

TOWN OF PARADISE VALLEY
APPLICATION FOR PRELIMINARY PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

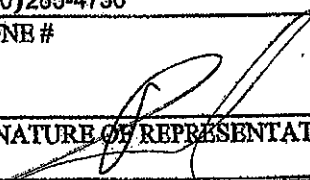
PARCEL NO.: 174-58-116 - 174-58-123, 174-58-150 -
174-58-153, 174-58-154B, 174-58-155 **DATE:** 4/19/16
(County Tax Assessor Number)

NAME OF SUBDIVISION: Ritz-Carlton Resort - Parcel A-1

ADDRESS OR LOCATION OF PROPERTY: _____
7000 E Lincoln Drive, Paradise Valley, Arizona 85253

OWNER: Five Star Development Resort Communities, LLC
NAME
6720 N. Scottsdale Road Suite 130, Scottsdale, AZ 85253 (480) 657-7827
ADDRESS PHONE #

AUTHORIZED AGENT: Coe & Van Loo Consultants, Inc.
NAME
4550 N. 12th Street, Phoenix, AZ 85014
ADDRESS
(480) 285-4730 ()
PHONE # FAX #

SIGNATURE OF REPRESENTATIVE


APPLICATION FOR PRELIMINARY PLAT

(REQUIRED)

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY.

See attached narrative

**PLAN STATISTICS
(REQUIRED)**

TOTAL AREA

± 9.58 acres

NUMBER OF LOTS

94 Units

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES

YES

NO

PRIVATE ROADS

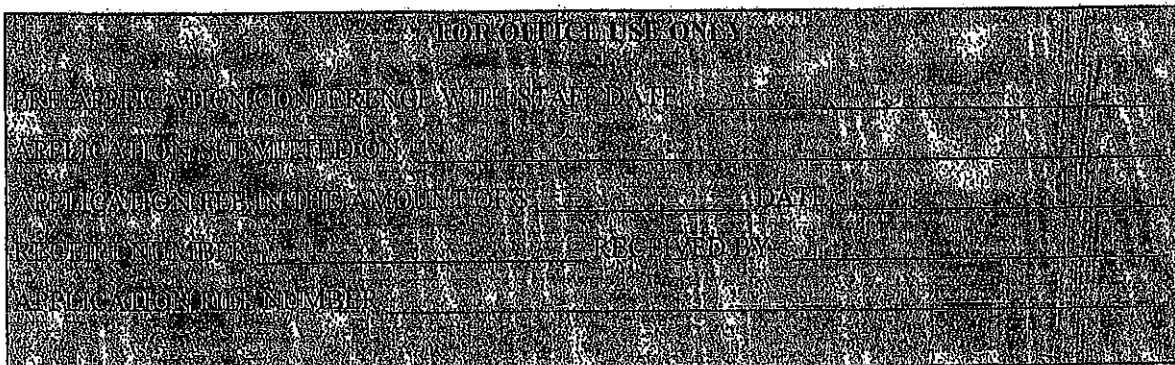
YES

NO

ROADWAY VACATION

YES

NO



April 26, 2016

**Ritz-Carlton
Resort -
Parcel A-1
Preliminary Re-Plat Narrative**

Developer:
**Five Star Development Resort
Communities, LLC**

6720 North Scottsdale Road, Suite 130
Scottsdale, AZ 85253
Attn: Richard Frazee
480-657-7827

Planning/Civil Engineering Consultant:
Coe & Van Loo Consultants, Inc.

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Ryan Weed
602-285-4730
rweed@cvcici.com



PRELIMINARY RE-PLAT NARRATIVE
For
RITZ-CARLTON RESORT - PARCEL A-1

April 26, 2016

Developer

**Five Star Development Resort
Communities, LLC**
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Preliminary Re-Plat Narrative

Ritz-Carlton Resort - Parcel A-1

1. Description of Development Proposal:

Ritz-Carlton Resort - Parcel A-1 is proposed as a single-family attached residential condominium neighborhood. The purpose of this request is to submit, process, and obtain approval for a preliminary re-plat.

