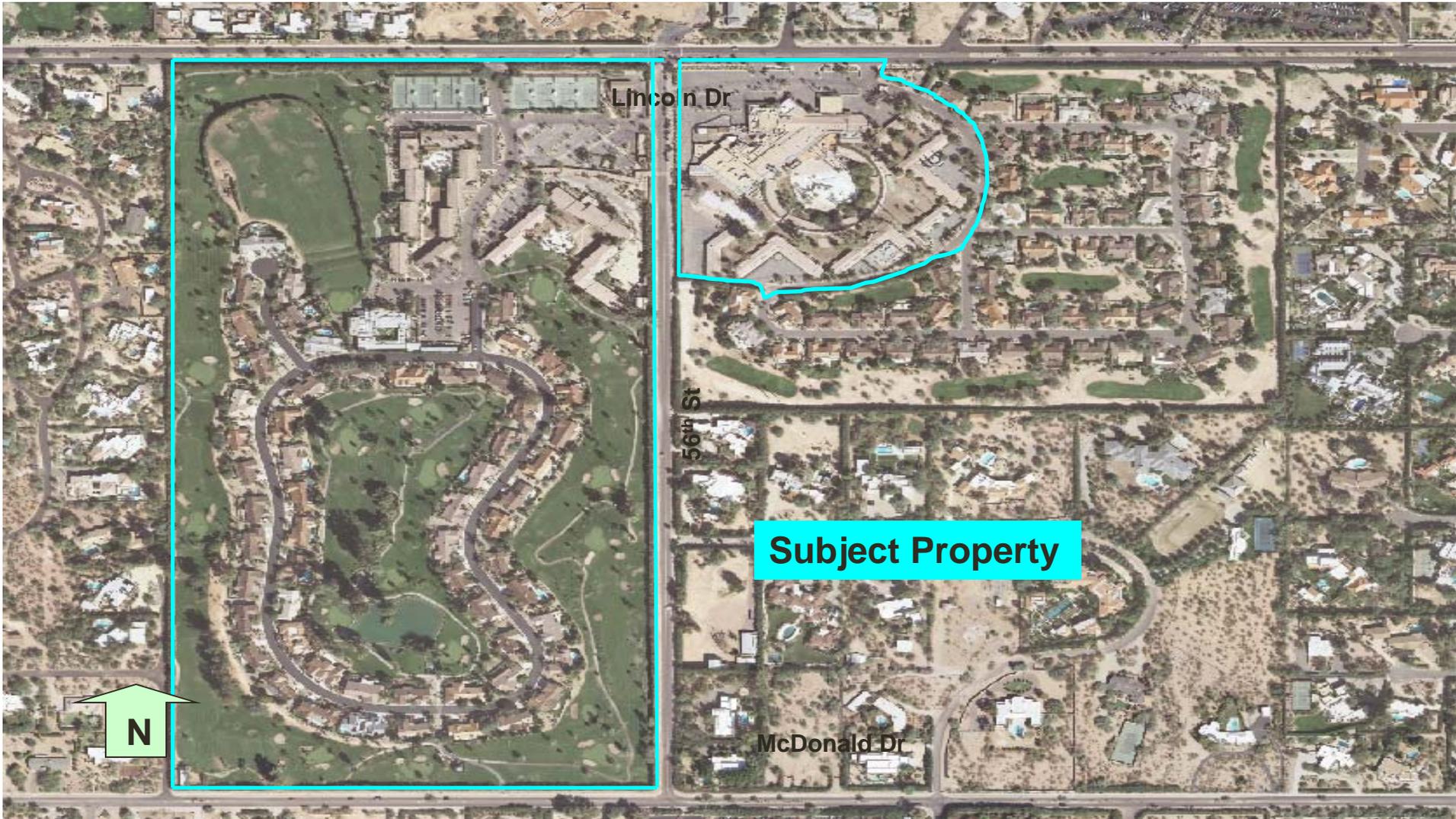


# **Mountain Shadows Resort**

Special Use Permit

Town Council Study Session  
January 24, 2013



Lincoln Dr

56th St

McDonald Dr

**Subject Property**

N

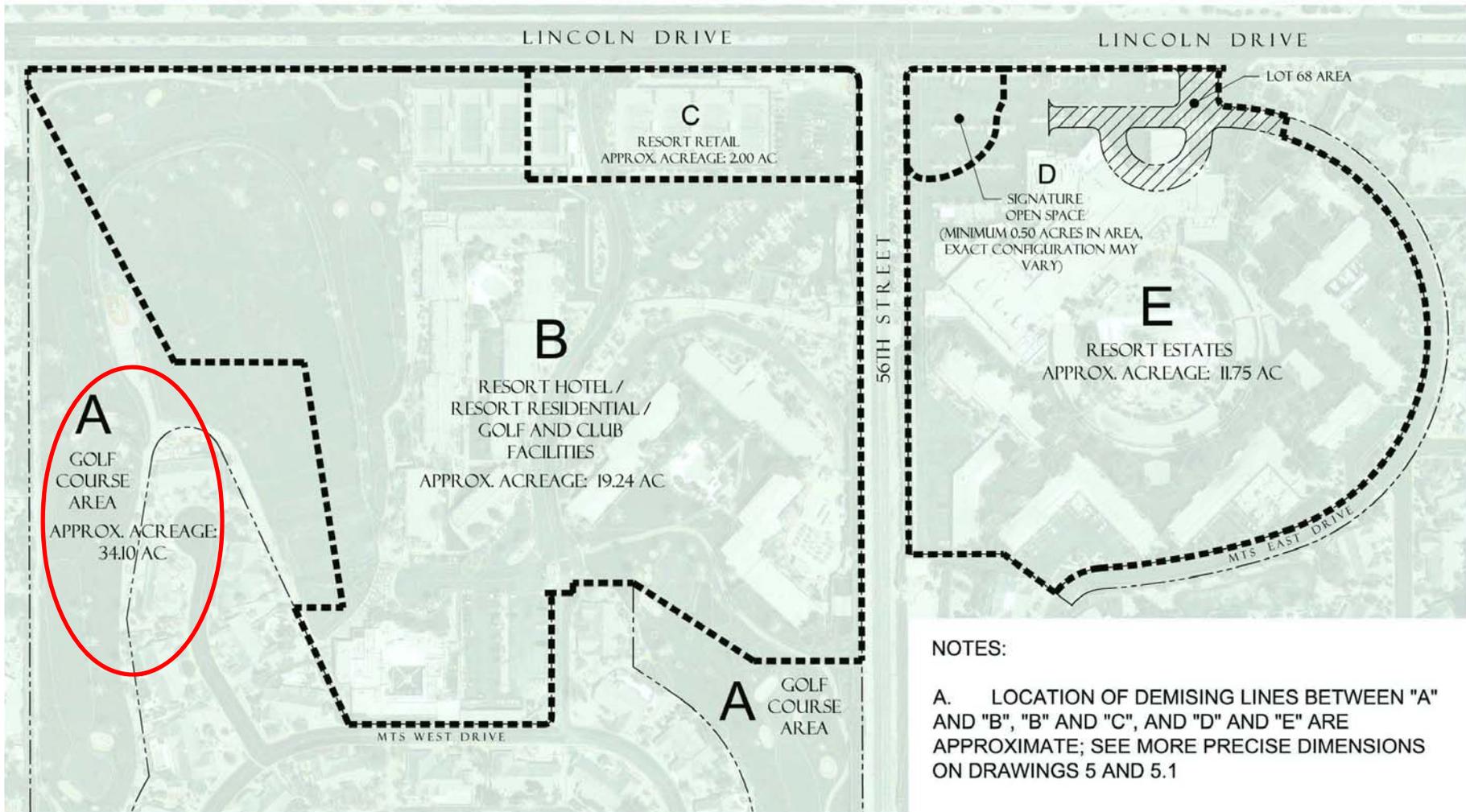
# Summary of SUP

- Mix of resort, residential, and golf course uses.
- East side - residentially subdivided (10,000 sf and 8000 sf lots).
- West side - resort hotel (100 key minimum), resort residential units, resort retail, and golf facilities.
- Golf course will be modified with the relocation of several holes and the reconfiguration of the practice area.
- 56<sup>th</sup> St - concept includes improvements such as bike lanes, pedestrian paths, and medians, a meandering alignment, hardscaping and landscaping.
- Lighting, signage, and demolition also addressed
- Lot 68
  - Included in application but not this SUP
  - Will be addressed through separate SUP

# Summary of Definitions & Stipulations

- 40 Terms Defined
- 104 Stipulations
  - General (in accordance with all applicable laws, etc..)
  - Demolition
  - Development
  - Height Measurement
  - Temporary Uses, Easements, Parking & Circulation, Lighting, Landscaping
  - Development Areas A,B,C,D, & E

**Applicant and Town Staff agree on SUP  
and all stipulations except #30 and #47**



**NOTES:**

A. LOCATION OF DEMISING LINES BETWEEN "A" AND "B", "B" AND "C", AND "D" AND "E" ARE APPROXIMATE; SEE MORE PRECISE DIMENSIONS ON DRAWINGS 5 AND 5.1

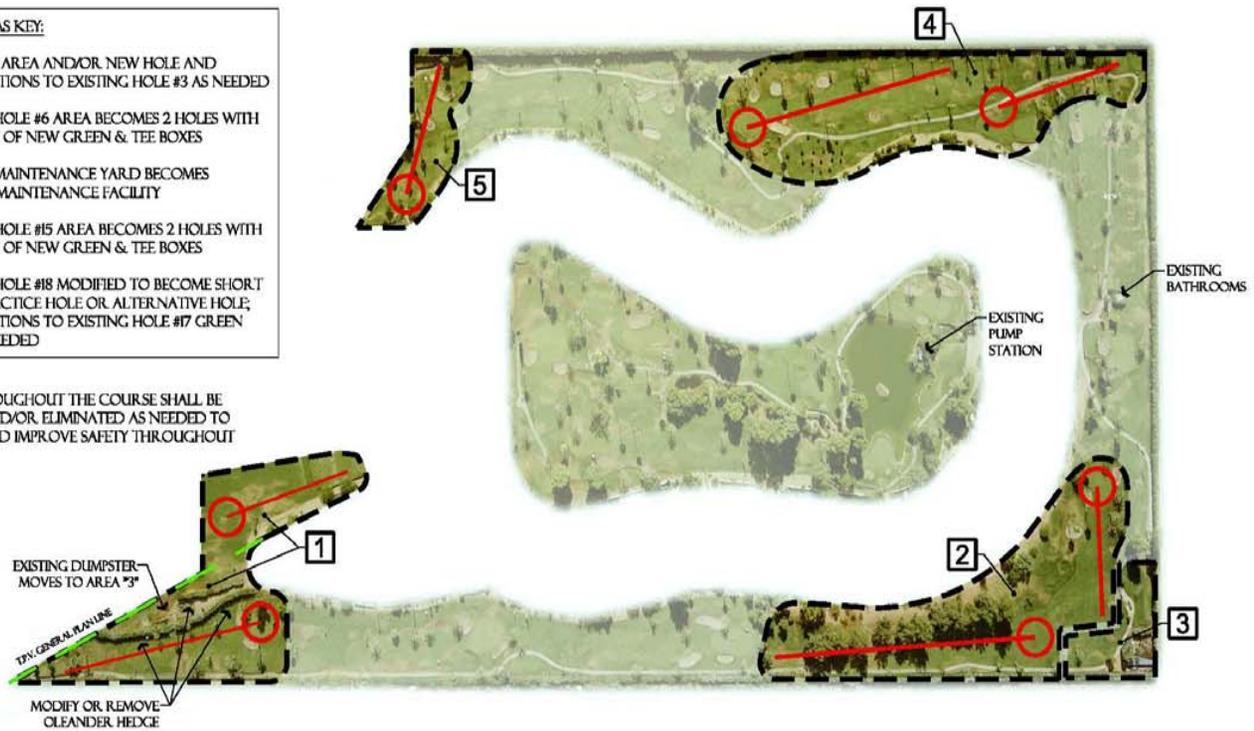
# Area A – Golf Course

## 34.10 acres

- Commence renovation within 12 months of SUP effective date (stip. 34)
