

# TOWN OF PARADISE VALLEY

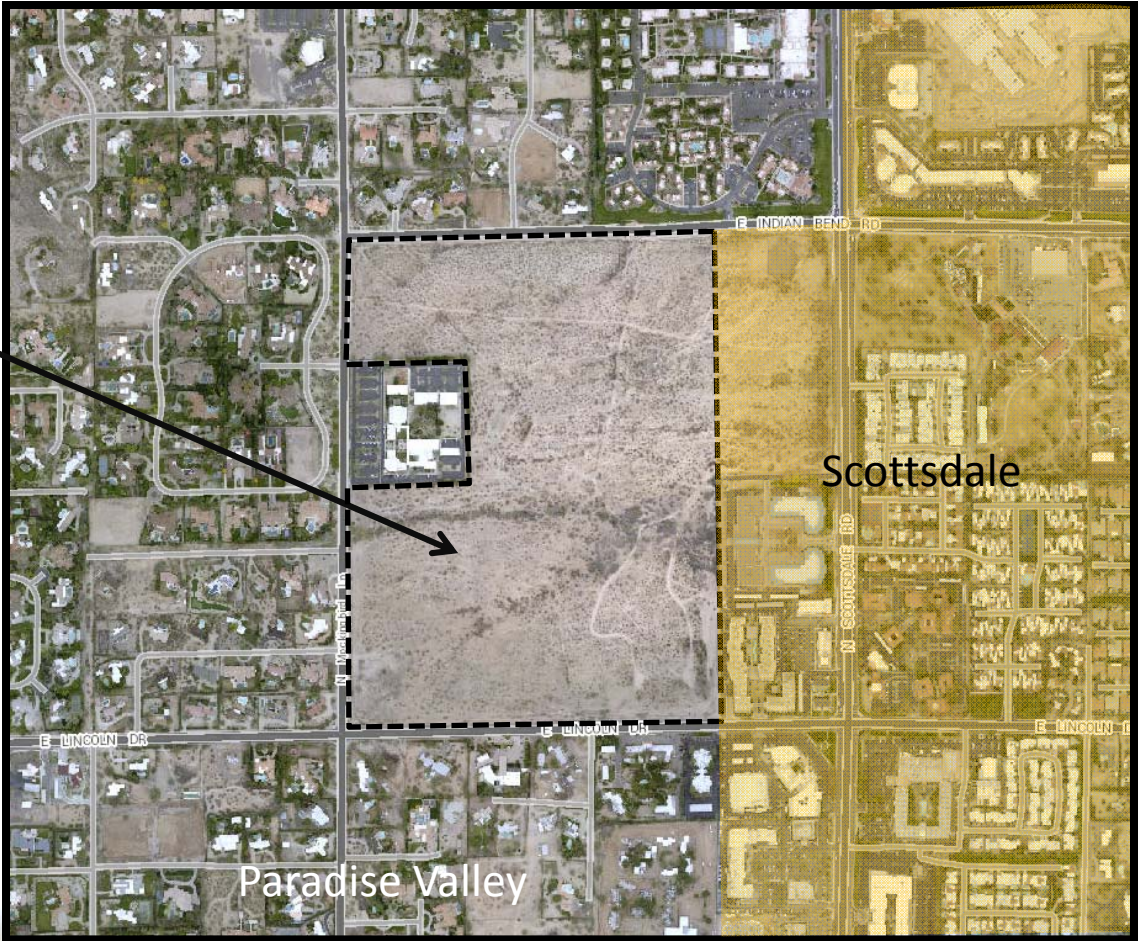
Amended 7000 East Lincoln  
Re-Plat (RP 16-03)



Town Council  
June 9, 2016

# Vicinity Map

Subject Property



# Request

Re-Plat replacing the 2009 plat with a master re-plat of parcels and tracts for further subdivision

Ritz-Carlton Resort SUP



# Commission Action

- Discussed at May 3, 2016 study session
- Recommended approval 5 to 0 on May 17, 2016



