



# **Mountain Shadows Resort**

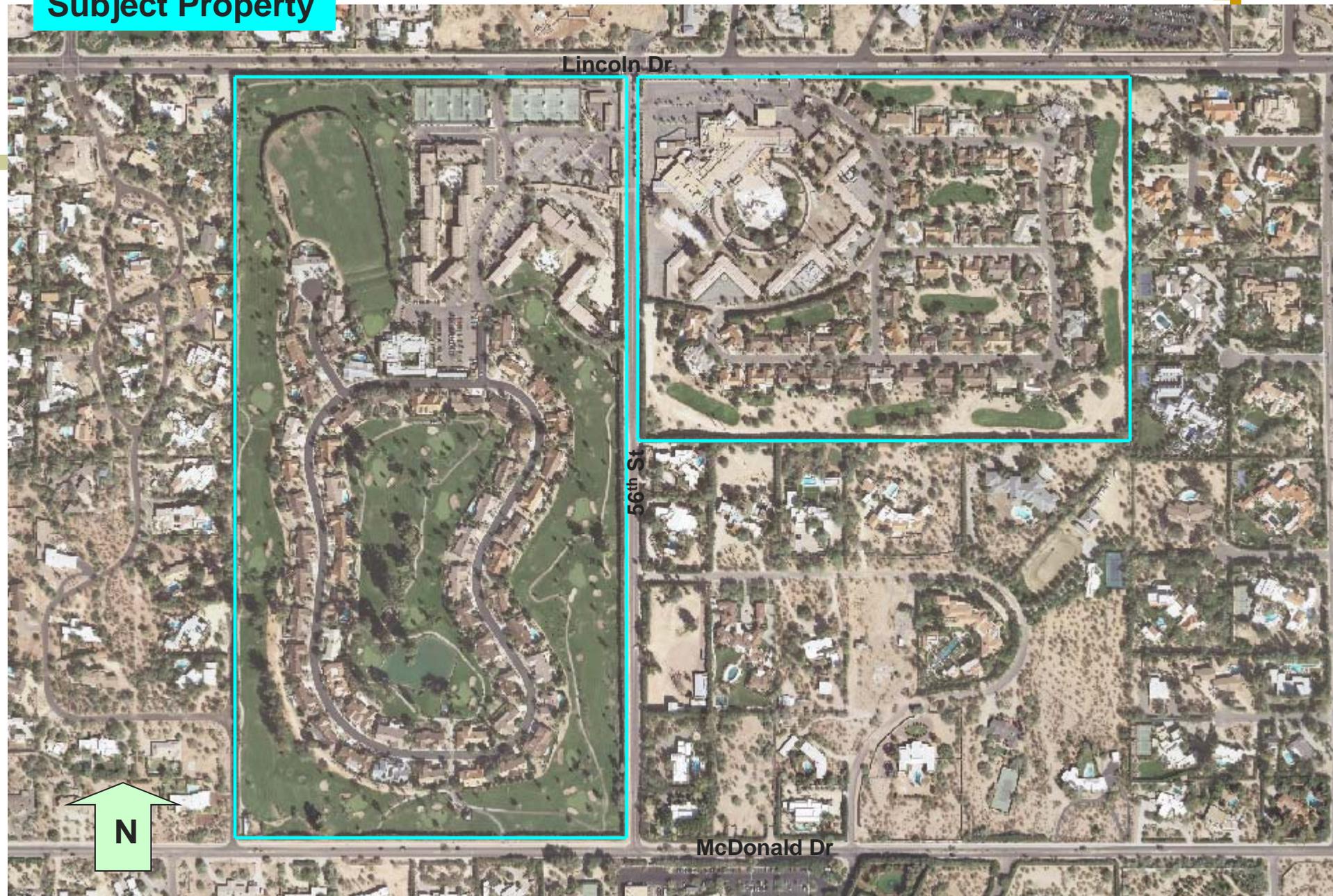
Special Use Permit:  
Statement of Direction

