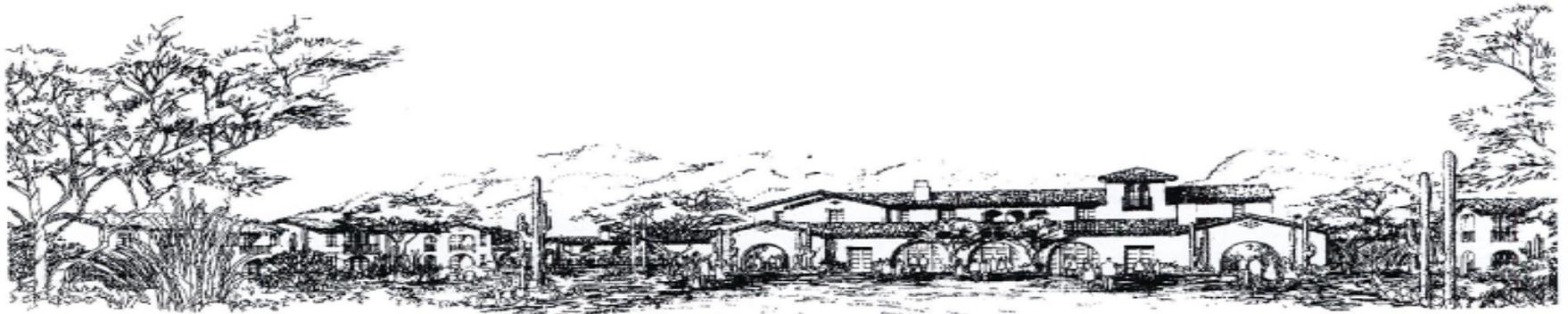


The Ritz-Carlton, Paradise Valley

7000 E. Lincoln Drive



Keys to Success
Community Conversation II

June 4, 2015



RITZ-CARLTON PARADISE VALLEY

Town Council Study Session

June 4, 2015





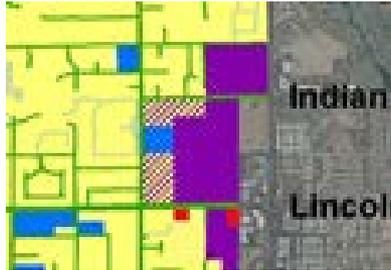
Google



General Plan 2012

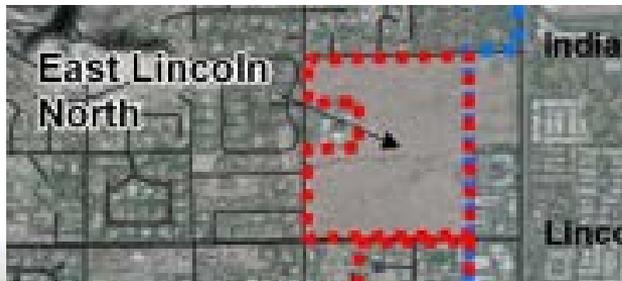
Land Use Map

Resort &/or Low Density Residential



Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life

Development Areas Map



The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Area that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.



MASTER PLAN

Area	Description	Acreeage
A A1	Ritz-Carlton Hotel and Villas	30.3
B	Single Family Resort Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	22.3
D	Attached Residences - Resort Branded Residential	8.3
E	Palmerie Resort Related Mixed Use	16.2
TOTAL		105.8 Acres



Area	Land Use Product	Gross Acreage	Proposed Residential Units	Average Residential Lot Sizes	Setbacks ⁽²⁾	Average Dwelling Unit Size	Residential Square Footage	Resort Related Square Footage	Area Coverage ⁽¹⁾	Maximum Height ⁽²⁾			
A	The Ritz-Carlton Resort Hotel	20.3	Public Spaces		A to B: 50'			110,000	28.5%	48'			
			200 Hotel Rooms		A to C: 30'			180,000		24'			
A1		10.0	80 Resort Villas		A1 to D: 30'			242,750	19.5%	36'			
B	Ritz-Carlton Detached Single Family Residential	28.7	101	9,000 sf min	Front: 20'/25'/35'	3,200 sf	323,200		25.9%	24'			
				9,300 sf avg	Side: 10' total								
					Rear: 20'/35'								
C	Ritz-Carlton Detached Single Family Residential	22.3	59	12,000 sf min	Front: 20'/25'/35'	4,000 sf	236,000		24.3%	24'			
				12,350 sf avg	Side: 10'								
					Rear: 20'/35'								
D	Ritz-Carlton Resort Related Mixed-Use	8.3			30'				26.6%				
			- Attached Residences	250			1,200 sf	300,000			36' & 48'		
			- Food & Beverage							15,000		24'	
E	Resort Related Mixed-Use	16.2			30'				27.3%				
			- Retail							130,600		24'	
			- Attached Residences	200				1,200 sf		243,000		36' & 48'	
			- Food & Beverage								27,700		24'
			- Grocery								36,400		24'
	Totals	105.8					1,102,200	742,450	25.7%				

Total Square Footage

Residential	1,102,200
Resort Related	742,450
Total	1,844,650 SF

Parcel Setbacks

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

Notes:

⁽¹⁾ Area coverage is calculated using condition space at grade and does not necessarily include all proposed shade structures needed to enhance pedestrian walkways and gathering spaces. As additional data is obtained regarding the totality of drip line structures, Five Star will work with Town Staff to determine an appropriate means of measuring overall area coverage for the development.

⁽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 6' of cut up to 22' of engineered fill. The maximum heights indicated are from engineered grades.

⁽³⁾ Residential Setbacks adjust as follows:
 Front Setback: 20' ground floor, 25' second story, 35' to the garage;
 Rear Setback: 20' ground floor, 35' second story;
 Area B Sideyard: Sum of sideyard setbacks equals min. 10', zero lot line allowed.



Resort (Area A)

LEGEND

- 1 Arrival Court | Reception
- 2 Ballroom Dropoff
- 3 Lobby
- 4 Ballrooms | Meeting Space
- 5 Outdoor Function areas
- 6 Oasis Pool Area
- 7 Guestroom Casitas
- 8 Spa | Fitness
- 9 Ritz-Carlton Residential Villas
- 10 Palm Court Plaza



HOTEL SUMMARY PROGRAM

GUESTROOMS

Typical Guestrooms (160)	96,000 sf
Suites (40)	42,000 sf
Guestroom Support	13,800 sf

PUBLIC AREAS

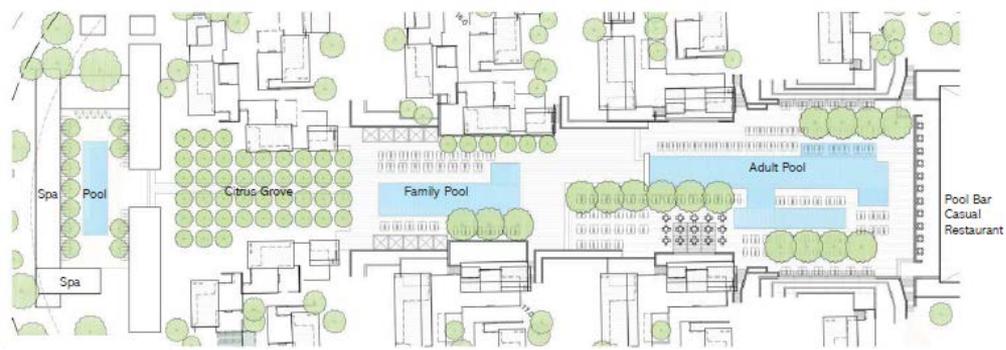
Lobby Lobby Bar Reception Retail	7,000 sf
Restaurants (2)	6,000 sf
Ballrooms Meetings	35,000 sf
Spa Fitness Club Lounge	15,000 sf
Misc	15,000 sf