- Complete renovation 6 months from commencement (stip. 34.e)
- Golf Course hours of operation 5:00 am - 60 minutes after sunset (stip. 41)
- Golf cessation occurs - Area A becomes landscaped open space (stip. 35)
- Maintenance building (stip. 36)
  - Maximum eight thousand (8,000) square feet, sixteen (16) feet from finished grade,
  - No more than six (6) employee parking spaces,
  - Hours of operation 7:00 a.m. to 5:00 p.m., Monday through Friday.
- Other Golf Facilities are limited to (2,000) square feet combined (stip. 37.a)
- All structures shall meet the Open Space Criteria (stip. 37.b)
- Oleander Hedge may remain, height between 6 and 10 feet (stip. 38)
- Walls and fences along 56<sup>th</sup> Street and McDonald Drive (stip. 39)
  - view fence - immediately adjacent to the property line, limited to six (6) feet in height,
  - new solid, non-view fence/wall - height and setback requirements in Article XXIV

- PROPOSED AREAS KEY:**
- 1** PRACTICE AREA AND/OR NEW HOLE AND MODIFICATIONS TO EXISTING HOLE #3 AS NEEDED
  - 2** EXISTING HOLE #6 AREA BECOMES 2 HOLES WITH ADDITION OF NEW GREEN & TEE BOXES
  - 3** EXISTING MAINTENANCE YARD BECOMES PRIMARY MAINTENANCE FACILITY
  - 4** EXISTING HOLE #15 AREA BECOMES 2 HOLES WITH ADDITION OF NEW GREEN & TEE BOXES
  - 5** EXISTING HOLE #18 MODIFIED TO BECOME SHORT GAME PRACTICE HOLE OR ALTERNATIVE HOLE; MODIFICATIONS TO EXISTING HOLE #17 GREEN MAY BE NEEDED

**NOTE:**  
 TEE BOXES THROUGHOUT THE COURSE SHALL BE RENOVATED AND/OR ELIMINATED AS NEEDED TO MODERNIZE AND IMPROVE SAFETY THROUGHOUT THE COURSE.

