

RITZ-CARLTON RESORT MINOR AMENDMENT

Paradise Valley, AZ

NOVEMBER 21, 2018

NELSENPARTNERS.COM

FIVE STAR
DEVELOPMENT



THE RITZ-CARLTON®

NELSEN
PARTNERS
ARCHITECTS & PLANNERS



KEY

- 1 Story 14' - 20' above finish grade
- 2 Story 20' - 28' above finish grade
- 3 Story 28' - 36' above finish grade
- Hotel Lobby Roof 48' above finish grade

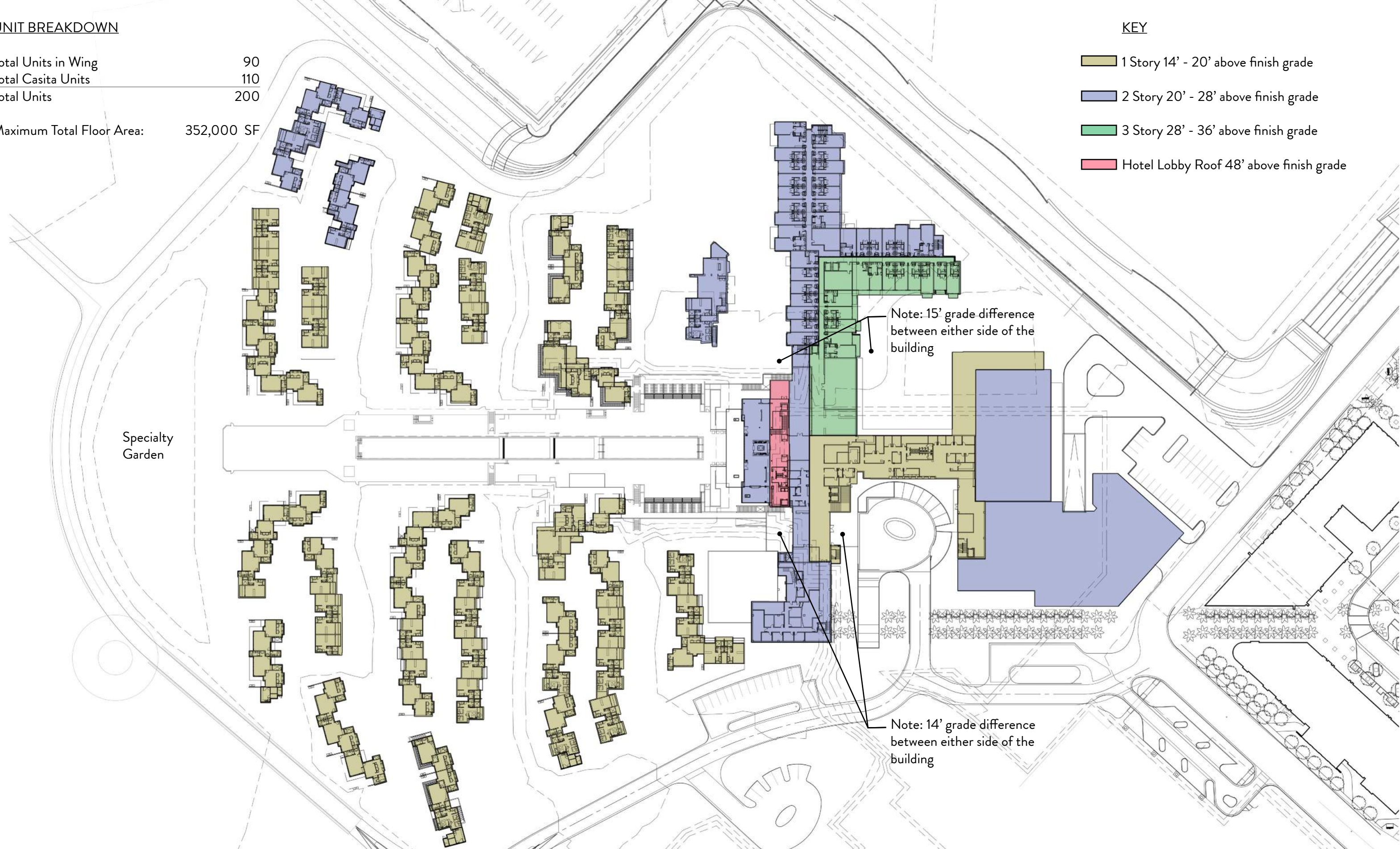
UNIT BREAKDOWN

Total Units in Wing 90
 Total Casita Units 110
 Total Units 200

Maximum Total Floor Area: 352,000 SF

KEY

- 1 Story 14' - 20' above finish grade
- 2 Story 20' - 28' above finish grade
- 3 Story 28' - 36' above finish grade
- Hotel Lobby Roof 48' above finish grade



Specialty Garden

Note: 15' grade difference between either side of the building

Note: 14' grade difference between either side of the building

UNIT BREAKDOWN

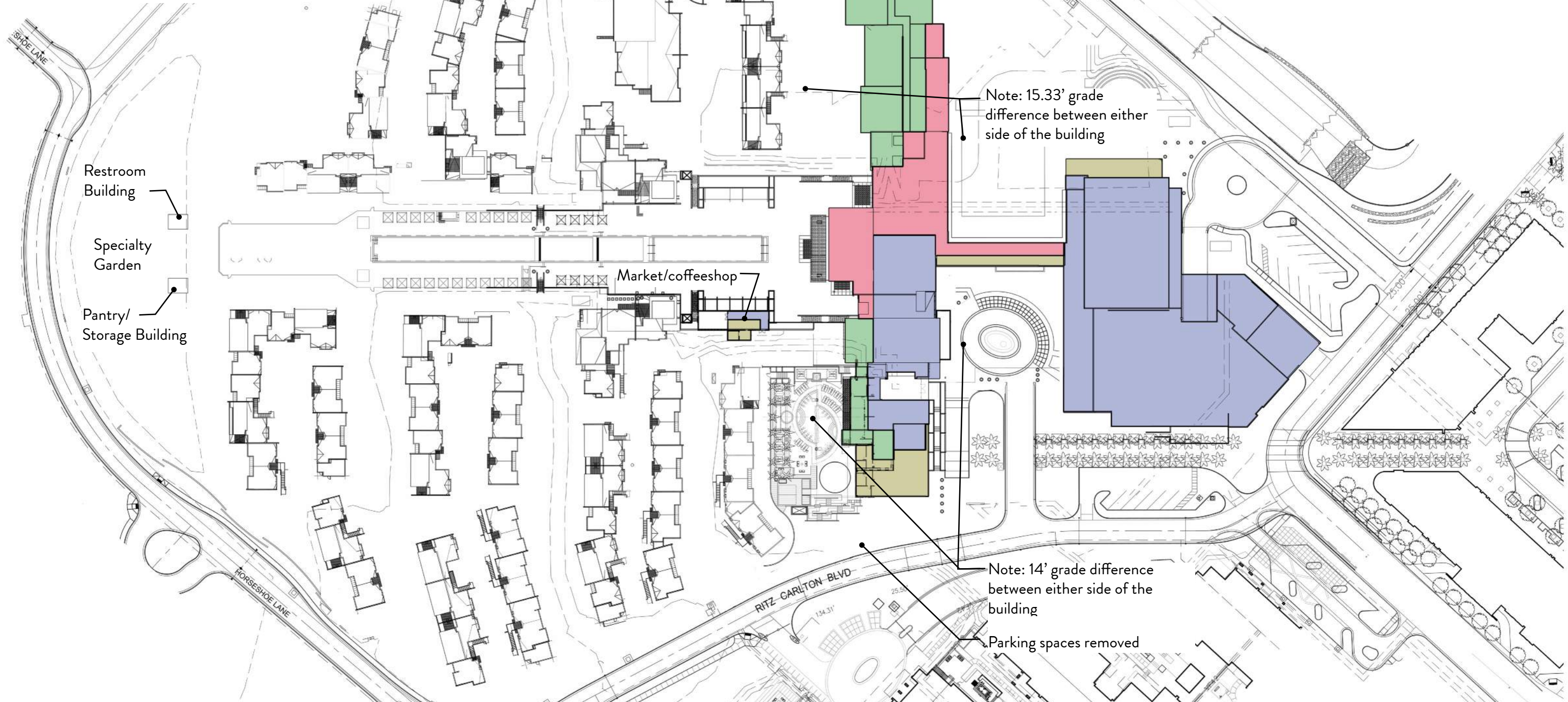
Double Queens	54 queens
Kings	99 kings
Kings+	7 kings+
Suites	55 suites
Total Units	215 units

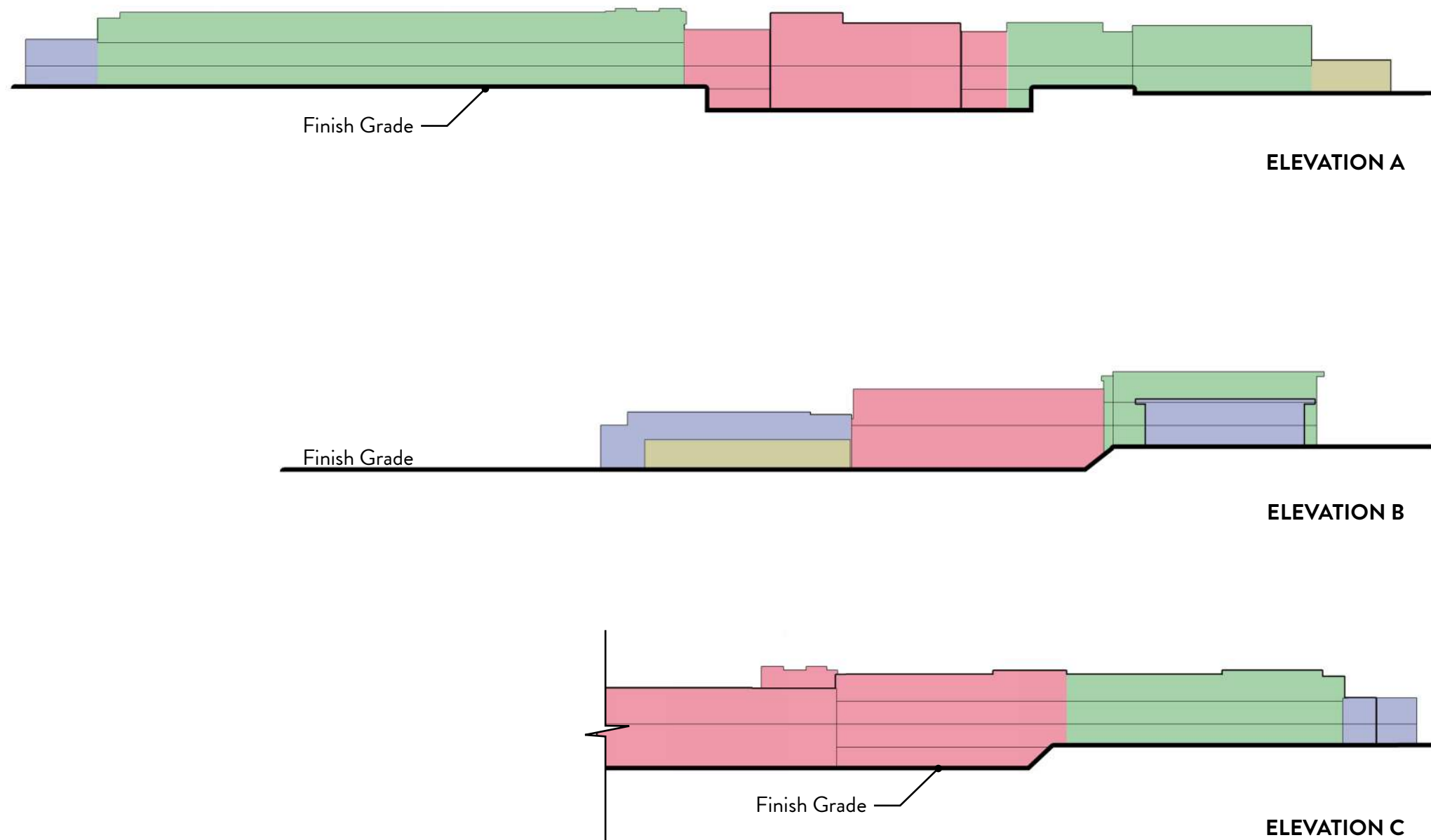
Total Units in Wing	78 units
Total Casita Units	137 units

