



Legislation Text

File #: 15-306, **Version:** 1

TO: Mayor and Town Council

FROM: Eva Cutro, Community Development Director

DATE: December 3, 2015

CONTACT:

Eva Cutro, 480-348-3522

AGENDA TITLE:

Study Session - Special Use Permit Major Amendment
Ritz-Carlton Paradise Valley
7000 E Lincoln Drive (SUP-15-01)

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 site.

PURPOSE:

The purpose of this study session is to review the Special Use Permit proposal as revised by the applicant based upon the November 19 Study Session. After the revised site plan review, the stipulations proposed in Ordinance #694 shall be studied. Please refer to the "clean" version of this Ordinance. The redline version is for background information only and represents changes and the rearrangement of material since the Planning Commission review.

FACTS

This request was discussed in detail at the November 19, 2015 study session. At that time the Council voiced the following concerns:

- Inclusion of roof top deck in Area A;
- Amount of three story in Area A1
- Unit count in Area A1
- Use of Area A1
- Density and lot size in Area B;
- Height of structures along the perimeter in Areas B, C & D;
- Density in Area D;
- More information needed on Area D

The applicant has revised thirteen exhibits to address these issues.

Area A - Resort hotel

The roof top deck has been eliminated. This decreases the height of the lobby to 48' measured from existing grade. As proposed by staff, the applicant has also added 15,000 sf for accessory structures. The accessory structures shall not exceed 16' in height.

Area A1 - Resort Villas

The unit count has been reduced from 120 to 94 villas. The total villa floor area has decreased by 20,000 sf to 328,000 sf total; while the food and beverage floor area has increased by 11,000 sf to 32,000 sf total. The overall number of three story structures has decreased but still exceeds the amount directed by Council. Staff believes the three story elements should be further reduced to just those structures that border the eastern edge of the property. The balance of the buildings are now proposed at 1 story up to 20' in height and 2-story up to 28' maximum height. At the last review the 1-story height was proposed at 16' and the 2-story height was proposed at 24'.

The applicant did not expand their submittal to include additional description of use for this area or floor plans; however, the applicant stated they will provide additional information at the study session.

Area B - Resort Related Detached Residential

The lot count is proposed at 72, a reduction of 2 lots from the applicant's last submittal but an increase of 6 lots from the Planning Commission's recommendation. The minimum lot size increased to 10,000 square feet. The average unit size increased from 3200 sf to 4000 sf and the total floor area increased from 440,000 to 495,000 square feet (an increase of 55,000 sf). The dwelling units per acre (DUA) equal 2.3, the Statement of Direction requested a maximum of 2 DUA.

The homes are a mix of one and two story. One story homes are proposed along the perimeter on lots that are a minimum of 15,000 sf. The maximum height of the one-story homes is proposed at 20'. Several Councilmembers proposed a maximum height of 16', but current market trends call for 18'-20' heights. Two-story homes are proposed at a maximum height of 24'.

Setbacks shall be:

Front yard - 20' ground floor, 25' second story,
Rear yard - 20' ground floor, 35' second story
Side yard - 15' each side on perimeter lots (15,000 sf) and 20' total on interior lots (10,000-15,000 sf)

The side yard setbacks increased but the additional 35' front yard setback for garages has been eliminated.

Area C - Resort Branded Detached Residential

The unit count remains unchanged at 45 lots; however, the floor area increases by 14,000 sf to 309,375 sf. The DUA meet the Statement of Direction standard of 2 dwelling units per acre.

As in Area B, the homes are a mix of one and two story. One story homes are proposed along the perimeter on lots that are a minimum of 15,000 sf. The maximum height of the one-story homes is proposed at 20'. Several Councilmembers proposed a maximum height of 16', but current market trends call for 18'-20' heights. Two-story homes are proposed at a maximum height of 24'.

Setbacks shall be:

Front yard - 20' ground floor, 25' second story,
Rear yard - 20' ground floor, 35' second story
Side yard - 15' each side on perimeter lots (15,000 sf) and 20' total on interior lots (10,000-15,000 sf)

The side yard setbacks increased but the additional 35' front yard setback for garages has been eliminated.

Area D - Resort Related Attached Residences

The unit count has decreased from 74 to 62 units. The units along the perimeter have been reduced to 1 story in height and all clusters of four units have been eliminated. The average unit size has increased by 400 sf to 2,400 sf and the overall floor area remains unchanged at 209,700 sf. The homes are now a mixture of 1, 2, and 3 story units ranging in height from 20' to 36' (with limits on the third story elements). The setbacks shall remain at 10' front and rear yards.

Area E - Resort Related Retail

This Area remains unchanged from the last submittal. It contains a mix of retail, food & beverage, and gourmet foods. The total floor area is proposed at 54,327 sf and 17.3% area coverage. The buildings are proposed at one-story with a 30' maximum height. The remainder of Area E is deferred at this time.

Overall Density

The applicant has reduced the number of for sale units from 313 to 273, a reduction of 40 units. The applicant has limited all units along rights of ways to one-story and 20' maximum height. There is also a reduction in the amount of three story in Area A1 and a reduction in the amount of two-story in Area D.

However, there is an increase in overall one-story heights from 16' maximum to 20' maximum and an overall increase in two-story heights from 24' maximum to 28' maximum. The average unit sizes in Areas B and D have also increased. The end result is actually an increase in floor area from 1,720,340 square feet on site to 1,795,402 square feet. An overall increase of 75,062 square feet.

ATTACHMENT(S):

Cover letter from Benjamin Graff, Withey Morris, LLC, dated November 24, 2015
SUP Revised Sheets dated November 24, 2015
Ordinance #694 containing all stipulations

C: Jason Morris (Applicant)