

**5 Star Ritz-Carlton
-Statement of Direction / SUP Submittal- Check list**

Density

Lot coverage measured by dripline area	Submitted
Residential density not exceed the 25% lot coverage	Submitted Area C – complies Area B & D exceed
Retail density not exceed the 25% lot coverage	N/A
Resort lot coverage (Areas “A” and “A1” combined) shall not exceed 30% and 700,000 square feet.	Submitted Area A – complies Area A1 exceeds

Residential lot size

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

Heights

Resort principal structures max height 36 feet	Submitted exceeds
Resort accessory structures max height 24 feet	Submitted exceeds
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).	Submitted 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 and light restrictions
The overall mass of the building shall be reviewed to make sure it is of appropriate scale	Submitted
A 3-D graphic shall be required	Submitted
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	Submitted A1 – 4-story buffer proposed Area D – 3-story buffer proposed
Demonstrate compliance with Open Space Criteria	Not done along the north border with St. Barnabas. Complies along RsOW

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

Open Space

Element shall address both private and public open spaces, passive and active recreation, and undeveloped/natural areas	Submitted complies
Guideline for open space is 40%.	Submitted complies
Consider landscape buffering as a transition from the City of Scottsdale large scale development along the eastern border	Not proposed

Rights-of-Way

25' of Right of Way (ROW) dedication be required along Lincoln Drive	Submitted complies
Sidewalks, medians, round-a-bouts, deceleration lanes, emergency access points, and traffic/pedestrian to meet Town Engineering standards.	May be stipulated Further study needed at Lincoln/Mockingbird corner
Emergency vehicle access points to meet Fire Marshal standards	Submitted complies
Lincoln Drive to be viewed as a "Visually Significant Corridor" therefore special design considerations need to reflect this	Landscaping and sidewalk shown Additional information and study needed
Lincoln Drive is a Gateway to the Town therefore special design considerations need to reflect this.	Submitted Additional study may be needed

Traffic

Traffic analysis to assume full impact from both PV and Scottsdale proposed development.	Initial report done Traffic Impact Analysis has been submitted to the Town of Paradise Valley and has been through multiple rounds of comments. There are still outstanding comments from the Town of Paradise Valley and the City of Scottsdale that need to be addressed and incorporated into the TIA. The graphics in this submittal are inconsistent with the graphics in the TIA and need to be updated.
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.	complete
Vehicular circulation plan with emphasis placed on all ingress and egress points.	Initial study done
Pedestrian and non-vehicular circulation shall be reviewed	Need more detail on public trail through wash. Stipulations regarding guard gates

Parking

Parking analysis to assume full impact from both PV and Scottsdale proposed development	First study completed. Updates needed should Area E be excluded and more information on the valet plan for Area A1
Town Engineer may use the services of third party to evaluate parking analysis.	completed

Grading/Drainage/Retention

Grading and drainage study prepared by the applicant with emphasis on proposed rerouting of the natural wash	The Town has received an Onsite Drainage Memo – dated September 28 th , 2015 which included sufficient detail for the SUP approval process. As the memo states, at the time of permit CVL will prepare a full onsite set of grading and drainage plans.
On site storm water retention plan	See above
Town Engineer may use the services of third party to evaluate drainage plan.	complete

Additional Review Items

Landscape Plan to focus on exterior landscaping along the Rights of Way.	Submitted for perimeter. Must be reviewed with Town's plans for Lincoln Drive and Mockingbird Lane
Town of Town of Paradise Valley Sewer Service	Letters are outdated. Must be updated and discussed
Wastewater master Plan	Not yet submitted
Wall master plan submittal	Submitted complies
Monument sign placement and size parameters	Submitted complies
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.	ongoing
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.	ongoing
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.	Started, but not complete

Application Requirements

Lighting and Photometric Plan	Waiting on (may be deferred). Could come back as a minor amendment
Material Sample Board, architectural style and details, and exterior building materials and colors.	Submitted
Noise Study	Waiting on Roof deck is needed now, not deferrable
Mechanical locations and screening	Submitted and complies
Accessory structure and resort amenities development standards (heights, setbacks, and areas) for pools, game courts, ramadas, trellises, valet stands, cabanas, and other similar structures	Waiting on Needed now, not deferrable
Complete sign plan including interior traffic and directional signage	Have monument sign plan Waiting on rest, may be deferred
Guardhouse, Gatehouse, access control plan	Complete, but needs stipulations
Tent Plan	Submitted
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.	Site plan or Stipulation
Project Narrative	Submitted
Development Phasing Plan	Submitted
Schematic floor plans	Submitted

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