



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, January 7, 2020

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

5. PUBLIC HEARINGS

The Public Body may take action on this item.

- A. **20-020** **Consideration of a Minor Special Use Permit Amendment (SUP 19-06)**
Five Star/Ritz-Carlton Area C - Basement Lightwells, Modified Chimney Heights, and Modified Fence Wall Heights - 7000 E Lincoln Drive

Attachments:

[A - Vicinity Map & Aerial Photo](#)
[B - Application](#)
[C- Narrative & Plans](#)
[D - Area C SUP Stipulations No. 44-45](#)
[E - SUP Site Plan Sheet D-3](#)
[F- Notification Materials](#)

6. ACTION ITEMS

The Public Body may take action on this item.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [20-021](#) **Continued Discussion of Upcoming Planning Commission Items for Council Retreat**

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

- A. [20-012](#) **Approval of December 3, 2019 Planning Commission Minutes**

Attachments: [120319 MN Draft](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 20-020

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: January 7, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Consideration of a Minor Special Use Permit Amendment (SUP 19-06)

Five Star/Ritz-Carlton Area C - Basement Lightwells, Modified Chimney Heights, and Modified Fence Wall Heights - 7000 E Lincoln Drive

REQUEST

Five Star Resort Owner LLC is requesting a Minor Special Use Permit (SUP) amendment for Area C to allow expanded basement lightwells to encroach into the building setbacks, allow chimneys and chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence/retaining wall heights.

RECOMMENDATION

RECOMMENDATION A:

It is recommended the Planning Commission deem the requested amendment to the Five Star/Ritz-Carlton Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

It is recommended that the Planning Commission approve the Five Star/Ritz-Carlton Minor Special Use Permit Amendment in Area C to allow expanded basement lightwells to encroach into the building setbacks, allow chimneys and faux chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence/retaining wall heights, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the narrative, plans, and documents in the 7000 East Lincoln Ritz-Carlton Resort Parcel C Minor SUP Amendment submittal, Job # 01.0268908, prepared by CVL Consultants with the 3rd Revision date of December 9, 2019.

2. Revised SUP Stipulation No. 44 (with the new language identified in **bold** and removed language in ~~strikeout~~):

Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans.

Expanded basement lightwells/patios shall be in compliance with Minor Special Use Permit Amendment SUP 19-06 and shall be included in the square footage calculations. The portion of each expanded basement lightwell/patio that is located within the 5' encroachment from the building setback shall be limited to the following:

- **Front yard lightwell/patios - Maximum of 275 square feet,**
- **Side yard lightwell/patios - Maximum of 175 square feet, and**
- **Rear yard lightwell/patios - Maximum of 125 square feet.**

Plants placed in basement lightwells/patios shall not extend above the exterior grade of the house. Also, lightwell guards that are adjacent to or visible from a right-of-way and/or open space area shall be clear glass with an optional cap. A planting/landscape buffer shall be placed around all lightwell guards that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). This planting/landscape buffer must be maintained by the Home Owners Association (HOA).

Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

3. Revised SUP Stipulation No. 45.c (with the new language identified in **bold** and removed language in ~~strikeout~~):

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. **Guards needed for basement lightwells and exits shall about the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.** For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 **and as amended per Minor**

SUP Amendment SUP-19-06, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as shown on the approved plans.

4. New SUP Stipulation 45j:

Chimney and Chimney Screens. For chimney and chimney screens located on lots that are adjacent to a public roadway, being Lots 6 through 17 and Lots 26 through 30 of the Replat, Amended 7000 East Lincoln - Parcel C - Amended, recorded in document number 20180867736, Book 1396 and Page 29, at the Maricopa County Recorder, Maricopa County, Arizona, or as may be amended further in the future (the "Area C Plat"), the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house.

For all other lots on the Area C Plat, the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house. Exception: For any chimneys or chimney screens that are located within a 10-foot radius of any roof that is 21 feet or taller, the chimney or chimney screen height, including a decorative shroud, may exceed that portion of the building roof by not more than 3 feet.

This stipulation applies only to the main residence on each lot and does not apply to accessory structures. Chimney screens refer to portions of the building that is only used to conceal roof penetrations such as stacked vents and exhaust fan caps. Chimney and chimney screens that are allowed to extend above the 24-foot height limit shall be limited to a maximum total/quantity of 2 chimneys/chimney screens and shall be in substantial compliance with Minor Special Use Permit Amendment SUP 19-06.

5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-19-06.
6. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

BACKGROUND

History:

The property located at 7000 E. Lincoln Drive was annexed into the Town in 1964. In 1987, the Town Council granted a Special Use Permit and rezoning for Sun Valley Resort. In 2008, the Town Council granted an amendment to the existing SUP to allow for a resort community, including: a resort hotel with 225 rooms, spa, restaurants, and meeting space; 100 resort patio homes; 46 luxury detached residential homes, 15 one-acre home lots; and, site improvements including parking, landscaping, and lighting and, improvements to site infrastructure. No development occurred.

In 2012, the Town adopted a new General Plan. The General Plan categorized this property as one of the new Development Areas, intended to focus resort development into targeted areas that are most appropriate for accommodating the variety of land uses associated with such use. The General

Plan identifies that Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life.

In December 2015, the SUP was amended to approve a development with five distinct Areas with a mix of resort, residential, and retail uses. Area C is comprised 39 detached single-family residence (called resort-branded homes). The SUP has been amended several times, with the most recent amendments on December 4, 2018 for modified fence wall heights, modified size and height of the guard house, and control arm gates to the guard house in Area C and on January 9, 2019 for modified building heights in Area A1.

The applicant is now seeking another SUP amendment to allow expanded basement lightwells/patios to encroach into the setbacks, allow chimneys and chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence wall heights.

Planning Commission Review

The Planning Commission reviewed the request at the December 3, 2019 and December 17, 2019 work study sessions. During the December 3rd work study review, the Commission requested or noted the following:

1. Roof Screens/ Faux Chimney:
 - a. The roof screens must comply with the allowable building heights (no additional height will be given for the roof screens).
2. Chimneys:
 - a. Perimeter lots - the chimneys must comply with the allowable building heights.
 - b. Interior lots - the chimneys may extend 3' above the maximum building height if it is located within a 10' radius of the roof. The applicant must identify a maximum size for the chimneys and a maximum quantity/number of chimneys.
3. Light Wells:
 - a. The Commission was supportive of this concept. Due to safety concerns that a 36" guard may not be tall enough to keep children from falling into a front yard light well, the Commission would like the front yard guards to be a minimum height of 36" and a maximum height of 42" tall.
4. Modified Fence Walls:
 - a. The Commission requested a site visit in order fully understand the scope of the request for the fence wall modifications.

During the December 17th work study review, the Commission requested or noted the following:

1. Light Wells:
 - a. The 275 square foot encroachment limit on the front yard light well is acceptable. However, the applicant must provide a total or maximum allowable square footage for all lightwells on an individual lot.
 - b. Add a stipulation that plants placed in a lightwell shall not extend above the exterior grade of the house.
 - c. Guard rails that are adjacent to or visible from a right-of-way and/or open space area

- shall be clear glass with an optional cap.
- d. A planting/landscape buffer shall be placed around all guard rails that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). The planting/landscape buffer must also be maintained by the Home Owners Association (HOA).
2. Chimneys and faux chimney screens:
- a. The applicant must provide site lines or perspectives from Lincoln Drive and Mockingbird Lane to help determine if the proposed chimneys and chimney screens on the interior lots will be seen from off the SUP property.

In response to the Commission's direction, the applicant updated the plans and documents.

Basement Lightwells/Patios

The applicant is proposing to add expanded basement lightwells to create underground patios which will maximize the potential of each lot. Standard basement lightwells/exits are limited to a maximum size of 5' wide and 10' long, may encroach into the building setback, and are excluded from the floor area ratio calculation. The Town Code states:

Basement exits, with the exception of standard window wells, shall be included in the Floor Area Ratio for the structure and shall meet all setbacks for the structure; however, the floor area of any fully subterranean portions of the actual basement shall be excluded from the Floor Area Ratio.

The expanded basement lightwells/patios will encroach a maximum of 5' into all of the primary residence setbacks, with varying lengths and widths. The expanded lightwells/patios will be included in the square footage calculation and the earth around the exterior of the expanded lightwell/patio must be restored back to grade, so it does not affect the height measurement of the house.

Due to the additional setback encroachment of 5', staff recommends that a size/square footage limit be placed on expanded lightwells to mitigate the amount of setback encroachment. The applicant recommends limiting the encroachment of the front yard light wells to a maximum of 275 square feet, limiting the encroachment of the side light wells to a maximum limit of 175 square feet, and limiting the encroachment of the rear light wells to a maximum size of 125 square feet. Staff is seeking Commission's input regarding the proposed size limitation on each lightwell encroachment (to help determine if the proposed encroachment limits are appropriate and acceptable).

SUP Stipulation No. 44 must be modified to address the new basement lightwells/patios. Staff recommends the following edits (with the new language identified in **bold** and removed language in ~~strikeout~~):

44. Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans.

Expanded basement lightwells/patios shall be in compliance with Minor Special Use Permit Amendment SUP 19-06 and shall be included in the square footage calculations. The portion of each expanded basement lightwell/patio that is located within the 5' encroachment from the building setback shall be limited to the following:

- Front yard lightwell/patios - Maximum of 275 square feet,
- Side yard lightwell/patios - Maximum of 175 square feet, and
- Rear yard lightwell/patios - Maximum of 125 square feet.

Plants placed in basement lightwells/patios shall not extend above the exterior grade of the house. Also, lightwell guards that are adjacent to or visible from a right-of-way and/or open space area shall be clear glass with an optional cap. A planting/landscape buffer shall be placed around all guards that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). This planting/landscape buffer must be maintained by the Home Owners Association (HOA).

Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

Also, in accordance with building code requirements, a 36" tall guard must be placed around the basement lightwells/patios. Since the SUP does not allow fence walls in the front yard, stipulation No. 45.c must be modified to allow guards to be placed in the front yard. During the December 3rd work study review, the Commission expressed concern that a 36" guard may not be tall enough to keep children from falling into a front yard light well. As a result, the Commission noted that the front yard guards shall be a minimum height of 36" and a maximum height of 42" tall. Since the SUP allows for 6' tall fence walls to create enclosed yards, staff is supportive of allowing the same guard rail height limits in the side and rear yards.

Staff recommends the following edits (with the new language identified in **bold** and removed language in ~~strikeout~~) to SUP Stipulation No. 45.c:

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. **Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.** For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 **and as amended per Minor SUP Amendment SUP-19-06**, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as

shown on the approved plans.

Chimneys and Chimney Screens

In Area C, certain perimeter lots are limited to single story homes and a maximum height of 20' tall and all other homes in Area C are limited to a maximum height of 24' tall. The maximum height includes chimneys and roof screens. However, on non-SUP properties, chimneys may extend 3' above the maximum height limit of the house in accordance with Town Code and building code requirements. The Town Code states:

Lot Size, acre	Maximum Building Height, feet
Less than 3	24 not including chimneys
3 or greater but less than 4	26 not including chimneys
4 or greater	30 including chimneys

The applicant requests a modification to the SUP to allow chimneys and chimney screens (which are faux chimneys that will screen vent stacks and exhaust fan caps) to extend 3' above the height of the house.

During the work sessions, the Commission expressed concern that the large amounts or sizes of chimneys and roof screens may block views. As a result, the Commission identified or requested the following:

1. Chimneys on the perimeter lots shall comply with the building/house height limitation;
2. A chimney or chimney screen on the interior lots may extend 3' above the maximum building height if it is located within a 10' radius of the roof. The Commission also asked the applicant to identify a maximum number of chimneys per house and a maximum size limit for the chimneys; and
3. The applicant must provide site lines or perspectives from Lincoln Drive and Mockingbird Lane to help determine if the proposed chimneys and faux chimney screens on the interior lots will be seen from off the property.

The chimneys and chimney screens on the interior lots will not extend more than 3' above any roof located within a 10' radius of the chimney. The applicant reduced the size of the chimney and chimney screens from approximately:

	Minimum Size	Maximum Size
Original Proposal	7' long x 3' wide	24' long x 4' wide
Current Proposal	7' long x 3' wide	13' long x 4' wide

Each house on an interior lot will be limited to a total of 2 chimneys/chimney screens. The chimney and chimney screens will also have a design and finish that matches or complements the architecture of the house.

SUP Stipulation No. 45 must be modified to address the chimney and chimney screen heights. The

language that was presented to Commission on December 17th has been edited by staff to provide additional clarification. The original language is illustrated in **bold**, with removed language in ~~strikeout~~, and the new language in **red**. Staff recommends the following edits:

45.j. Chimney and Chimney Screens. For chimney and chimney screens located on lots that are adjacent to a public roadway, being Lots 6 through 17 and Lots 26 through 30 of the Replat, Amended 7000 East Lincoln - Parcel C - Amended, recorded in document number 20180867736, Book 1396 and Page 29, at the Maricopa County Recorder, Maricopa County, Arizona, or as may be amended further in the future (the "Area C Plat"), the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house.

For all other lots on the Area C Plat, the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house. Exception: For any chimneys or chimney screens that are located within a 10-foot radius of any roof that is 21 feet or taller, the chimney or chimney screen height, including a decorative shroud, may exceed that portion of the building roof by not more than 3 feet.

~~where the chimney or chimney screen is located within 10 feet of any portion of the building, the height including a decorative shroud may exceed the height of that portion of the building by 3 feet, or a height of 24 feet, whichever is greater.~~

This stipulation applies only to the main residence on each lot and does not apply to accessory structures. Chimney screens refer to portions of the building that is only used to conceal roof penetrations such as stacked vents and exhaust fan caps. Chimney and chimney screens that are allowed to extend above the 24-foot height limit shall be limited to a maximum total/quantity of 2 chimneys/chimney screens and shall be in substantial compliance with Minor Special Use Permit Amendment SUP 19-06.

Per Commission's request, the applicant provided renderings/perspectives from Lincoln Drive and Mockingbird Lane to help illustrate that the chimneys and faux chimney screens on the interior lots will not be visible from off the SUP property (see page 35 on the Narrative & Plans submittal).

Modified Fence Wall Heights

Ritz-Carlton SUP Stipulation No. 45.c limits fence wall heights to a maximum of 6' tall. In 2018, SUP-18-14 modified certain wall heights to 9' tall in Area C. The applicant would like to revise the SUP-18-14 approval of the up to 9' tall wall heights in different locations. This request is to allow a combination wall, with up to 3' of retaining wall on the bottom and a 6' tall wall on top (with a maximum overall height of 9' tall). This request is in response to a recent redesign of the site, which is intended to improve views and bring the proposed elevations closer to original natural grade. Also, landscaping will be placed around the exterior of the affected walls in order to minimize or soften the visual impact.

Based upon the proposed wall heights, staff recommends the following edits to Stipulation 45.c (with the new language identified in **bold** font and removed language ~~strikeout~~):

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. **Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.** For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 **and as amended per Minor SUP Amendment SUP-19-06**, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as shown on the approved plans.

DISCUSSION/FACTS:

General Plan:

The proposed improvements are consistent with Section 1.3 of the Town's General Plan which encourages the continued revitalization and improvement of the Town's resorts while protecting the adjacent residential neighborhoods.

Minor Amendment Criteria

Per the new SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty-month period; or
3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing resort use:

- The expanded basement lightwells/patios are similar to the expanded lightwells in Area B and not visible from off the SUP property,
- The modified chimney heights are similar to the requirements on non-SUP/residentially zoned property and will have limited visual impact since they are restricted to the interior lots, and
- The modified wall heights are similar to the walls in Area B and accommodate the site grading.

Also, there is no increase in the amount of square footage, no change in use, and no change in the architectural style of the SUP.

Public Comment

Public notification was performed in accordance with the public meeting process. Staff did not receive any comments regarding this request.

Next Steps

The Commission must take two actions on a Minor SUP Amendment request. The first action is to determine if the request constitutes a Minor Amendment. If deemed a Minor Amendment, the Commission must either approve the request (with stipulations), deny the request, or continue the application for additional information and/or discussion.

