# **TOWN OF PARADISE VALLEY**

Non-Administrative Land Modification Scottsdale Plaza Resort 7200 N. Scottsdale Road LLA-25-03



Town Council Public Meeting May 8, 2025

### **TODAY'S GOAL & AGENDA**

- Review & Action
- Agenda:
  - History
  - Scope of Request
  - Action



## **VICINITY MAP & AERIAL PHOTO**





## **HISTORY**

- Resort resides on 3 parcels
- 2023 Intermediate SUP Amendment for Site Improvements
- Combine property into 1 lot prior to issuance of building permits (per SUP Stips 26 & 27)
- April 24<sup>th</sup> TC Work Session:
  - No comment

### SUP 2023-03

option of the Resort Living Zone in the Town's Visually Significant Corridors Plan, as amended. This may include, and is not limited to, use of weathered steel framed panels, painted mountain cutout and matching posts, and ½ inch by ½ inch screen mesh cut in wave patterns set in weathered steel.

- b. Safety measures <u>shall</u> address minimum clearances and related measures as required by the utility provider and the Town Code such as corner vision. This includes clearances the equipment and screening are from the street improvements (e.g., sidewalk, travel lane).
- 25. Walls and fences shall be constructed in accordance with the Approved Plans. The walls shown on Sheet 5.11 shall have a setback of five feet or greater from the right-of-way property line. In the event of a conflict between the Approved Plans and Article XXIV of the Town Zoning Ordinance, the Approved Pans shall control. Walls and fences shall meet reguired corner vision requirements outlined in Section 8-1-13 of the Town Code and shall be measured from the exterior finished grade. Additional walls or fences not shown on the Approved Plans are permissible without an amendment to this Special Use Permit provided the Owner obtains a Town building permit and the walls comply with the height and setback outlined in Article XXIV, Walls and fences, of the Town Zoning Ordinance.
- 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.
- 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 permit associated with these improvements.

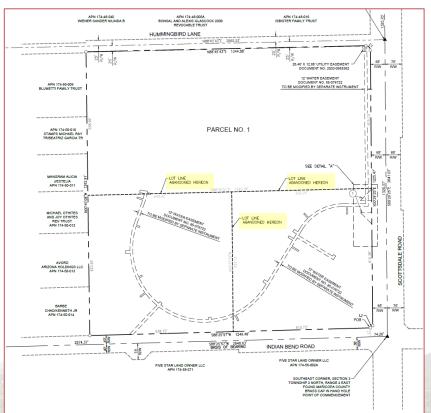
### C. MANAGEMENT - MAINTENANCE

- 28. [Existing Modified Stipulation] At all times, the Property shall remain under unified management and shall be operated as one, single resort facility and not be subdivided for sale or sold as private residences.
- Maintenance of the Resort in general and all common areas specifically, shall be coordinated through a single unified management entity, which may be the Owner.