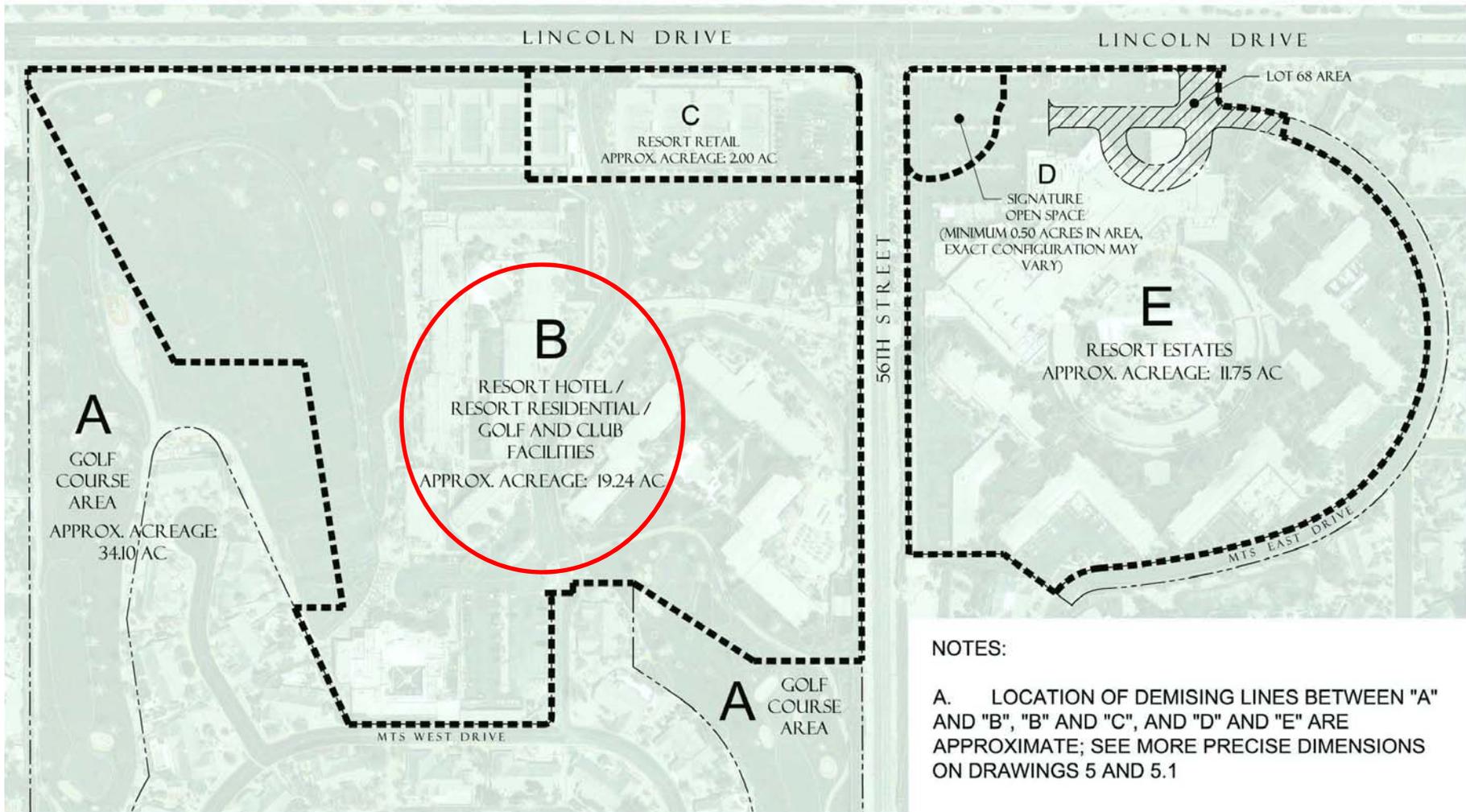


## MOUNTAIN SHADOWS

### GOLF COURSE IMPROVEMENTS PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

	DATE: FEBRUARY 14, 2013	BY: [Signature]
	SCALE: AS SHOWN	6





## Area B – Hotel, Residential, Golf Course

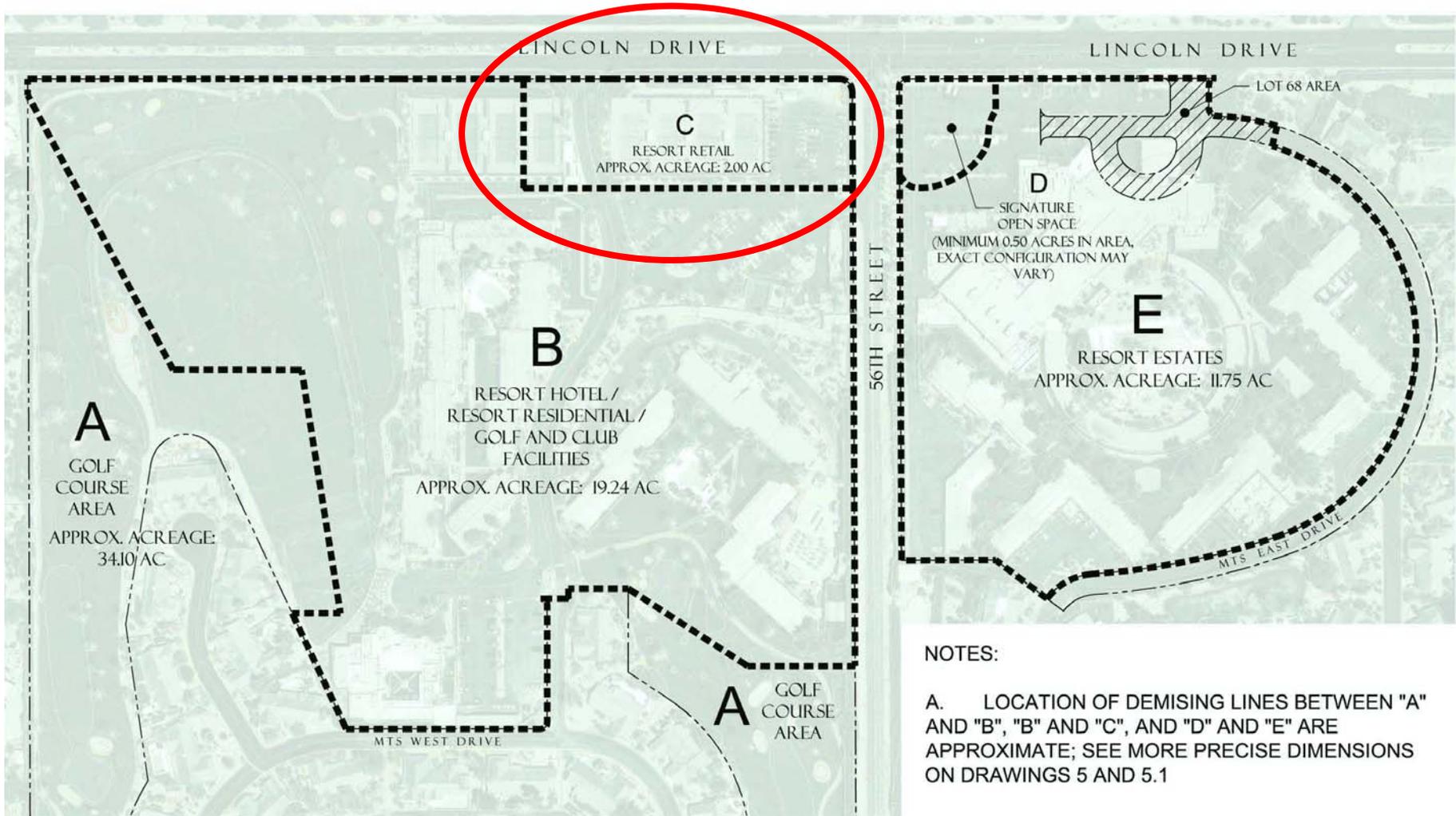
### 19.24 acres

- Resort Residential
  - No more than 300,000 sf (stip. 43)
  - 28' height (stip. 47)
- Principal Resort Hotel
  - 100 keys/120,000 sf or 120+ keys/108,000 sf (definitions)
  - Owned by a single legal owner
  - 36' height (stip. 47)
- Clubhouse – existing footprint or re-located (stip. 46)
- Walls – 15' setback from 56<sup>th</sup> St, all others in accordance with Article XXIV (stip. 49)
- Parking (stip. 54)
  - Surface – 25' setback/Lincoln, 15' setback/56<sup>th</sup> St, 40' setback to residential
  - Structures (underground/no higher than 3') – 25' setback/Lincoln, 15' setback/56<sup>th</sup> St
  - Structures (aboveground) - 200' setback/Lincoln and 56<sup>th</sup> St, 100' setback to residential
- Development shall comply with Open Space Criteria except as noted along 56<sup>th</sup> St (Sheet 5.1)

# Stip. #47

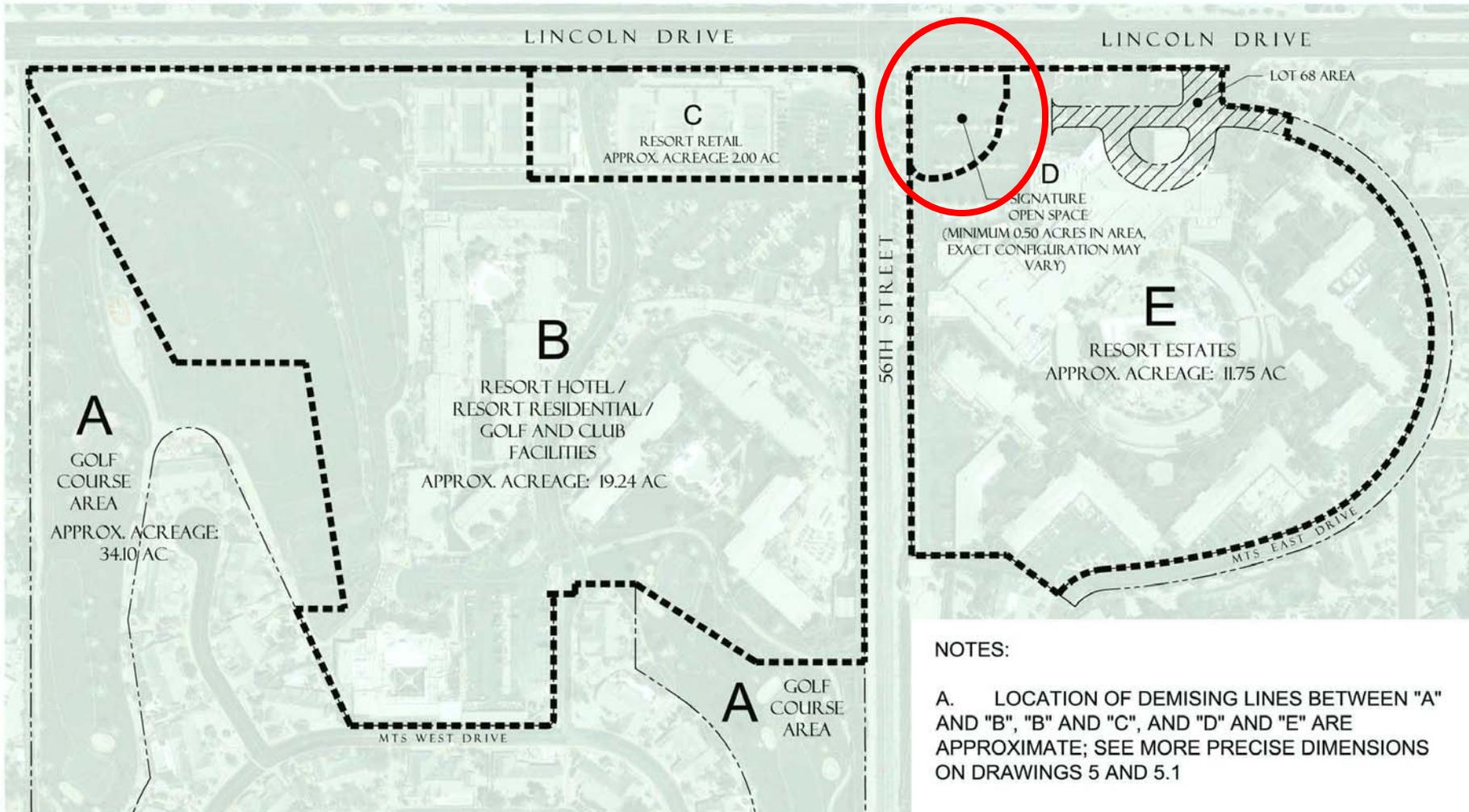
- The maximum height of any building which contains only Resort Residential units (as opposed to a mixture of Resort Residential units and Hotel Keys) in Development Area B shall not exceed two stories or twenty-eight (28) feet, as measured according to the terms of Stipulations 25-28. Only primary Resort Hotel structures ***and other buildings which contain at least 50% of its Floor Area dedicated to Hotel Keys*** or buildings that contain only Hotel Keys and/or Resort Ancillary Facilities and Uses may be within three (3) story buildings, but in no event may any such building exceed 36 feet in height as measured according to the terms of Stipulations 25-28. ***[Applicant requests italicized language; Town staff would delete italicized language]***
- ***Resort Residential units are allowed within a seventy (70) foot setback from Lincoln Drive, provided no portion of such units located between seventy (70) feet and one hundred (100) feet setback from Lincoln Drive shall exceed sixteen (16) feet above Original Natural Grade (as measured pursuant to Stipulation 25-28) and one story. Any such Resort Residential units within this reduced setback area cannot be located within Area C. [Applicant request]***
- ***[Town staff would remove above paragraph, resulting in a 100' setback]***