ATTACHMENTS:

A- Vicinity Map & Aerial Photo

B - Application

C - Narrative & Plans

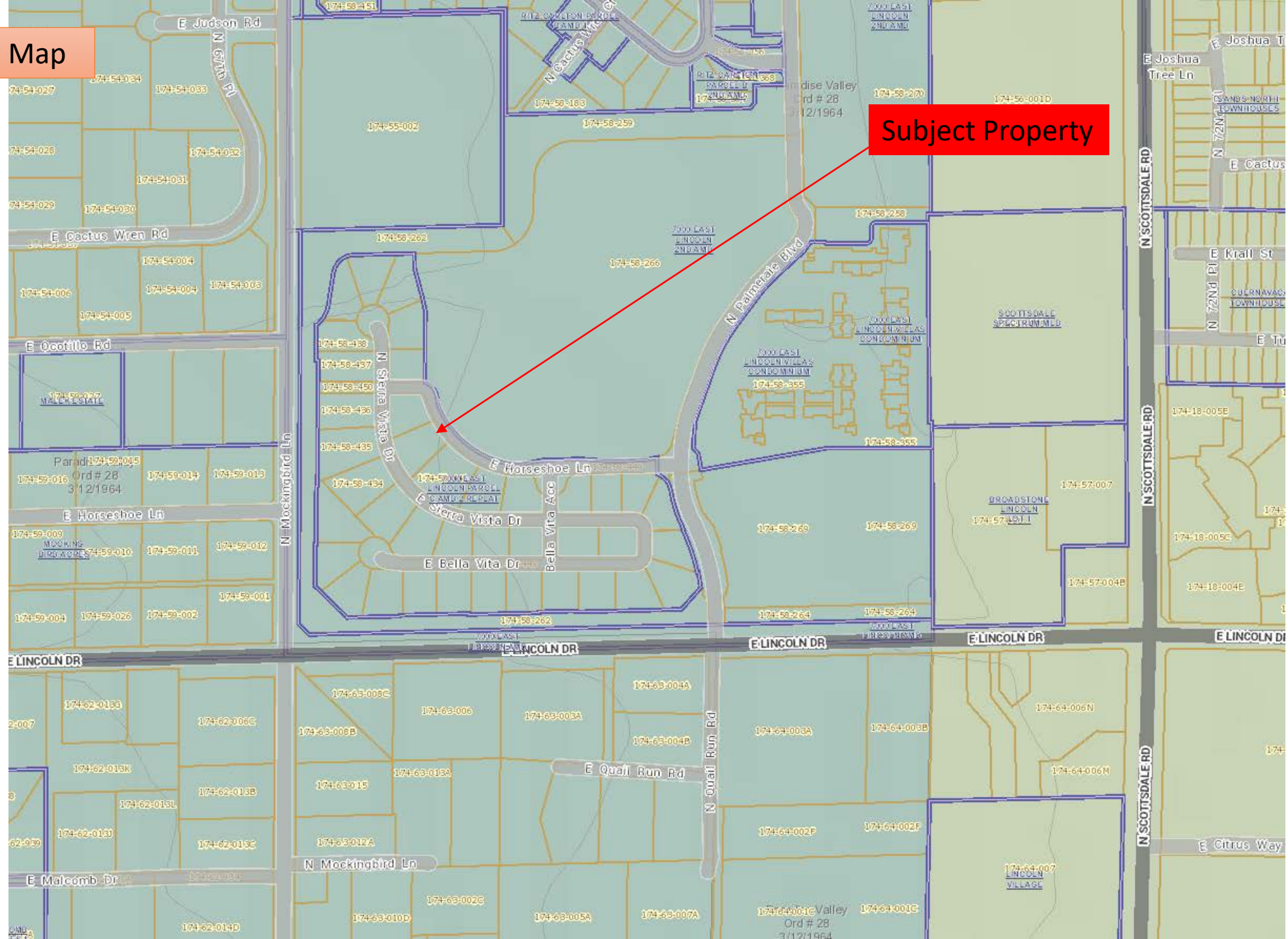
D - Area C SUP Stipulations No. 44-45

E - SUP Sit Plan Sheet D-3

F - Notification Materials

CC: Richard Frazee, Heidi Tilson, and Rob Banach - Applicant

Vicinity Map



Subject Property

SUP-19-06

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: _____
(County Tax Assessor Number)

DATE: 6/27/2019

NAME OF SUBDIVISION OR PARCEL: Ritz-Carlton Parcel C

ADDRESS OR LOCATION OF PROPERTY: Northeast corner of Lincoln Drive and
Mockingbird Lane.

OWNER: FSPV RES C, LLC
NAME

6720 N. Scottsdale Road, Suite 130, Scottsdale, AZ 85253
ADDRESS 480.603.1387
PHONE #

SIGNATURE OF OWNER

AUTHORIZED AGENT: Heidi Tilson, CVL Consultants, Inc.
NAME

4550 N. 12th St., Phoenix, AZ 85014
ADDRESS 602.285.4870
PHONE #


SIGNATURE OF AUTHORIZED AGENT

Minor SUP Amendment

June 25, 2019

1st Revision: October 14, 2019

2nd Revision: November 6, 2019

3rd Revision: December 9, 2019

7000 East Lincoln Ritz-Carlton Resort Parcel C

Paradise Valley

Minor SUP Amendment

Prepared for:

Five Star Resort Owner, LLC

6720 N. Scottsdale Road, Suite 130

Scottsdale, AZ 85253

Contact: Gerald C. Ayoub

480.603.1387



Job # 01.0268908

Prepared by:

CVL Consultants

4550 N 12th Street

Phoenix, AZ 85014

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602.264.6831

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Introduction

The 2015 SUP provides for a Ritz Carlton Resort Hotel (Parcel A), Resort Villas (Parcel A1), Resort Related Luxury Homes (Parcel B), Resort Branded Homes (Parcel C), Resort Related Attached Residences (Parcel D), and Resort Related Retail (Parcels E1 and E2). Parcel C is located at the northwest corner of Lincoln Drive and Mockingbird Lane.

Ritz-Carlton Parcel C (Area C) is a 39 lot, 17.3-acre, single-family detached residential neighborhood within the 105-acre master-planned community known as The Ritz-Carlton. Lots within Parcel C range in size from 12,000 square-feet to over 26,000 square-feet.

CVL Consultants, Inc., on behalf of Five Star Resort Owner, LLC, is seeking a Minor Amendment to the Special Use Permit for the Ritz Carlton Development, as written in Ordinance Number 694, SUP-15-01 and Minor Amendment to the Ritz-Carlton Special Use Permit 7000 E. Lincoln Drive (SUP-18-14).

Stipulation 44.

This request is a minor amendment to Stipulation 44. Stipulation 44 refers to Page D-3 for height and Floor Area limitations. The Resort Branded Homes have been designed with the option for lower level and upper level living (where allowed) in order to maximize each lot's potential and to provide exclusive luxury homes for the Resort. Through this application, Five Star Development is seeking approval from the Town of Paradise Valley for the following changes to the 2015 SUP:

1. Modifications to the existing 5' x 10' standard size basement level light wells.
2. Modification to the existing 24' maximum building height requirement for the interior lots to exclude chimneys and chimney screens/caps. Modification to allow chimneys and chimney screens/caps to be a maximum of 3'-0" above the highest roof line.

Expanded Light Wells

In an effort to avoid a utilitarian deployment of light wells per a basic building code, Five Star Development together with Drewett Works has concluded that by expanding the light wells, we could create; a better life safety feature, increase the amount of natural light, and improve the livability of the lower level living areas.

In an attempt to minimize the impact of the garages and avoid a long uninterrupted row of garage bays facing the street a side loaded concept was developed with shared driveways. Side loaded garages limit the lower level bedrooms to only one side yard for the necessary light wells which triggers the need for front yard light wells.

The front yard light wells in each of the 4 floor plans provides the necessary natural light and emergency exits for the lower level bedrooms. They also provide the opportunity to supply the stairs leading down to the lower level with natural light. A large portion of the floor area of the

front yard light well will be a landscaped planter to discourage outdoor use and mitigate the potential for noise pollution.

Five Star Development requests that Stipulation 45c be modified to allow glass guardrails of a minimum height of 36" and a maximum height of 42" tall in the front yard. The guardrails at the front yard light wells along with the side yard and rear yard light wells will be glass guardrails. These guardrails will not be visible from a public right of way because they are all located adjacent to private roadways. Refer to **Appendix A** for renderings of the various style of homes and the representation of the glass guardrails.

The Estate Homes at the Ritz-Carlton will be a pedestrian dominate community due to the proximity of the resort amenities. The use of glass guardrails at the front light wells will enhance the pedestrian experience as they make their way through the community.

The proposed expanded light well design would have the following qualities as illustrated in the supporting drawings A100-A102 based upon the lot size and prescribed floor plan offered.

1. Varying lengths and widths
2. The light wells to encroach a maximum of five (5) feet into the required building setback area.
3. Allow a minimum height of 36" and maximum height of 42" glass guardrails in all yards.

Please note that the expanded light well design will not result in an increase in the total approved Parcel C square footage of 309,375 and will be included in the square footage calculations of each lot. The basement light wells that encroach into the front yard setback will be limited to a maximum of 275 square feet. The basement light wells that encroach into the side yard setback will be limited to 175 square feet. The basement light wells that encroach into the rear yard setback will be limited to 125 square feet. All square footage constraints will also be applied to the custom lots that are still in development. Refer to the A100 Site Plan Exhibit for the proposed basement light wells with general overall dimensions indicated.

Increased Maximum Building Heights

As stated in the 2015 SUP, the interior properties in Parcel C are limited to a maximum of 24' in height which aligns with the Town's residential zoning requirements. Table 1001-A2 Primary Building Height Limitations indicates the maximum building height based on lot size. The Maximum Building Height requirement for lot sizes less than 3 acres is 24' not including chimneys.

Based on the current Town zoning code and the fact that the interior lots within Parcel C are less than an acre, Five Star Development is seeking a revision to the 2015 SUP maximum building height requirement to exclude chimneys and limit their height to 3'-0" above the highest roof line. Furthermore, the top of the chimneys will be a maximum of 1'-6" above the adjacent roofs and the top of the chimney screen will be a maximum of 1'-6" above the chimney. This is illustrated by the A107 and A108 Chimney Height Exhibit drawings which show a modern style 2 story example of each of the 4 plans. Refer to **Appendix A** for site line exhibits taken from Lincoln Drive and Mockingbird Lane. The perimeter site wall, perimeter homes and landscaping should block a majority of the views of the interior lots.

This additional height would allow Five Star Development to provide masonry fireplaces with decorative chimney screens which are warranted in a luxury home of this caliber. Additionally, where appropriate, the chimneys will also house other miscellaneous roof penetrations such as stacked vents and exhaust fan discharge caps. Any roof penetrations that are not housed in the chimneys will comply with the 24' maximum building height. In conclusion, this will permit the Architect to hide roof penetrations and adhere to the required chimney clearances outlined in Table R1001.1 of the 2015 International Residential Code of 3' at the roof line and 2' above a roof surface 10' away without compromising the architectural integrity of both a single and two story homes.

The A103-A106 Roof Plan Exhibit drawings illustrate the maximum length and the maximum width of the chimney and chimney screens of the 4 different modern style plans. The prairie and mediterranean styles associated with these plans will comply with the dimensions shown in these modern style roof plan exhibit drawings.

As indicated on the A100 Site Plan Exhibit there are a number of custom lots that are still in development. The designs of these homes will conform to all the chimney height and chimney screen height requirements as outlined above. The maximum length and maximum width of the chimney and chimney screens of these custom lots are currently not established however they will be no larger than the largest chimney mass illustrated on the A103 through the A106 Roof Plan Exhibits.

Refer to **Appendix A** for excerpts from the 2015 SUP. Refer to **Appendix B** for graphics supporting the expanded light wells and increased building heights.

Stipulation 45 c.

This request is a minor amendment to Stipulation 45 c. The stipulation limits lot walls to a maximum height of six (6) feet. This request is to increase the allowable wall height to a maximum of nine (9) feet. The request is to allow a combination retaining wall, up to three (3) feet in height, with a six (6) foot property wall on top. This request is to modify the wall locations and heights previously approved with the Minor SUP Amendment (SUP 18-14). Refer to **Appendix C** for excerpts from the previously approved 2018 SUP Amendment.

The wall locations and heights have changed since the approved Minor SUP Amendment (SUP 18-14). The site was recently redesigned. In order to improve views around the development and bring the proposed elevations closer to the original natural grade, the site was regraded and lowered. Several lot elevations were revised during the redesign, thus needing retaining walls.

Through the redesign efforts, several linear feet of retaining wall was removed from the plan. The original Minor SUP Amendment (SUP 18-14) requested walls for approximately 3040 linear-feet. This Minor SUP Amendment is a request for approximately 2430 linear-feet of wall. The redesign resulted in a difference of approximately 600 linear-feet of wall. In addition, the redesign eliminated the need for retaining wall between lots 29 and 30 and the lot elevation is within 1 foot of finished grade along the existing wall along Mockingbird Drive. Therefore, the proposed steel fin fence will not be required to tie the lot wall to the existing perimeter wall.

The proposed heights of the retaining wall vary from 1 foot to 3 feet high, with a 6 foot sight wall on top. The maximum height of 9 feet will be maintained from the previously approved SUP 18-14. Refer to **Appendix D** for requested wall locations, wall heights and wall details.

Visually, the resident located on the high lot will see a 6 foot wall and the resident on the low lot will potentially see up to a 3 foot retaining wall topped by a 6 foot privacy wall, up to a 9 foot wall in total. The additional height in the wall will allow for a step down in the lots to accommodate the shared driveway concept presented by the architect.

The request is for walls within the individual areas and along the proposed Palmeraie Boulevard. In order to minimize the visual impact of the tall wall along Palmeraie Boulevard and Horseshoe Lane, vertical elements, such as landscaping and entry monuments, will be used shield the walls. Landscaping will also be used within the community to shield the wall. Trees and large shrubs will be planted along the roadway, between the roadway and the wall, which will minimize the view of the tall rear and side walls. The perimeter walls along Lincoln Drive and Mockingbird Lane will remain as constructed and approved in the Special Use Permit. Refer to **Appendix E** for renderings of the perimeter walls.

Conclusion

In conclusion, the requested amendment will not negatively impact the Ritz-Carlton development. Parcel C will remain in substantial conformance with the approved SUP. Approval of the requested modifications will allow Five Star Development to produce homes that align with the exclusive Ritz-Carlton brand. The expanded light wells and additional height for chimneys will help to enhance the Resort as whole and allow Five Star Development to offer the best possible product for a luxury residential neighborhood. The amendment will improve the overall design and development of the site.

APPENDIX A

EXCERPTS FROM 2015 SUP

2015 Proposed SUP Overview

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				352,000	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					727,000	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			16'
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	808,400	1,131,200	26.2%	
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Total Square Footage

Residential	960,300
Resort Related	808,400
Total Proposed	1,768,700 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

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Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans






December 21, 2015

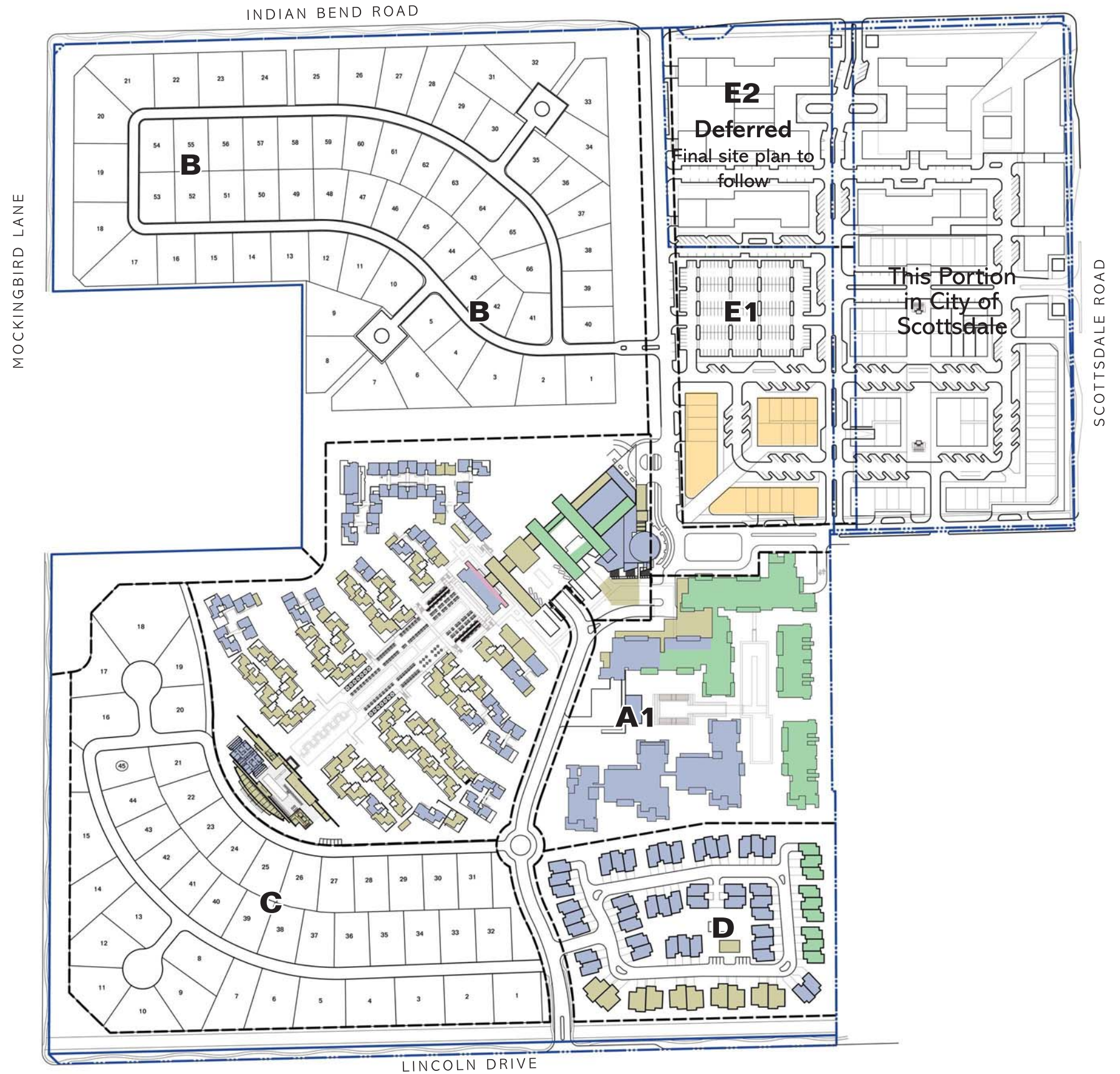


MASTER PLAN

Land Density Table
D-3

LEGEND

	One Story Building:	14' - 20' above finish grade
	Two Story Building:	20' - 28' above finish grade
	Three Story Building	28' - 36' above finish grade
	Hotel Lobby Roof	48' above finish grade
	Single Story with a	30' maximum height



