" = 80'

| | | | |
|---|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet | |
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# MOUNTAIN SHADOWS

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## CONCEPTUAL ELEVATION
## ENVISIONED ARCHITECTURAL STYLE

0 3 5 10
SCALE : 3/16"=1'-0"

| | | | |
|---|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet | |
| Finishes | Issued for: SPECIAL USE PERMIT | 11 | |

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# MOUNTAIN SHADOWS

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## CONCEPTUAL PERSPECTIVE
## ENVISIONED ARCHITECTURAL STYLE

| | | | |
|---|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet | |
| Revisions | Issued For: SPECIAL USE PERMIT | 12 | |

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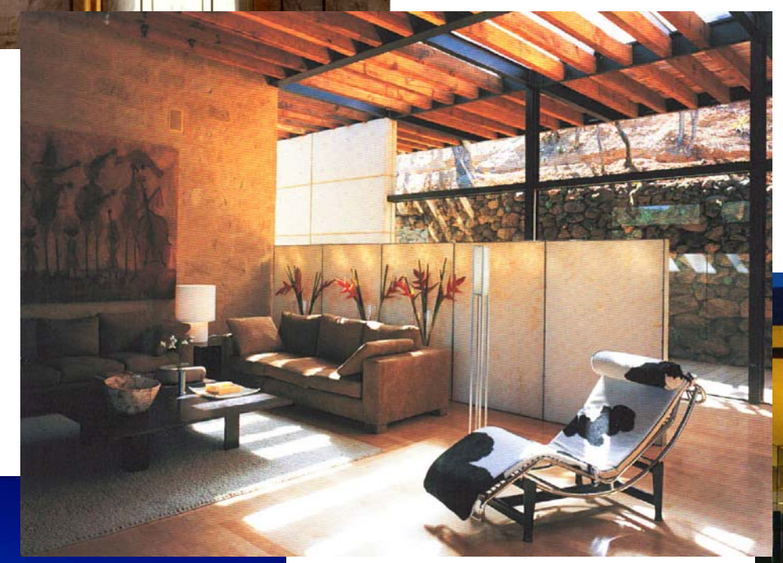

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# MOUNTAIN SHADOWS

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## CONCEPTUAL IMAGE PHOTOS
## ENVISIONED ARCHITECTURAL STYLE

| | | |
|---|---|---|
| Date: May 15, 2012 | Project # 3124 | Sheet 13 |
| Revisions | Issued for: SPECIAL USE PERMIT | |

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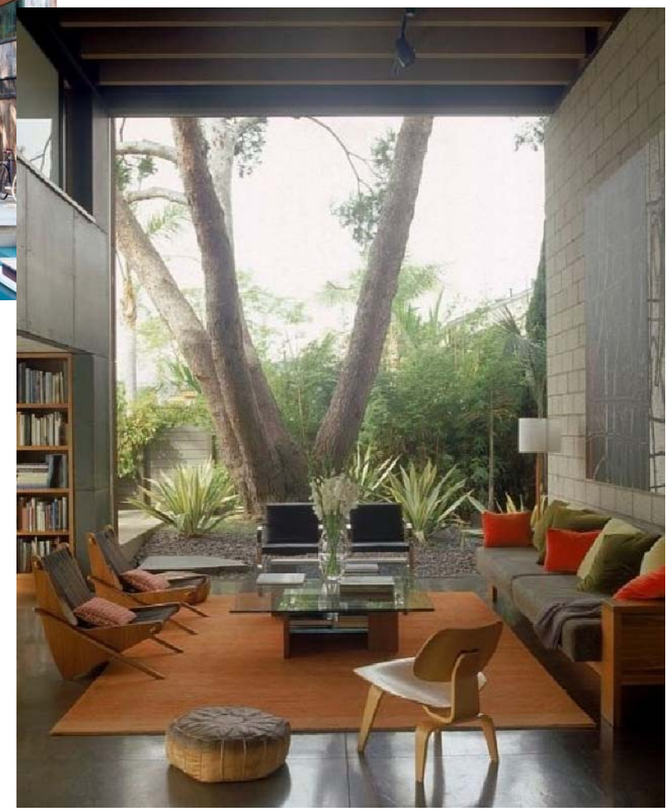