BACK OF HOUSE AREA

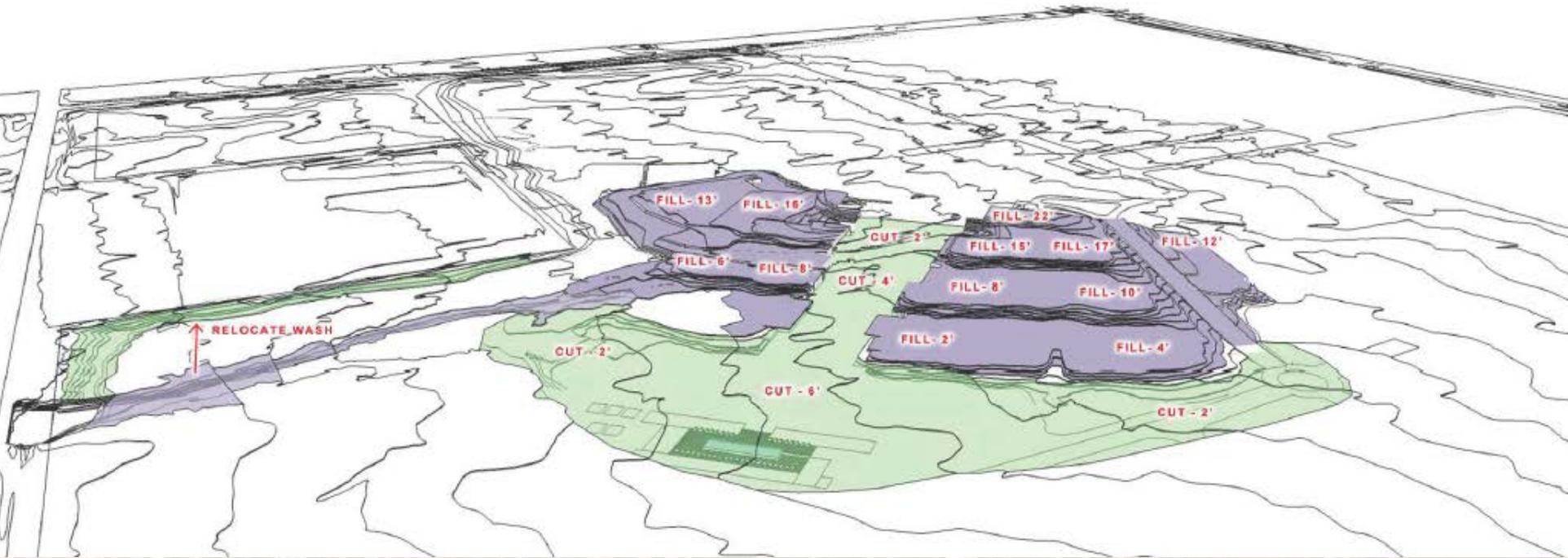
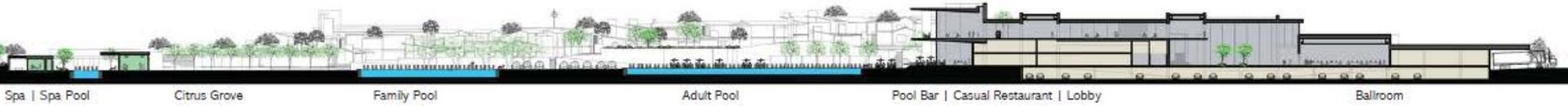
	60,200 sf
TOTAL HOTEL	290,000 sf

Underground Parking (480 stalls)	168,000 sf
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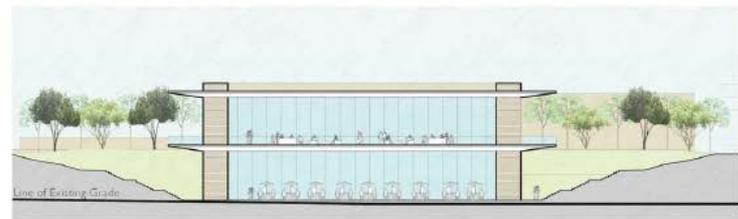


Resort Elevation

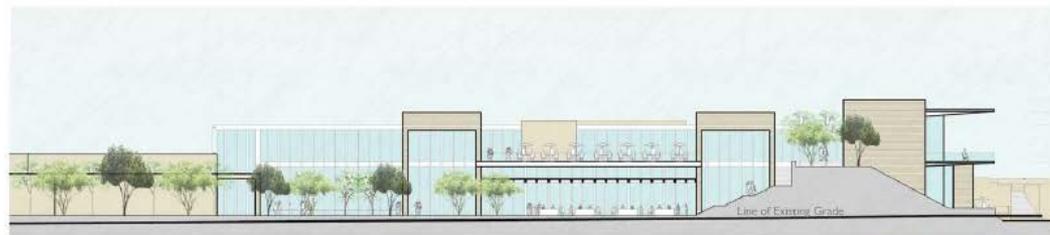




NORTH ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



Resort Villas (Area A1)

RITZ-CARLTON RESIDENTIAL VILLA PROGRAM

VILLA UNITS (80 units - 2000-3600 sf)	196,200 sf
VILLA SUPPORT (Lobby support circulation MEP)	48,550 sf
TOTAL RESIDENTIAL VILLA	242,750 SF
Underground Parking (260 stalls)	91,000 sf



Privately owned

May be placed in rental pool

36' max height



Ritz-Carlton Residential Lots (Area C)

- 59 lots
- Detached, single family
- 12,000 sf min. lot size
- 3.52 dwelling units per acre
- 4,000 sf dwelling
- 24' height
- 25' setback from perimeter
- OSC will be met



Resort Residential (Area B)

- 101 lots
- Detached, single family
- 9,000 sf min. lot size
- 4.68 dwelling units per acre
- 3,200 sf dwelling
- 24' height
- 25' setback from perimeter
- OSC will be met



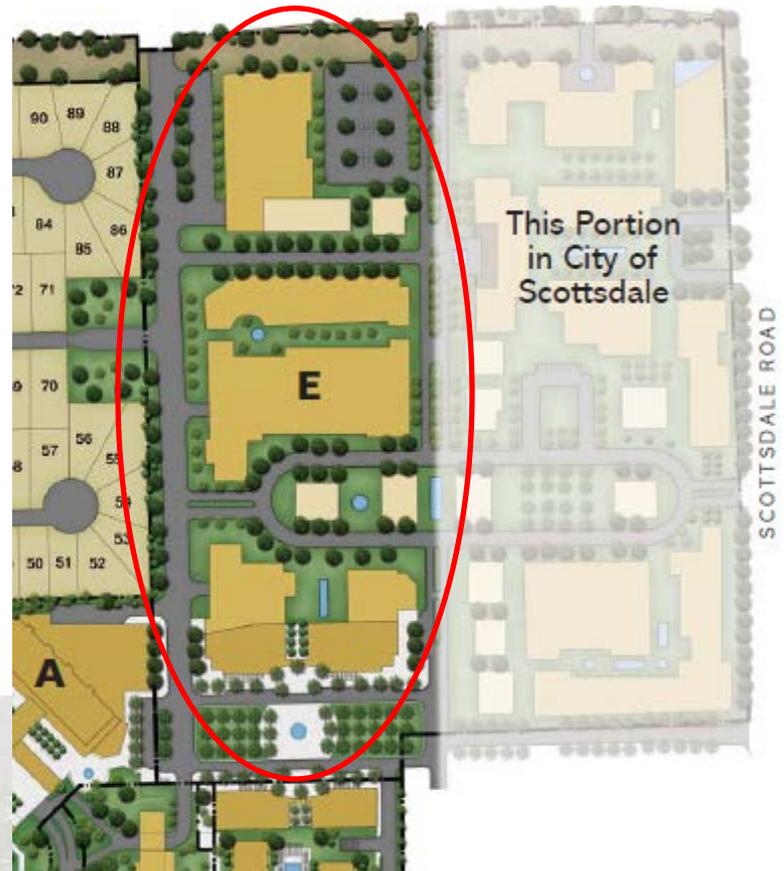
Ritz-Carlton Resort Related Mixed Use (Area D)

- Attached Residences
 - 250 units
 - 1,200 sf dwelling
 - 36' & 48' height (3 & 4 story)
- Food & Beverage
 - 15,000 sf (restaurants)
 - 24' height



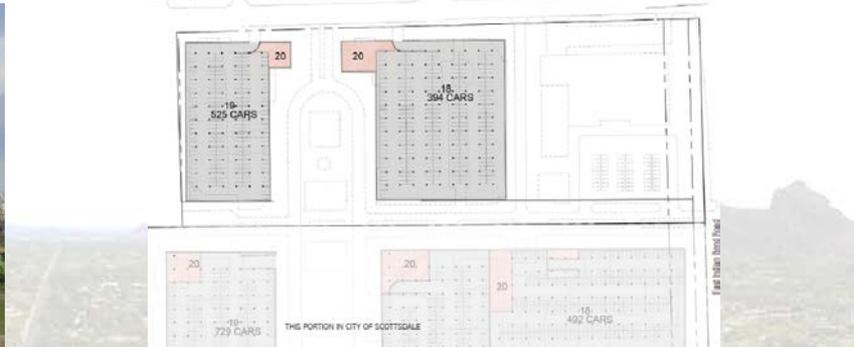
Resort Related Mixed Use (Area E)

- Attached Residences
 - 200 units
 - 1,200 sf
 - 36' & 48' height (3 & 4 story)
- Food & Beverage
 - 27,700 sf / 24' height
- Retail
 - 130,600 sf / 24' height
- Grocery
 - 36,400 sf / 24' height



Additional Resort Features

- Underground Parking
- Gateway on Lincoln
- Median Improvements on Lincoln
- Pedestrian Greenbelt



RESORT LANDSCAPE MASTER PLAN (CHARACTER AREAS)

The Ritz-Carlton Resort landscape provides a key opportunity to express a sense of place in context to the Sonoran Desert character of Paradise Valley. At the same time, the fabric of the landscape will tie together the various uses within the resort while transitioning from the urban oasis character along Scottsdale Road to the xeric residential landscape along Mockingbird and further west. The following Landscape Character Areas have been integrated into the resort design to accomplish these goals.