Town Council Study Session  
June 7, 2012

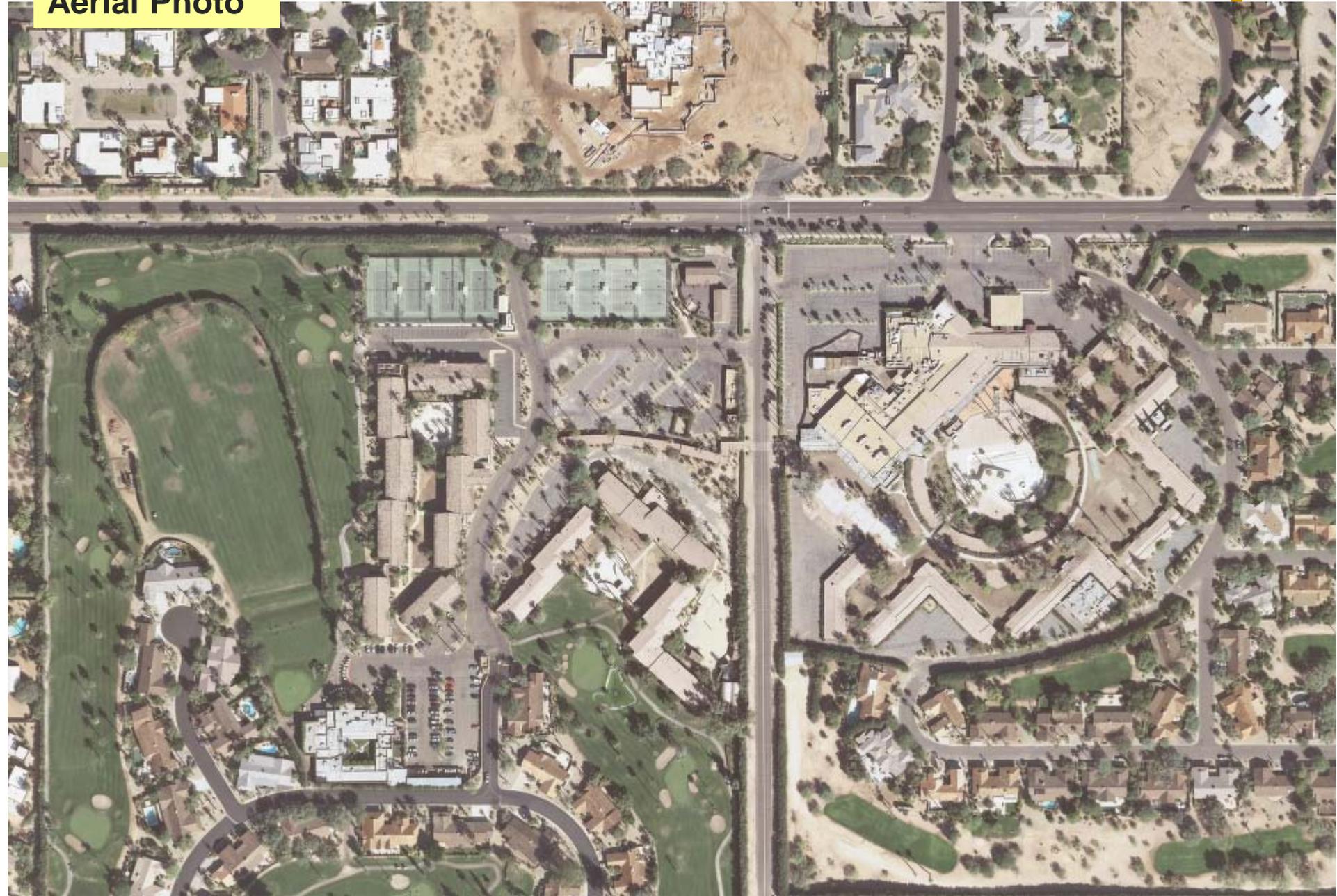
# Mountain Shadows Resort

- Crown's revised application is unique for two reasons:
  - Only P.V. resort property without SUP,
  - SUP approval will be based on **concepts**, not actual plans.