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# MOUNTAIN SHADOWS

CROWN
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## CONCEPTUAL IMAGE PHOTOS
## ENVISIONED ARCHITECTURAL STYLE

| Date: May 15, 2012 | Project # 3124 | Sheet |
|---|---|---|
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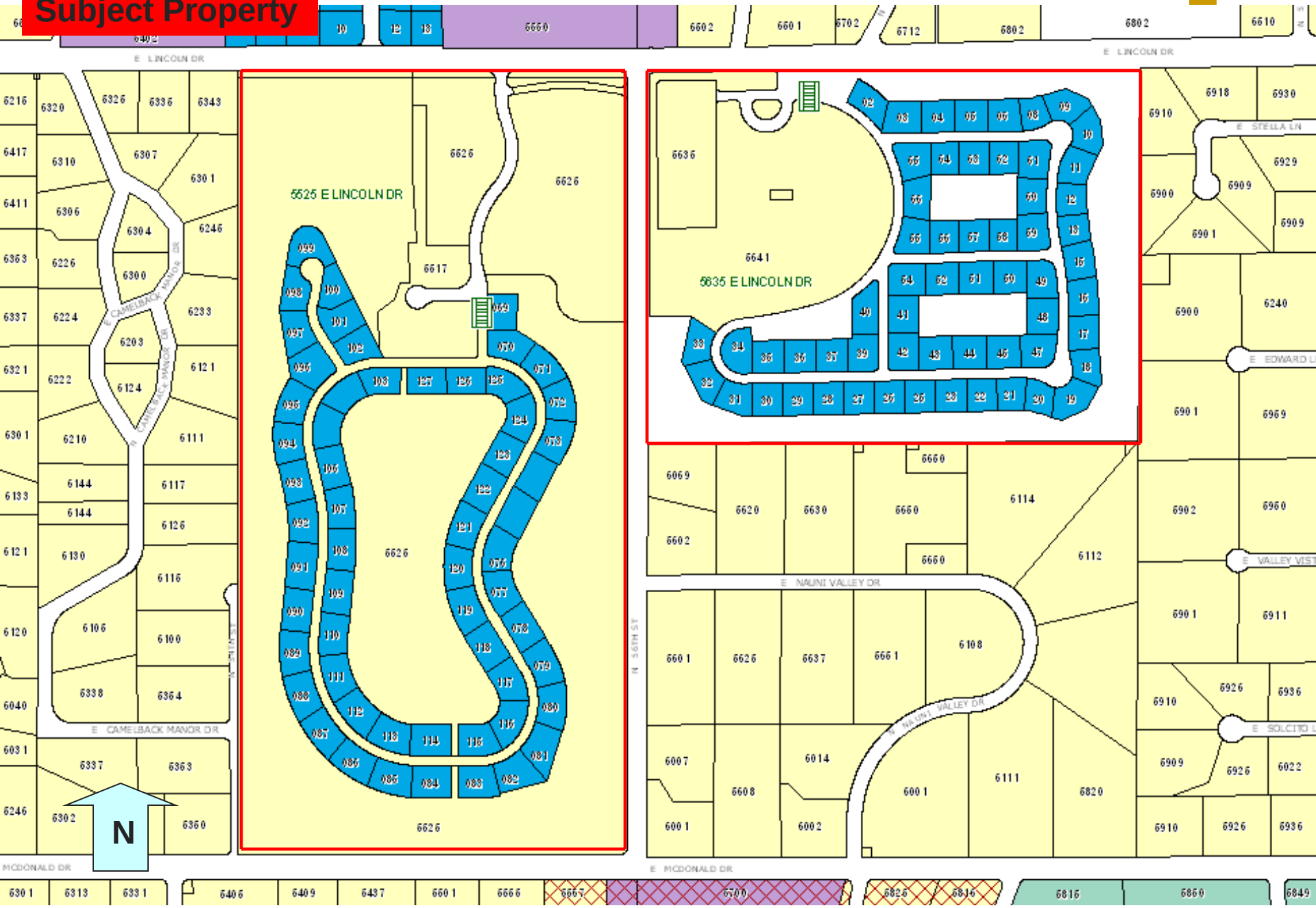
# Mountain Shadows Resort
## Special Use Permit

