

# 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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**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
November 13, 2015



**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	Setbacks <sup>(3)</sup>	Nominal Dwelling Unit Size, sf	Total Residential Floor Area, sf <sup>(4)</sup>	Total Resort Related Floor Area, sf <sup>(4)</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		A to B: 30'			352,000	234,000	29.7%	56'
			200 Hotel Rooms		A to C: 30'						24'
A1	Resort Villas - Food & Beverage	11.1	120 Resort Villas		A1 to D: 30'			348,000	149,000	30.8%	36'
								21,000			24'
Subtotals - A & A1		29.2						721,000	383,000	30.1%	

B	Resort Related Detached Single Family 80% One Story Residential 20% Two Story Residential	31.3	80	10,000 sf min	Front: 20'/25'/35'	3,200	440,000		336,640	24.7%	24'
				11,173 sf avg	Side: 10'						
				20,256 sf max	Rear: 20'/35'						
					Min Width: 65'						
C	Ritz-Carlton Detached Single Family 100% One Story Residential	22.5	45	12,000 sf min	Front: 20'/25'/35'	4,000	295,313		236,250	24.1%	24'
				16,192 sf avg	Side: 10'						
				24,326 sf max	Rear: 20'/35'						
					Min Width: 70'						
D	Resort Related Attached Residences	8.8	74		Front: 10'	2,000	209,700		97,450	25.3%	24' & 36' <sup>(5)</sup>
					Side: 0'						
					Rear: 10'						
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					945,013	54,327	724,667	23.8%	

		99.0					945,013	775,327	1,107,667	25.7%	26.3%
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Total Development Floor Area

Residential	945,013
Resort Related	775,327
<b>Total Proposed</b>	<b>1,720,340 sf</b>
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	80 du
Parcel C	45 du
<b>Total</b>	<b>125 du</b>

Net Acres	53.8 ac <sup>(6)</sup>	2.3 du/ac
Gross Acres	54.5 ac <sup>(7)</sup>	2.3 du/ac
Improved Acres	56.5 ac <sup>(8)</sup>	2.2 du/ac

Notes:

- (1) Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current lot coverage figures are an approximation. In accordance with the Town Council's Statement of Direction dated June 11, 2015, lot coverage in Area B and Area C will be permitted up to, but shall not exceed, a maximum of 25%.
- (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 Setbacks adjust as follows: Front Setback: 20' ground floor, 25' second story, 35' to the front facing garage; Rear Setback: 20' ground floor, 35' second story; Side yard: Sum of side yard setbacks equals min. 10', zero lot line allowed at all interior lots. All perimeter lots (backing to Lincoln, Mockingbird or Indian Bend) will have side yard setbacks of 10' each side.

(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.

(6) Post-dedication acreage

(7) Pre-dedication acreage

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

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THE RITZ-CARLTON®

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Land Density Table

D-3



**LEGEND**

- One Story Building: 14' - 16' above finish grade
- Two Story Building: 20' - 24' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof Venue 56' above finish grade



