Site History

On April 10, 2008, the Paradise Valley Town Council approved a Special Use Permit ("SUP") to allow the development of a new Ritz-Carlton resort and associated residential properties on the approximate 105 acres generally located at the southwest corner of Indian Bend and Scottsdale Roads (Ordinance No. 603). The original development proposal for the Ritz-Carlton underwent thorough review and was vetted and supported by both Town of Paradise Valley residents and officials. Despite initial plans to begin development shortly after approval, these plans were delayed by the economic downtown. With the economy now recovering, project developer Five Star Development is poised to move forward with a thoughtfully refined development plan for the Ritz-Carlton resort and residential properties sensitive to the realities of a new economic landscape. The refined plan also reflects the reality of development which has recently taken place adjacent to Paradise Valley in Scottsdale, where building heights now reach 48 feet just a short distance from the Paradise Valley border and the Five Star property. This pre-application submittal provides a broad overview of the new development plan and sets forth a proposed framework for the amended SUP application.

2008 Ritz-Carlton Approved SUP

The original Ritz-Carlton development plan included a 225-room resort hotel with associated spa, restaurant and meeting space facilities, 100 resort patio homes, 46 luxury detached residential homes on approximately half-acre lots, and 15 residential homes on one-acre lots (See **2008 Ritz-Carlton Site Plan attached as Exhibit A**). The plan thoughtfully responded to neighboring land uses through sensitive land planning and buffering.

2015 Proposed Ritz-Carlton SUP

The amended Ritz-Carlton development plan provided within this pre-application submittal adheres to the same principles and sensitivity to surrounding uses as the 2008 plan, while addressing the significant shifts in the market and demand for product types which have occurred over the past seven years. (See **2015 Proposed Ritz-Carlton Site Plan attached as Exhibit B and Site Data Chart attached at Exhibit C**). The proposed

site plan is separated into five core areas labeled A, B, C, D, and E. As shown in Area A of the 2015 Plan, in comparison with the 2008 plan, the 2015 plan proposes an increase in hotel rooms from 225 to 280 hotel rooms and resort villas. The quality and expectations associated with the nationally recognized Ritz-Carlton brand will be embodied within each of the proposed hotel rooms and 80 Ritz-Carlton Resort Villas. The wide range of rooms, suites and villas, with their corresponding square footage, will allow the resort to accommodate both short-term and long-term stays.

Area A also includes a triangular shaped property adjacent to Mockingbird Lane. This area will remain as an integrated portion of the resort use, but will also serve as a buffer between resort uses and the existing church to the north, as well as an additional buffer for residential development to the west. The triangle piece is envisioned to serve as a multi-purpose amenity and lawn area with the potential for community use.

As shown in Areas B and C, the 2015 Plan proposes Single Family Ritz-Carlton Branded Luxury Residences to the north and south/southwest of the proposed resort. All residences in these areas of the property will be Ritz Carlton branded. In comparison to the 2008 Plan, the total number of single-family residential homes has been reduced from 161 to 157. With this configuration in mind, the 2015 Plan ensures the Hotel will be the heart of the development and community and directly interconnected with all aspects of the project. The ability of the various development areas to exist harmoniously and interdependent upon each other is further enhanced by the proposed community amenity trail system beginning at the mid-point of the project's western side along Mockingbird Land and traveling northeast to Indian Bend Road and ending at Scottsdale Road. The trail system is shown in dark green on the proposed 2015 Plan. This trail creates a direct link for pedestrians and bicycles to travel from Mockingbird Lane across to Scottsdale's McCormick Stillman Railroad Park and the Indian Bend wash area.

Area D is proposed to accommodate a more resort-style yet transitional residential use consisting of luxury attached residences with unique architectural features and highly amenitized accommodations befitting of the property's proximity to the Ritz-Carlton. The design will provide for an appropriate transition from the existing 48 foot tall apartment structure at the northwest corner of Scottsdale Road and Lincoln Drive toward the resort and residential uses on the west side of the development.