Maximum Total Floor Area: 357,000 SF

KEY

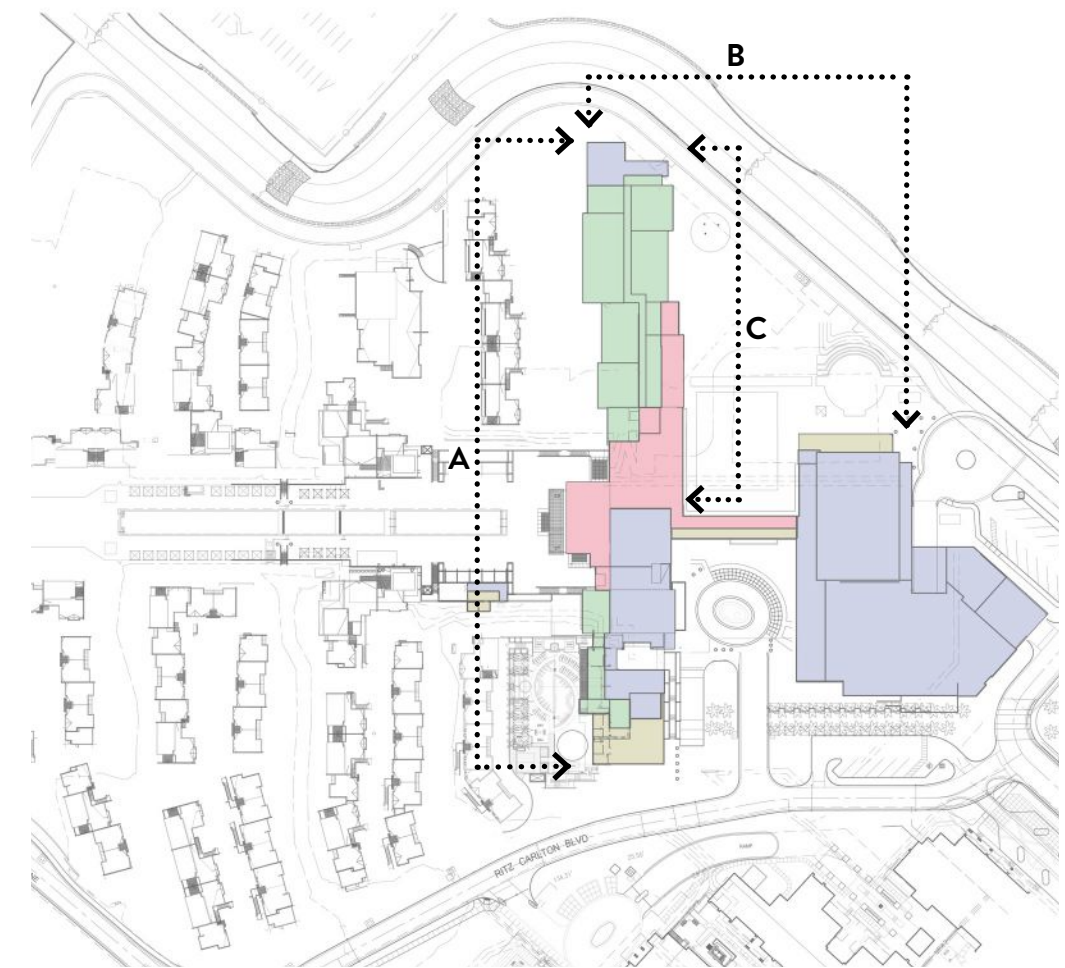
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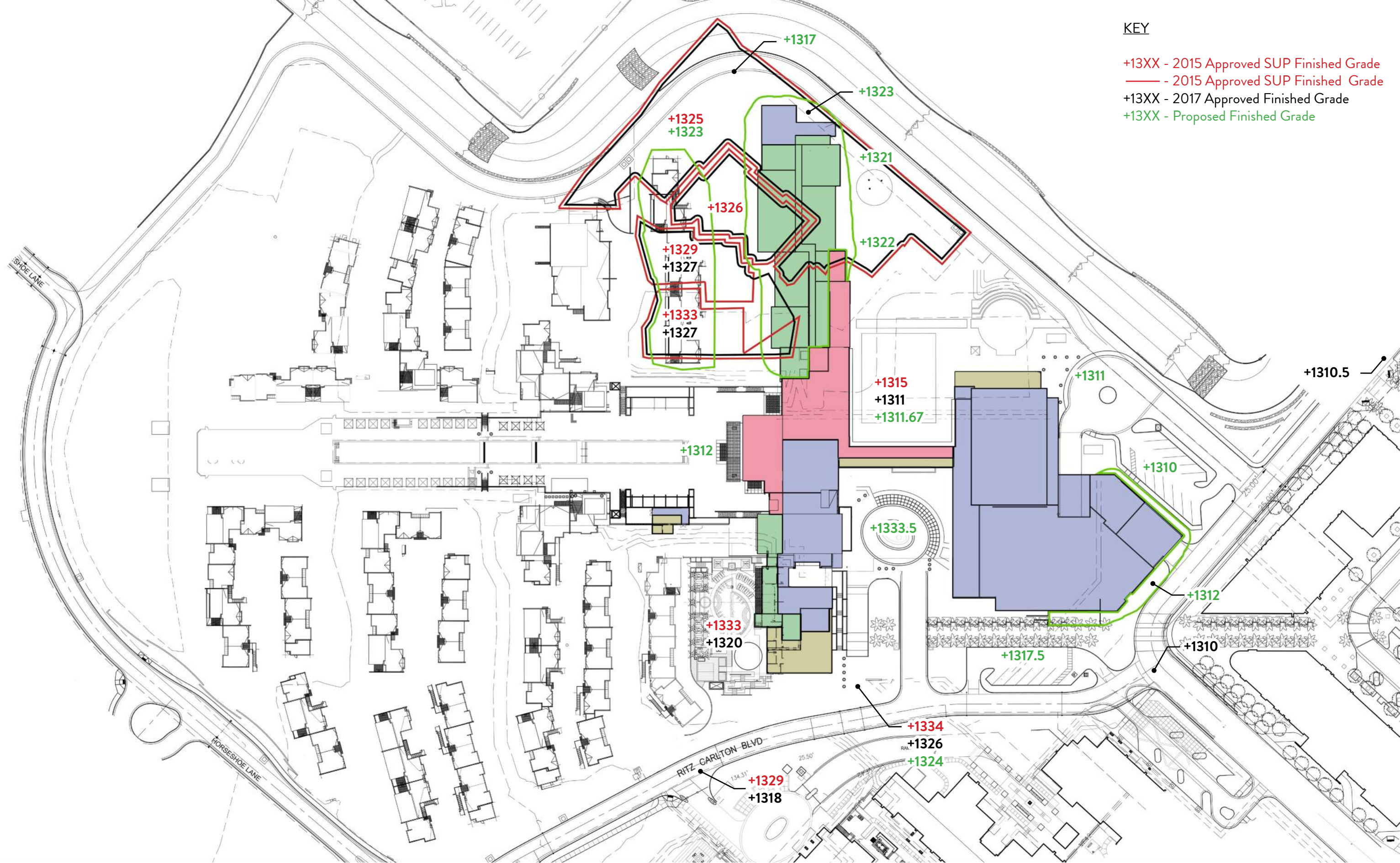
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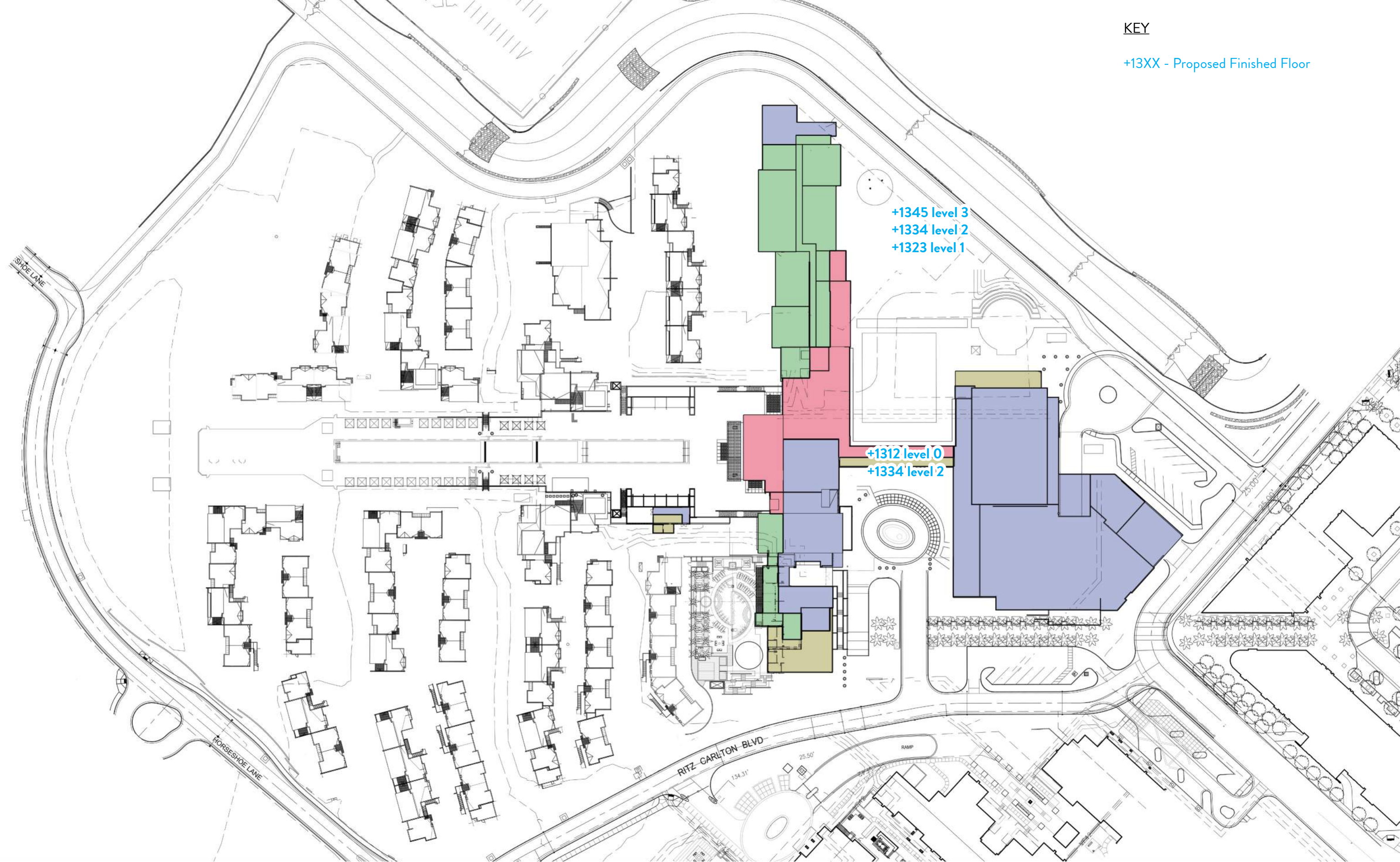
KEY

- +13XX - 2015 Approved SUP Finished Grade
- - 2015 Approved SUP Finished Grade
- +13XX - 2017 Approved Finished Grade
- +13XX - Proposed Finished Grade



