



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application



Initial Submittal: May 4, 2015
2nd Submittal: May 19, 2015
Amendment: July 30, 2015
Amendment: August 28, 2015
Amendment: September 11, 2015
3rd Submittal: October 2, 2015
Amendment: October 14, 2015
Amendment: October 20, 2015
4th Submittal: October 27, 2015
Amendment: November 24, 2015
Amendment: November 30, 2015

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MASTER PLAN

Area	Description
A A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Related Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Deferred –Final Site Plan to Follow)



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MASTER PLAN
Land Use Plan
D-1

2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf	Total Residential Floor Area, sf ⁽⁴⁾	Total Resort Related Floor Area, sf ⁽⁴⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage ⁽¹⁾	Maximum Height, ft ⁽²⁾
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	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 Detached Single Family	31.3	72	10,000 sf min	4,000	495,000		340,848	25.0%	20' /24' ⁽³⁾
				12,092 sf avg						
				20,320 sf max						
C	Ritz-Carlton Detached Single Family	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' ⁽³⁾
				14,191 sf avg						
				37,605 sf max						
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20'/24'/36' ⁽⁵⁾
E1	Resort Related Retail	7.2					54,327	54,327	17.3%	30'
E2	Resort Related Mixed-Use (Deferred)									
Subtotals - B, C, D & E1		69.8					1,014,075	54,327	728,375	23.9%

Total All Parcels		99.0					1,014,075	781,327	1,111,375	25.8%
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Total Development Floor Area

Residential	1,014,075
Resort Related	781,327
Total Proposed	1,795,402 sf
25% (at 2 stories) SUP Guidelines	2,157,091 sf

Area Setbacks

(from post dedication property lines)

North of Lincoln Drive:	50'
East of Mockingbird Lane:	50'
South of Indian Bend Road:	30'
North of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	72 du	
Parcel C	45 du	
Total	117 du	
Net Acres	53.8 ac ⁽⁶⁾	2.17 du/ac
Gross Acres	54.5 ac ⁽⁷⁾	2.15 du/ac
Improved Acres	56.5 ac ⁽⁸⁾	2.07 du/ac

Notes:

- (1) Area coverage is calculated using drip line of structures including trellises at 50% coverage
- (2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.
- (3) Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.
- (4) Gross area including at-grade garages, patios, trellises, overhangs but excluding basements
- (5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior

uncovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.

(6) Post-dedication acreage

(7) Pre-dedication acreage

(8) Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks

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THE RITZ-CARLTON®

MASTER PLAN

Land Density Table

D-3

LEGEND

- One Story Building: 14' - 20' above finish grade
- Two Story Building: 20' - 28' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof: 48' above finish grade
- Single Story with a 30' maximum height



