

TOWN OF PARADISE VALLEY

**Ritz Area C Lots 15-18
Minor Special Use Permit Amendment
7000 E Lincoln Dr
Public Hearing**



**Planning Commission
April 2, 2024**

VICINITY MAP



RITZ/FIVE STAR PROJECT SITE



PROCESS & NOTIFICATION

The process for approval of a Minor SUP Amendment:

- Application Submittal (January 17, 2024)
- Planning Commission review of the SUP (March 5, 2024)
- Planning Commission work session and potential public hearing on the SUP (April 2nd, 2024) – notification provided 3-8-24
- Five Star Development is in the process of discussing this request with all property owners within Parcel C

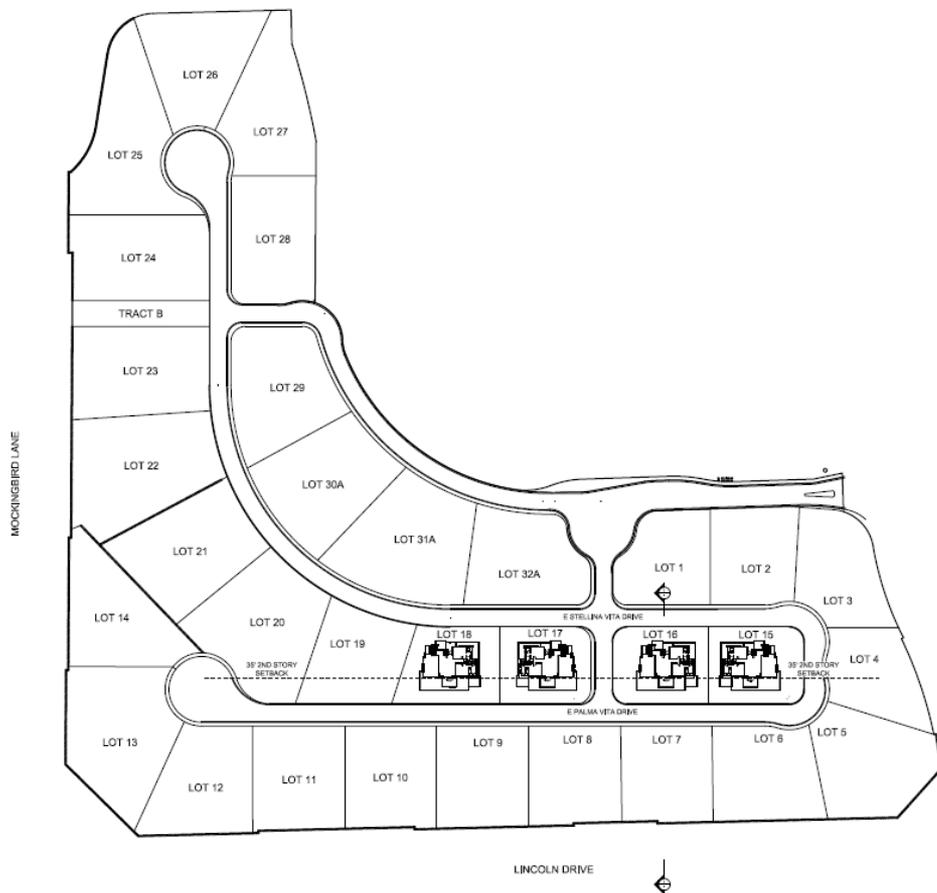


SUP AMENDMENT CRITERIA

1. The request is classified as a Minor SUP Amendment due to the alteration in a development standard which is part of the original 2015 SUP approval.
2. The amendment ***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.