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## **SUMMARY OF REQUESTS**

## Combine 3 parcels into 1 lot



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

## **PLAT MAP - SHEET 1**

LOT COMBINATION FOR SCOTTSDALE PLAZA RESORT A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3

### TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA DEDICATION PARENT PARCELS LEGAL DESCRIPTIONS DARCEL NO 1: ADM 174-49-0018 STATE OF ARIZONA THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RINER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COUNTY OF MARICOPA COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUCH MARKING THE SOUTH GUARATE CORNER OF SAID SECTION 3 BEARS SOUTH 88°2557' WEST, A DISTANCE OF SAIS SPEET; THAT SPRINGTEL OWNER LLC: A DELAWARE LIMITED LIABILITY COMPANY AS OWNER THENCE SOUTH 88°25'57' WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3. A DISTANCE OF 684.99 FEET: THENCE NORTH 01°34'03" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, ALSO BEING THE POINT OF BEGINNING: THENCE SOUTH 88"25"57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 638.75 FEET: THAT SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HERRIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THENCE NORTH 00'45'08' WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY. THENCE NORTH 58"35"S1" EAST, A DISTANCE OF 540.02 FEET: BY: \_\_\_\_\_ DATE:\_\_\_\_ THENCE SOUTH 60°37'59" EAST, A DISTANCE OF 622.13 FEET TO THE POINT OF CONTAINING 398,326 SQUARE FEET OR 9.144 ACRES, MORE OR LESS. PARCEL NO. 2: APN 174-49-001A THAT DART OF THE SOUTHEAST QUARTER OF SECTION 3. TOWNSHIP 2 NORTH, RANGE A CERTIFICATION THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONDISTING OF TWO (2) COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO 2) ONEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2005 THAT THE SURVEY IS THAT AND COMPLETE AS SHOWN, THAT LIMINOUMENTS OF JOHNN ACTUAL TENST OR WILL BE SET AS SHOWN, THAT THEM POSTOR DOWN ACTUAL THE SURT OF WILL BE SET AS SHOWN. THAT THEM POSTOR DAWN ACTUAL THE SURVEY TO SHOW A REPRESENT SHOWN AND RETTANCED. SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88"25'S?" WEST, A DISTANCE OF 2644-54 FEET: THENCE SOUTH 88"25"S?" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET. DICHARD OF ALCOCOR WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING REGISTRATION NUMBER 33851 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 THENCE SOUTH 88\*25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.73 (602)-264-6831 CVLSURVEY@CVLCI.COM THENCE NORTH 00°37'59" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 622.13 APPROVAL THENCE NORTH RR\*35'S1" EAST, A DISTANCE OF 622.25 FEET A POINT ON A LINE WHICH THENCE NORTH 85°35'S' EAST, A DISTANCE OF 622.25 FEET A POINT ON A LIF IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER; APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS DAY OF \_\_\_\_ THENCE SOUTH 60°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.36 THENCE SOUTH 43°58'16" WEST, A DISTANCE OF 14.28 FEET TO THE POINT OF TOWN ENGINEER CONTAINING 385,999 SQUARE FEET OR 8,861 ACRES, MORE OR LESS DI ANNING DIRECTOR PARCEL NO. 3: APN 174-49-002A THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 ACKNOWLEDGEMENT EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STATE OF ARIZONA ) BEGINNING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE MARKING THE EAST GUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00°29'25' WEST, A DISTANCE OF 2841.07 FEET; COUNTY OF MARICOPA , 2025, BEFORE ME THENCE SOUTH 60°29°25" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 659.15 FEET; PERSONALLY APPEARED \_\_\_\_\_, AND ACKNOWLEDGED HIMSELPHERSELF TO BE AN AUTHORIZED AGENT OF SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HEISHE, AS THE AUTHORIZED AGENT, SEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN. THENCE NORTH 89"30"35" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET THENCE SOUTH 68"35"51" WEST, A DISTANCE OF 1262.28 FEET: I HEREBY SET MY HAND AND OFFICIAL SEAL THAT IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 88"45"43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244.88 MY COMMISSION EXPIRES: FEET TO THE BEGINNING OF A TANGENT CURVE OF 20,00 FOOT RADIUS, CONCAVE SOUTHWESTERLY: NOTARY DURING THENCE SOUTHEASTERLY, DEPARTING SAID PARALLEL LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90"44"52". A DISTANCE OF 31.68 FEET TO A POINT ON A

LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF THENCE SOUTH 50°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 615.10

CONTAINING SOCIALS COLLEGE SEET OF 18 491 ACRES MORE OF LEGS

### RESULTANT PARCEL 1 LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3. TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 68°25'57' WEST, A DISTANCE OF 2848.53 FEET.

THENCE SOUTH 68°2557' WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET;

THENCE NORTH 01\*2403" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING THE POINT OF BEGINNING. THENCE SOUTH 88"25"57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1249.48

THENCE NORTH 00"45'05" WEST DEPARTING SAID PARALLEL LINE A DISTANCE OF 1252.91 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST

THENCE MORTH SOME OF EACH ALONG CAID DARKERS IN THE A DISTANCE OF 1944 SE THENCE NORTH 85"45"S EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244. FEET TO THE BEGINNING OF A TANGENT CURVE OF 20,00 FOOT RADIUS, CONCAVE SOUTHWESTERLY:

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF THENCE SOUTHEAS TERLY, ALONG SAID CORVE, THROUGH A CENTRAL ANGLE OF 90'44'S2', A DISTANCE OF 31.68 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER:

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1225.47

THENCE SOUTH 43°58°16" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 14.28 CONTAINING 1,589,360 SQUARE FEET OR 36.487 ACRES, MORE OR LESS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS



### UTILITY PROVIDERS

COMPANY	UTILITY	CONTACT	CONTACT NUMBER
APS	ELECTRIC	APS LOCATION DEPARTMENT	602 493 4225
CITY OF PHOENIX	RECLAIMED WATER	HECTOR LEPUR	602 534 8342
CITY OF SCOTTSDALE	RECLAIMED WATER, SEWER, WATER, STORMDRAINS FIBER, STREET LIGHTS TRAFFIC SIGNALS	ELIZABETH NORTON	480 312 5650
CITY OF SCOTTSDALE FACILITIES DEPARTMENT	COMMUNICATIONS ELECTRIC, FIBER SEWER, WATER	MARIA NOTORIO	480 312 5999
COX	CATV, FIBER	ELM UTILITY SERVICES	406 728 9343
CROWN CASTLE	FIBER	FIBER DIG TEAM	800 654 3110
CENTURY LINK	COAX, FIBER	USIC DISPATCH CENTER	800 778 9140
MCI	FIBER	SUPERVISOR ON DUTY	800 624 9675
SW GAS	GAS	ELM LOCATING DISPATCH	623 780 3350
SW GAS	HP GAS	BORE COORDINATOR	623 587 3140
ZAYO GROUP	COMMUNICATION, FIRER OPTICS	ZAYO LOCATE DESK	800 961 6500