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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
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December 17, 2015

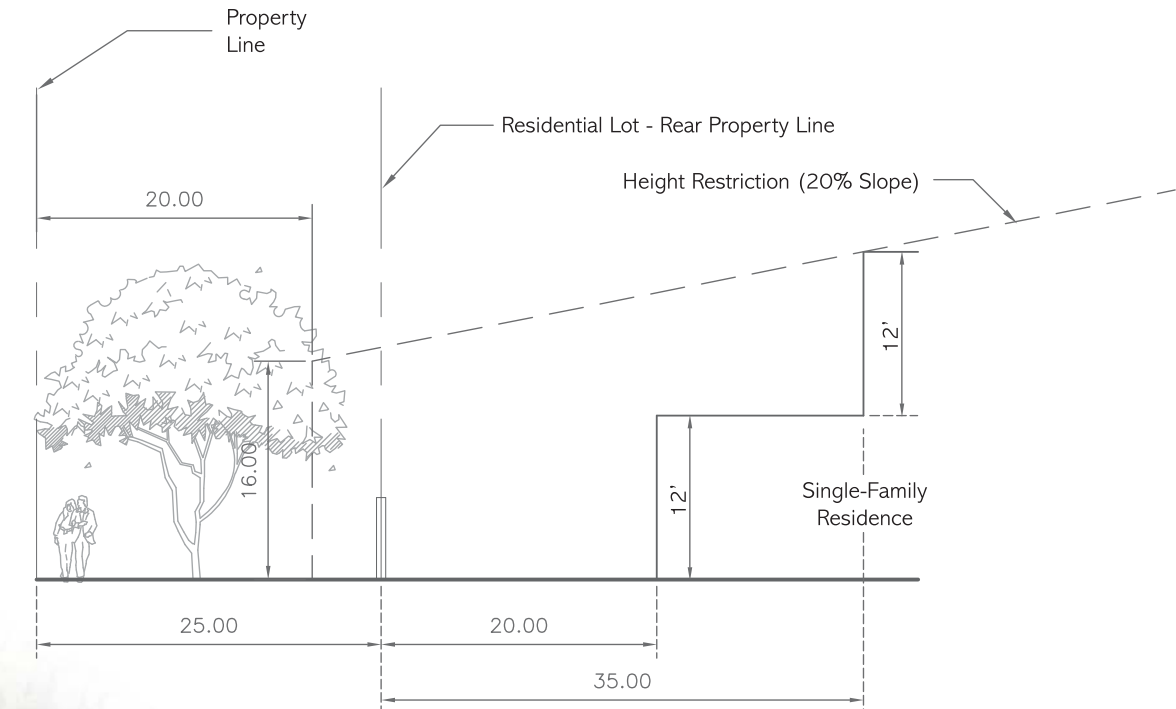


THE RITZ-CARLTON®

PROJECT HEIGHTS

Hotel | Residential | Mixed Use

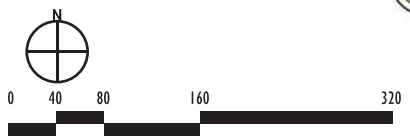
D-4



Open Space Criteria

Area B & C Main Building Setbacks	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	
Single story home with construction limited to a maximum of 20' in height	

Area B & C Accessory Building Setbacks	
Front Yard	10'
Side Yard	5'
Side Yard	10' (that abuts a street)
Rear Yard	10'



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The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Approved Plans
December 17, 2015- Rev. 1



AREA C
Ritz-Carlton Residential Lots
F-3

APPENDIX B

GRAPHICS

EXPANDED LIGHT WELLS

INCREASED MAXIMUM BUILDING HEIGHTS

KEYNOTES

SITE PLAN LEGEND

-
- Diagram illustrating setbacks for a building with lightwells:
- LIGHTWELLS**
 - FRONT LIGHTWELL THAT ENCROACHES A MAX OF 5' PAST BUILDING SETBACK**
 - DRIVEWAY**
 - 5' LIGHTWELL OFFSET FROM BUILDING SETBACK**
 - BUILDING SETBACK**

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

SITE PLAN

A100

8-03

RITZ CARLTON RESIDENCES

NOT FOR CONSTRUCTION

55458
CLYDE E. RICK
DREWETT JR.
Date Signed:
12-06-2019
ARIZONA U.S.A.
Expires: 12/31/2019



SITE PLAN - EXHIBIT



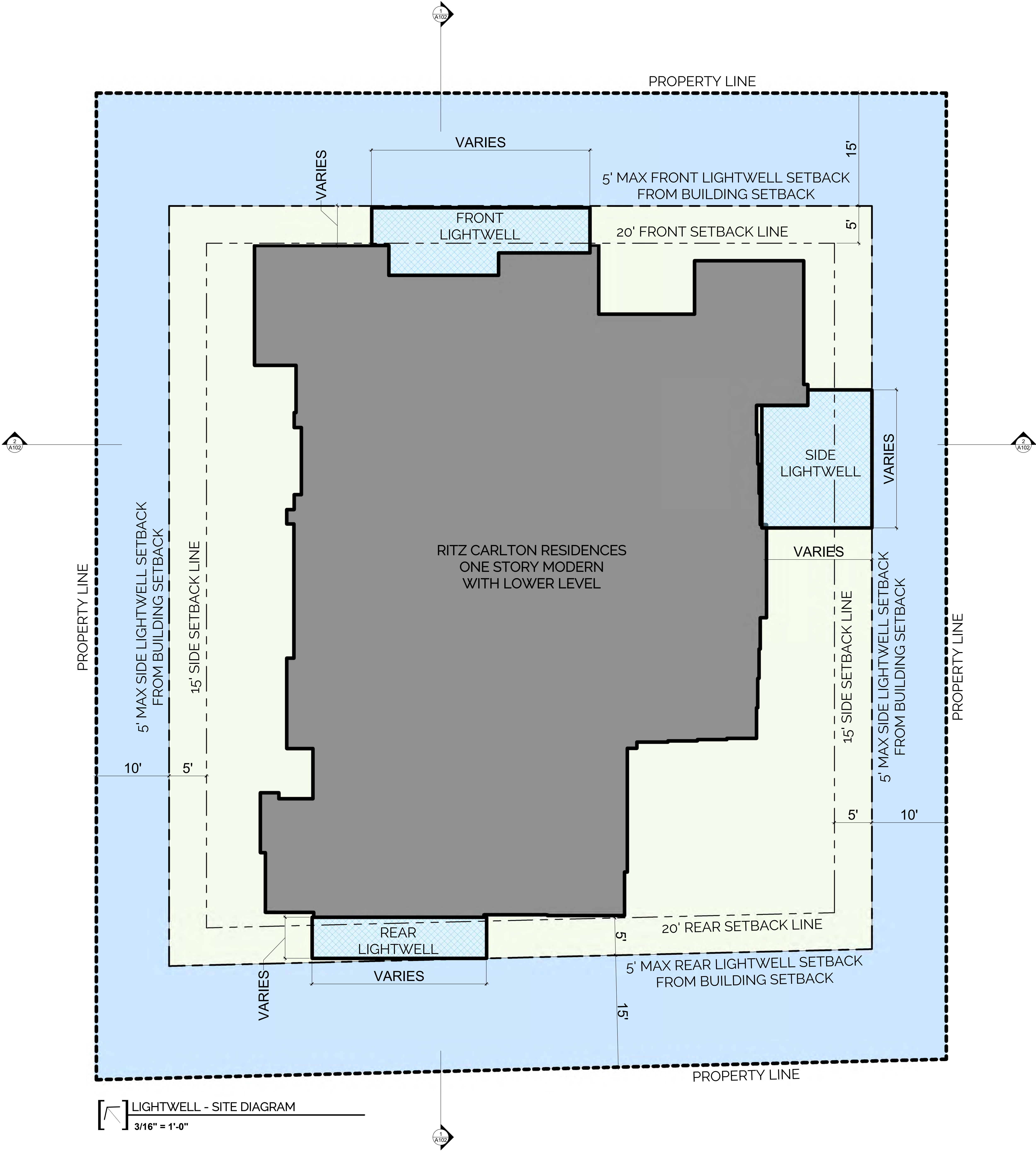
RITZ CARLTON RESIDENCES

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

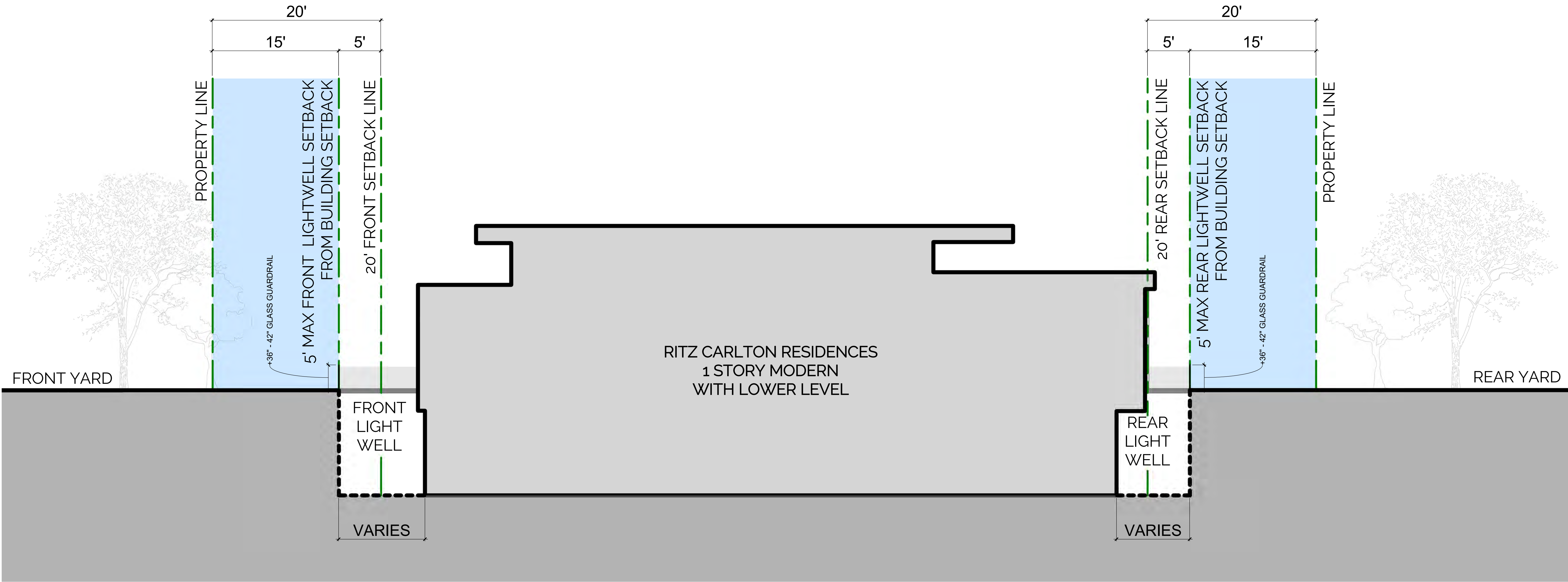
LIGHTWELL SITE DIAGRAM



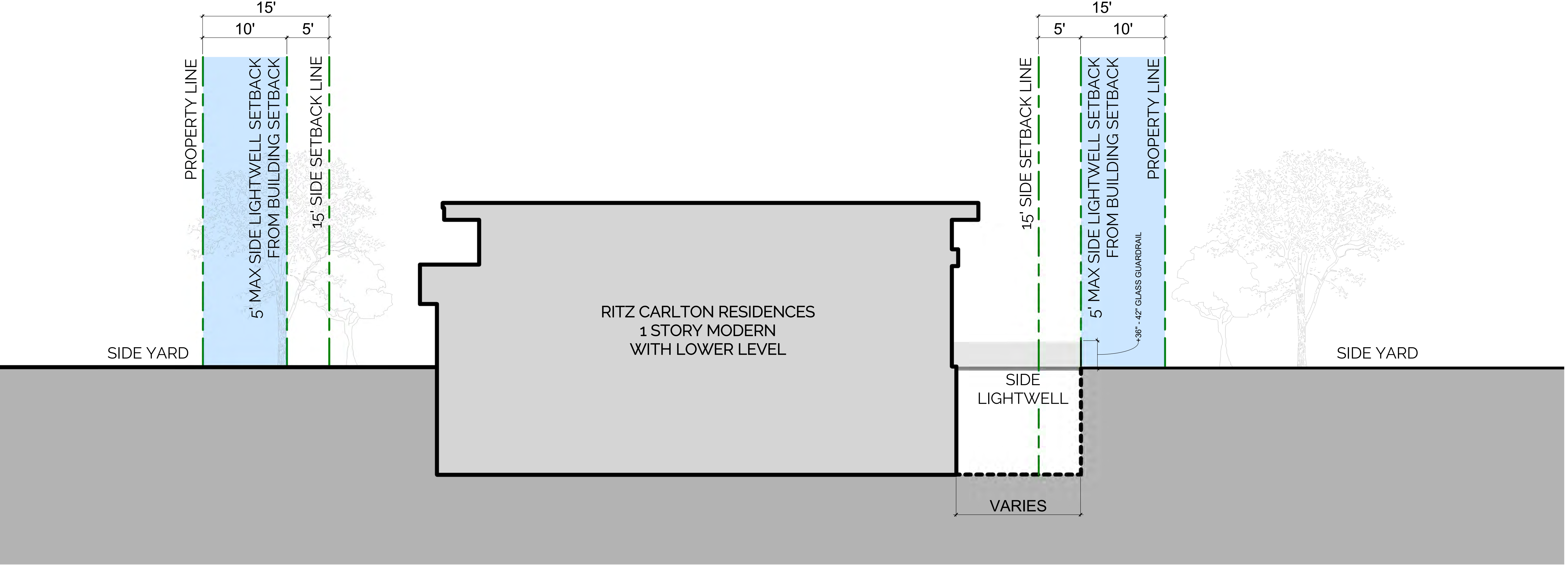
A101



LIGHTWELL - SITE DIAGRAM
3/16" = 1'-0"



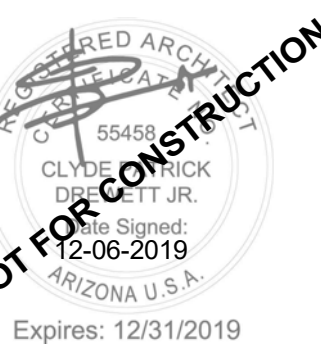
[1] Lightwell Setback Section 1
3/16" = 1'-0"