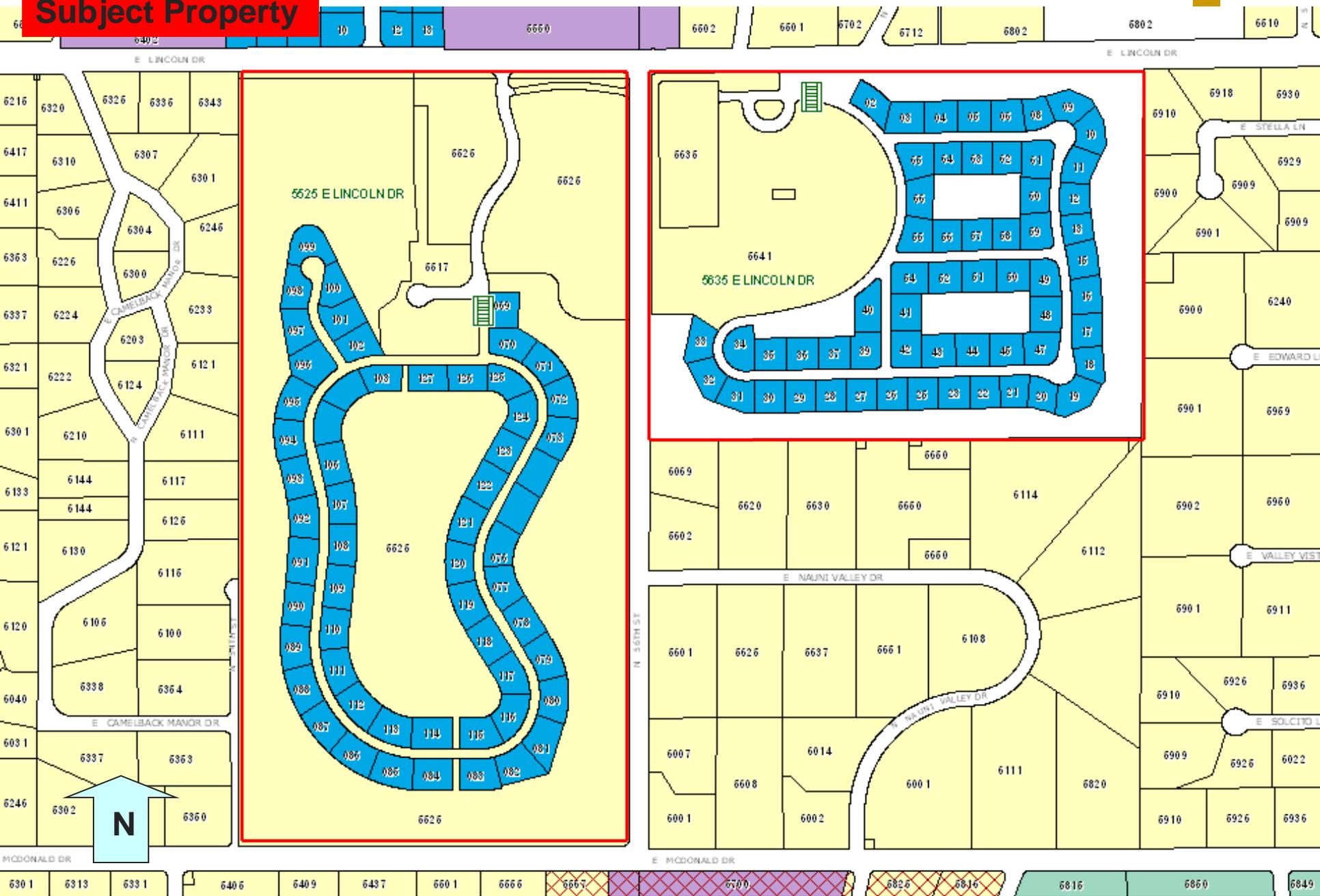
# Subject Property



# Aerial Photo



# Subject Property



# Mountain Shadows Resort

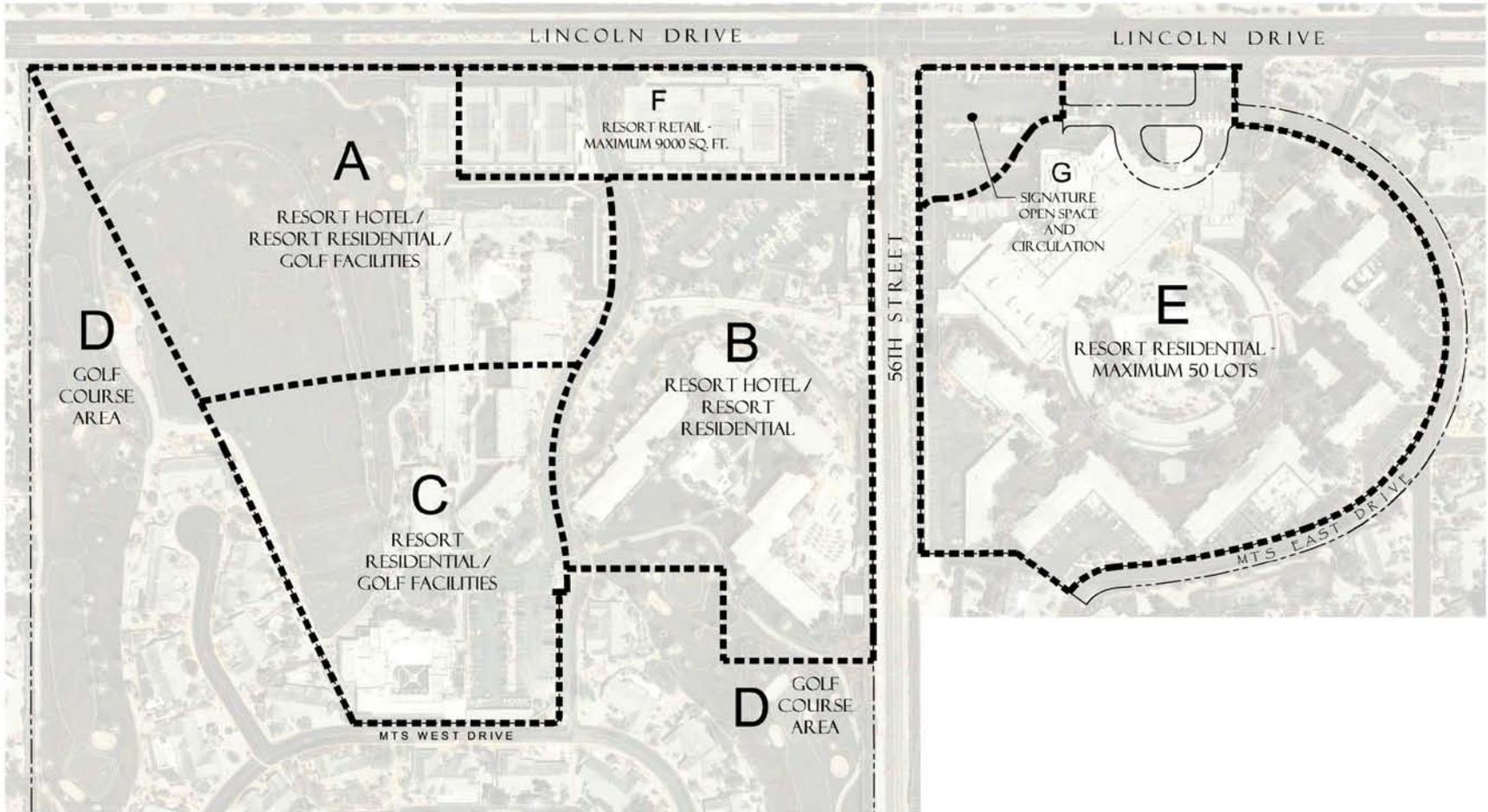
- Crown plans to redevelop the entire site:
  - Resort Hotel,
  - Resort Residential,
  - Resort Retail, and
  - Golf Facilities



