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November 30, 2018

Jeremy Knapp, AICP
Community Development Director
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Ritz Carlton Villas Minor Amendment Narrative

Dear Jeremy,

We are requesting a Minor Amendment to the Approved SUP for the Ritz Carlton Villas. This request complies with the requirements of a Minor Amendment

The modifications we are requesting are depicted in the Minor Amendment Package dated November 30, 2018 and are consistent with our discussions. The narrative for each exhibit and site plan related items is as follows:

1. Site Plan (EXH 1)

Site plan indicating distance from closest affected building to south property line at Lincoln Drive.

2. Proposed Roof Heights (EXH 2)

This Minor Amendment addresses the Villas overall building heights for 3-story buildings B, C, D, and F and 2-story building A. Allowable number of stories for all building are unchanged and comply with the approved SUP. Building exterior elevations and roof plan articulation provide for residence interior ceiling heights that are commensurate with a world-class, luxury residential product. The roof plan articulation and height increase minimally increases the exterior elevation by approximately 3.5% and will not impact adjacent properties including the 3-story Spectrum offices and the 4-story The Lincoln Scottsdale apartments.

3. Residential building street view exhibits (EXH 3, 4, 5, 6, 7, 8)

Proposed views of the Villas from various points along Lincoln Drive have been provided to show that the buildings do not negatively affect the surrounding neighbors. Elevation exhibits show the proposed elevations, delineate roof plan articulation of all buildings, and include a reference line at 36 feet above finish grade level. Exhibits show views without landscaping or Parcel D structures, with landscaping but without Parcel D structures, and with landscaping and Parcel D structures. As shown in the exhibits, the roof plan articulation and elevator overruns of the Villas will not be visible from the street.

4. Residential building elevation exhibits (EXH 9, 10, 11, 12, 13, 14)

Proposed 3-story residential buildings B, C, D, and F exterior elevations delineate heights above finish grade. Level 1 finish floor of all residential buildings are set at the 1307.00 datum. Finish grade is (-)4 inches below finish floor. The east garage ramp entrance and the dock area at building B are (-)5'-9 1/2" below finish grade as shown.

5. Community building street view exhibit (EXH 17, 18)

The Community Building A is a 2-story building which, because of increasing grade change in Palmeraie Boulevard, appears as a 1-story elevation from the parcel boundary line. The lobby and entry heights are appropriate with the product type.

6. Community building A elevation exhibit (EXH 19)

Proposed 2-story community building A exterior elevations delineate heights above finish grade. Level 1 finish floor is set at the 1304.5 datum. Finish grade is (-)4 inches below finish floor and aligns with the main pool area.

7. SUP building height comparison chart for 3.5% of 3-story elevations

	2015 SUP	Finish Grade	Roof Articulation	Elevator Overrun (c)	Proposed total height
Building A (a)	28'-0"	4"	4'-8"	n/a	32'-8"
Building B (b)	36'-0"	4"	2'-0"	1'-2"	39'-6"
Building C	36'-0"	4"	2'-0"	1'-2"	39'-6"
Building D	36'-0"	4"	2'-0"	1'-2"	39'-6"
Building F	36'-0"	4"	2'-0"	1'-2"	39'-6"

- (a) Building A proposed total height above finish grade at west elevation = 18'-7"
- (b) Building B east elevation provides for a localized area of facade that drops (-)5'-4 1/2" below finish grade to allow for east garage ramp and dock. Building height at this localized area = 45'-3 1/2".
- (c) Elevator overruns and trash chute vents.

8. Allowable areas

There is no change to the total allowable floor area or to the allowable drip line area and therefore fall within the requirements of a Minor Amendment.

9. Uses of Project

The uses of the project have not changed and therefore fall within the requirements of a Minor Amendment.

10. Materials

The changes do not have any material effect on the adjoining property owners that are visible, audible, or otherwise perceptible from the adjacent properties.

11. Architectural Style

This request does not change the architectural style of the existing Special Use Permit.

Please feel free to contact me if you have any questions or need further clarification.

Sincerely,
Nelsen Partners, Inc.



George A. Melara, AIA
Vice President/ Managing Director