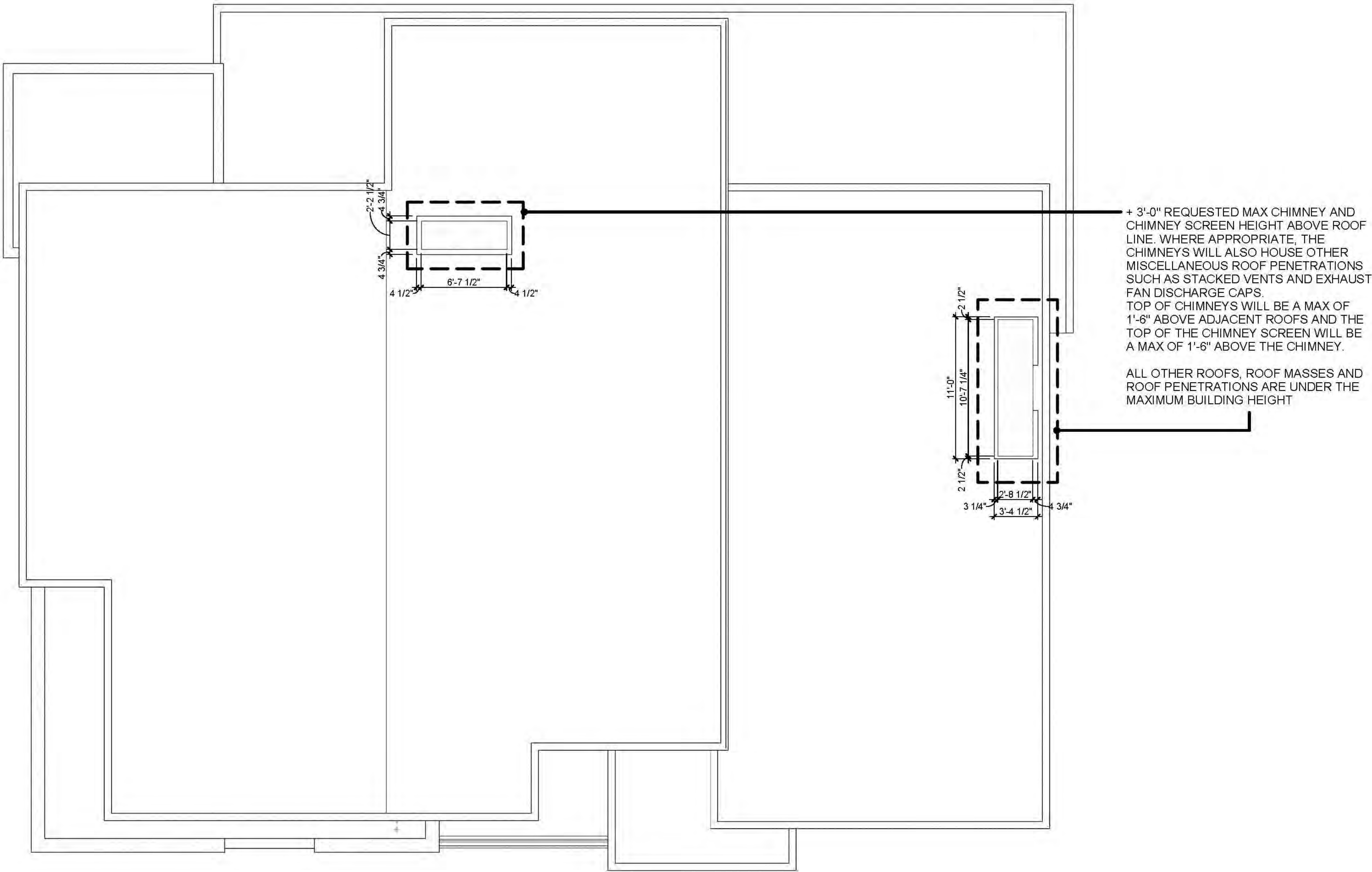
[2] Lightwell Setback Section 2
3/16" = 1'-0"

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

LIGHTWELL SECTION
DIAGRAMS



A102



RC-1 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

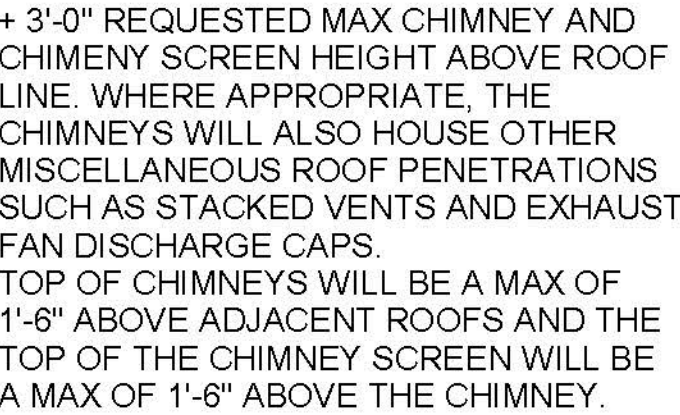
FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

RITZ CARLTON RESIDENCES

ROOF PLAN EXHIBIT - RC1



A103



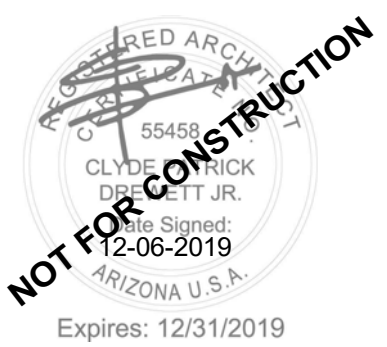
ALL OTHER ROOFS, ROOF MASSES AND
ROOF PENETRATIONS ARE UNDER THE
MAXIMUM BUILDING HEIGHT

RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX
INTERIOR LOTS ONLY

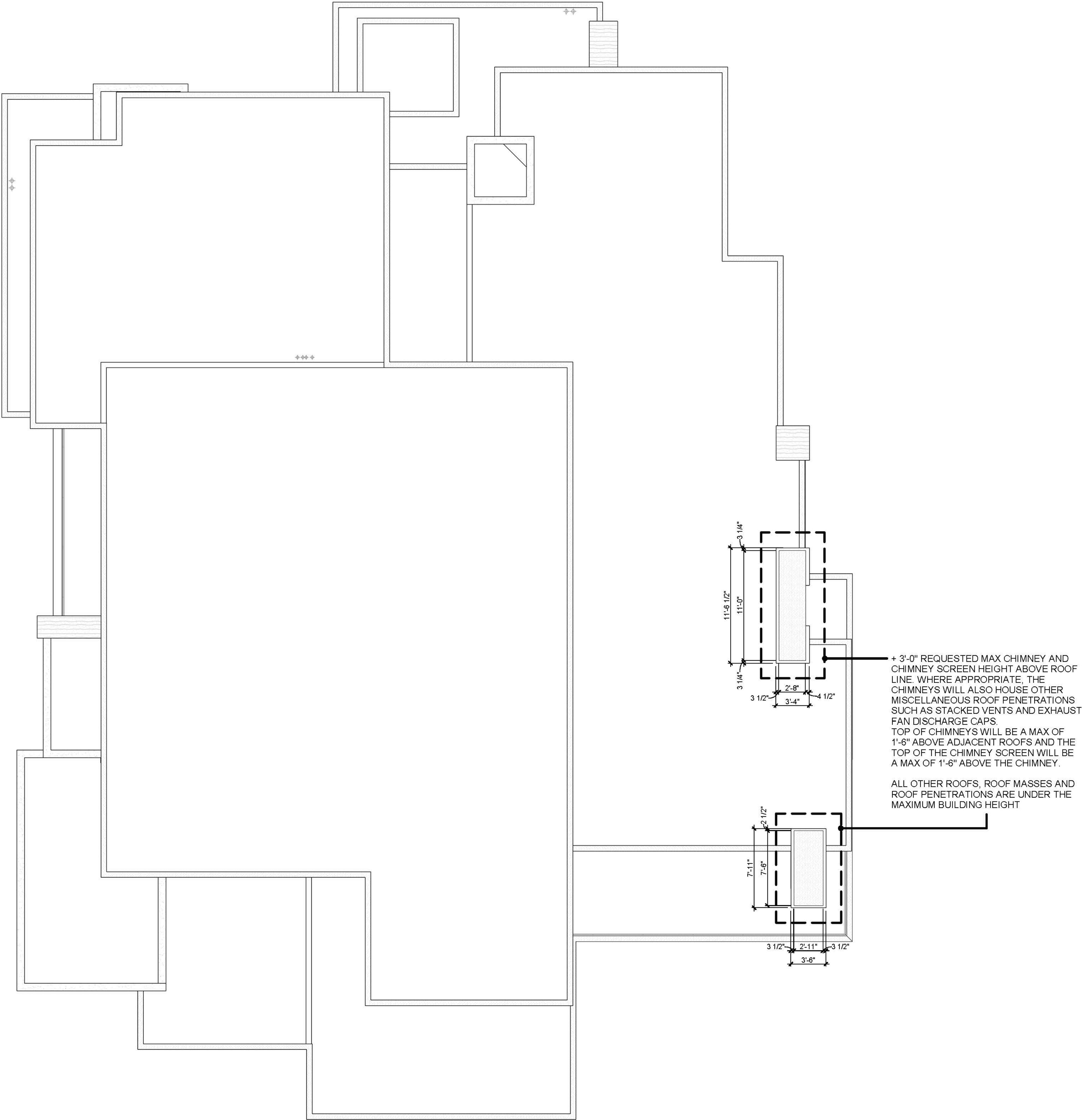
FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

RITZ CARLTON RESIDENCES

ROOF PLAN EXHIBIT - RC2



A104



RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

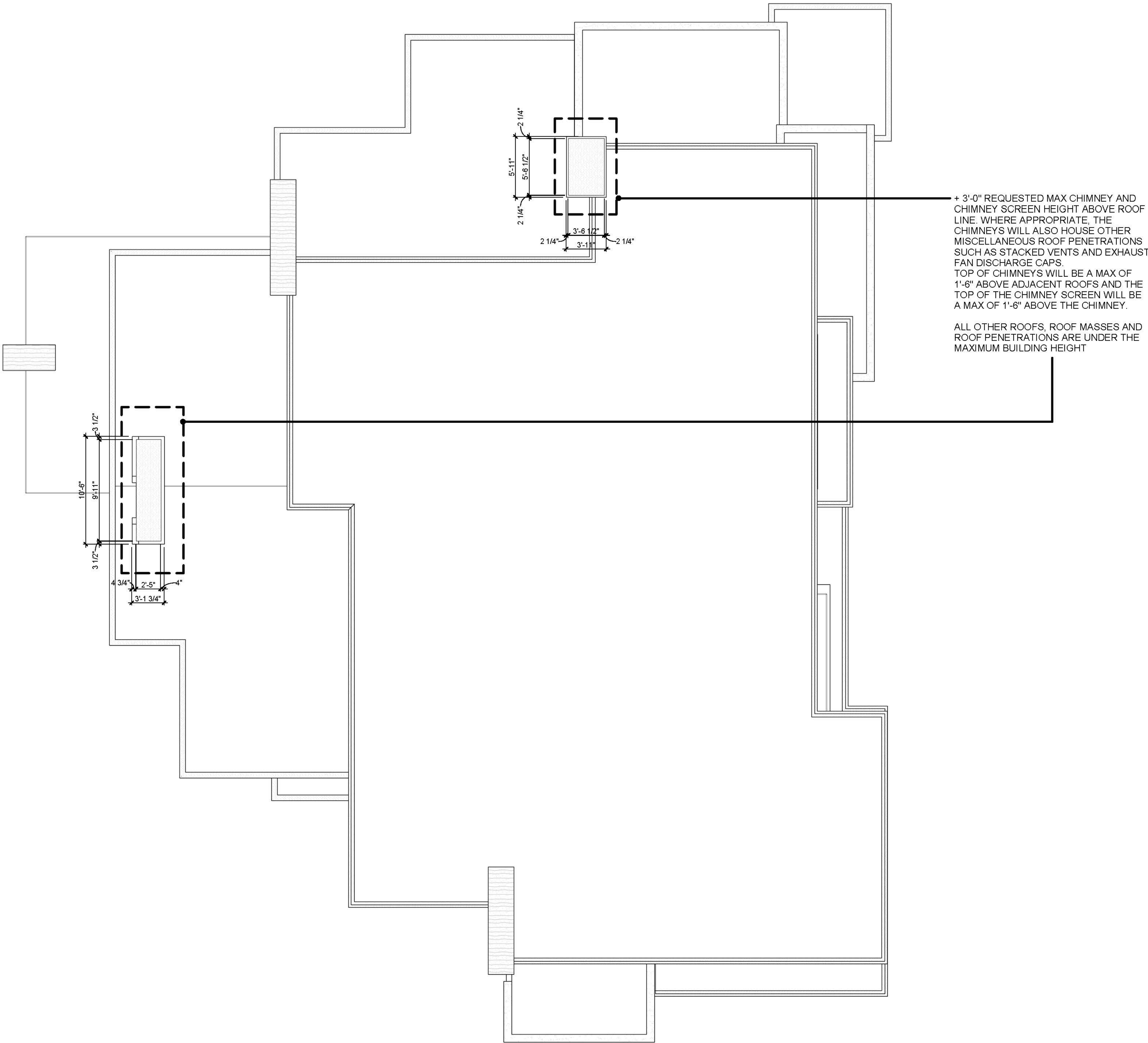
RITZ CARLTON RESIDENCES

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV	

ROOF PLAN EXHIBIT - RC3



A105



RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

RITZ CARLTON RESIDENCES

ROOF PLAN EXHIBIT - RC4



A106



RC-1 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



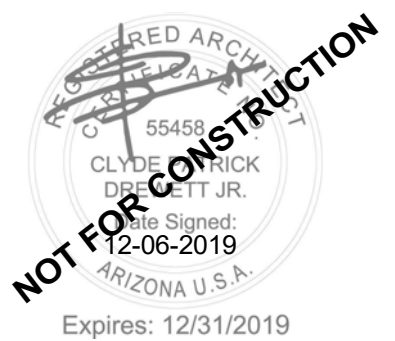
RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY

RITZ CARLTON RESIDENCES

FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

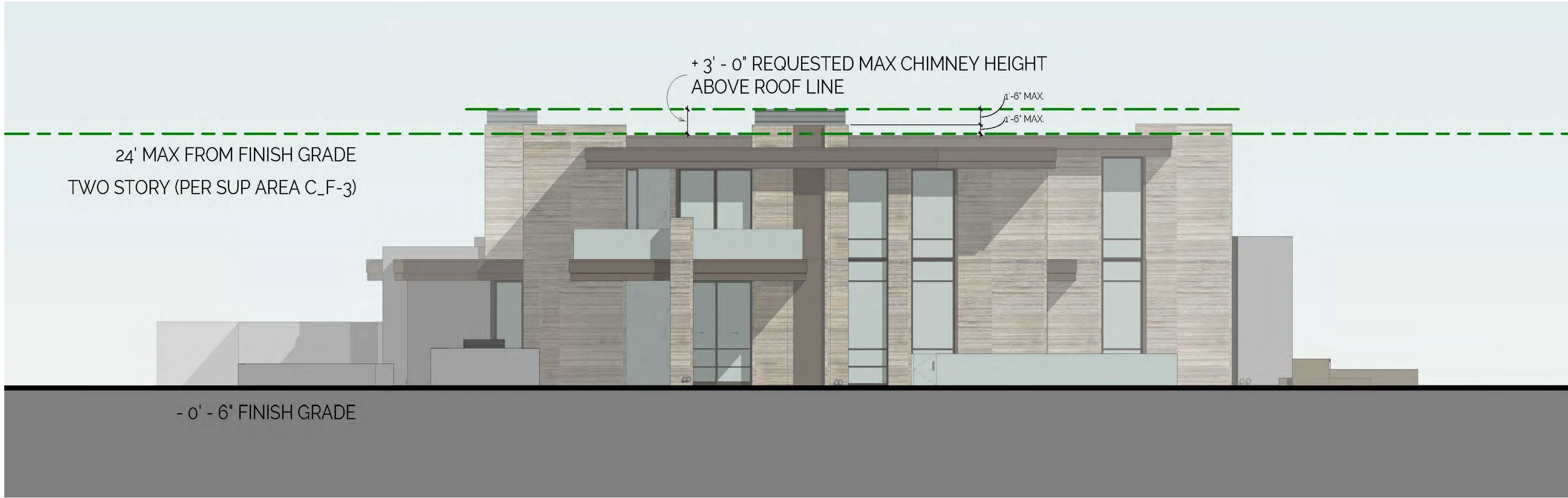
CHIMNEY HEIGHT EXHIBIT



A107



RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

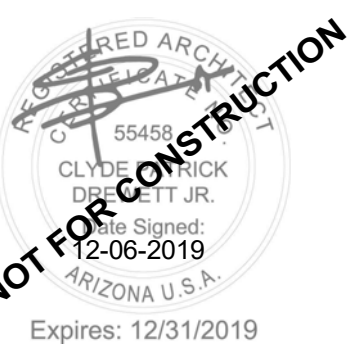


RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.
INTERIOR LOTS ONLY

RITZ CARLTON RESIDENCES

FOR	MINOR SUP AMENDMENT
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CHIMNEY HEIGHT EXHIBIT



A108



**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 3 - 1 STORY DESERT PRAIRIE STYLE SHOWN



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**THE RITZ-CARLTON
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PARADISE VALLEY

RC 4 - 2 STORY MODERN STYLE SHOWN



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN 1 STORY FRONT ELEVATION



Offered by The Solvere Group, LLC (AZ DRE #LC631297000). The Ritz-Carlton Residences, Paradise Valley are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). FSPV Parcel C, LLC and its affiliates ("Developer") use The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. Square footages are gross measurements based on architectural plans and may vary based on location of unit. All renderings contained herein are artist impressions, conceptual interpretations, merely intended as illustration and all depicted improvements are proposed only and are not in existence. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. THE IMPROVEMENTS DESCRIBED HEREIN ARE PROPOSED ONLY AND NO WARRANTY IS GIVEN OR IMPLIED THAT THE IMPROVEMENTS WILL BE COMPLETED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY ARIZONA REVISED STATUTES, 32-2181, et seq. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offer of real estate for sale or solicitation of an offer to buy, to residents of any state, province or other jurisdiction where the project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. Void where prohibited. No sales will occur until permitted by the Arizona Department of Real Estate; all sales are conditioned upon the issuance by the Arizona Department of Real Estate of a Disclosure Report for the community and buyers' receipt and acceptance of the Disclosure Report. Only lot reservations will be accepted by Developer, and only as permitted by the Arizona Department of Real Estate, until the Disclosure Report for the development has been issued; provided, further, that Developer is under no obligation to accept reservations.