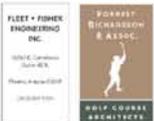
Resort Redevelopment

Golf Course Redevelopment

DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE



# Land Use Plan



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

## MOUNTAIN SHADOWS



DATE	May 10, 2012	PROJECT	2104
REVISION	Revised June 5, 2012	DESCRIPTION	SPECIAL USE PERMIT
			<b>2</b>

OZ ARCHITECTS INC.  
16115 Hubbard  
Dallas, TX 75244  
PH: 972.462.8833  
FX: 972.462.8833  
WWW.OZARCHITECTS.COM



# Conceptual Site Plan

## MOUNTAIN SHADOWS

ENLARGED CONCEPTUAL SHEET PLAN

**FLEET + FISHER**  
ENGINEERING  
INC.

**FORREST**  
**RICHARDSON**  
& ASSOC.  
ARCHITECTS

**GOLF COURSE**  
ARCHITECTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE  
OVER SCALED DIMENSIONS.

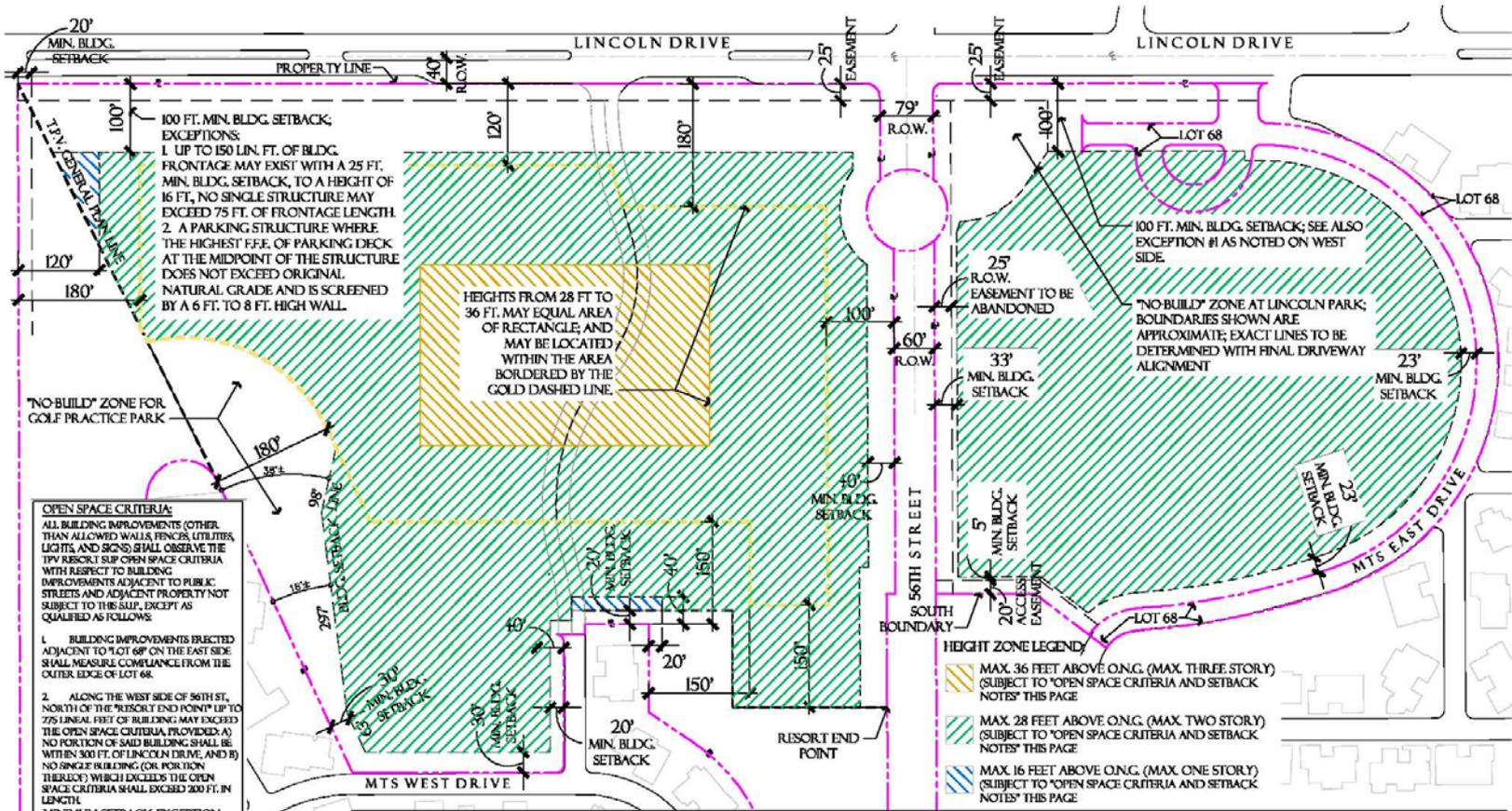
**CROWN**  
REALTY & DEVELOPMENT  
CORPORATION



