

TOWN OF PARADISE VALLEY

Lincoln Road Development Areas Overview



Town Council
September 13, 2018

Study Session Goal

- Receive input from stakeholders, Town staff and residents to assist the Town Council and Planning Commission in policy deliberations related to the Lincoln Road Development Areas as defined in the General Plan.



Agenda for Study Session

- Overview
- Landowners/Representatives to Present
 - Lincoln Road Medical Plaza Center
 - Andaz
 - Applewood Pet Resort
 - Sunchase
 - Ruttle & Livi (2 residents)
 - Five-Star
 - Smoke Tree Resort
- Lincoln Road Design
- Public Comment
 - Residents within 1,500 feet of development area
 - All other residents
- Council Inquiries to Staff



General Plan Definition of Areas

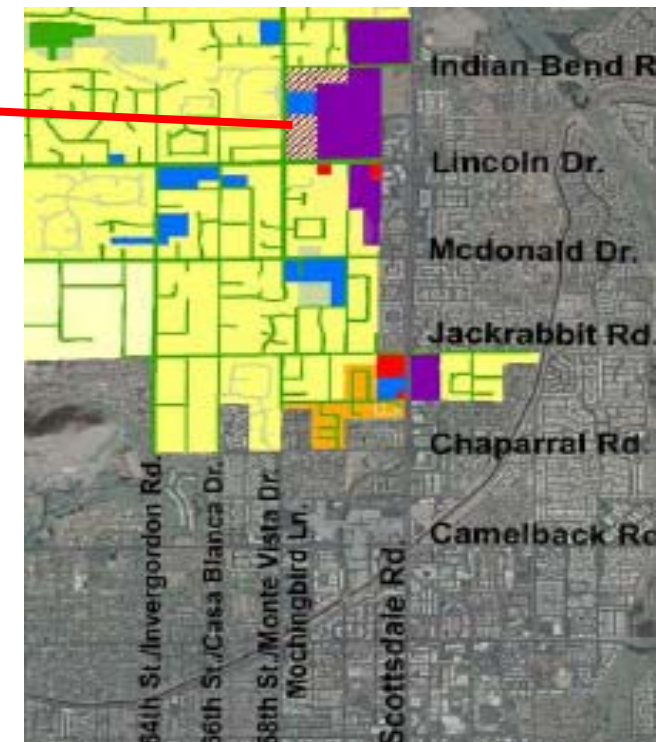
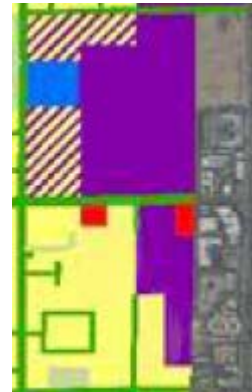
- **East Lincoln Drive North Development Area:**
comprised of approximately 110 acres, which includes the Five-Star/Ritz Carlton project
- **East Lincoln Drive South Development Area:**
comprised of approximately 55 acres including Smoke Tree Resort/Bungalows, Andaz Resort, Lincoln Medical Complex and the Applewood Pet Resort. The boundary also includes some residential properties.



Development Areas



Land Use Map



Legend

- | | |
|--|---------------------|
| Low Density Residential OR Resort/Country Club | Private Open Space |
| Private Open Space OR Resort/Country Club | Public Open Space |
| Very Low Density Residential | Medical Office |
| Low Density Residential | Public/Quasi Public |
| Medium Density Residential | Resort/Country Club |



- COADY ENTERPRISES INC
- CLAYTON W CODY LIVING TRUST
Clay Coady

- SUNCHASE CENTURY LLC
- SUNCHASE HOLDINGS INC
- Todd Tupper

- PATRICIA LIVI
- Patricia Livi Pres.