KEY

+13XX - Proposed Finished Floor



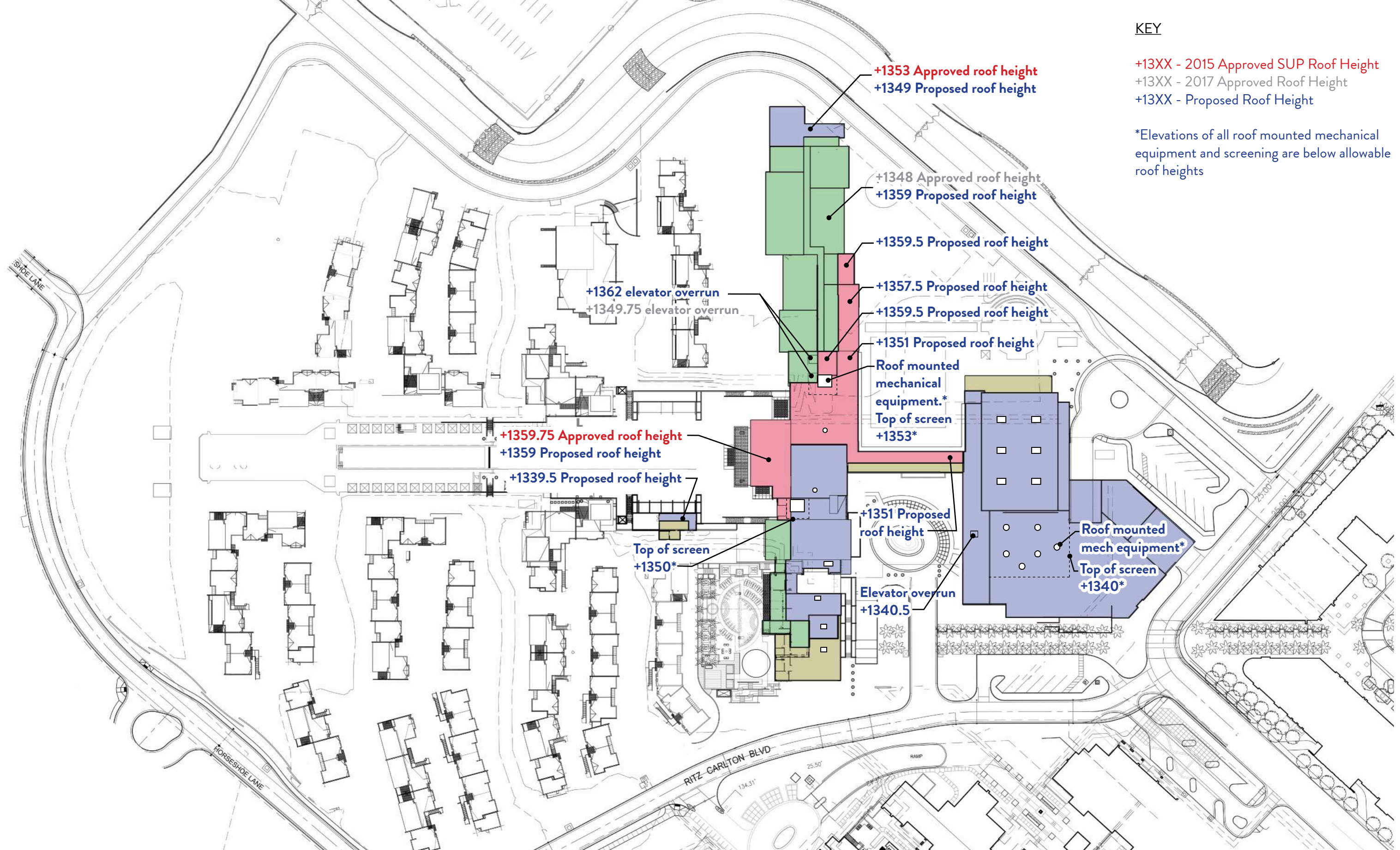
+1345 level 3
 +1334 level 2
 +1323 level 1

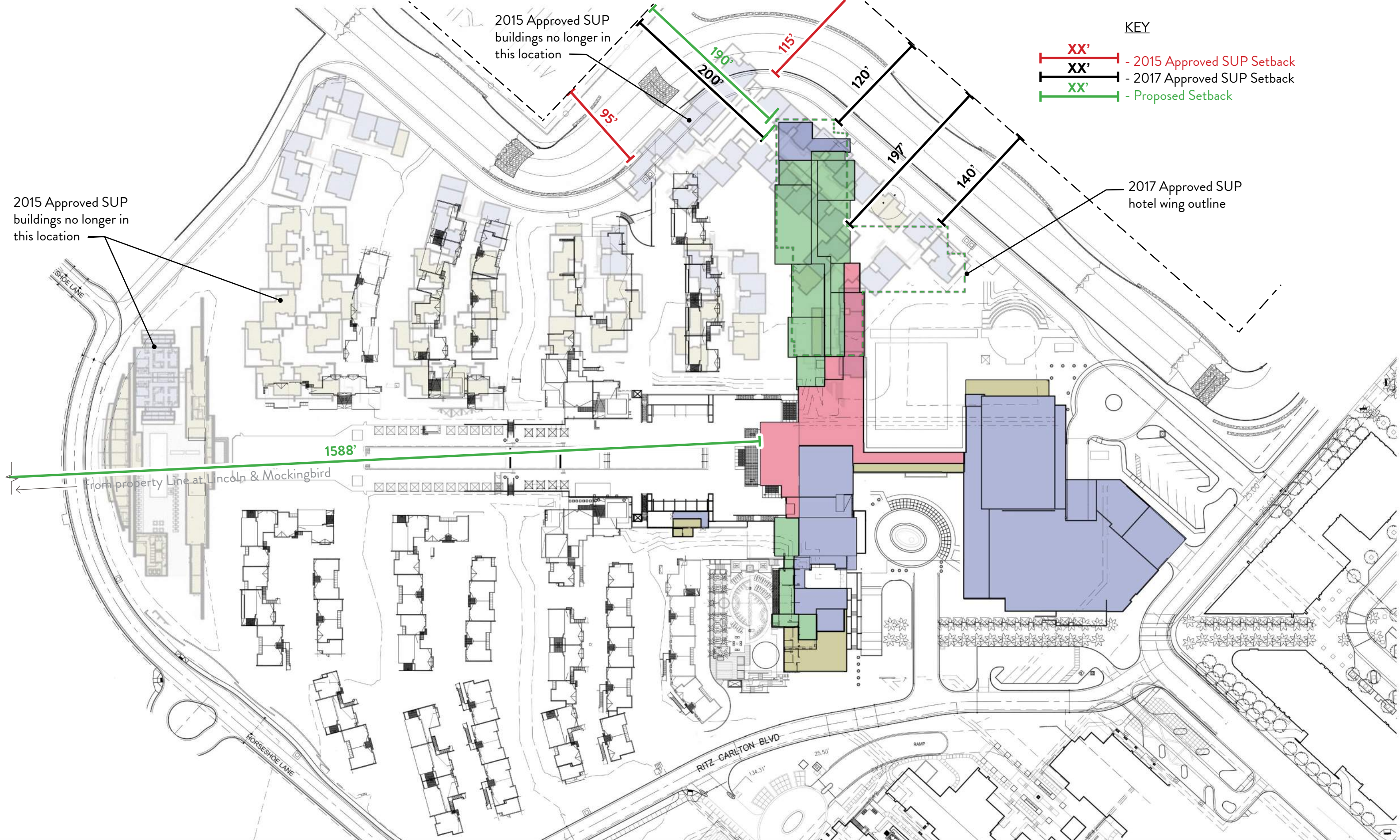
+1312 level 0
 +1334 level 2

KEY

- +13XX - 2015 Approved SUP Roof Height
- +13XX - 2017 Approved Roof Height
- +13XX - Proposed Roof Height

*Elevations of all roof mounted mechanical equipment and screening are below allowable roof heights



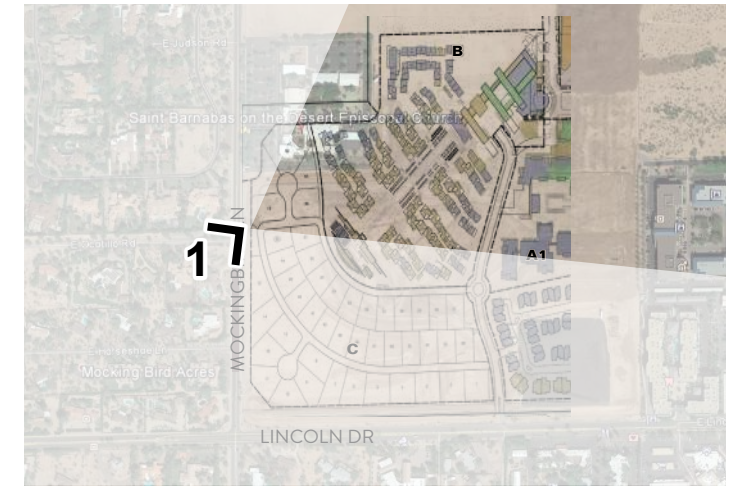


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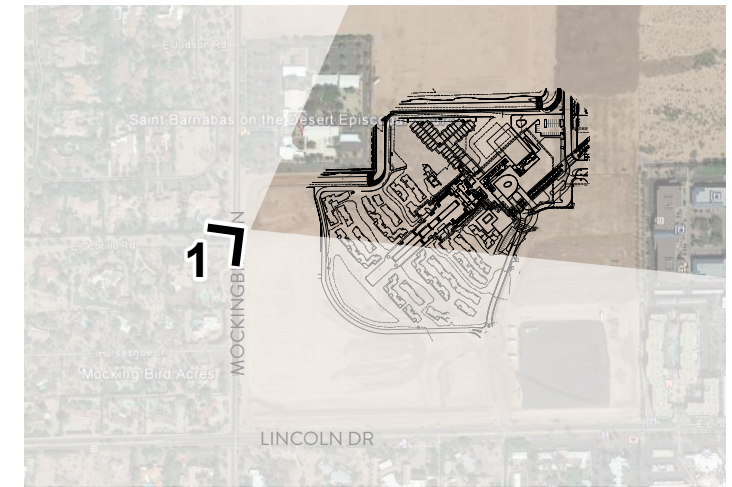
- XX' - 2015 Approved SUP Setback
- XX' - 2017 Approved SUP Setback
- XX' - Proposed Setback



2015 Approved SUP

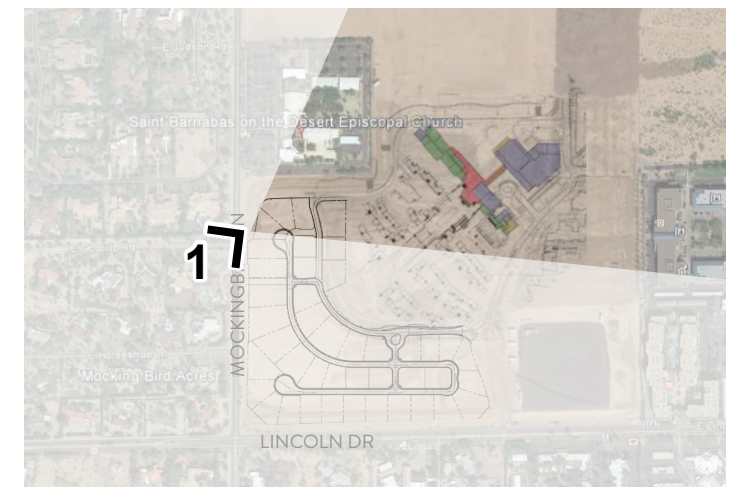


2017 Approved SUP



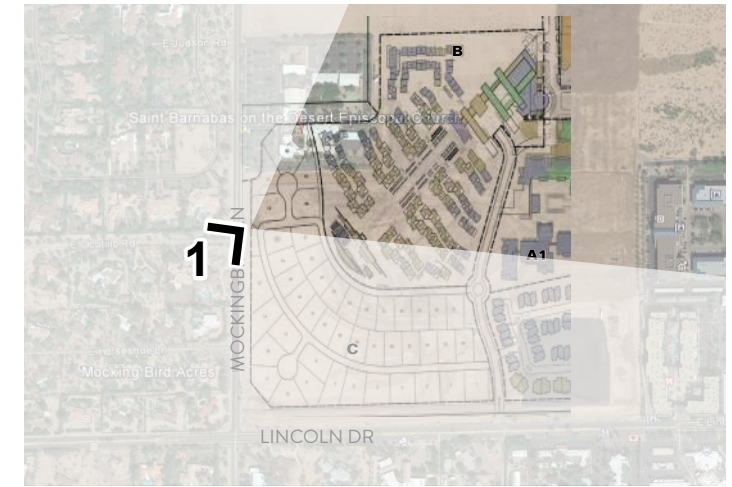
Proposed Minor Amendment

Please see next page for future 8'-0" fence and houses on parcel C of approved SUP.

