

TOWN OF PARADISE VALLEY

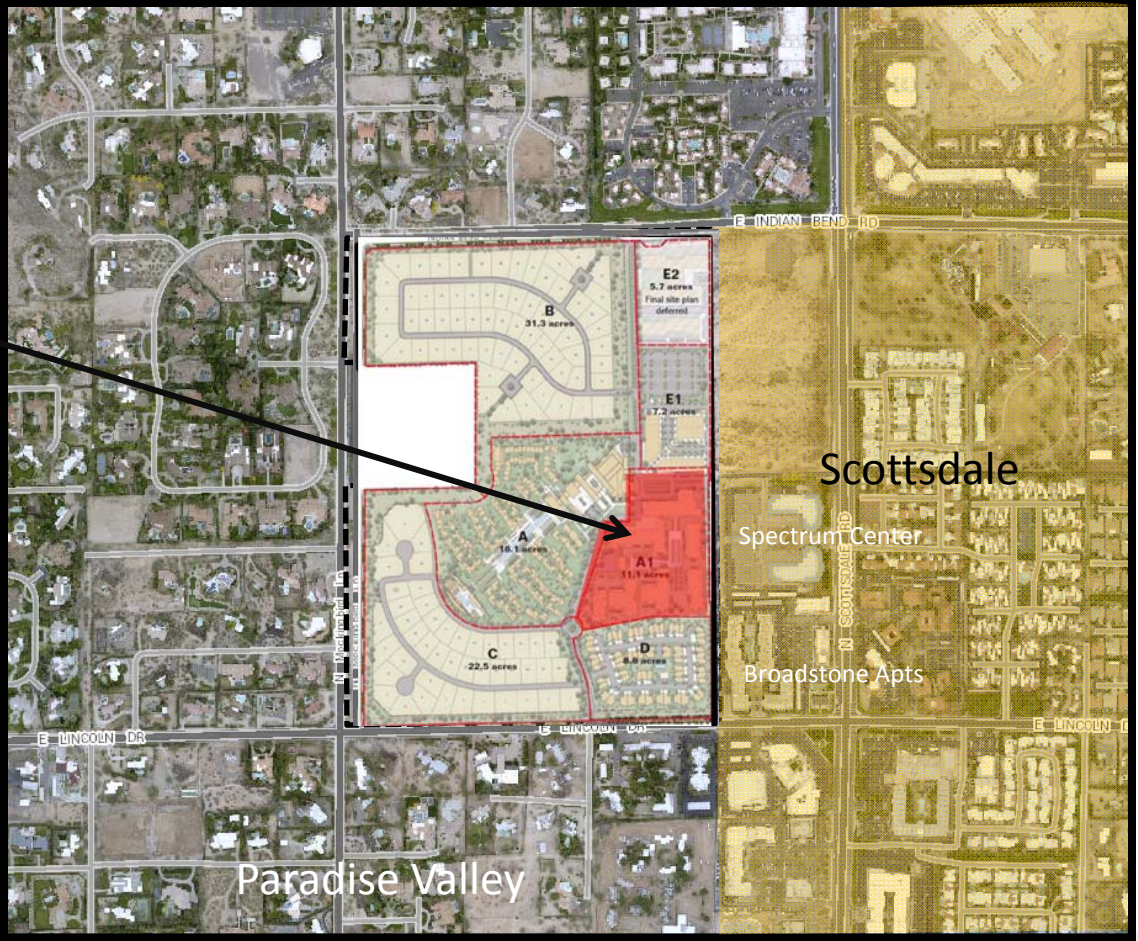
Ritz-Carlton Resort – Parcel A-1 Final Plat (FP 16-04)