## Area C – Restaurant/Retail approximately 2 acres

- Up to 2 structures at 40' setback from Lincoln (stip. 61)
- Lineal frontage of 150' max. along Lincoln (stip. 61)
- Maximum 10,000 sf total (stip. 57)
- Maximum height of 20 feet (stip.61)
- Parking, signage, lighting, and landscaping (stip. 57)
- Ability to have Area C become part of Area B



**NOTES:**

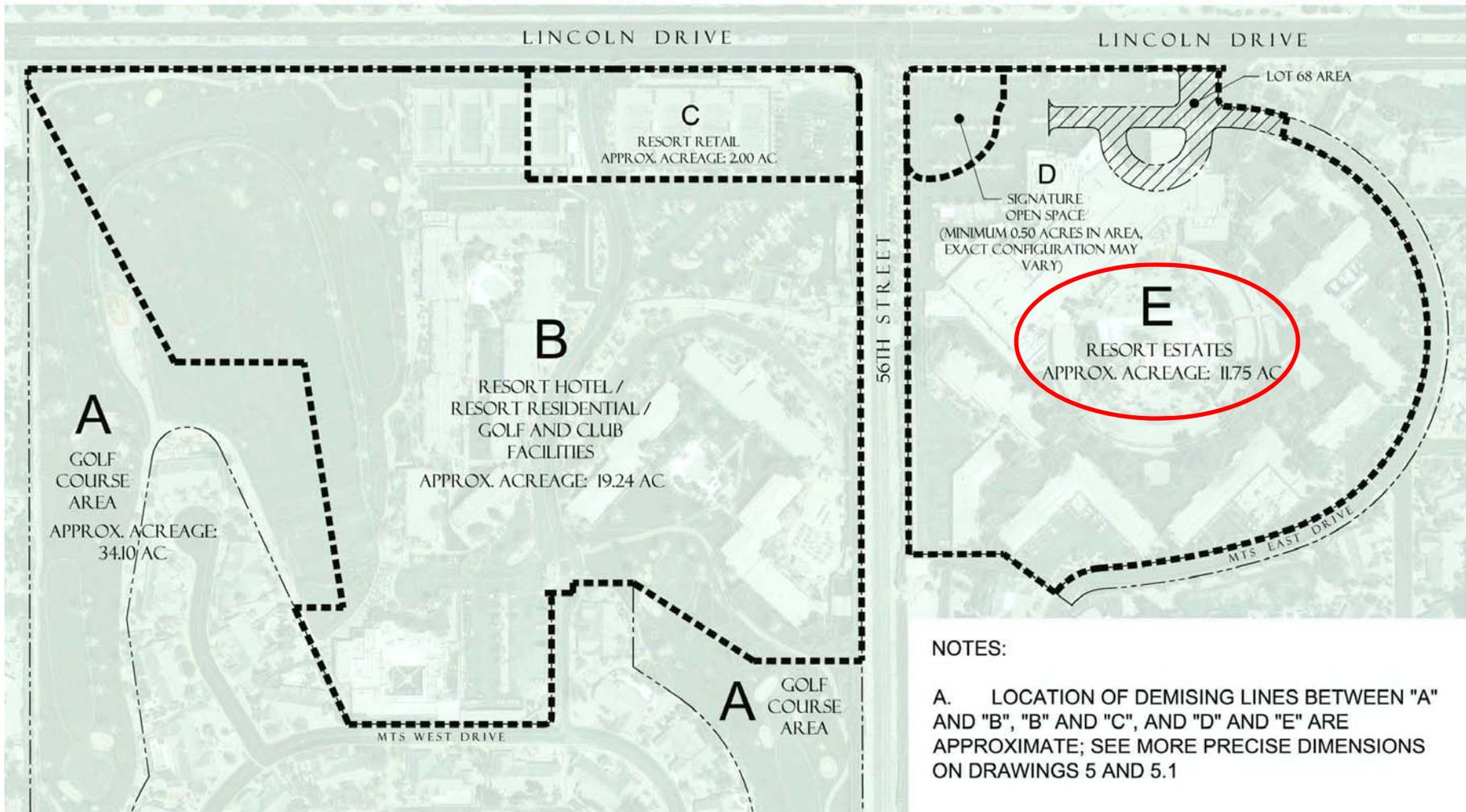
A. LOCATION OF DEMISING LINES BETWEEN "A" AND "B", "B" AND "C", AND "D" AND "E" ARE APPROXIMATE; SEE MORE PRECISE DIMENSIONS ON DRAWINGS 5 AND 5.1

# Area D – Open Space

.5 acres

- Area D used only for public open space/art (stip. 66)
- Landscaping and hardscaping (pathways, seat walls, benches, sculptures, gazebos, trellises, entry monument signage, water features and underground storm water retention systems.) (stip. 66)
- Public access to Area D shall not be restricted in any manner (stip. 66)





