

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		
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	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