Hotel / Oasis Landscape Character Area

The Hotel / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create a rich and varied plant palette. Palm trees will provide filtered shade for the entry courtyard and pool areas, and create a sense of oasis within the desert. Turf areas will be utilized for outdoor functions and to enhance the oasis character.

Guest Casitas / Oasis Landscape Character Area

Similar to the hotel, the Guest Casitas / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants, but will be less formal in character.

Mixed Use / Oasis Landscape Character Area

This zone will be formal in design, with low level plant masses defining outdoor uses while providing visibility, and tree alleys providing shade for pedestrian comfort. Thorny and spiny plant material will be minimized near pedestrian areas.

Luxury Attached Residences/ Lush Desert Landscape Character Area

Similar to the Mixed Use zone, this higher density lifestyle zone will be landscaped for comfort, while also minimizing water use. Terraced living areas will be accented with cascading desert adapted vines, while elevated planters bring more detailed and finely textured plant palette closer to the resident.

Residential Villas / Transitional Desert Landscape Character Area

The single family residential areas provide a transition point to the Sonoran Desert landscape. Planting within these areas will be selected from the Arizona Low Water Use Plant List, yet will highlight the brighter more vibrant colors of the desert.

Riparian Desert Corridor Landscape Character Area

The Riparian Desert Corridor Landscape Zone will emphasize native Sonoran Desert plants that naturally grow along desert arroyos, rivers, and springs to create a lush desert feel. Native plants will be supplemented with naturalized plant material that are riparian in character and will coincide with on-site drainage channels, retention areas, and constructed arroyos.

Interior Streets and Entries / Oasis Landscape Character Area

This character area begins at the main resort entry off of Lincoln, and includes the approach to the hotel, the palm court and the street entering from Indian Bend Drive. This zone will create a unique entry experience for residents and resort guests, and will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

Perimeter Streets / Lush Desert Landscape Character Area

This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

Perimeter Streets / Transitional Desert Landscape Character Area

Mockingbird Lane, and the western portion of Indian Bend will be planted in a naturalized desert character utilizing native and desert adapted planting, strictly selected from the Arizona Low Water Use Plant List.

NOTES:

- Transitional desert streetscape will include relocated plants salvaged from Town of Paradise Valley right-of-way.
- Private rear-yard landscapes for the residential lots, and courtyards within the luxury attached residence developments are excluded from the above landscape zones.



RESORT WALL MASTER PLAN

Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

Notes:

- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15'), as measured from the grade of the outside of the wall. Top of wall elevations must have a minimum of two plane changes. Uninterrupted linear lengths without a horizontal change of alignment may not exceed twenty feet in length. Screen walls and fences following lots lines without a variation in horizontal and vertical alignment are not acceptable.

LEGEND

 8' Solid (6' Wall + 2' Berm)