Town Council
June 9, 2016

Vicinity Map

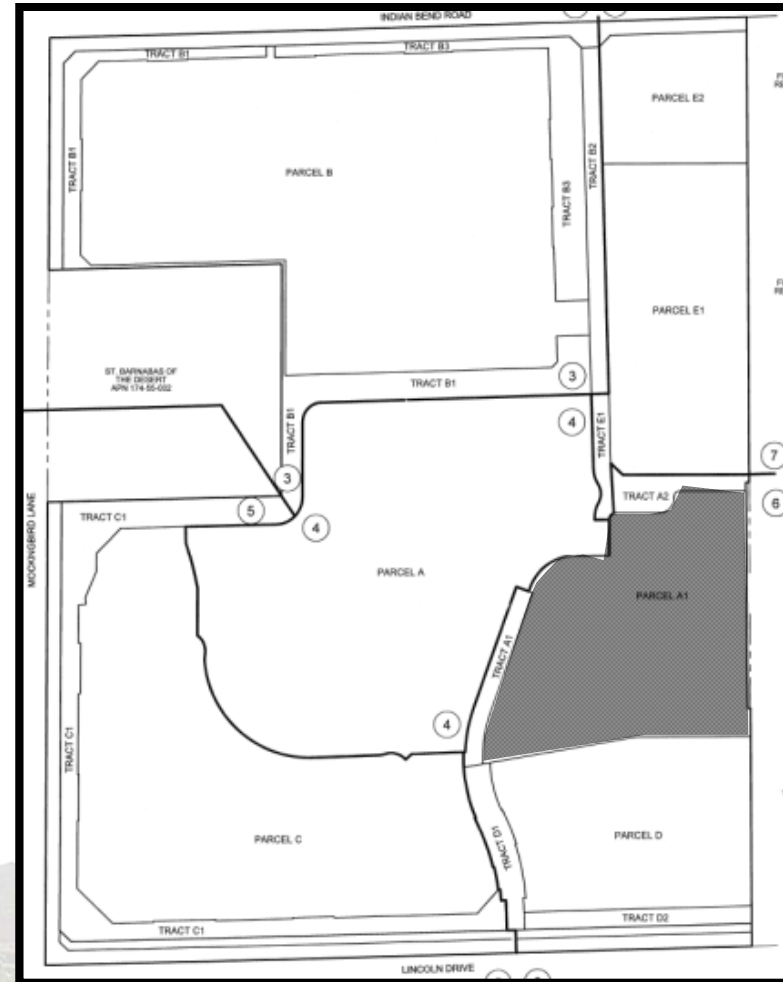
Subject Property



Request

Final Plat for 91 Ritz-Carlton Resort
Villas and Retail – Area A-1

Ritz-Carlton Resort SUP



Commission Action

- Discussed at May 3, 2016 study session
- Recommended approval 5 to 0 on May 17, 2016



