

NEW

2.2 MASTER PLAN PROGRAM

COLOR LEGEND - BUILDING PROGRAM TYPES

(E) ACCESSORY	(N) GUESTROOMS
(E) GUESTROOM	(N) POOL BAR/EQUIPMENT
(E) LITTLE SISTER CHECK-IN & MTG CENTER	(N) RESTAURANT
(E) SERVICE	(N) SPA
(N) BIG SISTER LOBBY PAVILION	(N) EVENT PAVILION
(N) FITNESS	(E) = EXISTING (N) = NEW

GUESTROOM DENSITY SUMMARY (PER SUP GUIDELINES)

GUEST UNIT DENSITY PER SUP GUIDELINE	1 UNIT PER 4,000 SF
NET SITE AREA	1,589,360
GUEST UNIT COUNT BASED ON SUP DENSITY GUIDELINE	397

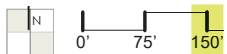
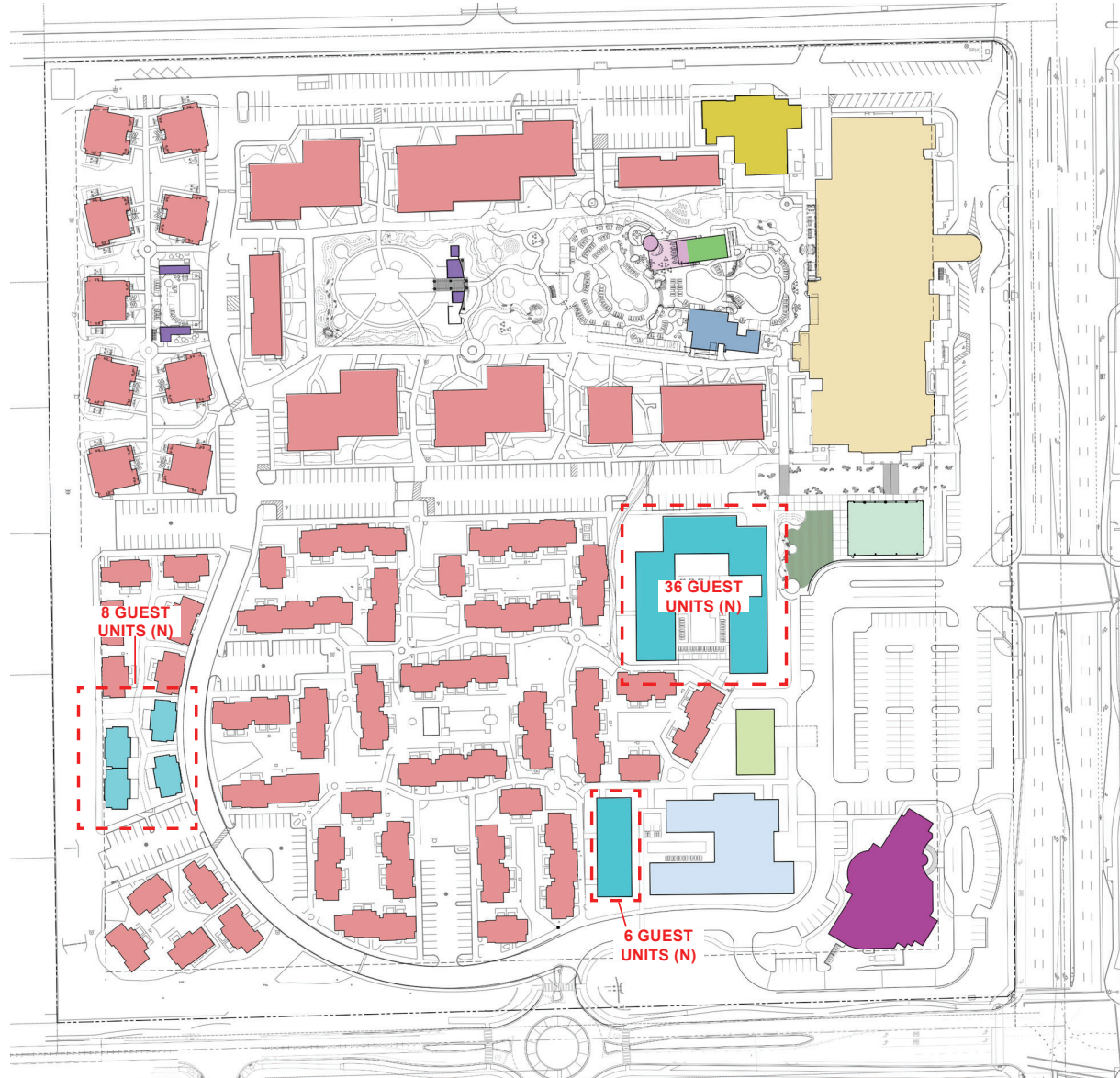
GUESTROOM DENSITY EXISTING

