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MEMORANDUM

TO: Town Council
Town of Paradise Valley

FROM: Doug Jorden

DATE: September 26, 2012

SUBJECT: Mountain Shadows Proposed Special Use Permit ("SUP")

INTRODUCTION

The purpose of this memorandum is to provide feedback to the Town Council from MTS Land, LLC and MTS Golf, LLC ("MTS Land/Golf") relating to specific development criteria set forth in Jim Bacon's memo to the Town Council dated August 27, 2012. Also, MTS Land/Golf will be providing input on the SUP stipulations as approved by the Planning Commission. The Planning Commission requested that we not provide comments to them on the stipulations, and we honored that request. In due course, our comments on the stipulations will be submitted; we look forward to the opportunity to discuss our comments with the Town Council.

DEVELOPMENT STANDARDS

Set forth below are verbatim excerpts from pages 2-3 of Jim Bacon's August 27 memorandum to the Town Council. Following each excerpt are bullet points (in bold) reflecting the differences between the August 27 memo and the position of MTS Land/Golf.

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.

- **Additional golf-course related facilities and structures could be built in Area A, such as a cart storage, pro shop, video driving range booths, locker rooms, showers, etc.**
- **Square footage (floor area) to not exceed 20,000 sq. ft.**

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.

- **425,000 sq. ft. of development (floor area) total; provided that up to 25,000 additional sq. ft. can be added to resort hotel component without reducing resort residential sq. footage. If resort hotel component exceeds 115,000 sq. ft., resort residential is reduced accordingly.**
- **Resort hotel component (hotel, clubhouse, retail associated with hotel, lobby, guestrooms, restaurants, meeting rooms, kitchens, storage, and all other facilities or areas which are related to and support or service same) shall be at least 90,000 square feet (floor area).**
- **Up to 40,000 sq. ft. of resort residential may be 36'/three stories.**
- **See MTS Land/Golf's Revised Setbacks and Heights Drawing dated September 14, 2012 for setbacks and Open Space Criteria.**

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.

- **20' tall structures (meets open space criteria at 40' set back)**

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.

- **Open space will be landscaped and can include walkways, low walls, art, benches, trellis, sculpture, etc.**
- **Access drive from 56th Street may be located in this area.**

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 which 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'.

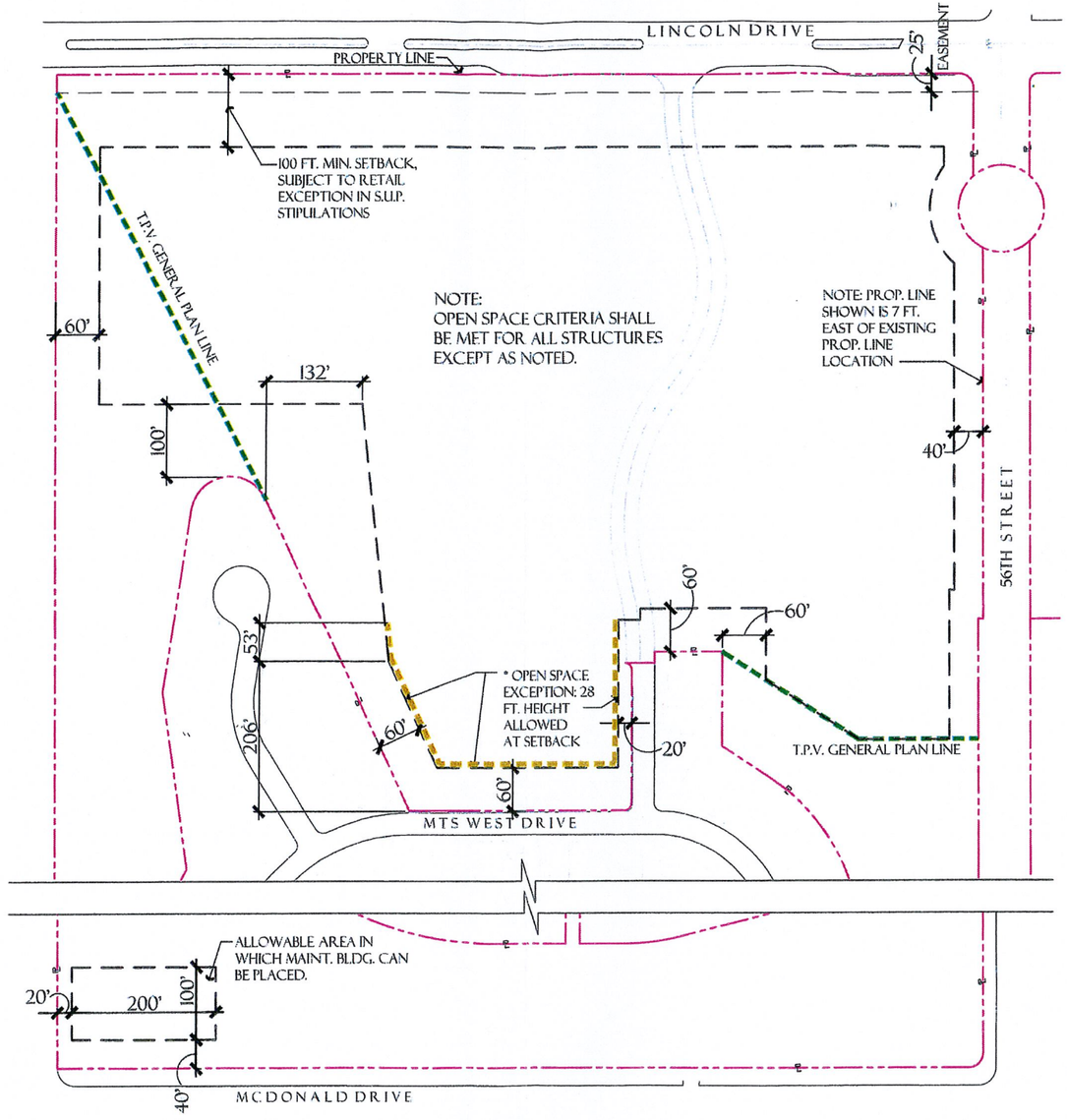
- **43 lots**
- **Minimum of 10 single-story residences, including two at southwest corner**
- **Heights at 24', except that residences on interior lots may have up to 600 sq. ft. of floor area which has up to 28'.**
- **7 foot side yard setbacks; zero lot line allowed so long as combined side yards = 14'.**
- **10' front and street side setback**
- **20' rear yard setback**

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.

- **Need cost information to discuss proper allocation of costs**
- **MTS Land/Golf is working on cost information to compare with Town's cost information.**

cc: Robert Flaxman
Rick Carpinelli



MOUNTAIN SHADOWS

APPLICANTS REVISED
SETBACKS & HEIGHTS DRAWING

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CROWN
REALTY & DEVELOPMENT CORPORATION

Date: SEPT. 14, 2012	Project #: 3124	Sheet:	
Revisions:	Sheet Title: SPECIAL USE PERMIT		

OZ ARCHITECTS INC