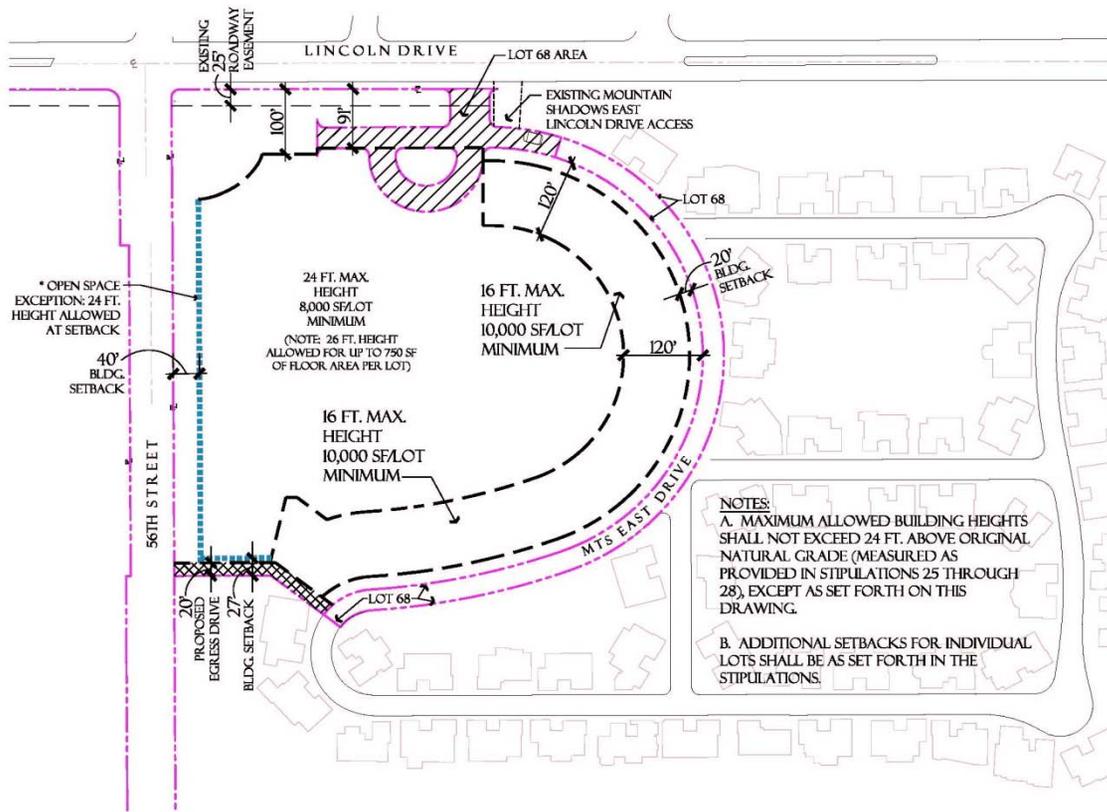
**NOTES:**

A. LOCATION OF DEMISING LINES BETWEEN "A" AND "B", "B" AND "C", AND "D" AND "E" ARE APPROXIMATE; SEE MORE PRECISE DIMENSIONS ON DRAWINGS 5 AND 5.1

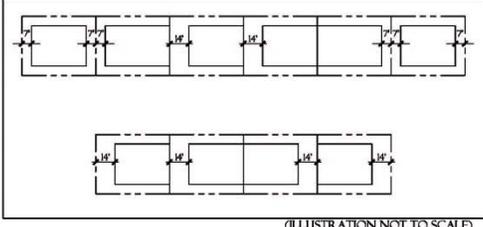
# Area E – Resort Estates

11.75 acres

- Single family residential homes (attached & detached) & accessory structures (stip. 69)
- 10,000 sf lots on perimeter / 70' width (stip. 70 & 72)
- 8,000 sf lots on interior / 60' width (stip. 70 & 72)
- Setbacks (stip. 75)
  - 10' front
  - 7' side (zero lot lines allowed)/ 10' side w/ frontage
  - 20' rear
- Heights – 16' perimeter, 24' interior (Sheet 5.1)



**ALLOWED SIDE YARDS:**  
 THE FOLLOWING DRAWING ILLUSTRATES VARIOUS POSSIBLE CONFIGURATIONS OF SIDE YARD SETBACK FOR EACH RESIDENCE OR PRIMARY STRUCTURES ON A RESORT ESTATE LOT. ANY OR ALL OF THESE CONFIGURATIONS MAY BE USED, EITHER FOR ALL LOTS OR IN COMBINATION OR GROUPS OF LOTS.



**NOTES:**  
 A. MAXIMUM ALLOWED BUILDING HEIGHTS SHALL NOT EXCEED 24 FT. ABOVE ORIGINAL NATURAL GRADE (MEASURED AS PROVIDED IN STIPULATIONS 25 THROUGH 28), EXCEPT AS SET FORTH ON THIS DRAWING.  
 B. ADDITIONAL SETBACKS FOR INDIVIDUAL LOTS SHALL BE AS SET FORTH IN THE STIPULATIONS.

**MOUNTAIN SHADOWS**

**ALLOWED SETBACKS & HEIGHTS - EAST**

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DATE: FEBRUARY 14, 2013  
 SCALE: 1" = 40'  
 SPECIAL USE PERMIT  
**5.1**

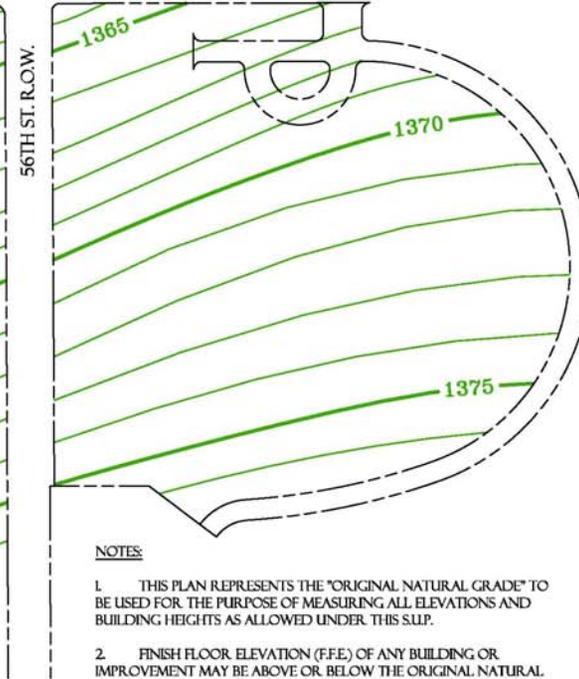
# General Conditions

- Height
- Parking
- Circulation
- Lighting
- Signage

# Height

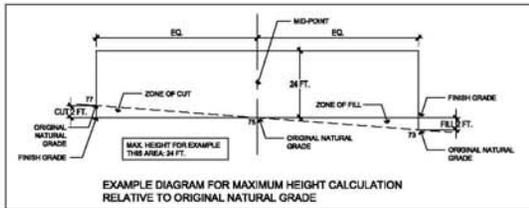
- Original Natural Grade Plan (stip. 24)
- If finished grade is lower than Original Natural Grade, the maximum height shall be measured from the finished grade at each midpoint used for measuring the height of a structure or portion thereof (stip. 27)
- Chimneys and architectural features may exceed max. height by 3' (stip. 28)

LINCOLN DRIVE R.O.W.



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 ORIGINAL 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 ORIGINAL NATURAL 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.