 6' Solid

 6' View

 Primary Entry Monument

 Residential Entry Monument

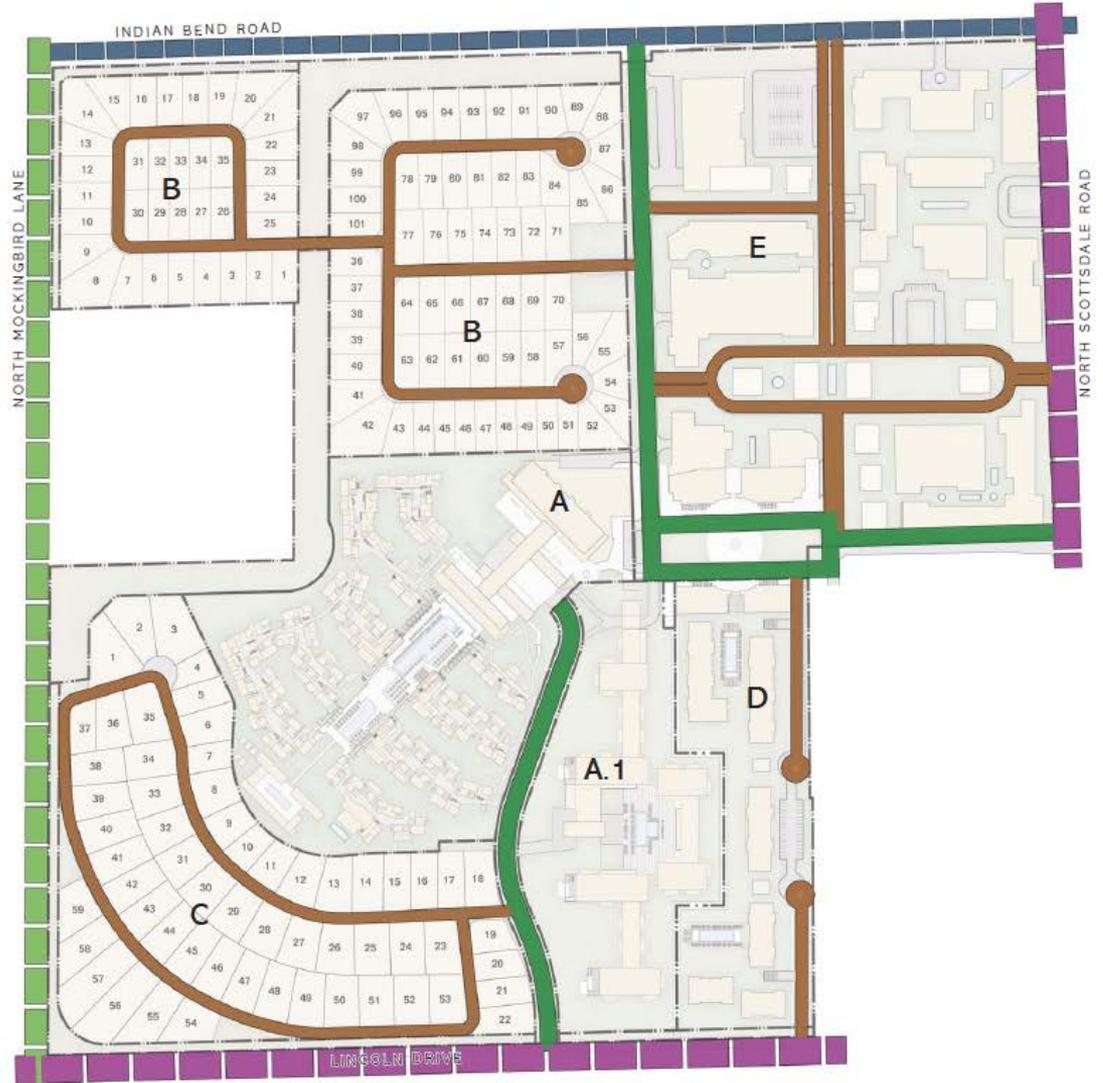
 Branding



LEGEND

- Major Arterial
- Minor Arterial
- Collector
- Minor/Internal Collector
- Local

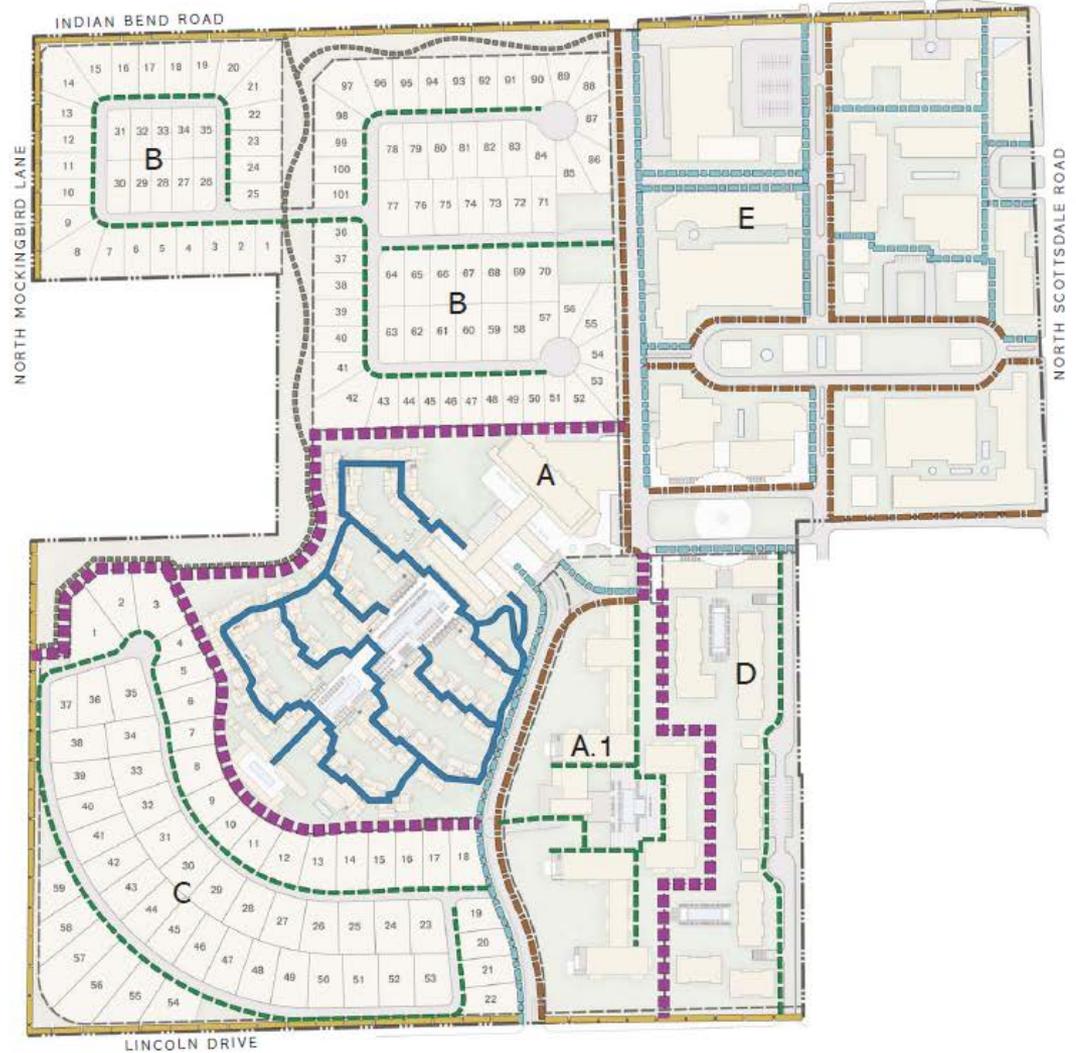
Vehicular Circulation



LEGEND

- 6' Major Pathway (Public)
- 6' Minor Pathway (Public)
- Varying Width Resort Pathway (Ritz-Carlton Controlled Public Access)
- 6' New Perimeter Sidewalk (Public)
- 5' Neighborhood Walk (Private)
- 8' Soft Paved Trail (Public)
- 20' Emergency Access Lane/Pedestrian Pathway

