

**TOWN OF PARADISE VALLEY
MINUTES
JOINT TOWN COUNCIL/PLANNING COMMISSION WORK STUDY SESSION
July 12, 2005
4:30 p.m.**

CALL TO ORDER

Mayor Clarke called the meeting of the Town Council of the Town of Paradise Valley, Arizona, to order at 4:30 p.m. on Tuesday, July 12, 2005, in the Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253.

COUNCIL MEMBERS PRESENT

Mayor Clarke
Vice Mayor Ed Winkler
Council Member Rick Coffman
Council Member Scott LeMarr
Council Member Virginia "Jini" Simpson

Councilmembers Mary Hamway and Dan Schweiker were not present.

PLANNING COMMISSIONERS PRESENT

Lou Werner, Chairman
Richard Mahrle
Dolf Strom
Maria Syms
Thomas Campbell

Commissioners Rod Cullum and Jane Jozoff were not present.

STAFF MEMBERS PRESENT

Town Manager Thomas M. Martinsen
Town Attorney Andrew Miller
Management Services Director Lenore Lancaster
Planning Director Eva Cutro
Police Chief John Wintersteen
Public Works Director Andrew Cooper
Management Analyst Duncan Miller
Senior Planner Paul Michaud

DISCUSSION ITEMS

Presentation by Crown Realty & Development Regarding the Mountain Shadows Resort Redevelopment

Ms. Cutro gave a brief history of the Mountain Shadows Resort. The Town received a pre-application for the redevelopment of the Mountain Shadows Resort from Crown Realty & Development. She introduced Robert Flaxman, Crown Realty & Development.

Mr. Flaxman said they have entered into a binding purchase agreement with the owners of Mountain Shadows, Host Marriott. He stated they have met with the two homeowner associations – Mountain Shadows East and Mountain Shadows West. The most contentious issue for redeveloping Mountain Shadows has been the preservation of the golf course and driving range. He stated the golf course and driving range will be maintained. Mr. Flaxman reviewed the members of the team: OZ Architects, Inc., Scheurer Architects, and landscape architects e group.

Mr. Flaxman said the centerpiece of the new resort will be two ultra-luxury, all suite boutique hotels. A boutique golf hotel on the west side will consist of 57 suites and 60 bungalows. A boutique spa hotel on the east side will consist of 37 suites and 20 bungalows. They will be operated as one with guests able to share amenities. The 94 suites will average 800 square feet and the 80 bungalows will range from 900 to 2000 square feet in size. The bungalows will be individually owned. There will also be 50 cottages ranging from 2500 to 4000 square feet on the east side and 75 casitas ranging from 2200 to 3500 square feet on the west side. The height would be limited to 36 feet on the three story product and 24 feet on the two story product.

Mr. Flaxman said the goal is to submit the formal application in fall 2005, with SUP approval Spring 2006, ground breaking winter 2007 and grand re-opening fall 2008.

Mr. Strom said his concerns are the height and three story buildings are not consistent with the rural character of the Town. The other concern is that the cottage area with the parking in the building does not look like a resort but like a condo. He also preferred that 56th Street would be tunneled under the resort and had concerns that guests would be crossing 56th Street not realizing it is a public street. He was also concerned that the walls would show 7 feet whereas they could be bermed to show 6 feet.

Ms. Syms also had concerns about the height. She would want to see how they would mask the commercial nature of the resort since the other resorts on Lincoln sit further back from Lincoln.

Mr. Mahrle said conceptually he did not have a problem with the plan. He did have a concern with the stand-alone retail which is not within the resort. If it resort retail he thought it should be within the resort.

Mr. Campbell had concerns about the massing of the parking structure. He didn't want to see cars above the height of the wall. He also inquired about the guest parking for the cottage and

casitas zone. He also inquired whether two tennis courts were adequate. He asked if there would be provision for pedestrian access under or over 56th Street. He said Mountain Shadows is unique because of the involvement of the residents with the club membership. He asked what the vision is for that issue.

Mr. Flaxman said the pools and club house in the casita and cottage zones would be available to the Mountain Shadows East and West residents, but may not be available to residents from the outside.

Mr. Werner said the retail space across from the clubhouse should be integrated into the resort. The parking structure he felt should be buried. He was concerned about the view from Lincoln. He felt improvements could be made at the entry. He didn't feel the palm trees would give a canopy affect on 56th Street. He was concerned about the density of the cottages and casitas.