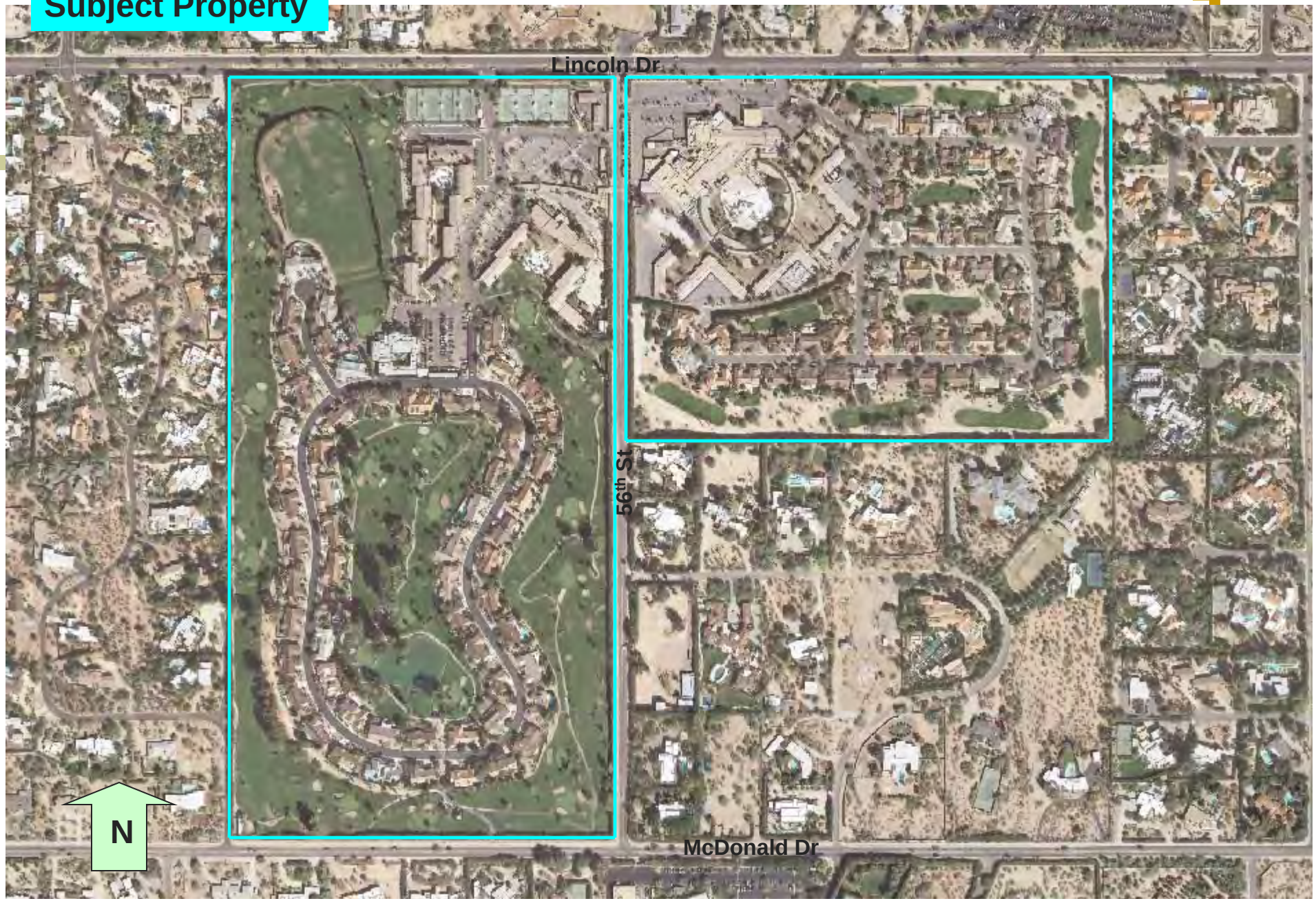
Town Council Statement of Direction

May 24, 2012

# Subject Property



# Subject Property



# Request

- Reactivated application for new SUP
- M.S. West:
  - Uses include Resort Hotel, Resort Residential, Resort Retail and Golf Facilities:
    - 100 min/289 max resort hotel keys
    - 189 resort residential units
- M.S. East:
  - Uses include Resort Residential and Landscaped Open Space:
    - 50 lots max
- Golf Course:
  - Removal of driving range to accommodate resort hotel, resort residential and golf facilities

# Request (Cont.)

- Improvements to 56th Street:
  - Round-a-bout
- Development Standards:
  - Heights & Stories:
    - One story at 16’ height
    - Two story at 28’ height
    - Three story at 36’ height
  - Setbacks:
    - 100’ min setback from Lincoln Drive
    - 20’ min setback from 56th Street
  - Density:
    - Limited to 564,500 sq ft of “conditioned space”
    - Staff disagrees with this calculation and recommends following the total floor area regulations as defined by Town Code

Resort Redevelopment
Golf Course Redevelopment
DISTANCES & LINES SHOWN ARE APPROXIMATE
AND NOT DRAWN TO SCALE

# Draft Statement of Direction

1) The General Plan encourages revitalization and improvement of existing resorts within the Town of Paradise Valley;
2) The Town Council finds that the proposed resort concept specified in the documentation submitted by the applicant is acceptable and that the Planning Commission shall focus its review on:
    a. Maximum floor area (and floor area ratio),
    b. Maximum building heights (including Open Space Criteria and number of stories),
    c. Minimum perimeter setbacks,
    d. Proposed uses and their locations,
    e. Minimum key count for the resort, and
    f. Public improvements (in relation to Lincoln Drive, 56th Street and McDonald Drive). Public improvements are not limited to the center line of Lincoln Drive, 56th Street and McDonald Drive and may include the entire right-of-way;
    g. View corridors

# Draft SOD (Cont.)

3) The Planning Commission shall address public improvement topics on McDonald Drive, Lincoln Drive, and 56th Street; along the entire perimeter of the property. Topics shall include:
   a. Development of 56thStreet as a “visually significant corridor” in accordance with the General Plan standards for Lincoln and Tatum.