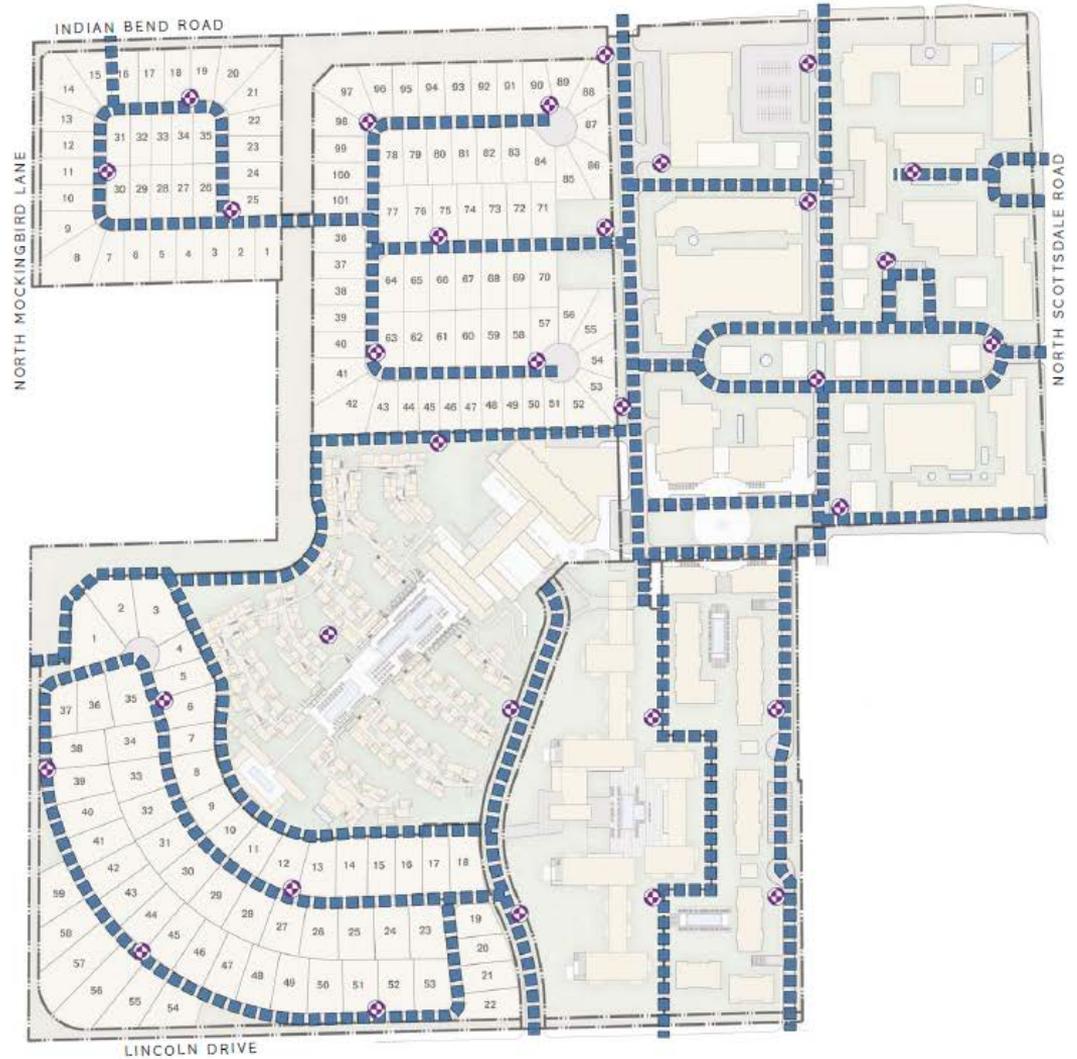
Pedestrian Pathway System



LEGEND

- Fire Access
- ⊗ Fire Hydrants

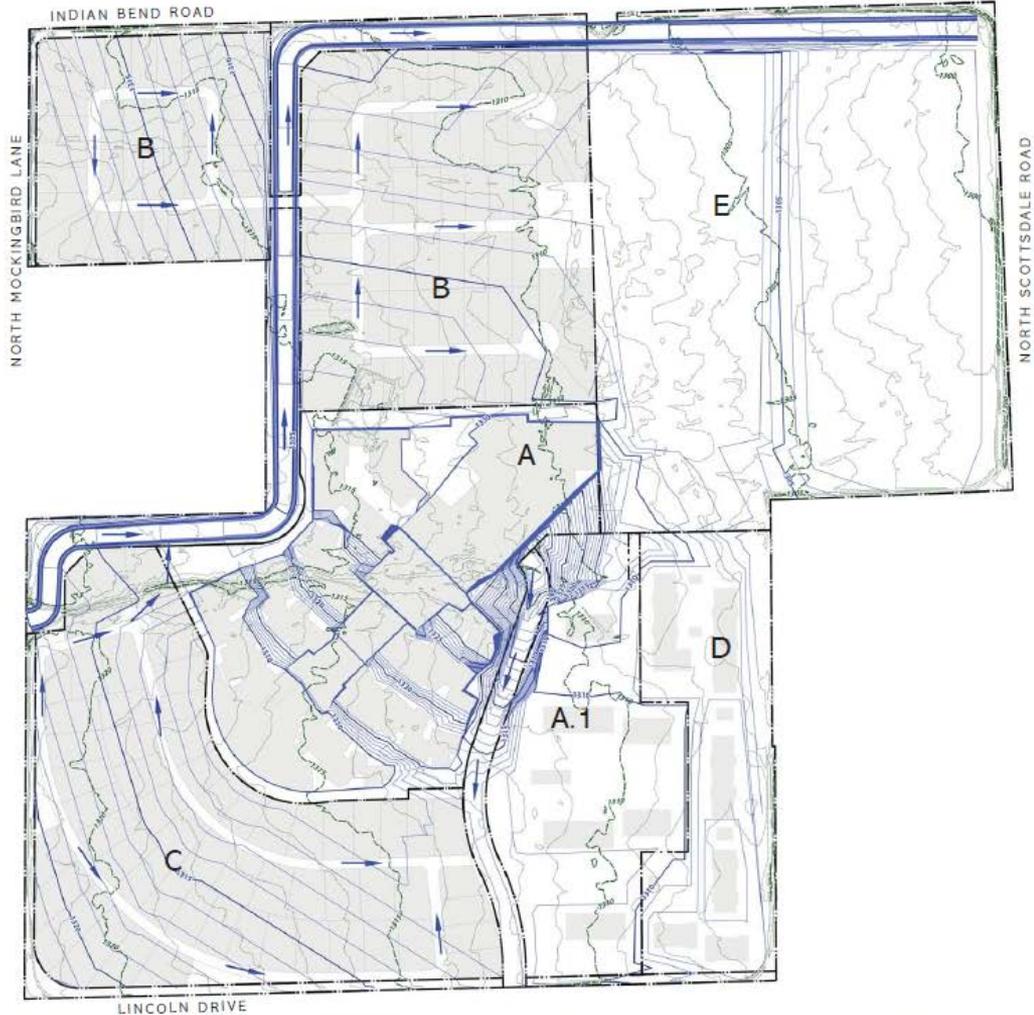
Fire Access



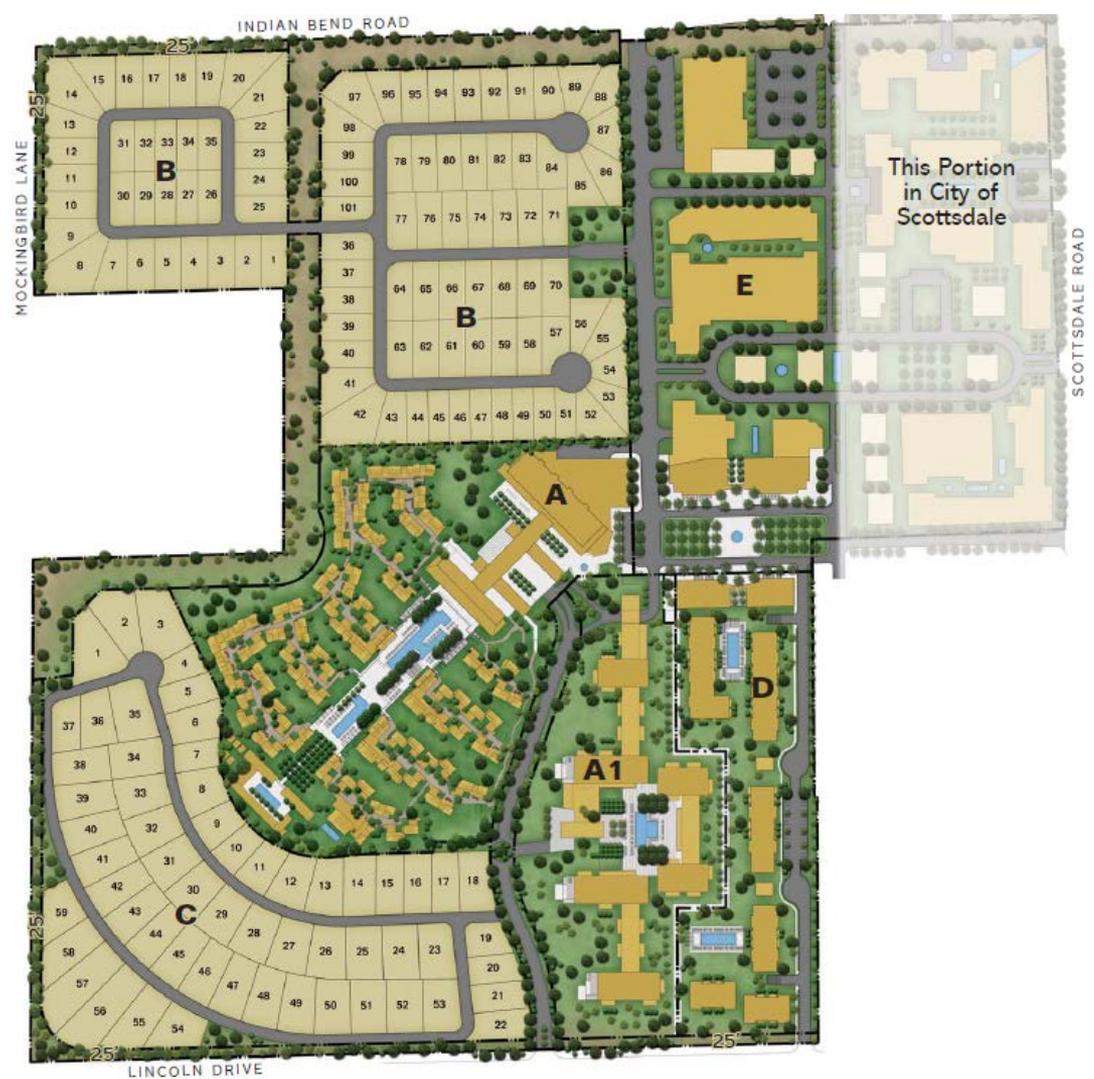
LEGEND

- Existing Major Topo Line
- Existing Minor Topo Line
- Proposed Major Topo Line
- Proposed Minor Topo Line
- Flow Direction

