

April 10, 2015

RECEIVED

APR 10 2015

George Burton  
Town of Paradise Valley  
Planning & Zoning Department  
6401 Lincoln Drive  
Paradise Valley, AZ 85253

Dear George,

The following is a summary of the updates we have made as part of the enclosed resubmittal of the pre-application for the Ritz Carlton Special Use Permit Amendment. Our responses below in italics address each of the comments you provided in your letter dated April 1, 2015 regarding the pre-application review for the Ritz Carlton new development plan.

1. Master Plan:

- a) Typically, a detailed site plan accompanies a Special Use Permit (SUP) application. At this stage, a fully dimensioned detailed site plan is not required. However, the submitted master site plan requires more detail to help illustrate the density of the proposed improvements such as:
  - i. The major circulation pattern.
    - *The primary access for parcels A, A1 & C is from Lincoln Dr.*
    - *The primary access for parcel B is from Indian Bend Rd.*
    - *The primary access for parcel D is from Cactus Wren Rd via Scottsdale Rd.*
    - *The access for the resort related mixed-use parcel E is from Indian Bend Rd. and from Cactus Wren Rd.*
    - *Information updated in revised narrative*
  - ii. An approximate percentage and type of public and private open space/amenity areas.
    - *The total amount of open space at this time is 78.3 acres of the 105-acre Paradise Valley site. The formal application will include more information on whether portions of the open space will be available to the public, and which portions will be available to homeowners and resort guests.*
    - *Information updated in revised narrative*

- iii. The approximate lot sizes for the various housing products.
  - *As shown on the expanded 2015 Proposed SUP Overview Table*
- iv. The general location of different uses and building forms/types for all proposed areas (e.g. identify if the buildings will meet the recommended setbacks outlined in the SUP Guidelines, etc.).
  - *Will be included in future submittal*
- b) Identify the proposed use(s) for the parcel located in the City of Scottsdale.
  - *Five Star Development is in the process of finalizing its plans for its property adjacent to the 105-acre site that is inside the City of Scottsdale. We anticipate that those plans will be available for review around the time the formal application for the Paradise Valley parcel is filed with the Town.*
  - *Information updated in revised narrative*
- c) Identify the primary access location/entrance to the resort (e.g. Lincoln Dr. or Scottsdale Rd.)
  - *The resort hotel entry is from Lincoln Drive*
- d) Identify if the Lincoln Drive access will have a traffic signal.
  - *Once the updated Traffic Impact Analysis is completed, we will be able to provide additional information on this. The approved 2008 TIA did recommend the addition of a traffic signal at this intersection.*
  - *Information updated in revised narrative*
- e) The 25' landscape buffers along Lincoln Dr., Mockingbird Ln., and Indian Bend Rd. are not compliant with the SUP Guidelines. Staff believes that the housing product on the perimeter of the property should have a large landscape buffer in accordance with the SUP Guidelines. Please address why the 25' landscape buffer is appropriate.
  - *Indian Bend Rd: The current recorded plat has a 20' landscape buffer (public access easement) where we are showing a 25' buffer. The landscaped portion of the right-of way will be an additional 20' of buffer providing a total of 45' of landscaped area from the road curb to the privacy wall of the housing. This distance is in excess of the landscape buffer that occurs on the north side of the street.*
  - *Mockingbird Ln: The current recorded plat has a 25' landscape buffer (public access easement) and we are showing the same 25' buffer. The landscaped portion of the right-of way will be an additional 20' of buffer providing a total of 45' of landscaped area from the road curb to the privacy wall of the housing. This distance matches what is present at Judson Estates and is in excess of the landscape buffer that occurs on the balance of the west side of the street.*

- *Lincoln Dr: The current recorded plat has a 25' landscape buffer (roadway easement) and we are showing an additional 25' buffer beyond that landscaped easement. Additionally, the landscaped portion of the existing right-of way will be an additional 5' of buffer providing a total of 55' of landscaped area from the road curb to the privacy wall of the housing. This distance is in excess of the landscape buffer that occurs on the south side of the street.*
  - *Information updated in revised narrative*
- f) The master plan identifies two Area B's and three Area A's. Please provide a more detailed breakdown of each area (e.g. Area A1, A2, A3, B1, B2, C, D and E with an updated 2015 Proposed Overview Chart).
- *Additional information is shown on the expanded 2015 Proposed SUP Overview Table and revised Site Plan. The Resort Hotel is now shown as parcel A and A1. Parcel B is one large parcel with one proposed use which has a greenbelt bisecting it.*