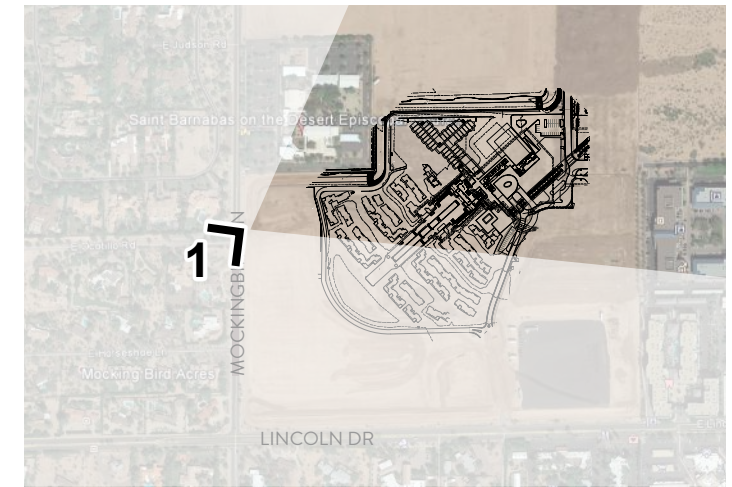




2015 Approved SUP with Massing Model of Parcel C Homes Shown*

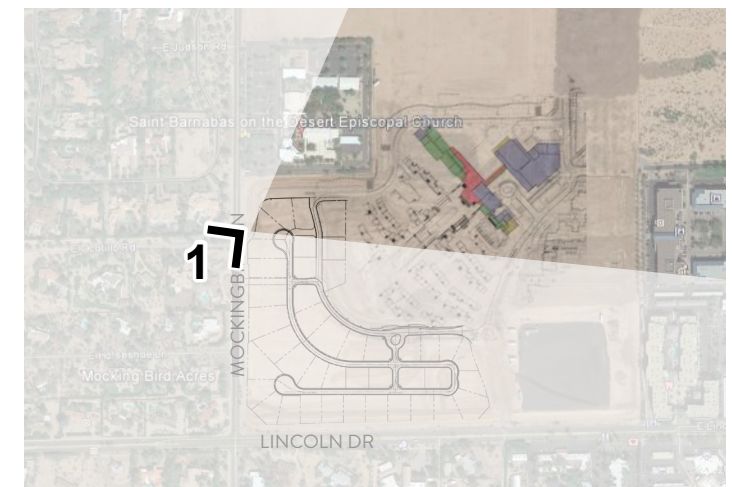


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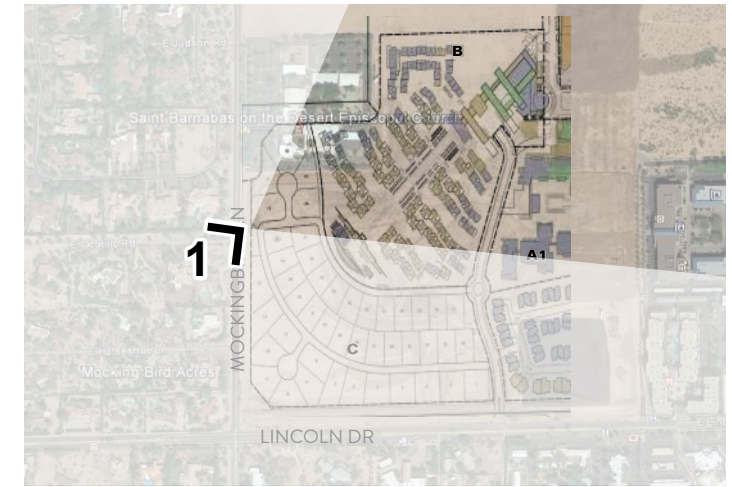
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*Please note: View of Hotel from Parcel C Homes unchanged

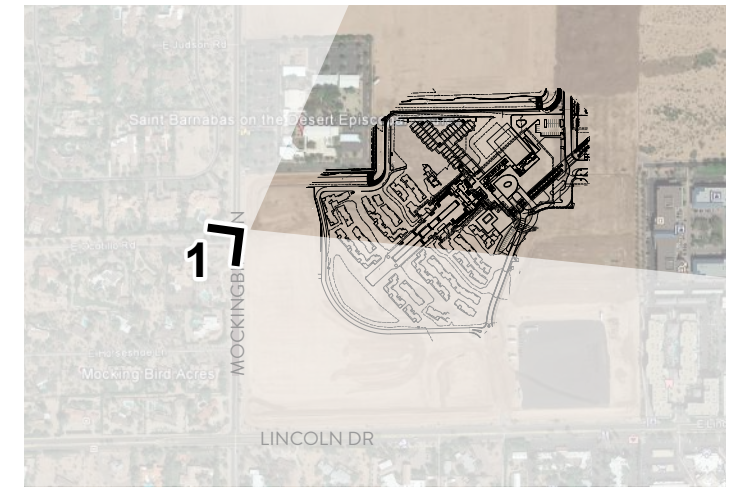




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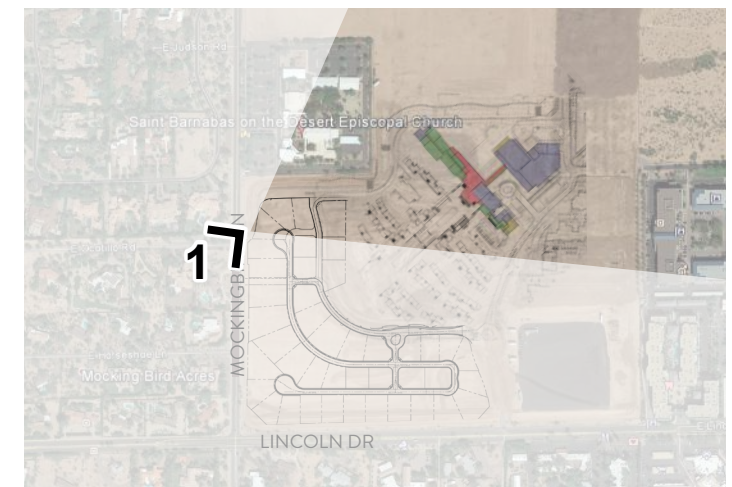


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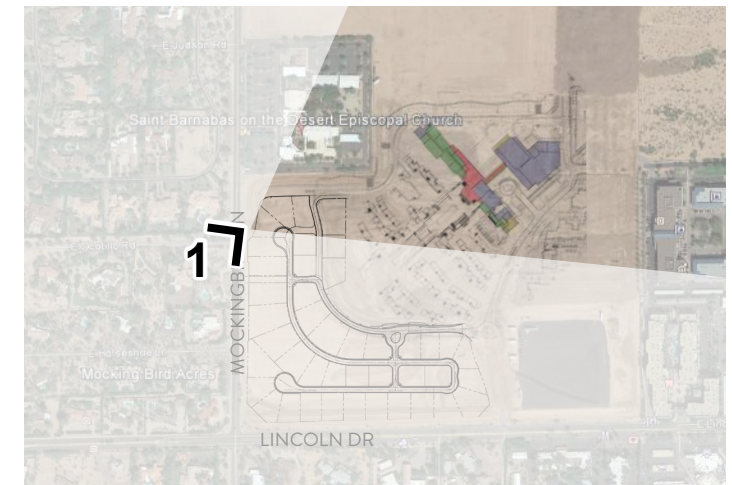
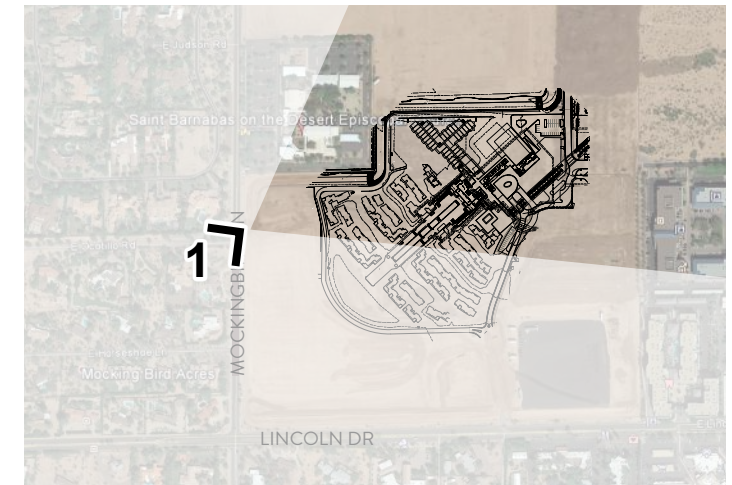
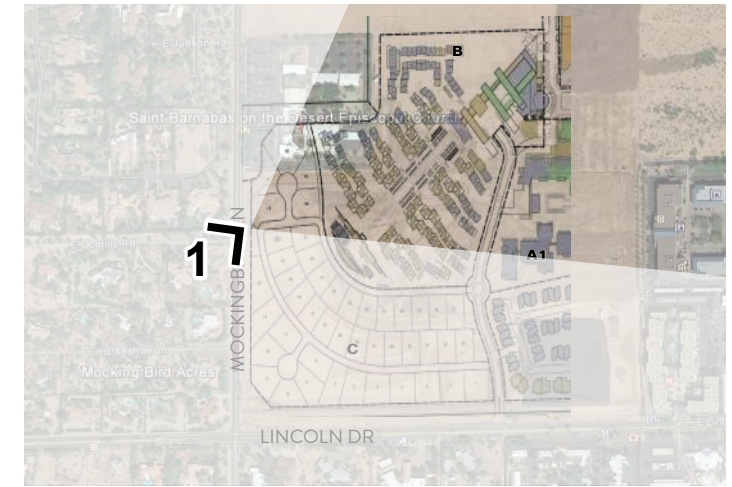
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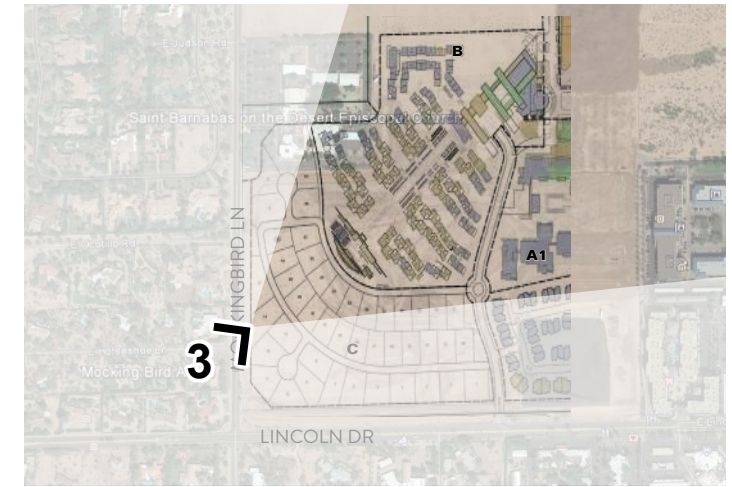
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- 2017 Approved SUP (NP)
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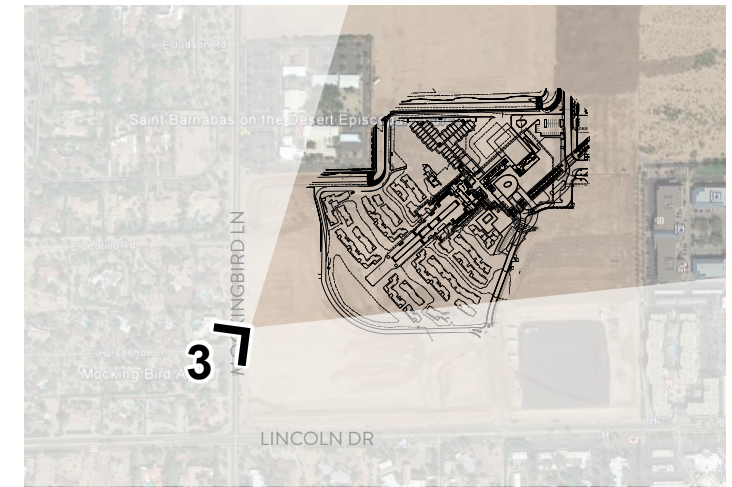