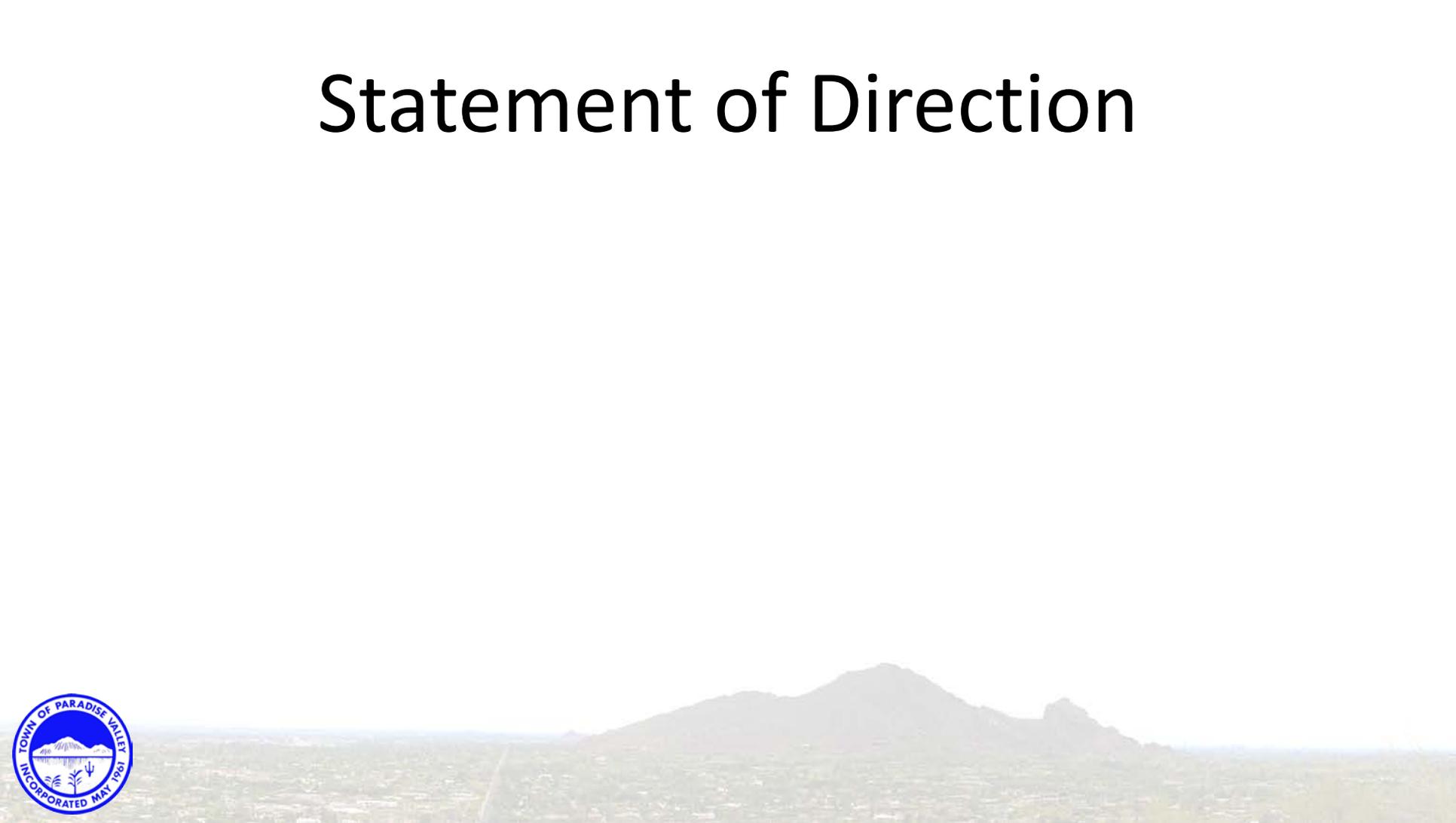
Grading & Drainage



QUESTIONS



Statement of Direction



Density

- Overall density is high with 1,844,650 square feet proposed.
- Residential and Retail density exceed the Resort Guidelines 25% lot coverage (which may also be understated as the application uses only conditioned space to compute lot coverage). Resort lot coverage is currently at 28.5%.
- Recommend that all residential and retail density not exceed the 25% lot coverage Resort Guideline (per Area) and that it be measured by total lot coverage, not conditioned space and that overall density shall be reduced.
- Resort lot coverage (Areas “A” and “A1” combined) shall not exceed 30% and 700,000 square feet of occupiable space.



Area	Land Use Product	Gross Acreage	Proposed Residential Units	Average Residential Lot Sizes	Setbacks ⁽²⁾	Average Dwelling Unit Size	Residential Square Footage	Resort Related Square Footage	Area Coverage ⁽¹⁾	Maximum Height ⁽²⁾			
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			200 Hotel Rooms		A to C: 30'			180,000		24'			
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				9,300 sf avg	Side: 10' total								
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D	Ritz-Carlton Resort Related Mixed-Use	8.3			30'				26.6%				
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			- Food & Beverage							15,000		24'	
E	Resort Related Mixed-Use	16.2			30'				27.3%				
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			- Grocery								36,400		24'
	Totals	105.8					1,102,200	742,450	25.7%				

Total Square Footage

Residential	1,102,200
Resort Related	742,450
Total	1,844,650 SF

Parcel Setbacks

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

Notes:

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⁽³⁾ Residential Setbacks adjust as follows:
 Front Setback: 20' ground floor, 25' second story, 35' to the garage;
 Rear Setback: 20' ground floor, 35' second story;
 Area B Sideyard: Sum of sideyard setbacks equals min. 10', zero lot line allowed.



“Occupiable” Space Comparison

	2015 <u>Proposed SUP</u>	2008 <u>Approved SUP</u>
Resort Hotel	532,750	329,841
Attached Residences	543,000	317,766
Detached Residences	559,200	450,468
Resort Related (Retail or F&B)	209,700	-
Miscellaneous	-	10,400
Totals	1,844,650	1,108,475



Residential lot size (detached)

- Areas B and C contain detached residential lots. Area C lots are a minimum of 12,000 square feet; Area B lots are a minimum of 9,000 square feet.
- **Recommend that all detached residential product in areas B and C have a much larger minimum and average lot size with a variety of lot sizes and larger lots considered along the perimeter.**



COMPARABLE SINGLE FAMILY DETACHED DEVELOPMENTS - DENSITIES AND LOT SIZES

Single Family Developments	Location	Density (du/acre)	Lot Sizes (Sq. Ft.)
Casa Blanca Estates*	NWC Chaparral Road & 68th St	1.36	32,000
Cheney Estates**	SW corner of Scottsdale Rd and Mockingbird Ln	1.65	26,329
Colonia Miramonte*	NWC 56th St & Lincoln	4.36	10,000
Firebrand Ranch*	NWC 50th St & Beryl Ave	2.42	18,000
Gross Pointe*	70th Pl & Vista Drive	2.42	18,000
Montelucia**	NEC Tatum & Lincoln	5.42	8,031
Mountain Shadows Resort (old)*	SWC 56th St & Lincoln	4.36	10,000
*Mountain Shadows Resort Residential Area E (new)**	SEC 56th St & Lincoln	5.45 & 4.36	8,000 & 10,000
Mountain View*	NEC of Tatum & Mountain View	2.42	18,000
Orange Valley Estates*	69th Place & Vista Drive	2.42	18,000
Ritz Carlton Area B**	Indian Bend Road and Mockingbird Lane	4.68	9,300
Ritz Carlton Area C**	Lincoln Drive and Mockingbird Lane	3.52	12,350

*Density calculated by using the minimum lot size allowed within the zoning district

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



Residential lot size (detached)

- Recommend that all detached residential product in Areas B and C (pick one or more options):
- Have a much larger minimum and average lot size, with a variety of lot sizes and larger lots considered along the perimeter, or
- Increase lot size in area B to a minimum of 12,000 sf and increase the lot size in area C to a minimum of 16,000 sf, or
- Reduce the total lot number in Areas B & C by 30% from 160 lots to 112 lots. (2.24 du per acre), or
- Have an average of two dwelling units per acre, and

Residential lot size (detached)

- Progress from larger lots on the north, south, and west perimeters to more dense lots in the center and eastern perimeter.
- Detached residential product shall be a mix of 1 and 2 story.
- Setbacks shall be proposed in a Land Density Table for all lot types



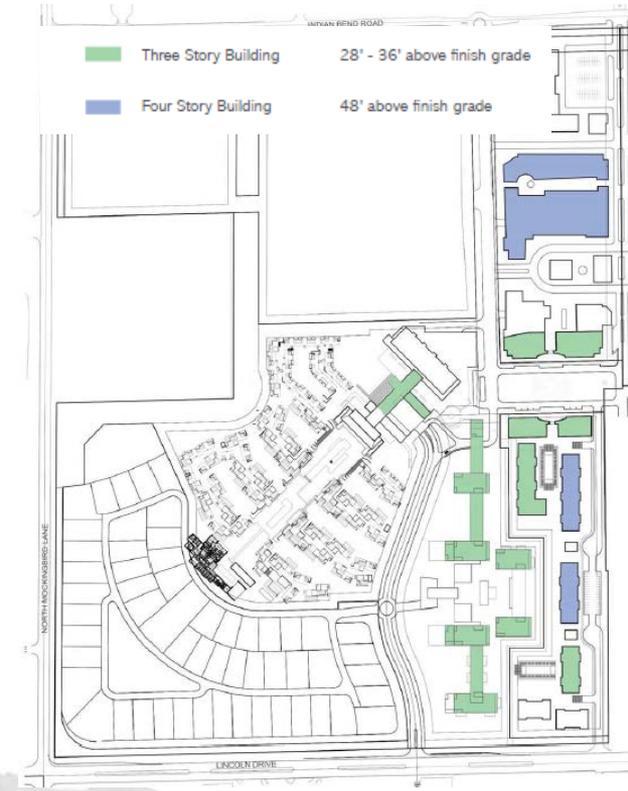
Residential lot size (attached)

- Condominiums are proposed for areas D & E. Condominiums, as approved and built in other Paradise Valley resorts, are almost exclusively used as resort rental units that are rented through the resort itself (such as is identified for Area A-1).
- Condominiums are disfavored and alternate uses for Areas D and E shall be explored.
- Area E shall only be reviewed in conjunction with the Palmeriae portion in the City of Scottsdale and not as a separate parcel.



Heights

- Heights far exceed Resort Guidelines' 36' maximum for principal structures and 24' height for accessory structures. Many principal structures are proposed at 48' and some accessory structures are proposed at 36' and 48'. (2008 Plan - tallest building was 33' with an ornamental feature at 39")
- While some additional height may be allotted to provide a transition or buffering from the four-story apartment and three-story office buildings in Scottsdale, a three-story – 36' maximum was anticipated, stepping down to two and then one-story
- Recommend that all four-story/48' tall elements be eliminated and three-story/36' maximum height be considered for primary structures only, and/or as a buffer along the eastern border.