**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - DESERT PRAIRIE 2 STORY ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - DESERT PRAIRIE 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN TERRANEAN™ 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MODERN 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC4 - MODERN 2 STORY FRONT ELEVATION



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APPENDIX C





2018 SUP AMENDMENT
SUP 18-14

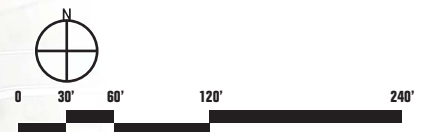


The Ritz-Carlton Resort



Parcel C Retaining Wall

-  Existing Retaining Wall
-  7' - 8' Wall
-  8' - 9' Wall
-  1' - 3' Retaining Wall
4' Offset Property Wall



October 15, 2018

N:\01\0268901\Graphics\Exhibits\Ritz - Parcel C -SUP Amendment.indd



MOCKINGBIRD LANE

SIERRA VISTA DRIVE

HORSESHOE LANE

SIERRA VISTA DRIVE

BELLA VITA DRIVE

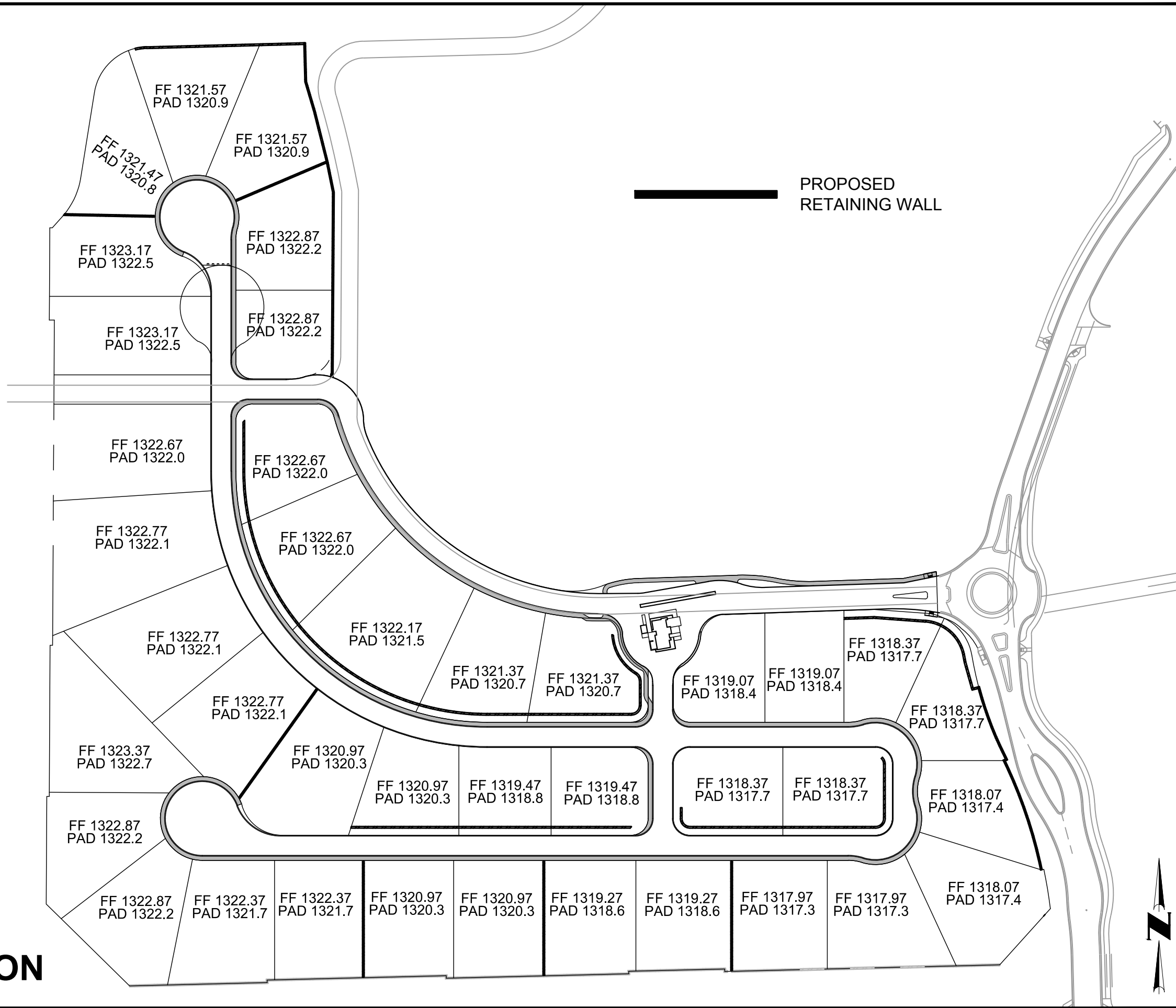
TIAMO TERRACE

PARADISO PARK

LINCOLN DRIVE

N:\01\0268901\CADD\Parcel C\EXHIBITS\DX.GRAD.dwg Juanl September 26, 2018

NOT FOR
CONSTRUCTION



RITZ - PARCEL C

RETAINING WALL EXHIBIT

SCALE 1" = 120'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

APPENDIX D

EXHIBITS FOR MODIFIED RETAINING WALLS



The Ritz-Carlton Resort



Parcel C
Retaining Wall

- Existing Retaining Wall
- 7' - 8' Wall
- 8' - 9' Wall
- 1' - 3' Retaining Wall
4' Offset Property Wall





The Ritz-Carlton Resort



Parcel C
Proposed and Existing
Retaining Walls

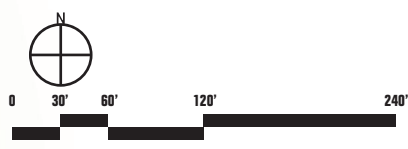
Proposed SUP Retaining Walls

	Existing Retaining Wall
	7' - 8' Wall
	8' - 9' Wall
	1' - 3' Retaining Wall 4' Offset Property Wall

Existing 2018 SUP Retaining Walls

	Existing Retaining Wall
	7' - 8' Wall
	8' - 9' Wall
	1' - 3' Retaining Wall 4' Offset Property Wall

	Project Phase Line
--	--------------------



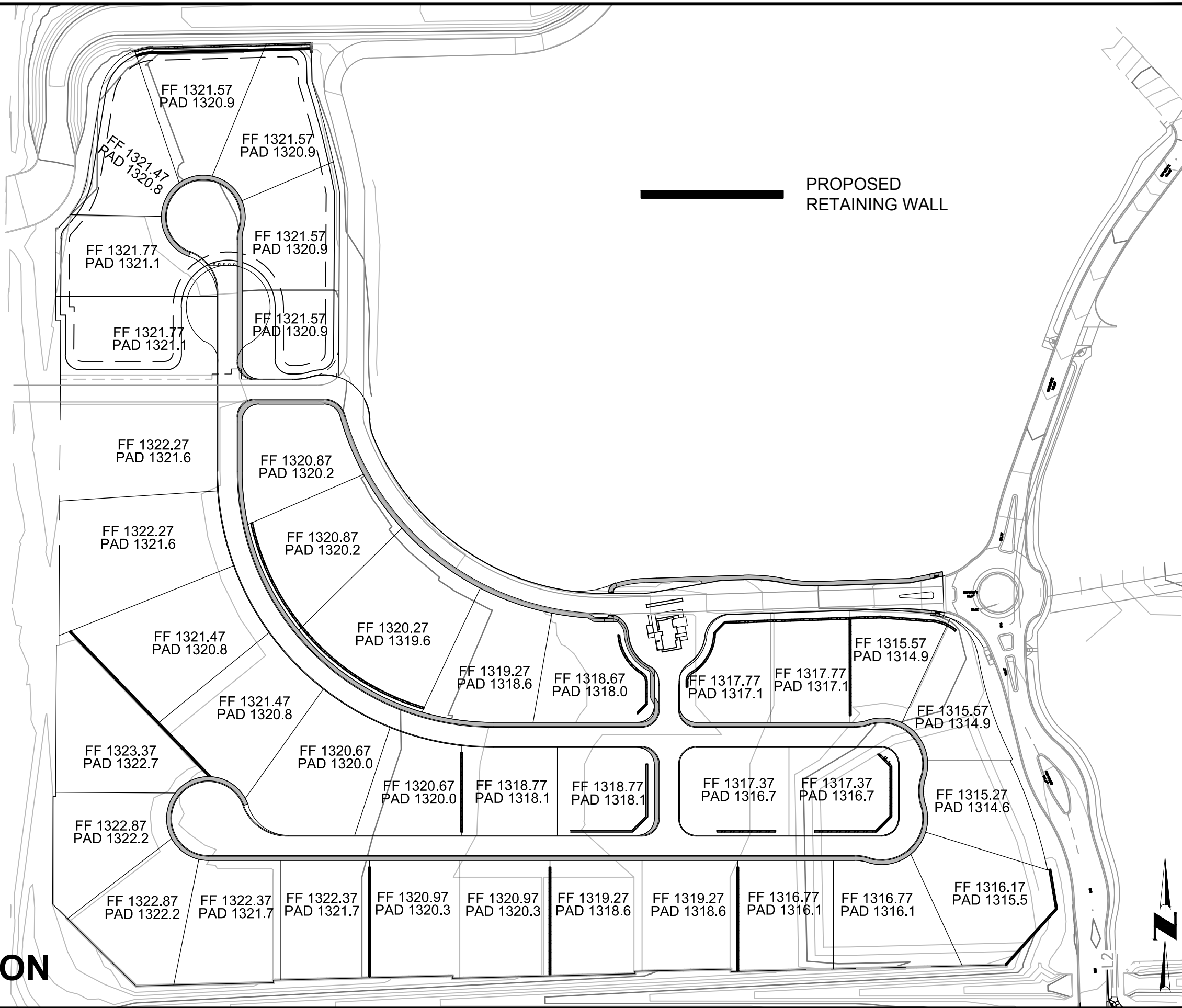
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NOT FOR
CONSTRUCTION



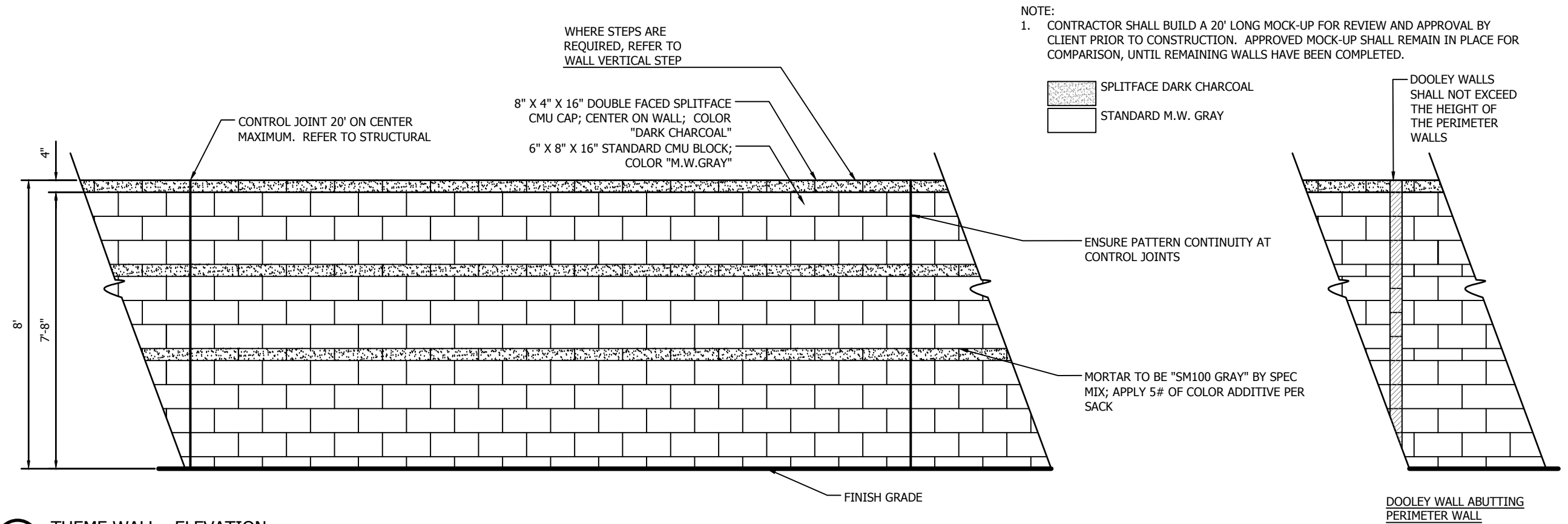
RITZ - PARCEL C

RETAINING WALL EXHIBIT

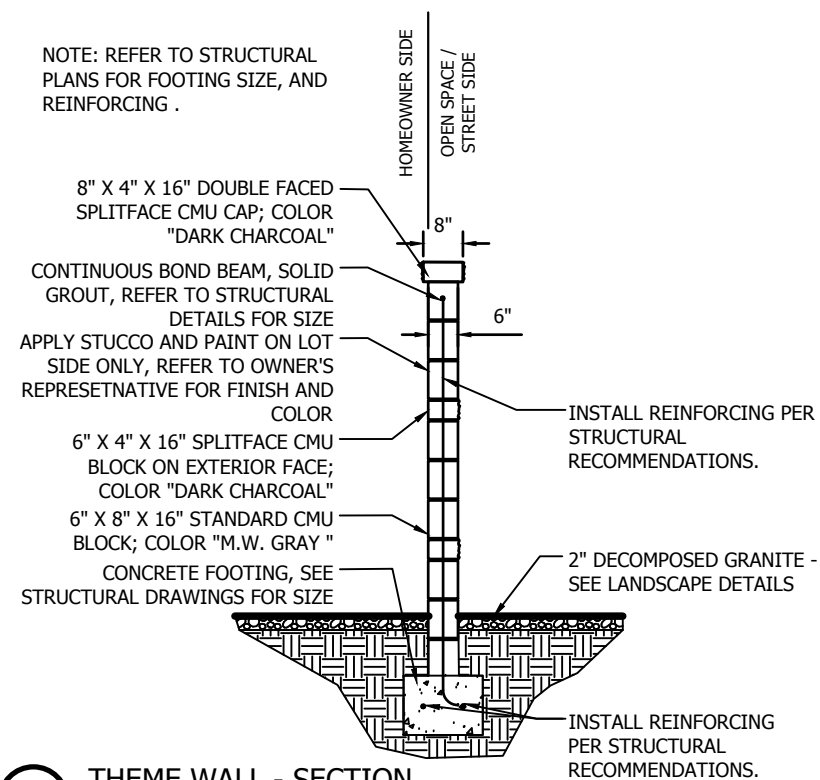
SCALE 1" = 120'

EXHIBIT

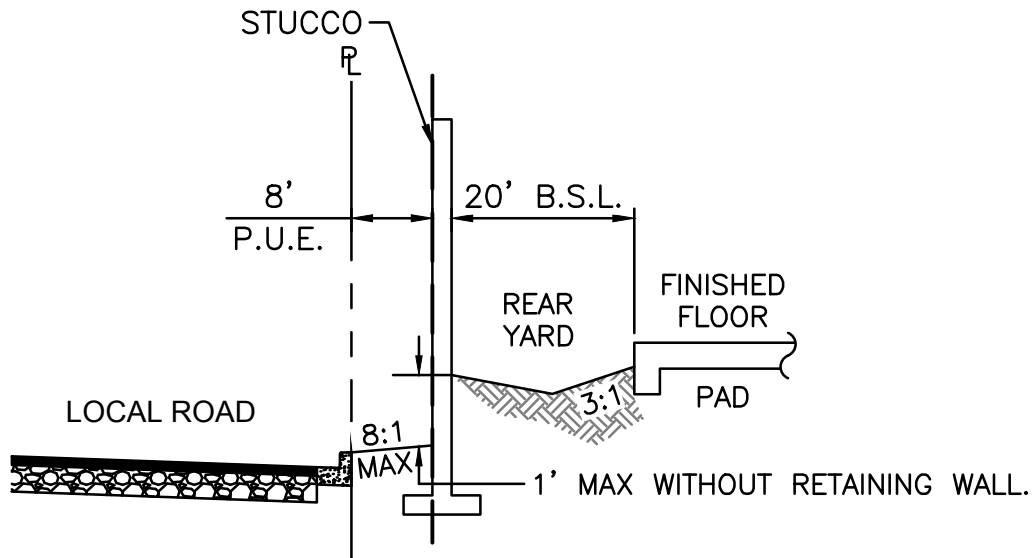
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>