DATE	May 10, 2012	PROJECT	8104	SHEET	9
FROM	Revised May 24, 2012	SCALE			
	Revised June 5, 2012	NOTES	SPECIAL LIGHT PERMIT		

**OZA**  
**RCH**  
**ITE**  
**CTS**  
**INC**

161 S. Hubbard  
Tulsa, OK 74103  
405.466.8800  
405.466.8801  
www.oza.com



**OPEN SPACE CRITERIA:**  
 ALL BUILDING IMPROVEMENTS (OTHER THAN ALLOWED WALLS, FENCES, UTILITIES, LIGHTS AND SIGNS) SHALL OBSERVE THE TYPICAL RESORT SLIP OPEN SPACE CRITERIA WITH RESPECT TO BUILDING IMPROVEMENTS ADJACENT TO PUBLIC STREETS AND ADJACENT PROPERTY NOT SUBJECT TO THE SALE, EXCEPT AS QUALIFIED AS FOLLOWS:

- BUILDING IMPROVEMENTS ERECTED ADJACENT TO LOT 68 ON THE EAST SIDE SHALL MEASURE COMPLENANCE FROM THE OUTER EDGE OF LOT 68.
- ALONG THE WEST SIDE OF 56TH ST. NORTH OF THE RESORT END POINT UP TO 275 LINEAL FEET OF BUILDING MAY EXCEED THE OPEN SPACE CRITERIA PROVIDED: A) NO PORTION OF SAID BUILDING SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE, AND B) NO SINGLE BUILDING (OR PORTION THEREOF) WHICH EXCEEDS THE OPEN SPACE CRITERIA SHALL EXCEED 200 FT. IN LENGTH.

**MINIMUM SETBACK EXCEPTION FOR WEST SIDE OF 56TH ST.:**

UP TO 275 LINEAL FEET OF BUILDING IMPROVEMENTS MAY BE ERECTED WITHIN THE 40 FT. MIN. SETBACK PROVIDED:

- MAXIMUM HEIGHT SHALL BE 28 FT.
- MAXIMUM LENGTH SHALL BE 200 FT. FOR ANY SINGLE BUILDING (OR PORTION THEREOF).
- NO PORTION OF SAID ENCROACHMENT SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE.
- NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 20 FT. OF PROPERTY LINE.