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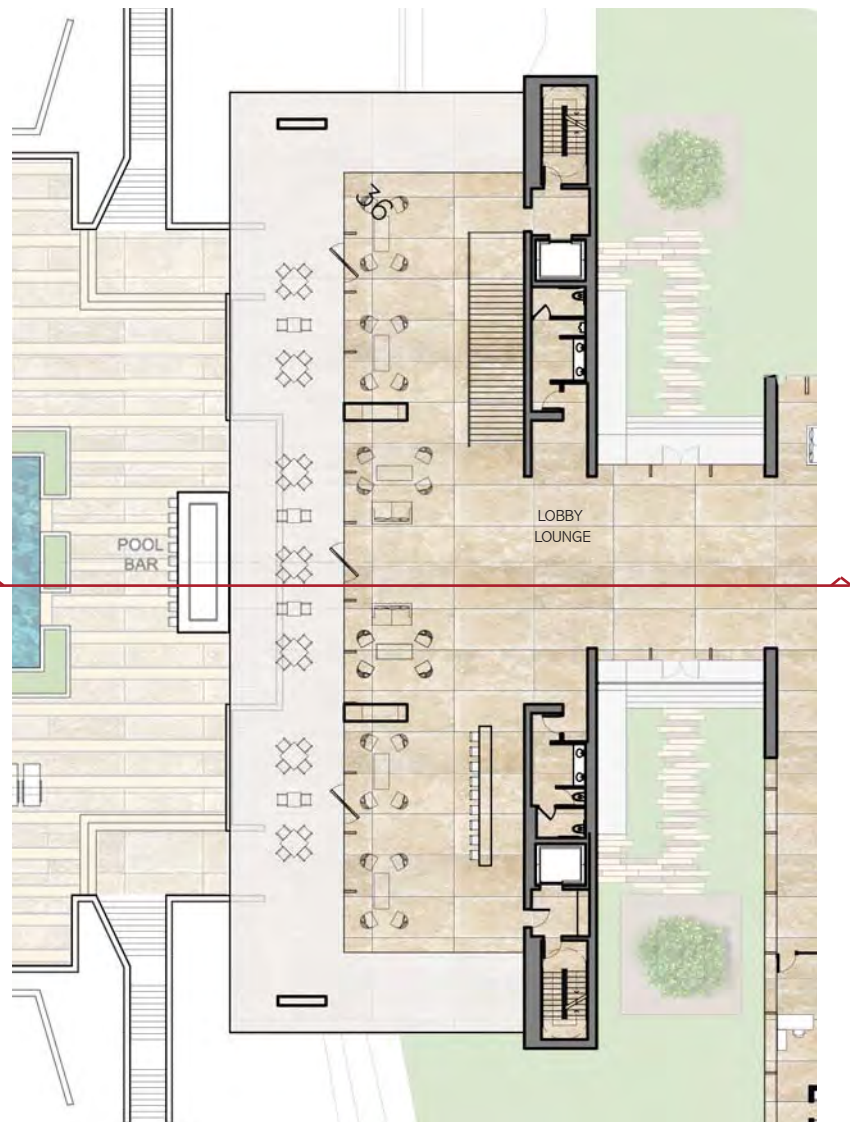
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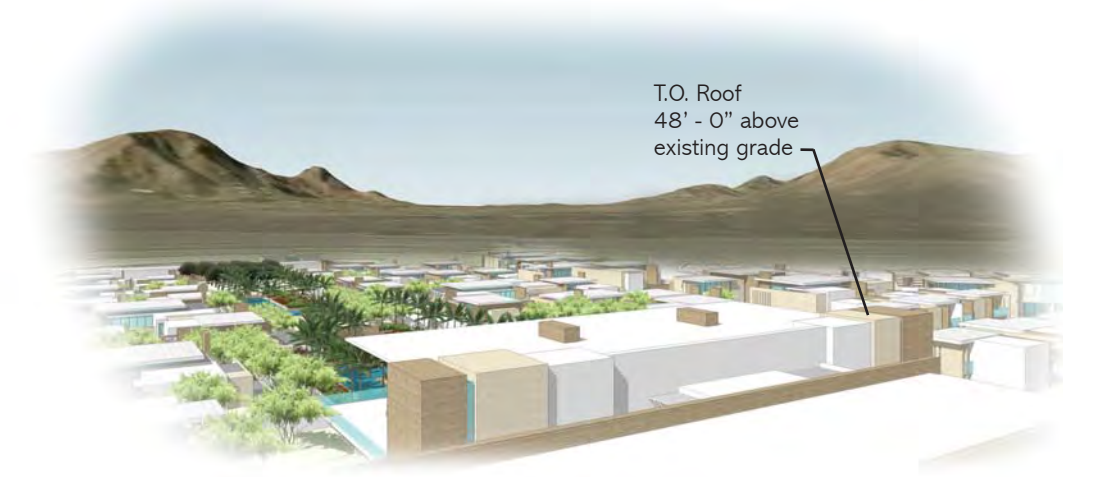
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PROJECT HEIGHTS
Hotel | Residential | Mixed Use
D-5



