

History/Background

Use of the property as a resort began prior to its annexation into the Town in 1961. A Major SUP amendment was approved in January 2024 (SUP-23-01) to demolish the pre-existing resort that was no longer in operation with a new boutique resort. The 2024 SUP approval allows for an 82-guest unit resort which consists of the main arrival building that varies in height from 12 feet to 36 feet tall (up to 3-story tall), along with five single-story casitas (part of the 82-unit key count) with private patios and a detached one-story spa building. The arrival building, casita building, and spa building forms a courtyard which contains the resort pool, pool cabanas, and pool bar. Redevelopment includes both surface and underground parking, signage, perimeter walls, landscaping, lighting, and utility improvements.

Scope of the Request

Below is a summary of the proposed improvements. For additional information, reference the applicant's narrative.

- *Number of Guestrooms.*

SUP-25-03 (Stipulation 37, Ordinance 2023-05) requires that the number of guestrooms (defined as resort keys) be limited to a maximum of 82 and the minimum resort key size be 475 square feet. The proposal to increase the number of guestrooms from 82 to 95 requires a Minor Special Use Permit Amendment to modify a stipulation (Section 1102.7, Zoning Ordinance).

The 13 additional resort keys are within the originally approved floor area of the resort building and possible through space reallocation. This reallocation for additional keys includes the conversion of five suites into standard guestrooms (reducing the total number of suites from 18 to 13) and gaining interior space for these additional keys by using back-of-house space. The hotel operator finds that this reallocation is better aligned with the boutique resort market for this region as described in the applicant's narrative. The resort is at the beginning stages of construction (with the demolition completed in January 2025) and excavation for the underground garage level expected to start in summer 2025.

The reallocation of space (including the changes in resort key size) falls within the existing SUP provisions provided no resort key type is less than 475 square feet. The smallest proposed key size is 478 square feet (sf). Overall, the key sizes are the same or slightly larger compared to SUP-23-01 as shown in the table below.

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Key Type	Amount (SUP-23-01)	Amount (SUP-25-03)	Size (SUP-23-01)	Size (SUP-25-03)
Standard Room	59	75	475 sf	478-480 sf
Suite	18	13	735 sf 982 sf 1,472 sf	+/- 750 sf +/- 980 sf 1,512 sf
Casita	5	7	750 sf 1,301 sf	780 sf 1,305 sf
TOTALS	82	95		

The increase in resort keys increases the density (which was not specifically stipulated) from 15.3 units per acre (gross) to 17.6 units per acre (gross) as detailed in the table below. However, this density should not be apparent as the approved building mass remains substantially compliant with SUP-23-01, the gross area above grade will decrease from 106,030 square feet to 105,826 square feet and the lot coverage (dripline) will decrease from 73,940 square feet to 72,184 square feet.

	SUP Guidelines	Approval (SUP-23-01)	Proposed (SUP-25-03)
Lot Size	Minimum 20 acres	233,630 sf gross 206,468 sf net 5.4 gross acres/ 4.7 net acres	233,630 sf gross 206,468 sf net 5.4 gross acres/ 4.7 net acres
Guest Units Density	58 keys (gross) 52 keys (net) 1 unit per 4,000 sf 10.7 units per gross acre 11.0 units per net acre	82 keys (gross) 1 unit per 2,849 sf (gross) 15.2 units per gross acre 1 unit per 2,518 sf (net) 17.4 units per net acre	95 keys (gross) 1 unit per 2,475 sf (gross) 17.6 units per gross acre 1 unit per 2,156 sf (net) 20.2 units per net acre
Lot Coverage	Maximum 25%	31.6% gross 35.8% net 73,940 square feet (dripline)	30.9% gross 35.0% net 72,184 square feet (dripline)
Floor Area	None	59.2% gross 67.0% net 106,030 square feet	58.7% gross 66.4% net 105,826 square feet

▪ *Parking.*

SUP-23-01 (Stipulation 50, Ordinance 2023-05) requires that the resort property have no less than 159 striped parking spaces (minimum 180 square feet) that can accommodate no less than 181 valet-assist parking spaces. The proposal exceeds this minimum requirement at 187 striped parking spaces and a total of 209 parking spaces when in valet mode. The modifications to the site to accommodate these 28 additional striped parking spaces included reducing the cactus garden area at the resort entry (which gained 8 parking spaces), increasing the west setback of the meeting room building near the event lawn and spa (which gained 17 parking spaces), reconfiguring the underground

garage (which lost 3 parking spaces), and reconfiguring the parking along the east property line with the medical plaza (which gained 6 parking spaces).