The proposed Ritz-Carlton Resort - Parcel A-1 is located at 7000 E Lincoln Drive in Paradise Valley, Arizona and contains approximately 9.63 acres. The property is located in the northeast quarter of Section 10, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The intent is to develop a single-family attached residential condominium neighborhood with approximately 94 units. The units and dimensions are shown on the Conceptual Preliminary Re-Plat. Access to the development will be provided from the internal collector for the Ritz-Carlton Resort.

The proposed Conceptual Preliminary Re-Plat is consistent with the Special Use Permit for this property and addresses relevant site issues, restraints, challenges, and requirements.

2. Conformance to General Plan and Zoning:

The proposed plan meets the intent of the Town of Paradise Valley's 2012 General Plan standards by providing the recommended moderate intensity, mixed-use resort development for the East Lincoln Drive Development Area.

The proposed plan adheres to the development standards of the approved Special Use Permit (SUP-15-01).

3. Development Standards

The property development standards for Parcel A-1 in the table below are taken from the approved Special Use Permit (SUP-15-01).

DEVELOPMENT STANDARDS TABLE

Parcel A-1	
Maximum Building Height (ft)	36

4. Existing Conditions

The site is currently vacant and undeveloped. The surrounding properties are as follows:

- Single-family subdivisions zoned R-43 and the Scottsdale Plaza Resort zoned SUP-R are located to the north.
- A medical center zoned SUP-O, the Applewood Pet Resort and single-family residences zoned R-43, and the Smoke Tree Resort zoned SUP-R are located to the south.
- The McCormick Stillman Railroad Park zoned O-S, multi-family subdivisions zoned R-4R, a commercial center zoned C-O, and the multi-family Broadstone Lincoln development zoned PUD are located to the east.
- Single-family subdivisions and residences zoned R-43 are located to the west.

St Barnabus of the Desert, a church located on parcel 174-55-002 and zoned SUP-P, will remain as an out parcel adjacent to N Mockingbird Lane.

5. Utilities and Services:

The following outlines each of the utility providers:

UTILITIES TABLE

Utility	Provider
Water	EPCOR Water
Wastewater	Town of Paradise Valley
Electric	Arizona Public Service
Cable TV/ Telephone	Cox Communications/Century Link
Gas	Southwest Gas Corporation

6. Community Facilities and Services:

The following outlines the community service providers:

COMMUNITY SERVICES TABLE

Service	Provider
Schools	Kiva Elementary School Saguaro High School
Libraries	Civic Center Library, 3839 N Drinkwater Blvd Mustang Library, 10101 N 90th Street
Police	Town of Paradise Valley
Fire	Town of Paradise Valley

7. Drainage:

CVL will prepare a master drainage report in conformance with Town of Paradise Valley requirements and visit the site to determine existing drainage patterns on and adjacent to the project site. Storm drainage analysis will include both on-site and off-site hydrology.

8. Water and Sewer:

EPCOR water and Town of Paradise Valley wastewater systems exist in the area and are proposed to serve the development with Town of Paradise Valley standard and required infrastructure improvements. CVL will prepare water and sewer master plans that are in compliance with the Town of Paradise Valley's water distribution system and collection and treatment system. The Certificate of Assured Water Supply will be revised and provided prior to final plat submittal.

9. Landscape:

Planting within Parcel A-1 will consist of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create an oasis character.

The landscaping along the internal collector of the Ritz-Carlton Resort will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

10. Circulation:

Access to Parcel A-1 will be provided by the internal collector of the Ritz-Carlton Resort. All interior streets for the Ritz-Carlton Resort are proposed as 30-foot private streets and are to be dedicated and improved per Paradise Valley Standards.

11. Conclusion:

The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.