LOBBY LOUNGE - LEVEL 03



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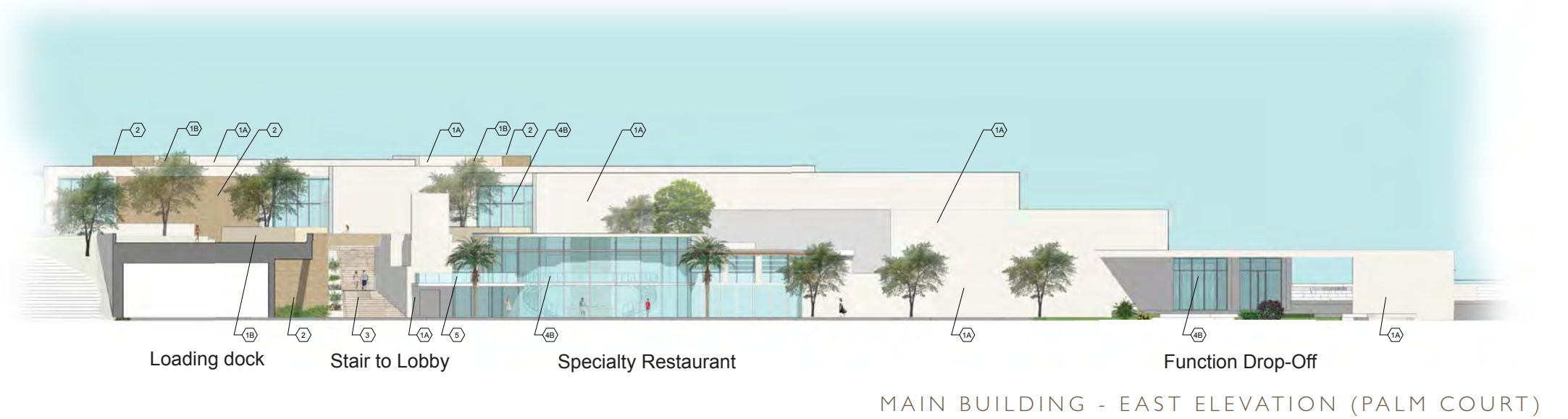
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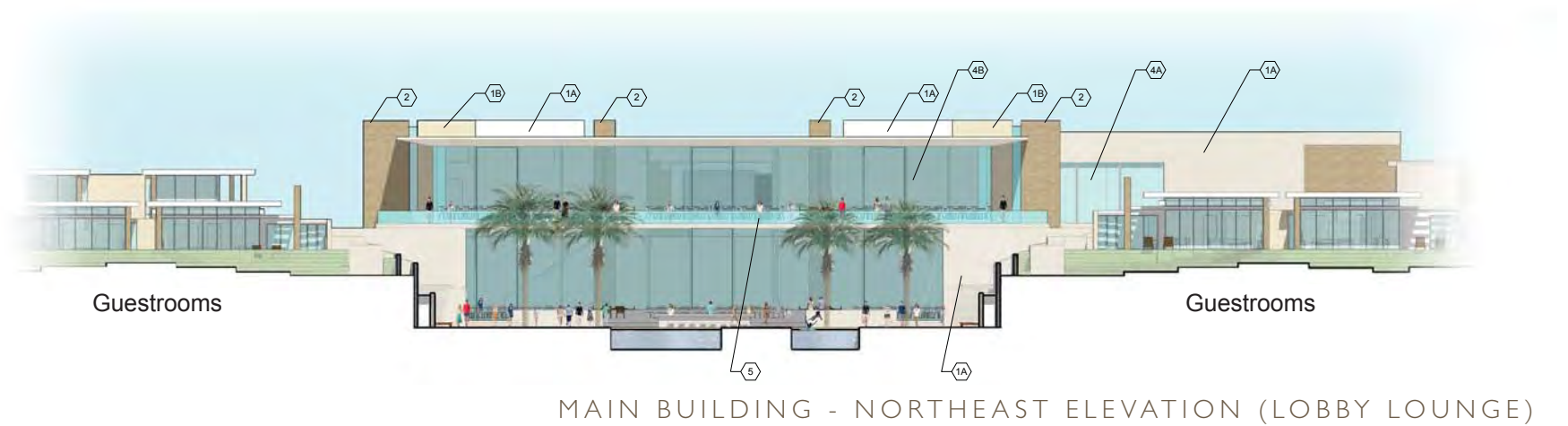


RESORT HOTEL
Enlarged Lobby Building Section
E-14



KEYNOTES

- 1A STUCCO A
3/4" INTERGRAL COLOR SMOOTH STUCCO
LIGHT BEIGE
- 1B STUCCO B
3/4" INTERGRAL COLOR SMOOTH STUCCO
TAN
- 2 STONE
DARK HONED LIMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINIS
- 5 GLASS RAILING