   b. Roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic /pedestrian signals, etc.;
   c. The removal of all or parts of the oleanders adjoining Lincoln Drive, 56th Street and McDonald Drive, and
   d. Dedication of right-of-way vs. right-of-way easement,
4) The applicant shall provide a cross section of 56th Street. The cross section shall be reviewed by the Planning Commission and the Town Council in accordance with the General Plan and the Special Use Permit Guidelines;

# Draft SOD (Cont.)

5) It shall be understood that additional submittals such as lighting, interior landscaping, circulation and signage plans will be submitted at a later date for review. These submittals must be made prior to issuance of any building permit for the proposal (this does not prevent the acquisition of demolition permits). The scope of the deferred submittal will determine the type of review (i.e. review by staff, managerial amendment or minor amendment);
6) The Planning Commission may craft stipulations to address architecture, landscaping, mechanical equipment, resort operational issues and other land use concerns;

# Draft SOD (Cont.)

7) *For the purposes of this Special Use Permit:*

a. *Total Floor Area shall be defined as the area under roof added to the floor area of any second story. The total floor area also includes any residential courtyard areas, the solid portion(s) of trellises and/or open weave roofs, and all area under roof in accessory buildings such as gazebos, ramadas and other accessory buildings. The total floor area excludes the floor area of any fully subterranean portions of a building, commercial courtyard areas, and overhangs not over useable exterior spaces (as illustrated on sheet 2.1 of the applicant's packet). The maximum square footage of overhangs shall be established and any proposal beyond that shall require an amendment to the SUP.*

b. *Basement shall be defined as a story having more than one-half (1/2) its height below natural grade..*

c. *Lot Area shall be defined as The area bounded by the recorded property description of a lot, excluding any dedicated right of way, street or alley, and excluding any private road for which a Special Use Permit has been granted*

d. *Developable Area shall be defined as areas A, B, C, E, F, and G (as shown on Sheet 2 of the applicant's submittal).*

