



## Legislation Text

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**File #:** 15-284, **Version:** 1

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**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)