

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager
Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: May 8, 2025

DEPARTMENT: Community Development – Planning Division
George Burton, 480-348-3525

AGENDA TITLE:
LLA-25-03. Discussion & Possible Action on a Non-Administrative Land Modification request for Scottsdale Plaza Resort. 7200 N. Scottsdale Road

REQUEST:

The Scottsdale Plaza Resort is situated on three parcels. The applicant requests a Non-Administrative Land Modification to combine the three parcels that comprise the resort property into one lot.

RECOMMENDATION:

Staff recommends approval of this lot combination, subject to the following stipulations:

1. The lot combination plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the "Lot Combination for Scottsdale Plaza Resort" plat map, Sheets 1 – 2, prepared by Coe & Van Loo Consultants, and dated March 5, 2025.
2. Within 60 days of approval of the lot combination map, the applicant shall submit Mylars and an electronic version in pdf format for the Town's permanent record.

BACKGROUND:

Town Council Review

The Town Council reviewed this lot combination at the April 24, 2024 work study session. There were no comments nor questions regarding the lot combination.

BACKGROUND:

History and Scope of Request

In 2023, the resort received an approved Intermediate Special Use Permit (SUP) Amendment for the redevelopment of the eastern portion of the site; which includes the

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demolition of existing structures and the construction of new structures to accommodate additional guest units, restaurants, a spa with café, second level pool area, lobby pavilion, redesigned resort pool, exterior and interior renovations of existing buildings, enhanced landscaping, enhanced lighting, new signage, and parking improvements.

As part of the Intermediate SUP Amendment approval, Stipulations 26 and 27 state:

26. To clear up any past uncertainty on right-of-way dedication, no construction permit shall be issued on the Property until the Owner shall execute one or more fee simple dedication(s) in favor of the Town for the existing rights-of-way adjoining the Property as described below.
 - a. A total right-of-way width of twenty-five feet (25') as measured from the centerline of Hummingbird Lane south adjoining the Property.
 - b. A total right-of-way width of sixty-five feet (65') as measured from the centerline of Scottsdale Road west adjoining the Property.
 - c. A total right-of-way width of forty feet (40') as measured from the centerline of Indian Bend Road north adjoining the Property.
27. The Property shall be combined into one parcel (Maricopa County Assessor Parcels 174-49-001A, 174-49-001B, and 174-49-002A) prior to the issuance of the first building

In accordance with the SUP, the applicant is proposing to combine the three parcels into one lot. The applicable right-of-way (ROW) dedication is done via a separate instrument from the plat map and is processed administratively by staff. However, the plat map accounts for the ROW dedications and reflects the required ROW widths of 25 feet from centerline for Hummingbird Lane, 40 feet from centerline for Indian Bend Road, and 65 feet from centerline for Scottsdale Road.

The combined lot is compliant with the Special Use Permit requirements and results in the following:

Parcel 174-49-001B	398,326 square feet (9.144 acres)
Parcel 174-49-001A	385,999 square feet (8.861 acres)
Parcel 174-49-002A	805,035 square feet (18.481 acres)
Total/Combined Area	1,589,360 square feet (36.487 acres)

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Non-Administrative Land Modification

In accordance with Article 6-9 of the Town Code, the combination of parcels on property zoned Special Use Permit shall follow the final plat process and requires Town Council review and approval. As a result, the Town Council must act on the plat map within forty (40) days from when staff deems the application complete (with the 40th day being June 2, 2025).

Public Notification

The neighboring properties located within a 1,500 radius were notified of this lot combination and staff received no comments nor inquiries regarding this request.

ATTACHMENT(S):

1. Staff Report
2. Application
3. Vicinity Map & Aerial Photo
4. Narrative & Plat Map
5. Notification Materials
6. Presentation