MOUNTAIN SHADOWS

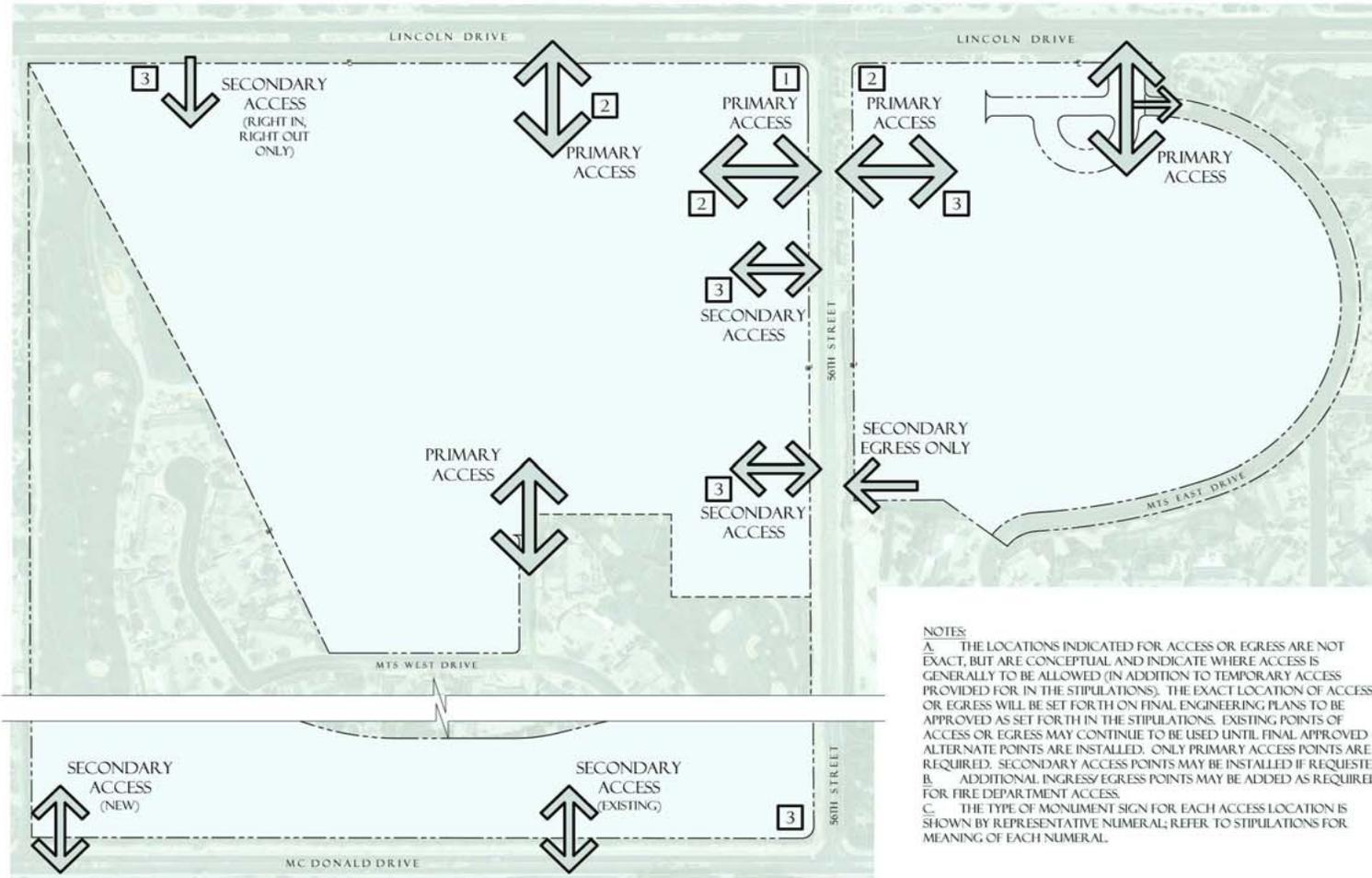
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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

	DATE: FEBRUARY 14, 2013	SCALE: 1"=40'
	SHEET: SPECIAL LINE POINT:	4

# Parking & Circulation, Easements, & Temporary Uses

- Circulation similar to existing
- Parking based on use table (stip. 93)
- Temporary Event Tents – Areas A&B, 24' height, 14 consecutive days max. (stip. 90)



MOUNTAIN SHADOWS

INGRESS / EGRESS AND SIGN LOCATION DIAGRAM

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

# Lighting (stip. 100-102)

USE AREA	MAX FOOTCANDLES *
Drive Entry/Intersections/Drop Off Areas	5
Interior Roadways	1
Parking Lots/Decks	1.6
Pathways	1
Service Areas; trash, loading, etc.	5
Pool Decks	5
Circulation Areas	5
Function Areas	5
Exterior Dining Areas (when in use for dining)	10
Landscaped Areas	5
Guestroom Entries	3
Guestroom Patios	5
Architectural Lighting	5
*Footcandle values are maintained values as defined by the IESNA	

# Signs (Stip. 30)

TYPE	MAX. HEIGHT AND LENGTH OF TOTAL STRUCTURE	AGGREGATE* SQ. FT. OF SIGN COPY PER SIGN	QUANTITY
1	6' high x 20' long	50 square feet	1
2	5' high x 15' long	35 square feet	3
3	3'6" high x 8' long	30 square feet	4/5 [Applicant requests a sign at corner of 56 <sup>th</sup> St. and McDonald]

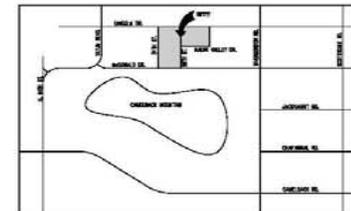
Maximum height of interior directional signs shall be seven (7) feet, shall not exceed an area of twenty (20) square feet per side and shall not be located closer than fifty (50) feet from public rights-of-way,



## SHEET INDEX:

NO: TITLE

- 1 AERIAL / VICINITY MAP / TABLE OF CONTENTS
- 2 LAND USE PLAN
- 2I FLOOR AREA ILLUSTRATIONS
- 3 INGRESS / EGRESS DIAGRAM
- 4 ORIGINAL NATURAL GRADE PLAN
- 5 ALLOWED SETBACKS AND HEIGHTS - WEST
- 5I ALLOWED SETBACKS AND HEIGHTS - EAST
- 6 GOLF COURSE IMPROVEMENTS PLAN



VICINITY MAP  
PARADISE VALLEY, ARIZONA

## MOUNTAIN SHADOWS

AERIAL / VICINITY MAP / TABLE OF CONTENTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE  
OVER SCALED DIMENSIONS.

DATE: FEBRUARY 14, 2013	SHEET NO.	TOTAL SHEETS
	1	1

# Three Areas of Disagreement

- Location and number of Signs (stip. 30)
- Height of mixed use buildings in Area B (stip. 47)
- Resort Residential units within a seventy (70) foot setback from Lincoln (stip. 47)

# Signs (Stip. 30)

TYPE	MAX. HEIGHT AND LENGTH OF TOTAL STRUCTURE	AGGREGATE* SQ. FT. OF SIGN COPY PER SIGN	QUANTITY
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# Stipulation #47

- The maximum height of any building which contains only Resort Residential units (as opposed to a mixture of Resort Residential units and Hotel Keys) in Development Area B shall not exceed two stories or twenty-eight (28) feet, as measured according to the terms of Stipulations 25-28. Only primary Resort Hotel structures ***and other buildings which contain at least 50% of its Floor Area dedicated to Hotel Keys*** or buildings that contain only Hotel Keys and/or Resort Ancillary Facilities and Uses may be within three (3) story buildings, but in no event may any such building exceed 36 feet in height as measured according to the terms of Stipulations 25-28. ***[Applicant requests italicized language; Town staff would delete italicized language]***
- ***Resort Residential units are allowed within a seventy (70) foot setback from Lincoln Drive, provided no portion of such units located between seventy (70) feet and one hundred (100) feet setback from Lincoln Drive shall exceed sixteen (16) feet above Original Natural Grade (as measured pursuant to Stipulation 25-28) and one story. Any such Resort Residential units within this reduced setback area cannot be located within Area C. [Applicant request]***
- ***[Town staff would remove above paragraph, resulting in a 100' setback]***