HEIGHTS FROM 28 FT TO 36 FT. MAY EQUAL AREA OF RECTANGLE; AND MAY BE LOCATED WITHIN THE AREA BORDERED BY THE GOLD DASHED LINE.

- HEIGHT ZONE LEGEND:**
- MAX. 36 FEET ABOVE O.N.G. (MAX. THREE STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)
  - MAX. 28 FEET ABOVE O.N.G. (MAX. TWO STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)
  - MAX. 16 FEET ABOVE O.N.G. (MAX. ONE STORY) (SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE)

**NOTES:**

- THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.
- EXCEPT AS SPECIFICALLY ALLOWED, THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN MEASURED FROM THE ORIGINAL NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL NATURAL GRADE PLAN.
- CERTAIN BUILDING FEATURES WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH AS CHIMNEYS, ELEVATOR ENCLOSURES, TOWERS OR OTHER ARCHITECTURAL FEATURES, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P.
- 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.
- REFER TO DRAWING "M" ORIGINAL NATURAL GRADE PLAN FOR ADDITIONAL ORIGINAL NATURAL GRADE (O.N.G.) INFORMATION.
- PROPERTY LINES ON 56TH ST. REFLECT PROPOSED R.O.W. DEDICATIONS AND ABANDONMENTS.

**DEVELOPMENT CRITERIA EAST SIDE LOTS:**

- MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON THE PLAN.
- REAR YARD SETBACKS 10 FT. TO 28 FT. HEIGHT, SUBJECT TO ITEM 1 ABOVE.
- FRONT YARD SETBACKS 10 FT. TO BUILDING STRUCTURE, DRIVEWAY MUST BE 20 FT. MIN. LENGTH MEASURED FROM BACK OF CURB.
- SIDE YARD SETBACKS 10 FT. IN TOTAL BETWEEN 2 SIDE YARDS.
- CORNER LOTS STREET FRONTAGES SHALL BE AS PER FRONT YARDS PER ITEM 3 ABOVE.
- POOLS, ACCESSORY STRUCTURES NOT EXCEEDING 6 FT. IN HEIGHT SHALL BE ALLOWED IN SETBACKS, BUT BEHIND ALLOWED WALLS.

**WALLS:**

- ALONG LINCOLN: 8 FT. MAX. HEIGHT WALL WITH 2 FT. BERM (ON LINCOLN SIDE) SET BACK MIN. OF 25 FT.
- ALONG 56TH ST. WEST SIDE FROM RESORT END POINT SOUTH TO McDONALD: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 8 FT.
- 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.
- ALONG 56TH ST. EAST SIDE 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 8 FT.
- ALONG McDONALD: 6 FT. MAX. HEIGHT WALL VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.
- 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.
- COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS.

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

**MOUNTAIN SHADOWS**



**DEVELOPMENT ENVELOPE PLAN**

Date: May 15, 2012  
 Title: 56TH ST. (SPECIAL USE PERMIT)  
 Sheet: 5

**OZARCHITECTS INC.**  
 1411 S. 10th Street  
 Phoenix, AZ 85006  
 Tel: 602-491-1000  
 Fax: 602-491-1001  
 www.ozarchitects.com

**Heights & Setbacks**



**CARD of the COURSE**

HOLE	BACK	FRONT	PAR
1	105	85	3
2	140	105	3
3	135	100	3
4	185	135	3
5	80	60	3
6	110	90	3
7	85	75	3
8	170	140	3
9	95	70	3
10	100	80	3
11	140	90	3
12	80	70	3
13	135	100	3
14	70	60	3
15	165	145	3
16	120	110	3
17	90	75	3
18	100	80	3
1000	810	27	
2105	1670	54	

# Conceptual Golf Course Plan

**FLEET • FISHER  
ENGINEERING  
INC.**  
SCALE: As Shown  
(Sheet 4 of 10)  
(10/20/14 155)

**FORREST  
RICHARDSON  
& ASSOC.**  
**GOLF COURSE  
ARCHITECTS**

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE  
OVER SCALED DIMENSIONS.

