



Memorandum

TO: Honorable Mayor and Town Council

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

DATE: August 27, 2012

SUBJECT: Discussion of Special Use Permit for Mountain Shadows Resort (SUP 12-5)
5525 E. Lincoln Drive and 5641 E. Lincoln Drive

BACKGROUND

History

In 1992, the Town annexed Mountain Shadows Resort. The site is approximately 68 acres in size with a golf course and practice area 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 agreed to use the town's current SUP review process.

Request:

The revised application for the Mountain Shadows SUP includes a mix of resort, residential, and golf course uses. The east side of 56th Street will be residentially subdivided (46 lots maximum). The west side will contain a resort hotel (100 key minimum), resort residential units, resort retail, and golf facilities. The golf course will be modified with the relocation of several holes and the reconfiguration of the practice area. Improvements to 56th Street are also anticipated.

The applicant is requesting approval of a preliminary plat for the 46-lot subdivision named 'Mountain Shadows'. The Town is processing the preliminary plat application concurrently with the Special Use Permit application. The preliminary plat encompasses 11.57 acres on the east side of 56th Street. As of this date, the preliminary plat is a conceptual plan and only after the SUP is approved may the applicant prepare the official preliminary plat.

The request also includes a plan for the realignment of 56th Street. The Town hired a consultant to develop a concept which includes improvements such as bike lanes, pedestrian paths, medians, a meandering alignment, hardscaping and landscaping (see attached).

STATEMENT OF DIRECTION AND DEVELOPMENT ENVELOPE

The Town Council and staff have focused on developing a Special Use Permit which provides zoning to the Mountain Shadows Resort property for resort, residential and golf uses. We have sought to do that without requiring the applicant to submit detailed plans for the property. Instead, we have asked them to provide concept sketches which reflect the density and uses anticipated in their application. While the Statement of Direction (SOD) was drafted with this approach in mind,

it is clear to town staff that the concept sketches are frequently confused with preliminary plans to re-establish the intended approach. We are suggesting that the Town Council draft the SUP using five development envelopes: the golf course, the resort, the residential area east of 56th Street, an abutting retail area and the abutting open space area. As this is a resort SUP, the predominant use of the property shall be resort, and the residential must be tied into the resort. The golf course may be considered a resort use and that, with the resort hotel, shall be the focus of the development. The newly created development envelopes will include the following:

Golf Course Development Envelope (Land Use Area A)

This envelope would contain the area identified by the applicant as shown in their 2012 submission. The only structures which could be built in this envelope are restroom and a maintenance facility not to exceed 8,000 square feet located along the south and west edge of the envelope.

Resort Area Development Envelope (Land Use Area B)

This envelope would encompass all of the property west of 56th Street, except for the golf course and retail development envelope. This envelope would comply with the Town's Open Space Criteria and Resort Guidelines. The development of the property would need to include a resort with at least 100 keys; and a mix of resort residential would also be permitted. The development envelope would accommodate up to 400,000 square feet of development (floor area) total. Of the 400,000 square feet total, the 100 key resort component (including clubhouse, lobby, and other support uses) shall be at least 120,000 square feet. The resort portion may be 36 feet high and the residential portion up to 28 feet high.

Retail Area Development Envelope (Land Use Area C)

This envelope is located on the west side of 56th Street, abutting 56th Street and Lincoln. No more than 10,000 square feet of retail may be built on this envelope. The minimum setback shall be 40' for a 16' tall structure (as per the Open Space Criteria). Should additional height beyond the 16' limit be necessary additional setback shall be required to meet the Open Space Criteria.

East Side Open Space Development Envelope (Land Use Area D)

This envelope would contain the acre plus parcel of land east of 56th Street, bordering Lincoln Drive. This land will remain in open space and cannot be developed.

Using a development envelope approach to this SUP addresses many concerns raised by the Planning Commission at their August 7, 2012 meeting. Those concerns are identified and discussed below.

Residential East of 56th Street Development Envelope (Land Use Area E)

The SOD addresses this envelope in great detail. However, many have expressed concerns about those details, beginning with the number of lots. The Planning Commission is presently reviewing a 46 lot subdivision with lots averaging 7500 square feet. Each lot is to have a minimum 10 foot front yard setback, 20 foot rear yard setback, and 5 foot side yard setback. Many have suggested that the subdivision be treated as an R-10 area when developing lot standards. The Development Envelope could probably not accommodate more than 32 R-10 lots. However, there is no true R-10 zoning allowed in the Town, R-10 subdivisions may only be annexed into the Town. Since they are not created in the Town, the "standards" are not necessarily uniform and the Zoning Ordinance provides various options for determining setbacks on R-10 properties. As a Special Use Permit

property the Town could establish 10,000 square foot lots with front yard setbacks of 10', rear setbacks of 25', and side setbacks of at least 7'. However, as a practical matter, these standards may not match what is currently present at Mountain Shadows East or Mountain Shadows West. Additional discussion is needed about this envelope. Lot sizes between 10,000 square feet and 7500 square feet could also be explored. 8000 square foot lots would allow for approximately 43 lots, 8500 square feet could allow close to 40 lots, and a 9000 square foot subdivision could accommodate around 37 lots (all rough estimates). It is recommended that with these lots sizes the front yard setback remain at 10', the side yard setbacks be increased to 7' and the rear yard setback be between 20' – 25'.

56th Street

The Statement of Direction tasked the Planning Commission with a study of alternatives for 56th Street. The idea was to create an iconic, visually significant corridor. To this end the Town hired a consultant, Wood-Patel to create concepts for redevelopment. The Planning Commission considered three alternatives and then requested a fourth alternative that is a hybrid of the previous alternatives. This concept, Alternative D, is attached and includes roundabouts, bike lanes, pedestrian paths, medians, a meandering alignment, hardscaping and landscaping

PLANNING COMMISSION DISCUSSION

The Planning Commission discussed the proposed application at the June 29, 2012, July 31, 2012 and August 7, 2012 work study sessions and the August 14, 2012 public hearing. The focus of the Planning Commission's review was guided by the Statement of Direction and included: 56th Street improvements, stipulations, east side preliminary plat, and Tall Structures plan. The Commission also briefly discussed the application as a whole and identified and discussed general concerns with density.

During the August 14th meeting, the Planning Commission continued the public hearing to September 18, 2012 and identified twenty topics they would like to discuss at the August 29th joint work study session with the Town Council. Eight of the topics are already addressed in the SOD, four are requests to expand or clarify the SOD and the remaining are suggestions. The following is a list of the Planning Commission concerns and suggestions regarding the Mountain Shadows SUP application. Each concern or suggestion is coded with a number at the end of the topic statement. "1" identifies that the Planning Commission is contrary to the SOD, "2" identifies that the Planning Commission would like clarification and/or expansion of the SOD and "3" identifies a general Planning Commission concern or suggestions:

Density

Overall density proposed at 25% FAR is too dense. New concept at 100,000 square feet less on the west side of 56th Street is "a step in the right direction." – 1

Density should be broken out for each "use" area (Area A, B, C, D, and E on Sheet 2, Land Use Plan). – 1

Belief that this SUP is looking more like a residential development than a resort with residential. Density of the resort versus the density of the residential component should be considered. - 3

West Side

Setback from Lincoln for tall structures is a concern. Currently proposed at 134' from property line and 109' from the existing roadway easement. Proposed structures should not obscure the view of Camelback from Lincoln. Commission Members suggested that the applicant provide a wire frame diagram showing how much the view could be blocked under the current plans or float balloons to show where the structures could be built. - 3

Opposed to any non-resort 3-story buildings. Currently six residential structures are shown at the 3 story/36' tall height on the submitted "Tall Buildings" Site Plan. - 1

Resort should have a minimum of 100 keys. A greater number of keys is preferred. Resort should also have a restaurant and meeting space of sufficient size to ensure it remains a resort. - 3

Tall structures must have articulation. - 2

A parking plan should be submitted for review by the Commission at a later date, or require a minimum number of parking spaces stipulated. - 1

56th Street

Commission unanimously recommends Plan D for 56th Street; which would contain three roundabouts, a meandering roadway, and some medians.

Roadway treatment should extend down McDonald Drive west of 56th Street on the north side of McDonald and adjacent to the golf course. - 2

East Side

There are too many lots, and the minimum size and width of the lots needs to be increased. - 1

There was a general consensus to apply R-10 standards at a minimum. - 1

Tract E should be a created as a separate tract; the subdivision plans should not permit "open space" easements over multiple lots so as to bump up the median lot size. - 1

All private roads should meet the 50' wide standard for new private streets (not 30' as proposed). - 3

Drainage/retention must be provided on the plat. - 3

Public utility easements should be identified on the plat. - 3

Additional Concerns

There should be a requirement for a landscape buffer along the entire perimeter prior to the start of construction. - 2

There should be an assurance (a bond) for demolition at the time of issuance of the SUP - 2

The demo plan to also include an aesthetic improvement plan. – 3

Commission review timeframe should be extended past the end of September so that the Commission can complete its review of the draft stipulations. - 1

The aforementioned concerns are based on Commission and resident reaction to the packet of information submitted by the applicant. However, it must be understood that the conceptual site plans discussed (both the 3-story and 2-story concepts) are not what is under consideration for adoption into the Special Use Permit. They are merely concepts that illustrate what could be built, not what will be built. The exhibit that sets the parameters for construction is the Development Envelope Plan. This is much less detailed than the conceptual site plans and only shows maximum heights and setbacks; not proposed building footprints. The Development Envelope Plan along with stipulations, Golf Course Plan, Tall Structure Plan (if needed), and Original Grade Plan are the tools the Town will be left with to guide development of the property.

Therefore, rather than focusing on concepts that are not going to be part of the SUP; staff recommends shifting the focus to the Development Envelope Plan. As previously explained, staff created alternate Development Envelope Plans based on the SUP guidelines and Open Space Criteria. These plans show greater setbacks along 56th street and the adjacent properties and would not permit the tall structures proposed along Lincoln and part of 56th Street. Perhaps the applicant and the Town should create a hybrid Development Envelope Plan that combines setbacks and height restrictions from the attached, alternate plans.

Should a development envelope plan based on the applicant's submittal, the Open Space Criteria, and Resort Guidelines be acceptable to the applicant and the Town - the SUP application can quickly move towards approval. Stipulations can be finalized based on the new development envelope. The realignment of 56th Street can be platted. Through the development agreement, the excess ROW can be transferred to the applicant and a roadway easement conveyed to the Town. The plat would then also be able to move forward. Once the aforementioned processes are completed the applicant could apply for building permits and submit the ancillary plans (landscaping, lighting, parking, signage, etc...) for staff approval. However, should the applicant wish to deviate from the development envelope plan or stipulations, an SUP amendment through the regular process outlined in the Zoning Ordinance would be required.

