



Legislation Text

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TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director

DATE: October 6, 2015

CONTACT:

Eva Cutro, 480-348-3522

AGENDA TITLE:

Hearing - Special Use Permit Major Amendment
Five Star Ritz-Carlton Paradise Valley
7000 E Lincoln Drive (SUP-15-01)

RECOMMENDATION

It is recommended that the Planning Commission continue to a date certain the Five Star Ritz-Carlton SUP major amendment request. This will allow additional time to review the submittals and draft stipulations.

BACKGROUND

Request

On May 4, 2015, Five Star Development Resort Communities applied for a major amendment to the Ritz-Carlton SUP. The amendment to the SUP includes a mix of resort, residential, and retail uses on the approximately 105 acre site.

History

The property located at 7000 E. Lincoln Drive was annexed into the Town in 1964. In 1987 the Town Council granted a Special Use Permit and re-zoning for Sun Valley Resort a mix of resort units, residential lots, and a golf course. The SUP allowed for up to 500 resort keys, 39 R-43 cluster plan lots, and a golf course. Although an entrance circle on Indian Bend Road was constructed, no further development occurred.

In 2008 the Town Council granted an amendment to the existing Special Use Permit to allow for a resort community, including: a resort hotel with 225 rooms, spa, restaurants, and meeting space; 100 resort patio homes; 46 luxury detached residential homes, 15 one-acre home lots; and, site improvements including parking, landscaping, and lighting and, improvements to site infrastructure. This approval is current, however; no development has occurred.

In 2012 the Town adopted a new General Plan. The General Plan categorizes this property as one of

the new Development Areas, intended to focus resort development into targeted areas that are most appropriate for accommodating the variety of land uses associated with such use. The General Plan further states, Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life.

Statement of Direction

Council discussed the Statement of Direction at the May 28, 2015 and June 4, 2015, Study Sessions. Density, residential lot size, type of residential product, heights, retail use, perimeter setbacks, and Rights of Way, traffic, and parking were discussed. The SOD shall guide the Commission in their review of this proposal. The Statement of Direction is not a final decision of the Town Council nor does it create any vested rights for the applicant.

Details

On May 4, 2015, Five Star Development Resort Communities applied for a major amendment to the Ritz-Carlton SUP for a resort community. The site is on approximately 105 acres, bordered by Lincoln Drive to the south, Mockingbird Lane to the east, Indian Bend Road to the north, and the City of Scottsdale to the east. The development is broken up into five distinct Areas with a mix of resort, residential, and retail uses proposed. The total square footage of structure on site equals 1,718,513, with a lot coverage from the dripline of the structures at 27.2%.

Area A - Resort

The Statement of Direction states:

Resort lot coverage (Areas "A" and "A1" combined) shall not exceed 30% and 700,000 square feet.

Recommend that Commission allow 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). The overall mass of the building shall be reviewed to make sure it is of appropriate scale. A 3-D graphic shall be required. An elevation shall be shown from a benchmark near the intersection of Lincoln Dr. and Mockingbird Lane.

The center 18 acres of the site is proposed as the Ritz-Carlton Resort with 200 resort units planned. The resort will also contain a lobby, ballroom, spa, and other resort amenities. The highest elevation of the resort is proposed at 56' and contains a rooftop deck. The hotel rooms are proposed in one and two-story configurations with a maximum height of 24'. The total floor area is proposed at 352,000 square feet. The lot coverage is proposed at 234,000 square feet using a drip line measurement. Based on this drip line measurement, the area coverage is at 29.7%.

Staff and Commission have concerns regarding light and noise from the rooftop deck and have requested a noise study be completed. The applicant has also supplied additional graphics and sample materials for the resort that still need review by the Planning Commission.

Area A1 - Resort Villas

The Statement of Direction states:

Resort lot coverage (Areas "A" and "A1" combined) shall not exceed 30% and 700,000 square feet.

With the exception of the resort lobby, it is recommended that all four-story/48' tall elements be eliminated and three-story/36' maximum height be considered for principal structures only, and as a buffer along the eastern border.