## MOUNTAIN SHADOWS

## CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN



Date: May 18, 2012	Sheet: 2154	Scale:
Drawn: International Group, Inc.	Checked: J. L. Smith	Special Use Permit:
Revised: June 8, 2012		
<b>10</b>		

**OZA  
RCH  
ITE  
CTS  
INC.**  
101 S. Mountain  
Road, AZ 85001  
PH: 480-488-8888  
F: 480-488-8888  
WWW.OZARCH.COM

# Summary of Revised SUP Request

- M.S. East:
  - Uses include Resort Residential and Landscaped Open Space:
    - 50 lots maximum
- M.S. West:
  - Uses include Resort Hotel, Resort Residential, Resort Retail and Golf Facilities:
    - 100 minimum/289 maximum resort hotel keys
    - 189 resort residential units
- Golf Course:
  - Removal of existing driving range to accommodate resort hotel, resort residential and golf practice facilities

# [ Request (Cont.) ]

- Improvements to 56<sup>th</sup> 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 56<sup>th</sup> Street
  - Density will be based on FAR

# Summary of SOD Topics

- Planning Commission shall focus its review on:
  - Public improvements (including Lincoln Dr, 56th St and McDonald Dr)
  - View corridors
- PC may craft stipulations to address landscaping, mechanical equipment, resort operational issues and other land use concerns
- PC to complete its review on or before September 11, 2012

# SOD Discussion Points

## 1. Maximum floor area

- *Total Floor Area* shall be defined as the area under roof added to the floor area of any second and third 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 in the SOD (e.g. 75,000) and any proposal beyond that shall require an amendment to the SUP.
- Floor area ratio shall be 25% or less and shall be computed using the total lot area (68.48 acres) which includes the golf course.

# SOD Discussion Points (Cont.)

2. Maximum building heights and number of stories
  - Compatibility with existing, surrounding structures and compliance with the resort guidelines.
  - 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.
  - SOD should establish maximum height and story limits.
3. Minimum perimeter setbacks
  - Main structures and accessory structures (including fence/walls) shall be reviewed based on visibility off site and in compliance with the resort guidelines
  - No structures shall be placed in a right-of-way easement.

# SOD Discussion Points (Cont.)

4. Proposed uses and their locations,
  - Residential components on both east and west sides,
  - Resort Buildings,
  - Relocation of golf course holes and tees,
  - Location of maintenance facility and golf cart storage buildings, and
  - Golf practice areas,
5. East side resort residential processed as plat
6. Minimum key count
  - Shall be at least 100
  - Additional rental of the resort residential units (shown in Area “A”) shall be explored

# SOD Discussion Points(Cont.)

7. Public improvements (including Lincoln Dr, 56th St and McDonald Dr along the entire perimeter of the property)
  - All roadway amenities such as sidewalks, medians, roundabouts, deceleration lanes, and traffic/pedestrian signals
  - Lincoln Drive - dedication of ROW and discussion of streetscape requirements.
  - 56<sup>th</sup> Street – shall be viewed as an iconic “visually significant corridor” and a cross section of the entire street (Lincoln to McDonald) shall be reviewed.
8. View corridors
  - Compliance with the Open Space Criteria
  - Perimeter landscaping

# [ SOD Discussion Points (Cont.) ]

9. Planning Commission may craft stipulations to address the landscaping, mechanical equipment screening and locations, resort operational issues and other land use concerns;
10. Applicant shall provide additional submittals such as lighting, interior landscaping, circulation and interior signage plans. These submittals must be made prior to issuance of any building permit for the proposal. Scope of the deferred submittal will determine the type of review in accordance with Article XI

# Next Steps

Discussion of Statement of Direction Council Work Study	June 7, 2012
Discussion of Statement of Direction Council Work Study	June 20, 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.



*Questions?*