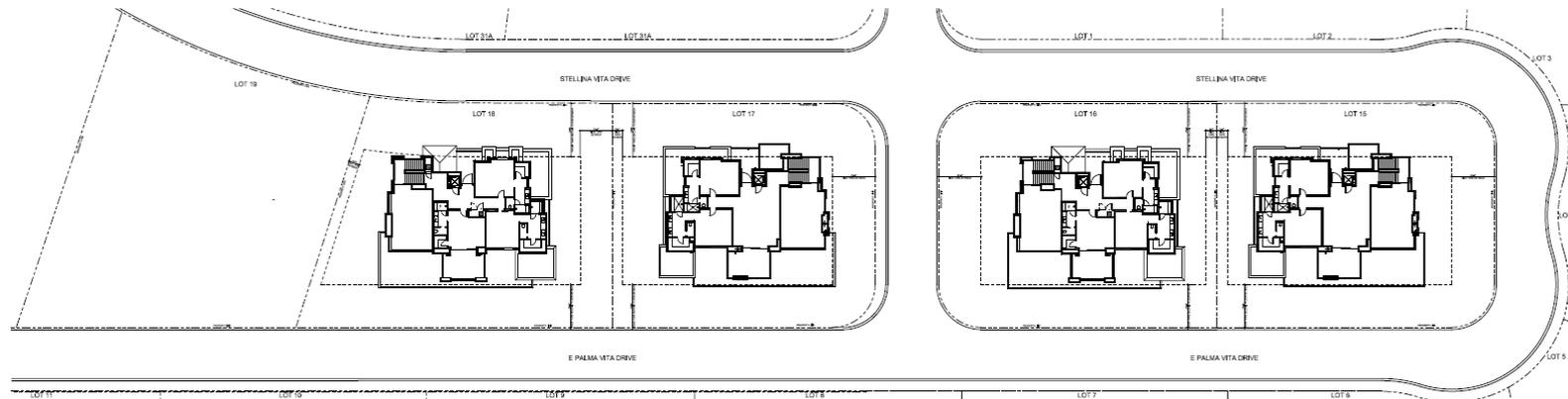
SUMMARY OF REQUEST

- The applicant, Drewett Works on behalf of Five Star Development LLC, requests Minor SUP amendment for Area C to modify the 35-foot second story rear yard setback requirement from interior lots 15-18 of Area C.
 - 20-foot rear setback for non-livable second floor covered patios with a maximum roof cover of 550 square feet.
 - 35-foot rear setback for livable second floor.



SETBACKS

According to the applicant's narrative: Setbacks in place to maintain view corridors around the perimeter of the property by limiting building heights. Unintentionally applied to the internal lots which do not directly impact view corridors from Lincoln Drive and Mockingbird Lane. Lots 15-18 now sit within the interior of Area C and pose no danger to disrupt the view corridors from around the perimeter of the property.



 **LOTS 15-18 PROPOSED UPPER FLOOR SETBACKS**
1" = 20'-0"

SETBACKS (CONT'D)

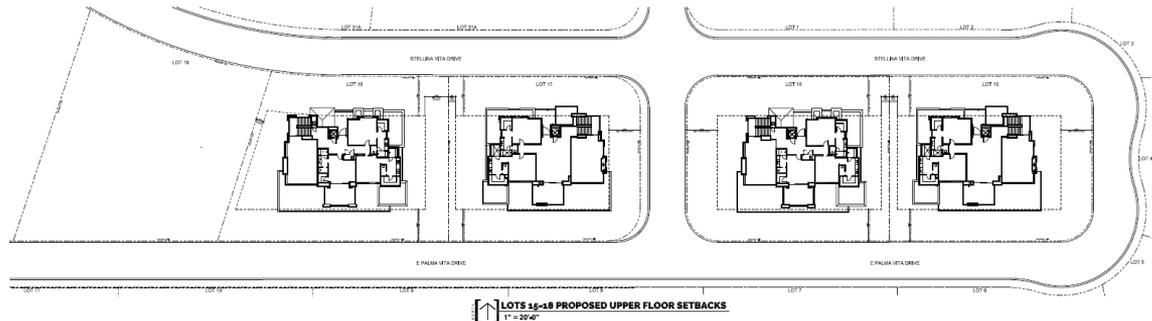
2015 Original SUP Area B&C Building Setback Table:

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	

Proposed Area C Main Building Setback Table for Lots 15-18 only:

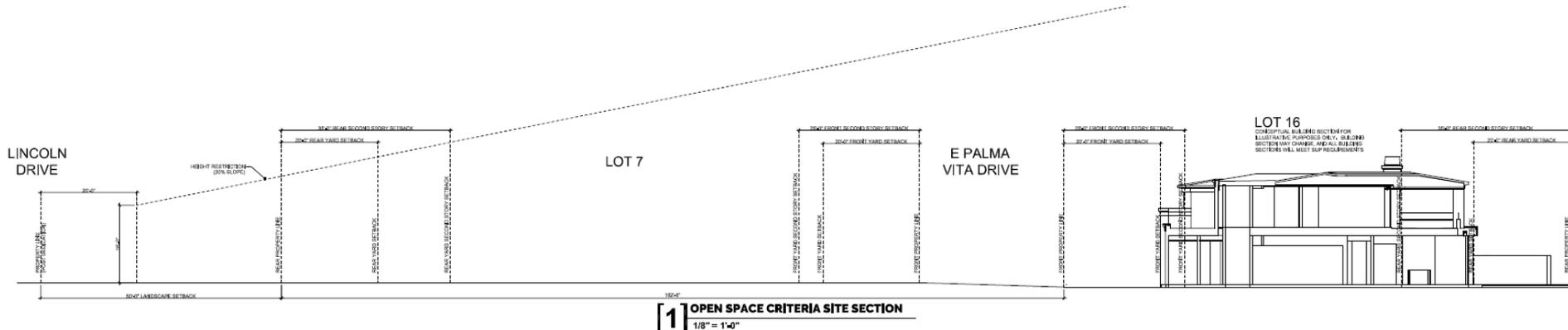
AREA C LOTS 15-18 MAIN BUILDING SETBACKS	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor (Livable)	35'
Rear Yard Second Floor (Non-Livable)	20'

Proposed Lots 15-18 Second Story Setbacks of 20 feet:



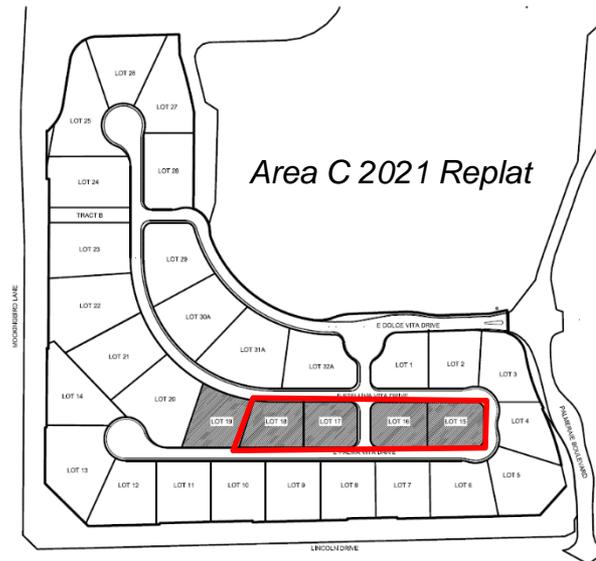
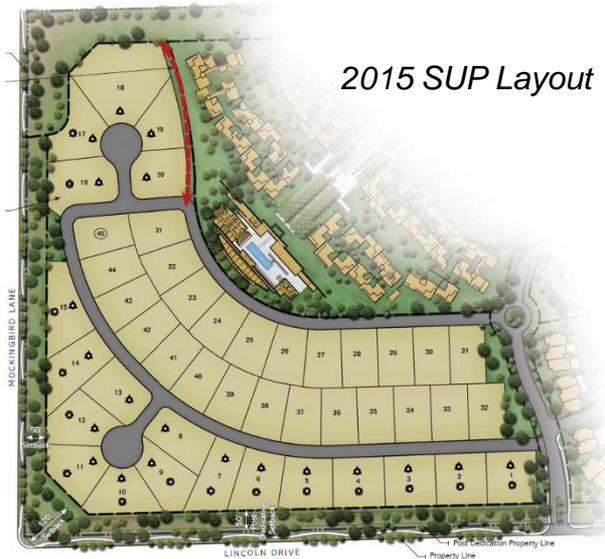
OPEN SPACE CRITERIA

- Proposed amendment does not penetrate the Open Space Criteria (20% slope).
 - Lots 15-18 are interior to Area C and are separated from the adjacent front and rear lots by Stellina Vita Drive to the north and Palma Vista Drive to the south.
 - Rear yard property lines for these lots are approximately 238' from the center line of Lincoln Drive and approximately 162'6" from the overall site's southern property line.



LOT CONFIGURATION

- The original SUP site layout called for 45 lots with lots 21-45 abutting each other.
- 2021 replat revised to 32 lots (28.8% reduction from the original layout).
- No properties abutting each other and are separated by two new internal streets (Stellina Vita Drive and Palma Vita Drive).

