

**5 Star Ritz-Carlton
-Statement of Direction - Check list**

Density

Lot coverage measured by dripline area	
Residential density not exceed the 25% lot coverage	
Retail density not exceed the 25% lot coverage	
Resort lot coverage (Areas "A" and "A1" combined) shall not exceed 30% and 700,000 square feet.	

Residential lot size

Recommend that all detached residential product in Areas B and C:	
Have an average of two dwelling units per acre	Area B & C $(101+59)/(28.7+22.3)=3.1$
Progress from larger lots on the north, south, and west perimeters to more dense lots in the center and eastern perimeter.	
Detached residential product shall be a mix of 1 and 2 story.	
Residence setbacks shall be proposed in a Land density table for all lot types	
Area D Attached residential product Proposed June 11 2015 is disfavored and alternate uses shall be explored	
.	

Heights

Resort principal structures max height 36 feet	
Resort accessory structures max height 24 feet	
Recommend that Commission allow such lobby heights to capture the unique mountain views but fully explore the impacts of the proposed height including what is visible off-site and if current views of the Mc Dowell Mountains will be obstructed (as viewed from the adjoining public RsOW).	The proposed height does not significantly block McDowell view but applicant wants to use top deck/roof as an entertainment area. This shall be further examined specifically to explore shade cover and noise restrictions
The overall mass of the building shall be reviewed to make sure it is of appropriate scale	
A 3-D graphic shall be required	Done
Additional height may be allotted to provide a transition or buffering from the four-story apartment and three-story office buildings located in the City of Scottsdale. Three-story (36' max), stepping down to two and then one-story	
Demonstrate compliance with Open Space Criteria	

Retail Use

Parcel E shall be evaluated for mixed use in conjunction with the plans for the Scottsdale Parcel to the east. Planning Commission also evaluate the possibility of an all detached residential use if applicant chooses.	
Parcel E serve as a transition from less intense residential use on the west to more intense mixed use on the east	
Max height 36 feet, 3 story	
Retail must be viable, including an evaluation of a grocery store-type use	
Applicant to provide a market study addressing the feasibility of the type and amount of retail proposed	
Planning Commission may use a third-party expert to assist in the evaluation retail viability.	Initial comments – Retail must have a presence from Scottsdale Road.
Retail must be resort related	
Residential must be resort related.	

Perimeter Setbacks

Minimum 50' wide landscaped area shall be provided along Lincoln Drive	
Minimum 50' wide landscaped area shall be provided along Mockingbird Road	
Minimum of 30' wide landscape area shall be provided along Indian Bend Road	
Additional landscape buffer shall be provided at the corner of Lincoln Drive and Mockingbird Lane	
Additional landscape buffer shall be provided at the main entrance to the Resort	
Additional landscape buffer shall be provided at the gateway to the Town.	

Open Space

Element shall address both private and public open spaces, passive and active recreation, and undeveloped/natural areas	
Guideline for open space is 40%.	
Consider landscape buffering as a transition from the City of Scottsdale large scale development along the eastern border	

Rights-of-Way

25' of Right of Way (ROW) dedication be required along Lincoln Drive	
Sidewalks, medians, round-a-bouts, deceleration lanes, emergency access points, and traffic/pedestrian to meet Town Engineering standards.	
Emergency vehicle access points to meet Fire Marshal standards	
Lincoln Drive to be viewed as a "Visually Significant Corridor" therefore special design considerations need to reflect this	
Lincoln Drive is a Gateway to the Town therefore special design considerations need to reflect this.	

Traffic

Traffic analysis to assume full impact from both PV and Scottsdale proposed development.	Initial report done
Traffic analysis to include all adjacent streets and Lincoln Drive from Scottsdale Road to Tatum.	Initial report done
Town Engineer may use the services of third party to evaluate traffic study.	
Vehicular circulation plan with emphasis placed on all ingress and egress points.	Reviewed and OK
Pedestrian and non-vehicular circulation shall be reviewed	

Parking

Parking analysis to assume full impact from both PV and Scottsdale proposed development	Methodology discussed
Town Engineer may use the services of third party to evaluate parking analysis.	

Grading/Drainage/Retention

Grading and drainage study prepared by the applicant with emphasis on proposed rerouting of the natural wash	
On site storm water retention plan	
Town Engineer may use the services of third party to evaluate drainage plan.	

Additional Review Items

Landscape Plan to focus on exterior landscaping along the Rights of Way.	
Wall master plan submittal	
Monument sign placement and size parameters	
Any necessary upgrades for potable water supply shall be defined. Applicant to be responsible for all associated costs.	
The results of the Community Meeting, the Keys to Success, shall be considered when reviewing this proposal.	
The Planning Commission shall address any improvements/uses that deviate from the SUP Resort Guidelines and the applicant must provide a justification for the deviation from the Guidelines.	
The Planning Commission may craft stipulations on issues including but not limited to: landscaping, utility and mechanical equipment screening and locations, resort operational issues, and special regulatory standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise in conflict with this SOD.	

Application Requirements

Lighting and Photometric Plan	
Material Sample Board, architectural style and details, and exterior building materials and colors.	
Noise Study	
Mechanical locations and screening	
Accessory structure and resort amenities development standards (heights, setbacks, and areas) for pools, game courts, ramadas, trellises, valet stands, cabanas, and other similar structures	
Complete sign plan including interior traffic and directional signage	
Guardhouse, Gatehouse, access control plan	

Tent Plan	
No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.	
Project Narrative	
Development Phasing Plan	

1