2015 Approved SUP

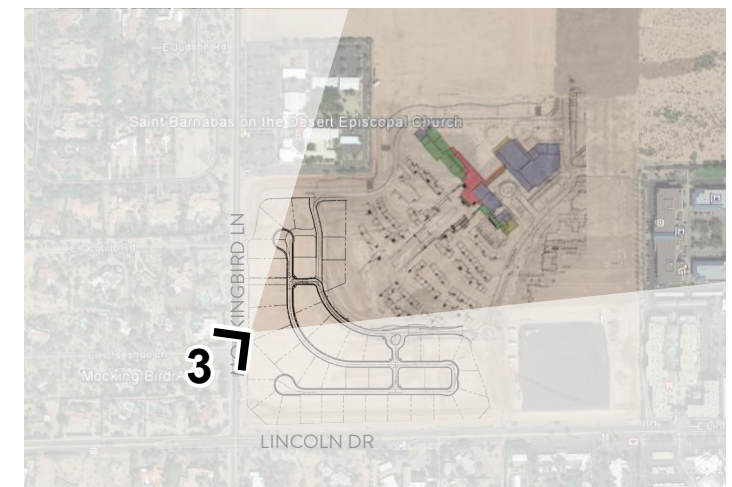


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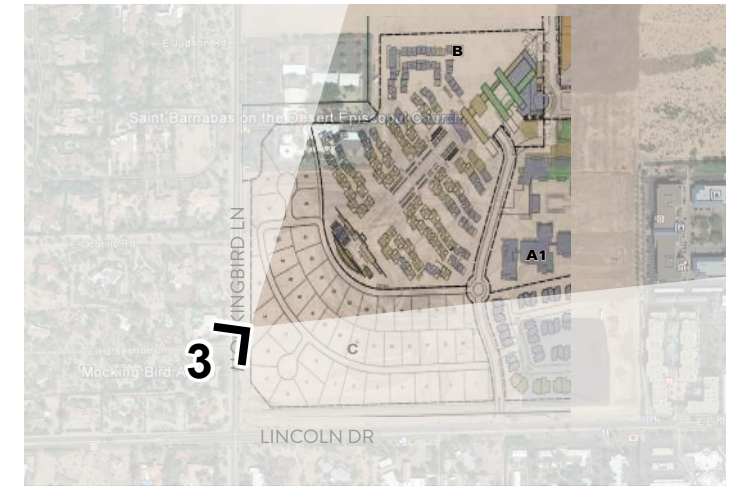
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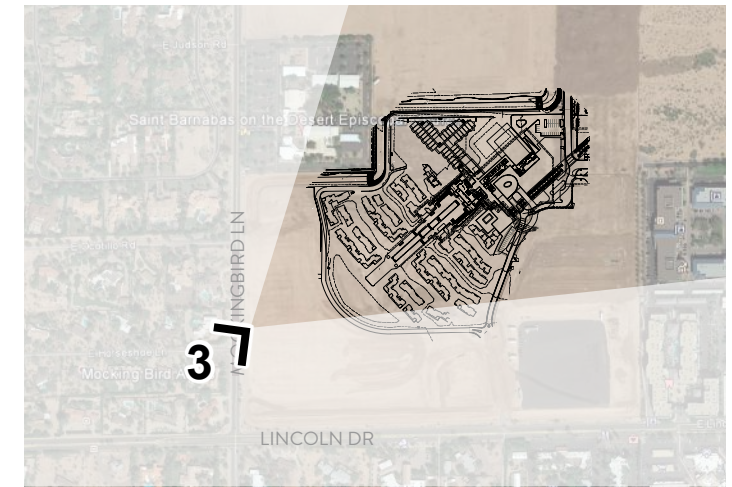




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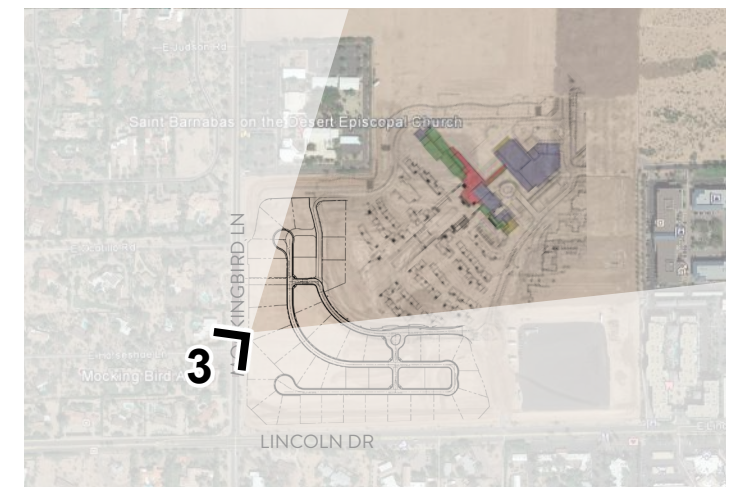


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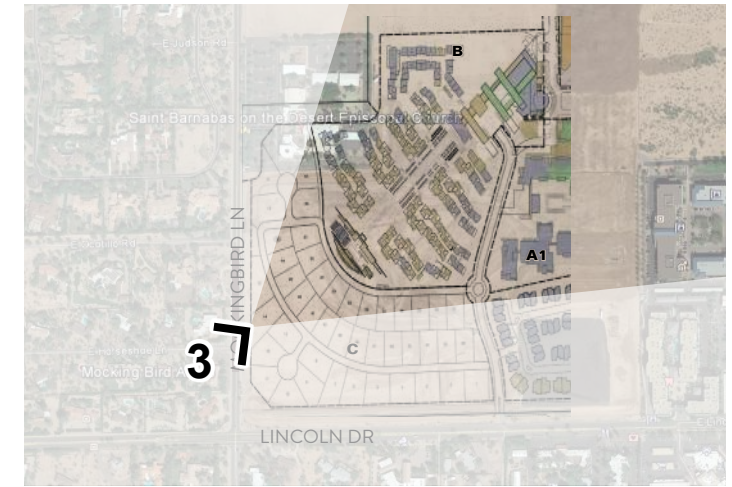
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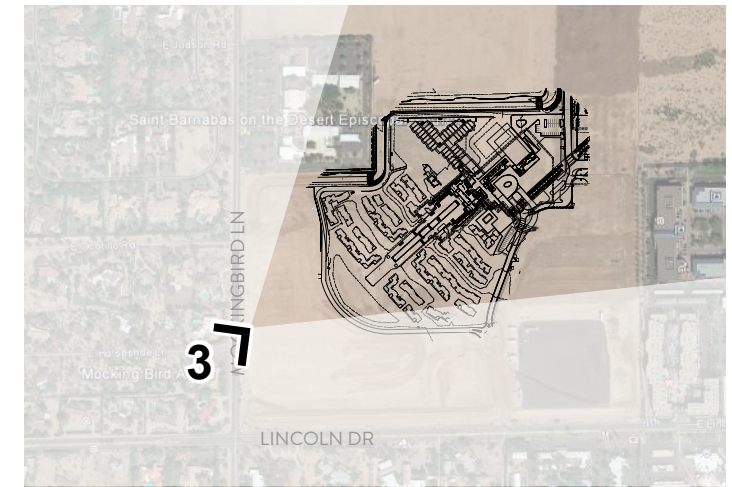




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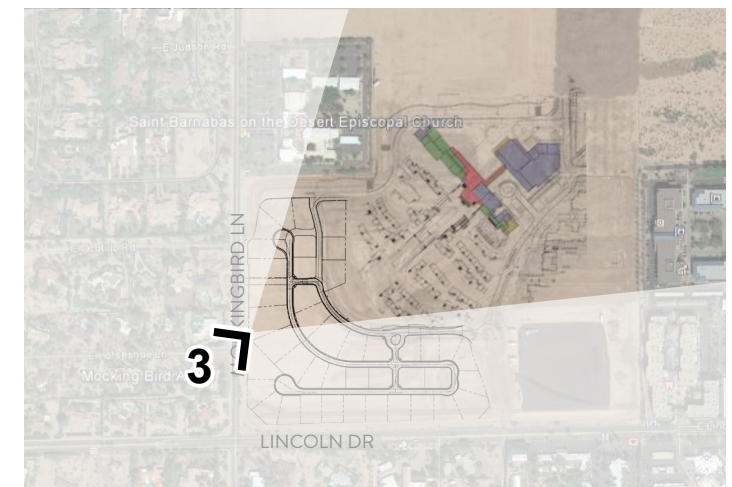


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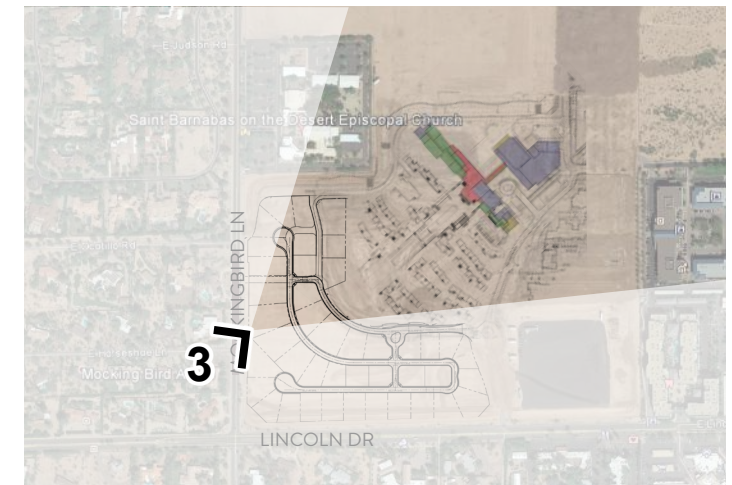
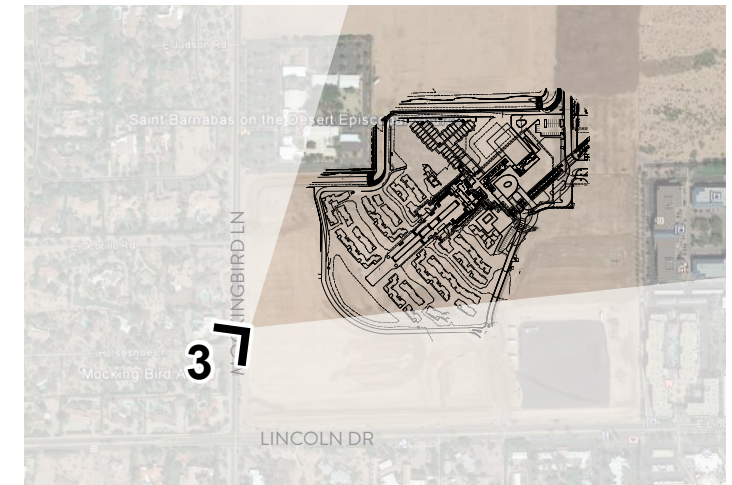
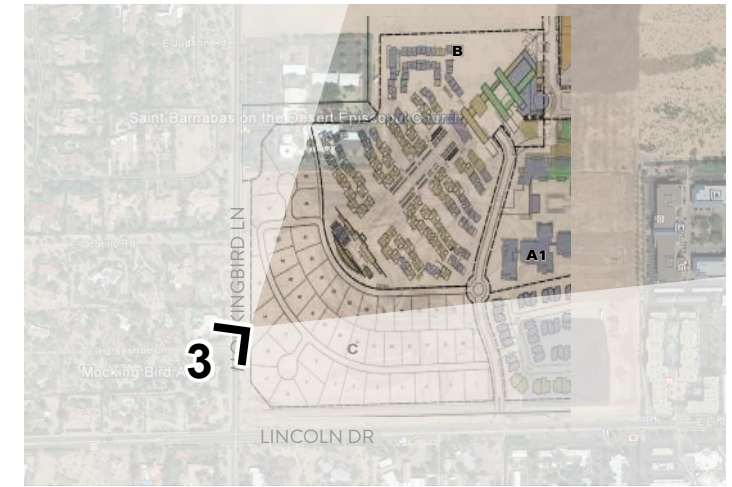
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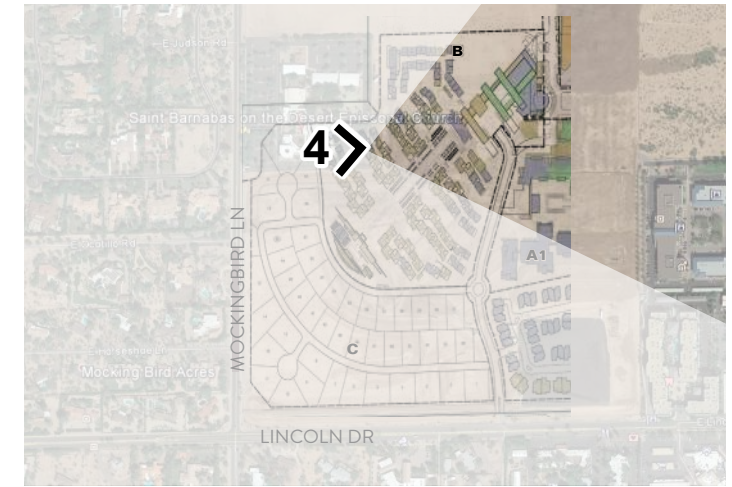
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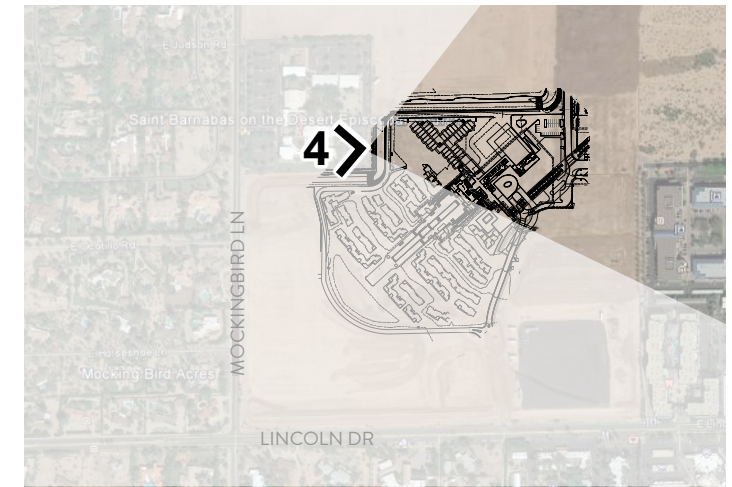