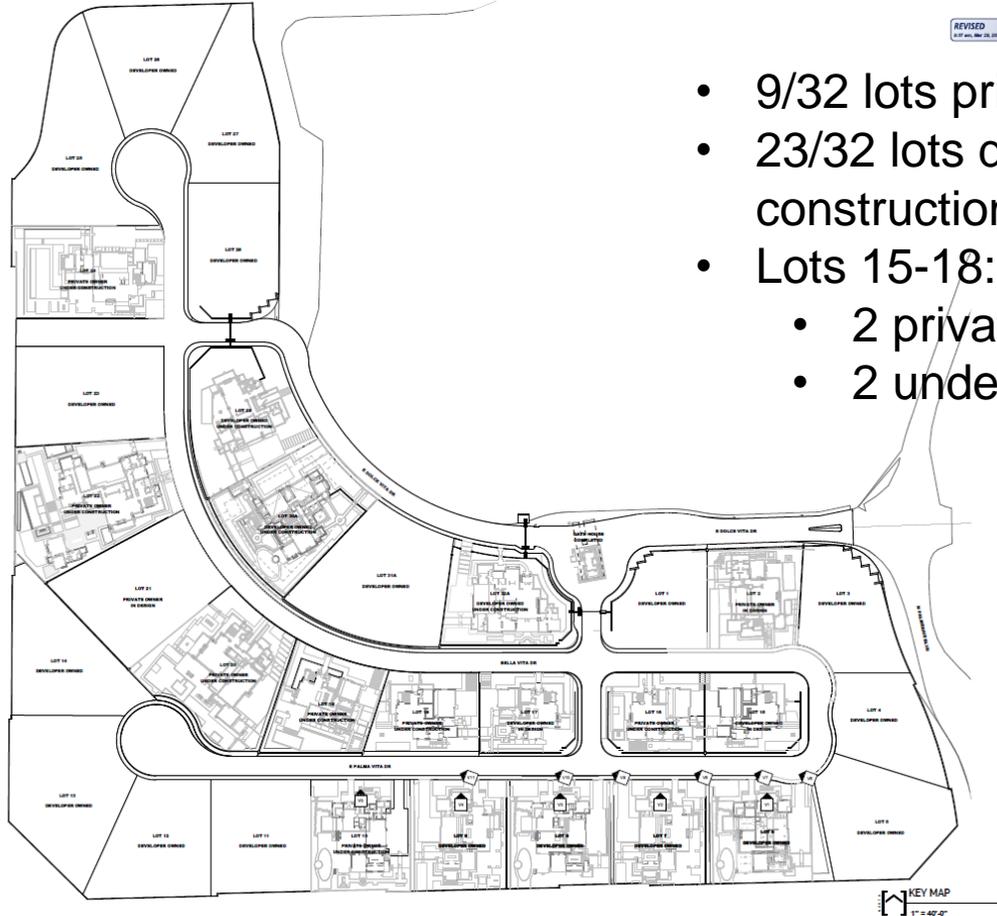


LOT SIZE

- Lots 15-18 are smallest lots in terms of overall square footage within Area C.
- The average lot size of all lots within Area C, excluding 15-18, is 20,324 square feet.
- Largest lot is Lot 22 at 27,820 square feet.

LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	15,206	0.349
2	15,624	0.359
3	16,843	0.387
4	14,670	0.337
5	20,869	0.479
6	18,569	0.426
7	16,432	0.377
8	16,989	0.390
9	17,498	0.402
10	17,471	0.401
11	17,887	0.411
12	19,330	0.444
13	25,559	0.587
14	20,299	0.466
15	13,568	0.311
16	13,569	0.311
17	12,848	0.295
18	13,904	0.319
19	16,262	0.373
20	25,512	0.586
21	23,402	0.537
22	27,820	0.639
23	22,798	0.523
24	22,174	0.509
25	24,912	0.572
26	19,888	0.457
27	20,108	0.462
28	20,057	0.460
29	21,905	0.503
30	21,918	0.503
31	26,364	0.605
32	19,665	0.451

AREA C LOT OWNERSHIP



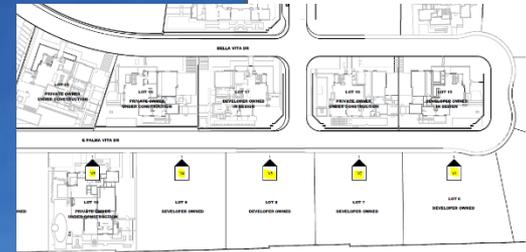
- 9/32 lots private owned (7 under construction)
- 23/32 lots developer owned (3 under construction)
- Lots 15-18:
 - 2 private owners, 2 developer
 - 2 under construction and 2 in design

RENDERINGS



*LANDSCAPE REPRESENTS LANDSCAPE CONCEPTS. PALM, SHRUBS AND TREES ALL TO BE INSTALLED BY OWNER.