DOCUMENTATION ATTACHED

June 28, 2012 Mountain Shadows Resort Statement of Direction
Golf Course Sheet No. 10
Land Use Plan Sheet No. 2
Preliminary Plat
Development Envelope Plans
56th Street Plan "D"
Power Point

SUP-12-5
Mountain Shadows Resort
-Statement of Direction -
June 28, 2012

On May 15, 2012, the applicant 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 (SOD) 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 (SUP). 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 Mountain Shadows property does not presently have a Special Use Permit. In addition, the Town Council desires to adopt a Special Use Permit which relies on Sheets 2, 2.1, 3, 4, 5, 5.1, 7, and 10 of the applicant's submittal. The Town Council finds that the proposed resort concept specified in the documentation submitted by the applicant is acceptable and does not need further study by the Planning Commission unless specifically requested in this SOD.
3. THE TOWN COUNCIL FINDS THE FOLLOWING CONDITIONS ACCEPTABLE:
 - A. Maximum floor area (and floor area ratio):
 - The floor area ratio shall not be more than 25% and shall be computed using the total lot area of 68.48 acres which includes the golf course;
 - Any increase in the amount of floor area above 25% shall constitute an amendment to the Mountain Shadows Special Use Permit in accordance with Article XI of the Town Zoning Ordinance;

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- *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 (as defined in Article XXIV of the Town Zoning Ordinance) in Area E (east of 56th street); 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, courtyard areas (for any area west of 56th Street), and overhangs not over useable exterior spaces (as illustrated on sheet 2.1 of the applicant's packet). Any proposal beyond that shall require an amendment to the SUP:
 - Covered Parking Structures with Solar Panels:
 - Any parking structure/parking garage that is more than six feet above ground shall be included in the floor area ratio calculation;
 - Courtyard Areas:
 - Any residential courtyard areas (as defined in Article XXIV of the Town Zoning Ordinance) in Area E (east of 56th street) shall be included in the floor area ratio. However, courtyard areas (for any area west of 56th Street) shall be excluded from the floor area ratio calculation;
 - *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 (68.48 acres). Individual lots within the overall 68.48 acres shall not be limited by the 25% floor area ratio as to that particular lot;
 - *Developable Area* shall be defined as areas A, B, C, E, F, and G (as shown on Sheet 2 of applicant's submittal) Area D may be improved in accordance with note 4 on Sheet 5.1;
- B. Maximum building heights (including Open Space Criteria and number of stories) shall conform to the SUP guidelines except as set forth on sheets 5 and 5.1:
- 36' Height and Third Story Elements
 - The Planning Commission shall review any proposed third story buildings or structures exceeding 28 feet in height ("Tall Structures"). The Commission shall encourage large setbacks from Lincoln Drive at least 120 feet net of the Lincoln Drive roadway easement areas (and 56th Street) and the establishment of appropriate view corridors for Tall Structures. Applicant shall prepare a site plan showing the locations of

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Tall Structures which shall be presented to the Commission during its review of the SUP application. Any site plan for the Tall Structures that is adopted in conjunction with the SUP shall limit the locations for all Tall Structures on the site. Any change in the location of a Tall Structures after the effective date of the SUP shall be subject to review and approval by the Commission at a duly noticed public meeting; said review and approval by the Planning Commission to be at the complete discretion of the Commission;

- Open Space Criteria – South Part of Area C
 - The Open Space Criteria shall be measured at the north side of Mountain Shadows West (MTS) Drive;
- Open Space Criteria – West side of 56th Street
 - All buildings shall comply with the Open Space Criteria and shall maintain a minimum setback of 40 feet;
- No new two-story element shall be closer than 50' to an existing one-story residence existing at the date the SUP is granted (measured between exterior walls) ;
- The maximum height and number of stories shall comply with sheet 5 and with the following:
 - Areas A, B, and C – Maximum 3 story up to 36 feet tall, except for a maximum 2 story up to 28 feet tall (for structures with private attached garages);
 - Area E – Maximum 2 story up to 24 feet tall; and
 - Area F – Maximum 1 story up to 24 feet tall;
 - Total third-story and 36 foot height square footage shall not exceed 120,000 square feet;
- Height measurements shall be taken from the original natural grade as set forth on Sheet 4. Since the original natural grade has been established by the Town Engineer and applicant's engineer, the Town Council finds that the original natural grade as submitted is acceptable. If finished grade is not restored back to original natural grade, the maximum height shall be measured from the mid-point equidistant from the high point and low point of the Original Natural Grade or un-restored or existing grade, whichever is lower immediately adjacent to such building. (see note 3 of Sheet 4);
- Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure they are attached to;

C. Minimum setbacks:

- Lincoln Drive Exception:
 - A total of 150 lineal feet of building frontage for retail uses located on the west side of 56th Street adjoining Lincoln Drive, may be allowed at a minimum setback of 40 feet from the property line;
 - The guard house east of 56th Street adjoining Lincoln Drive may be allowed at a minimum setback of 25 feet from the property line but it will be sent to the Planning Commission for neighborhood input. The Planning Commission may modify and establish the development standards based upon public input, the need for a mail drop, and guard house design;
- Maintenance Facility
 - The Town Council accepts the development standards for the maintenance facility but will send to the Planning Commission for neighborhood input. The Planning Commission may modify and establish the development standards based upon public input;
- Common Use Pools
 - The Town Council accepts the development standards the common use pools but will send to the Planning Commission for neighborhood input. The Planning Commission may modify and establish the development standards based upon public input;
- Area D – Accessory Structures
 - Existing structures may be reconstructed in their current locations. The Town Council accepts the general location and height of the clubhouse but will send to the Planning Commission for neighborhood input. Any additional new structures within the 60 foot setback or above 16 feet height shall require an amendment to the Special Use Permit;
- West Side Perimeter Walls & Fences
 - The Planning Commission shall review the perimeter fence walls adjoining Lincoln Drive. The Planning Commission shall examine straight and meandering walls, however, the Town Councils accepts that a meandering wall may encroach into the right-of-way easement;

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- The Planning Commission and Consultant shall review and establish development standards for any perimeter fence walls along 56th Street;
 - The perimeter fence walls along McDonald Drive shall comply with the development standards outlined on Sheet 5.1 of the applicant submittal. The fence may have a 0 foot setback with no infringement on the golf course;
- No structures shall be placed in a right-of-way easement except approved monument signs;
- D. Minimum key count for the resort:
- Shall be at least 100 hotel rooms to be located in Area A, Area B, or both (see Sheet 2);
 - Rental of resort residential units (as shown in Areas "A, B & C") shall be addressed in the Development Agreement;
- E. Golf course and practice range:
- The area of the golf course as shown on Sheet 10 is acceptable;
 - Detailed plans regarding the improvements shall be submitted for Town Manager review and approval;
- F. Parking Structure(s)
- Detailed plans regarding the parking structure(s) will be submitted at a later date to be approved by the Town Manager or his designee. If any portion of the parking structure/parking garage is more than six feet above ground, it shall be included in the floor area ratio calculation;
- G. Golf cart storage
- Golf cart storage shall be either underground 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 applicant's submittal). If necessary, the Planning Commission may develop standards for temporary at-grade golf cart storage to be used to keep the golf course operational while a permanent golf cart storage structure is being constructed;
- H. Residential on east side - A preliminary plat application and development standards in conformance with Sheet 7 shall be submitted by the applicant, but need not be finalized by the time the Planning Commission makes its recommendation on the SUP or the Town Council adopts the SUP. The plat shall address vehicular gates, guard gates, circulation and lot locations/layout. Development standards for the resort residential Area E shall include, but are not limited to:

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- Allowed uses – single family residential and uses incidental or accessory thereto (such as barbecues, fences, fireplaces, pools, spas, etc.);
- Maximum of 46 lots;
- Lot size –A mean average lot size of at least 7500 net square feet. Average lot width of 60' (on lots that are not rectangular width shall be measured at the center point);
- Primary Residence/Structure:
 - Setbacks
 - Front yard - 10',
 - Side yard – 5' (zero lot lines allowed).
 - Side yard with frontage - 10',
 - Rear yard - 20';
 - Heights
 - 24' maximum height;
 - Maximum number of stories – mix of one and two stories. The two lots at the southwest corner of the site, plus a minimum of three other perimeter lots shall contain one-story homes;
 - Residence size - Minimum Floor Area – 2000 square feet square;
- Area E - Accessory Structures:
 - Pools, barbeques, fire pits, fireplaces, water features and other accessory structures shall not exceed 6' in height and shall be allowed in the setbacks provided they are located behind allowed walls
 - Accessory structures over 6' but no taller than 15' shall comply with the following setbacks - 10' front yard, 5' side yard (10' side yard with frontage), 7' rear yard (10' rear yard with frontage);
- Area E/East Side - Fences and Walls:
 - The Planning Commission shall review and establish development standards for perimeter fence walls along 56th Street
 - Interior fence walls shall not exceed a height of 6' and shall maintain a setback of:
 - 10' front yard,
 - 0' on side/rear yards,
 - 10' on side/rear yards adjoining a public right-of-way,
 - 5' on side/rear yards adjoining Lot 68,
 - 0' on side/rear yards adjoining all other rights of way;

- Three (3') tall Interior Fence Walls:
 - 10' front yard,
 - 0' on side/rear yards,
 - 10' on side/rear yards adjoining a public right-of-way,
 - 5' on side/rear yards adjoining Lot 68,
 - 0' on side/rear yards adjoining all other rights of way;
- Fences adjoining Lot 68 shall not exceed a height of 6' and shall maintain a setback of:
 - 10' front yard,
 - 5' on side yard,
 - 5' on rear yard;

4. THE PLANNING COMMISSION SHALL REVIEW:

A. Rights-of-Way

The Town will create alternatives for the design and development of 56th Street with a private consultant. Planning Commission shall recommend public improvements on 56th Street based on these alternatives. Planning Commission shall also study public improvements along Lincoln Drive and McDonald Drive and make recommendations to Council. Public improvements are not limited to the center line of Lincoln Drive, 56th Street and McDonald Drive and should include the entire right-of-way;

- All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic/pedestrian signals shall be reviewed;
- 56th Street – shall be viewed as an iconic “visually significant corridor” in accordance with the General Plan standards while maintaining current privacy of neighbors and a cross section with a typical landscape treatment shall be reviewed;
- Lincoln Drive – Dedication of Right-of-Way easements
 - The right-of-way easements shall remain. The Town will not require dedication of these easements via this SUP application request. The applicant shall identify setback from both the property line and edge of right-of-way easement.
- Cross Section of 56th Street
 - The Planning Commission and Consultant shall develop a cross section of 56th Street, which includes, but is not limited to, streetscape design and development standards
- There shall be discussion on the Lincoln Drive streetscape, including possible removal of all or part of the existing oleanders;

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- Monument signs – placement and size parameters of monument signs shall be established;