The Resort Villa area borders the resort and contains approximately 11 acres. 120 resort villas are proposed. These will be available for private ownership and may be placed in the hotel rental pool. The total floor area is proposed at 350,000 square feet. The lot coverage is proposed at 158,000 square feet using a drip line measurement. Based on this drip line measurement, the area coverage is at 32.7%. The maximum height of the villas is proposed at 4-story and 48'.

It is anticipated that the villas will be used as resort units and not the stacked flat product that was originally proposed in Area D, and discouraged in the SOD. Staff requests additional information on the use of the villas. There is also concern regarding the density and height in this area. It is no longer in agreement with the SOD or SUP Guidelines. Staff cannot support a height over 3-stories and recommends that area coverage be reduced.

Area B & C - Detached Residences

The Statement of Direction states:

Residential lot size

Recommend that all detached residential product in Areas B and C:

1. Have an average of two dwelling units per acre, and
2. Progress from larger lots on the north, south, and west perimeters to more dense lots in the center and eastern perimeter.
3. Detached residential product shall be a mix of 1 and 2 story.

Area B

Area B is 31.3 acres in size and contains 87 single family detached residences in a gated community. The site plan has lots that progress from larger properties along the perimeter to smaller or denser lots in the center. The lot sizes range from 9,000 to 20,204 square feet with a minimum width of 65 feet. The proposed residences will be approximately 3,200 square feet for a total floor area of 478,500 square feet. The Area coverage is at 26.4% and 2.78 dwelling units per acre (DUA) are proposed.

The homes are a mix of one and two story with a maximum height proposed at 24'. Setbacks shall be:
front yard - 20' ground floor, 25' second story, 35' front facing garage
rear yard - 20' ground floor, 35' second story
side yard - 10' total (zero lot line allowed)

It is recommended that the applicant reduce the DUA and the Area Coverage to match the SOD.

Area C

Area C is 22.5 acres in size and contains 45 single family detached residences in a gated community. The site plan has lots that progress from larger properties along the perimeter to smaller or denser lots in the center. The lot sizes range from 12,000 to 24,326 square feet with a minimum width of 70 feet. The proposed residences will be approximately 4,000 square feet for a total floor area of 295,313 square feet. The Area coverage is at 24.1% and 2 dwelling units per acre (DUA) are proposed.

The homes are a mix of one and two story with a maximum height proposed at 24'. Setbacks shall be:
front yard - 20' ground floor, 25' second story, 35' front facing garage
rear yard - 20' ground floor, 35' second story
side yard - 10' total (zero lot line allowed)

Area C is in alignment with the SOD.

Area D - Attached Residences

The Statement of Direction states:

B Residential lot size

Attached residential housing is proposed for Areas D & E. Attached residential housing as approved and built in other Paradise Valley resorts, are almost exclusively used as resort rental units that are rented through the resort itself.

Attached residential product as proposed is disfavored and alternate uses for Area D shall be explored.

The applicant eliminated the original condominium type stacked residential and is now proposing a gated, townhouse development. Area D has also been relocated to border Lincoln Drive and Area C (another residential product). Area D is proposed as a mix of two and three story buildings, with the three story elements bordering the apartment complex in the City of Scottsdale. 74 town homes are proposed with an average size of 2000 sf. The total floor area is 209,700 square feet and the area coverage is at 25.3%. Heights range from 24' - 36'. However, the 36' three story height only occurs along the eastern border. The third story is also limited as follows:

- Interior area not to exceed 50% (of the area of the second story)
- Exterior covered area not to exceed 10% (of the area of the second story)
- Exterior uncovered not to exceed 10% (of the area of the second story)

The units will also have front and rear setbacks of 10 feet and all parking requirements shall be met in individual private garages and driveways.

Perimeter Setbacks / Landscape /Signage

The Statement of Direction states:

Recommend that the SUP Guideline landscape area and buffer be provided. A minimum 50' wide landscaped area shall be provided along Lincoln Drive and Mockingbird Roads and a minimum of 30' wide landscape area shall be provided along Indian Bend Road. An additional landscape buffer shall be provided at the corner of Lincoln Drive and Mockingbird Lane, as well as at the main entrance to the Resort and at the gateway to the Town.

