

TOWN OF PARADISE VALLEY

Five Star Development

Major Special Use Permit Amendment

Council Update

November 15th, 2018



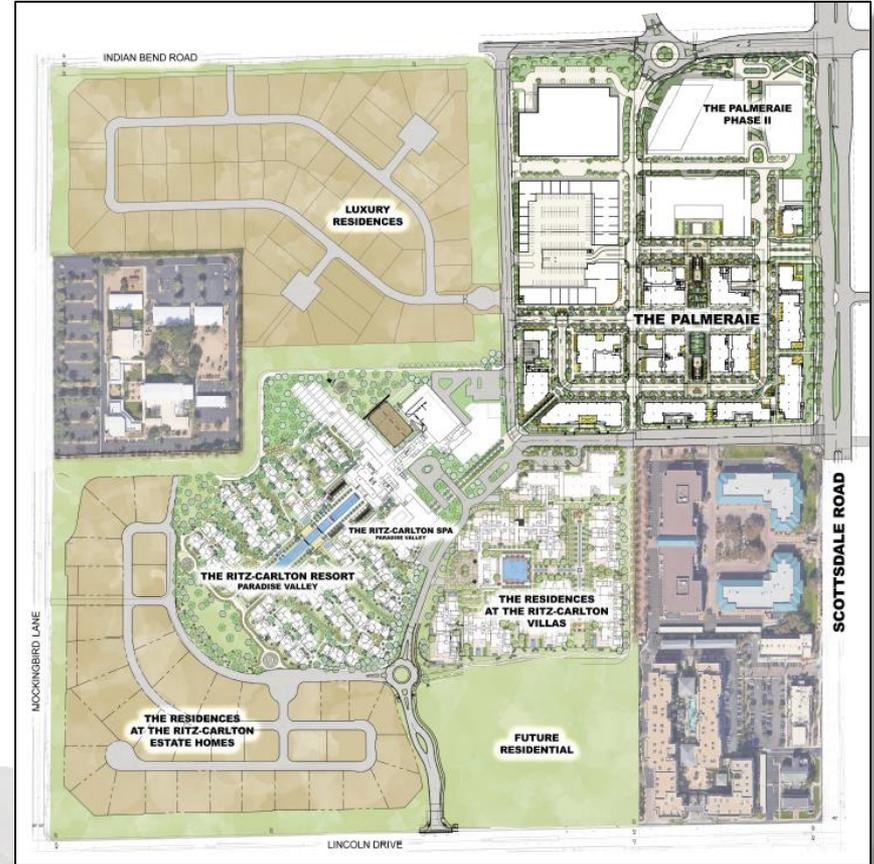
TODAY'S GOAL

Receive an update on entitlements and construction activity regarding the Five Star Development - Ritz Carlton Resort, located at 7000 East Lincoln Drive and discuss



AGENDA

- Current Entitlements
- Amendment Requests
- Development Agreement Milestones
- Construction Update
- Status of Scottsdale Parcels



November 15th, 2018



CURRENT ENTITLEMENTS

- 2015 Special Use Permit and Development Agreement
- 2017 Managerial Amendment
- 2018 Managerial Amendment
- Completed Plats:
 - Master
 - Area A-1
 - Area B
 - Area C



DEVELOPMENT AGREEMENT

Phasing Requirements

- **Perimeter Improvements completed prior to any C of O – D.A. Section 2.3.5.11**
- **Spine Road Improvements completed prior to any C of O – D.A. Section 2.3.2.5**
- **All Area Specific Public Improvements and Utilities completed prior to any Area Specific C of O – D.A. Section 2.3.2.5**
- **Area B building permits issued per 2.3.2.6.3, if:**
 - i Garage for Area A complete, and**
 - ii Principal Resort Hotel is framed**

Or

 - i Town reviews Resort Hotel contract ✓✓**
 - ii Major grading of wash complete ✓✓**
 - iii Owner pays Town \$3M (partially refundable) ✓✓**



DEVELOPMENT AGREEMENT

Subsequently

- Area A and E1 can be built and C of O issued per 2.3.2.6.1
- Area A1 and C, town can issue building permits but no C of O until Principal Resort Hotel and 150 keys have C of O per 2.3.2.6.2
- Area B contingent on Spine Road completion per 2.3.2.5
- Area D, no building permits until Principal Resort Hotel is framed and 150 keys and the spa receive building permits per 2.3.2.6.4



OCCUPANCY HOLD AGREEMENTS

Area B

Complete Public Improvements, construct all utility, access roads, and flood and drainage facilities serving “Azure” to the lot lines thereof, and complete perimeter wall.