B. View Corridors shall be subject to the following:

- Reviewed in conjunction with the private consultant;
- Compliance with the General Plan;
- Compliance with the Open Space Criteria and determine where the open space criteria is measured;
- Perimeter landscaping design/standards;
- The removal of all or parts of the oleanders adjoining Lincoln Drive, 56th Street and McDonald Drive; however, privacy of residents must be maintained and proposed berming shall be explored
- Where all or part of oleander hedge is removed, the Planning Commission shall make a recommendation of alternate screening;

C. Stipulations

The Planning Commission may craft stipulations to address the landscaping, mechanical equipment screening and locations, resort operational issues and standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise in conflict with this SOD;

D. Excesses from the SUP Guidelines

Except with respect to those items set forth on Sheets 2, 2.1, 3, 4, 5, 5.1, 7, and 10 and otherwise set forth in this SOD 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;

E. The Planning Commission shall not address any development agreement issues such as financing and phasing of construction;

Per Section 2-5-2.D.1 of the Town Code, the Planning Commission shall complete its review and hearing process in 90 days (the 90th day being September 25, 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)

5. THE TOWN MANAGER SHALL REVIEW

After approval of the Special Use Permit and prior to the issuance of building permits for a particular phase of development (this does not prevent the acquisition of demolition permits), the applicant shall provide to the Town for each phase of development proposed:

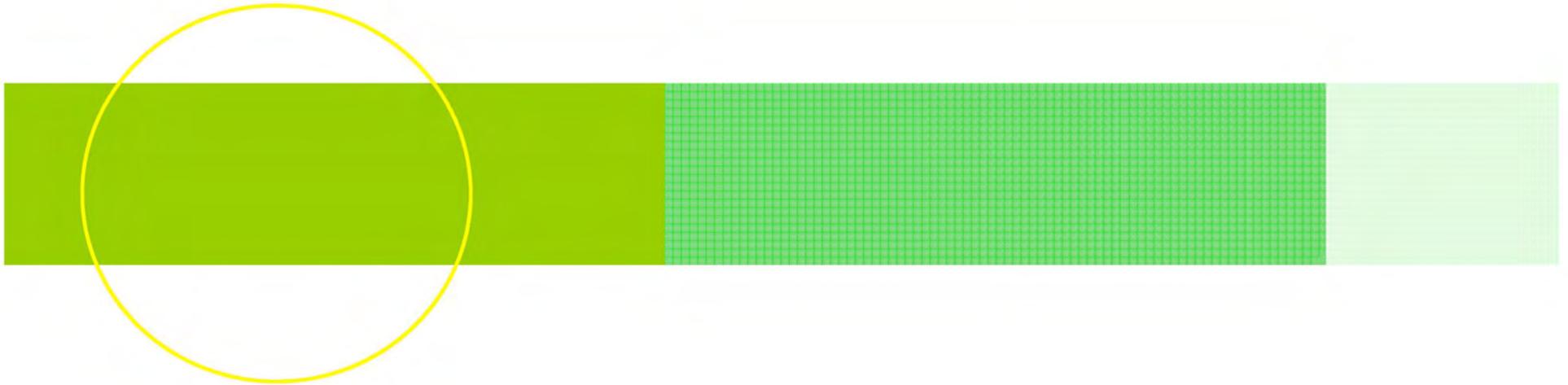
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- Additional submittals such as lighting, interior landscaping, circulation, parking, and interior signage plans to be approved by the Town Manager or his designee;
- A construction/demolition schedule and/or phasing timeline shall be provided. The demolition of existing structures shall commence within 90 days of SUP approval and be completed 180 days thereafter. The demolition schedule shall also address the necessary site stabilization to be utilized after demolition and before construction. All other phasing will be addressed in the Development Agreement;
- Review and approval of items to be reviewed by the Town Manager are not part of the Planning Commission review.



Mountain Shadows Resort

Special Use Permit

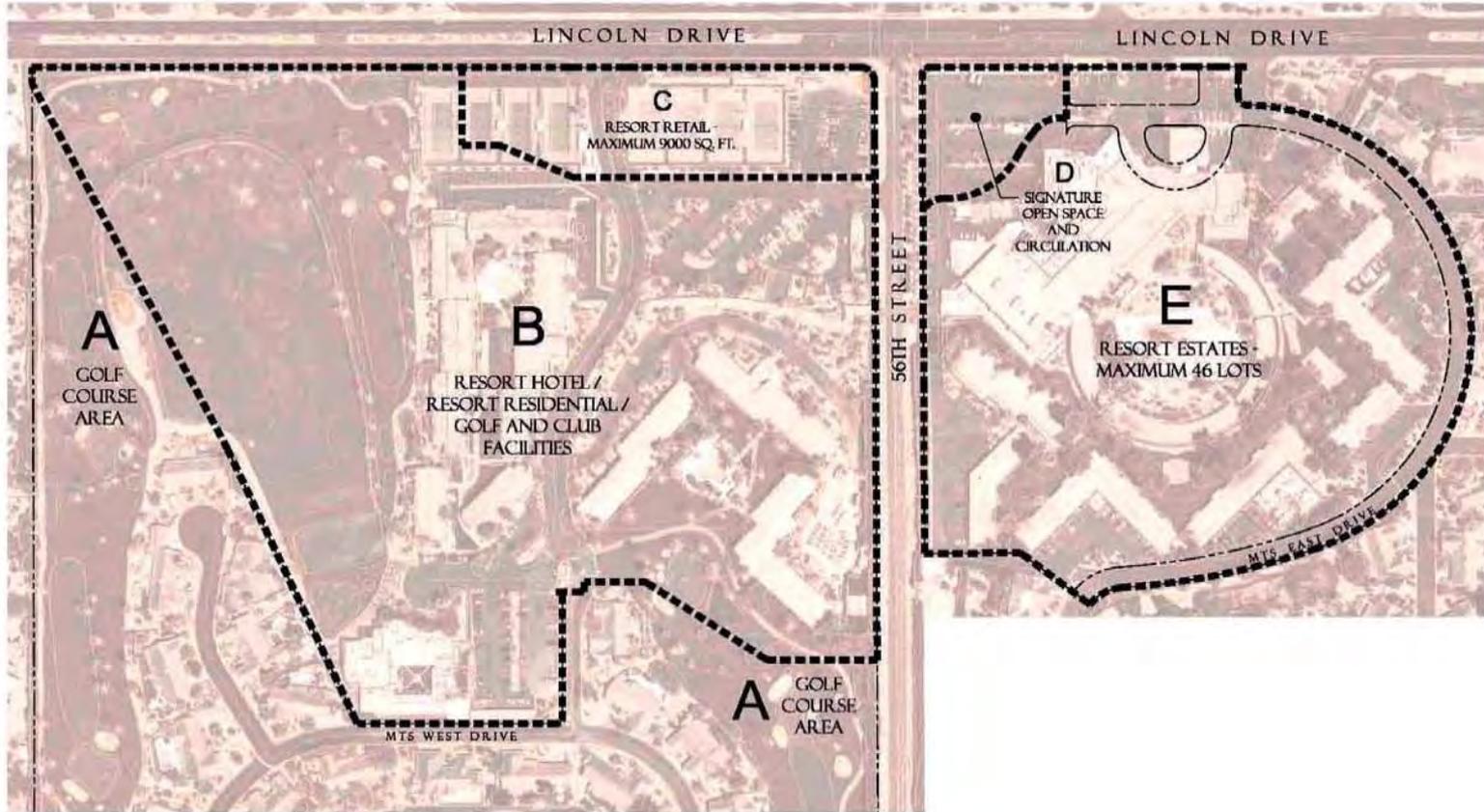
Town Council Work Study

August 27, 2012



Background

- The Town Council and staff focused on developing SUP for resort, residential and golf uses
- Applicant provided concept sketches which reflect density and uses
- Clear to staff that concept sketches are frequently confused with preliminary plans
- To re-establish intended approach, staff suggests that Town Council draft SUP using five development envelopes:
 - Golf Course,
 - Resort,
 - Residential Area east of 56th Street,
 - Retail Area and
 - Open Space Area.
- Predominant use of the property shall be resort:
 - Residential must be tied into resort
 - Golf course may be considered a resort use
 - Resort hotel shall be the focus of the development.



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



LAND USE PLAN

| | | |
|---------------------------|----------------------|-------------|
| DATE: July 16, 2012 | SCALE: 1"=50' | SHEET NO. 2 |
| PROJECT: Mountain Shadows | DATE: August 1, 2011 | |
| DESIGNED: June 28, 2012 | DATE: August 1, 2011 | |
| REVISED: July 16, 2012 | DATE: August 1, 2011 | |

OZA RCH IITE CTS INC.
 OZA RCH IITE CTS INC.
 10000 S. 100th Ave.
 Suite 100
 Greenwood, CO 80042
 303.441.1111

Golf Course Plan



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN



10



| KEY | SYMBOL | DESCRIPTION |
|-----|----------|-------------------|
| 1 | [Symbol] | tee box |
| 2 | [Symbol] | fairway |
| 3 | [Symbol] | rough |
| 4 | [Symbol] | green |
| 5 | [Symbol] | putting green |
| 6 | [Symbol] | water hazard |
| 7 | [Symbol] | lake |
| 8 | [Symbol] | tree |
| 9 | [Symbol] | existing building |
| 10 | [Symbol] | proposed building |
| 11 | [Symbol] | existing road |
| 12 | [Symbol] | proposed road |
| 13 | [Symbol] | existing utility |
| 14 | [Symbol] | proposed utility |
| 15 | [Symbol] | existing fence |
| 16 | [Symbol] | proposed fence |
| 17 | [Symbol] | existing parking |
| 18 | [Symbol] | proposed parking |



Development Envelopes

- Golf Course D.E. (Land Use Area A):
 - Only structures in this envelope are restrooms and maintenance facility
 - Structures not to exceed 8,000 sq ft
 - Structures located along south and west edge of envelope
- Resort Area D.E. (Land Use Area B):
 - Envelope encompasses property west of 56th Street, except golf course and retail envelope.
 - Envelope would comply with Open Space Criteria and Resort Guidelines.
 - Resort Development to include:
 - 100 keys minimum
 - Mix of resort residential permitted
 - Accommodate up to 400,000 square feet of development (floor area) total
 - Of the 400,000 square feet total:
 - 100 key resort component (including clubhouse, lobby, and other support uses) shall be at least 120,000 square feet.
 - Resort may be 36 feet high
 - Residential may be 28 feet high.