## 2. Density:

- a) The proposed density seems high, particularly in Areas B and C along the western portion of the site. The General Plan designates a large portion of the western area of the site as Private Open Space or Resort/County Club. The expectation is these areas would provide more open space. This open space may be any combination of paths, parks, retention basins, large street setbacks like the Judson development on Mockingbird Lane, large lots, or by some other means. Also, the total site density is unknown since the density in Areas D and E is not provided. The next submittal should better explain/depict the proposed density.
- *Additional information for parcels D & E is shown on the expanded 2015 Proposed SUP Overview Table*
- b) In order to provide a sense of scale, please compare the proposed density of this project with other built projects.
- *See Comparative Zoning – Densities and Lot Sizes exhibit*

## 3. Heights:

- a) Provide site lines and graphics for all areas.
- *Renderings and elevations could not be provided at the time of reubmittal, but will be submitted by the applicant at a future date.*
- b) Please identify why the heights deviate from the recommended heights outlined in the SUP Guidelines. The SUP Guidelines recommend a maximum height of 36' tall for principal structures, 24' for accessory structures and 18' for service structures.
- *Maximum heights indicated within the Pre-Application are the result of providing for an unobstructed view of Camelback Mountain from the lobby of the hotel with the understanding that the existing grade at the hotel lobby is 10' lower than the intersection of Lincoln Dr. and Mockingbird Ln. Given the 1,600' distance into the*

*middle of the overall site (to the location of the hotel lobby), the roof of the lobby is only at 1.2 degrees above a horizontal sightline.*

- c) Please identify if the proposed improvements will comply with the Open Space Criteria (as outlined in the SUP Guidelines). If they do not meet the Open Space Criteria height limitation, identify which areas will encroach and explain why the additional height is needed and is appropriate.
- *It is the intent for all the non-residential buildings to conform to the Open Space Criteria except along the north wall of the hotel lobby building given the minimum ceiling height requirements of the Ritz-Carlton grand ballroom. This deviation occurs for approximately one-third of the north boundary of parcel A.*
  - *Information updated in revised narrative*
- d) Identify how all heights will affect neighboring properties (e.g. will the improvements obstruct the neighbor's views).
- *We anticipate that the elevations and renderings will show minimal impact to neighboring properties.*
- e) Identify where the heights are measured from (e.g. lowest natural grade, finished floor, finished grade, etc.).
- *See expanded 2015 Proposed SUP Overview Table*
- f) Provide a break-down of the various heights by type of building/resort use.
- *See expanded 2015 Proposed SUP Overview Table*
- g) Provide design options that identify or illustrate how the design of the improvements will transition in height from the Spectrum and the apartment building located in the City of Scottsdale.
- *The attached residence buildings along the west side of the Spectrum and the apartment building located in the City of Scottsdale will be designed to be tallest (48' or four stories in height) at the northeast corner of parcel D and then step down in height and in elevations in both the westward and southern directions to where the height of the buildings at the southwest corner will only be one or two stories.*
  - *Information updated in revised narrative*
4. Provide more information and detail regarding the drainage, traffic and parking associated with the proposed development:
- a) Identify the general drainage patterns and drainage standards for the site (e.g. that the development will be designed in accordance with the 100 year - 2 hour storm event standards, etc.).

- *The existing site generally slopes from west to northeast. Existing offsite drainage flows enter the project through an existing box culvert crossing below Mockingbird Lane. The historical flow currently travels across the site in a shallow sheet flow pattern that has created several small natural swales and one main wash area. As the drainage flows move east across the property they eventually move northeast outfalling into the existing concrete box culvert crossing below Scottsdale Road just south of Indian Bend Road. The exact capacity of the existing box culvert and downstream channel system has not yet been determined. However for this project, the downstream existing flow will not be increased as a result of this project. For this project the onsite drainage design will be a pre vs. post drainage solution. More specifically the storm water exiting the property in the post development condition will be less than the storm water leaving the property in the historic condition.*
  - *Information updated in revised narrative*
- b) Identify if you are anticipating modifying the wash and how it will connect to the box culvert located in Scottsdale.
- *In the proposed development condition, offsite drainage flows will continue to cross. After crossing below Mockingbird Lane through the existing box culvert, the drainage flows will travel northeast in a new improved channel. The proposed channel will be sized with sufficient capacity to convey the offsite drainage flow as well as serve for an outfall for the pre development onsite flows. The exact physical properties of the channel have not yet been finalized. However, the channel is anticipated to be a natural, landscaped, trapezoidal channel. The channel will extend cross the property from Mockingbird Lane connecting to the existing box culvert at Scottsdale Road.*
  - *Information updated in revised narrative*
- c) Discuss the anticipated traffic that will be generated from the development and the associated parking needed to accommodate the guests and traffic.
- *An update to the approved 2008 Traffic Impact Analysis is underway.*
- d) Identify what streets will be public/private.
- *All of the streets within the development are intended to be private.*
  - *Information updated in revised narrative*
5. The narrative indicates that the number of homes is decreasing from the 2008 approval with this proposal; however, it appears that the number of homes may be increasing when you include the proposed 80 villas and the improvements in Areas D and E. Please update accordingly.
- *The updated 2015 Proposed Overview Table reflects an updated account of hotel rooms, villas and residential units.*
6. Please provide more detail regarding the resort villas (e.g. identify their uses, address the ownership of the villas and if they will be available for rent, etc.).
- *The Resort Villas in parcel A1 would be available for private ownership with an option for their inclusion in the Ritz-Carlton hotel guest suite inventory for nightly rental.*
  - *Information updated in revised narrative*