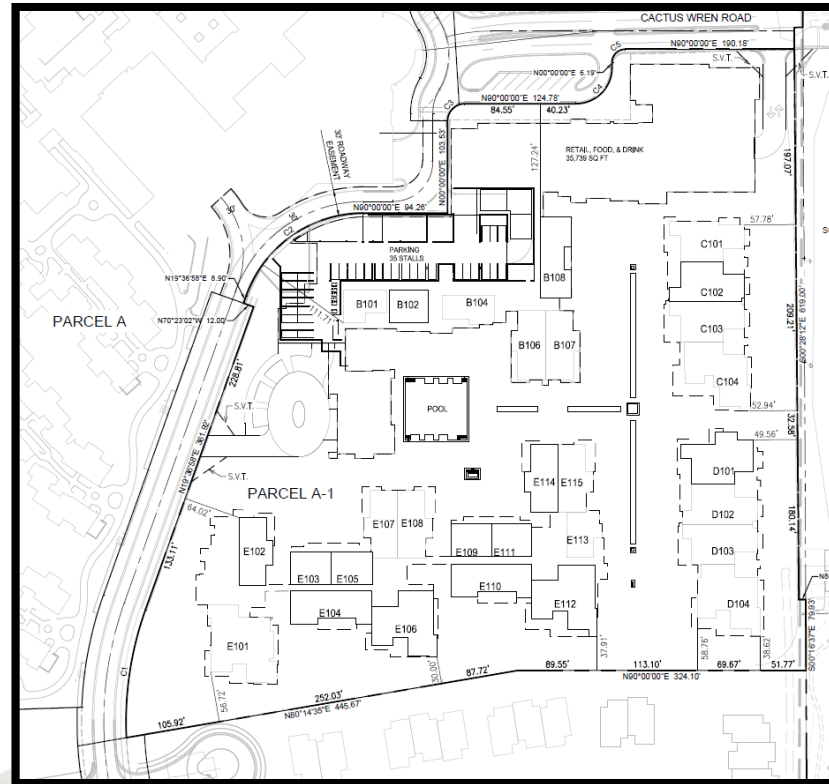
Requirements – Processing

- Plat held to SUP & DA standards
- Administrative review/approval process
 - Commission approves preliminary plat
 - Council approves final plat
 - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
 - No legislative discretion as in SUP/Rezoning



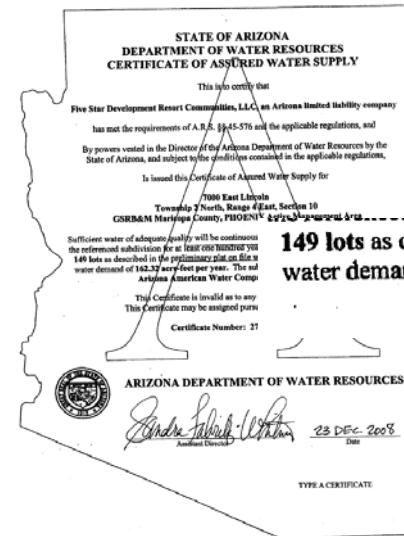
Background

- 10.88 acres of ~103-acre site
- Zoning is SUP-Resort
- Area A-1 SUP floor area
 - 32,000 sf of retail
 - 328,000 sf of residential
 - 149,000 sf drip line lot coverage
- 94 Resort Villas allowed
- Height
 - 36' for residential
 - 24' retail
- No required setbacks



Utilities

- Utilities will provide service
- Revised Certificate of Assured Water Supply will be required
- Water Service Impact Study demonstrates compliance on fire flow & pressures
- Hydrants will be placed w/in 400' and buildings will have sprinklers



149 lots as described in the preliminary plat on file at the Arizona American Water Company with a water demand of 162.32 acre-feet per year. The

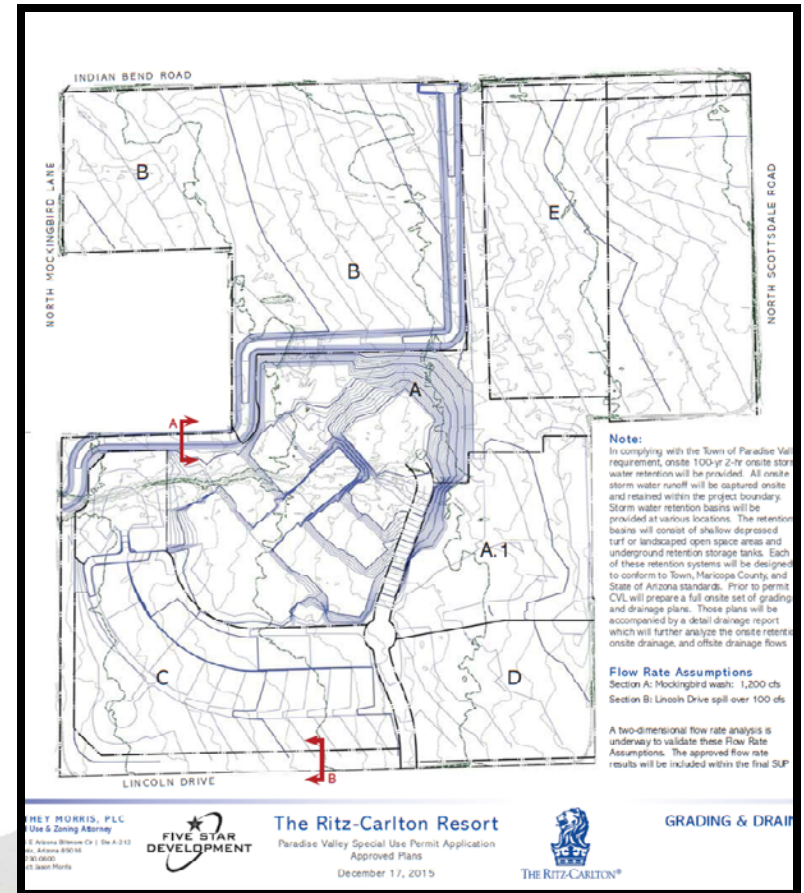
- Average Day Demand: 349,240 gpd (243 gpm)
- Maximum Day Demand: 628,632 gpd (437 gpm)
- Peak Hour Demand: 1,047,720 gpd (728 gpm)
- Maximum Day + Fire Flow Demands:
 - 2,437 gpm (Commercial)
 - 1,937 gpm (Multi-Family)
 - 1,937 gpm (Single Family)
 - 3,437 gpm (Hotel)