Development Envelopes (Cont)

- Retail Area D.E. (Land Use Area C)
 - Envelope located on west side of 56th Street, abutting 56th Street and Lincoln.
 - Maximum of 10,000 square feet of retail
 - Minimum setback of 40' for 16' tall structure (as per the Open Space Criteria).
 - Additional height must meet the Open Space Criteria.
- East Side Open Space D.E. (Land Use Area D)
 - Envelope contains the acre of land east of 56th Street, bordering Lincoln Drive
 - This land will remain as open space and cannot be developed

Development Envelopes (Cont)

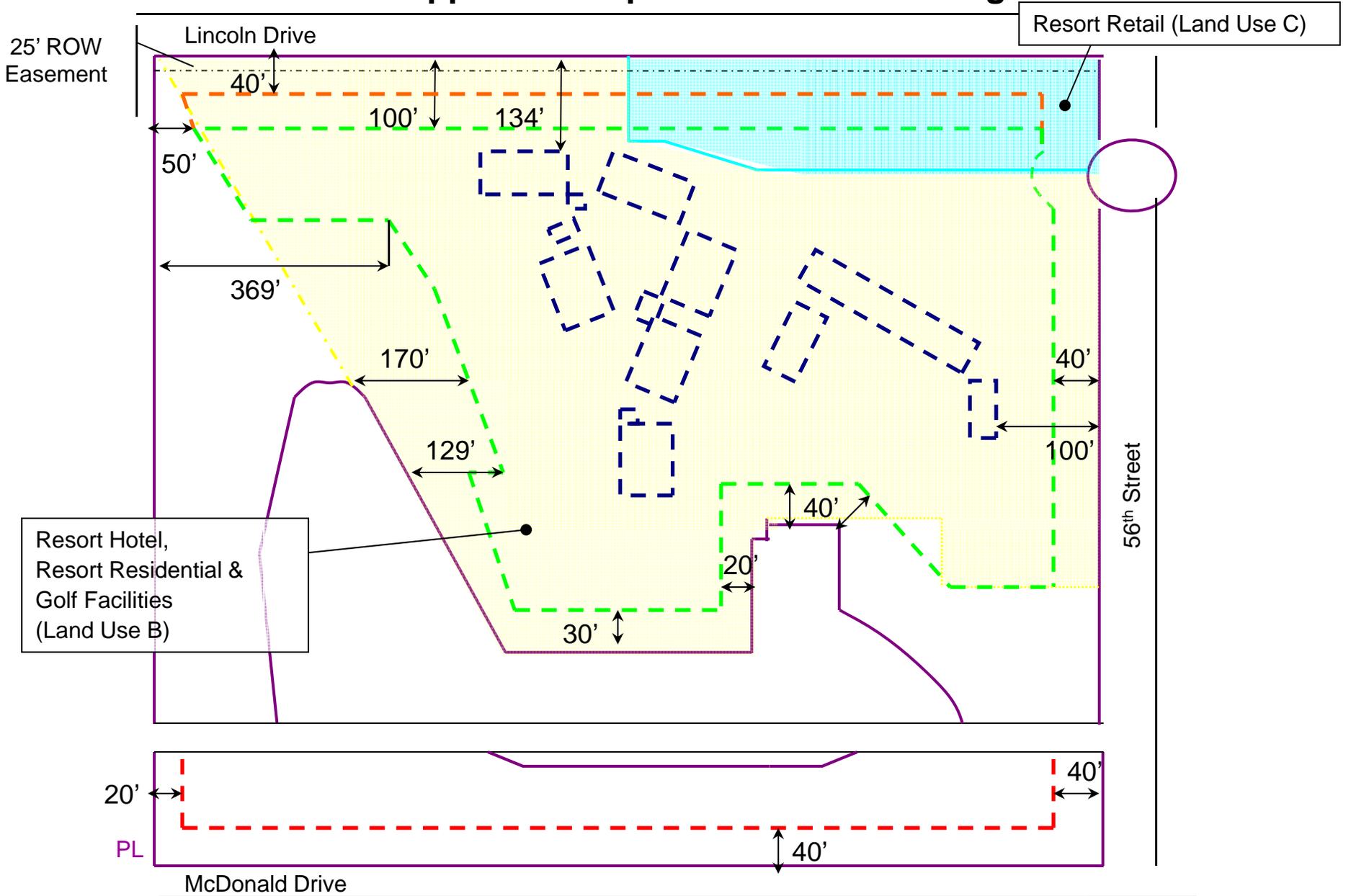
- Residential East of 56th Street D.E. (Land Use Area E)
 - SOD addresses this envelope
 - Many expressed concerns about those details, beginning with the number of lots.
 - Planning Commission presently reviewing 46 lot subdivision with lots averaging 7500 square feet.
 - Many suggested that subdivision be treated as R-10 when developing lot standards:
 - Development Envelope accommodate maximum 32 R-10 lots. However, there is no true R-10 zoning allowed in the Town, R-10 subdivisions may only be annexed into the Town. Since they are not created in the Town, the “standards” are not necessarily uniform and the Zoning Ordinance provides various options for determining setbacks on R-10 properties.

Development Envelopes (Cont)

- Residential East of 56th Street D.E. (Land Use Area E)
 - SUP could establish 10,000 sq ft lots with:
 - Front yard setbacks of 10'
 - Rear setbacks of 25' and
 - Side setbacks of at least 7'
 - Additional discussion needed about this envelope:
 - Standards may not match what is present at Mountain Shadows East or Mountain Shadows West
 - Lot sizes between 10,000 square feet and 7500 square feet could also be explored.
 - 8000 square foot lots could allow for approximately 43 lots (rough estimate)
 - 8500 square feet could allow for approximately 40 lots (rough estimate)
 - 9000 square foot could allow for approximately 37 lots (rough estimates)
 - Recommended that with these lots sizes:
 - Front yard setback remain at 10'
 - Side yard setbacks be increased to 7'
 - Rear yard setback be between 20' – 25'

DISTANCES & LINES SHOWN ARE APPROXIMATE
AND NOT DRAWN TO SCALE

Applicant Proposed Setbacks & Heights



- 28 ft Tall 2 Story
- Setback for 150 L.F of Bldg Frontage 24 ft Tall
- 36 ft Tall 3 Story
- 16 ft Tall Maintenance Facility & Restrooms

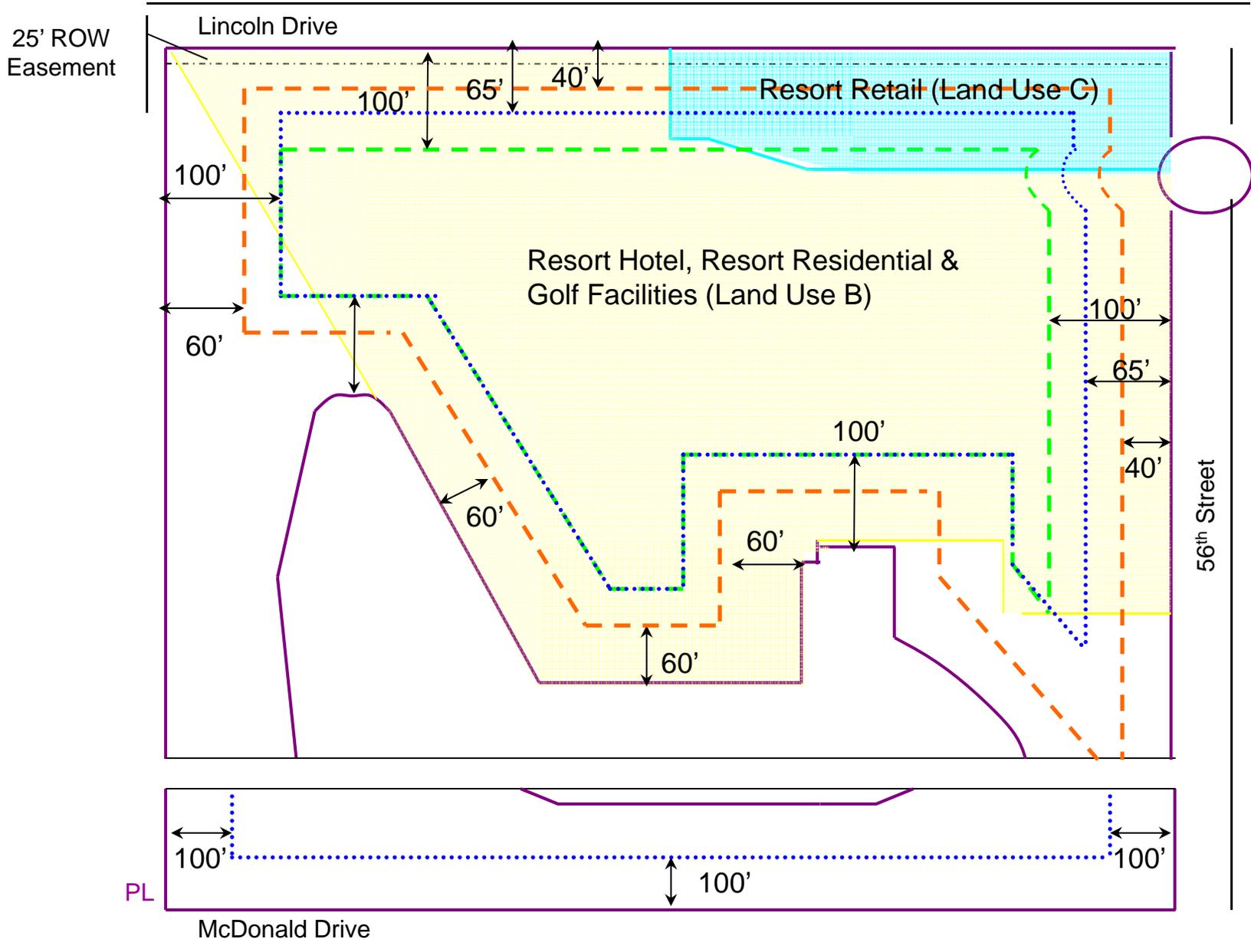


SUP Guideline Setbacks

- Adjacent to residential:
 - Principal structures - 100 feet
 - Accessory structure - 60 feet
 - Service structure - 100 feet
- Adjacent to non-residential and/or public street:
 - Principal structures - 100 feet
 - Accessory structure - 40 feet
 - Service structure - 65 feet

DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

SUP Guidelines Setbacks (from P.L.)