GUEST UNIT DENSITY EXISTING	1 UNIT PER 3,934 SF
LITTLE SISTER GUEST UNITS	260
BIG SISTER GUEST UNITS	184
TOTAL GUEST UNITS	404

GUESTROOM DENSITY PROPOSED

GUEST UNIT DENSITY PROPOSED	1 UNIT PER 3,580 SF
LITTLE SISTER GUEST UNITS	260
BIG SISTER GUEST UNITS	184
TOTAL GUEST UNITS	444

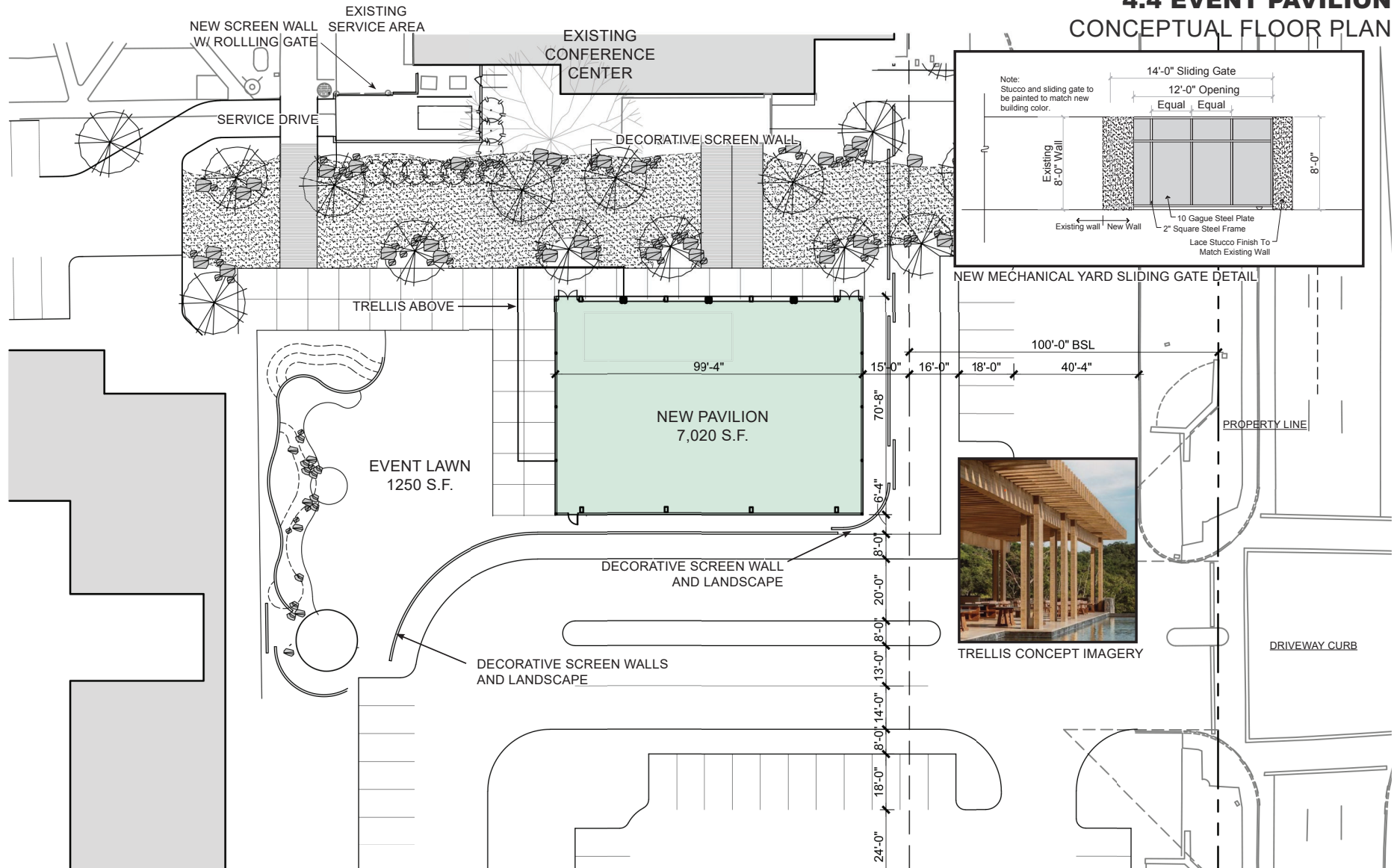
NOTE: TOTAL PROPOSED KEYS ACCOUNT FOR 10 EXISTING KEYS BEING DEMOLISHED



SCOTTSDALE PLAZA RESORT
PARADISE VALLEY SPECIAL USE PERMIT APPLICATION

NEW

4.4 EVENT PAVILION CONCEPTUAL FLOOR PLAN



NEW

ELEVATION GENERAL NOTES:

1. LEVEL 01, 100'-0" IS NOTED AS A BENCHMARK TO INDICATE THE LOWEST NATURAL GRADE UNDERNEATH STRUCTURE AND OVERALL BUILDING HEIGHTS WILL BE IN COMPLIANCE WITH ALL ZONING ORDINANCES AND SUP GUIDELINES. SPECIFIC VALUE FOR LOWEST NATURAL GRADE FOR EACH BUILDING TO BE PROVIDED IN THE NEXT PHASE.
2. REFERENCE SHEET 4.9 FOR EXTERIOR MATERIAL PALETTE. MATERIAL CALLOUTS AND EXTERIOR DETAILS WILL BE FURTHER DEVELOPED IN THE NEXT PHASE AND BE IN COMPLIANCE WITH ALL ZONING ORDINANCES AND SUP GUIDELINES.

4.5 EVENT PAVILION
CONCEPTUAL ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

SCOTTSDALE PLAZA RESORT
PARADISE VALLEY SPECIAL USE PERMIT APPLICATION



March 10, 2025

Andrew Ching
Town Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Jodan Rose
Rose Law Group
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251

**Subject: Managerial Special Use Permit Amendment (SUP-25-01)
Modifications to SUP-22-02
Scottsdale Plaza (Miralina) – 7200 N Scottsdale Road**

Dear Jordan:

I reviewed the Managerial Special Use Permit (the “SUP”) request by SPR Hotel Owner LLC, a Delaware limited liability company (the “Owner”) for modifications to the Intermediate Special Use Permit (SUP-22-02) zoning at the resort property located at 7200 N Scottsdale Road (Maricopa Assessor Parcels 174-49-001A, 174-49-001B, and 174-49-002A) (the “Property”).