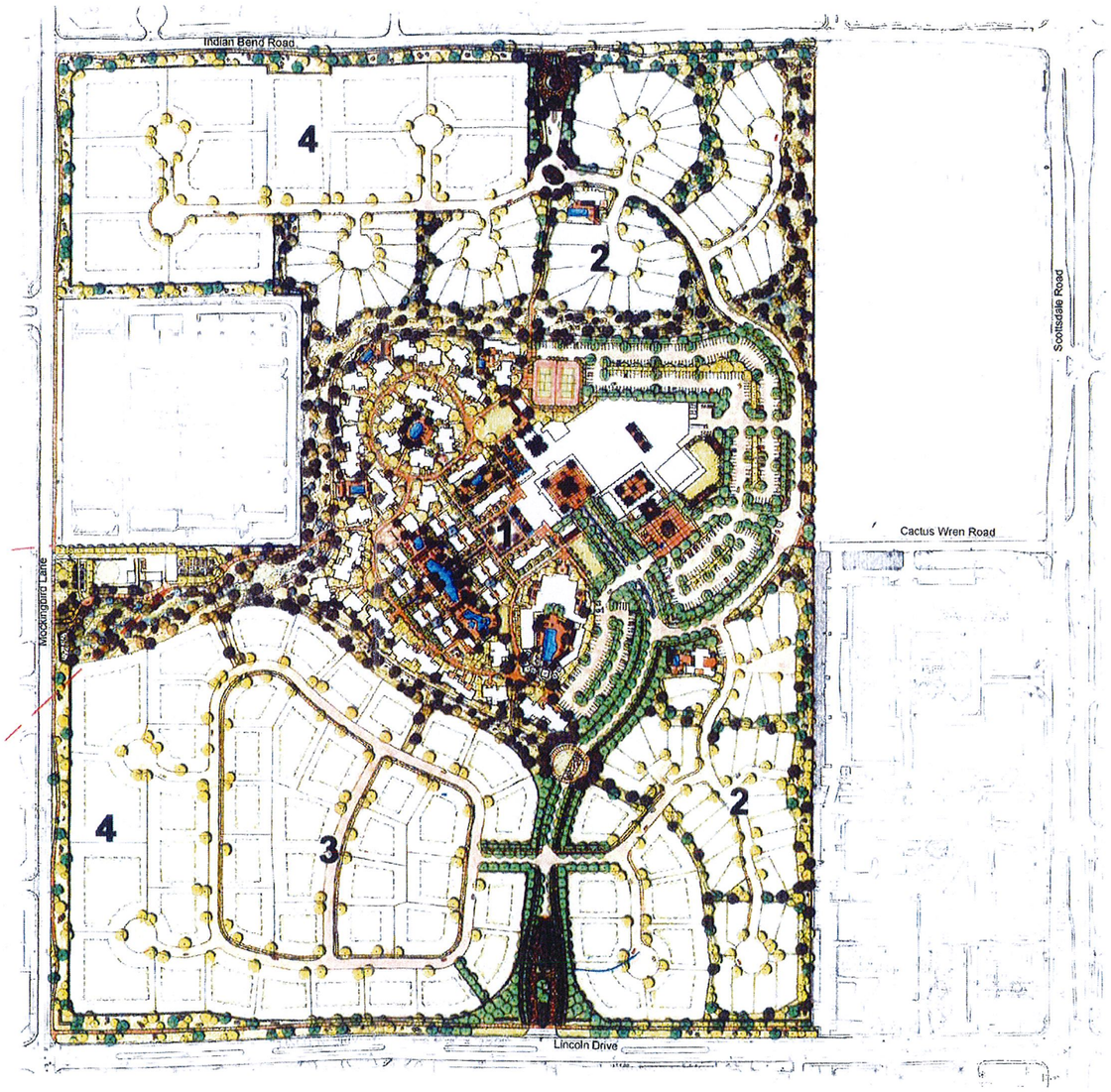
At the northeast portion of the property, Area E is being reserved for future resort-related mixed-use development. Please note the parcel located to the east of Area E falls within the municipal boundaries of the City of Scottsdale. The future form and character of the mixed-use development will be established within the amended SUP through regulatory development standards, although a specific development proposal will be submitted to the Town for review at a future date following the SUP approval. Area E will be planned in a coordinated effort to offer the maximum compatibility and features to ensure synergy and inter-reliance between the mixed-use and resort uses. This coordinated development plan will also ensure transitional buffering from more intense uses on the east side of the development to less intense uses on the west side in character with existing residential uses along Mockingbird Lane.