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RESORT HOTEL

Main Building Elevations

E-18

Use	# Levels	Total
A Retail	1.0	9,600 sf
B Gourmet Foods	1.0	9,793 sf
C Retail	1.0	17,349 sf
Retail	1.0	17,585 sf

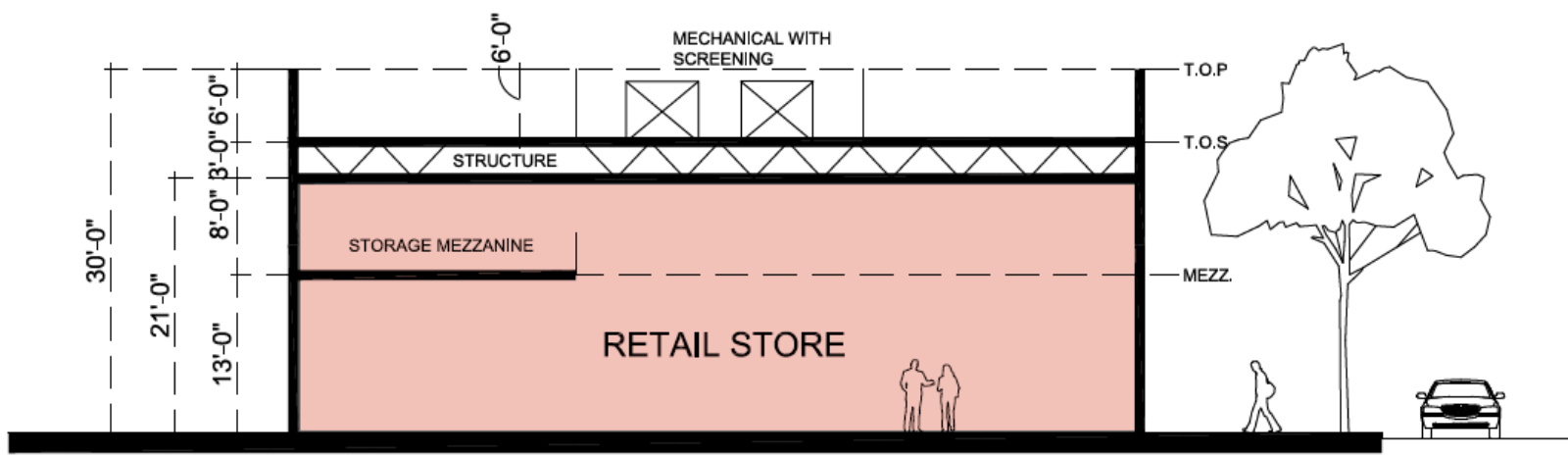
One Level Retail
 Gourmet Foods

Tabulations	
Retail	37,854 sf
Food & Beverage	6,680 sf
Gourmet Foods	9,793 sf
Total Building SF	54,327 sf

Parking Required
Comm Reqd code@ 1/300gsf **182 cars**

Parking Provided
Surface Off-Street Parking 222 cars
Surface On-Street Parking 77 cars
Total Parking Provided **299 cars**

Parking Required
Parcel E1 Area (7.2 acres) 314,790 sf
Total Building Area 54,327 sf
Coverage 17%



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RESORT RELATED RETAIL
Area E2
E-27



AERIAL VIEW TOWARD NORTHWEST



AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

RITZ-CARLTON RESIDENTIAL VILLAS

Adjacent to the Hotel, the branded Ritz-Carlton Residential Villas will offer whole ownership luxury attached residences. There will be 120 residential units within the two and three story buildings. In addition to the hotel staff, the property will have staff dedicated to serving only the guests of the Villas.

The architecture of the Residential Villas follows the general direction of the Ritz-Carlton Hotel with simple forms and natural materials. Each unit is oriented toward the views of Camelback and Mummy Mountains, and will have expansive outdoor patios, expansive balconies and plunge pools. The units will have high open ceilings with expansive windows overlooking the views. Deep overhangs and sun shades will add to the interest of the exterior facades.