SUP-22-02 allowed for the redevelopment of the Property focused on the east portion of the site located near Scottsdale Road. The approval included 64 additional guest units (an increase from 404 to 468 units with no for-sale product), three new restaurants, new spa with café including second-level pool area, new lobby pavilion, redesigned resort pool, freshly painted exterior/interior renovation for all existing buildings, enhanced landscaping and lighting, signage, underground parking, and improvements to site infrastructure. The existing tent within the main pool area and a proposed observation deck on the meeting center building was not part of the SUP-22-02 approval granted on June 8, 2023. This approval was subject to the stipulations of Ordinance Number 2023-03.

SUP-25-01 removes the 24-guest units near the main pool (reducing the total approved key count from 468 keys to 444 keys when all three phases are completed), remodels the existing fitness building near the main pool (instead of relocating it attached to the nearby service building), remodels the existing spa building near the main pool, relocates the proposed main pool bar and attaches it to the existing fitness building, adds a smaller pool near the existing main pool (with the existing pool being remodeled), relocates the event lawn further south of the check-in/meeting center building, adds an event pavilion structure to the approved event lawn south of the meeting center building, adds a new resort sign on a new breeze block at the east end of the existing porte-cochere (but removes two signs due to removing two restaurant buildings), revises the approved restaurant building located at the southeast portion of the resort (reducing the total restaurant square footage and making one larger high-end restaurant instead of three restaurants), reduces the underground parking garage (but results in an increase of provided parking on site), renames the resort, modifies perimeter lighting and landscaping to match the revised master plan, modifies parking lot screening (using fewer berms and more walls), and allows for interior remodeling and exterior aesthetic refinements.