7. Provide more information and detail regarding the resort and retail/commercial uses.
  - *Any resort related commercial or retail space would occur within parcel E. The program for parcel E is in the process of being finalized but approximate parameters have been included on the 2015 Proposed SUP Overview Table.*
8. Address and incorporate the comments that were outlined in the February 12, 2015 Community Conversation/Meeting into the narrative.
  - *The applicant is aware of the 2015 Community Conversation & Meeting which occurred on February 12, 2015 and resulted in the "Five Star Development Project Keys to Success" document. While the Town has acknowledged this document is not regulatory in nature, the applicant understands the importance of incorporating the general intent of this document into the project where possible.*
  - *Information updated in revised narrative*
9. Address the assured water supply and sewer service (e.g. will the sewer connect and flow to the sewer line located in Indian Bend Rd., etc.).
  - *Attached is a copy of the previously issued will serve letter from EPOR for water service, issued in April 2013. This letter was issued for the previously completed water master plan for the Ritz Carlton project. The master water plan will be updated and at this time the Ritz Carlton project, being similar in density and land use, we see no concerns with water service to the project. The project will pursue a 100-yr assured water supply through Arizona Department of Water Resources.*
  - *The sewer master plan for the project will be updated. Based again on the previously completed master plan and knowing the nature of the proposed project is similar to the previously approved project we see no issues with sewer service.*
  - *Information updated in revised narrative*
10. Identify how the property/development will incorporate bicycle and pedestrian access. There is concern about possible conflicts if the green belt shown on the master plan will function as both a drainage way and bicycle/pedestrian access way.
  - *The development land plan, landscape and hardscape designs will all provide for a bike and pedestrian friendly environment. The greenbelt will be enhanced for bike/pedestrian access similar to greenbelts in Scottsdale.*
  - *Information updated in revised narrative*
11. Lincoln Drive is designated as a gateway in the Town's General Plan. Please provide a general description of how the proposed improvements and entrance along Lincoln Drive will reflect the gateway status (e.g. use of decorative elements such as landscaping and hardscape to enhance the sense of entry into the Town and resort).

- *An architectural and artist gateway element is planned for Lincoln Dr. at the east end of the development to create a sense of arrival deserving of the Town of Paradise Valley. Similarly, an active design element is planned for the northeast corner of Lincoln Dr and Mockingbird Ln. The medians along Lincoln Dr. (along the southern limits of the development) are also planned to be enhanced (and maintained by) the development.*
- *Information updated in revised narrative*

12. Identify the minimum setbacks for Areas B, C and D and explain how the development along the perimeter will preserve open space and maintain view corridors.

- *See the expanded 2015 Proposed SUP Overview Table.*

13. Future submittal requirement for Planning Commission review:

- a) Cross section of the adjoining rights-of-way should be in accordance with Figure 4.2 of the Town's General Plan.
  - *Will be included in future submittal*
- b) A circulation plan that includes emergency access will be required
  - *Will be included in future submittal*

Very truly yours,

WITHEY MORRIS P.L.C.