CHEVEY VICINITY MAP

COUNTY RECORDER

### **OWNER** SPR HOTEL OWNER, LLC

C/O TRINITY INVESTMENTS SS MERHCANT STREET, SUITE 1500 HONOLULU, HI 96813

### ENGINEER

COE 8 VAN LOO CONSULTANTS, INC. 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: (602) 264-6631 FAX: (602) 264-6938 CONTACT: RICHARD G. ALCOCER

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88"25"57" WEST ALONG THE THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 85°255." WEST ALONG THE SOUTH FIRE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1297 OF MAPS,

1 NO STRUCTURE OF ANY KIND SHALL RE CONSTRUCTED ON OVER OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW, PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT, PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN LANDSOARP ARCHITECT, PULIC SANTIARY SEWER ON WATER MAND SHILL BE PLACED IN THE APPROPRIATE WHITE AND SHIPE ACCESSENT, WATER WAND THAT ARE PLACED ON THE APPROPRIATE WHITE AND SHIPE ACCESSENT, WATER SHIPE ACCESSENT AND DEPARTMENT DESIGN STRANGAGE FOR WATER DISTRIBUTION MAN: 17 SHILL BE VEHICLE SHIPE AND THAT THE APPLICATION OF PARADISE VALLEY SHILL FOR HE REQUISED MUST BE REMOVED DURING THE SOURCE OF MAINTENANCE, CONSTRUCTION, EXCOUNTED THAT ARE ADMINISTRATION OF REPAIR.

2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

 THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FINISH FLOOR LEVEL MUST BE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE

4. INTERIOR PARCEL CORNERS WILL BE SET WITH A 1/2" REBAR WITH REGISTRANTS CAP AT THE TIME OF ADDROVAL FOR SAID DARCEL

CERTAIN EAGEMENTS THAT WERE RESUMNED IN VIDENMATER ARE MEDERN ARANDONED OR CENTIAN EASEMENTS THAT WERE PREVIOUSLY DEDICATED ARE HEREBY ABANDONED OR ABANDONED AND REDEDICATED BY SEPARATE INSTRUMENT, RIGHT OF WAY DEDICATIONS OCCUR ON THE SHEETS THEY APPEAR ON, AND THE ABANDONMENTS OCCUR BY SEPARATE

SORT R PLAZA OMBINATI Ш DAL

Consultants,

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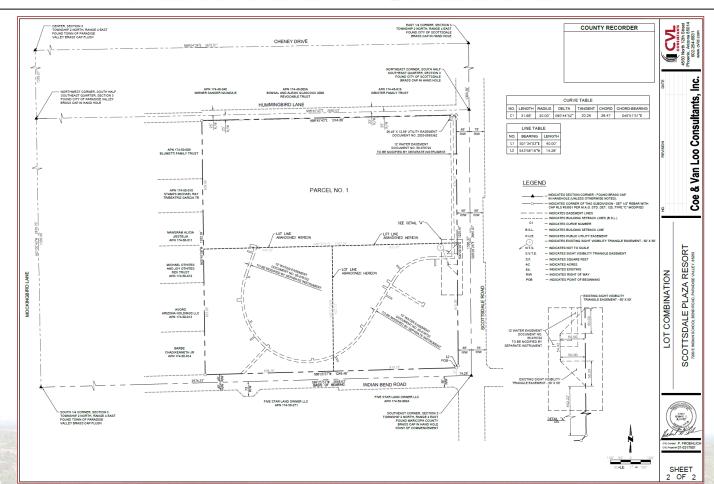
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A. Contact P. FROEHLIC

May 8, 2025 GROSS AREA = 36.487 ACRES | SEE SHEET 2 FOR CURVE AND LINE TABLES

## **PLAT MAP - SHEET 2**



## **REQUIREMENTS**

- Plat map complete with required data and statements
- Plat map in compliance with SUP:
  - 1 parcel greater than 20 acres (per SUP Guidelines)
- Half street dedication in compliance with minimum roadway standards
- Properties within 1,500' radius notified of public meeting:
  - No public comment received



### RECOMMENDATION

- Staff Recommends Approval
- Stipulations:
  - Lot combination must be recorded with Maricopa County in substantial compliance with "Lot Combination for Scottsdale Plaza Resort" plat
  - 2. Within 60 days of approval, applicant shall submit Mylars and electronic version for Town's permanent record



## **QUESTIONS**