Recommend that 25' of Right of Way (ROW) dedication be required along Lincoln Drive. This differs from the 2008 SUP that allowed for a roadway easement. The 2012 General Plan has now categorized Lincoln Drive as a Visually Significant Corridor and dedication is requested to allow for development of Lincoln Drive as a Visually Significant Corridor and as a Gateway to the Town. The applicant shall identify setbacks from the post-dedication property line.

The site plan meets the SOD with setbacks along Indian Bend Road at a minimum of 30'; along Mockingbird Lane at a minimum of 50'; and, along Lincoln Drive at a minimum of 50' (taken from the post-dedication line). A separation of 10' has been added north of the St. Barnabas border and a 120' setback is proposed at the corner of Lincoln Drive and Mockingbird Lane.

A landscaping plan is provided that divides the property into different landscape zones, with the interior lush than the perimeter. Detailed landscape plans are provided for Lincoln Drive with landscaping in excess of the Landscape Guidelines with trees planted 25' on center. A meandering wall and sidewalk are also proposed in accordance with the Town Zoning Ordinance. Additional information is requested regarding the Visually Significant Corridor treatment on Lincoln Drive. This treatment could include decorative utility screens, pedestrian nodes, and/or decorative pavers.

Enlarged Paradise Valley Entry monuments are proposed at the Gateway to the Town. A primary Ritz-Carlton monument sign is proposed at the main entry to the resort on Lincoln Drive. The sign is 6' high, 25 square feet in size and has a 25'

setback. A fountain sign wall is proposed at the corner of Lincoln Drive and Mockingbird Lane. This sign wall has a minimum setback of 25' from the corner, is 48" high (with a water depth of less than 18"), and is surrounded by vegetation.

Traffic and Parking

A complete traffic impact analysis (TIA) and separate parking analysis were completed by CivTech Engineering. The Traffic Impact Analysis 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 and graphics need to be updated.

Grading and Drainage

A detailed grading and drainage plan for the site will need to be provided that is consistent with the stormwater master plan for the project. The Town has received an Onsite Drainage Memo - dated September 28th, 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.

Stormwater

A stormwater master plan will need to be provided for the proposed development. Recently the town was divided into six watershed areas, this project falls within the Lincoln Watershed Area. Additionally, the project falls within the Flood Control District of Maricopa County Lower Indian Bend Wash Study. The development stormwater master plan will need to be consistent with these studies. The stormwater master plan shall address issues on and off site including, but not limited to:

- a. The capacity of the existing box culverts, existing underground storm drains, upstream channel system, and the downstream channel system will need to be determined
- b. The amount of onsite retention for a 100 year two-hour storm event
- c. First flush requirements
- d. Location, size and quantity of retention basins
- e. Discharge of water from underground parking facilities and the area of cut for the pool

In addition to the comments above the Town has received an onsite Drainage Memo that has been reviewed and accepted for the SUP stage for the development. An offsite drainage report was submitted on September 28th, 2015. This report is currently being reviewed.

Wastewater

A wastewater master plan will need to be provided for the proposed development. The Town recently completed its own wastewater master plan dated May 2015, the results of which should be utilized for the development's wastewater master plan. Sheet H-8 shows the existing and proposed sewer lines and routing, but a wastewater master plan has not been submitted.

It appears modifications to the existing metering station along Indian Bend will need to be addressed with this project. Also, the proposed project will require the purchase of additional treatment capacity from the City of Scottsdale. A

discussion with the Town will be necessary in order to address this issue.

Stipulations

Detailed stipulations have been drafted to accompany the graphic booklet supplied by the applicant. These stipulations are still under review.

Next Step

The next Planning Commission meeting is scheduled for October 20, 2015. It is recommended that this project be scheduled for a work session and/or hearing at that meeting.

ATTACHMENTS

The Ritz-Carlton Resort booklet, dated October 2, 2015

Statement of Direction/SUP Submittal Checklist, dated October 2, 2015

C: -Jason Morris (Applicant)
 - Case File: SUP-15-01