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November 16, 2018

Jeremy Knapp, AICP  
Community Development Director  
**Town of Paradise Valley**  
6401 East Lincoln Drive  
Paradise Valley, AZ 85253

## **Ritz Carlton Hotel Minor Amendment Narrative**

Dear Jeremy,

We are requesting a Minor Amendment to the Approved SUP for the Ritz Carlton Hotel. This request complies with the requirements of a Minor Amendment

The modifications we are requesting are depicted in the Minor Amendment Package dated November 16, 2018. The narrative for each exhibit and site plan related items are as follows:

### **1. The proposed exhibit foot print**

The footprint of the building has changed from the managerial amendment as follows: The spa has changed configuration from what was shown. Spa became smaller and now incorporates an exterior courtyard to draw the local customers in without going through the hotel lobby. The administration wing reduced in size from previous versions and is only located on the north side of the valet drop-off. The main lobby bar and outdoor patio reduced in size on the pool side of the hotel. We are also proposing a new market building on the south side of the main pool for a quick grab-n-go sandwich / coffee shop, the new location is more convenient for pool guests and casita users alike.

### **2. Proposed Roof Heights vs. SUP 2015 and 2017 (page 2, 3, 4 & 5)**

This Minor Amendment addresses the hotel roof heights only. The casita height changes were approved in a Managerial Amendment on 08-10-2018. The hotel guestroom wing was changed to a 3 story building and steps down to 2 story as it gets closer to the property line per the request of the town. The hotel lobby height was modified to a two story height to more accurately depict the volume necessary to maintain the elevations as shown on the approved SUP elevations. Also added is a new market building that is one story from casita grade level. Exhibit 1C is a massing of the elevations to illustrate the fact that the grade at the event lawn is sunken approximately 11' at this location. The elevation from the event lawn is depicted at 48' above grade because this is measured from the sunken area. This height will not impact the neighbors because it matches the 3-story roof height.

### **3. Hotel PAD grades vs. Roof Heights (page 6, 7 & 8)**

These exhibit compares the roof heights and pad grades of the proposed changes to the approved SUP's. This amendment is requesting an increase in the approved roof height for a portion of the hotel wing. This increase does not have a negative impact because the wing has been moved farther away from the adjacent neighbors. (See Hotel Setbacks). In addition to raising the hotel wing roof height we would request that elevator over runs be allowed to penetrate the maximum heights as we have to meet certain

elevator code requirements and cannot do that within the envelope approved. All other proposed roof heights are below the approved heights allowed.

**4. Hotel Setbacks (page 9)**

The section of the hotel wing that wrapped around the event lawn has been eliminated. This increased the distance from the adjacent residences from 140 feet to 197 feet. The units that were displaced when this portion of the hotel wing were removed have been added onto the hotel wing in a location that does not adversely affect the surrounding neighbors. The distance to the closest section of the hotel to the neighbors is still within the approved SUP setback distance.

**5. Elevation exhibits (page 10 thru 27)**

Proposed views of the hotel from various points on the site have been provided to show that the revised building does not negatively affect the surrounding neighbors. All the elevation exhibits show the previous elevations as well as the proposed elevations. For comparison we have also shown what the views from both Lincoln Drive and Mockingbird Lane will actually look like once the residential units are constructed. As you can see from the exhibits the hotel will not even be visible from either street.

**6. Increase of square footage (page 28)**

Exhibit D-3 is updated to show the area increase. An increase of square footage is being requested to allow the additional 15 guestrooms and a new market/coffee building to be constructed at this time. The total allowable floor area of 352,000 s.f. that was approved in the 2015 SUP will increase to 357,000 s.f. The additional 5,000 s.f. is within the requirements of a minor amendment. There is no change to the allowable drip line area.

**7. Exhibit 14 – Market (page 29)**

See exhibit 14 for the new Market building being proposed. The area for this building is covered in the area increase being requested in this minor amendment. This will be a coffee/market place for guest to grab a quick sandwich, coffee or purchase merchandise from The Ritz-Carlton retail space.

**8. SUP comparison Chart**

		<b>Original - 2015</b>	<b>Approved - 2017</b>	<b>Proposed - 2018</b>
<b>Hotel Area</b>	Level 0	148,589	91,996	95,264
	Level 1	21,163	17,526	49,325
	Level 2	34,431	45,751	54,681
	Level 3			21,713
	<b>Hotel Totals:</b>	204,183	155,273	220,983
<b>Casita Area</b>	1st Floor	158,072	113,751	95,743
	2nd Floor	62,106	41,459	38,405
<b>Casita Totals:</b>		220,178	155,210	134,148
<b>Combined Totals:</b>		424,361	310,483	355,131
<b>No. of Units</b>		200	200	215
<b>% of Stories Hotel</b>	Level 0	42%	26%	27%
	Level 1	6%	5%	14%
	Level 2	10%	13%	15%
	Level 3	0%	0%	6%
<b>FAR</b>	Allowed	352,000	352,000	357,000
	Actual	424,361	310,483	355,131

**9. Uses of Project**

The uses of the project have not changed and therefore fall within the requirements of a Minor Amendment.

**10. Materials**

The changes do not have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from the adjacent properties.

**11. Architectural Style**

This request does not change the architectural style of the existing Special Use Permit.

Please feel free to contact me if you have any questions or need further clarification.

Sincerely,  
Nelsen Partners, Inc.



George A. Melara, AIA  
Vice President/ Managing Director