Area A-1

Substantially complete Public Improvements, substantially complete all utility, access roads, and flood and drainage facilities serving A-1 to the lot lines thereof, and substantially complete the Club House, Pool and Spa, Fire Lane Perimeter Pathway, Penthouse Garden, and landscape the grounds.



CONSTRUCTION UPDATE

Issued Permits:

- Complete site infrastructure permits (i.e. grading, water, sewer, roadways)
- Perimeter Wall
- Channel Improvements
- Area A – Hotel Garage
- Area A1 – Villa Garage and Bldgs. E & G
- Area B – Shea Homes / Azure
 - Guard House / Entry
 - 8 SFR Permits (2 were model homes)

In Review Permits:

- Area A – Hotel Casitas
- Area A1 – Villa Buildings A, B, C, D, F
- Area B – 1 SFR

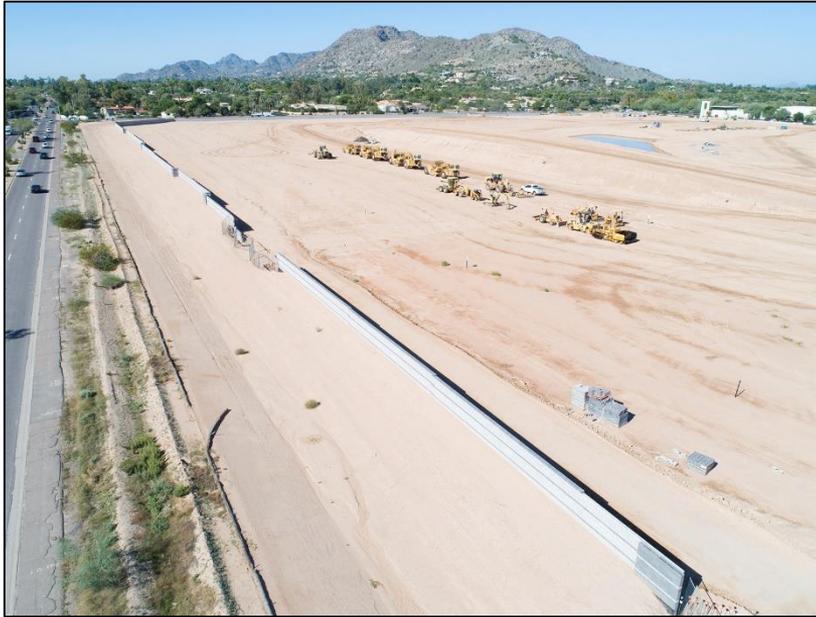
Staff Efforts to Expedite

- Engineering reviews 1 week or less
- Brown and Associates Contract
- Permitting limited 24/7 work with monitoring