By 

Jessi T. Thornton

JT/pw

Enclosures

APR 10 2015

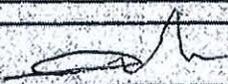
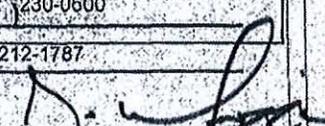
TOWN OF PARADISE VALLEY, ARIZONA  
PRE-APPLICATION

SUBMITTAL REQUIREMENTS:

- \_\_\_\_\_ Application, completely filled out
- \_\_\_\_\_ (7) copies of Site Plan or ALTA Survey \*
- \_\_\_\_\_ (7) copies of Narrative
- \_\_\_\_\_ (7) copies of Elevations / Details
- \_\_\_\_\_ (7) copies of square footage table showing existing and proposed total square footage
- \_\_\_\_\_ (7) copies of height chart for all new and existing buildings
- \_\_\_\_\_ (7) copies of setback plan for all buildings along the perimeter of the property
- \_\_\_\_\_ (7) copies of parking plan showing approximate location of all parking areas, and other documentation as applicable \*

\* All plans shall be folded to approximately 8.5 by 11-inch in size.

The Town will keep all Pre-application material for not more than 6 months from receipt of Pre-application submittal. A new Pre-application shall be filed with the Town (1) should the applicant not apply for the appropriate application process after completion of the Pre-application process within the above 6-month period or (2) other extenuating factors as determined by the Planning & Building Director that may affect the project.

<b>Project Name:</b> The Ritz-Carlton, Paradise Valley Special Use Permit Amendment	
<b>Address or Location:</b> Generally located at the southwest corner of Indian Bend and Scottsdale Roads.	
<b>Size of Parcel</b> +/- 105 acres	<b>Maricopa Tax Parcel Number</b>
<b>PROPERTY OWNER:</b>	
<b>Name:</b> Five Star Development Resort Communities LLC	<b>Phone:</b> (480) 657-7827
<b>Address:</b> 6720 North Scottsdale Road, Suite 130 Scottsdale, Arizona 85253	<b>Fax:</b> ( ) <b>Signature:</b> 
<b>APPLICANT:</b>	
<b>Name:</b> Jason Morris Withey Morris PLC	<b>Phone:</b> (602) 230-0600
<b>Address:</b> 2525 East Arizona Billmore Circle, Suite A-212 Phoenix, Arizona 85016	<b>Fax:</b> (602) 212-1787 <b>Signature:</b> 
<b>CONTACT PERSON (Please print):</b> Jason B. Morris / Benjamin Graf, Withey Morris, PLC	

FOR DEPARTMENTAL USE ONLY

Pre-App.#: _____	Submittal Date: _____
Staff Review Date: _____	Pre-App Meeting Date: _____



### 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 downturn. 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 2015 Proposed SUP Overview Table attached at Exhibit C**). Five Star is aware of the 2015 Community Conversation & Meeting which occurred on February 12, 2015 and resulted in the “Five Star Development Project Keys to Success” document. While the Town has

acknowledged this document is not regulatory in nature, Five Star understands the importance of incorporating the broad intent of this document into the project where possible. The proposed site plan is separated into six core areas labeled A, A1, 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. The Resort Villas in Area A1 will be available for private ownership with an option for inclusion in the Ritz-Carlton hotel guest suite inventory for nightly rental. 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.

The maximum building heights reflected in the plan for Area A are proposed to provide for an unobstructed view of Camelback Mountain from the lobby of the hotel with the understanding the existing grade at the hotel lobby is 10-feet lower than the intersection of Lincoln Drive and Mockingbird Lane. Given the 1,600' distance into the middle of the overall site where the hotel lobby will be, the roof of the lobby is only at 1.2 degrees above a horizontal sightline. The heights of buildings proposed in the plans will have minimal effect on neighboring properties as demonstrated in renderings and elevations to be submitted by the applicant at a future date.

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 and will have access to a substantial greenbelt area. In comparison to the 2008 Plan, the total number of single-family residential homes has been reduced from 161 to 160. The proposed densities of these areas is reflective of other existing and planned developments within Paradise Valley such as Colonia Miramonte, Montelucia, and Mountain Shadows Resort. The densities of these comparable developments range from 4.36 to 5.45 dwelling units per acre and the Ritz Carlton Areas B and C range from 3.52 to 4.68 dwelling units per acre. (See **Comparative Developments Table attached at Exhibit D**). The lots within Areas B and C will range in size from 9,000 square feet to 21,500 square feet.

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 Lane, 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 public open space 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. Area D will include a total of 300,000 square feet of residential uses on 10.1 acres. 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.