The building massing steps back from Lincoln Drive and off the resort entry drive. This will create expansive balconies for each unit as well as break down the building massing.

In addition to having access to the Hotel amenities and services, the Residential Villas will have additional Ritz-Carlton managed amenities and services, including a separate resort style swimming pool, lobby, concierge and underground valet parking where semi-private elevators take residents and hotel guests directly to their villa. Residential Villa guests will check-in and use the valet services at the Hotel. Residential Villa owners will have the option to self-park in either of their two designated parking spaces located adjacent to the semi-private elevator access from the garage level to their villa.



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AREA A1
Ritz-Carlton Residential Villages
F-1



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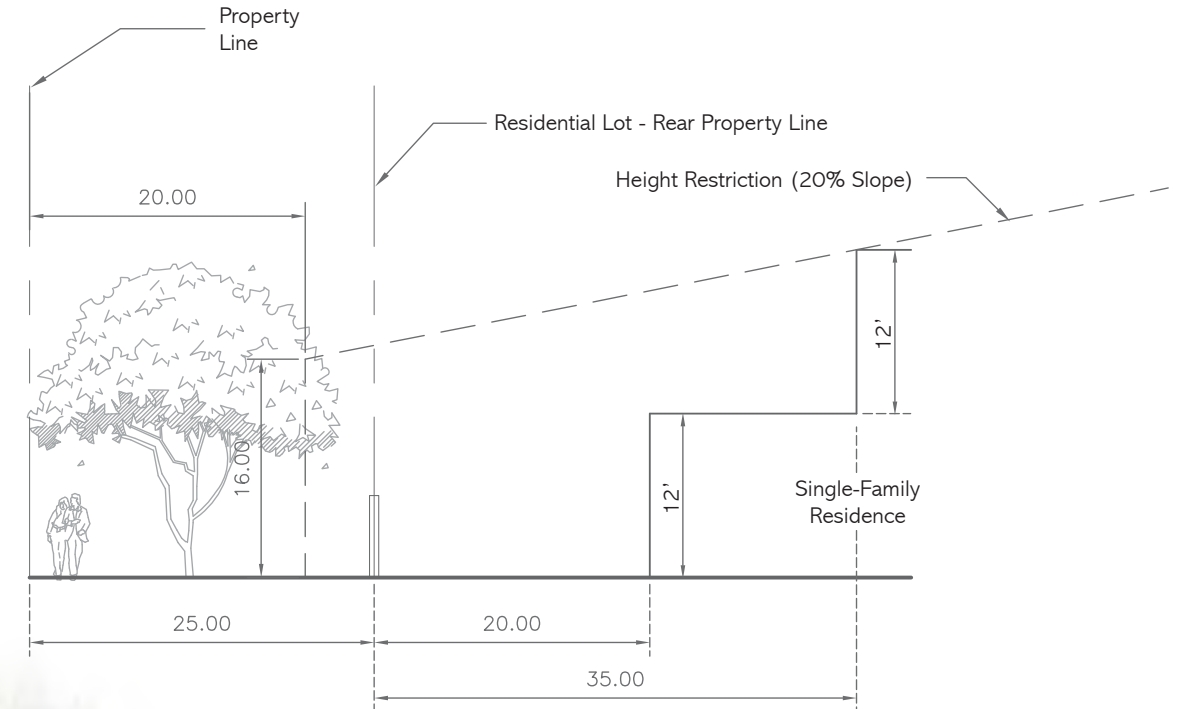


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AREA B
Resort Branded Residential Lots
F-2



Open Space Criteria

Area B & C Building Setbacks	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	▲
Single story home with construction limited to a maximum of 20' in height	■

Guest Parking:
2 cars in the driveway at each home

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AREA C
Ritz-Carlton Residential Lots
F-3

