

April 26, 2016

Ritz-Carlton Resort

Master Final Plat

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@cvlc.com





MASTER FINAL PLAT

For

THE RITZ-CARLTON RESORT

April 26, 2016

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@cvlci.com

Contents

1.	Description of Development Proposal	1
2.	Conformance to General Plan and Zoning	1
3.	Development Standards	1
4.	Existing Conditions	2
7.	Drainage	3
8.	Water and Sewer	3
9.	Landscape	3
10.	Circulation	3
11.	Conclusion	3

Master Final Plat

1. Description of Development Proposal

The Ritz-Carlton Resort master final plat is an overall final plat for the balance of the property located within the Town of Paradise Valley. The purpose of this request is to submit, process, and obtain approval for the master final plat.

The proposed Ritz-Carlton Resort is located at 7000 E Lincoln Drive in Paradise Valley, Arizona and contains approximately 110.8 gross 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.

This mixed use project consists of the resort and commercial uses along side condominium and single family residential uses. The overall Master Final Plat for this project is intended to create large Parcels and large tract areas. The create parcels will be further subdivided in the future by individual parcel final plats. This Master Final Plat will also amend the previously recorded final plat for 7001 East Lincoln.

The proposed project will be 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 this overall project will be in conformance with the approval Special Use Permit (SUP-15-01).

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 (Exhibit A, Master Re-Plat).

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 this overall project 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 this project will be from Scottsdale Road, Lincoln Drive, and Indian Bend Road. 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.