

# **TOWN OF PARADISE VALLEY**

**Non-Administrative Land Modification**

**Scottsdale Plaza Resort**

**7200 N. Scottsdale Road**

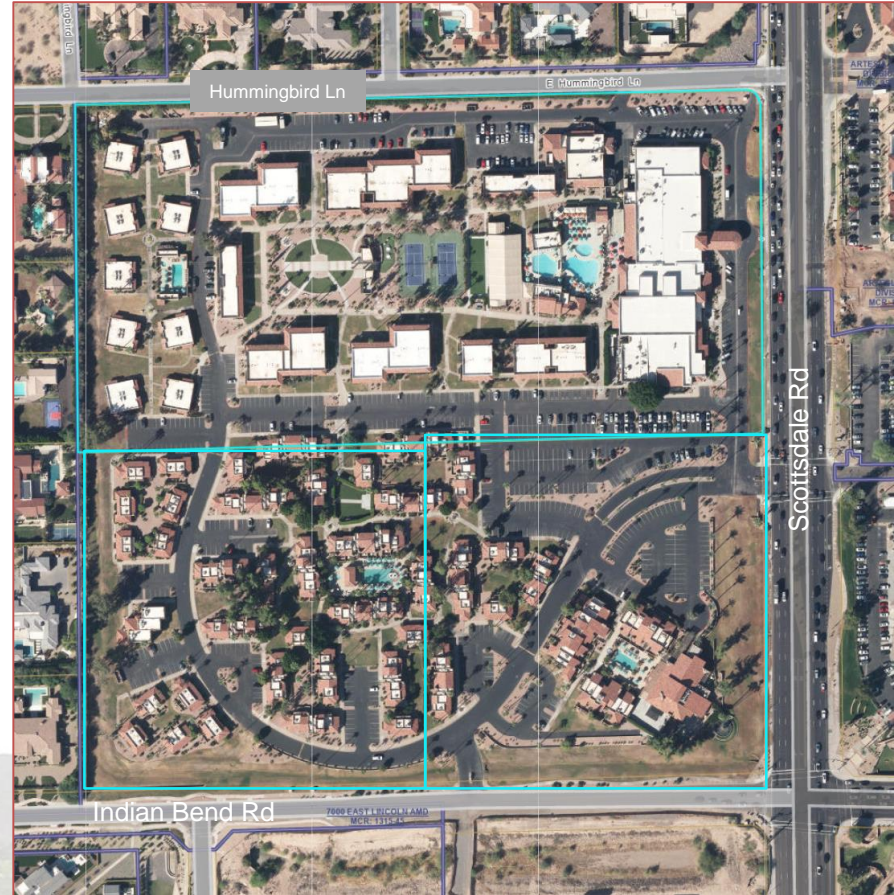
**LLA-25-03**

**Town Council  
Public Meeting  
May 8, 2025**



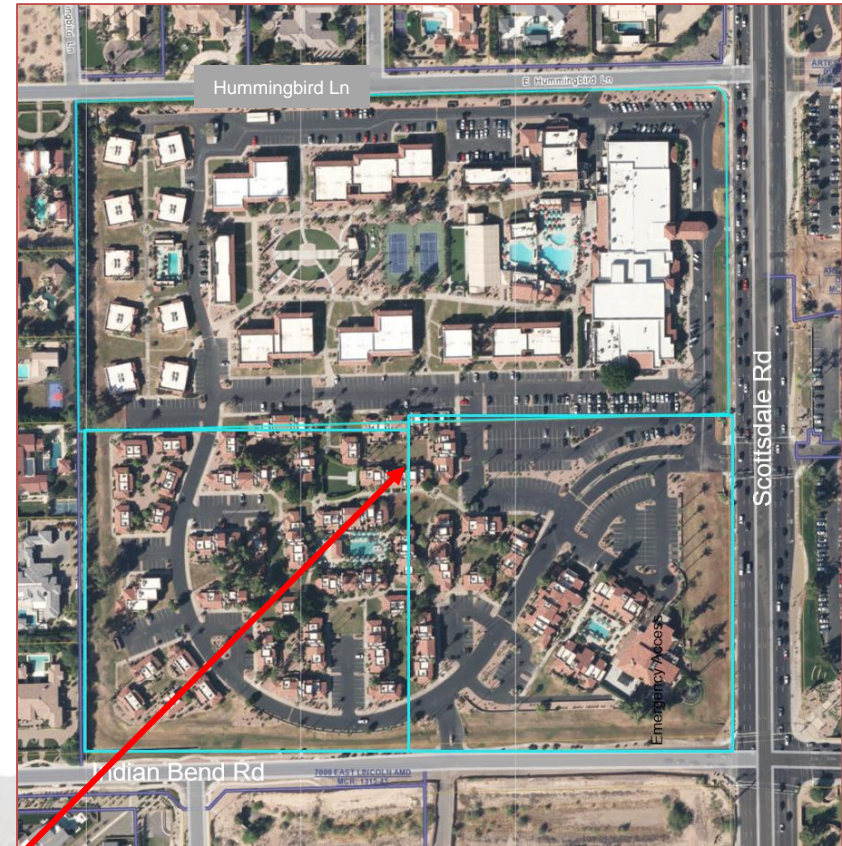
# TODAY'S GOAL & AGENDA

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



May 8, 2025





May 8, 2025

# 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 shall 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 Plans shall control. Walls and fences shall meet required 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.
- 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 permit associated with these improvements.