LEGEND

RITZ CARLTON HOTEL	11 PREFUNCTION	RITZ CARLTON HOTEL - AMENITIES	RITZ CARLTON VILLAS	PALM COURT (TOWN SQUARE)
1 PORTE COCHERE	12 HOTEL PARKING (VALET)	20 SPA	30 VILLA UNITS	40 CENTRAL PLAZA PARK
2 RECEPTION	13 MECHANICAL ELECTRICAL	21 FAMILY POOL	31 VILLAS LOBBY	41 RETAIL RESTAURANTS
3 HOTEL LOBBY	14 ADMINISTRATIVE OFFICES	22 ADULT POOL	32 RESIDENT'S POOL	42 RESIDENTIAL UNITS
4 LOBBY LOUNGE	15 BACK OF HOUSE	23 OUTDOOR FUNCTION	33 RESIDENT'S PARKING	43 RITZ CARLTON FUNCTION DROP-OFF
5 SPECIALTY RESTAURANT	16 LAUNDRY EMPLOYEE FACILITIES	24 CLUB LOUNGE	34 AMENITIES SPACE	
6 THREE MEAL RESTAURANT	17 CART STAGING		35 RESIDENT'S STORAGE	RESORT RELATED ATTACHED RESIDENCE VILLAGE
7 POOL BAR AND GRILL	18 REMOTE SERVICE BUILDING		36 BACK OF HOUSE MEP	51 AMENITIES ADMINISTRATIVE OFFICE
8 BALLROOM	19 KITCHEN		37 RETAIL PARKING	53 GUEST PARKING
9 JUNIOR BALLROOM			38 RETAIL STORAGE	54 RESIDENT'S POOL
10 MEETING BOARD ROOM			39 SUNKEN GARDEN ENTRY COURT	55 ATTACHED RESIDENTIAL UNITS

LEGEND

- One Story Building
- Two Story Building
- Three Story Building

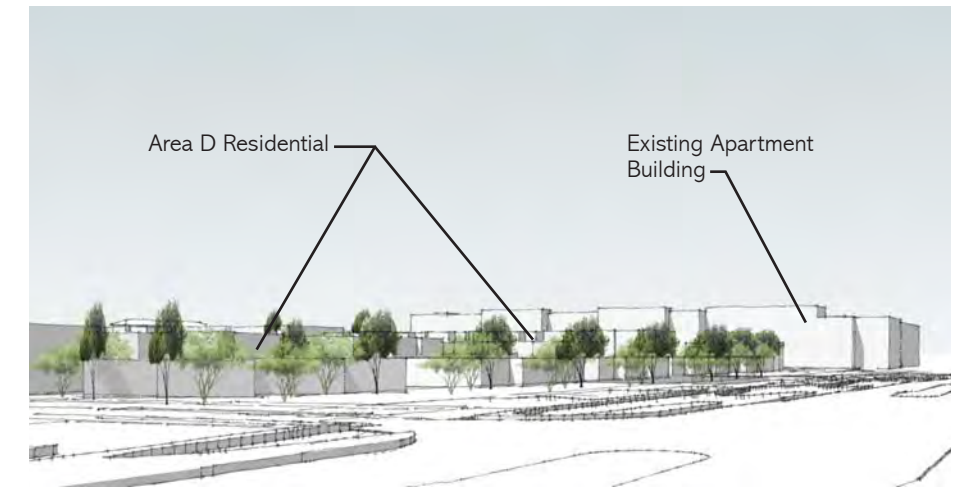


AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

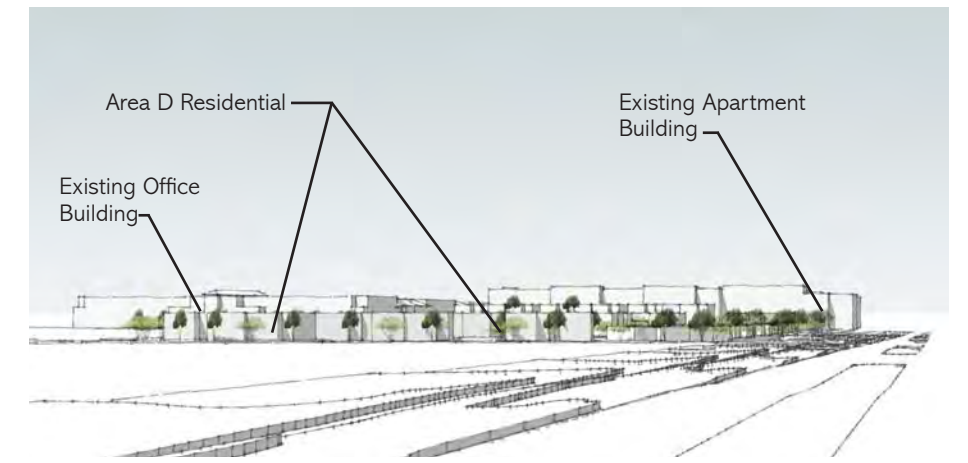
Area D residential is a critical zone for softening and quieting the adjacent Scottsdale intensity. Given its location on Lincoln Drive, a large setback has been designed to provide a substantial buffer between the residences and traffic on Lincoln Drive. The attached units are whole ownership, resort-related attached residential of one, two and three stories. The concept for the residential neighborhood is a more European street – where the attached residences form narrow streets and common open space courtyards for the residential amenities – pool, paths and gardens.