The revised parking analysis requires a minimum of 146 parking spaces in peak season and 89 parking spaces in off-peak season. The proposed 187 striped parking spaces and 209 parking spaces when in valet mode provide more than the minimum number of parking spaces. The parking analysis with SUP-23-01 required a minimum of 142 parking spaces in peak season and 120 parking spaces in off-peak season (with a total of 181 parking spaces when in valet mode).

The modeling assumptions between the SUP-23-01 parking analysis and the SUP-25-01 revised parking analysis are the same. The different minimum peak season and off-peak season parking space numbers are a function of the proposed 13 additional resort keys that add more parking demand and the reduction in square footage of resort uses (predominantly the food & beverage square footage) that reduces parking demand.

Parking	SUP-23-01	SUP-25-01
Minimum Required Peak Season	142	146
Minimum Required Off-Peak Season	120	89
Striped On-Site Total	159	187
Valet-Assist On-Site Total	181	209
Peak Additional Parking Above Minimum	17	41
Peak Additional Parking Above Minimum (inc valet)	39	63
Off-Peak Additional Parking Above Minimum	39	98
Off-Peak Additional Parking Above Minimum (inc valet)	61	120

- *Traffic.*

The amended trip generation statement takes into consideration the increase in key counts along with the associated changes in square footage of uses. The proposed development is anticipated to generate approximately 962 external weekday daily trips (46 morning peak hour trips and 75 evening peak hour trips). The SUP-23-01 traffic analysis anticipated 918 external weekday daily trips (41 morning peak hour trips and 73 evening peak hour trips). This is an increase of 44 daily trips or 4.8-percent increase (5 morning peak hour trips and 2 evening peak hour trips). There is no change in circulation and driveway access (including the widening and striping of the shared driveway with the adjoining medical plaza). The additional modeled traffic maintains the level of service levels in the traffic analysis approved with SUP-23-01.

- *Square Footage Modifications*

A main shift from the SUP-23-01 approval is the spa and fitness area. The 2024 SUP approval has the spa as a separate detached one-story building located at the southwest corner of the property and the fitness center for guest use located

within the 3-story main building on the lower level. To maximize efficiency and complement the spa, the resort operator proposes the spa location remain the same and adjoin the fitness center to it. The spa/fitness square footage decreases approximately 700 square feet with a proposed total area of approximately 4,300 square feet. The added parking results in less open space and more impervious surface while substantially maintaining the perimeter landscape buffers.

The reallocation of the spa and fitness center fall within the existing SUP provisions as substantial compliance. It is described as part of this Minor SUP since these changes affect the parking and the trip generation. The changes in square footage are summarized in the table below. Beside the guest rooms, the other area of increase is the meeting space by approximately 300 square feet. This is a result of expanding the pre-function area on the north side of the ballroom to improve circulation flow before and after events for improved queuing space outside the main ballroom doors, improved transition between the high-traffic corridor and the formal meeting spaces, among other efficiencies.

Uses in Square Footage (SF)	SUP-23-01	SUP-25-01
Total Open Space (Net)	92,222 SF	81,571 SF
Total Impervious Surfaces (Net)	123,881 SF	159,937 SF
Gross Floor Area (Includes Basement Level)	138,249 SF	137,091 SF
Gross Floor Area (Above Grade)	106,030 SF	105,826 SF
Back-of-house (excludes Basement Level)	37,407 SF	35,469 SF
Guestrooms (Keys)	48,022 SF	53,275 SF
Lobby	4,386 SF	2,787 SF
Food & Beverage (Public Areas)	6,137 SF	4,606 SF
Spa/Fitness	4,996 SF	4,303 SF
Meeting Areas	5,082 SF	5,386 SF

▪ *Setbacks*

The building setbacks shifted slightly with SUP-25-03 and are in general compliance with SUP-23-01. The resort setback in the Town's Special Use Permit Guideline is 100 feet from all property lines for the arrival building/casitas and 40 feet for accessory structures (e.g., spa building). The 100-foot setback is not met in most instances with SUP-23-01 as it took into consideration that the resort site existed prior to the Town's incorporation, the resort has a site that is one-quarter of the 20-acre minimum guideline, and the site location adjoins non-residential near the City of Scottsdale. The resort buildings setback with SUP-25-03 is closer to the Lincoln Drive property line by approximately 7 inches for the 1st level and closer by approximately 1 to 2 feet for the two upper levels (which the upper levels are still setback further than the 100-foot guideline). The buildings are setback further from the Quail Run Road property line at up to approximately 14 feet for the 1st level for the arrival building, 4 to 8 inches for the two upper levels