RENDERINGS (CONT'D)



RENDERING REPRESENTS A LANDSCAPE CONCEPT. FINAL DESIGN AND MATERIALS TO BE DETERMINED.

RENDERINGS (CONT'D)



VIEW OF LOT 17 FROM LOT 8

RENDERINGS (CONT'D)



RENDERING REPRESENTS ARCHITECTURE CONCEPTS. FINAL DESIGN AND MATERIALS MAY VARY.

RENDERINGS (CONT'D)



RENDERING REPRESENTS LANDSCAPE CONCEPT. FINAL DESIGN AND MATERIALS MAY VARY.

RENDERINGS (CONT'D)



VIEW FROM SIDEWALK

RENDERINGS (CONT'D)



VIEW FROM SIDEWALK

RENDERINGS (CONT'D)



RENDERING REPRESENTS LANDSCAPE CONCEPT. FINAL DESIGN AND REF ALL LATER MAY VARY.

VIEW FROM SIDEWALK

RENDERINGS (CONT'D)



RENDERING REPRESENTS LANDSCAPE CONCEPT. FINAL DESIGN AND INSTALLATION MAY VARY.

VIEW FROM SIDEWALK

RENDERINGS (CONT'D)



RENDERING REPRESENTS LANDSCAPE CONCEPTS. FINAL DESIGN AND INSTALLATION MAY VARY.

VIEW FROM SIDEWALK

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 modify the 35-foot Rear Yard Second Floor setback requirement on five interior lots (Lots 15-18), subject to stipulations.



STIPULATIONS

1. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
 - a) Narrative, prepared by Drewett Works, dated March 25, 2024.
 - b) Plan Set, Renderings, Average Setback, and Open Space Sections prepared by Drewett Works, Sheets A.200, A.201, and A.202, revised March 25, 2024 and March 26, 2024.

2. The 35-foot rear yard second floor main building setback of Lots 15 through 18 of Replat Amended 7000 East Lincoln – Parcel C – Amended IV as shown on Page F-3, Area C Ritz-Carlton Residential Lots, of the Approved Plans as referenced in Stipulation 44 from the 2015 Special Use Permit via Town of Paradise Valley Ordinance 694 be amended requiring that the minimum rear yard livable area second floor setback shall be 35 feet and the minimum rear yard non-livable area second floor setback intended for outdoor covered patio shall be 20 feet with the maximum non-livable area within the rear second floor setback between the 20-foot setback and 35-foot setback not to exceed 550 square feet.

STIPULATIONS

3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by Minor Amendment SUP-24-01.
4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney prior to Planning Commission approval.



