

Judson Community Association

c/o Associa Arizona
7500 North Dobson Road, Suite 150
Scottsdale, AZ 85256

Robert S. Green, J.D.
HOA President

September 21, 2015

Planning Commission
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Dear Commission Members:

We have reviewed the Amendment, dated September 11, 2015, to the Special Use Permit Application for the Ritz-Carlton project submitted by Five Star Development. As we have previously stated, while we are in favor of the project proceeding, and the applicant has been very communicative, certain proposed aspects remain of grave concern to us.

The applicant purchased the property knowing residential lots were one-acre zoned and any greater density would adversely affect all Town residents. The proposed density for Area B remains unacceptable.

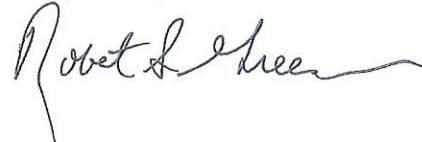
As detailed on Attachment A, the residential density in Area C, which is a parcel on the outside border of the Town on a busy thoroughfare, is less than Area B, a parcel in the interior of the Town surrounded by residential home sites. This is illogical. At a minimum, the density framework of both areas should be the same. This means that, at a minimum:

1. The mix of lot sizes in Area B should be 12,000, 13,940 and 24,326 and not 9,000, 10,386 and 20,204;
2. The green-zone setback along Indian Bend should continue to Mockingbird (it inexplicably narrows at lot 11 (see Note 1 on Attachment B));
3. A 120' setback should be added to the corner of Indian Bend and Mockingbird (Note 2 on Attachment B);
4. The green-zone setback along the southern border of the church should be duplicated on the northern border of the church (Note 3 on Attachment B); and
5. A 120' setback should be added to the southwest corner of lot 18 (Note 4 on Attachment B).

Moreover, our Town is renowned for the peace and tranquility we enjoy, which is a direct result of one-acre zoning. In fact, all homes in Judson exceed that requirement and are roughly 1.25 acres. The Amendment provides for lots of less than one-half acre along Mockingbird and Indian Bend. We understand that density greater than one acre may be required for the project to succeed, but proper development principles require a transition from our large lots to smaller ones that must occur on the project premises. This means that lots on Mockingbird and Indian Bend should remain one-acre zoned and that higher density be located within the interior of the project. This principle was recognized and provided for in the original site plan approved by the Town and voters in 2008. However, acknowledging current day reality and in the spirit of compromise, we suggest that the area now designated as lots 11 through 24 be reconfigured to consist of lots no less than three-quarters of an acre.

On behalf of all Judson residents and those in the surrounding area, I thank you for your hard work in maintaining and improving one of the finest residential communities in the country.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Robert S. Green", with a long horizontal flourish extending to the right.

Robert S. Green
President

cc: Mayor Michael Collins
Director Eva Cutro
Mr. Tom Evans

2013 Proposed SUP Overview (Excluding Area E)

Area	Land Use/Residential	Gross Area (sq ft)	Proposed Residential Units	Residential Lot Size (sq ft)	Setbacks (Front, Side, Rear, Min Width)	Net Average Dwelling Unit Size (sq ft)	Residential Total Square Footage (sq ft)	Reported Researched Square Footage (sq ft)	Net Average Dwelling Unit Size (sq ft)	Area Coverage Percentage (%)	Maximum Height (ft)
A	Top Rise-Carillon Resort Hotel	18,1	200 Hotel Rooms		A to B: 30' A to C: 30' A to D: 30'		952,000	224,000	28.7%	9%	27'
A1	Project Villages - Food & Beverage	11.1	120 Resort Villas				350,000	158,000	32.7%	48'	24'
Subtotal - A & A1		2012	ac				705,000	382,000	30.8%		
B	Percent Reduced Detached Single Family One Story Residential	31.3	88	5,000 sq min 10,295 sq max	Front: 20'/25'/30' Side: 10' Min Rear: 20'/25' Min Width: 65'	3,200 sq	467,250	373,950	27.4%	24'	
C	Rise-Carillon Detached Single Family One Story Residential	22.5	45	12,000 sq min 13,840 sq max 24,326 sq max	Front: 20'/25'/30' Side: 10' Min Rear: 20'/25' Min Width: 10'	4,000 sq	281,350	225,000	23.0%	24'	
D	Resort Related Attached Freestanding	8.8	80		Front: 10' Side: 0' Rear: 10'	1,800 sq	218,100	108,000	26.6%	24' @ 30'	
E	Percent Reduced Attached Freestanding (Detached)	82.6					567,820	0	28.0%		
Total all parcels		91.8					957,650	725,000	1,099,800	27.5%	