Modeling of the system was conducted utilizing WaterCAD version 8i software. Pressures in the proposed development were found to range between 66 and 79 psi for the ADD, MDD and PHD scenarios. Pressures at Maximum Day Demand + Fire Flow for all fire flow scenarios were above 20 psi.



Drainage

- Preliminary drainage approved with SUP
- Final drainage approved separate from plat process



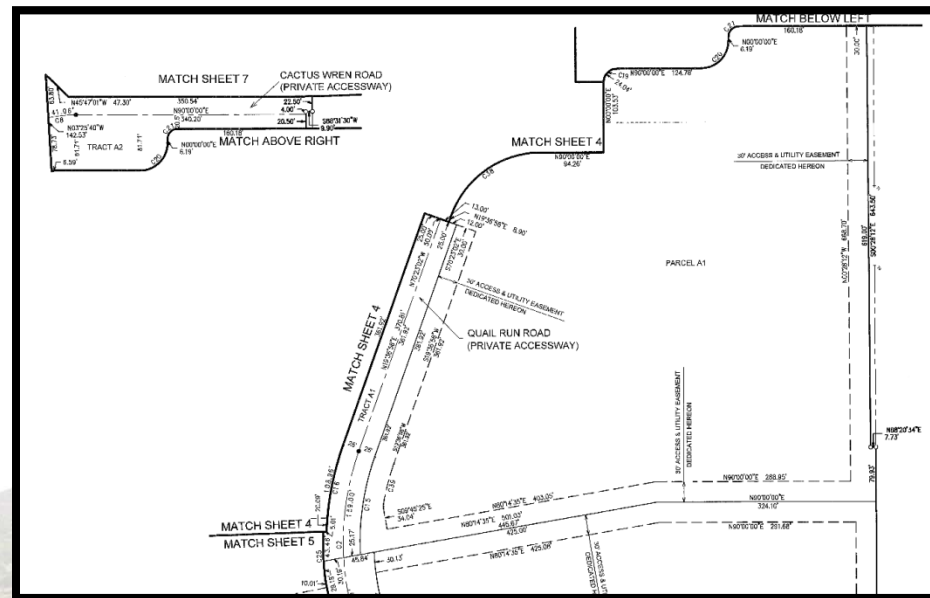
Parking

- Must comply with the parking study
 - Allows valet and shared parking
 - Minimum of 535 parking stalls required A & A1(shared peak times)
 - 774 stalls proposed, 391 stalls will be on Parcel A1
 - Complies with minimum number of required ADA stalls
- Do preliminary check with platting
- Verify at building permit process



Building Lines, Setbacks, & Easements






- Map of dedication with final plat
 - Show access drives
 - May show limited and common elements
 - Perimeter roads part of the master re-plat tracts or easements
- No setbacks