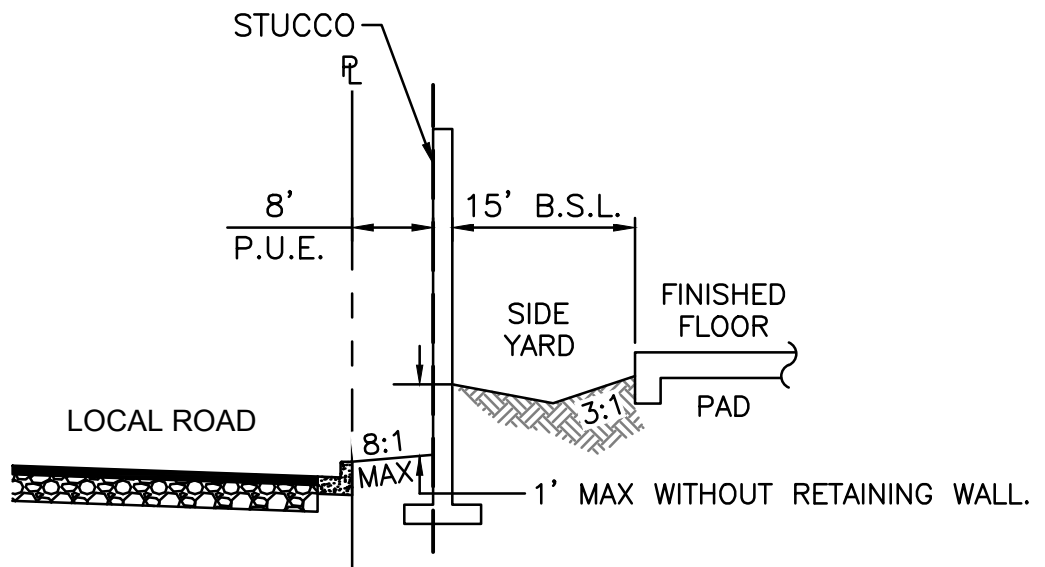
00 THEME WALL - ELEVATION



00 THEME WALL - SECTION




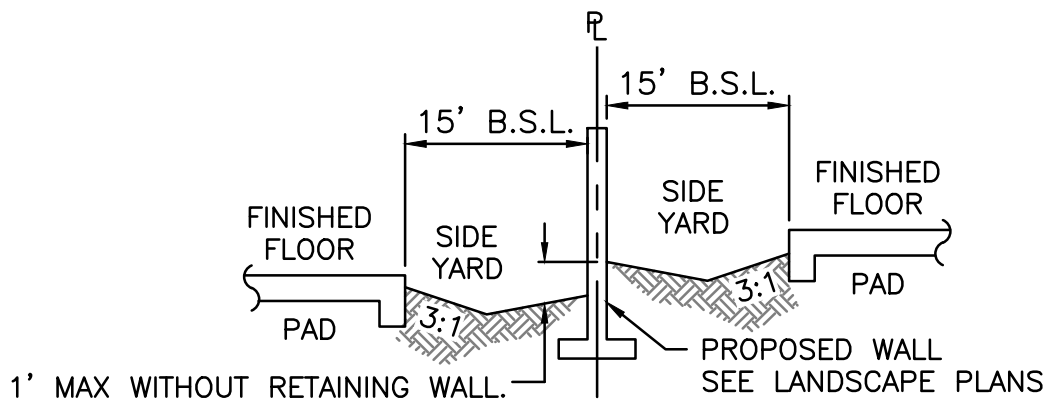
REAR YARD TO LOCAL STREET



SIDE YARD TO LOCAL STREET


**NOT FOR
CONSTRUCTION**

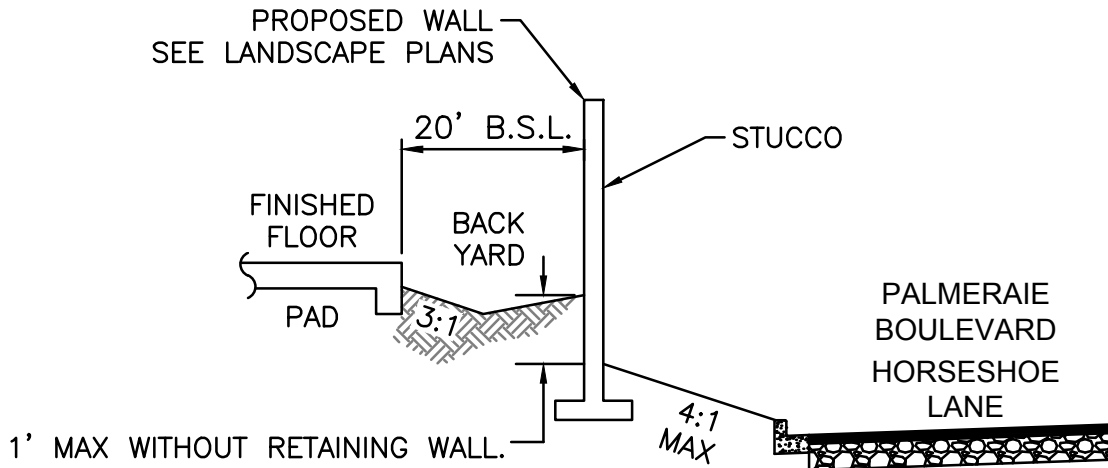
SCALE = N.T.S.	RITZ - PARCEL C	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	GRADING SECTIONS	1 OF 3



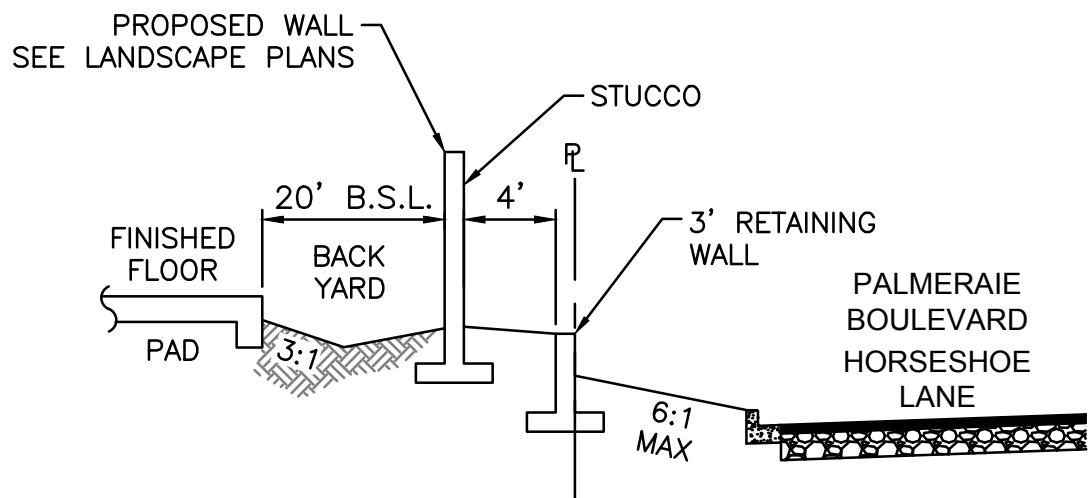
SIDE YARD TO SIDE YARD
MASONRY WALL

**NOT FOR
CONSTRUCTION**

SCALE = N.T.S.	RITZ - PARCEL C	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	GRADING SECTIONS	2 OF 3




REAR YARD TO
PALMERAIE BLVD./HORSESHOE LANE
OPTION 1



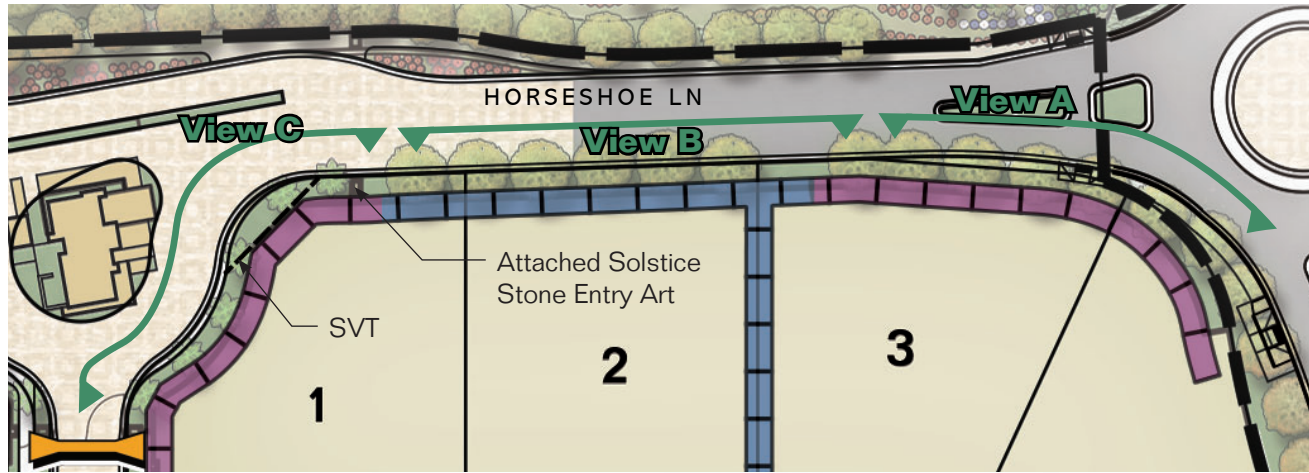
REAR YARD TO
PALMERAIE BLVD./HORSESHOE LANE
OPTION 2

**NOT FOR
CONSTRUCTION**

SCALE = N.T.S. EXHIBIT	RITZ - PARCEL C	 CELEBRATING 60 YEARS 3 OF 3
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

APPENDIX E

PERIMETER WALL RENDERINGS

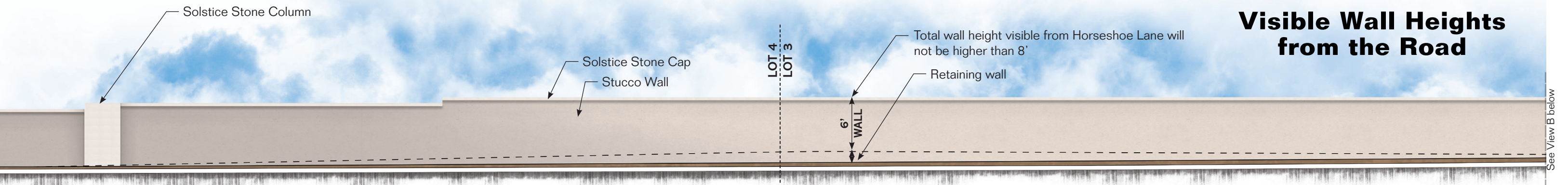


The Ritz-Carlton Resort

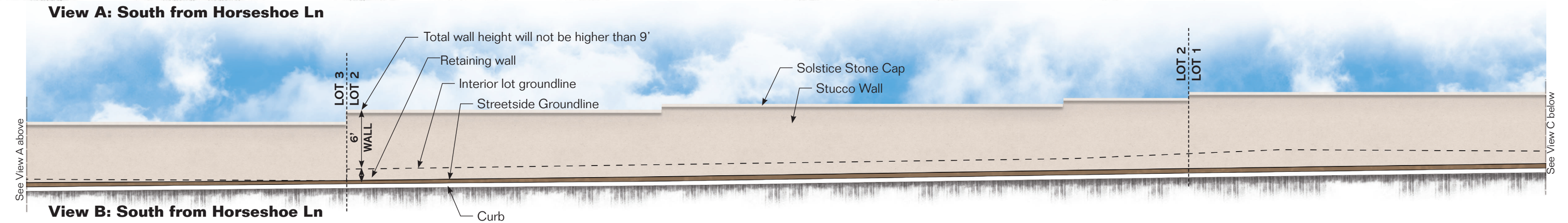


THE RITZ-CARLTON®

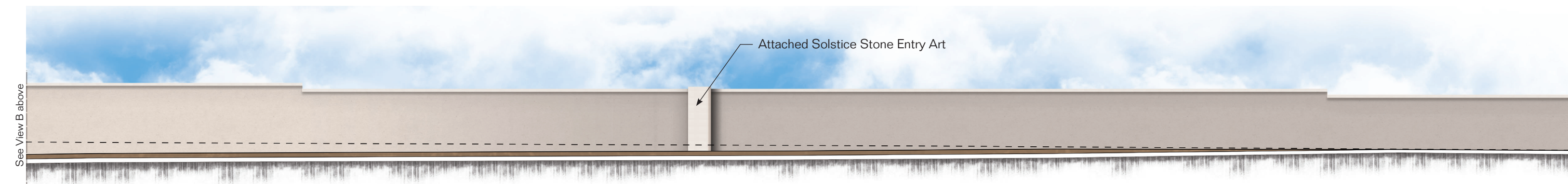
Visible Wall Heights from the Road



View A: South from Horseshoe Ln



View B: South from Horseshoe Ln

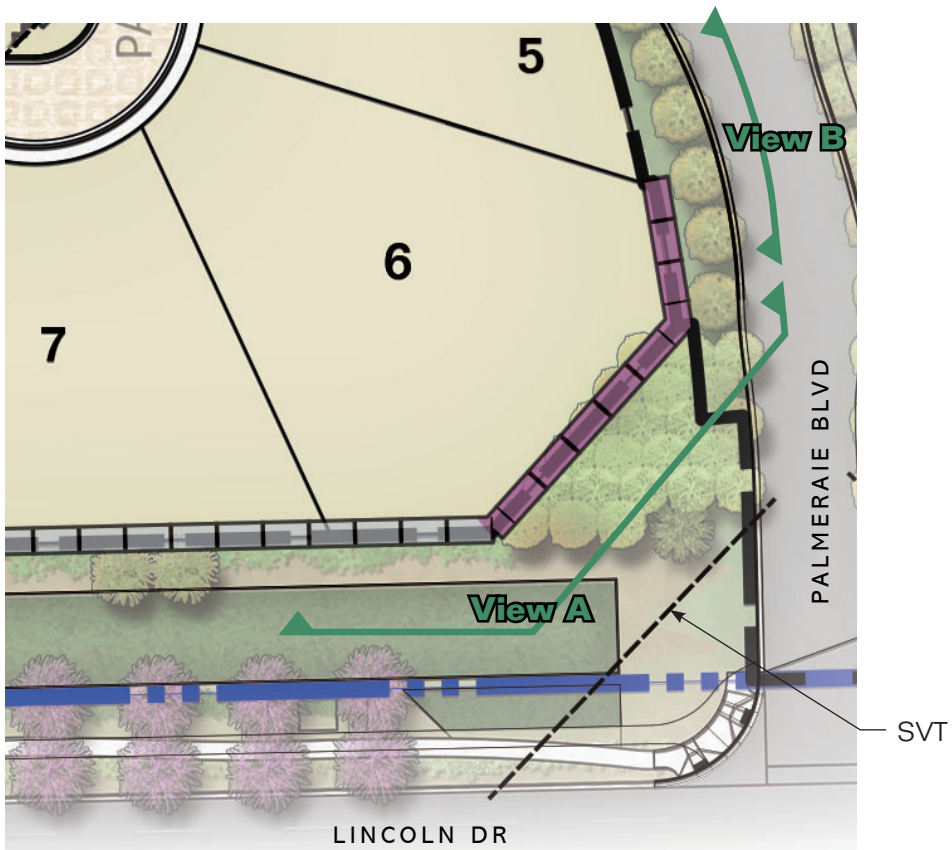


View C: South from Horseshoe Ln

October 14, 2019

N:\01\0268901\Graphics\Exhibits\Ritz - Parcel C - Retaining Wall Heights.indd

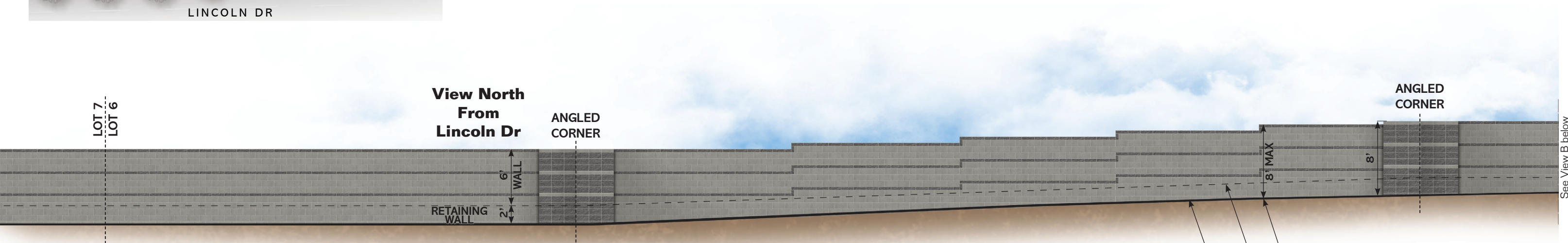




The Ritz-Carlton Resort



Visible Wall Heights from the Road



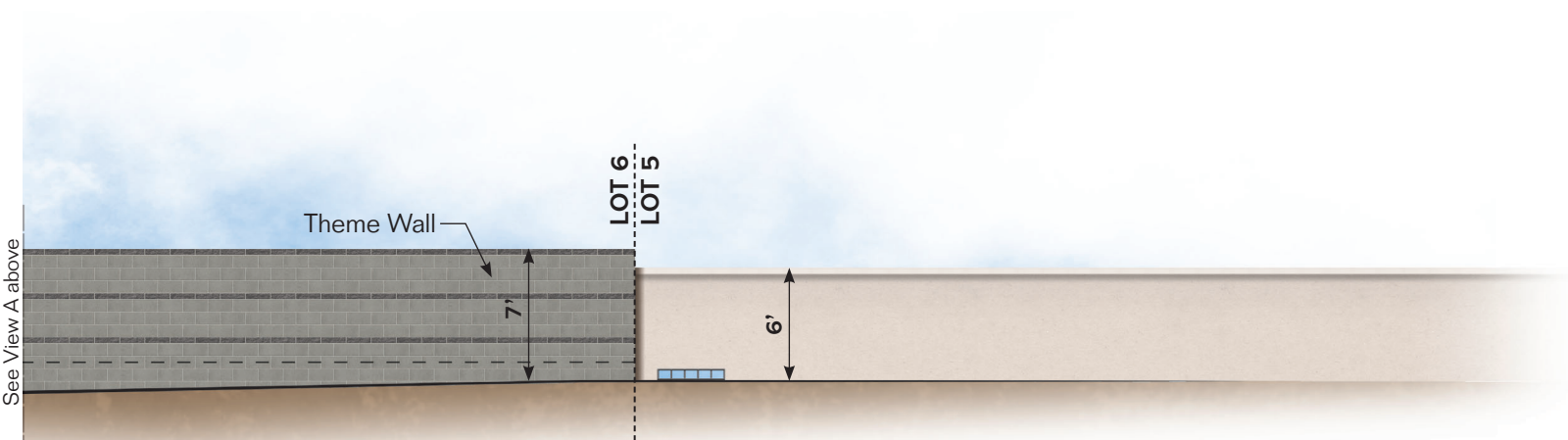
View A: North at Lincoln & North-West From Corner at Lincoln Dr and Palmeraie Blvd