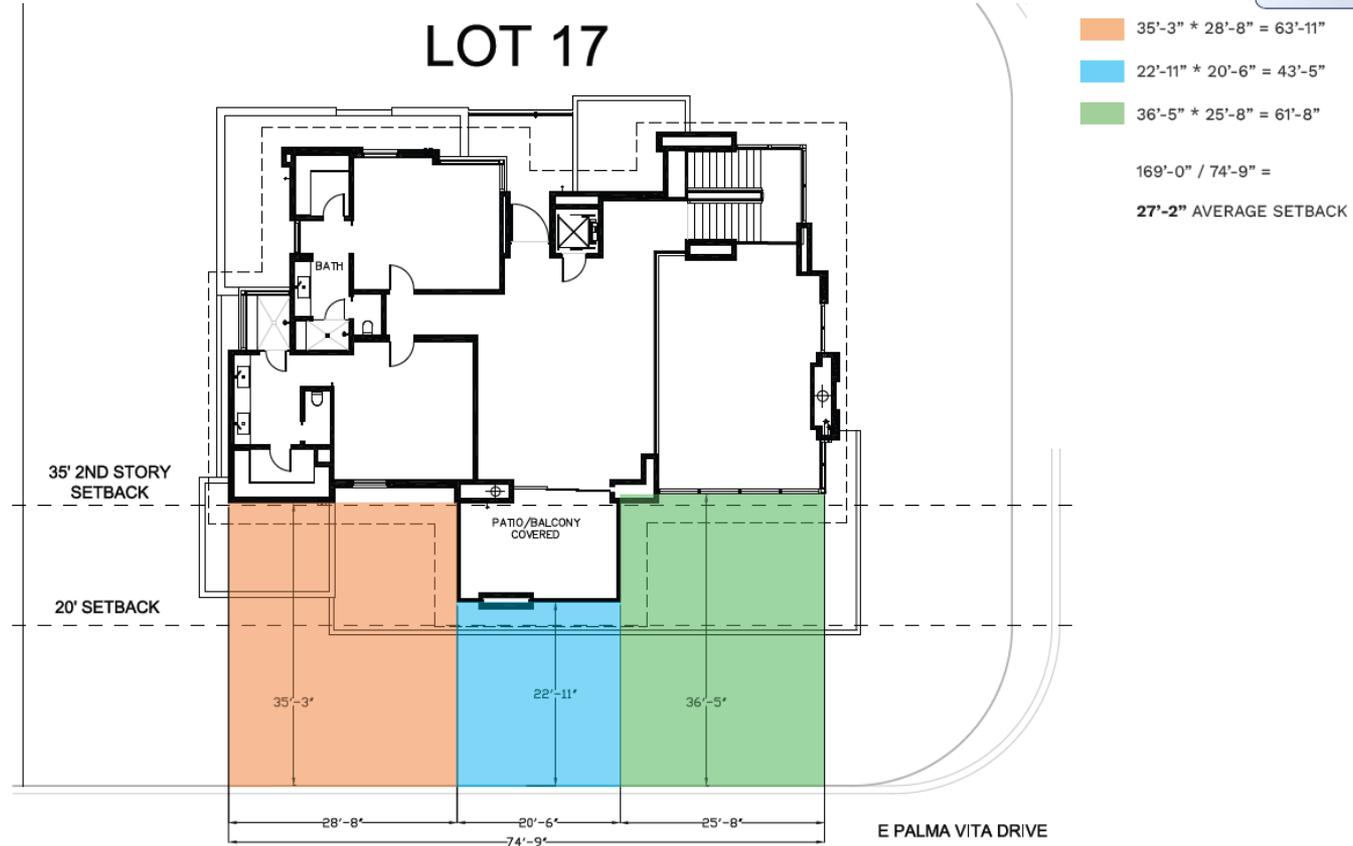
AVERAGE SETBACK



AVERAGE SETBACK

REVISED

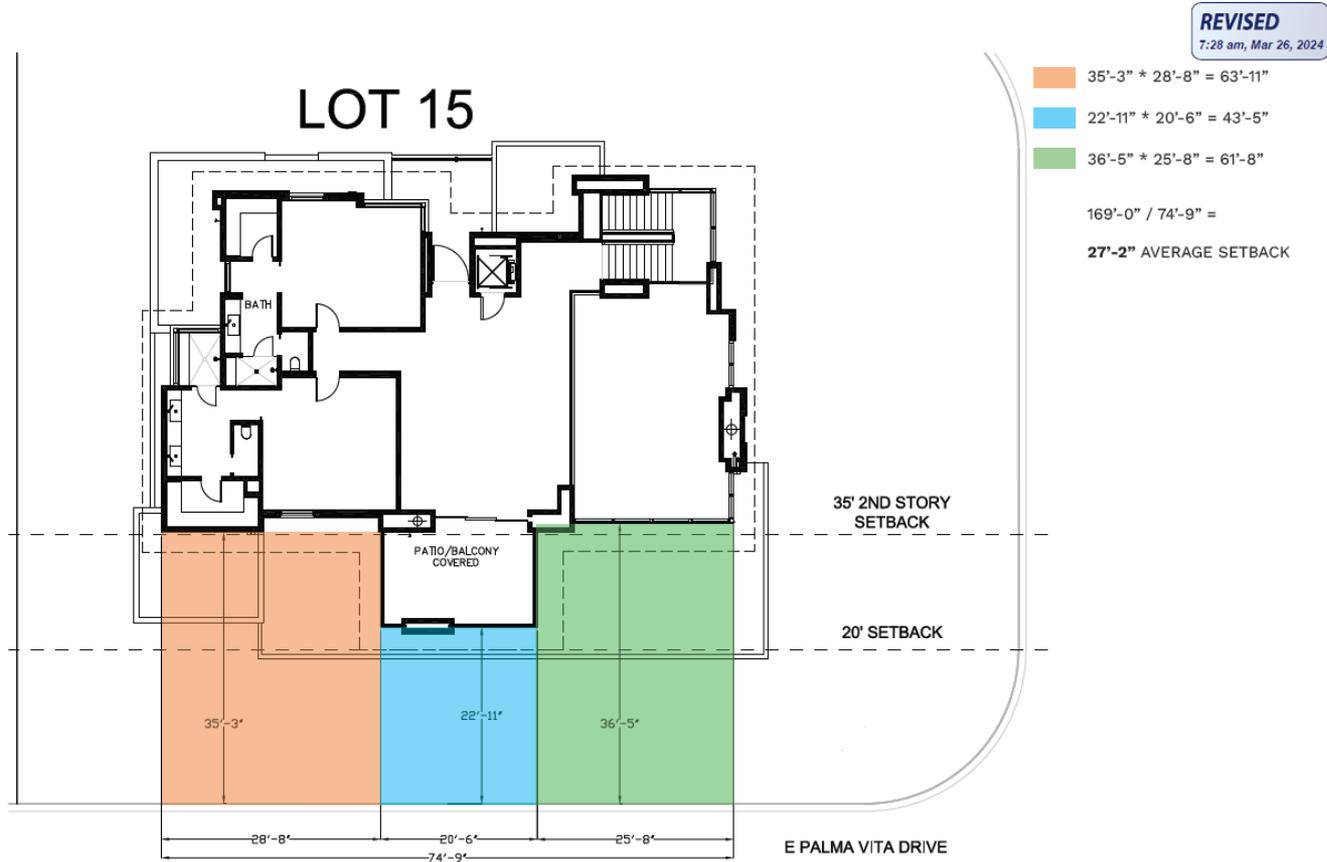
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AVERAGE