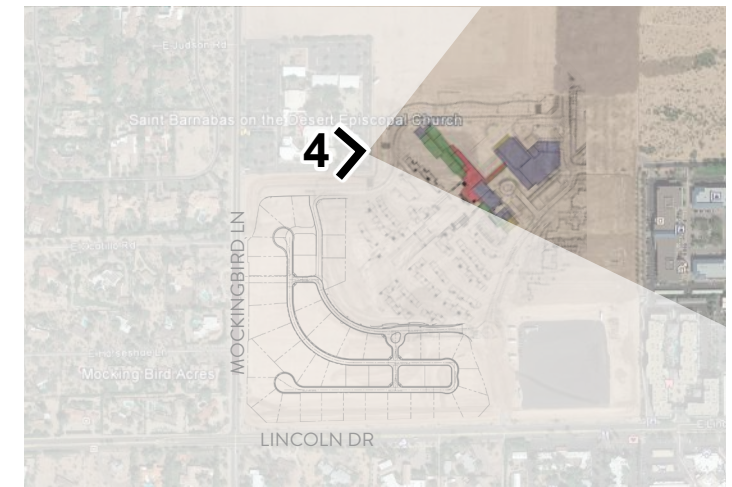
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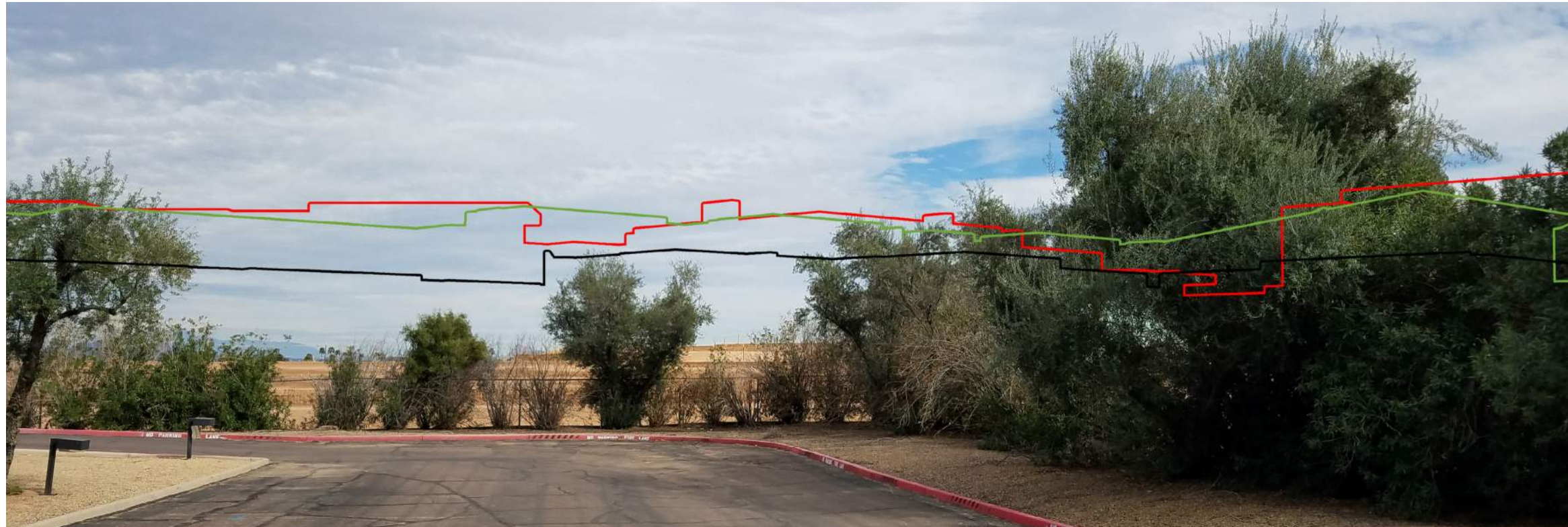


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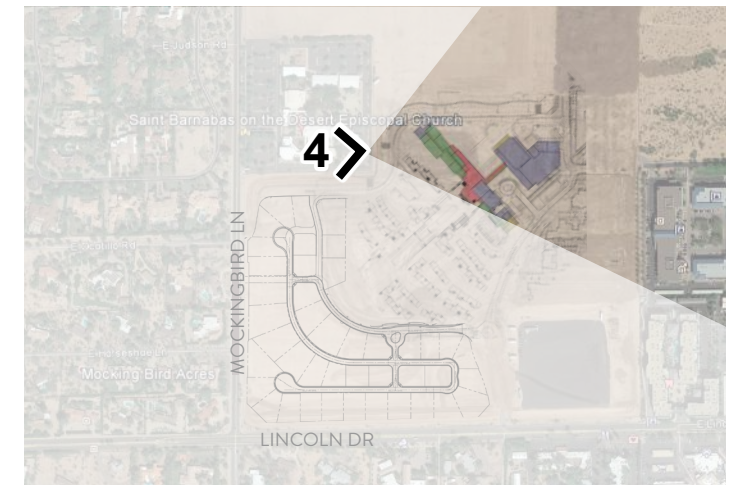
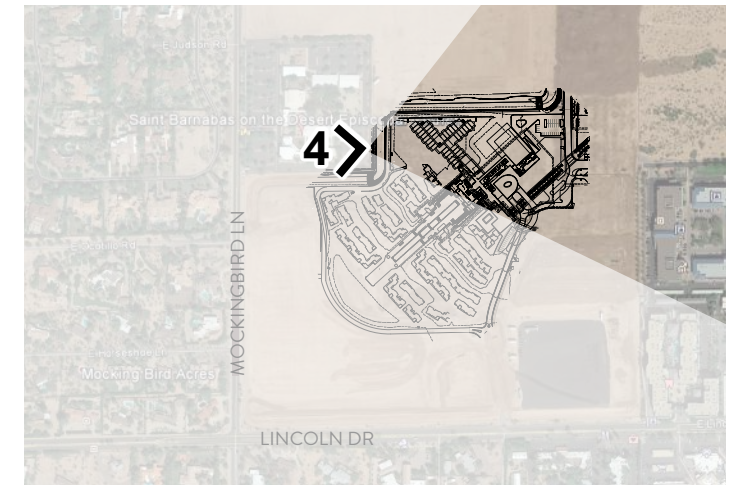
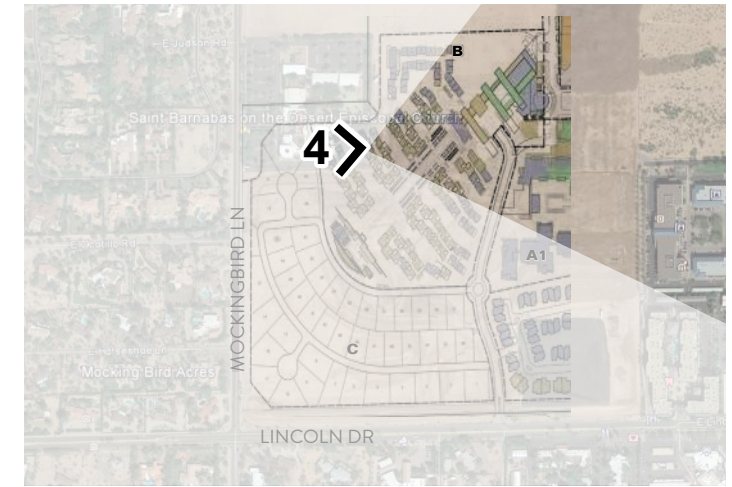
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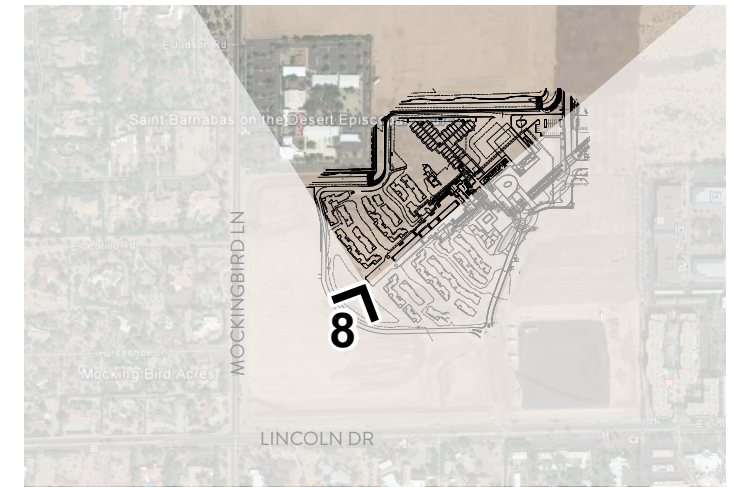