# Requirements – Processing

- Plat held to SUP & DA standards
- Administrative review/approval process
  - Commission approves preliminary plat
  - Council approves final plat
  - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
  - No legislative discretion as in SUP/Rezoning



# Background

- 104-acre site
- Zoned SUP-Resort
- Resort, retail, residential lots/condos allowed
- Different density, coverage, and heights by area

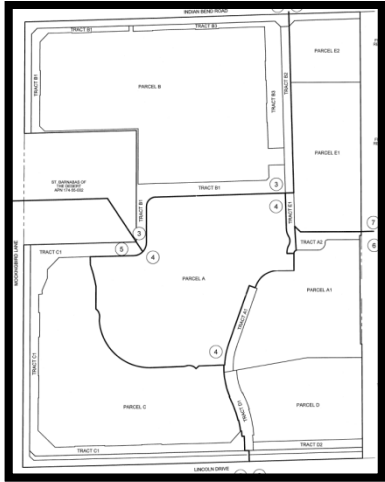
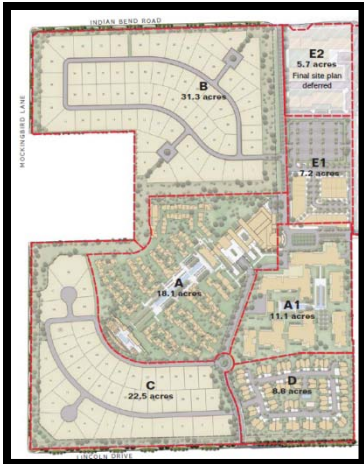
Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf <sup>(9)</sup>	Maximum Total Residential Floor Area, sf <sup>(9)</sup>	Maximum Total Resort Related Floor Area, sf <sup>(9)</sup>	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage <sup>(1)</sup>	Maximum Height, ft <sup>(2)</sup>	
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'	
			200 Hotel Rooms							24'	
	Accessory & Service Structures						15,000			16'	
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'	
	- Food & Beverage						32,000			24'	
Subtotals - A & A1		29.2					727,000	383,000	30.1%		
B	Resort Related Luxury Homes	31.3	66	10,000 sf min	4,000	453,750		336,600	24.7%	20' / 24' <sup>(5)</sup>	
				13,540 sf avg <sup>(9)</sup>							
				20,320 sf max <sup>(9)</sup>							
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' / 24' <sup>(5)</sup>	
				14,191 sf avg <sup>(9)</sup>							
				37,605 sf max <sup>(9)</sup>							
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20' / 24' / 36' <sup>(5)</sup>	
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'	
	Accessory & Service Structures						3,000			16'	
E2	Resort Related Mixed-Use (Deferred)	5.7 <sup>(10)</sup>									
Subtotals B,C,D & E1		69.8				972,825	81,400	748,200	24.6%		
Total All Parcels (excluding E2)		99.0	Post Dedication			972,825	808,400	1,131,200	26.2%		



# Area Coverage Comparison

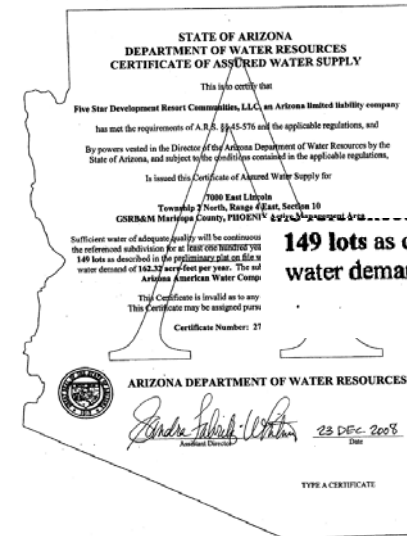
- Size of each area generally matches SUP