Total wall height visible from the road will never be higher than 8'

Lot-side ground height

Street-side ground height

See View B below



View B: West From Palmeraie Blvd

October 14, 2019

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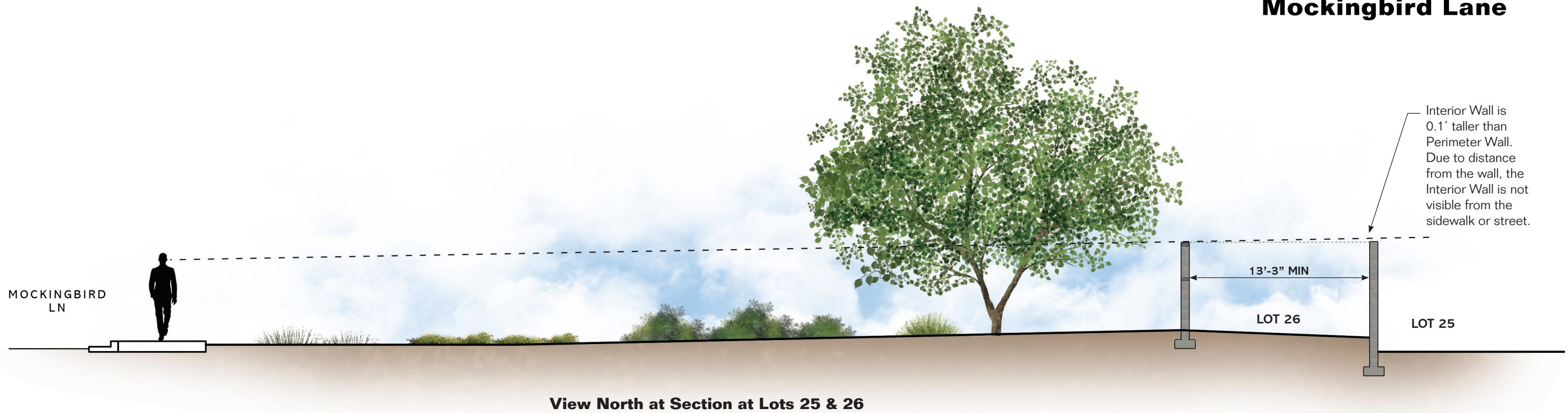
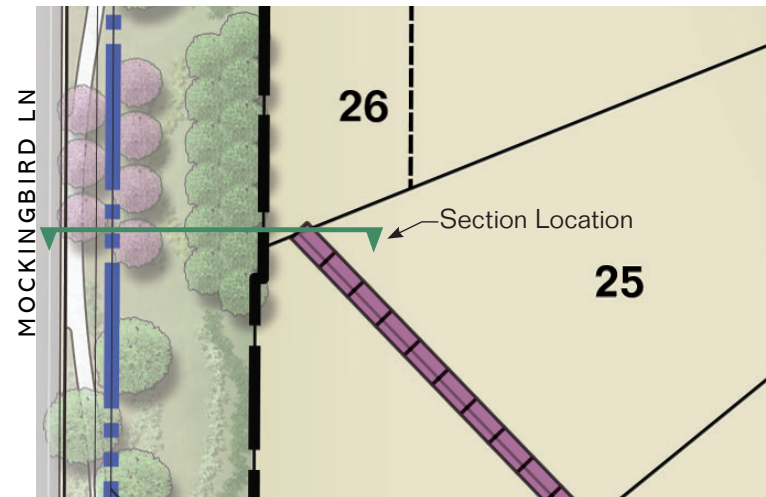


The Ritz-Carlton Resort



THE RITZ-CARLTON®

View of Interior Retaining Wall From Mockingbird Lane



APPENDIX F

SITE PHOTOS





- e. A minimum of thirty-three (33) percent of each lot shall be open and pervious, provided that swimming pools (excluding surrounding deck surfaces) shall be deemed to be open and pervious.
- f. Accessory structures that do not exceed six (6) feet in height above Finished Grade, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of each lot, provided they are located in a rear yard screened from public streets. The requirements of the preceding sentence shall not apply to accessory structures adjacent to or visible only from private streets. Accessory structures over six (6) feet above Finished Grade (or under six (6) feet in height but not in an enclosed yard), which may include casitas, gazebos, trellises, and patio covers, shall be allowed on each lot, provided that they comply with the Floor Area limitations shown on Page D-3 of the Approved Plans, are limited to sixteen (16) feet above Finished Grade, and comply with the setbacks on Page F-2 of the Approved Plans.
- g. Accessory structures containing livable square footage shall meet the setbacks for the main home and may not exceed sixteen (16) feet in height as measured from Finished Grade.
- h. House-mounted basketball backboards and pre-fabricated storage sheds shall not be permitted.

AREA C – RESORT-BRANDED HOMES

- 44. Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans. Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.
- 45. Resort-Branded Homes are subject to the following requirements:
 - a. Resort-Branded Homes shall be constructed in conformance with the development standards set forth in this Special Use Permit.
 - b. Resort-Branded Homes in the Resort Hotel Rental Program must always meet the requirements of the Acceptable Brand for the Principal Resort Hotel.

- c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height.
- d. Air conditioners may be installed on roofs, provided they shall be screened and noise attenuated so as to comply with the allowable noise levels as defined in the Town Code provisions relating to noise, as it is amended from time to time. Noise measurement shall include any installed screening or other attenuation devices. Such screening shall be included in the overall height of the structure.
- e. All outdoor lighting shall comply with Town ordinances.
- f. A minimum of thirty-three (33) percent of each lot shall be open and pervious, provided that swimming pools (excluding surrounding deck surfaces) shall be deemed to be open and pervious.
- g. Accessory structures that do not exceed six (6) feet in height above Finished Grade, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of each lot, provided they are located in a rear yard screened from public streets. The requirements of the preceding sentence shall not apply to accessory structures adjacent to or visible only from private streets. Accessory structures over six (6) feet above Finished Grade (or under six (6) feet in height but not in an enclosed yard), which may include casitas, gazebos, trellises, and patio covers, shall be allowed on each lot, provided they comply with the Floor Area limitations shown on Page D-3 of the Approved Plans, are limited to sixteen (16) feet above Finished Grade, and comply with the setbacks on Page F-3 of the Approved Plans.
- h. Accessory structures containing livable square footage shall meet the setbacks for the main home and may not exceed sixteen (16) feet in height as measured from Finished Grade.
- i. House mounted basketball backboards, and pre-fabricated storage sheds shall not be permitted.

AREA D – RESORT RELATED ATTACHED RESIDENCES

- 46. Area D may only be improved with up to fifty-three (53) attached single-family residential Resort Related Attached Residences and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height, setback, and Floor Area limitations shown on Page D-3 of the Approved Plans. Each Owner of a Resort Related Attached Residence may occupy it or permit its family and guest(s) to occupy it, or make it available for residential uses. Nothing shall prohibit a Resort Related Attached Residence from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.
- 47. Resort Related Attached Residences are subject to the following requirements:

2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size, Conditioned, sf ^(b)	Maximum Total Residential Floor Area, sf ^(c)	Maximum Total Resort Related Floor Area, sf ^(d)	Lot Coverage, Drip Line Area, sf	Area Coverage, Percentage ⁽¹⁾	Maximum Height, ft ⁽²⁾
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces 200 Hotel Rooms				352,000	234,000	29.7%	48'
	Accessory & Service Structures						15,000			24'
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					727,000	383,000	30.1%	

Total Square Footage

Residential	960,300
Resort Related	808,400
Land Proposed	1,768,700 sf

Area Setbacks

(from post dedication property lines)

North of Lincoln Drive:	50'
East of Mockingbird Lane:	50'
South of Indian Head Road:	30'
North and East of St. Margarets Church:	10'

Single Family Dwelling Units per Acre

Parcel B	66 du
Parcel C	45 du
Total	111 du
Net Acres	53.8 ac ^(a)
Gross Acres	54.5 ac ^(b)
Improved Acres	56.5 ac ^(a)
	1.96 du/ac

B	Resort Related Luxury Homes	31.3	66	10,000 sf min 13,540 sf avg ⁽⁹⁾ 20,320 sf max ⁽⁹⁾	4,000	453,750	336,600	24.7%	20' / 24' ⁽³⁾	
C	Ritz-Carlton Resort Branded Homes	22.5	45	12,000 sf min 14,191 sf avg ⁽⁹⁾ 37,605 sf max ⁽⁹⁾	4,000	309,375	236,250	24.1%	20' / 24' ⁽³⁾	
D	Resort Related Attached Residences	8.8	53		2,800	197,175	94,918	24.6%	20' / 24' / 36' ⁽³⁾	
E1	Resort Related Retail Accessory & Service Structures	7.2					78,400	78,400	25.0%	30'
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾					3,000			16'
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	808,400	1,131,200	26.2%	

Notes:

- Area coverage is calculated using drip line of structures including patios at 50% coverage. Current area coverage values are an approximation. Area Coverage in Areas B and Area C will be permitted up to the limits established by the maximum floor area for each area.
- The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page 11-6 and/or 11 Page 11-6.
- Residential lots adjacent to public roadways are limited to one story and a 20' maximum height. Specific lots are depicted on Page 1-2 and Page 1-3.
- Gross area including at-grade garages, patios, terraces, overhangs but, excluding fully subterranean basements.

- 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%, exist or 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 1-4 for specific unit height limitations.
- Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication.
- Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication.

- Improved acres include landscaped right-of-way (to the back of curb) in addition to the perimeter area setbacks.
- Illustrative values only.
- The acreage for Area E2 is excluded from the overall Area Coverage calculation.

CIVTECH, INC
Traffic Engineering
10000 N. Highway 100, Suite 1400
Dallas, Texas 75243
972.264.4500
contact: David Carter

CVL CONSULTANTS
Civil, Landscape Planning & Survey
4550 N. Loop West, Suite 201
Dallas, Texas 75246
972.264.4500
contact: Ryan Wines

MASON ARCHITECTS
Architecture & Interior Planning
905 Industrial Road, Suite C
Dallas, Texas 75246
972.264.4500
contact: Peter Hagan

NELSEN PARTNERS
Place-Use Architecture
15200 R. Scenic Road, Suite 300
Dallas, Texas 75244
972.264.4500
contact: George A. Nelson

WITHEY MORRIS, P.L.C
Land Use & Zoning Attorney
4929 E. Marsha Bullock, Suite A-212
Dallas, Texas 75246
972.264.4500
contact: Jason Hagan

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Approved Plans
December 21, 2015

THE RITZ-CARLTON

MASTER PLAN
Land Density Table
D-3



George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at **6:00 p.m. on Tuesday, January 7, 2020**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application requesting a Minor Amendment to the Special Use Permit for the Five Star/Ritz Carlton Resort to allow for modifications to the building height, setbacks, and wall heights in Area C (The Resort Branded Homes). The amendment will allow chimneys and roof screens to extend 3' above the building height limit, will allow basement lightwells to extend a maximum of 5' into the building setbacks, and modify retaining the wall heights. The subject property is located at 7000 E. Lincoln Drive; generally bordered by Lincoln Drive to the south, Mockingbird Lane to the west, Indian Bend Road to the north and the City of Scottsdale to the east (including, but not limited to Assessor's Parcel Numbers 174-58-410 through 174-58-449).

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

Planner

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

Parcel Number	Owner Name	Site Address	Site Address City	Site Address State	Site Address Zip	Mail Address	Mail Address City	Mail Address State	Mail Address Zip	Phone	Building Area	Lot Acre	Lot Acre Description	Subdivision	Improvement Height	Owner Occupied	New Sales	Sale Date	Sale Price
18-00-36-001	Thomas Wright	8844 Cactus Wren Rd	Paradise Valley	AZ	85212-4308	8844 Cactus Wren Rd	Paradise Valley	AZ	85212-4308		1729	0.29	Single Family Residential	18-00-36-001	11'000	N		11/20/2011	
18-00-36-002	Thomas Wright	8832 Cactus Wren Rd	Paradise Valley	AZ	85212-4306	8832 Cactus Wren Rd	Paradise Valley	AZ	85212-4306		7138	14754	Single Family Residential	18-00-36-002	11'000	N		11/20/2011	1700000
18-00-36-003	Schindler Place Resort LLC	7000 Schindler Place	Paradise Valley	AZ	85212-4309	7000 Schindler Place	Paradise Valley	AZ	85212-4309		388175	42.00	Commercial (Commercial)	18-00-36-003	388000	N		11/20/2011	3800000
18-00-07-070	Michael & Jay D'Amico	7115 Macadamia Ln	Paradise Valley	AZ	85212-4305	7115 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-07-070	17000	N		11/20/2011	1700000
18-00-01-010	Joseph Perera & Sharon Grayson	7050 N 80TH Pl	Paradise Valley	AZ	85212-4308	7050 N 80TH Pl	Paradise Valley	AZ	85212-4308		2409	47556	Single Family Residential	18-00-01-010	1861	Y		11/20/2011	1700000
18-00-01-011	Cheryl Clark & Clayton W Clark	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307		1809	0.175	Single Family Residential	18-00-01-011	1861	Y		11/20/2011	1700000
18-00-01-012	Glenn & Gloria Steinbock	7015 N 80TH Pl	Paradise Valley	AZ	85212-4307	7015 N 80TH Pl	Paradise Valley	AZ	85212-4307		1809	0.175	Single Family Residential	18-00-01-012	1861	Y		11/20/2011	1700000
18-00-01-013	Scott Investment Properties LLC	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307		1809	0.175	Single Family Residential	18-00-01-013	1861	Y		11/20/2011	1700000
18-00-01-014	Canal Mermaid Air Inc	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-014	1861	Y		11/20/2011	1700000
18-00-01-015	Jeremy Leasing & Leasing Co LLC	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-015	1861	Y		11/20/2011	1700000
18-00-01-016	Glenn & Gloria Steinbock	7015 N 80TH Pl	Paradise Valley	AZ	85212-4307	7015 N 80TH Pl	Paradise Valley	AZ	85212-4307		1809	0.175	Single Family Residential	18-00-01-016	1861	Y		11/20/2011	1700000
18-00-01-017	Suzie Krieger	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307	6800 E Camelback Rd	Paradise Valley	AZ	85212-4307		1809	0.175	Single Family Residential	18-00-01-017	1861	Y		11/20/2011	1700000
18-00-01-018	Karl & Sally Foster	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-018	1861	Y		11/20/2011	1700000
18-00-01-019	Karl & Sally Foster	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-019	1861	Y		11/20/2011	1700000
18-00-01-020	Paula & Charles Thornton	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-020	1861	Y		11/20/2011	1700000
18-00-01-021	Alan & Cheryle Steiner	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-021	1861	Y		11/20/2011	1700000
18-00-01-022	Carle Investment Properties LLC	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-022	1861	Y		11/20/2011	1700000
18-00-01-023	Alaska & Rosemarie Johnson	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-023	1861	Y		11/20/2011	1700000
18-00-01-024	Star Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-024	1861	Y		11/20/2011	1700000
18-00-01-025	Richard & Robin Tenney	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-025	1861	Y		11/20/2011	1700000
18-00-01-026	Agnes Lee	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308	7000 N 80TH Pl	Paradise Valley	AZ	85212-4308		1809	0.175	Single Family Residential	18-00-01-026	1861	Y		11/20/2011	1700000
18-00-01-027	Christopher & Anne Briggs	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-027	1861	Y		11/20/2011	1700000
18-00-01-028	Cheryl & Kelly Paquette	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-028	1861	Y		11/20/2011	1700000
18-00-01-029	Miguel Lee	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-029	1861	Y		11/20/2011	1700000
18-00-01-030	American Home Mortgage Trust 2006-4	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-030	1861	Y		11/20/2011	1700000
18-00-01-031	American Home Mortgage Trust 2006-4	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-031	1861	Y		11/20/2011	1700000
18-00-01-032	Anthony Mary's Tr	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-032	1861	Y		11/20/2011	1700000
18-00-01-033	Madison Lane Mortgage Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-033	1861	Y		11/20/2011	1700000
18-00-01-034	Harriet & Anita Taylor	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-034	1861	Y		11/20/2011	1700000
18-00-01-035	Todd & Christine Taylor	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-035	1861	Y		11/20/2011	1700000
18-00-01-036	Reserve Estates & The Brown (Estate) & Rosemarie DeBorja	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-036	1861	Y		11/20/2011	1700000
18-00-01-037	Harley Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-037	1861	Y		11/20/2011	1700000
18-00-01-038	Wendy Family Trust & Margaret Simon	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-038	1861	Y		11/20/2011	1700000
18-00-01-039	Michael Simon	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-039	1861	Y		11/20/2011	1700000
18-00-01-040	Central Federal Savings Company LLC	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-040	1861	Y		11/20/2011	1700000
18-00-01-041	Julius Family Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-041	1861	Y		11/20/2011	1700000
18-00-01-042	P V A Acquisition Lateral Church Inc	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-042	1861	Y		11/20/2011	1700000
18-00-01-043	Eligible Family Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-043	1861	Y		11/20/2011	1700000
18-00-01-044	Lee & J. Lee Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-044	1861	Y		11/20/2011	1700000
18-00-01-045	David Zenas & Douglas Zenas	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-045	1861	Y		11/20/2011	1700000
18-00-01-046	Shirley & Stephen Vertanen	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-046	1861	Y		11/20/2011	1700000
18-00-01-047	David Zenas & Douglas Zenas	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-047	1861	Y		11/20/2011	1700000
18-00-01-048	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-048	1861	Y		11/20/2011	1700000
18-00-01-049	Phyllis C. Duff	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-049	1861	Y		11/20/2011	1700000
18-00-01-050	Malina & Amanda Cammack	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-050	1861	Y		11/20/2011	1700000
18-00-01-051	Michael Craig	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-051	1861	Y		11/20/2011	1700000
18-00-01-052	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-052	1861	Y		11/20/2011	1700000
18-00-01-053	Princeton Valley Properties LLC	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-053	1861	Y		11/20/2011	1700000
18-00-01-054	Redwood Bank & Business Services	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-054	1861	Y		11/20/2011	1700000
18-00-01-055	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-055	1861	Y		11/20/2011	1700000
18-00-01-056	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-056	1861	Y		11/20/2011	1700000
18-00-01-057	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-057	1861	Y		11/20/2011	1700000
18-00-01-058	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-058	1861	Y		11/20/2011	1700000
18-00-01-059	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-059	1861	Y		11/20/2011	1700000
18-00-01-060	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-060	1861	Y		11/20/2011	1700000
18-00-01-061	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-00-01-061	1861	Y		11/20/2011	1700000
18-00-01-062	AP Pasco Residential Trust	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305	6815 Macadamia Ln	Paradise Valley	AZ	85212-4305		1809	0.175	Single Family Residential	18-0					