- Angiolo Livi

- 6909 Quail Run LLC

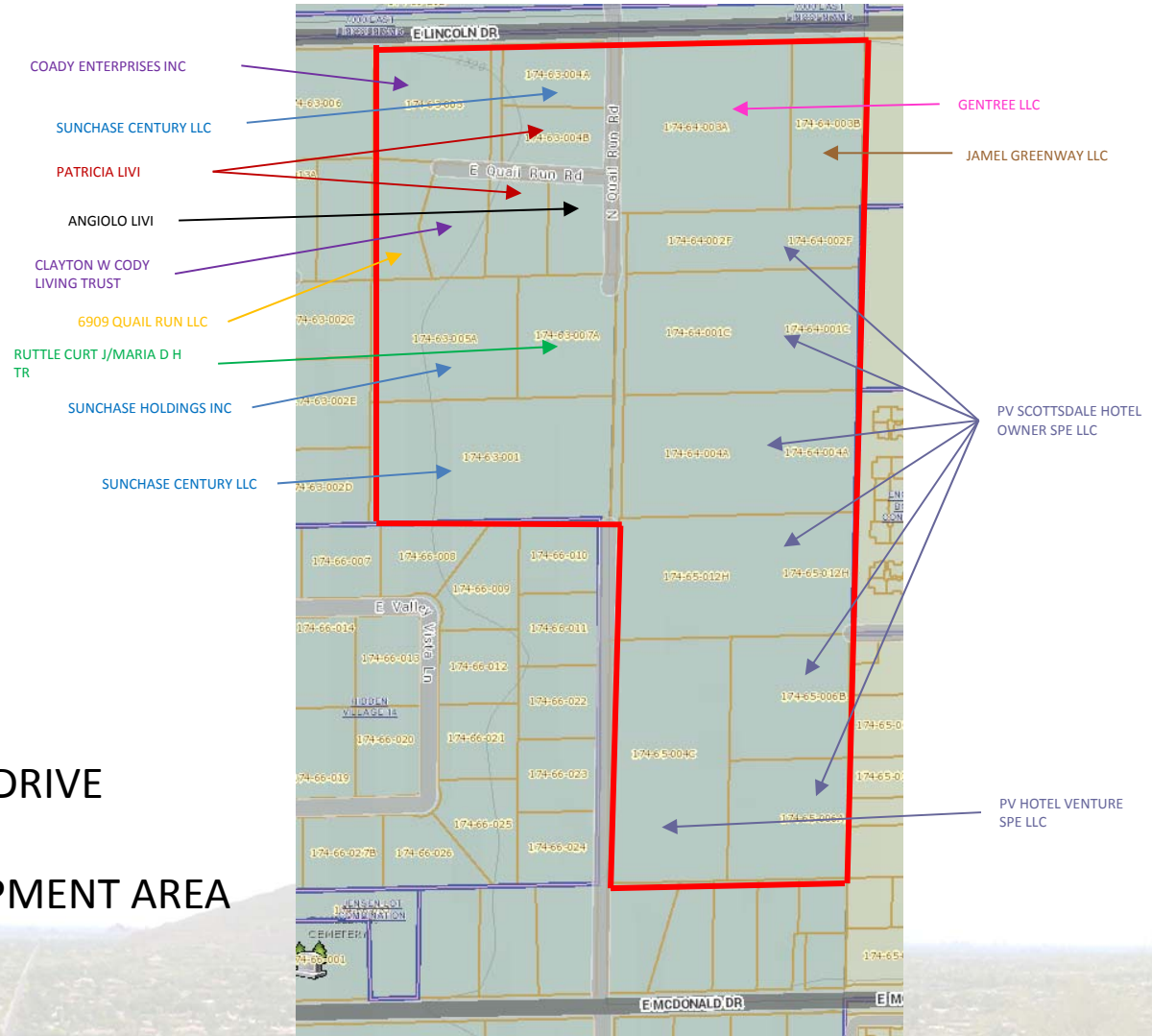
- RUTTLE CURT J/MARIA D H TR
- Curt and Maria Ruttle

- Gentree LLC
Smoketree Resort
Taylor Robinson

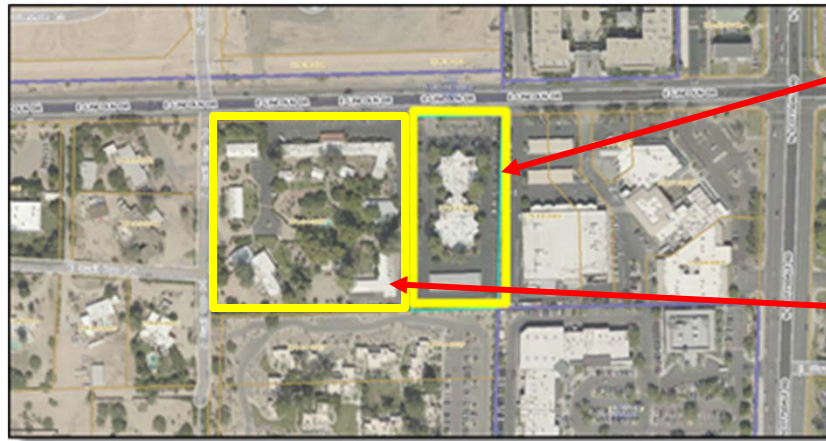
- JAMEL GREENWAY LLC
- Lincoln Medical
- James M Shough of Jamel Greenway, LLC;
- Jason Morris

- PV SCOTTSDALE HOTEL OWNER SPE LLC
- PV HOTEL VENTURE SPE LLC
Gary Stougaard

LINCOLN DRIVE SOUTH DEVELOPMENT AREA



Active SUP Amendments in East Lincoln Development Area



- Lincoln Road Medical Plaza Center
- Smoke Tree Resort



General Plan Goals

- Development Area Goal DA 2.2.1 – Support ... through orderly and well-planned development; provides needs of existing/future residents; makes efficient use of land/infrastructure
- Visually Significant Corridor Policy M 4.4.3.1 – Implement program to improve/maintain ROW corridors along Lincoln (and Tatum) to represent positive character/image of Town.



Elements to Consider...

- Preserve the character of the area through maintaining appropriate intensities.
- Ensure safety is maintained for businesses, residents and resort visitors.
- Focus on circulation and ingress/egress for individual properties and compatibility between properties.
- Ensure that all traffic flow is consistent and convenient on Lincoln Road to include the intersection at Quail Run/Palmeraie Blvd.



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