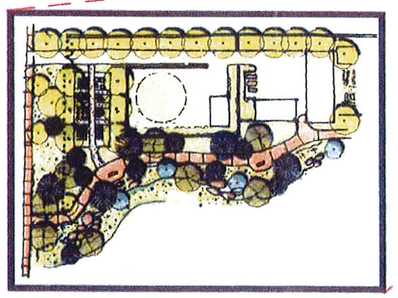
All proposed perimeter setbacks meet or exceed the setbacks of existing structures surrounding the site. The 2015 Plan proposes a 25' setback along Lincoln Drive, a 25' setback along Mockingbird Lane, and a 25' setback at the northwest corner of the property along Indian Bend Road. The 25' setback is not inclusive of, but rather

in addition to, the plantings and improvements currently within existing right-of-way. Furthermore, the proposed community amenity trail system will result in increased setbacks, beyond 25', for the majority of the northern boundary of the development along Indian Bend Road.

Land Use Site Plan

1. Hotel
2. Resort Patio Homes
3. Luxury Detached Residences
4. One Acre Estate Lots





Water Tank / Garden House Detail

not to scale

The Ritz-Carlton, Paradise Valley
sup submittal
January 17, 2008

FIVE STAR DEVELOPMENT
The Ritz-Carlton

Burton
Landscape Architecture
307 S. Cedros Avenue
Solana Beach, CA 92075
858 794 7204
contact: Bill Burton
contact: Joel Harris

Civtech, Inc
Traffic Engineering
8990 E. Shea Blvd., Ste130
Scottsdale, AZ 85260
480 659 4250
contact: Dawn Cartier

Creative Designs in Lighting
Architectural Lighting
1900 E. Indian School Rd
Phoenix, AZ 85016
602 248 7822
contact: Walter Spitz

Fleet Fisher Engineering
Civil Engineering
4250 E. Camelback Rd. Ste 410K
Phoenix, AZ 85018
602 264 2335
contact: Fred Fleet
contact: Carlton Beckstead

HKS Hill Glazier Studio
Architecture
926 Alma Street
Palo Alto, CA 94301
650 617 0366
contact: John Hill

Peterson Architecture & Associates, LLC
Architecture and Master Planning
9495 East San Salvador Drive
Scottsdale, AZ 85258
480 477 1111
contact: Erik Peterson
contact: Claudia O. Muñoz Whiting

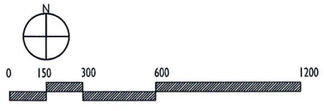
Ten Eyck Landscape Architects, Inc.
Landscape Architecture
808 E. Osborn Rd. no 100
Phoenix, AZ 85014
602 468 0505
contact: Christy Ten Eyck
contact: Judson Terray
contact: Mike Chapman

Land Use Site Plan

MASTER PLAN

The overall site to be developed is 8 Parcels

		Acreage
A	Ritz-Carlton Resort Hotel and Villas	30.0
B	Single Family Ritz-Carlton Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	20.8
D	Attached Residences	10.1
E	Resort Related Mixed Use	16.2
	TOTAL	105.8



March 6, 2015

Mason ARCHITECTS

Master Plan
Parcels

The Ritz-Carlton Resort
Paradise Valley, Arizona
FIVE STAR DEVELOPMENT

The following is a more detailed overview of the proposed 2015 Amended SUP.

2015 Proposed SUP Overview

PARCEL	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Square Footage	Non-Residential Square Footage	Net Coverage % *	Maximum Height**
A	Ritz-Carlton Resort Hotel	30.0	200 Hotel Rooms 80 Resort Villas		532,750	28%	56'
B	Single Family Ritz-Carlton Residential	28.7	101	323,200		28%	28'
C	Single Family Ritz-Carlton Residential	20.8	56	224,000		28%	28'
		79.5					
D	Attached Residences	10.1	TBD				36' & 48'
E	Resort Related Mixed - Use	16.2	TBD				TBD
		105.8					

Total Square Footage

Residential	547,200
Non-Residential	532,750
Total	1,079,950 SF

Parcel Setbacks

North of Lincoln Drive:	25'
East of Mockingbird Lane:	25'
South of Indian Bend Road:	25'

* Conditioned space at grade

** All building heights to be measured from finished grade or natural grade depending upon use and grading needs