

June 30, 2017

**Parcel B, Azure Luxury Homes at the Ritz Carlton Resort
SEC of Indian Bend Road and Mockingbird Lane, Paradise Valley, AZ**

Minor Amendment to SUP 01-15 (Ordinance No. 694)

Application Narrative Supplement

I. Introduction

On June 2, 2017, Shea Homes Limited Partnership (“Shea Homes”) submitted its application for a minor amendment to Special Use Permit No. 01-15 for the Ritz-Carlton Paradise Valley mixed-use resort development (the “2015 SUP”). Since the date of the submittal, Town staff has requested additional clarification regarding Shea’s requests both for the approval of the expanded light wells for the homes in Parcel B and the deletion of the current requirement in the SUP for the construction of a 5-foot-wide “Neighborhood Walk” in Parcel B. This supplement will address staff’s questions on both fronts.

II. Expanded Light Wells

As discussed in the narrative submitted on June 2, 2017, Shea is proposing two separate options for expanded light wells depending upon the lot size and floor plan selected by the home buyer. For lots that cannot accommodate expanded-width light wells due to the limitations of the building envelope, home buyers will have the option to select contiguous light wells for the basement level of the home in lieu of multiple standard 5’ x 10’ window wells as specified in Article X of the Zoning Ordinance.

The contiguous light wells (more fully described in the June 2, 2017 narrative) will maintain the standard 5’ width, but will be greater in length than a standard 10’-long window well as a result of “combining” multiple standard window wells into a single, elongated light well. The contiguous light wells, like the expanded light wells, could serve bedrooms as well as basement-level common areas.

The purpose of both the expanded light wells and contiguous light wells is the same: to create a more livable basement space through the introduction of significantly more natural light, in effect “opening up” the basement level. Ideally, any length of exterior wall on the basement level containing multiple standard 5’ x 10’ light wells could be converted into an expanded or contiguous light well, depending upon the limitations of the specific lot setbacks.

The driving force behind Shea's application for both the expanded and contiguous light wells is to provide homeowners with an amenity that goes far beyond what is required for emergency egress from the basement. Shea is seeking to create a basement level for the homes in Azure that is substantially more inviting and attractive than a typical basement, and by doing so, effectively negate the need to build homes with a full second story on the interior of the subdivision.

III. Removal of Neighborhood Walk

Staff also had questions about Shea's request to remove the 5-foot-wide "Neighborhood Walk" for Parcel B from the 2015 SUP. The purpose of this request is to create an improved streetscape and community environment more consistent with a custom, luxury neighborhood. This is also in-line with some of the surrounding neighborhoods in Paradise Valley, which also forgo traditional sidewalks. This change does not create any additional separation or reduce connectivity between the Azure community, the rest of the Ritz-Carlton Paradise Valley resort, or the surrounding neighborhoods. On the contrary, those external connections are still fully retained as previously shown in the SUP. Shea just wishes to create a different experience once the connections enter the Azure community – one that is more in line with a luxury neighborhood.

As the narrative points out, the private right-of-way that connects the Azure home sites is sufficiently wide enough throughout to accommodate both pedestrian traffic and vehicular traffic without creating any safety concerns. The perimeter access points to Azure and the existing drive aisles will allow pedestrian traffic to flow freely and intuitively throughout Azure without a formal Neighborhood Walk. Removal of the Neighborhood Walk requirement will improve the character of the community and provide greater conformity with the surrounding neighborhoods without materially affecting pedestrian access or safety.