The attached residence buildings proposed in Area D along the west side of the Spectrum Office Complex and the apartment building located in the City of Scottsdale will be designed to be tallest (48-feet or four stories in height) at the northeast corner of Area D and then step down in height and in elevations in both the westward and southern directions to where the height of the buildings at the southwest corner will only be one or two stories. Additionally, the Ritz Carlton property serves as a key transitional property between Single-family residences to the north and west of the site from other more intense uses along Scottsdale Road and Lincoln Drive. These uses include the Spectrum Offices, a two-story office complex; the Broadstone Multi-family Residential community with 48-foot building heights; the Lincoln Village Shops, a retail shopping center with a grocery store and gas station/car wash nearest the site; the Lincoln Plaza Medical Center, a two-story office complex; the Smoketree Resort and Bungalows; and the Applewood Pet Resort, a veterinary hospital. (See **Surrounding Uses Exhibit attached at Exhibit E**).

At the northeast portion of the property, Area E is being reserved for future resort-related mixed-use development which will include high-end boutique retail and restaurant uses and possibly a residential component. Please note the parcel located to the east of Area E falls within the municipal boundaries of the City of Scottsdale and will likely be an extension of the boutique retail and restaurant uses within Area E. 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 current recorded plat has a 20-foot landscape buffer (public access easement) along Indian Bend Road and Mockingbird Lane. The plans provide an additional 25-foot landscape buffer. The landscaped portion in the public access easement combined with the landscape buffer in the plans will provide a total of 45-feet of landscaped area from the road curb to the privacy wall of the residential units. This distance is greater than the existing landscape buffer along the north side of Indian Bend Road; the same as the buffer provided at Judson Estates and is greater than the remaining area on the west side of Mockingbird Lane. 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, providing a transitional buffer for the area to the north.

The current recorded plat also has a 25-foot landscape buffer (roadway easement) along Lincoln Drive. The plans provide an additional 25-foot landscape buffer. Additionally, the landscaped portion of the existing right-of way is an additional 5-feet, providing a total of 55' of landscaped buffer from the road curb to the privacy wall of the residential units. This distance is in excess of the landscape buffer along the south side of Lincoln Drive.

The 45-foot to 55-foot landscape buffer areas along Lincoln Drive, Mockingbird Lane and Indian Bend Road will help preserve open space and maintain view corridors in a similar manner to the adjacent existing developments surrounding the site.

It is the intent for all the non-residential buildings to conform to the Open Space Criteria per the Town of Paradise Valley Zoning Ordinance except along the north wall of the hotel lobby building given the minimum ceiling height requirements of the Ritz-Carlton grand ballroom. This deviation occurs for approximately one-third of the north boundary of Area A.

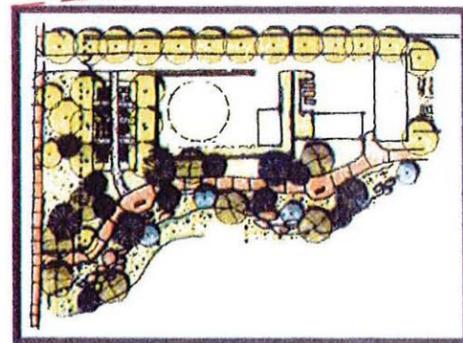
The total amount of open space at this time is 78.3 acres of the 105-acre Paradise Valley site. Upon submitting a formal application, more information will be provided about portions of the open space that may be open to the public and portions open to only homeowners and resort guests. The development land plan, landscape and hardscape designs will all provide for a bicycle and pedestrian friendly environment. The greenbelt will be enhanced for bicycle and pedestrian access, similar to greenbelts in Scottsdale.

Vehicle circulation within each development area is planned to be cognizant of the traffic patterns and roadway types adjacent to the site. The primary access for Areas A, A1 and C is from Lincoln Drive, which includes the main entrance to the resort hotel; Area E is accessed from Indian Bend Road; Area D is accessed from Cactus Wren Road via Scottsdale Road; and the resort related mixed-use Area E is accessed from Indian Bend and Cactus Wren Roads. The approved 2008 Traffic Impact Analysis did recommend the addition of a traffic signal at the main entrance to the resort hotel on Lincoln Drive. The applicant is conducting an updated Traffic Impact Analysis and will evaluate the need for a traffic signal at this intersection. All streets within the development are intended to be private. A cross section of the adjoining rights-of-way and a circulation plan that includes emergency access will be provided in a future submittal.

A will serve letter was issued from EPOR for water service in April 2013 for the previously completed water master plan for the Ritz Carlton project. The master water plan will be updated and at this time the Ritz Carlton project, being similar in density and land use, there are no expected issues with water service to the project. The project will pursue a 100-year assured water supply through Arizona Department of Water Resources. The applicant is aware of the 2015 Community Conversation & Meeting which occurred on February 12, 2015 and resulted in the "Five Star Development Project Keys to Success" document. While the Town has acknowledged this document is not regulatory in nature, the applicant understands the importance of incorporating the general intent of this document into the project where possible.

