



Action Report

File #: 16-147

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: May 3, 2016

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Discussion of the Preliminary Condominium Plat Map,
"Ritz-Carlton Resort - Parcel A-1" (PP 16-02)
7000 East Lincoln Drive

BACKGROUND

Request:

Five Star Development Resort Communities, L.L.C. is requesting approval of a preliminary condominium plat map application named "Ritz-Carlton Resort - Parcel A-1". This plat map consists of a total of 94 condominiums located on approximately 9.63 acres. These condominiums are the one to three-story Ritz-Carlton Resort Villas of Area A-1 of the SUP located at 7000 E Lincoln Drive on Parcel A1 of the master re-plat, "Amended 7000 East Lincoln".

Proposed Stipulations:

Draft stipulations will be prepared as part of the action report for the May 17, 2016 Planning Commission action on this application.

Plat Conformance:

The proposed plat map must be in substantial conformance with the Special Use Permit (SUP) and the Development Agreement for the Ritz-Carlton Resort. This conformance includes the following:

- Section 2.3.2.3 of the Development Agreement states that plats/maps within the SUP will follow the standards and requirements of Article 6, Subdivisions, of the Town Code, except as modified by the SUP and Development Agreement;
- Section 2.3.2.3 of the Development Agreement requires submittal of certain submittal items for preliminary plat and final plat. Preliminary plat submittal items include utility will serve letters, Certificate of Assured Water Supply, and a water service impact study that analyzes water flow and pressure. All three of these items have been submitted.
- Section 2.3.2.3 of the Development Agreement allows for the Planning Commission to

approve the preliminary plat/map, with such approval to occur within 40 calendar days of a complete submittal. The Planning Commission study session and action must be in two separate meetings. The Planning Commission will not review any final plat/map. These go directly to Town Council for approval. Although, the final plat/map must be in substantial conformance to the preliminary plat/map.

- The other noted items as described under Discussion/Facts of this report.

DISCUSSION/FACTS

History:

The subject site was annexed into the Town in 1964. In 1987, the Town approved a Special Use Permit (SUP) rezoning for a 500-room resort, 39 residential lots, and a golf course. Although an entrance circle on Indian Bend Road was constructed, no further development occurred. In 2008, the Town approved an amendment to the 1987 SUP for a total redesign of the property for a 225-room resort, 100 resort patio homes; 46 luxury detached residential homes, and 15 one-acre home lots. In 2015, the Town approved the current SUP amendment. This latest approval includes a 200-room resort hotel, 94 resort condominium villas; 66 resort related luxury detached single family homes on minimum 10,000 square-foot lots, 45 resort branded detached single family homes on minimum 12,000 square-foot lots, 53 resort related attached condominium residences, and resort related restaurants and retail uses separate from the hotel.

Enforcement:

As of the date of this report, there are no outstanding code violations on this SUP property.

General Plan:

The subject property has a General Plan designation of "Resort/Country Club" according to the Town's General Plan Land Use Map. The uses associated with the proposed plat are in conformance with this designation.

Zoning:

The zoning on the subject property is "Special Use Permit - Resort." This zoning was amended in December 2015 by Ordinance Number 694. This is the appropriate zoning for the resort, residential, restaurant, and retail uses.

Parking:

SUP Stipulation 54 requires that parking shall meet or exceed the parking requirements set forth in the parking study approved with the SUP and attached to this report. This parking study addresses the non-residential components of the project such as the resort, resort villas, and resort related retail of Areas A, A1, E1, and E2. The estimated shared parking demand at the resort is 406 parking spaces during non-peak use and 535 parking spaces during peak use. The parking study states there will be a total of 710 parking spaces, with 390 parking spaces to be provided adjacent to the resort and 320 parking spaces to be provided adjacent to the villas on Parcel A1. The approved parking plan is based on shared parking and valet. The final plat will provide more detail of the parking area. Based on the information provided, Parcel A1 has more than 320 parking spaces.

Floor Area/Lot Coverage/Area Coverage:

The proposed condominium structures generally match the location illustrated on Sheet D-4 of the SUP. Sheet D-3 of the SUP provides maximum floor area, lot coverage, and area coverage for the various development areas. The 35,739 square feet of retail on the proposed plat is greater than the 32,000 square feet specified in the SUP. Verification of these area and coverages will occur during the building permit process and generally during the condominium plat process for Areas A1, D, E1, and E2. The parcels and tracts for this master re-plat generally follow the naming and boundaries of the SUP. For example, Parcel C and Tract C1 on the re-plat represent Area C in the SUP. Since the total site acreage and the acreages of the respective parcel and tracts in the master re-plat do not exactly match the respective areas in the SUP, the area coverage percentage in the SUP will not match. The area coverage percentage will be higher than the SUP percentage, but the maximum floor area and drip line coverages and maximum allowable units do not change.