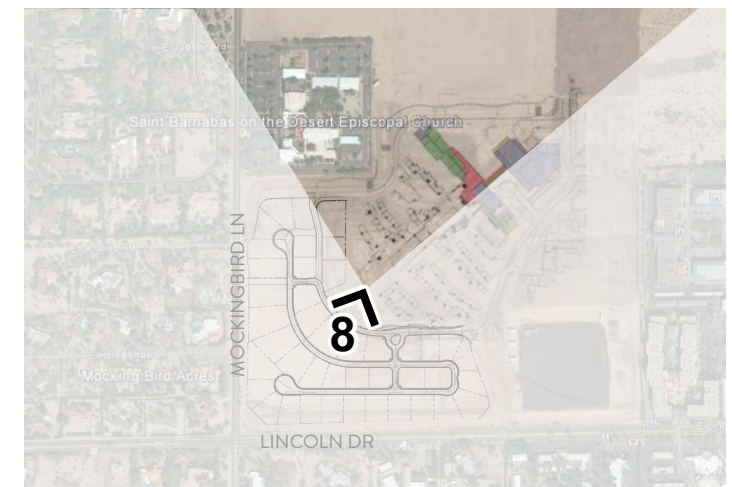
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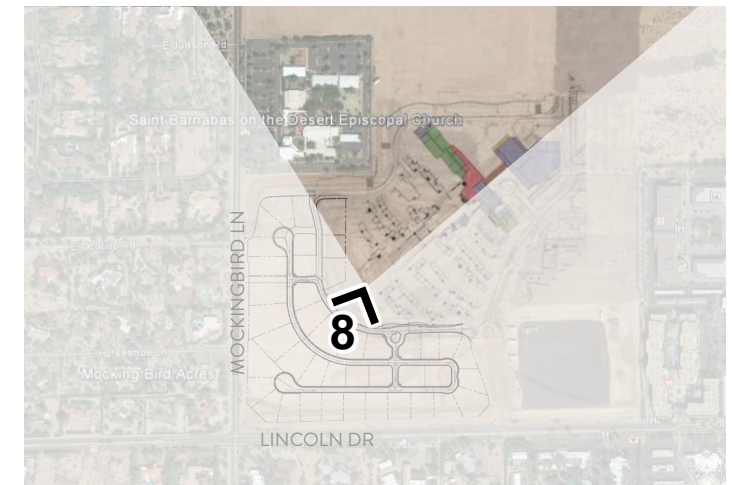
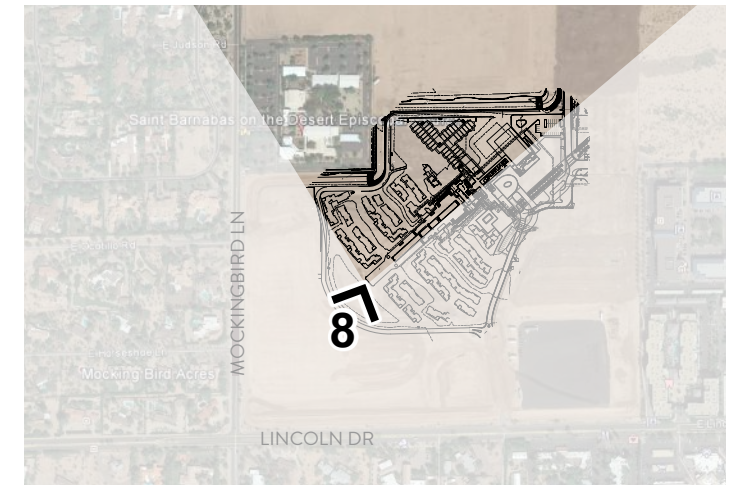
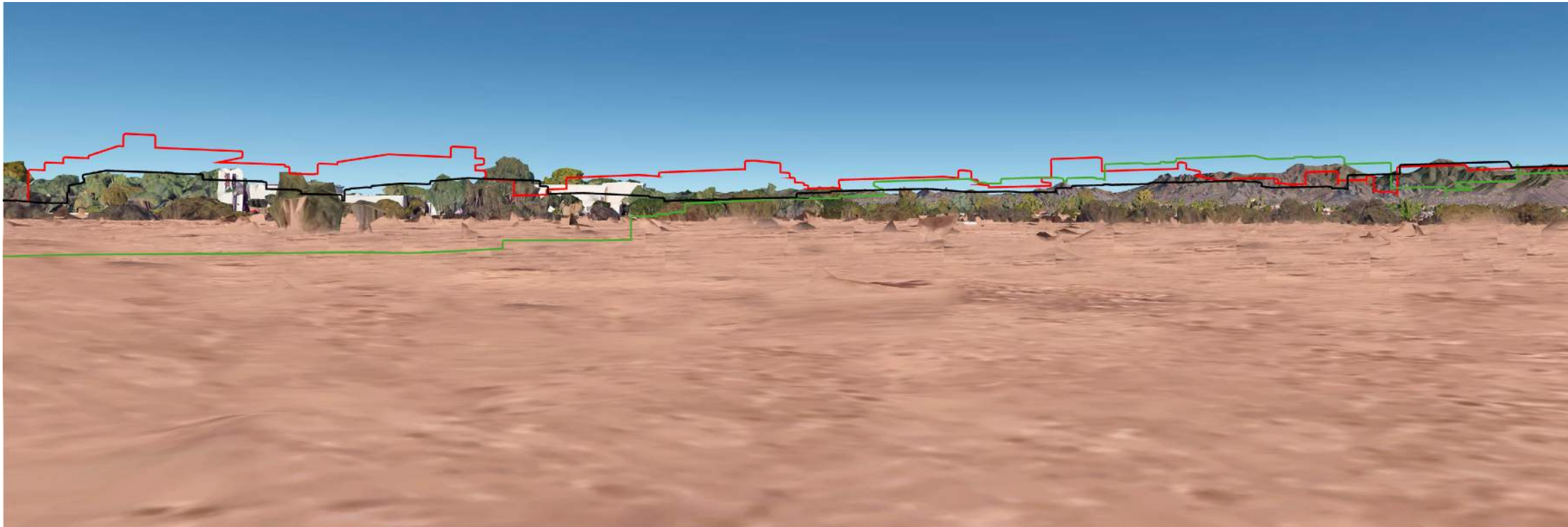


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Proposed Minor Amendment





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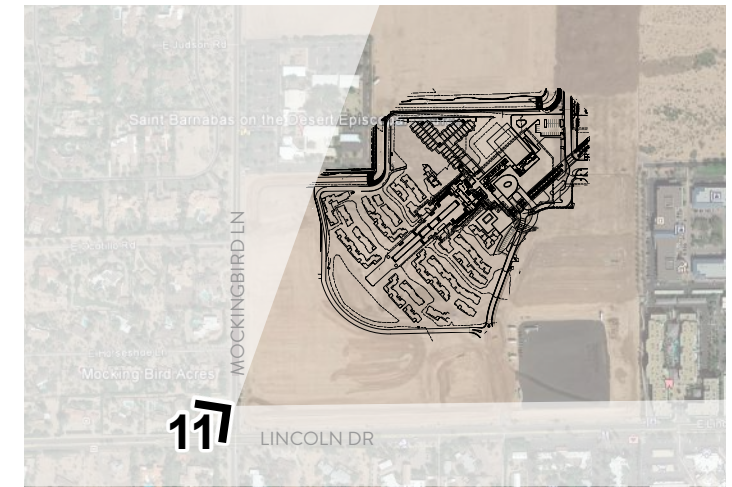
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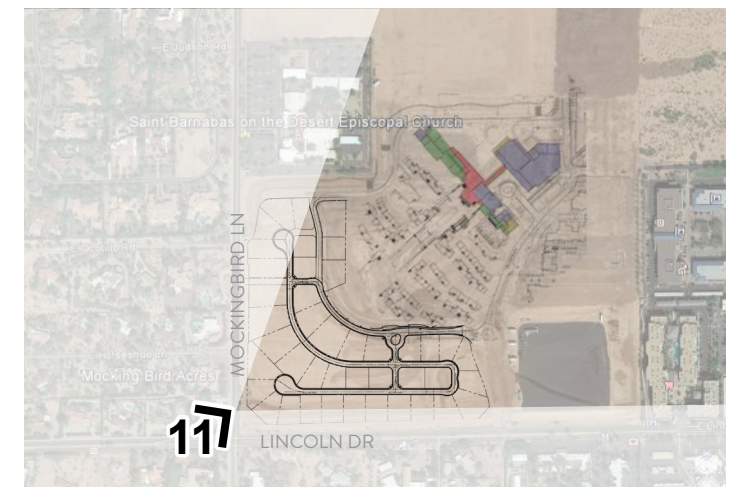


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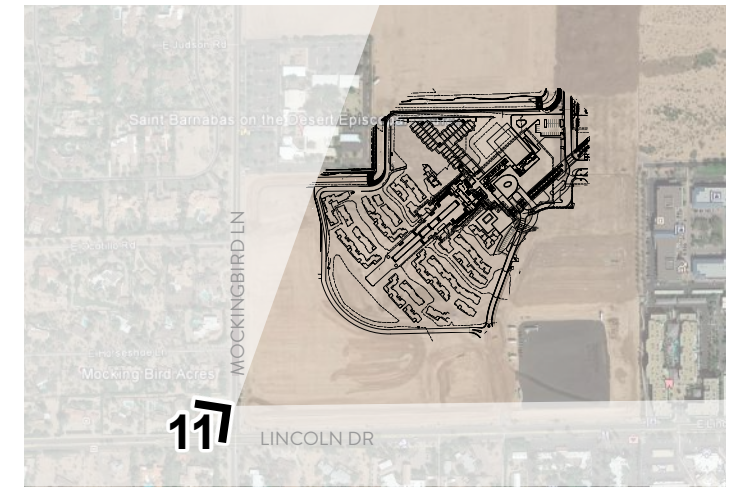




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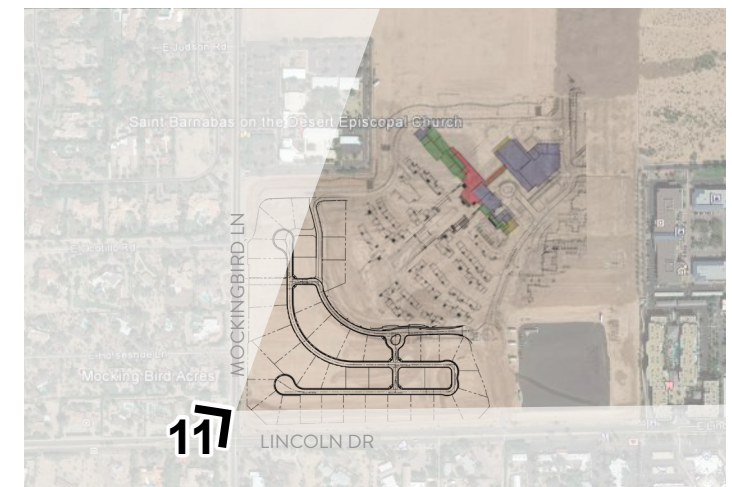


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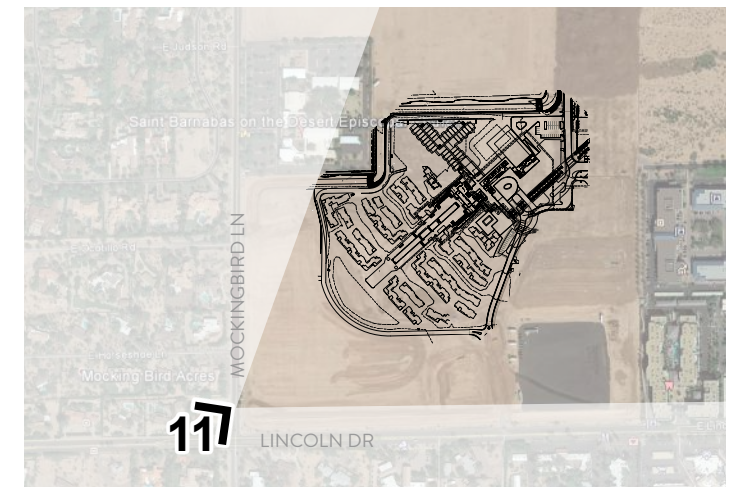




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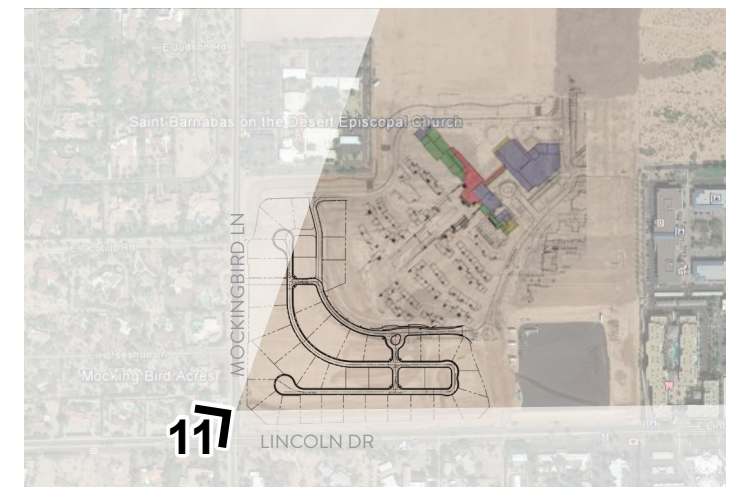