SETBACK



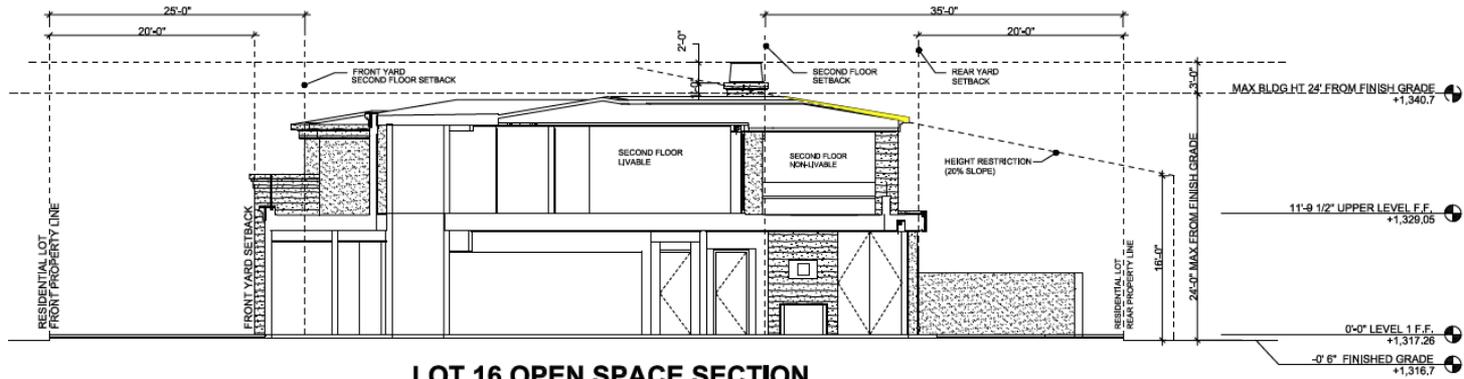
AVERAGE SETBACK



OPEN SPACE SECTION

REVISED

7:28 am, Mar 26, 2024


LOT 16 OPEN SPACE SECTION