Mr. Flaxman indicated there would be additional excavation in the cottage resort zone.

Councilmember LeMarr said height is an issue and retail on Lincoln is an issue. His biggest concern is the two golf casita buildings that have 36 dwelling units in one building. This would be a permanent condo style of living. He doesn't believe this fits into Paradise Valley. He thinks the casita concept should be softened.

Vice Mayor Winkler said he liked the split resort and the 56th Street entrance. He was concerned with the architecture because he felt that could be the key to the density issue. The way we proceed and look at the density issue has to be looked at through the architecture that Crown would be presenting. The architecture could look good or not so good.

Councilmember Simpson said 56th Street had not really been used as a major thorough fare when the resort was in full use. Her issues were first with the setback of the clubhouse that will be on Lincoln. She is also concerned that the retail could be turned into a little shopping center. She isn't as concerned about the heights because of the topography. She is concerned about the lack of guest parking and she feels it is very dense. She was concerned about the number of units and the price point.

Mr. Flaxman said based on the initial pricing at Montelucia, they are looking at \$700 to \$900 per square foot.

Councilmember Coffman said conceptually he feels it is the right project at the right time. He liked the entrance on 56th Street and he likes dividing it into two resorts. He is concerned for the frontage on Lincoln and is not convinced it will look like a wall. He is also concerned about the design of the casitas.

Mayor Clarke is pleased that "timeshares" have not come up. He suggested adding a pool to the golf clubhouse area. He had concerns about the parking lot and thought it should be buried and put the tennis courts on top of the parking lot. The tennis courts could also be partially buried.

He didn't think two tennis courts would be adequate. He is also concerned about the clusters of the golf casitas zone.

Becky Bennett, Mountain Shadows East board member, said there has been positive interaction with Crown Realty. They like the conceptual plan.

Purdom Thomas, Mountain Shadows West board member, said the homeowners are strongly in support of the plan with 57 of the 59 homeowners supporting the plan.

Residential Redevelopment Standards

Ms. Cutro reviewed the current building permit activity report indicating a significant increase in permits. She showed a series of pictures comparing the newer development compared to the older development. She said the Code stipulates building area, width, story, and height limits. She said a future Planning Commission agenda item is to compare the Paradise Valley Zoning restrictions to other towns for mass of new residences, placement on lots, and grade changes.

Councilmember LeMarr said we need to give staff and the Planning Commission guidelines.

Mayor Clarke said the Planning Commission should not worry about the economic or legal consequences.

Councilmember Simpson had concerns about telling someone the proposed house is “not in keeping with the neighborhood”. Does it mean design review? Does it limit the size of the house?

Councilmember LeMarr suggested the Planning Commission should consider density on new lots in existing neighborhoods; consider limiting heights in existing neighborhoods to lower than 24 feet; no changes in the building pad height; native vegetation and reforestation; build up of lot; tougher lot split criteria; larger setbacks; overlay districts.

Commissioner Werner said the effort is not to discourage larger homes, just put them on a larger lot.

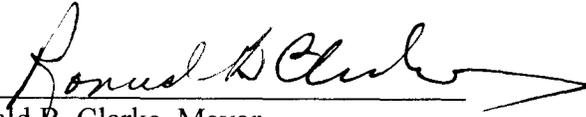
Commissioner Syms stated that the Code provides more incentive for a developer to scrape a lot and build a massive home than for a resident to try and remodel a home.

Vice Mayor Winkler said one of the good things of the town is the diversity of architecture in the Town. But if we continue on, we will have 11,000 square foot houses on one-acre lots.

Councilmember Coffman asked if most of the new homes are being built at 25% lot coverage. Ms. Cutro estimated that 50% of the houses are being built at the maximum of lot coverage. He felt that variety is part of the Town.

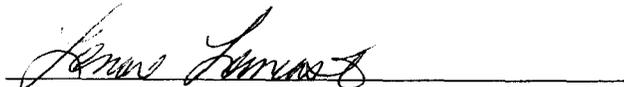
ADJOURNMENT

Mayor Clarke adjourned the meeting at 7:05 p.m.



Ronald B. Clarke, Mayor

ATTEST:



Lenore P. Lancaster, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the joint work study session of the Town Council and Planning Commission of Paradise Valley held on 12th day of July, 2005. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of September, 2005.



Lenore P. Lancaster, Town Clerk



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OFFICE OF TOWN CLERK
TOWN OF PARADISE VALLEY
LENORE LANCASTER, TOWN CLERK