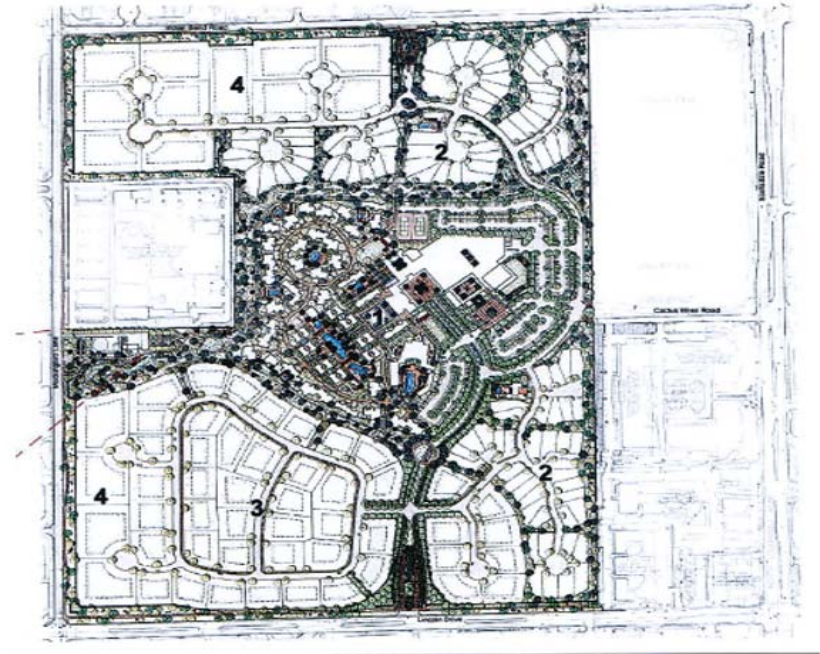


A Walk Through Time

2008 - 2015

April 2008 – Ritz-Carlton SUP approved

- A resort hotel with 225 rooms, spa, restaurants, and meeting space.
- 100 resort patio homes
- 46 luxury detached residential homes on 21,000 square foot lots
- 15 one-acre home lots
- Site improvements including parking, landscaping, and lighting



37 months from pre-application to voter approval

7 – 0 Council Vote

Not built due to economic downturn

Voters approved 2 to 1

Implemented Statement of Direction

Vision Statement 2011

- The incorporation of Paradise Valley in 1961 was hard fought, and came about with the conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.
- As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

2014 Pre-Application

- Pre-App submitted May 2014
- Withdrawn June 2014
- Height limited to 36'
- 23 acres TBD (F)
- 170 hotel guest rooms
- 80 condos
- G mixed use
- Residential reduced from 2008
 - 161 to 141 all single-family



MASTER PLAN

The overall site to be developed is 8 Parcels

		Acreage
A	Ritz-Carlton Resort Hotel and Villas	30.0
B	Single Family Ritz-Carlton Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	20.8
D	Attached Residences	10.1
E	Resort Related Mixed Use	16.2
TOTAL		105.8

2015 Pre-Application

A – 200 hotel rooms

A1 = 80 condos

B = 101 detached homes

C = 56 detached homes

D = TBD

E = TBD



Master Plan
Parcels

The Ritz-Carlton Resort
Paradise Valley, Arizona
FIVE STAR DEVELOPMENT

MASTER PLAN

Area	Description	Acreage
A A1	Ritz-Carlton Hotel and Villas	30.3
B	Single Family Resort Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	22.3
D	Attached Residences - Resort Branded Residential	8.3
E	Palmerie Resort Related Mixed Use	16.2
TOTAL		105.8 Acres

Major Amendment to SUP May 2015

- A = 200 Hotel Rooms
- A1 = 80 condos (Ritz brand)
- B = 101 detached homes
- C = 59 detached homes (Ritz brand)
- D = 250 condos
- E = Retail & 200 condos



MASTER PLAN

Area	Description
A	Ritz-Carlton Resort Hotel
A1	Ritz-Carlton Resort Villas
B	Resort Related Luxury Homes
C	Ritz-Carlton Resort Branded Homes
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Final Site Plan Deferred)

- 2015 Final Site Plan
- 16 site book changes
- Expedited review
- 7 months
- Overall decrease in homes = 472
- 258 new homes



A1 - went from 80 to 120 to 94 condos (Ritz Branded)
 B - down from 101 to 66 homes
 C - down from 59 to 45 homes (Ritz Branded)
 D - down from 250 condos to 53 townhomes
 E - Retail and 200 condos

A = 200 Hotel Rooms
 A1 = 94 condos
 B = 66 detached homes
 C = 45 detached homes
 D = 53 townhomes
 E1 = Retail / no condos
 E2 = Deferred

2008 and 2015 Comparison

2008

- Total Lot Coverage **24.15%**
- Hotel Rooms **225**
- Hotel Acreage **25 acres**
- Hotel Height **33' / 39'** tower
- Detached Single Family homes **61 (15 1-acre)**
- Residential Attached **100**
- Stacked Condos **0**
- Parking **surface**

2015

- Total Lot Coverage **26.3%**
- Hotel Rooms **200**
- Hotel Acreage **18 acres**
- Hotel Height **48'**
- Detached Single Family homes **111 (B & C)**
- Residential Attached **53 (D)**
- Stacked Condos **94 (A1)**
- Parking **underground**

Reconsideration?

- Expedited review period (7 months)
- 16 Site book changes (most made in final two months)
- Unit count reduced, but square feet increased
- No current traffic study
- A1 still lacking definition
- SOD stated no condos
- Most important land use decision, split council
- Precedent setting