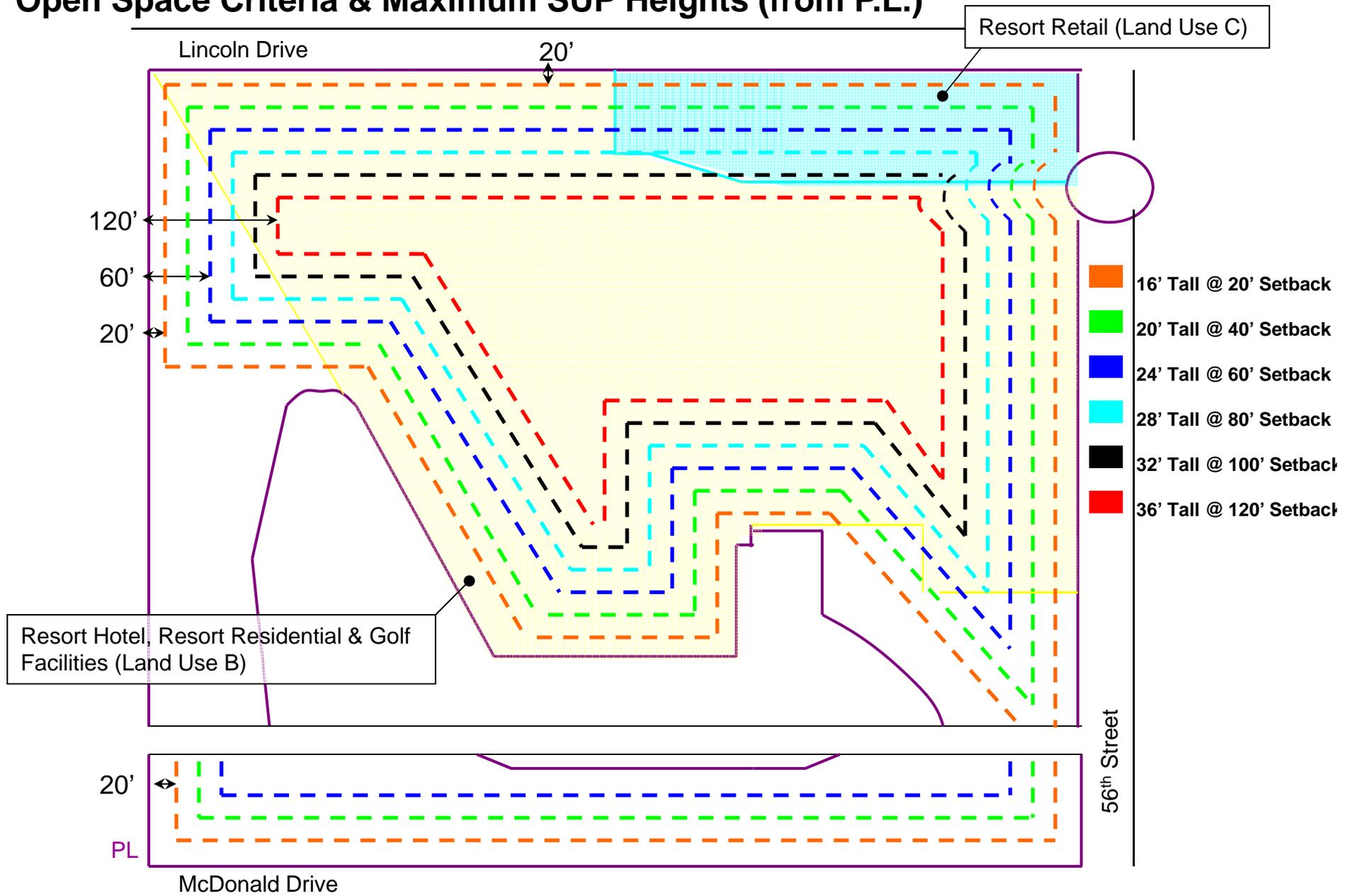
- Principal Structure
- Accessory Structure
- Service Structure



SUP Guideline Heights

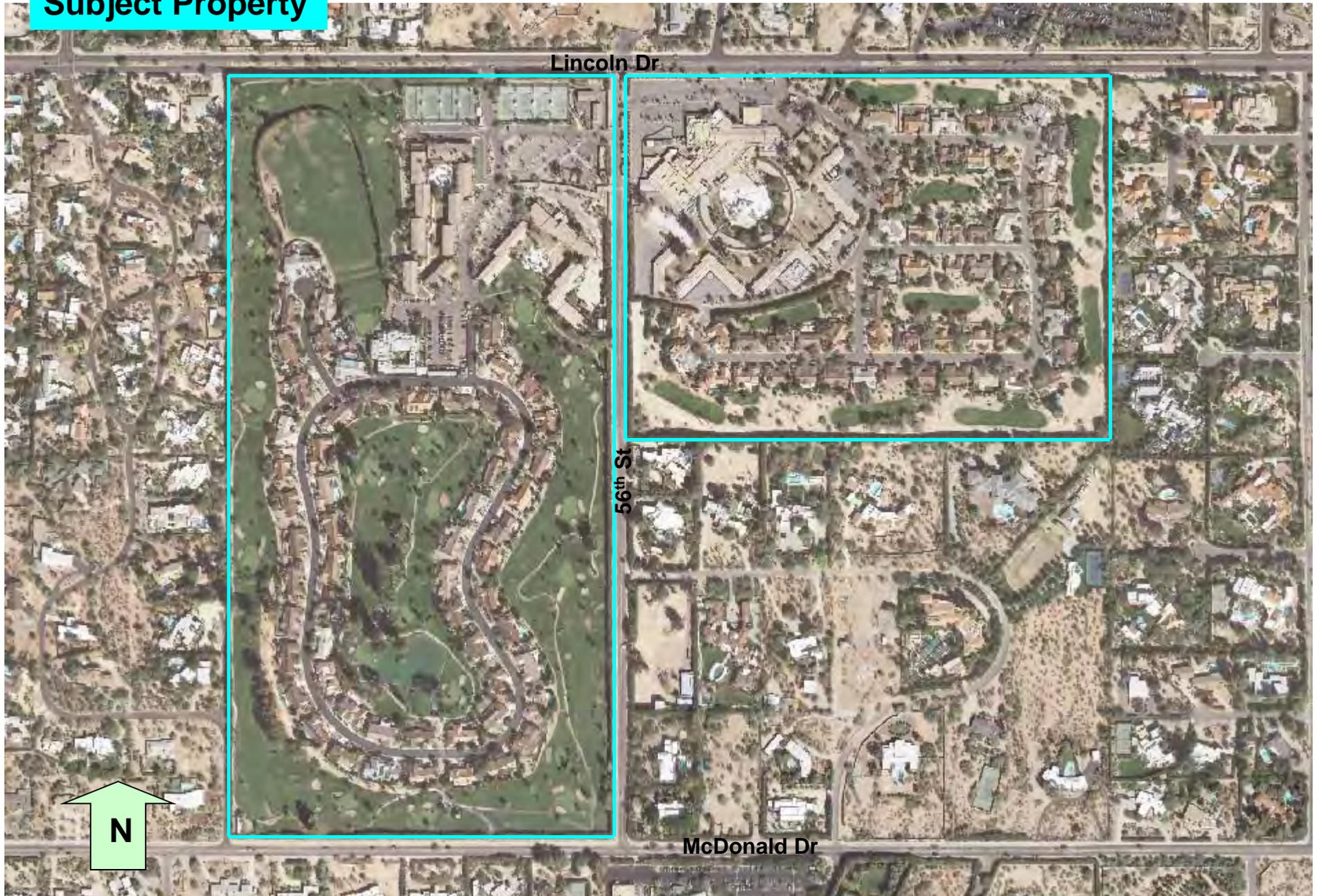
- Comply with Open Space Criteria:
 - No building shall penetrate an imaginary plane beginning at 16 feet above the natural grade and 20 feet from exterior property lines, which plane slopes upward at a ratio of one foot vertically for each five feet horizontally measured perpendicular to the nearest property line
- Maximum Building Heights:
 - Principal structures - 36 feet
 - Accessory structure - 24 feet
 - Service structure - 18 feet

Open Space Criteria & Maximum SUP Heights (from P.L.)



DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

Subject Property



Lincoln Dr

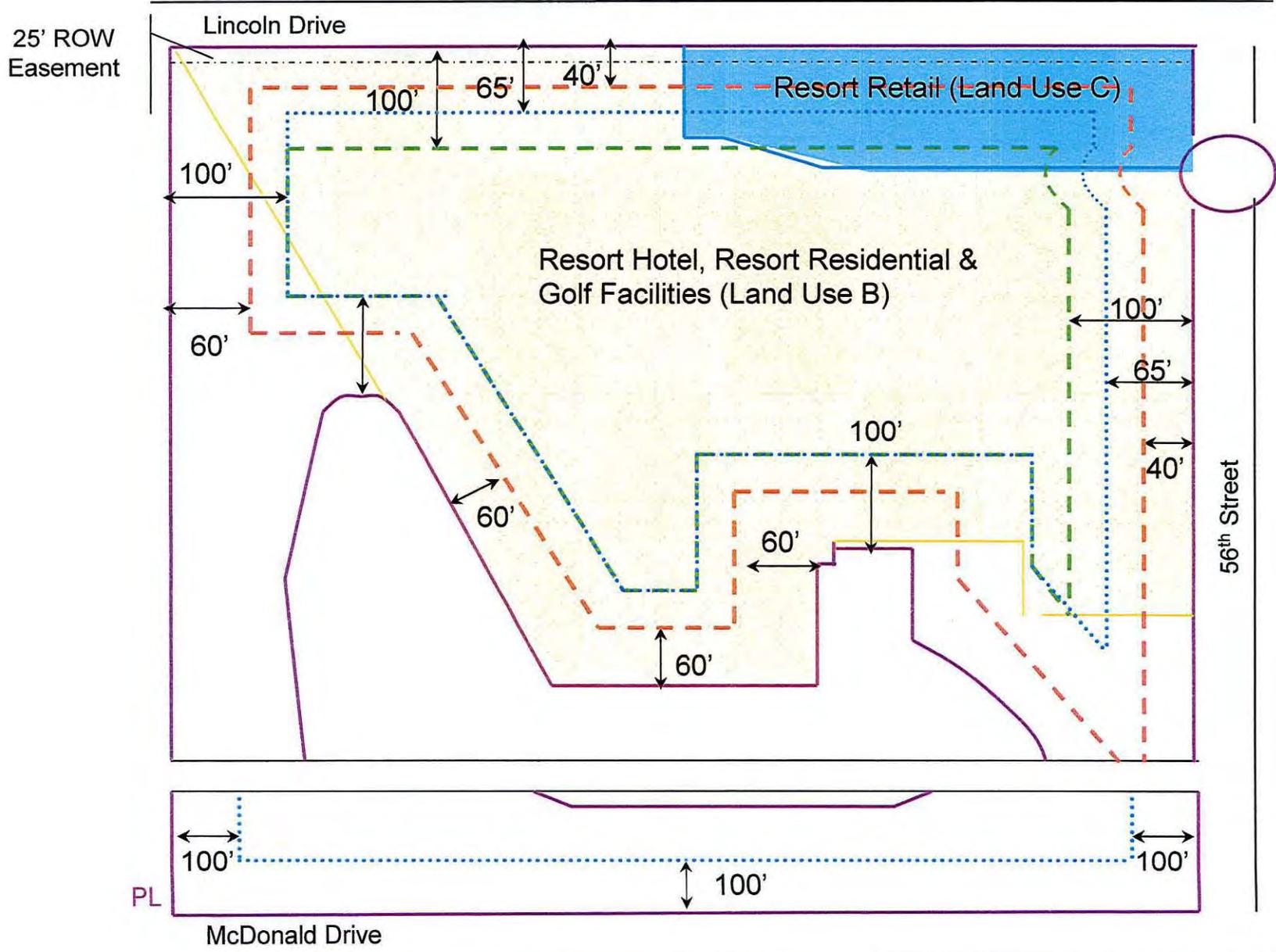
56th St

McDonald Dr

N

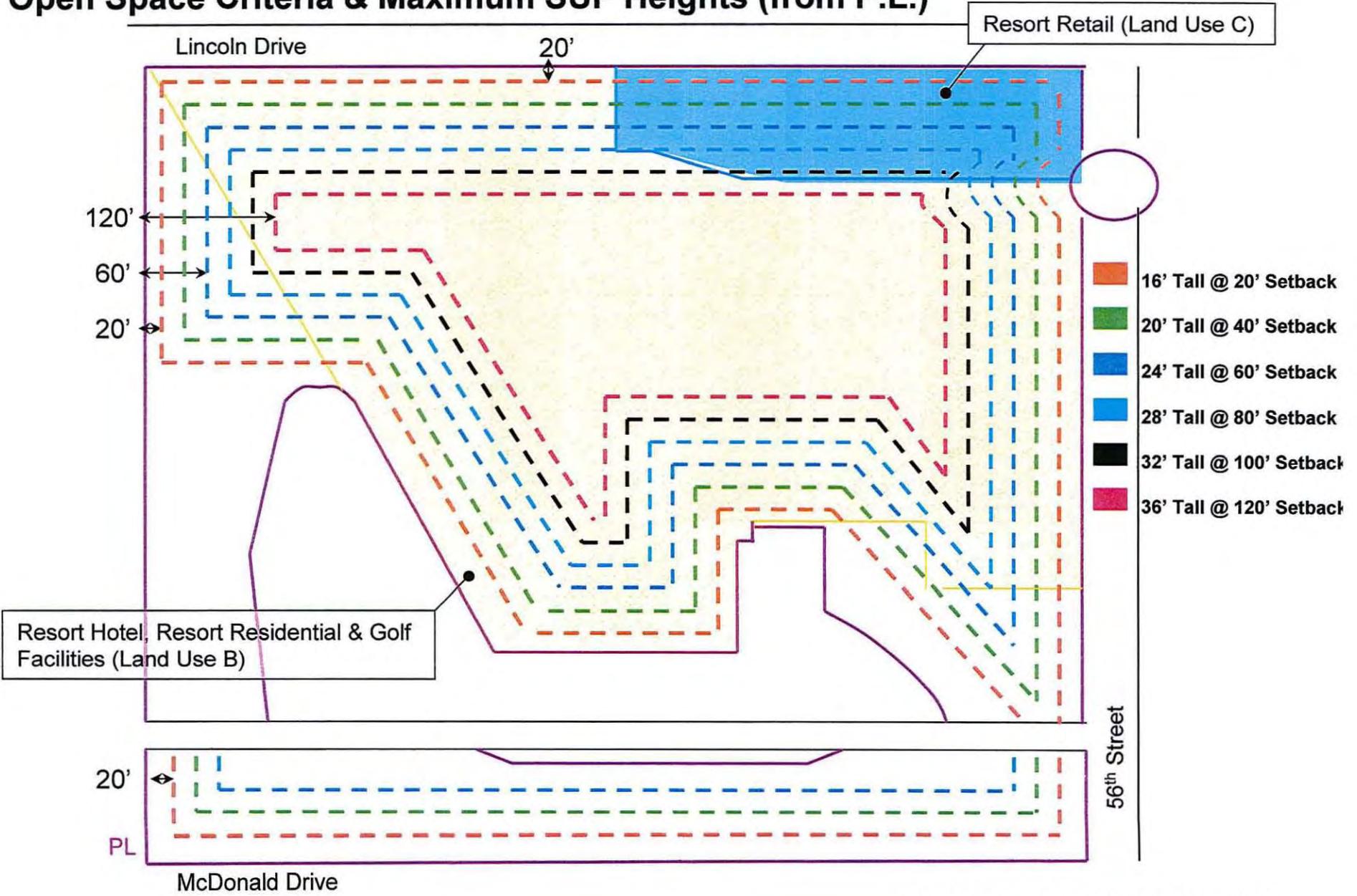
DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

SUP Guidelines Setbacks (from P.L.)



- Principal Structure
- Accessory Structure
- Service Structure

Open Space Criteria & Maximum SUP Heights (from P.L.)



Resort Hotel, Resort Residential & Golf Facilities (Land Use B)

Resort Retail (Land Use C)

- 16' Tall @ 20' Setback
- 20' Tall @ 40' Setback
- 24' Tall @ 60' Setback
- 28' Tall @ 80' Setback
- 32' Tall @ 100' Setback
- 36' Tall @ 120' Setback

DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

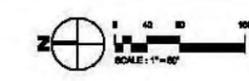
CARD of the COURSE

| 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 |
| <hr/> | | | |
| | 1105 | 860 | 27 |
| <hr/> | | | |
| 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 | 130 | 100 | 3 |
| <hr/> | | | |
| | 1030 | 830 | 27 |
| <hr/> | | | |
| | 2135 | 1690 | 54 |



MOUNTAIN SHADOWS

CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN



| | | | | | |
|--------|-----------------------|----------|--------------------|-------|----|
| Rev: | May 15, 2012 | Sheet # | 3124 | Sheet | 10 |
| Issue: | Revised May 24, 2012 | Issue #: | | | |
| | Revised June 5, 2012 | Issue #: | | | |
| | Revised June 28, 2012 | Issue #: | | | |
| | | | SPECIAL USE PERMIT | | |

FLEET + FISHER
ENGINEERING
INC.
A/C/E: Commercial
SULF: C/E
Planning: Highway/PSD
10000 10th St
Dallas, TX 75243

FORREST
RICHARDSON
& ASSOC.
GOLF COURSE
ARCHITECTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

OZA
RCH
ITE
CTS
INC
Ozark, AZ 85309
949-462-8804
949-462-8807
www.ozarch.com

P:\East Side Pre Plat Sketch\FE-PRE-PLAT-07-2012\536-15-plat-01.dwg 7/25/2012 9:12:11 AM UMST

NOTES

1. ALL ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FINISH FLOOR LEVEL MUST BE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.
4. LANDSCAPING ON 56TH STREET AND LINCOLN DRIVE RIGHTS OF WAY SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY PER TOWN OF PARADISE VALLEY.
5. TRACT A WILL CONTAIN EASEMENTS FOR PUBLIC WATER LINES, PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES.

NOTICE REGARDING WATER SUPPLY

THIS SUBDIVISION, "MOUNTAIN SHADOWS" IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS AN ASSURED WATER SUPPLY APPLICATION IN PROGRESS.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01(c), AND ARTICLE 6-4(E)(J), 8-7-1 ET. SEQ., AND SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

UTILITY PROVIDERS

| | |
|-----------|------------------------|
| SEWER | CITY OF PHOENIX |
| WATER | EPCOR WATER |
| TELEPHONE | QWEST |
| CABLE | COX COMMUNICATIONS |
| GAS | SOUTHWEST GAS |
| ELECTRIC | ARIZONA PUBLIC SERVICE |

SITE DATA

| |
|-----------------------------|
| EXISTING ZONING - |
| PROPOSED ZONING - |
| TOTAL TRACTS - 4 |
| TOTAL UNITS - 46 |
| GROSS AREA - 11.57 AC. |
| NET AREA - N/A |
| AREA OF PUBLIC STREET - N/A |

LEGEND

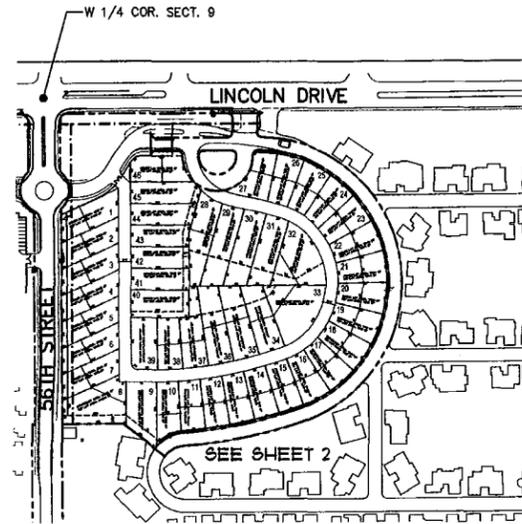
| | |
|--|---|
| BSL - BUILDING SETBACK LINE | △ - FND. OR SET MONUMENT AT SECTION CORNER |
| B/C - BACK OF CURB | ● - SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED |
| E/P - EDGE OF PAVEMENT | ⊕ - FIRE HYDRANT |
| ESMT. - EASEMENT | ⊙ - SEWER MANHOLE |
| EXST. - EXISTING | ⊞ - EXIST. ELECTRIC FACILITY |
| PUE - PUBLIC UTILITY EASEMENT | ⊠ - EXIST. TELEPHONE FACILITY |
| TYP. - TYPICAL | |
| S.U.P. - SPECIAL USE PERMIT | |
| M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS | |
| STD. - STANDARD | |

NOTE:

THIS IS NOT A SURVEY AND ALL SURVEY DATA SHOWN IS PER WOOD-PATEL ALTA SURVEY JOB WP#042324.80 DATED 02/10/05

PRELIMINARY PLAT
"MOUNTAIN SHADOWS"

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

SHEET INDEX

1. VICINITY MAP & NOTES
2. LOT CONFIGURATION

TRACT TABLE

| TRACT | USE |
|-------|----------------------|
| A | PRIVATE ROADWAY |
| B | LANDSCAPE/OPEN SPACE |
| C | LANDSCAPE/OPEN SPACE |
| D | LANDSCAPE/OPEN SPACE |

ENGINEER

FLEET-FISHER ENGINEERING INC.,
4250 E. CAMELBACK RD. SUITE 410K
PHOENIX, ARIZONA 85018
PHONE: (602) 264-3335
CONTACT: FRED E. FLEET P.E.

ARCHITECT

OZ ARCHITECTS
6621 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
PHONE: 480.443.4904
CONTACT: DON ZEBEL

OWNER

MTS LAND LLC, A DELEWARE LIMITED LIABILITY COMPANY &
C/O CROWN REALTY & DEVELOPMENT INC.
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CA 92612
PHONE: 949.476.2200
CONTACT: ROBERT A. FLAXMAN, CEO

BENCHMARK

W 1/4 CORNER OF SECTION 9, T.2.N., R.4.E.,
FD BGMH @ INTERSECTION OF 56TH STREET
AND LINCOLN DRIVE.
ELEVATION 1361.51

RATIFICATION

(NAMES OF ANY AND ALL MORTGAGEES OF ALL OR ANY PART OF THE SUBDIVISION)
MORTGAGEE(S) OF _____, HEREBY RATIFIES,
APPROVES, AND ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.
BY _____
(NAME AND TITLE OF RESPONSIBLE OFFICIAL EMPOWERED TO SO REPRESENT THE MORTGAGEE)

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

IN WITNESS WHEREOF:

AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2012.