# Draft SOD (Cont.)

8) The applicant shall identify the total floor area and floor area ratio in relation to the developable area and the total lot area (which includes the golf course). Any increase in the amount of floor area shall constitute an amendment to the Mountain Shadows Special Use Permit in accordance with Article XI of the Town Zoning Ordinance.
9) Town Council expects a floor area ratio of 25% or less.
10) This proposal shall be reviewed in accordance with the Land Use Map in the General Plan. The Golf Course area designated as “private open space” shall remain as golf course. The general design, relocation of holes and elimination of the driving range must be addressed in this SUP application. Detailed plans regarding the golf course modification may be submitted at a later date for review. The scope of the deferred submittal will determine the type of review (i.e. review by staff, managerial amendment or minor amendment);

# Draft SOD (Cont.)

11) The Planning Commission shall review the maintenance facility, which must be located at the southwest corner of the property;
12) Golf cart storage shall be underground, located away from the perimeter of the property, or in a partially subterranean building that would be completely shielded from view by the wall proposed along Lincoln Drive (as shown on Sheet 5 of the applicant's submittal).
13) The Planning Commission shall review the allowable locations and screening of mechanical equipment. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure they are attached to;

# Draft SOD (Cont.)

14) The Planning Commission shall address and review the development standards for the resort residential use adjoining Mountain Shadows East. A complete subdivision study of Area E (Sheet 2, Land Use Plan prepared by Oz Architects) shall be performed. The study shall address vehicular gates, guard gates, circulation and lot sizes. Restrictions and development standards for the resort residential Area E must be established and shall address regulations that include, but are not limited to, setbacks, heights, maximum number of stories, allowed uses, accessory structures and ancillary structures (such as barbecues, trellises, ramadas, fences, fireplaces, pools, spas, etc);
15) A construction/demolition schedule and/or phasing timeline shall be provided. The demolition shall remain in Phase 1 and all other phasing shall be addressed in the Development Agreement;
16) The Planning Commission shall address any improvements/uses that exceed the SUP Guidelines such as additional heights or deviations from setbacks, and the applicant must provide a rationale for the deviation from these standards;

# Draft SOD (Cont.)

17) All height measurements shall be taken from the original natural grade. Since the original natural grade has been established by the Town Engineer and the applicant's engineer, the Town Council finds that the original natural grade as submitted is acceptable, therefore it will not be necessary for the Planning Commission to discuss this matter;

18) Although Section 2-5-2.D.1 of the Town Code allows 90 days for Planning Commission review, the Planning Commission is expected to complete its review and hearing process in an expedited manner. The Planning Commission review and recommendation shall be submitted to the Town Council on or before September 11, 2012;

# Next Step: Decide Tentative Review Schedule

Schedule for Review of Mountain Shadows SUP

| Required Action | Meeting Date |
|---|---|
| Presentation of Project & Discussion of Statement of Direction Council Work Study | May 24, 2012 |
| Discussion of Statement of Direction Council Work Study | June 7, 2012 |
| Discussion and Approval of Statement of Direction Action Item | June 28, 2012 |
| Planning Commission Discussion at Work Study Sessions & Public Hearing | June 29, 2012 thru September 11, 2012 |
| Citizen Review Meeting | 10 days before PC PH |
| Planning Commission submits recommendation on or before | September 11, 2012 |
| Town Council Work Study Session | September 13, 2012 |
| Town Council Public Hearing & Consideration of SUP | September 27, 2012 |

- A 30-day referendum filing window is available for all options. Therefore, the special use permit would be effective 31 days after passage if no referendum is filed. Neither of the schedule options would allow enough time for a referendum to be held on the project as part of the November 2012 election.