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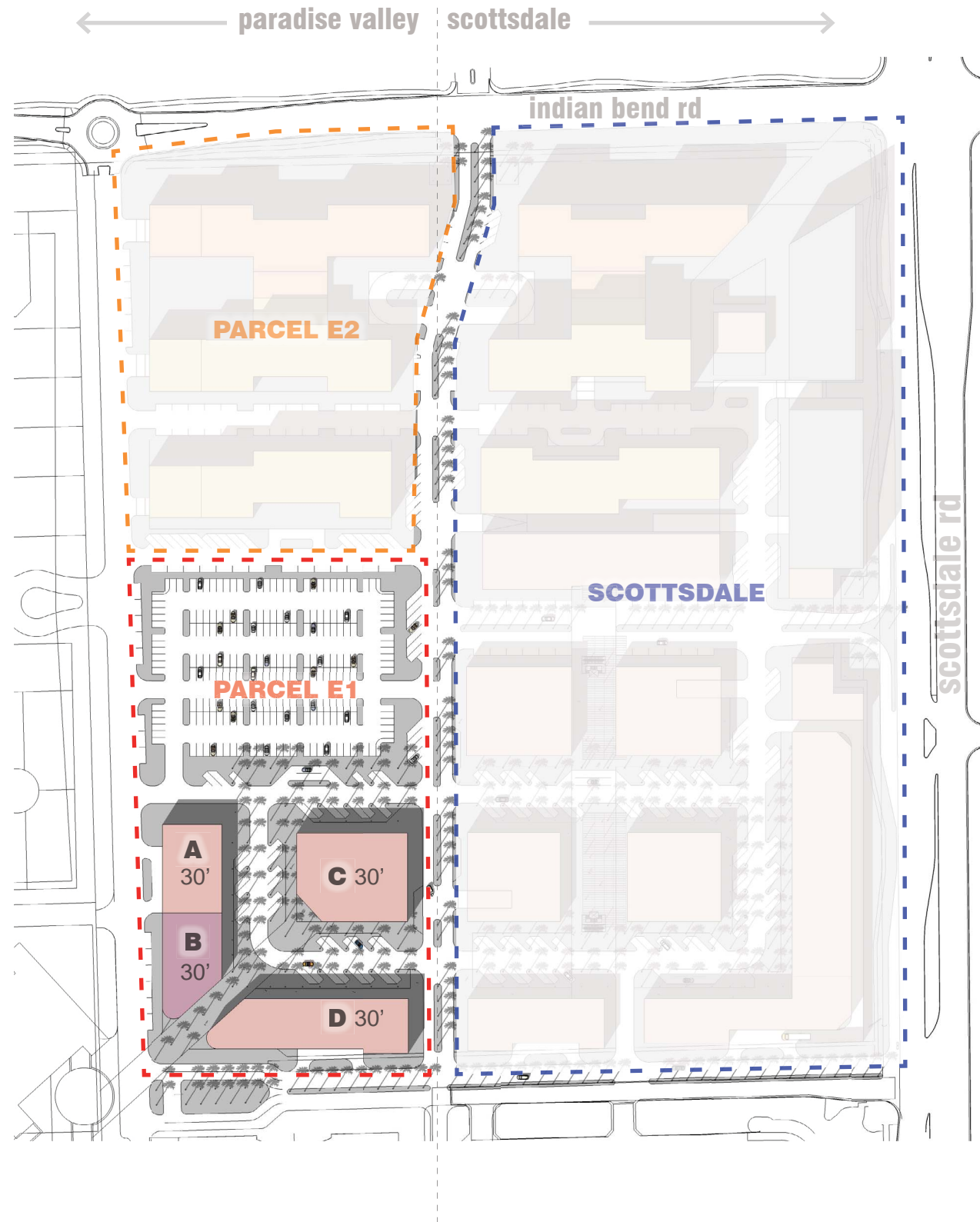
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**PROJECT HEIGHTS**  
Hotel | Residential | Mixed Use  
D-5



USE	#LVLS	TOTAL
A retail	1.0	9,600sf
B gourmet foods	1.0	9,793sf
C retail	1.0	17,349sf
D retail	1.0	17,585sf

**TABULATIONS**

Retail	37,854sf
Food & Beverage	6,680sf
Gourmet Foods	9,793sf
<b>Total Building SF</b>	<b>54,327sf</b>

**PARKING REQUIRED**



Comm Req code@1/300gsf	<b>182 cars</b>
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**PARKING PROVIDED**

Surface Off-Street Parking	222 cars
Surface On-Street Parking	77 cars
<b>Total Parking Provided</b>	<b>299 cars</b>

**COVERAGE**

Parcel E1 Area (7.2 acres)	314,790sf
Total Building Area	54,327sf
<b>Coverage</b>	<b>17%</b>

-  One Level Retail
-  Gourmet Foods

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**RESORT RELATED RETAIL**

Area E2  
E-27

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A1	Resort Villas - Food & Beverage	11.1	120 Resort Villas		A1 to D: 30'			348,000	149,000	30.8%	36'
								21,000			24'
Subtotals - A & A1		29.2						721,000	383,000	30.1%	

B	Resort Related Detached Single Family 80% One Story Residential 20% Two Story Residential	31.3	66	10,000 sf min	Front: 20'/25'/35'	4,000	433,125		336,996	24.7%	24'
				13,543 sf avg	Side: 10'						
				20,256 sf max	Rear: 20'/35'						
					Min Width: 75'						
C	Ritz-Carlton Detached Single Family 100% One Story Residential	22.5	45	12,000 sf min	Front: 20'/25'/35'	4,000	295,313		236,250	24.1%	24'
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D	Resort Related Attached Residences	8.8	74		Front: 10'	2,000	209,700		97,450	25.3%	24' & 36' <sup>(5)</sup>
					Side: 0'						
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E1	Resort Related Retail	7.2			E1 to B: 30'			54,327	54,327	17.3%	30'
E2	Resort Related Mixed-Use (Deferred)										
Subtotals - B, C, D & E1		69.8					938,138	54,327	725,023	23.8%	

<b>Total all parcels</b>		<b>99.0</b>					<b>938,138</b>	<b>775,327</b>	<b>1,108,023</b>	<b>25.7%</b>	
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Total Development Floor Area

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Single Family Dwelling Units per Acre

Parcel B	66 du	
Parcel C	45 du	
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Gross Acres	54.5 ac <sup>(7)</sup>	2.04 du/ac
Improved Acres	56.5 ac <sup>(8)</sup>	1.96 du/ac

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Land Density Table  
D-2 (Alternate)