BY: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE _____ DAY OF _____, 2012,
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO ACKNOWLEDGED HIMSELF TO BE ON BEHALF OF ADMINISTRATIVE AGENT FOR DEBTOR IN POSSESSION MTS LAND, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS C.E.O., EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND & OFFICIAL SEAL THIS _____ DAY OF _____, 2012.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVALS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS _____ DAY _____, 2012.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2012, THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR

MOUNTAIN SHADOWS
FLEET • FISHER ENGINEERING INC.
4250 EAST CAMELBACK RD., SUITE 410K • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335

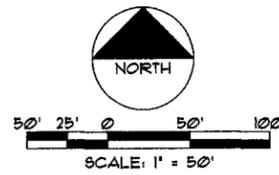
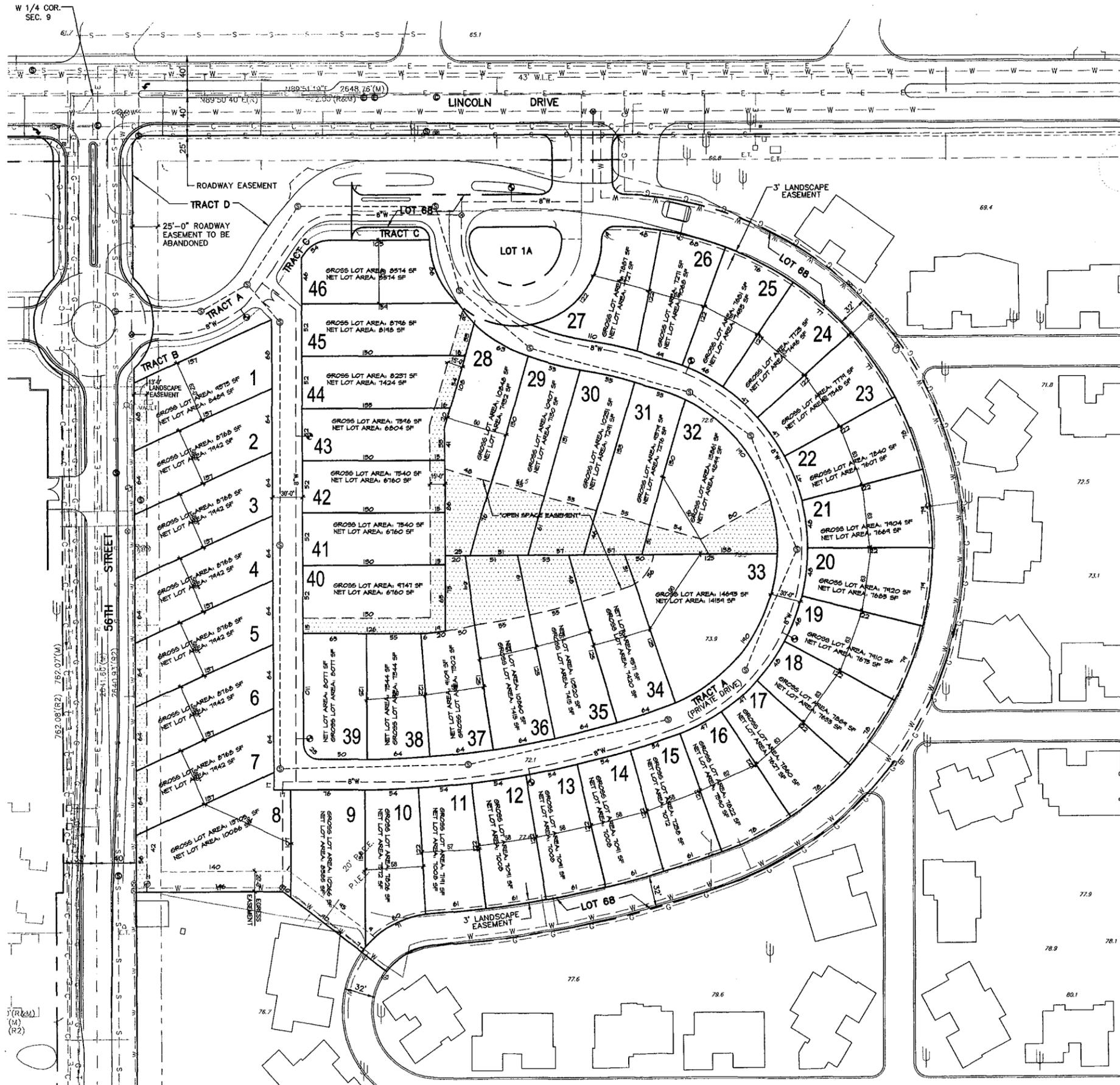
PRELIMINARY PLAT

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
SCALE: _____

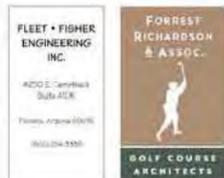
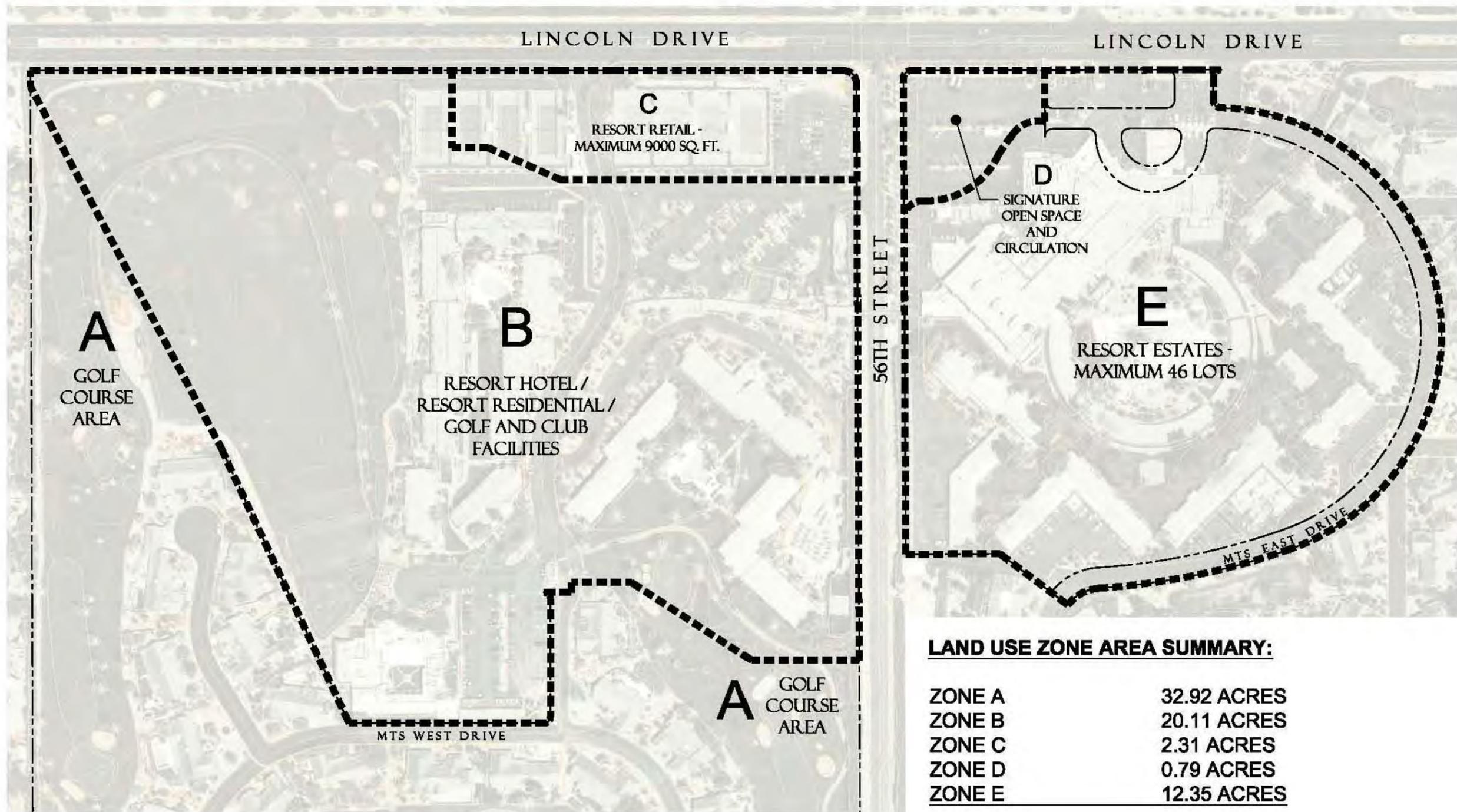
16237
FRED EVERETT
FLEET
ARIZONA LAND SURVEYORS
EXPIRES 12/31/14

SHEET
1 OF 2
JOB NO. 536-15

P:\East Side Pre Plat Sketch\FE-PRE-PLAT-07-2012\536-15-plot-02.dwg 7/25/2012 9:15:05 AM UMST



| | |
|---|----------|
| MOUNTAIN SHADOWS | |
| FLEET • FISHER ENGINEERING INC. | |
| 4250 EAST CAMELBACK RD., SUITE 410K • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335 | |
| PRELIMINARY PLAT | |
| DESIGNED: FFE | NO. DATE |
| DRAWN: FFE | |
| CHECKED: CFB | |
| DATE: JULY 2012 | |
| SCALE: AS SHOWN | |
| | |
| SHEET 2 OF 2 | |
| JOB NO. 536-15 | |



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



| | | | |
|--------------------|-----------------------|----------|-----------------------|
| Date: | May 15, 2012 | Sheet #: | 2124 |
| Revised: | Revised June 6, 2012 | Revised: | Revised June 28, 2012 |
| | Revised Aug. 21, 2012 | | Revised Aug. 29, 2012 |
| Special Use Permit | | 2 | |



56th Street Thematic Character Narrative

The Town of Paradise Valley has an opportunity to develop the 56th Street corridor as a unique amenity that draws inspiration from our Sonoran Desert environment, rich cultural history and its unique position in between two landmark mountains. Approximately a half mile in length, the alignment has magnificent immediate views of the north face of Camelback Mountain and the south face of Mummy Mountain. The development, implementation, and care of the pedestrian and vehicular experience are crucial to the character of the corridor, along with safety, security and privacy of the adjacent neighboring uses. These distinctive characteristics will be the strongest elements in creating a sense of place and establish 56th Street as a Visually Significant Corridor.