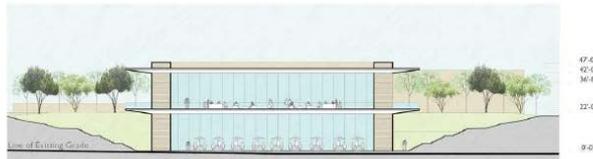
Lobby Height

- Grand lobby height is not clear. Application shows up to 22' of fill under the structure with up to 6' of cut through the center of the fill area. Elevations show from 22' to 47' heights on the resort structure.
- Recommend that Commission allow such lobby heights to capture the unique mountain views but fully explore the impacts of the proposed height including what is visible off-site and if current views of the Mc Dowell Mountains will be obstructed (as viewed from the adjoining public RsOW). The overall mass of the building shall be reviewed to make sure it is of appropriate scale. A 3-D graphic shall be required. An elevation shall be shown from a benchmark near the intersection of Lincoln Dr. and Mockingbird Lane.





NORTH ELEVATION



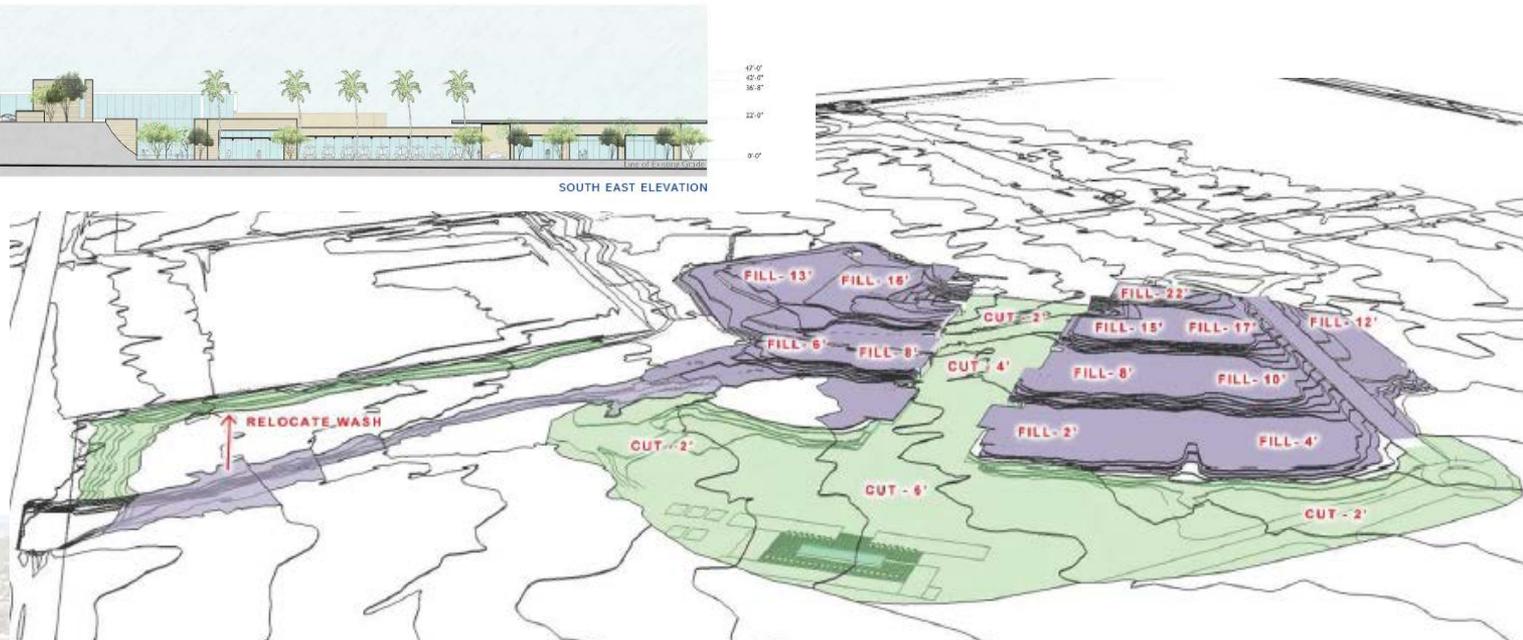
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



Retail Use

- Retail square footage is proposed at over 160,000 square feet, including a grocery store-type use at 36,400 sf. Although the Resort Guidelines anticipate less retail on standard resort properties, this property is not standard - it is in a designated Development Area and is approximately four times the size of a standard Paradise Valley resort.

Retail	130,600 sf
Residential	243,000 sf
Food & Beverage	27,700 sf
Grocery	36,400 sf
Total Site SF	437,700 sf



Retail (cont.)

- Council is not opposed to retail but requires a market study addressing the feasibility of the type and the amount of retail proposed including the viability of retail located on an interior site. Applicant must provide additional information on the category of retail and commercial uses proposed and the potential clients leasing this space.
- Determine whether the Council is: (1) comfortable with setting parameters on the retail component and de-annexing the retail component to Scottsdale so that it can be planned as one overall retail mixed-use plan along with Five Star's adjoining 18.5 acre Palmeraie parcel in Scottsdale, or (2) comfortable with creating an intergovernmental agreement with the City of Scottsdale to plan the parcel as a whole while retaining the existing acreage in each municipality.
- Commission may be directed to study the type of retail, amount of retail, height and setbacks on the retail structures, etc.



Perimeter Setbacks / Open Space

- Only 25' setback is proposed along portions of Indian Bend, Lincoln, and Mockingbird Lane. This setback is similar to the 2008 submittal; however, that submittal proposed R-43 homes along the perimeter and 20' setback is allowed for R-43 homes.
- No setback is given between the proposed residential product in Area B and the north boundary of St. Barnabas.
- Interior drives in areas C & D do not meet 40' setback guidelines.



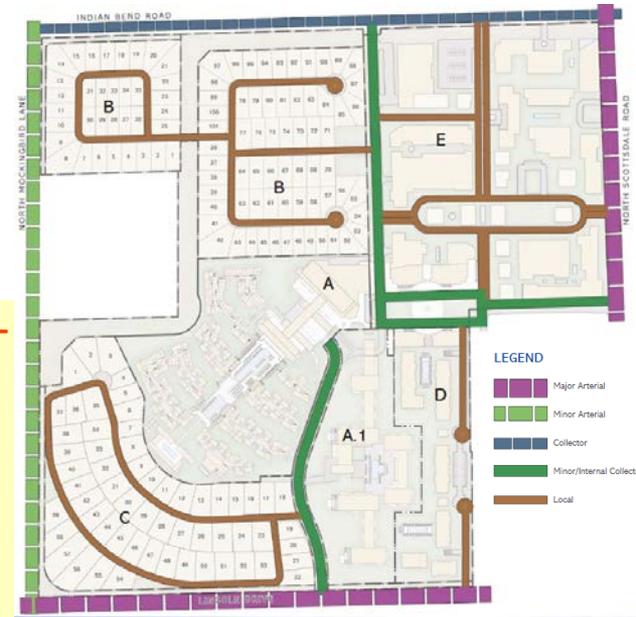
Perimeter Setbacks/Open Space (cont.)

- Recommend that the SUP Guideline landscape area and buffer be provided. A minimum 50' wide landscaped area shall be provided along Lincoln Drive and Mockingbird Roads and a minimum of 30' wide landscape area shall be provided along Indian Bend Road. An additional landscape buffer shall be provided at the corner of Lincoln Drive and Mockingbird Lane, as well as at the main entrance to the Resort and at the gateway to the Town.
- An Open Space Element shall be provided by the applicant. It shall address both private and public open spaces, passive and active recreation, and undeveloped/natural areas. The Resort Guideline of 40% open space shall be followed. The Commission shall review this element and also consider landscape buffering as a transition from the large scale development along the eastern border with the City of Scottsdale.



Rights-of-Way/Traffic/Parking

- All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic/pedestrian signals shall be reviewed and designed to meet Town Engineering Department standards.
- Recommend the Commission utilize a Town hired third-party engineer to review the traffic, parking (both above and below ground), and circulation study prepared by the applicant. The review shall include impacts from the proposed development and surrounding development.
- Vehicular circulation shall be reviewed. Particular emphasis shall be placed on all ingress and egress points.



Rights-of-Way/Traffic/Parking (cont.)

- Lincoln Drive shall be viewed as a “Visually Significant Corridor” in accordance with the General Plan standards and a cross section with a typical landscape treatment shall be reviewed.
- Lincoln Drive is also a Gateway to the Town and special design consideration should be reviewed to reflect this entrance to the Town.