Area	SUP Area (Acres)	Actual Master Re-Plat Area (Acres)	SUP Max Drip Line (sf)	SUP Drip Coverage (%) Approximate	Actual Drip Coverage (%)
A	18.1	19.86	234,000	29.7	27.0
A1	11.1	10.898	149,000	30.8	31.4
B	31.3	29.547	336,600	24.7	25.3
C	22.5	21.715	236,250	24.1	24.9
D	8.8	8.996	94,918	24.6	24.4
E1	7.2	6.541	81,400	25.0	28.6
E2	5.7	5.533	TBD		
<b>TOTAL</b>	<b>104.7</b>	<b>104.1</b>	<b>1,131,200</b>		



# Utilities

- Utilities will provide service
- Revised Certificate of Assured Water Supply will be required
- Water Service Impact Study demonstrates compliance on fire flow & pressures
- Hydrants will be placed w/in 400' and buildings will have sprinklers



**149 lots as described in the preliminary plat on file  
water demand of 162.32 acre-feet per year. The  
Arizona American Water Co**

- Average Day Demand: 349,240 gpd (243 gpm)
- Maximum Day Demand: 628,632 gpd (437 gpm)
- Peak Hour Demand: 1,047,720 gpd (728 gpm)
- Maximum Day + Fire Flow Demands: 2,437 gpm (Commercial)  
1,937 gpm (Multi-Family)  
1,937 gpm (Single Family)  
3,437 gpm (Hotel)

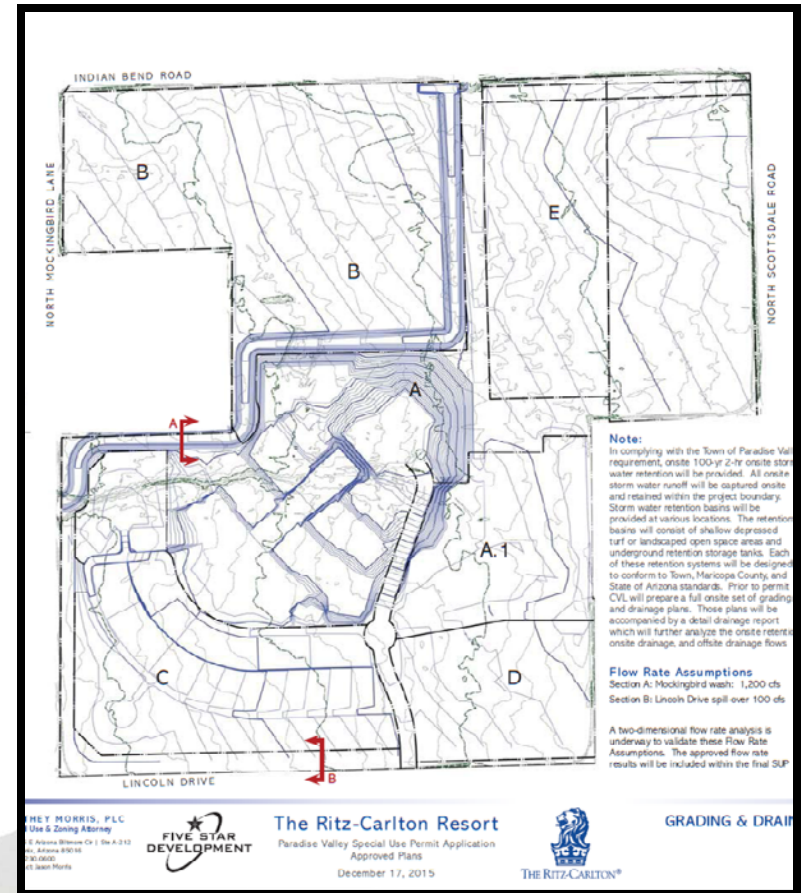
Modeling of the system was conducted utilizing WaterCAD version 8i software. Pressures in the proposed development were found to range between 66 and 79 psi for the ADD, MDD and PHD scenarios. Pressures at Maximum Day Demand + Fire Flow for all fire flow scenarios were above 20 psi.





