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November 24, 2015

Ms. Eva-Marie Cutro
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: Revised Submittal responding to the November 19, 2015 Town Council Study Session Regarding the Five Star Development/Ritz-Carlton Paradise Valley Special Use Permit (SUP 15-01)

Dear Ms. Cutro,

The purpose of this letter is provide the revised Ritz-Carlton SUP exhibits, which directly respond to the comments and requests received during the November 19, 2015 Town Council study session. You will note we have taken into account each of the Council's requests for reduction in unit counts, increases in perimeter lot sizes, increases in and varieties of side-yard setbacks, and alterations to the resort hotel use.

In total, the enclosed exhibits demonstrate a reduction of forty (40) units across areas A1, B, and D, which is a 13% decrease in overall density. This also represents a thirty-four (34) unit reduction from the plan recommended for approval by the Town's Planning Commission in October of 2015. This resubmittal strikes a balance between the Town's desired changes and the Applicant's ability to deliver a world-class resort community.

Specifically, per the Town Council's request, the roof-top amenity was removed from the proposed development. For Area A1, the current plan includes a reduction from 120 to 94 villas and reductions in heights on all of the buildings that do not border Scottsdale to the east or the Palm Court to the north. For Area B, we appreciated the Council's preference for the revised "ring road" plan and, we have adjusted further to reduce the lot count from 74 to 72. More importantly, we have agreed to all one-story housing (20 feet) on perimeter lots of at least 15,000 square feet with a minimum of 30-foot combined side-yard setbacks. We have also increased the minimum lot size to 10,000 square feet. Area C, while remaining at the 45 units recommended for approval by the Planning Commission, has been slightly reconfigured to allow for one-story, 15,000 square foot minimum lots along the perimeter. We also took into account the Town Council's concerns regarding unit counts and heights for Area D. In response to the Council's requests, the unit count has been reduced from 74 to 62, which also allowed for a reduction in height of the units along Lincoln Drive to one-story (20 feet). Consistent with additional Council comments, all four-plex buildings within Area D have been reduced to three-plexes. Based on the Town Council's support of the revised Area E1 resort-related retail plan, no changes have been made to this portion of the development.

We look forward to discussing the aforementioned revised exhibits with Town Staff and the Town Council during the upcoming public hearings.

Sincerely,
WITHEY MORRIS, P.L.C.

By 
Benjamin Graff

cc: Kevin Burke, Town Manager
Andrew Miller, Town Attorney
Paradise Valley Town Council