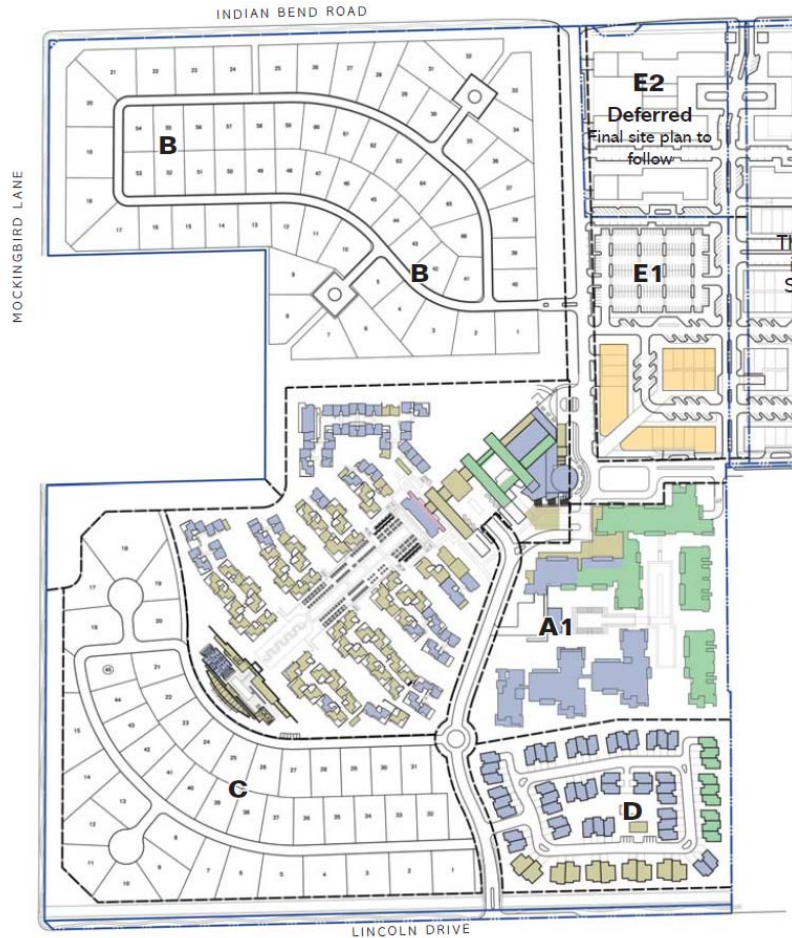


Height - Stories

- Building locations generally match the SUP
- Number stories generally match the SUP