**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



Burton  
Landscape Architecture  
4290 E. Camelback Rd. Ste 4100  
Phoenix, AZ 85018  
602 264 3335  
contact: Bill Burton  
contact: Joel Harris

Civitech, Inc  
Traffic Engineering  
8590 E. Shea Blvd., Ste 130  
Scottsdale, AZ 85261  
480 959 4350  
contact: Dawn Carter

Creative Designs In Lighting  
Architectural Lighting  
1800 E. Indian School Rd  
Phoenix, AZ 85018  
602 248 7822  
contact: Walter Spitz

Flex Fisher Engineering  
Civil Engineering  
4290 E. Camelback Rd. Ste 4100  
Phoenix, AZ 85018  
602 264 3335  
contact: Fred Fleet  
contact: Corliss Beckstead

HKS Hill Glazier Studio  
Architecture  
926 Alma Street  
Palm An, CA 94401  
850 617 0366  
contact: John Hill

Peterson Architecture & Associates, LLC  
Architecture and Master Planning  
9495 East 5th Salsman Drive  
Scottsdale, AZ 85268  
480 477 1111  
contact: Erik Peterson  
contact: Claudio D. Muñoz Whiting

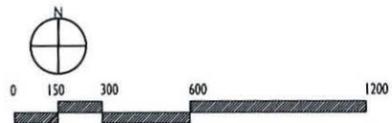
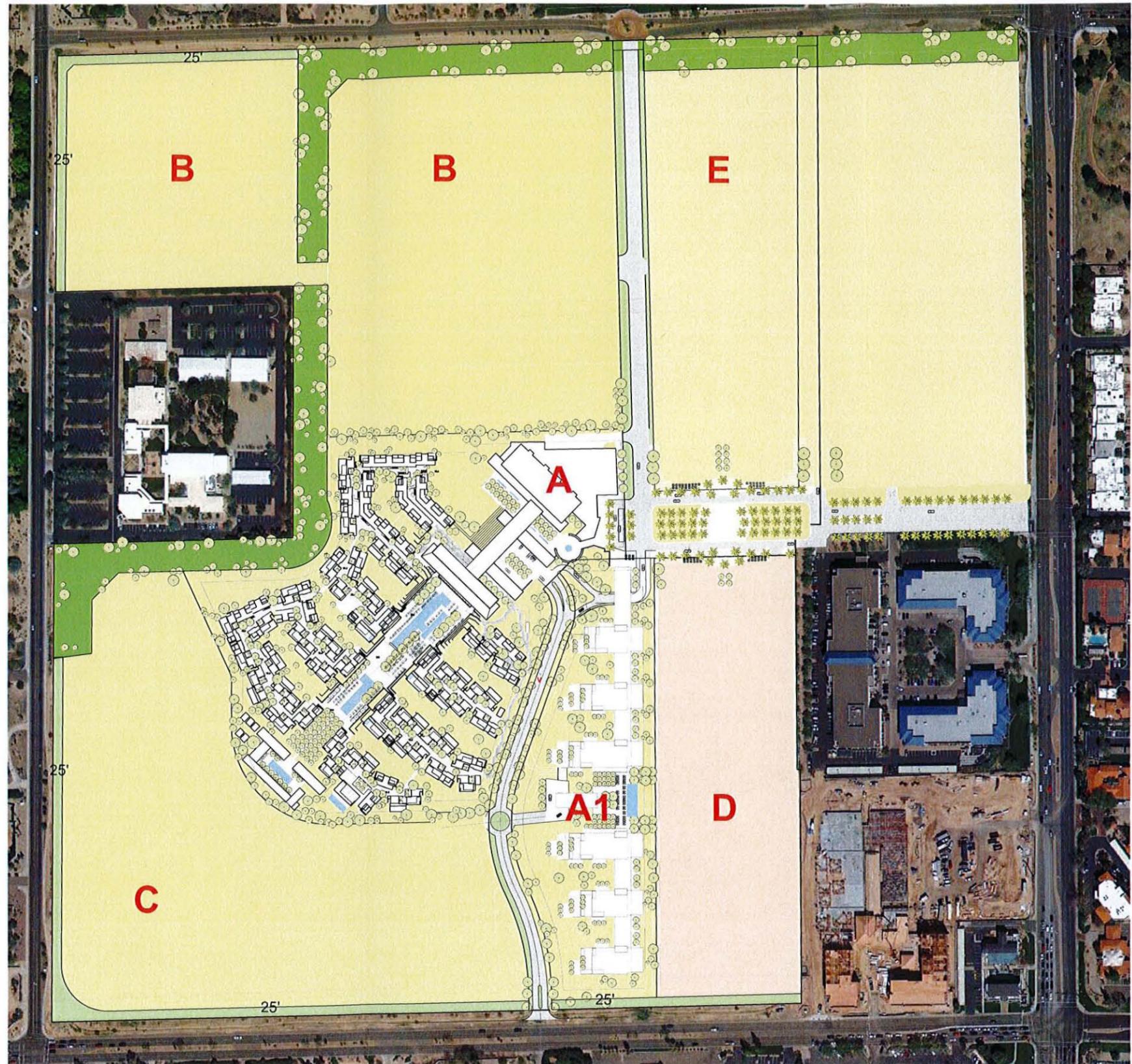
Ten Eyck Landscape Architects, Inc  
Landscape Architecture  
838 E. Osborn Rd. no 100  
Phoenix, AZ 85014  
602 468 0505  
contact: Christy Ten Eyck  
contact: Judson Terry  
contact: Mike Chapman