Guest Parking: 2 cars in the driveway at each home

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

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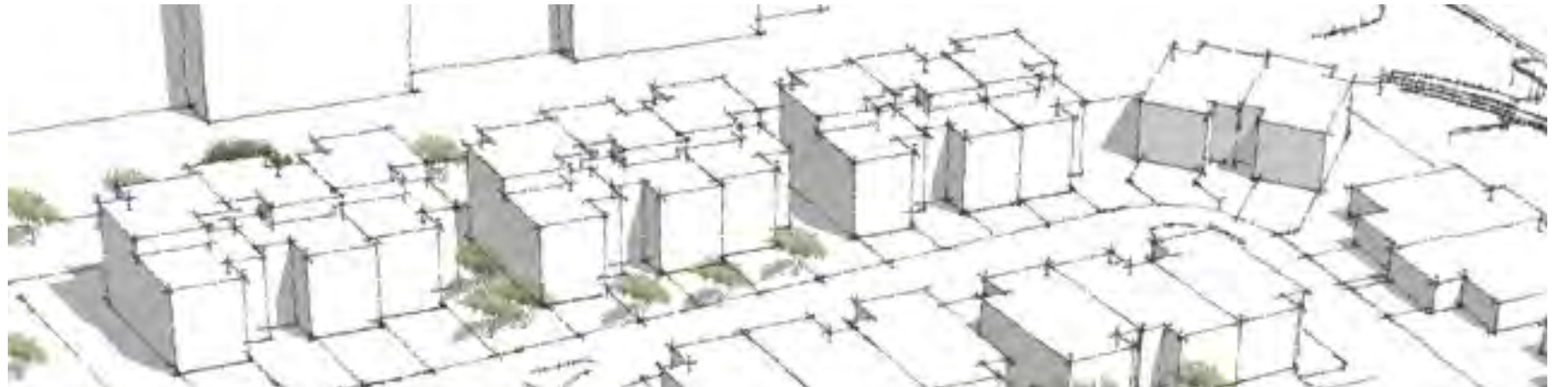


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AREA D
Attached Residence Village



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES

Existing Apartment Building



AERIAL VIEW TOWARD LINCOLN DRIVE

Massing illustrations do not depict the required 50% reduction of enclosed floor area at the three story units



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

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AREA D
Attached Residence Village
F-5

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') limited to the hotel loading dock and central plant, as measured from the grade of the outside of the wall.

LEGEND

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

6' Solid

6' View

Wall Jog Locations

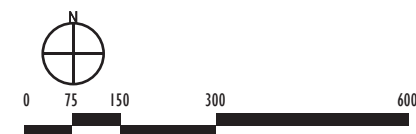
Primary Resort Entry Monument

Town Entry Monument

Resort Branding Sign

Guardhouse
Manned Access control point. Not to exceed 16' in height, 250sf in size with a gate not to exceed 8' in height

Electric Gate
Access control point with visitor call box. Adequate vehicular turn around to be provided per Town standards. **Adjacent residential lots may need modification or deleted to accommodate required turn around and emergency access.** not to exceed 8' in height.



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RESORT LANDSCAPE

Resort Wall Master Plan

G-3



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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
November 30, 2015



MCDOWELL MOUNTAIN

Views
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