

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									
E2	Resort Related Mixed-Use (Deferred)	5.7 ⁽¹⁰⁾								
Subtotals B,C,D & E1		69.8					972,825	81,400	746,168	24.6%

Total All Parcels (excluding E2)		99.0	Post Dedication				972,825	808,400	1,129,168	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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The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 17, 2015 - Ordinance 694 - Final Edition



THE RITZ-CARLTON®

MASTER PLAN

Land Density Table

D-3