**Land Use Site Plan**

# MASTER PLAN

The overall site to be developed is 8 Parcels

		Acreage
A / A1	Ritz-Carlton Resort Hotel and Villas	28.5
B	Single Family Ritz-Carlton Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	22.3
D	Attached Residences	10.1
E	Resort Related Mixed Use	16.2
TOTAL		105.8



March 6, 2015

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

Updated: 4/10/15

**2015 Proposed SUP Overview**

PARCEL	Land Use Product	Gross Acreage	Proposed Residential Units	Average Residential Lot Size	Setbacks	Average Dwelling Unit Size	Residential Square Footage	Non-Residential Square Footage	Parcel Coverage (1)	Maximum Height (2)
A	Ritz-Carlton Resort Hotel	20.3	Public Spaces 200 Hotel Rooms		A to B: 50' A to C: 30'			110,000 180,000	29%	56' 41'
A1		8.2	80 Resort Villas		A1 to D: 30'		242,750		27%	36' & 48'
B	Single Family Ritz-Carlton Residential	28.7	101	9,300 sf	Front: 10' Side: 10' total Rear: 25' Rear: 33' (3)	3,200 sf	323,200		26%	28'
C	Single Family Ritz-Carlton Residential	22.3	59	12,350 sf	Front: 10' Side: 10' total Rear: 25' Rear: 33' (3)	4,000 sf	236,000		24%	28'
D	Attached Residences	10.1	250		30'	1,200 sf	300,000		23%	36' & 48'
E	Resort Related Mixed - Use	16.2	TBD		30'		437,500		NTE 25%	36' & 48'
Total		105.8							26%	

**Total Square Footage**

Residential	859,200
Non-Residential (Resort)	532,750
TBD - Mixed Use	437,500
<b>Total</b>	<b>1,829,450 SF</b>

**Parcel Setbacks**

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

**Notes:**

- (1) Conditioned space at grade
- (2) The existing site slopes downward approximately 25' from the southwest to the northeast. Balancing of the hotel site will occur, to create terraced buildings pads, ranging from 7' of cut to 19' of fill. Maximum heights indicated are from natural grade.
- (3) 33' minimum building setback occurs when backing up to a public roadway