NOTES:

- Area coverage is calculated based on the lot area of the proposed development at 100% coverage.
- The setbacks are given here, and are the minimum setbacks.
- Residential building height is 24' to 30'.
- Resort related attached freestanding is 24' to 30'.
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- Given the nature of the proposed development, the setbacks are given here, and are the minimum setbacks.
- Resort related attached freestanding is 24' to 30'.
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Area Setbacks (From post dedication property lines)

Front	10'
Side	10'
Rear	10'

Single Family Dwelling Units per Acre

Area A	12.0
Area B	12.0
Area C	12.0
Area D	12.0
Area E	12.0

Area B & C Coverage Variables

Area B	100% of brown study area
Area C	100% of brown study area
Subtotal B, C, & D	22.5%

CIVIL ENGINEERING
 251 CONSULTANTS
 251 CONSULTANTS
 251 CONSULTANTS

MAISON ARCHITECTS
 251 CONSULTANTS
 251 CONSULTANTS



The Ritz-Carlton Resort
 251 CONSULTANTS
 251 CONSULTANTS

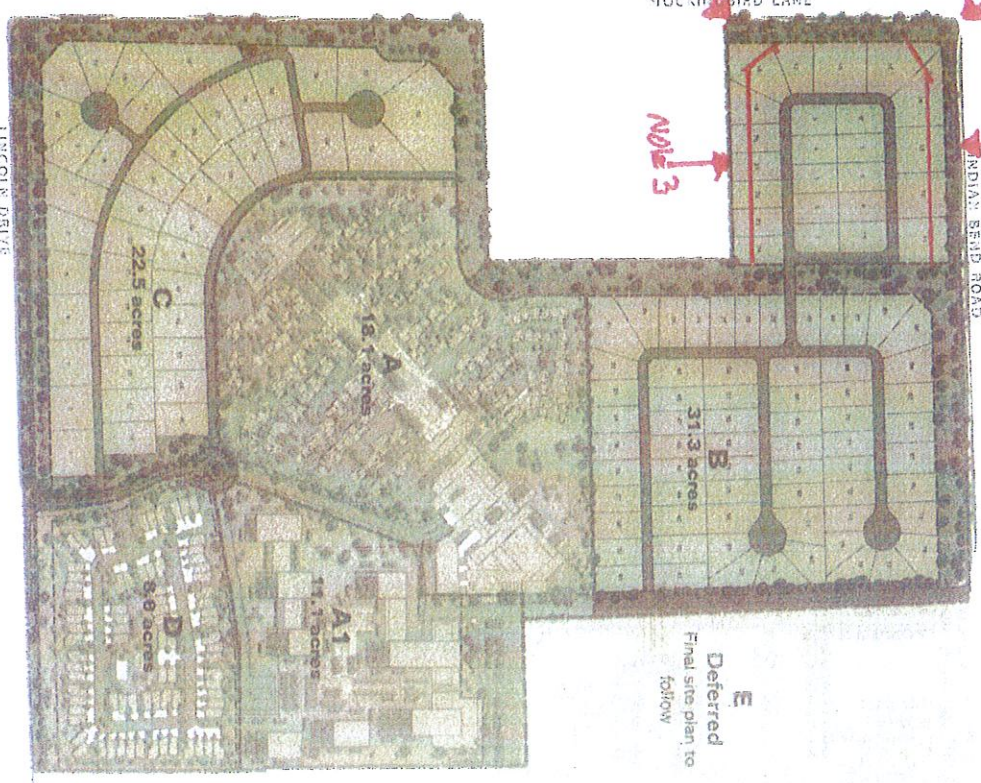


MASTER PLAN
 Land Use/Title Table (Excluding Area E)
 D-4

ATTACHMENT A

MASTER PLAN

Area	Description	Acres
A1 A	180-Carton (land) and (water)	29.2
B	Single Family Attached Residential Foundation	31.3
C	Single Family Attached Residential Foundation	22.5
D	Resort Estate (Attached) Foundations	8.0
E	(Deferred - Final Site Plan to Follow)	31.3
TOTAL		142.3



This Portion
in City of
Scottsdale

SCOTTSDALE ROAD



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AREA PLAN
Land Use Plan
D-2

Attachment B