The application request complies with the Managerial Amendment SUP criteria outlined in Section 1102.7 of the Town's Zoning Ordinance. This includes, and is not limited to, the following items:

- The request does not change or add any new uses. The proposed amendments do not involve any change or addition to the current uses of the Property. The functions and activities permitted under SUP-22-02 remain unaltered. The primary use is for resort keys with ancillary uses for dining, spa, fitness, meeting event space, and similar uses that align with the uses described in Section 1102.2(A), Resorts, of the Town's Zoning Ordinance.
- The request will not increase the floor area by more than 1,000 square feet nor exceed the 2-percent of the existing or approved floor area. The proposal reduces the Total Gross Building Area from 462,855 square feet to 451,930 square feet.
- There is no increase in units or structures. Overall, there is a net loss of three structures. The Managerial SUP request removes six approved structures from SUP-22-02 (three associated with the 24 guest units near the main pool, a separate pool bar, and two restaurant buildings). The proposed condition retains the existing fitness building (with a pool bar addition) at the main pool. It retains the spa building at the main pool. There is a new event pavilion south of the check-in/meeting center building.
- There is no material effect expected to be more visible, audible, or otherwise perceptible to adjoining property owners. The request results in the reduction of structures from the SUP-22-02 approval (such as two restaurant buildings along Scottsdale Road and 24-guest units within the main pool courtyard). The proposed tent pavilion structure and the proposed walled area around the event lawn south of the check-in/meeting center building aids in screening this approved event area along Scottsdale Road. The development along the east side of Scottsdale Road is a commercial plaza within the municipal limits of the City of Scottsdale. No impact is expected to Paradise Valley property owners north of Hummingbird Lane or further west (being the residential homes part of the Five Star development along Indian Bend Road and single-family homes along the west property line of the resort) as these residential homes are at least 600 feet and mostly farther away from this event pavilion. In addition, there are existing and proposed buildings on the resort property that sit between the event pavilion and the nearby single-family homes, as well as landscaping that will buffer any material effect.
- There are no changes to any stipulations as a Managerial SUP amendment cannot change any stipulations. It should be noted that Stipulation 37(a) of Ordinance 2023-03 limits the number of keys to not more than 468. The SUP request results in 444 keys falling within this stipulation. Stipulation 50 requires a minimum of 547 parking spaces. Based on the material provided, the Property will provide 603 on-site parking spaces.
- There is no change in circulation, parking, and traffic above existing/approved SUP conditions based on the amended parking analysis and traffic analysis. The Managerial SUP amendment results in decreasing parking and traffic demand from the SUP-22-22 approval.
- There is no change in architectural style as the buildings will remain consistent with the approved SUP renderings and plans.

The request is **APPROVED** subject to the following conditions:

1. The Property shall be in substantial compliance with the following new and/or amended documents in addition to all applicable approved documents of SUP-22-02:
 - a. Narrative prepared by Rose Law Group dated January 14, 2025.
 - b. Amended Scottsdale Plaza Resort Special Use Permit Application Booklet dated August 26, 2022, last revised on February 19, 2025.
 - c. Parking Analysis Addendum prepared by Summit Land Management dated January 2025 and date sealed by Registered Professional Engineer Paul Basha on January 14, 2025; and parking memorandum prepared by Trinity, dated February 9, 2025.
 - d. Traffic Impact Analysis Amended prepared by Summit Land Management dated January 2025 and date sealed by Registered Professional Engineer Paul Basha on January 14, 2025.
2. A final perimeter landscaping plan (per phase) shall be reviewed and approved by the Town's Community Development Department prior to the issuance of the first Certificate of Occupancy/Certificate of Completion related to SUP-22-02 and SUP-25-01.
3. As per Stipulation 56 of SUP-22-02, a final exterior lighting plan with perimeter photometric (per phase) shall be reviewed and approved by the Town's Community Development Department prior to the issuance of the first Certificate of Occupancy Certificate of Completion related to SUP-22-02 and SUP-25-01.
4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12- 1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.
5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 25-01.

This decision is subject to Council appeal within seven calendar days pursuant to Section 1110.8.A of the Town Zoning Ordinance. All necessary permits must be obtained. Please contact Paul Michaud, Planning Manager, at 480-348-3574 if you have any questions regarding the Special Use Permit.

Best Regards,

DocuSigned by:

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Andrew Ching
Town Manager

Cc: SUP File

Attached:

- | | |
|----------------------------------|---|
| A. Ordinance 2023-03 | F. SUP-25-01 Amended Application Booklet |
| B. SUP-22-02 Application Booklet | G. SUP-25-01 Parking Analysis Addendum & Parking Memorandum |
| C. SUP-25-01 Waiver of Claims | H. SUP-25-01 Traffic Impact Analysis Amended |
| D. SUP-25-01 Application Form | |
| E. SUP-25-01 Narrative | |