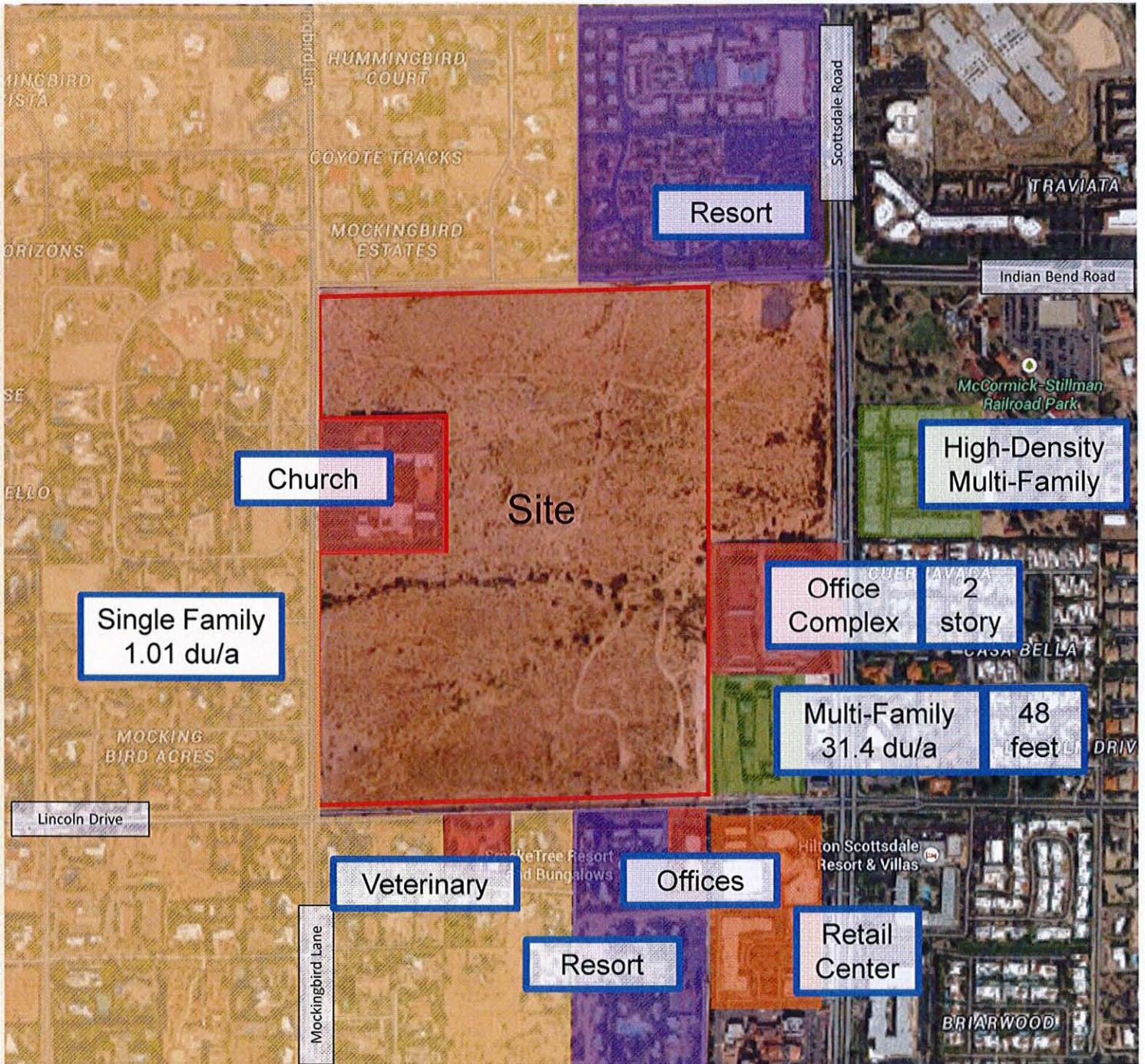
## Ritz Carlton 2015 SUP Amendment - Paradise Valley

### Comparable Developments - Densities and Lot Sizes

<b>Development</b>	<b>Location</b>	<b>Density (du/acre)</b>	<b>Lot Sizes (Sq. Ft.)</b>
<b>Casa Blanca Estates</b>	NWC Chaparral Road & 68th St	1.36	32,000
<b>Cheney Estates</b>	SW corner of Scottsdale Rd and Mockingbird Ln	1.65*	26,329
<b>Colonia Miramonte</b>	NWC 56th St & Lincoln	4.36	10,000
<b>Firebrand Ranch</b>	NWC 50th St & Beryl Ave	2.42	18,000
<b>Gross Pointe</b>	70th Pl & Vista Drive	2.42	18,000
<b>Montelucia</b>	NEC Tatum & Lincoln	5.12	8,500
<b>Mountain Shadows Resort (old)</b>	SWC & SEC 56th St & Lincoln	4.36	10,000
<b>Mountain Shadows Resort Residential Area E (new)</b>	SEC 56th St & Lincoln	5.45 & 4.36	8,000 & 10,000
<b>Mountain View</b>	NEC of Tatum & Mountain View	2.42	18,000
<b>Orange Valley Estates</b>	69th Place & Vista Drive	2.42	18,000
<b>Ritz Carlton Area B</b>	Indian Bend Road and Mockingbird Lane	4.68*	9,300
<b>Ritz Carlton Area C</b>	Lincoln Drive and Mockingbird Lane	3.52*	12,350

\*Density calculated by using an average of the specific lot sizes as depicted on the site plan.

# Surrounding Uses Exhibit



Ritz Carlton – 2015 SUP Amendment