176-63-0008	Jennifer & Robert Polera	6341 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	6341 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	4505	45825	Single Family Residential	Y	1980	7/15/2019	1450000
176-63-000C	Angeliki & Panos Loui	6077 Quail Run Rd	Paradise Valley	AZ	85215-5326	6124 E Quail Run Run	Paradise Valley	AZ	85215-	2085	44520	Single Family Residential	N	1985	3/21/2017	
176-63-000D	Patricia Loui	6021 E Quail Run Rd	Paradise Valley	AZ	85215-5300	6021 E Quail Run Rd	Scottsdale	AZ	85215-5300	2442	45694	Single Family Residential	Y	1985	09/09/2007	
176-63-000E	6009 Quail Run, Llc	6009 Quail Run Rd	Paradise Valley	AZ	85215-5326	6009 E Lincoln Dr	Paradise Valley	AZ	85215-4613	2295	46200	Single Family Residential	N	1985	3/22/2014	
176-63-010D	Mark & Shelly Palmer	6826 E Solstice Ln	Paradise Valley	AZ	85215-5345	6826 E Solstice Ln	Paradise Valley	AZ	85215-5345	6574	56540	Single Family Residential	Y	2008	4/18/2007	1750000
176-63-011A	William McCarthy & Elizabeth McCarthy	6309 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	6309 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	4622	46638	Single Family Residential	Y	2002	7/02/2000	1750000
176-63-012A	John & Catherine Goodrich	6305 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	6305 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	3445	52272	Single Family Residential	Y	1987	8/30/2001	
176-63-013A	Frost T Family Llc	6307 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	10000 Wilshire Blvd TPA	Los Angeles	CA	90024	1940	18807	Single Family Residential	N	2008	1/02/2014	1870000
176-63-015	Randal Ring	6319 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	500 Redlands Ave	Newport Beach	CA	92663-4808	3005	49005	Single Family Residential	N	1970	7/1/2013	780000
176-63-020	Paradise Valley Water Co				85215-	2105 W Fremont Peak Rd	Phoenix	AZ	85027-1280		10519	Residential Vacant Land	N		12/21/1993	
176-64-002F	Pv Scottsdale Hotel Owner Spa Llc	6240 N Quail Run Rd	Paradise Valley	AZ	85215-	2920 Arch St	Philadelphia	PA	19104-2817		140191	Common Area (Commercial, Not Shopping Center Or Association Ament.)	N		10/23/2015	1080000
176-64-003A	Garten Llc	7101 Lincoln Dr	Paradise Valley	AZ	85215-4417	3625 E Camelback Ave	Phoenix	AZ	85018-3561	541	71219	Hotel	N	1984	4/30/2018	10200000
176-64-003B	James Greenway Llc	7125 E Lincoln Dr	Paradise Valley	AZ	85215-4428	4731 N 28TH St	Phoenix	AZ	85018-4706	13024	92390	Dental Bldg	N	1976	1/31/2018	750000
176-66-000	Red & Green Investments Llc	6804 Valley Vista Ln	Paradise Valley	AZ	85215-5345	3441 N 30TH Ave	Phoenix	AZ	85018-3605	2345	46630	Single Family Residential	N	1981	1/06/2009	
176-66-006	Gale Ross	6806 Valley Vista Ln	Paradise Valley	AZ	85215-5345	6806 E Happy Vista Ln	Paradise Valley	AZ	85215-	3651	42186	Single Family Residential	N	1980	11/12/2017	860000
176-67-007C	Mark & Chongmin Sundquist	6138 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	6138 N MacKingsford Ln	Paradise Valley	AZ	85215-5313	4910	44682	Single Family Residential	Y	2008	4/9/2011	1300000



ZONING HEARING

TOWN OF PARADISE VALLEY
Mayor and Council

6401 E. Lincoln Dr., Paradise Valley, Arizona
6:00 PM O'CLOCK 9th DAY OF January 2020

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

PUBLIC MEETING: Consideration of an application requesting a Lot Line Adjustment for the Five Star/Ritz Carlton Resort to modify the property lines on Lots 35 - 37 in Area C (The Resort Branded Homes). The subject property is located at 7000 E. Lincoln Drive, generally bordered by Lincoln Drive to the south, Mockingbird Lane to the west, Indian Bend Road to the north and the City of Scottsdale to the east (Assessor's Parcel Numbers 174-58-444, 174-58-445, and 174-58-446).

If you have questions about this application, please call the Community Development Department at (480) 348-3692.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. LLA-17-06
POSTING DATE By 12/16/19

ZONING HEARING

TOWN OF PARADISE VALLEY
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona
6:00 PM O'CLOCK 9th DAY OF January 2020

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

PUBLIC HEARING: Consideration of an application requesting a Minor Amendment to the Special Use Permit for the Five Star/Ritz Carlton Resort to allow for modifications to the building height, setbacks, and wall heights in Area C (The Resort Branded Homes). The amendment will allow chimneys and roof screens to extend 3' above the building height limit, will allow basement lightwells to extend a maximum of 5' into the building property is located at 7000 E. Lincoln Drive, generally bordered by Lincoln Drive to the south, Mockingbird Lane to the west, Indian Bend Road to the north and the City of Scottsdale to the east (including, but not limited to Assessor's Parcel Numbers 174-58-410 through 174-58-449).

If you have questions about this application, please call the Community Development Department at (480) 348-3692.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. SUP-19-06
POSTING DATE By 12/16/19



Action Report

File #: 20-021

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: January 7, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Continued Discussion of Upcoming Planning Commission Items for Council Retreat

BACKGROUND

The Planning Commission has been preparing a list of policy and/or code change items to give the Town Council in advance of the Town Council retreat scheduled in early 2020. The Commission discussed this topic at the October 15th and December 17th work sessions. Staff would like to seek additional input on this topic from the Commission at the January 7th meeting. A summary of the potential items from the October 15th and December 17th meetings include:

1. Modify the Hillside Building Committee (HBC) membership and/or Commission rotation:
 - a. Change the makeup of HBC from 2 permanent citizen members with 3 rotating Commissioners to 3 permanent citizen members and 2 rotating Commissioners.
 - b. Possibility of changing the Commission rotation schedule from a 6-month tour to a 12-month tour to help promote consistency of review.
 - c. The HBC Chair should be a permanent citizen member (and not a rotating Commissioner).
2. Notification to hillside property owners and potential hillside buyers of the hillside regulations:
 - a. Create brochure or pamphlet highlighting the basic hillside requirements and process, providing a link to the hillside code, and identify the staff contact for hillside.
 - b. Give brochure to realtors, to homeowner associations, post it on Town's website, and add it to the Town's resident guide.
3. Development standards on undersized lots:
 - a. Possibility of creating a different zoning classification or modification of standards for undersized lots.
4. Exterior lighting changes after Town approval:
 - a. Concern that applicants replace code compliant light fixtures with non-compliant fixtures after receiving final inspection.
 - b. Request more night-time inspections by the code compliance officer.

5. Planning Commission rules and procedures update:
 - a. Complete the updated rules and procedures for the Commission.
6. Noticing Requirements:
 - a. Concern that the 1,500' noticing radius may be excessive.
 - b. Examine other types or methods of noticing and provide earlier noticing to increase communication with residents and citizen involvement.
7. Posting of construction signs:
 - a. Concern that construction signs are not being posted. Request more enforcement to verify that construction signs are posted on the job sites.

Staff will continue to edit and refine this list based upon input from the Planning Commission. Once finalized, the list will be given to the Town Council for review at the upcoming retreat.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, December 3, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 6 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Daran Wastchak
Absent 1 - Commissioner Charles Covington

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** [19-449](#) Discussion of a Minor Special Use Permit Amendment (SUP 19-06)
Five Star Area C - Basement Lightwells, Modified Chimney Heights, and
Modified Fence Wall Heights - 7000 E Lincoln Drive
- George Burton, Planner, presented an overview of the request for a Minor Special Use Permit Amendment. He noted that staff recommended limiting the amount of encroachment into the setback area.
- Discussion was made on the size of the lots and Commissioner Campbell asked for details on the railing around the lightwells.
- The applicant explained that the railing would be three feet tall, but a decision had not been on the material and style. He then shared an idea for a 36-inch glass wall.
- Mr. Burton pointed out that the current Special Use Permit would have to be modified to allow for a 36-inch wall in the front yard since it currently does not allow for that. He added that he had a draft stipulation to address this request.

Commissioner Wastchak clarified that what they are asking for is a decrease of the setback by five feet for the lightwells.

It was indicated that the lightwells would be 12 feet deep.

Commissioner Campbell stated he was supportive of the concept. He pointed out that his issue was with the front encroachment and not those on the side and back yard.

Commissioner Anton asked what kind of landscaping they would have in front of the lightwells.

The applicant responded that there would be grass with planter beds between them.

Chairman Wainwright asked if there would be ladders in each of the lightwells.

The applicant indicated that approximately two-thirds of them would have ladders since they were attached to bedrooms.

Chairman Wainwright asked if they had done any radon tests on the site.

The applicant indicated it had not been an issue or brought up before, but that they could check into it as well as a potential mediation plan.

Chairman Wainwright shared that radon typically is more of an issue in basement areas.

Commissioner Wastchak noted that currently they are not required by the EPA to do radon test in the State of Arizona.

Mr. Burton explained that Stipulation 44 will have to be modified for the public hearing and that the proposed language was bolded in their packet. He added that he would include clarification of the 5-foot setback encroachment being limited to a maximum of 400 square feet total.

Commissioner Anton asked that the stipulation call out the maximum area on the front lightwells.

Commissioner Wastchak asked for better renderings of the wall or railing for the lightwells for each style of building when they come back. He indicated that the only area of concern with the railing for him was the front yard.

Chairman Wainwright suggested allowing for higher walls than 36-inches. It was suggested to allow for a height range of 36-42 inches.

Commissioner Lewis asked how the lightwells will be cleaned.

The applicant explained that they will all have drains so they can be washed out.

Commissioner Georgelos asked to see more of the landscaping that will go around the lightwell areas. She clarified it might help the Planning Commission get a better idea of how much of a hazard it is since landscaping could help prevent people from going near them.

Mr. Burton introduced information on the proposed chimneys and chimney screens. He clarified that the applicant was requesting an additional three feet to the allowed height for their chimney and screens.

Commissioner Wastchak indicated he was not supportive of a 24-foot-wide chimney.

Chairman Wainwright asked if there were any mechanical reasons why the chimneys need to be higher.

The applicant stated they had to sit above the roof in order to meet code and function properly.

Commissioner Georgelos asked what they planned to screen with the chimney screen.

The applicant clarified that they were for the chimney flue as well as vent hood and anything else that would sit on top of the roof. He shared that they do not want the roof plane speckled with vents and equipment. He further explained that it would not need to be that wide but architecturally they felt it was a better design. He also noted that all the fireplaces were gas and that some would be built out of masonry and others would not.

Commissioner Lewis indicated he liked the architectural definition of the design and how it would hide any relief on the roof. He added that he felt there was an accommodation that would work.

Commissioner Campbell recommended they keep the rest of the mass under the 20 feet and allow for only the required chimney portion to exceed that height.

Commissioner Anton asked if there was a maximum number of chimneys a

home could have.

Commissioner Campbell indicated he was fine with people having as many as they wanted.

Commissioner Georgelos asked what the ordinance says about popups and chimney heights.

Mr. Burton replied the popups are not addressed but states the maximum height is 24 feet for two-stories and 20 feet for one-story.

Chairman Wainwright suggested allowing for relief for the two-story buildings, but sticking to the Special Use Permit for one-story buildings.

The applicant asked if they could delineate between interior and perimeter lots as well, so an interior one-story lot could be allowed to have a chimney that goes above the 20 feet.

Commissioner Georgelos asked how that might affect the view shed.

The applicant indicated they felt that the interior homes would be set back far enough that it would not make a difference.

Commissioner Lewis asked for the material of the roof finish.

The applicant stated it will be concrete roof tiles on the pitched roofs.

Commissioner Wastchak asked what the inside ceiling height was on the one-story homes.

The applicant responded that they varied.

Commissioner Wastchak indicated he was in support of sticking strictly to the 20-foot height limit for the one-story homes on exterior lots.

Commissioner Anton expressed that he would still like to see a limit on the size and quantity of chimneys.

Chairman Wainwright asked for the applicant to come back with a specific minimum chimney size.

Mr. Burton clarified that the Planning Commission had determined that screens had to meet the building height of the building and chimneys on perimeter buildings also had to meet the maximum height of the building, while chimneys on interior buildings could extend three feet above the

adjoining roof. He added that the applicant would also need to come back with a reasonable maximum size and quantity for chimneys for Planning Commission consideration at the next meeting.

Mr. Burton described the request for modified fence wall heights. He clarified that the request is to have a three-foot retaining wall with six-foot fence wall on top for a maximum height of nine-feet tall. He presented renderings of the development with the locations of the fence and retaining walls. He then reviewed the standards for a minor Special Use Permit amendment to help the Commission identify if the request constituted a minor amendment or not.

Commissioner Campbell suggested the applicant invite members of the Planning Commission to go see the site in person.

The applicant indicated they would be happy to accommodate that request.

Mr. Burton clarified that they would have a work session for this Item on December 17, 2019 followed by a public hearing on January 7, 2020.

No Reportable Action

B. [19-451](#)

Continued Discussion of Upcoming Planning Commission Items for Council Retreat

Jeremy Knapp, Community Development Director, announced that the retreat would be held on January 30, 2020. He added that they will get an agenda to the Planning Commission before the retreat.

Commissioner Wastchak asked that Mr. Knapp start composing an agenda with items that were brought up during the Commissions last conversation about the retreat and bring it back to them at their next work session.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [19-438](#)

Approval of November 5, 2019 Planning Commission Minutes

A motion was made by Commissioner Wastchak, seconded by Commissioner Georgelos, to approve the November 5, 2019 minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Absent: 1 - Commissioner Covington

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp reviewed the upcoming items.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 7:10 p.m., seconded by Commissioner Wastchak, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Absent: 1 - Commissioner Covington