Area A1	SUP	Plat
Area Size (acres)	11.1	10.882
Maximum Floor Area (square feet) 94 Units	328,000	328,000
Maximum Floor Area (square feet) Food & Beverage	32,000	32,000
Lot Coverage Drip Line	149,000	149,000
Area Coverage %	30.8%	31.4%

Height:

Sheet D-4 illustrates the maximum number of allowable stories. Except for one area, the proposed condominium structures generally match the location of the number of stories. Unit B101 on Sheet 4 of the plat, although located below the entry drive and likely not visible from Quail Run Road, results in a 3-story level as two units sit above it. Units B300 through B303 on Sheet 6 of the plat are in accordance with the SUP since the allowable extra fill shown on Sheet H-6 of the SUP will result in Building B being only one-story and two-story as seen from Quail Run Road within the resort property as depicted on the attached illustrations. The Planning Commission will want to discuss whether the proposed plat is in substantial compliance with the number of stories.

Sheet D-3 of the SUP stipulates a maximum height of 36 feet for the villas and 24 feet for the food and beverage uses in this plat area. Sheet 8 of the subject condominium plat does provide vertical schematics that generally depict the building heights are in compliance with the SUP, but these schematics are not included to verify compliance to the height in the SUP. Verification of this height will occur during the building permit process when detailed building plans are provided. Maximum height is measured from finished grade. The finished grade depicted on the schematics is generally the retail and condo first floor level.

Roadways/Gates:

The subject property will have access to Lincoln Drive and Scottsdale Road via the private roadway tracts within the resort property as illustrated on the master re-plat. There will be no private roads within the subject plat, only drives to gain access to the underground parking garage. These drives, along with any of the limited and common elements will be depicted on the map of dedication that occurs administratively after final condominium plat approval.

Sheet G-2 of the SUP would allow the two access points from the garage to be gated. Gates are to be approved by the Town Manager and must meet the standards of the Special Use Permit Guidelines and the Zoning Ordinance. These standards include a 150-foot stacking distance from the gate to the centerline of the street and inclusion of a turn-around in front of the gate that meets Town cul-de-sac standards. The applicant is considering gating the garage access on the building. Verification of the compliance to Town gate standards will occur with the building permit process. Based on the location of Building B and the attached illustrations of Building B, there appear to be adequate stacking should the garage access points be gated. The turn-around on the north garage access may be limited without using the inside of the garage, other alternative designs, or making this exit-only.

Building Lines & Setbacks:

The proposed condominium structures generally match the location illustrated on Sheet D-4 of the SUP. Parcel A-1 has no required setbacks.

Utilities:

The attached 2008 Certificate of Assured Water Supply (Certificate) from the Arizona Department of Water Resources was for 149 lots (homes) and an annual water demand of 169.32 acre-feet. An updated Certificate will need to be provided that reflects the 258 homes and the appropriate water demand for this project. As in other plat applications, a stipulation could be considered that would require holding back recordation of the final plat until the Town receives the appropriate revised Certificate, with said certificate number and date to be duly noted on the final plat.

All new utility lines will be located underground and generally underneath the adjoining private streets and within the noted public utility easements within the plat. Will serve correspondence from the applicable utility providers are attached. Sewer correspondence is not necessary, as the sewer lines within the SUP are private. All typical type of utilities will be provided; such as water, electricity, natural gas and sewer.

Drainage:

An overall final drainage and grading master plan is under review for approval by the Town Engineer. The SUP included preliminary drainage and grading approval. This includes increased fill adjacent to the resort building and the western portion of Area A1. The master plat and plats for the various areas include the respective drainage tracts and/or easements.

Water Demand/Pressure/Flow

Water demand, pressure, and flow are in compliance with applicable regulations. As required, the applicant provided a Water Master Plan for the development. It provides the estimated average day water demand, maximum day water demand, and peak hour water demand ranging between 349,240 gallons per day (gpd) to 1,047,720 gpd. EPCOR, the water provider, is expected to have adequate water capacity to meet these demands as outlined in their attached will serve letter.

Fire Protection:

The development for this project will need to meet all standards related to fire protection. This includes requirements of locating lots within 400 feet of a fire hydrant and installation of fire

File #: 16-147

sprinklers. Fire access and hydrant location was generally shown as part of the SUP approval, Sheet H-5. Verification of the fire protection requirements will occur during the building permit process when detailed building plans are provided.

NOTICING & PUBLIC COMMENTS

No comments have been received as of the writing of this report. Except for posting of the meeting agenda, there is no required public notification for a preliminary or final plat. Consistent with the Town's application process, the applicant will provide a mailing notification to the property owners within 1,000 feet for scheduled meetings where the Commission or Council will take action.

NEXT STEPS

The Planning Commission is scheduled to make a recommendation on this application at the May 17, 2016 meeting. Town Council is set to take action at their June 9, 2016 meeting. The Development Agreement requires action to be taken within 40 calendar days of a complete submittal and again from the Planning Commission action.

ATTACHMENTS

- 1 Vicinity Map/Aerial/General Plan/Zoning
- 2 Application/Narrative
- 3 Utility Correspondence
- 4 Parking Study
- 5 Approved SUP Plan Sheet Excerpts
- 6 Illustrations
- 7 Proposed Plat

Link to full version of the SUP Ordinances and Development Agreements at
<http://www.paradisevalleyaz.gov/504/Projects---Five-Star-Development>

- C: - Applicant
 - Case File