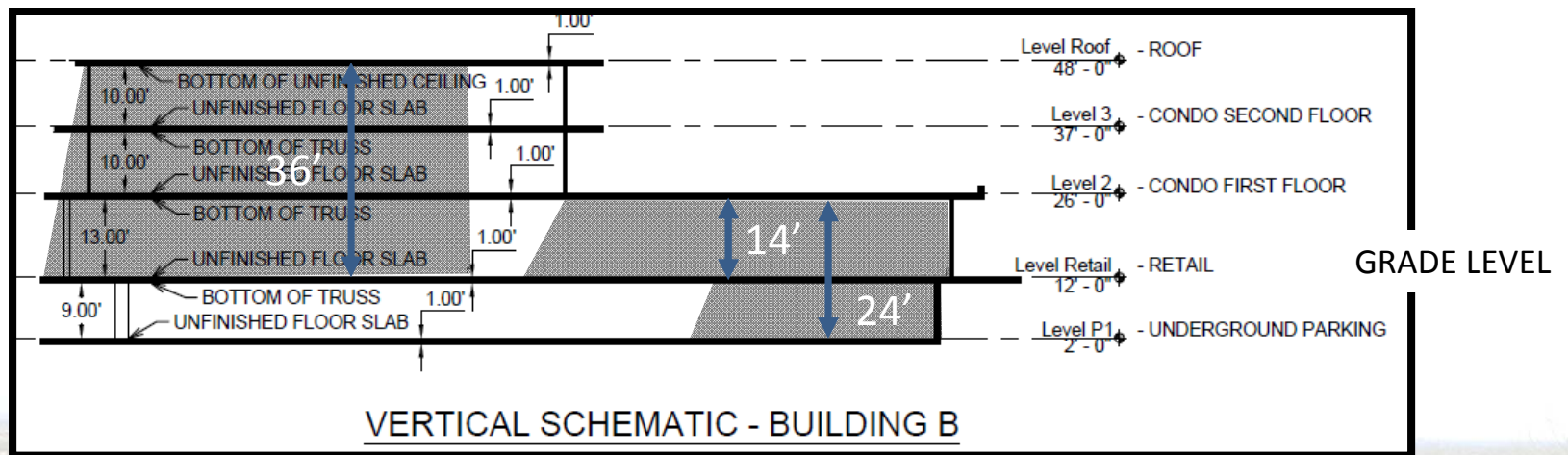
LEGEND

	One Story Building:	14' - 20' above finish grade
	Two Story Building:	20' - 28' above finish grade
	Three Story Building	28' - 36' above finish grade
	Hotel Lobby Roof	48' above finish grade
	Single Story with a	30' maximum height



Height – SUP Maximums

- 36' for Villas
- 24' Retail
- Do preliminary check with platting
- Verify at building permit process



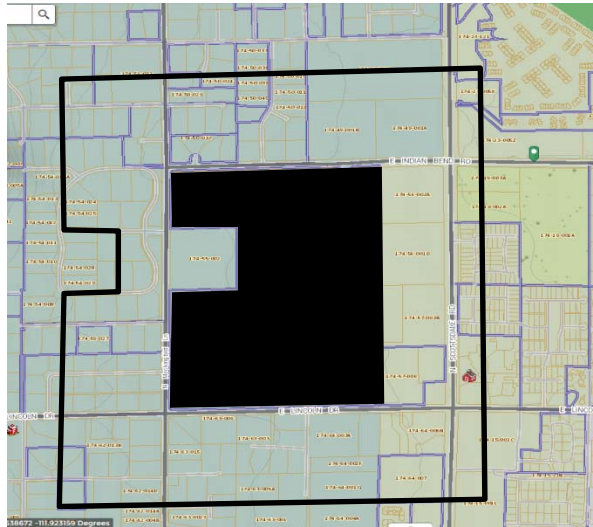
Next Steps

- Comply with any approved stipulations



Public Comments

- 1,000' radius mailed notice



Public Comments		
Ritz Plats - Master and A1		
Date	Name	Notes
05/10/2016	Colin Williams	Owns Smoketree Resort on Lincoln Drive across from site. Staff explained the plat process, including that it is necessary to approve new plats for the various areas approved in the SUP. He had no other comments.
05/10/2016	Gordon McQuire	Resides on Indian Bend Road across from site. Staff explained the plat process, including that it is necessary to approve new plats for the various areas approved in the SUP.
05/16/2016	Dr. Borhan	E-mail inquiring about the nature of the application request. Explained that plats are the next step to realize the Special Use Permit (SUP) approval. There will be several plat applications and notices to neighbors within 1,000 feet of the Ritz site as these various plat applications get filed. The plats are necessary to divide the lots for the villas and attached residences so these homes can be sold. Plats are administrative in nature and cannot change the SUP approval (e.g., uses, setbacks, height, etc.).
05/17/2016	Robert Rasmussen	Suggested to expand the 1,000' mailing notification



Approximate 1,000' radius

Action

Approval of the final plat, “7000 East Lincoln Resort-Branded Villas – Parcel A1” (FP 16-04), subject to the stipulations in the action report summarized below:

1. Development shall be in substantial compliance with the final plat.
2. Prior to recordation, the applicant shall provide to the Town Attorney a copy of the CC&R's/other documents to insure all SUP terms are part of these documents.
3. The final improvements shall be completed as set forth in the SUP/Development Agreement.
4. Within 60 days of approval, submit Mylars and an electronic version for the permanent record.
5. Prior to recordation, (a) revise the 100 Year Assured Water Supply note to verify EPCOR and not the Town has the assured water supply, verify the legal name of the water provider, and reference the appropriate certificate date/number and (b) have EPCOR update will serve letter date since it is unlikely that the main extensions will be done by July 9, 2016.
6. Prior to recordation, record the deed for the 25' of right-of-way along Lincoln Drive



Questions?