While people are drawn to Arizona for the mild winters, the intense heat of the summer can be overwhelming. With that in mind the design must consider ways to mitigate climate and appreciate our Sonoran Desert setting. Our desert climate dictates that we consider ways to create ample shade, reduce glare and heat absorption, by choosing regionally appropriate materials along with careful placement of amenities and features.

The following goals and guidelines are important to the implementation of the 56th Street improvements.

- Build on the diversity of native and desert adaptive plants that thrive in the Sonoran Desert, from rich bajada and ephemeral desert riparian to desert garden
- Incorporate ways to collect, express or move water that reflect the importance, history and preciousness of water, while providing deep watering for plants and trees
- Slow vehicular traffic with physical and physiological design methods, that may include driving surface materials, sense of enclosure, and scale of design elements
- Consider sun exposure and orientation when selecting materials to reduce reflected heat, glare and hot surfaces, while creating shade

With its unique setting the site and landscape for the 56th Street can incorporate our sculptural and vivid street tree palette. A tree palette including the flowering Palo Verde or the majestic Ironwoods can be used to bring the adjacent mountain characteristics down into the street experience. While massing of color and texture for the ground cover, shrubs and accents can be a visually dramatic way to transition to neighboring uses. The different wall types can also be emphasized or deemphasized with thoughtful material and texture selection such as desert mortar stone walls or more transparent materials such as welded wire mesh and vine covered screen walls.

The importance of a unique pedestrian experience together with an enjoyable driving experience can be strengthened by the opportunity to express the history and provide an educational story that evokes the spirit of the Sonoran Desert and the history of the Town. These characteristics are important to the success of the improvements coupled with the technical detail of the street cross section and details of the pedestrian nodes and the ultimate dimensions and layout of the street configuration.

56th Street shall have the following options and dimensions.

- 33' R.O.W. from the centerline to the east and 40' R.O.W. from the centerline to the west from Lincoln Drive south to the southern limit of Mountain Shadows Property
- 33' R.O.W. from the centerline to the east and 33' R.O.W. from the centerline to the west from southern limit of Mountain Shadows Property south to McDonald Drive.
- Sidewalk easement along Golf Course
- 6' to 8' sidewalk curb detached
- 12' wide median
- 6' height fence
- 5' wide bike lane/bike route
- Roundabout south of Lincoln intersection

Alternative B2 includes the following elements:

- Roundabout south of the Lincoln intersection with a landscape median and enhanced roadway pavement
- Sidewalks on both sides of the street to the roundabout
- Straight roadway layout
- Dedicated bike lanes along roadway
- Meandering sidewalk on the west side of the street south of Mountain Shadows roundabout
- Continuous median from Mountain Shadows round about to Nauni Valley Drive roundabout
- Traditional "T" intersection at McDonald

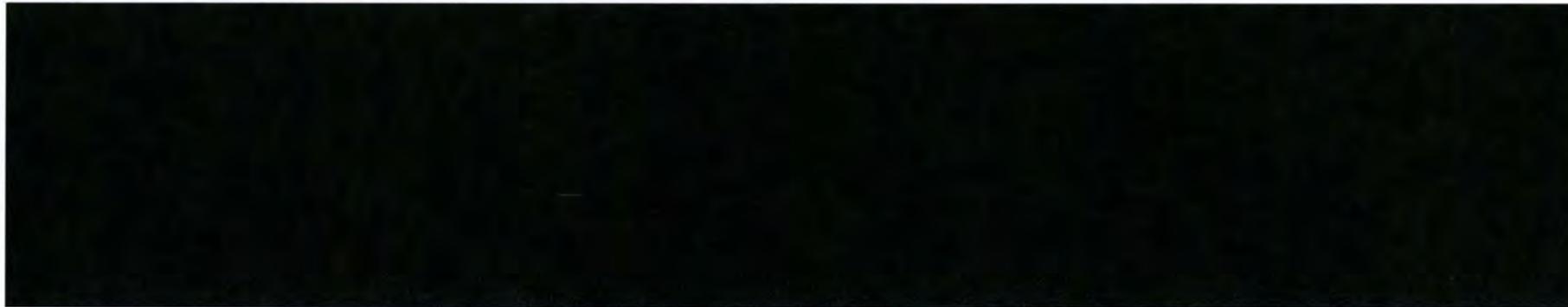
Alternative C3

- Roundabout south of the Lincoln intersection with a landscape median
- Sidewalks on both sides of the street to the roundabout south of Lincoln
- Meandering roadway layout with 6 curves
- Bike lanes
- Meandering sidewalk on the west side of the street south of Mountain Shadows roundabout
- Roundabout at Nauni Valley Drive
- Roundabout at McDonald Drive

Alternative D3

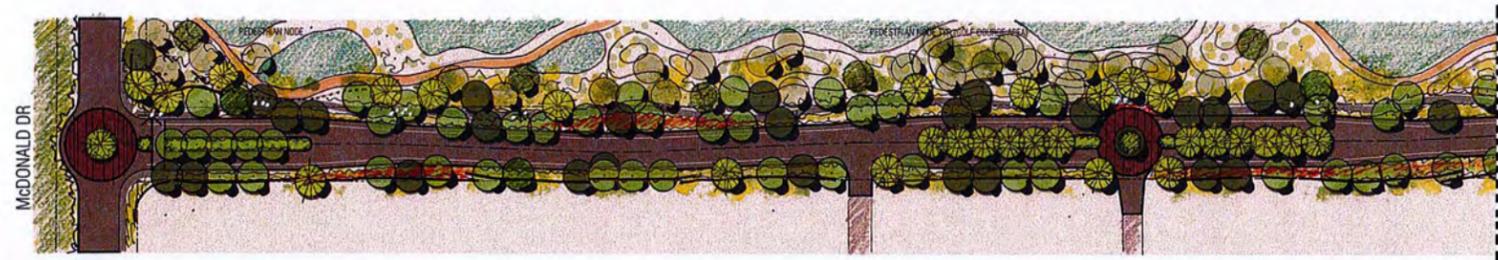
- Roundabout south of the Lincoln intersection with a landscape median
- Sidewalks on both sides of the street to the roundabout south of Lincoln
- Meandering roadway layout with 3 curves
- Bike lanes
- Meandering sidewalk on west side of the street south of Mountain Shadows roundabout
- Roundabout at Nauni Valley Drive with adjacent 12' wide medians north and south
- Roundabout at McDonald Drive with adjacent 12' wide median north side of roundabout

Each pedestrian node is developed to express the unique characteristics of its location and orientation, a series seating areas may include built shade structures, curved cast-in-place seat walls, signage opportunities, bike rack, enhanced paving materials, specimen planting and trash receptacle. These elements are knitted into the berming or grading opportunities that can serve to express water harvesting or act as a backdrop, or open views to adjacent mountains, giving the user a unique experience.



LINCOLN DR

ALTERNATIVE D3

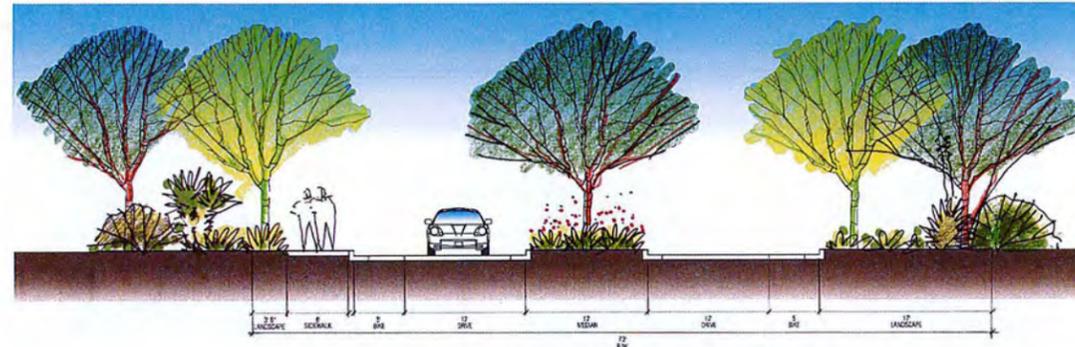


Thematic Character Development

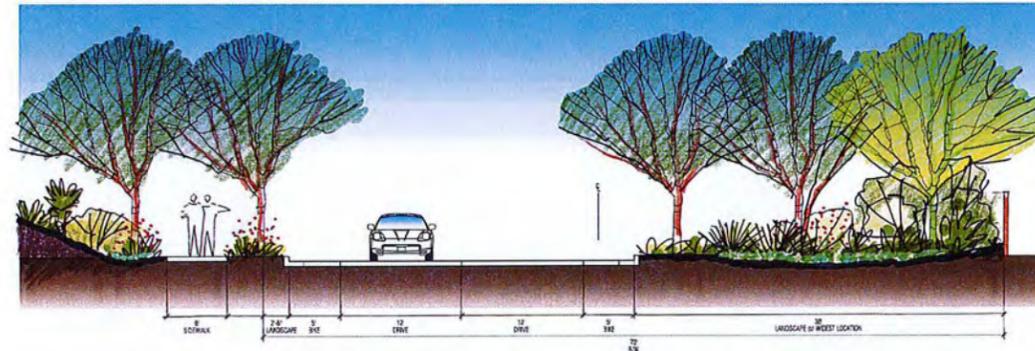
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56th Street (McDonald Drive – Lincoln Drive)

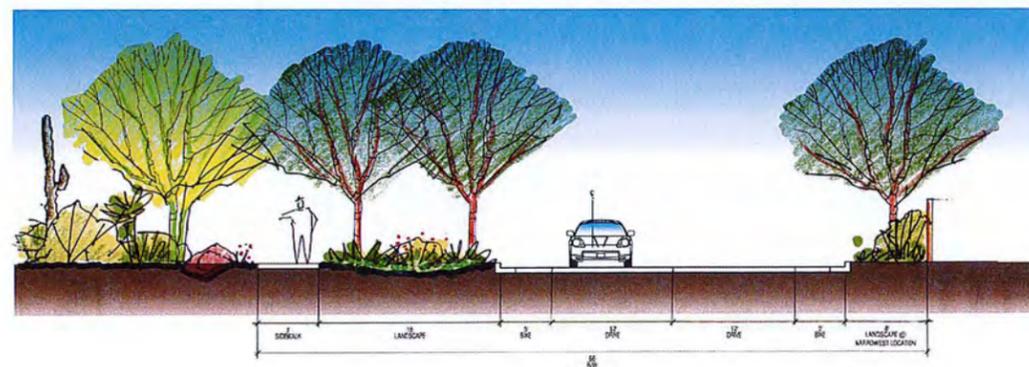
Town of Paradise Valley, AZ



Looking North at Median Location near Lincoln Drive



Looking North Between Nauni Valley Drive and Lincoln Drive



Looking North Between McDonald Drive and Nauni Valley Drive