

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager

DATE: October 21, 2025

DEPARTMENT: Community Development – Planning Division
Paul Michaud, 480-348-3574

AGENDA TITLE: Staff Update on Scottsdale Plaza
7200 N Scottsdale Road

BACKGROUND

After questions by a couple of Planning Commissioners regarding the construction activity at Scottsdale Plaza, Town staff emailed on September 24th the entire Planning Commission the 2025 Managerial Special Use Permit granted for Scottsdale Plaza and prior 2023 approved plans. The structure being built is an event pavilion south of the main lobby building and the renovations to the main lobby building.

The Planning Commission in May 2023 approved an Intermediate Special Use Permit Amendment for 64 additional keys, 3 restaurants, new spa, lobby pavilion, and other improvements. The Town Manager in March 2025 approved a Managerial Amendment to remove 24 keys, remove 2 restaurant buildings, add an event pavilion, and other improvements. Managerial Amendments are approved by the Town Manager and reviewed by the Town Council.

There are different levels of amendments to the Special Use Permit as outlined in Article XI, Special Uses and Additional Use Regulations, of the Zoning Ordinance. Section 1102.7 describes the criteria for each type of amendment. These generally relate to increasing the floor area, material effect, and modifying an approved stipulation.

- The first level is the Managerial Amendment which is reviewed by Town staff and acted upon by the Town Manager (with a 7-day review period by the Town Council). The recent Scottsdale Plaza amendment fell into this category. There was a net loss of square footage (which the total floor area went from 464,935 square feet to 451,930 square feet). This, along with the reduction in dining area, reduced parking demand from a minimum of 571 parking spaces to 455 parking spaces. It also reduced traffic demand from a total of 4,989 weekday trips to 3,411 weekday trips and reduced from a total of 5,472 weekend trips to 3,741 weekend trips). Compliance with the managerial criteria are outlined in the March 10th approval letter (Attachment C). The Planning Commission is not part of this review and approval process (and why the Planning Commission did not receive notice or input). However, in the future, approved Managerial Amendments could be forwarded to the Planning Commission for your information.
- The second level is the Minor Amendment which is reviewed and acted upon by the Planning Commission (unless it is appealed where it would go to Town Council).

- The third level is the Intermediate Amendment which generally applies to a portion of the site which the Town Council provides a Statement of Direction to the Planning Commission, the Planning Commission makes a recommendation, and the Town Council acts upon.
- The fourth level is the Major Amendment which applies to the entire site which the Town Council provides a Statement of Direction to the Planning Commission, the Planning Commission makes a recommendation, and the Town Council acts upon.

ATTACHMENTS

- A. Staff Report
- B. Article XI
- C. SUP-22-02 Excerpts
- D. SUP-25-01 Excerpts