# Next Steps

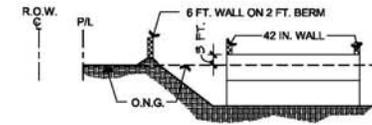
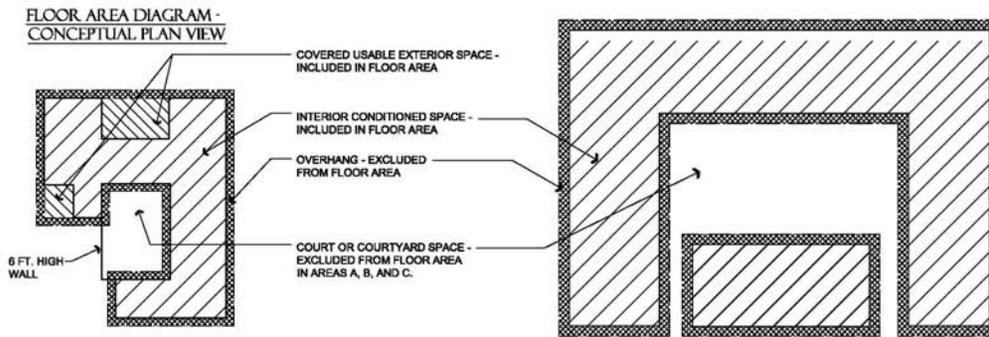
- Public Hearing 2/14/13 based on recommended staff draft
- Development Agreement Draft completed and reviewed by Town Council
- Public Hearing on Development Agreement
- Formal Consideration of SUP/Stipulations and Development Agreement by Town Council



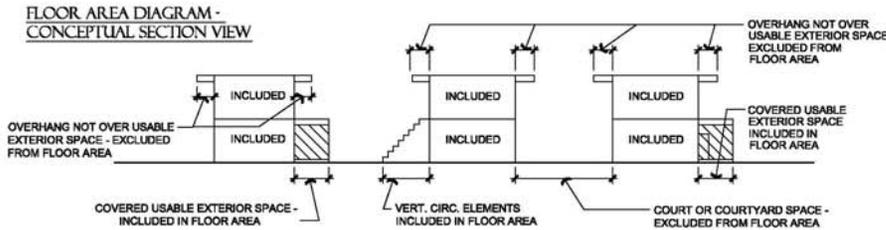
Questions and Comments  
from  
Mayor and Councilmembers



THE DIAGRAMS ON THIS SHEET 2.1 SHALL BE USED TO ILLUSTRATE CERTAIN COMPONENTS OF THE DEFINITION AND DETERMINATION OF FLOOR AREA AS MORE SPECIFICALLY SET FORTH IN THE STIPULATIONS OF THIS S.U.P. 12-5.



**PARKING STRUCTURE ILLUSTRATION**



**MOUNTAIN SHADOWS**

**FLOOR AREA ILLUSTRATIONS**

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REV. FEBRUARY 14, 2013	DATE	2.1
TITLE	SPECIAL USE PERMIT	

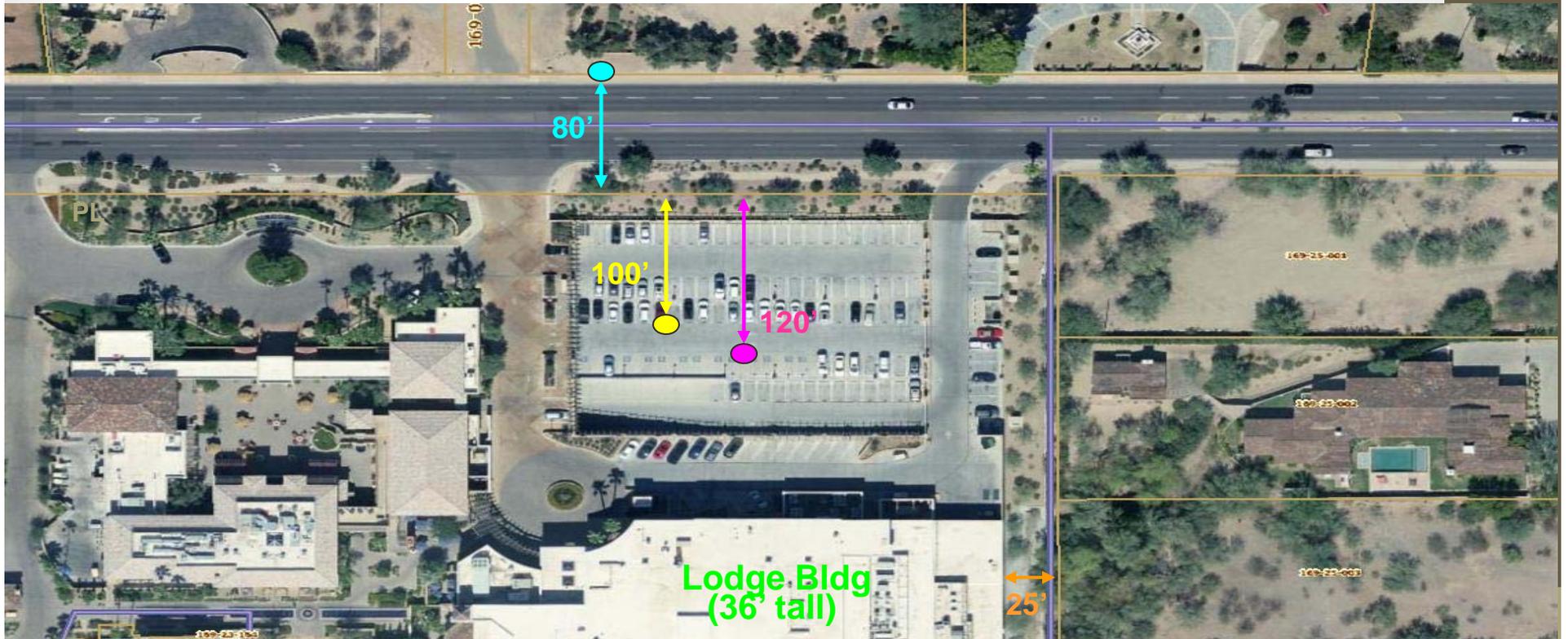
# Examples of 36' Height Limit

- Montelucia Lodge Building

# Montelucia – Lincoln Drive Setbacks



# Photos of Lodge Bldg taken from 3 locations



DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

## Montelucia Lodge – Across Lincoln Drive (308' Away)



**Montelucia Lodge – At Property Line (228' Away)**



36'

DISTANCES & LINES SHOWN ARE APPROXIMATE  
AND NOT DRAWN TO SCALE

## Montelucia Lodge – From Parking Lot (108' Away)

36'