# Drainage

- Preliminary drainage approved with SUP
- Final drainage approved separate from plat process



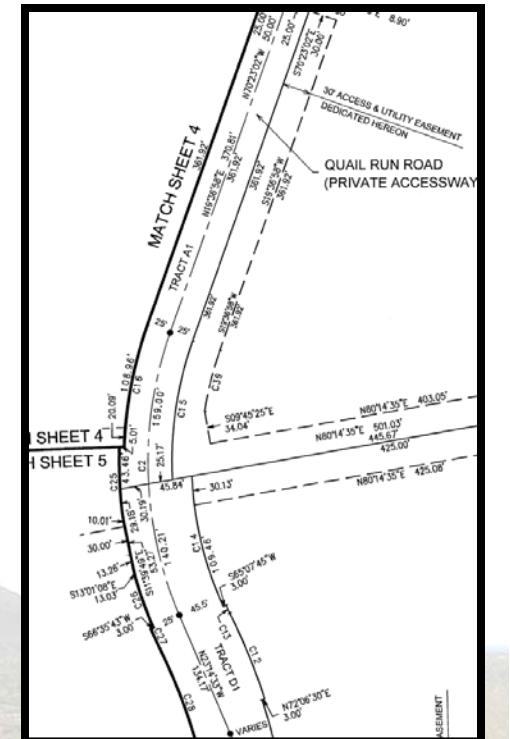
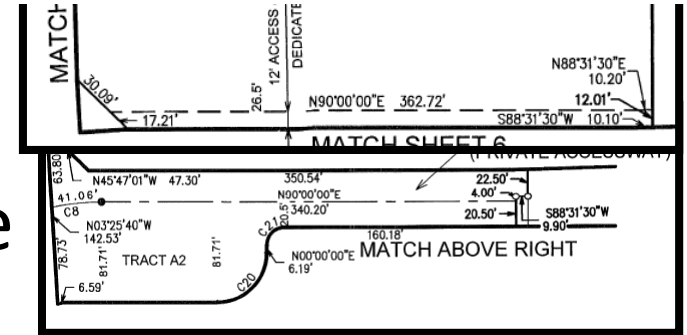
# Parking

- **Comply with the parking study** (Areas A, A1, and E)
  - Allows valet and shared parking
- **Comply with Town Code** (Areas B, C, and D)
  - Minimum of 2 parking spaces/unit
- **Do preliminary check with platting**
- **Verify at building permit process**



# Roadways

- Pavement must meet Town Code
    - 26' back of curb to back of curb
    - Verified with construction plans at staff level
  - Right-of-way width
    - 30', except 50' on main road @ 50' and greater in spots
    - Verified with the plat, map of dedication, and with construction plans
  - Cul-de-sacs must meet Town Code
    - Right-of-way 45' radius
    - Pavement 40' radius
- No cul-de-sacs on the master re-plot



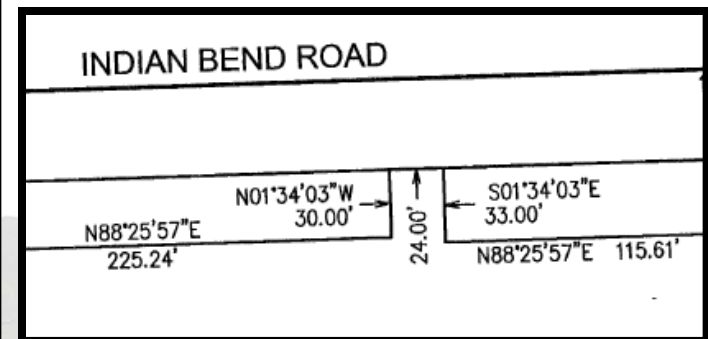
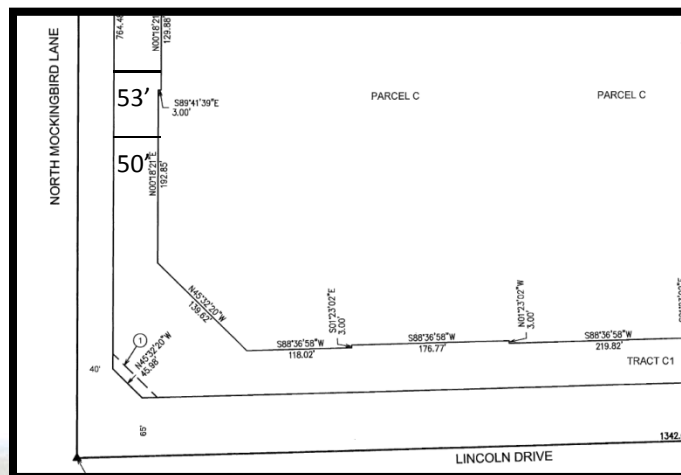
# Building Lines, Setbacks, & Easements