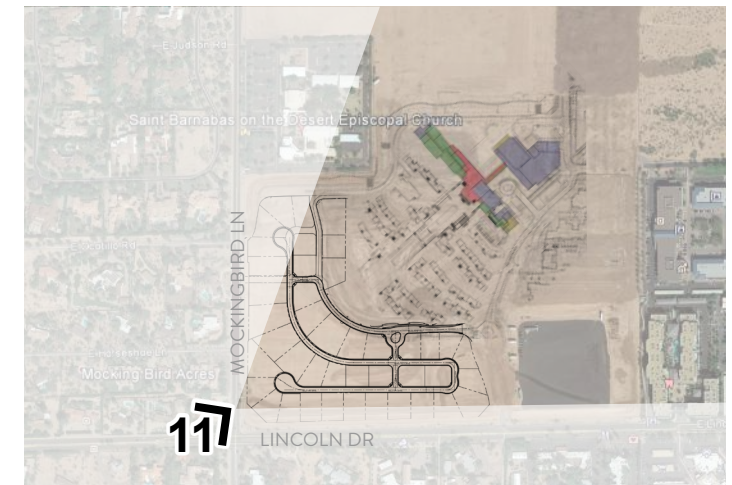
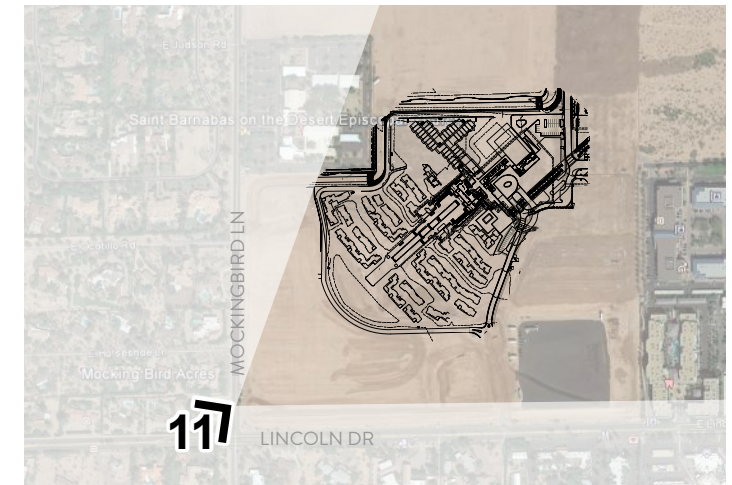
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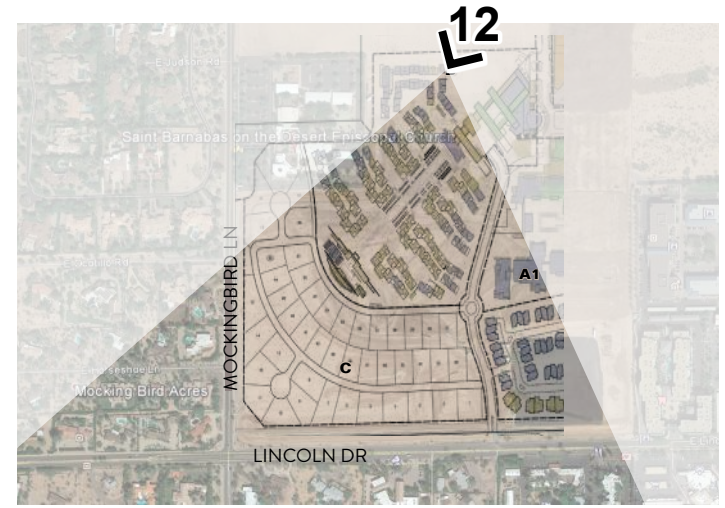


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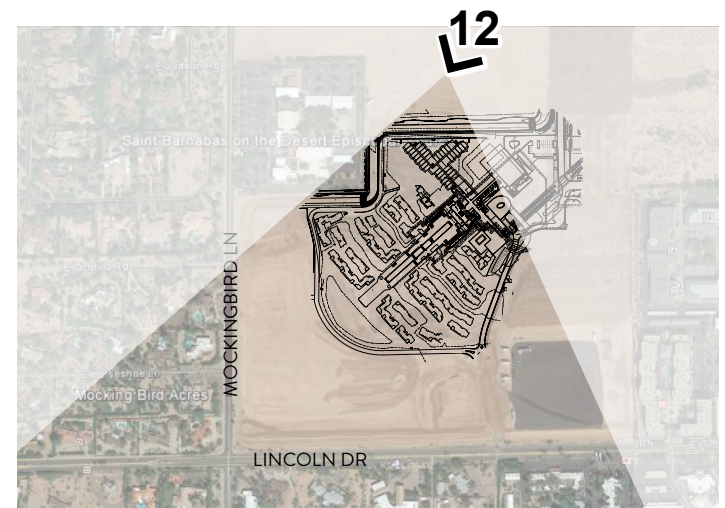
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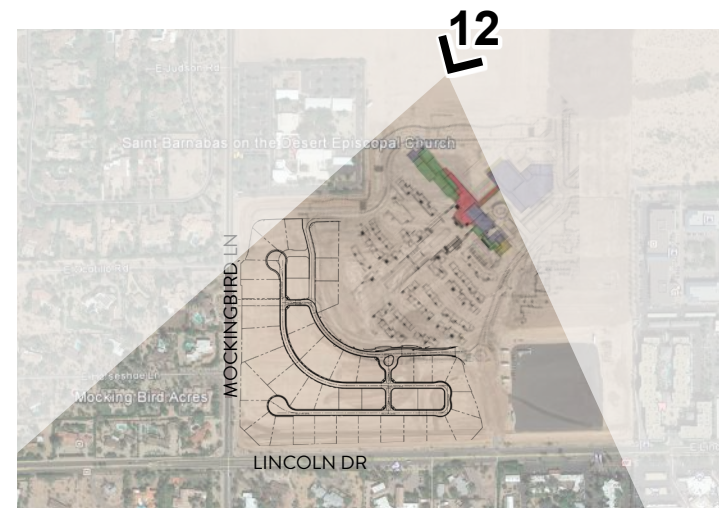
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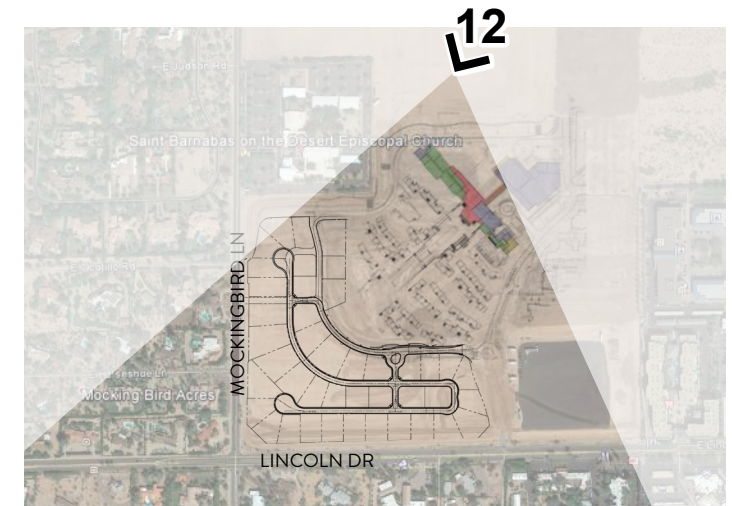
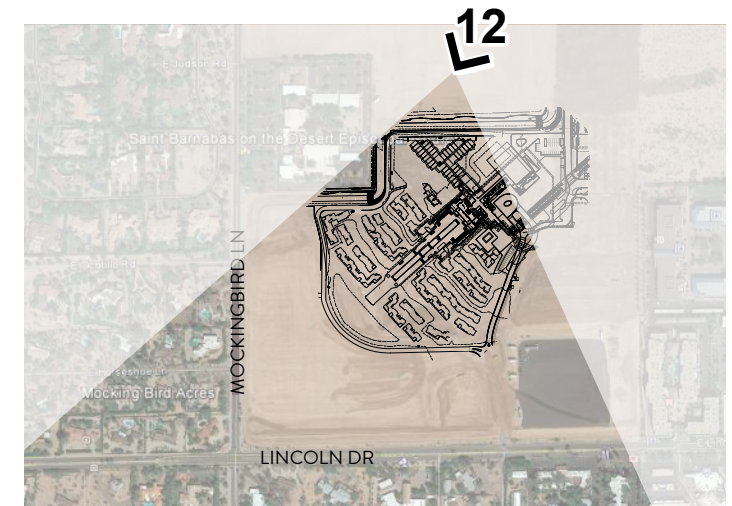
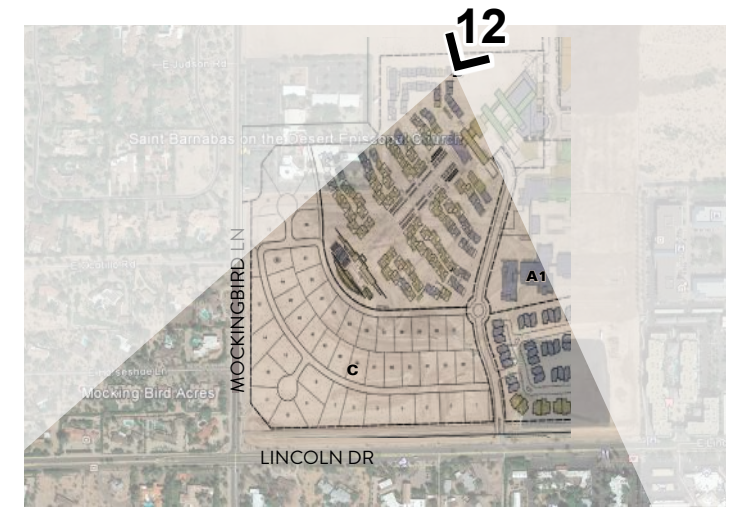


2017 Approved SUP



Proposed Minor Amendment





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2015 Proposed SUP Overview Revised

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf ⁽⁹⁾	Maximum Total Residential Floor Area, sf ⁽⁴⁾	Maximum 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				357,000	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					732,000	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' ⁽³⁾
				13,540 sf avg ⁽⁹⁾						
				20,320 sf max ⁽⁹⁾						
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' ⁽³⁾
				14,191 sf avg ⁽⁹⁾						
				37,605 sf max ⁽⁹⁾						
D	Resort Related Attached Residences	8.8	53		2,800	197,175		94,918	24.6%	20'/24'/36' ⁽⁵⁾
E1	Resort Related Retail	7.2					78,400	78,400	25.0%	30'
	Accessory & Service Structures						3,000			
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾								
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	813,400	1,131,200	26.2%

Total Square Footage

Residential
Resort Related
Total Proposed

960,300
813,400
1,773,700 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 and East of St. Barnabas Church: 10'

Single Family Dwelling Units per Acre

Parcel B 66 du
Parcel C 45 du
Total 111 du

Net Acres 53.8 ac ⁽⁶⁾ 2.06 du/ac
Gross Acres 54.5 ac ⁽⁷⁾ 2.04 du/ac
Improved Acres 56.5 ac ⁽⁸⁾ 1.96 du/ac

Notes:

- ⁽¹⁾ Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current area coverage values are an approximation. Area Coverage in Area B and Area C will be permitted up to the limits established by the maximum Floor Area for each area.
- ⁽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-6 and/or H Page H-6.
- ⁽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 fully subterranean 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 excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁷⁾ Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- ⁽⁸⁾ Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- ⁽⁹⁾ Illustrative values only
- ⁽¹⁰⁾ The acreage for Area E2 is excluded from the overall Area Coverage calculation

CIVTECH, INC
Traffic Engineering

10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey

4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Master Planning

957 Industrial Road | Ste C
San Carlos, CA 94070
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A Melara

WITHEY MORRIS, PLC
Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212
Phoenix, Arizona 85016
602.230.0600
contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 21, 2015
Revised September 11, 2018



THE RITZ-CARLTON®

MASTER PLAN

Land Density Table

D-3