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(which are still setback further than the 100-foot guideline), and approximately 14 feet for the spa building. The resort buildings are setback further from the south property line (by up to approximately 3.5 feet for the 1st level and up to 8 inches for the upper levels). The resort buildings are setback a few inches closer to the east property line with the chiller screening at the northeast portion of the building on the ground level closer to the east property line by approximately 9 feet. These setbacks changes are a result of accommodating the additional parking row along the west side of the resort building and that the site is not an exact square. The setbacks are shown in the table below with detail on Sheets 7, 8, and 9 of the plans.

Property Side	Setbacks Arrival Building (SUP-23-01)	Setbacks Arrival Building (SUP-25-03)	Setbacks Casitas & Spa/Fitness (SUP-23-01)	Setbacks Casitas & Spa/Fitness (SUP-25-03)
North Front Lincoln Drive	85'10" (1 st floor) 187' 7" (upper floors)	85'3" (1 st floor) 186'1" (upper floors)	380'	380'
West Street Side Quail Run Road	60'2" (1 st floor) 167'10" (upper floors)	69'0" (1 st floor) 167'6" (upper floors)	59'8"	73'6"
East Adjoins Medical	52'7" (1 st floor–north) 55'3" (1 st floor–south) 55'11" (upper floors) 48'8" (balconies)	45'0" (1 st floor–north)* 55'3" (1 st floor–south) 55'0" (upper floors) 48'9" (balconies)	150'	145'
South Adjoins Andaz	54'3" (1 st floor) 64'0" (2 nd floor) 86'0" (3 rd floor)	57'8" (1 st floor) 64'4" (2 nd floor) 86'8" (3 rd floor)	40'0" (building) 33'7" (patio)	40'2" (building) 34'8" (patio)

*Due to the chiller screening

▪ *Heights / Elevations*

The 36-foot maximum height on the 3-story element of the arrival building remains unchanged from SUP-23-01. SUP-25-03 reduces the volume of encroachment into the Open Space Criteria from 60,905 square feet to 37,487 square feet. The single-story components of the arrival building, spa building, and casitas are generally more varied in height, somewhat taller on the portions facing Lincoln Drive, lower on the portions facing Quail Run Road (including the maximum height caps at 25 feet instead of 30 feet), and lower on the portions facing the south property line (except for the spa building at 15 feet/16 feet instead of 14 feet). The heights are all within the Town's Special Use Permit Guideline of 36 feet for the arrival building/casitas and 24 feet for the spa building. There are some minor changes to the building elevations as shown on Sheets 19 through 21 and Sheets 27 through 34 of the plan set.

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Height	Height (SUP-23-01)	Height (SUP-25-03)	Open Space Criteria (SUP-23-01)	Open Space Criteria (SUP-25-03)
Arrival Building	12', 14' 16', 22', 26', 30', 36'	12', 13', 14', 15', 19', 20', 21', 23', 25', 36'	Meets, except part of 3 rd story along east	Meets, except part of 3 rd story along east
Casitas	16'	13'	Meets	Meets
Spa	14'	12', 15', 16'	Meets	Meets

- *Exterior Landscaping*

The landscaping remains substantially-complaint with SUP-23-01. The changes reflect the modifications due to the addition of parking spaces. This includes a reduced tract of the transformer in the landscape island directly south of the shared driveway off Lincoln Drive (with landscaping and decorative metal screening in compliance with the Town's Visually Significant Corridors Plan). Refer to the renderings and landscape plan in the applicant material.

- *Other*

There will be no substantive changes to the grading and drainage, lighting, signs, utility, and noise approvals from SUP-23-01. As such, these documents are not part of SUP-25-03.

General Plan

The General Plan encourages the renovation of SUP sites while protecting the Town's low-density residential character and quality of life. The Town shall require development or redevelopment within SUP properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering (General Plan Land Use Policy LU.3.2). Other General Plan policies related to SUP properties encourage the use of enhanced aesthetics, buffers between uses of significantly differing function and intensity, the integration of pedestrian amenities, attractive streetscapes, use of shade trees, and the integration of art.

The request is compliant with the General Plan since the proposed improvements will have limited impact over the SUP-23-01 approval. The overall site plan layout and building design remains in substantial compliance to SUP-23-01.