- Perimeter landscape tracts @ 50' or 30' width
- Open space wash tract @ 30' and 80' width
- Re-plat uses tracts and easements

- Landscaping
- Access
- Drainage
- Utilities

TRACT TABLE

TRACT	USE
TRACT A1 = 0.603 ACRES	PRIVATE ACCESS WAY, LANDSCAPE, UTILITY & DRAINAGE
TRACT A2 = 0.666 ACRES	PRIVATE ACCESS WAY, LANDSCAPE, UTILITY & DRAINAGE
TRACT B1 = 3.556 ACRES	DRAINAGE & LANDSCAPE
TRACT B2 = 1.128 ACRES	PRIVATE ACCESS WAY, DRAINAGE & LANDSCAPE
TRACT B3 = 2.182 ACRES	DRAINAGE & LANDSCAPE
TRACT C1 = 4.339 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT D1 = 0.752 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TRACT D2 = 0.744 ACRES	DRAINAGE, LANDSCAPE & UTILITY
TRACT E1 = 0.398 ACRES	PRIVATE ACCESS WAY, LANDSCAPE & UTILITY
TOTAL = 14.304 ACRES	



# Next Steps

- Comply with any approved stipulations



# Public Comments

- 1,000' radius mailed notice



Public Comments		
Ritz Plats - Master and A1		
Date	Name	Notes
05/10/2016	Colin Williams	Owns Smoketree Resort on Lincoln Drive across from site. Staff explained the plat process, including that it is necessary to approve new plats for the various areas approved in the SUP. He had no other comments.
05/10/2016	Gordon McQuire	Resides on Indian Bend Road across from site. Staff explained the plat process, including that it is necessary to approve new plats for the various areas approved in the SUP.
05/16/2016	Dr. Borhan	E-mail inquiring about the nature of the application request. Explained that plats are the next step to realize the Special Use Permit (SUP) approval. There will be several plat applications and notices to neighbors within 1,000 feet of the Ritz site as these various plat applications get filed. The plats are necessary to divide the lots for the villas and attached residences so these homes can be sold. Plats are administrative in nature and cannot change the SUP approval (e.g., uses, setbacks, height, etc.).
05/17/2016	Robert Rasmussen	Suggested to expand the 1,000' mailing notification



Approximate 1,000' radius

# Action

Approval of the re-plat, "Amended 7000 East Lincoln" (RP 16-03), subject to the stipulations in the action report summarized below:

1. Development shall be in substantial compliance with the re-plat.
2. Prior to recordation, the applicant shall provide to the Town Attorney a copy of the CC&R's/other documents to insure all SUP terms are part of these documents.
3. The final improvements shall be completed as set forth in the SUP/Development Agreement.
4. Within 60 days of approval, submit Mylars and an electronic version for the permanent record.
5. Prior to recordation, (a) revise the 100 Year Assured Water Supply note to verify EPCOR and not the Town has the assured water supply, verify the legal name of the water provider, and reference the appropriate certificate date/number and (b) have EPCOR update will serve letter date since it is unlikely that the main extensions will be done by July 9, 2016.
6. Prior to recordation, record the deed for the 25' of right-of-way along Lincoln Drive



# Questions?