CONSTRUCTION UPDATE

Perimeter Wall and Landscaping



CONSTRUCTION UPDATE

Parcel A



CONSTRUCTION UPDATE

Parcel A-1



CONSTRUCTION UPDATE

Parcel B



CONSTRUCTION UPDATE

Parcel C



CONSTRUCTION UPDATE

Area D



No construction progress or permits issued as of today

Area E1 and E2



CONSTRUCTION UPDATE

Channel

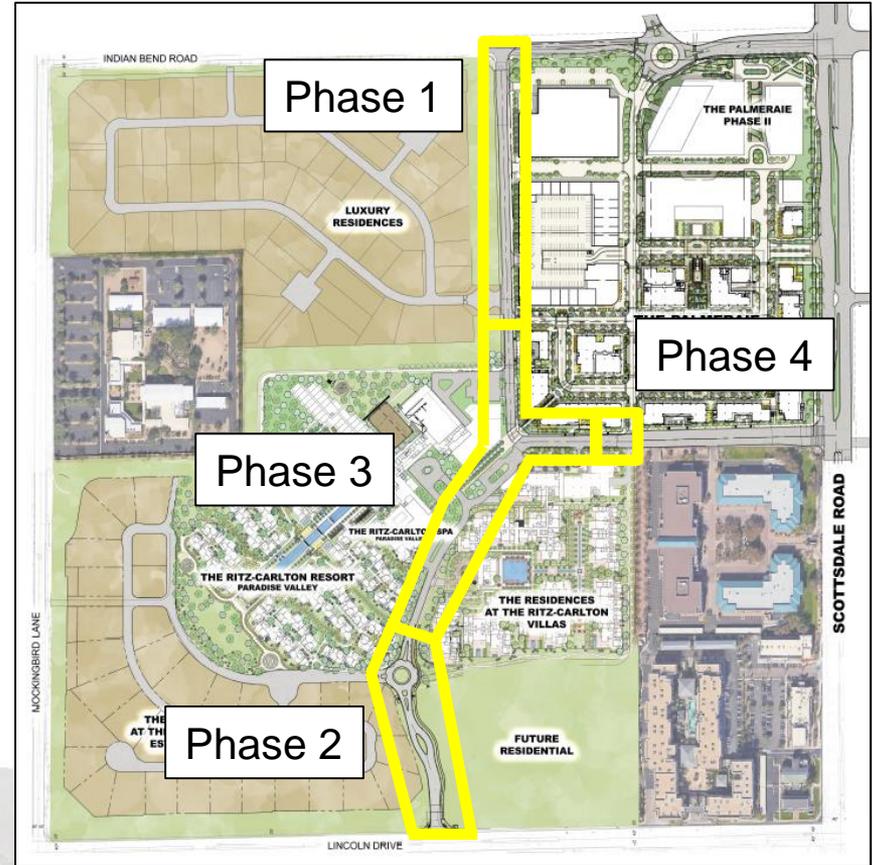
- Working west to east
- Expected completion is 2nd Qtr 2019



CONSTRUCTION UPDATE

Palmeraie Blvd (Spine Road)

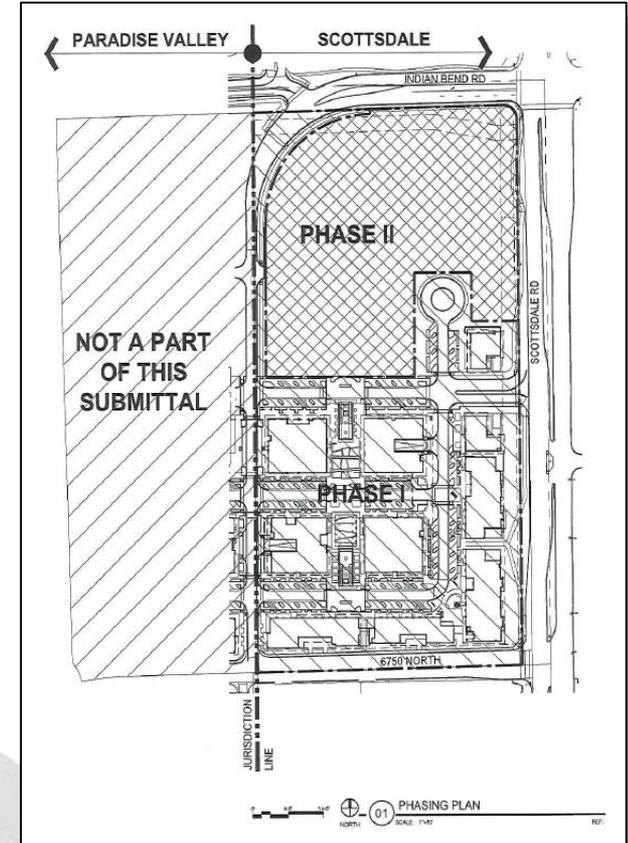
- Phase 1 – Complete
- Phase 2 – Substantially Complete
- Phase 3 – Plans Approved
- Phase 4 – TBD



SCOTTSDALE PARCELS STATUS

Palmeraie Development in two phases

- Phase 1 –
 - Zoning approved
 - Currently in Design Review process, hearing in January / February
- Phase 2 –
 - Zoning is approved but need to amend Development Plan with a defined site plan
 - Pre-application has occurred
 - 6 months process to complete Design Review



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