



## Legislation Text

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**File #:** 15-111, **Version:** 1

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director

**DATE:** July 7, 2015

**CONTACT:**

Eva Cutro, 480-348-3522

**AGENDA TITLE:**

Work Study Session - Special Use Permit Major Amendment  
Ritz-Carlton Paradise Valley  
7000 E Lincoln Drive (SUP-15-01)

**PURPOSE:**

The purpose of the study session is to review Rights-of-Way, traffic, and parking for the proposed amendment to the Ritz-Carlton Special Use Permit.

The Statement of Direction states:

E. Rights-of-Way/Traffic/Parking

All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, emergency access points, and traffic/pedestrian signals shall be reviewed and designed to meet Town Engineering Department standards.

Traffic and Parking Study shall be reviewed.

Recommend the Commission utilize a Town hired third-party engineer to review the traffic, parking (both above and below ground on both the Town and Scottsdale parcels ), and circulation study prepared by the applicant. The review shall include impacts from the proposed development and surrounding development, and traffic analysis on Lincoln Drive from Scottsdale to Tatum.

Vehicular circulation shall be reviewed. Particular emphasis shall be placed on all ingress and egress points.

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.

Recommend that 25' of Right of Way (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.

The applicant will present their plans in accordance with the Statement of Direction

## **BACKGROUND:**

### **History**

The property located at 7000 E. Lincoln Drive was annexed into the Town in 1964. In 1987 the Town Council granted a Special Use Permit and re-zoning for Sun Valley Resort a mix of resort units, residential lots, and a golf course. The SUP allowed for up to 500 resort keys, 39 R-43 cluster plan lots, and a golf course. Although an entrance circle on Indian Bend Road was constructed, no further development occurred.

In 2008 the Town Council granted an amendment to the existing Special Use Permit to allow for a resort community, including: a resort hotel with 225 rooms, spa, restaurants, and meeting space; 100 resort patio homes; 46 luxury detached residential homes, 15 one-acre home lots; and, site improvements including parking, landscaping, and lighting and, improvements to site infrastructure. No development occurred.

In 2012 the Town adopted a new General Plan. The General Plan categorized this property as one of the new Development Areas, intended to focus resort development into targeted areas that are most appropriate for accommodating the variety of land uses associated with such use. The General Plan further states, Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life.

### **Request**

On May 4, 2015, Five Star Development Resort Communities applied for a major amendment to the Ritz-Carlton SUP. The amendment to the SUP includes a mix of resort, residential, and retail uses on the approximately 105 acre site.

Detached single family homes are proposed on the 50 acres bordering Mockingbird Lane and the western portions of Lincoln Drive and Indian Bend Road (Areas B & C). 160 homes are proposed on lots ranging from 9,000 to over 12,000 square feet. Heights are proposed at 24' maximum.

The center 30 acres is proposed as the Ritz-Carlton Resort and Villas (Areas A & A1). 200 resort units are planned with an additional 80 resort villas to be privately owned, but with the fit and finish of the hotel so they can be part of the hotel rental pool. The resort will also contain a lobby, ballroom, and other resort amenities. Up to 22' of fill is proposed under the resort allowing the lobby to reach a maximum height of 48'.

The east side of the property bordering the City of Scottsdale contains a mix of stacked residential, mixed use product, and retail (Areas D & E). This 25 acre portion of the site serves as the transition area from the denser uses in the City of Scottsdale. Heights are proposed from 24' to 48' and densities include 543,000 square feet of residential and 209,700 square feet of retail including 42,700 square feet of food & beverage and a 36,400 square foot grocery store.

The overall density is proposed at 1,844,650 square feet and 25.7% lot coverage based on “conditioned space”. The Town does not recognize the term “conditioned space” and has encouraged the applicant, going forward, to use the true lot coverage and full square footage including all portions of a structure.

**SCHEDULE**

A recommended schedule for reviewing this project is referenced in the Statement of Direction. It gives the Planning Commission 120 days from Council approval of the SOD to complete their review and forward a recommendation to the Town Council.

**NEXT STEP**

The next work session is scheduled for July 21, 2015. At that time perimeter setbacks, open space, and grading and drainage will be discussed.

**ATTACHMENT(S):**

- C: - Jason Morris (Applicant)
- Case File: SUP 15-01