



Legislation Details (With Text)

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60 Minutes

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TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director

DATE: November 15th, 2018

DEPARTMENT: Community Development

AGENDA TITLE:
Five Star Project Update - 60 Minutes

Town Value(s):

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics/creating a brand
- Preserving natural open space

RECOMMENDATION:

Receive an update on Five Star Project.

SUMMARY STATEMENT:

Staff will present an update on the entitlement and construction progress related to the Five Star Development Ritz Carlton Resort located at 7000 East Lincoln Drive for council information and feedback. A brief history of the entitlements follows.

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 remained current for several years; however, no development 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 that Development Areas are meant to encourage new resort development that reflects the Town's needs for fiscal health, economic diversification, and quality of life.

The site is 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 six distinct Areas with a mix of resort, residential, and retail uses proposed.

Area A - Resort

The center 18 acres of the site is entitled as the Ritz-Carlton Resort with 200 resort units planned. The current proposed amendment before the Planning Commission increases the resort units from 200 to 215. The resort will also contain a lobby, ballroom, spa, and other resort amenities. Two types of hotel rooms are proposed and include attached double loaded units as well as in one and two-story casitas.

Area A1 - Resort Villas

The Resort Villa area borders the resort to the east and contains approximately 11 acres. Ninety-four resort villas were approved with associated amenities and underground parking, currently 81 are platted. These will be available for private ownership and may be placed in the hotel rental pool.

Area B - Detached Residences

Area B is 31.3 acres in size and contains 66 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 10,000 to 20,320 square feet. 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 15,000sf. The maximum height of the one-story homes is proposed at 20'. Two-story homes are proposed at a maximum height of 24'.

Area C - Detached Residences

Area C is 22.5 acres in size and was approved for 45 lots but currently contains 39 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 37,605 square feet. The proposed residences will be approximately 4,000 square feet. The homes are a mix of one and two-story with a maximum height proposed at 24'.

Area D - Attached Residences

Area D is a mix of one, two, and three-story buildings, with the three-story elements bordering the apartment complex in the City of Scottsdale. Sixty-two town homes were proposed with an average size of 2400 square feet. Heights range from 20' - 36'. However, the 36' three-story height only occurs along the eastern border.

Area E - Resort Related Mixed Use

The town reviewed and approved a site plan for E1 a 7.2-acre portion of Area E. It contains a mix of retail, food & beverage, and gourmet foods. The buildings are proposed at one-story with a 30' maximum height. The remainder of Area E is deferred at this time.

BUDGETARY IMPACT:

Not applicable

ATTACHMENT(S):

Attachment A - PowerPoint Presentation