



Legislation Details (With Text)

File #: 15-284 **Version:** 1 **Name:**
Type: Study Session Item **Status:** Agenda Ready
File created: 11/13/2015 **In control:** Town Council
On agenda: 11/19/2015 **Final action:** 11/19/2015
Title: Discussion of Special Use Permit Major Amendment for The Ritz-Carlton Resort, Paradise Valley

Sponsors:

Indexes:

Code sections:

Attachments: 1. PowerPoint - Ritz Carlton, 2. 2008 2015 SOD comparison, 3. Applicant Letter Re Revised Site Plan, 4. Revised Ritz Booklet, 5. 110515 Staff Report, 6. Applicant Letter, 7. Ritz Carlton SUP - Amendment 2015-11-13, 8. Submittal Ritz-ParcelB-Revised-2015-11-16

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|--------|--------|
| 11/19/2015 | 1 | Town Council | | |

TO: Mayor and Town Council

FROM: Eva Cutro, Community Development Director

DATE: November 19, 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.

Details

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 between 1,659,138 and 1,666,013, with a lot coverage from the dripline of the structures at 26.3%. The Planning Commission reviewed this proposal and forwarded it to Town Council with a recommendation for approval. That recommendation for approval is based on Area B containing 66 homes and 1,659,138 square feet (see appendix in applicant's booklet). The applicant is now proposing that Area B contain 80 lots and 1,666,013 square feet.

PURPOSE:

The purpose of this study session is to review the Special Use Permit proposal as forwarded by the Planning Commission. The Town Council was presented this proposal at the Community Conversation on November 5, 2015. Please refer to the attached report from that meeting for a detailed summary of this project. The applicant's proposal also includes fifty-one (51) stipulations for Council review. These stipulations can be found in the appendix to the applicant's booklet, dated October 27, 2015.

ATTACHMENT(S):

Cover letter from Jason Morris, Withey Morris, LLC, dated October 27, 2015
SUP Booklet dated October 27, 2015 (containing an appendix with stipulations)
Staff Report dated November 5, 2015

C: Jason Morris (Applicant)