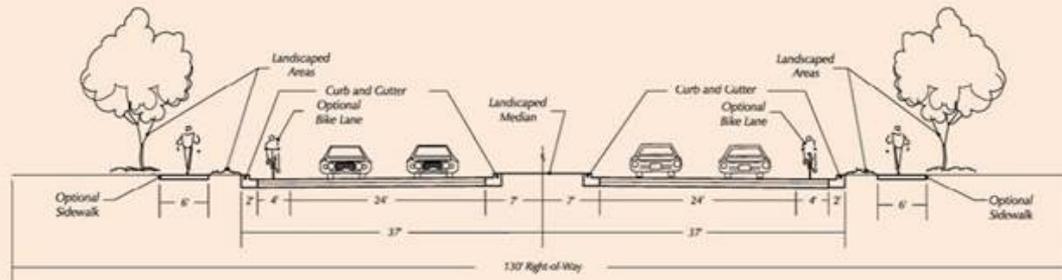
Visually Significant Corridor Treatment. Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.



Rights-of-Way/Traffic/Parking (cont.)

- Recommend that 25' of ROW dedication be required along Lincoln Drive. This differs from the 2008 SUP that allowed for a roadway easement. The 2012 General Plan has now categorized Lincoln Drive as a Visually Significant Corridor and dedication is requested to allow for development of Lincoln Drive as a Visually Significant Corridor and as a Gateway to the Town. The applicant shall identify setbacks from the post-dedication property line.

Figure 4.2: Typical Major Arterial Cross-Section



Additional Review Items

- Landscaping plan will need more detail. Commission shall focus their review on the exterior landscaping along the Rights of Way.
- Wall master plan must be examined. A meandering alternative shall be explored for the perimeter.
- Monument sign placement and size parameters shall be established.
- Pedestrian and non-vehicular circulation shall be reviewed. The proposed pathway system shall designate what pathways are open to the public and which are private.



Additional Review Items

- Recommend that the Commission utilize a Town hired third-party engineer to review the grading and drainage study prepared by the applicant with emphasis on the necessary retention requirements and the proposed rerouting of the natural wash. A detailed grading and drainage plan for the site will need to be provided that is in conformance with the most current version of the Town of Paradise Valley Storm Drain Design Manual – Subdivision Drainage Design at time of permit submittal.



Keys to Success

- The results of the Community Meeting, the Keys to Success, shall be considered when reviewing this proposal.

FORM

What does it look like? What does it "feel" like?

- Protect and enhance Paradise Valley's character and brand
- Limit heights and densities to preserve views. This may be achieved by locating taller structures in the middle of the property, providing open space and one-story elements along the perimeter, constructing underground parking, and challenging the architects to consider innovative design elements.
- The land use plan should be unique to this property and every element (including resort, residential, retail, and landscaping) should be designed, constructed, and maintained over the course of development and operation with high quality standards worthy of a world class resort destination
- Preserve one-acre zoning

FUNCTION

Does it operate efficiently and according to expectations?

- Provide residential options for residents who wish to downsize but still live in Town
- The traffic circulation plan should take into consideration neighboring commercial properties in order to manage speeding, increased traffic, and include elements to eliminate cut-through traffic
- Design of residential elements should focus on quality, not quantity, and include adequate garage space
- Developer should provide evidence of financial viability
- Development should not result in a cost to residents, and it should generate revenue to fund any additional public services resulting from the increased population and traffic
- Commercial resort element should offer services for residents (i.e. dining, spa, retail, community gathering places)

PROCESS

How should this Special Use Permit amendment process be conducted?

- The final product should be consistent with what residents expected in the approved plan
- The Town should plan jointly with the City of Scottsdale to address cross-border issues involving traffic and infrastructure
- Work with the developer
- Consider lessons learned from other resort development projects
- Do not redesign the entire approved plan – fix only the problems that must be addressed
- Developer should show evidence of an agreement with The Ritz-Carlton and the agreement should be in perpetuity
- Town should not negotiate under threat



- Stipulations
- The Planning Commission may craft stipulations to address landscaping, utility and mechanical equipment screening and locations, resort operational issues, and special regulatory standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise in conflict with this SOD.
- Deviations from the SUP Guidelines
- The Planning Commission shall address any improvements/uses that deviate from the SUP Resort Guidelines and the applicant must provide a justification for the deviation from the Guidelines.



- The Planning Commission shall not address development agreement issues such as financing and phasing of construction.
- The Planning Commission shall complete its review and hearing process in 150 calendar days from the first presentation to Commission (per Section 2-5-2.D.1 of the Town Code).



QUESTIONS



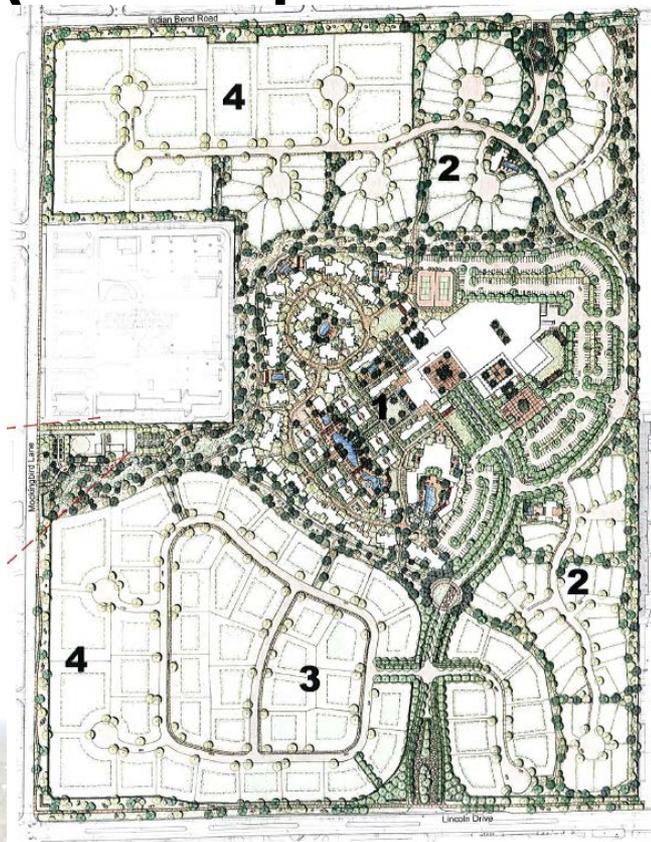
2008 Voter Approved Plan

- 225 Room Resort on 25 acres
- 100 Patio Homes (later reduced to 88) on 18 acres. (5 du per acre*)
- 15 one acre homes on 18 acres (1 du per acre*)
- 46 detached homes on 25 acres (2 du per acre*)
- 21 acres of roads/open space

* based on average net lot size



Summary- 161 homes on 82 gross acres (2 du per acre)



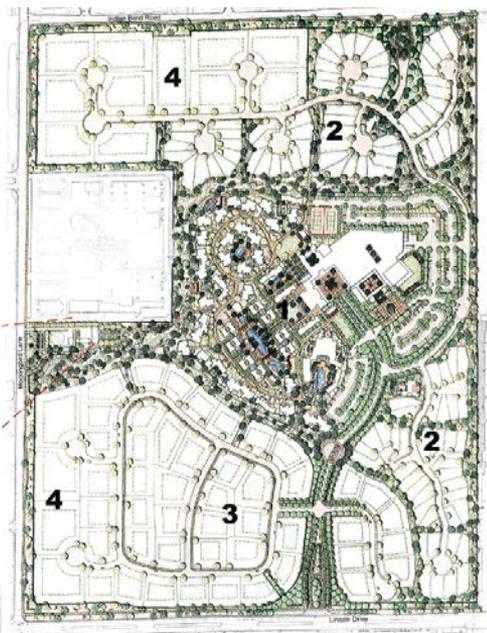
2015 Proposed Plan- Resort/SF Homes

- Area A – 200 room resort on 20.3 acres
- Area C – 59 resort branded SF homes on 22.3 acres (3.52 du per acre*)
- Area B – 101 SF homes on 28.7 acres (4.68 du per acre*)

*based on average net lot size



Summary – the gross detached single family portion of the site has decreased from 82 acres in 2008 to 51 acres and density has increased from 2 homes per acre to roughly 3.1 homes per acre.



Additions to 2015 Plan

- Area A1 – 80 resort branded villas on 10 ac. with average unit size 2,500 sf
- Area D – 250 condominiums on 8.3 acres. Total 300,000 sf
- Area E – 200 condominiums totaling 243,000 sf plus 195,000 sf of commercial on 16.2 ac



QUESTIONS