### C. MANAGEMENT - MAINTENANCE

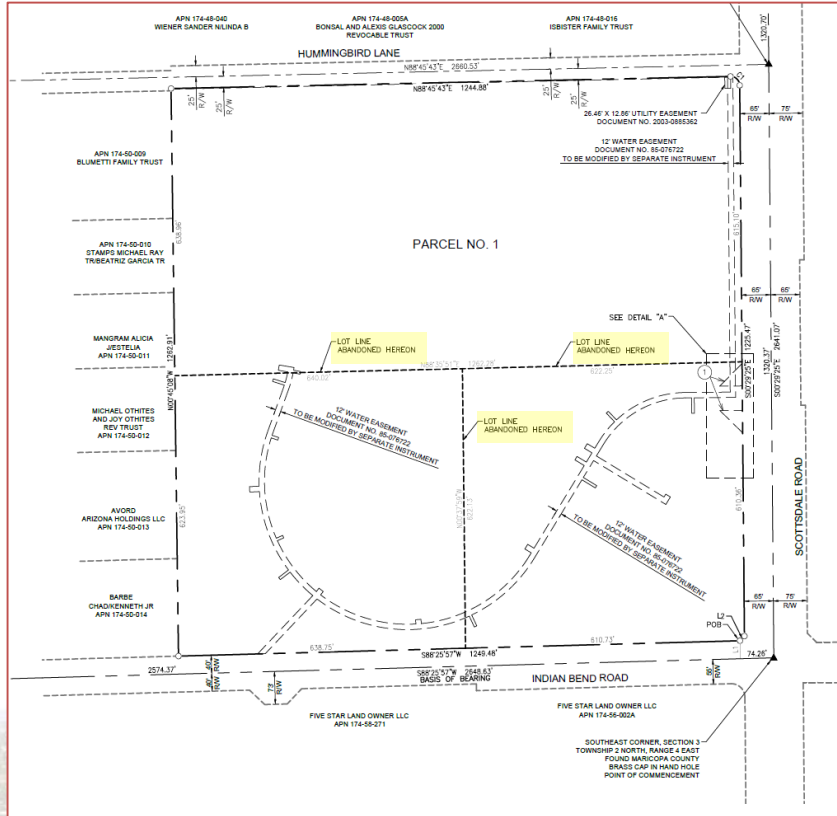
28. [Existing Modified Stipulation] At all times, the Property shall remain under unified management and shall be operated as one, single resort facility and not be subdivided for sale or sold as private residences.

29. 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.



# SUMMARY OF REQUESTS

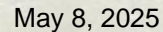
- Combine 3 parcels into 1 lot



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)
Total/Combined Area	1,589,360 sq ft	(36.487 acres)







# REQUIREMENTS

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- 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





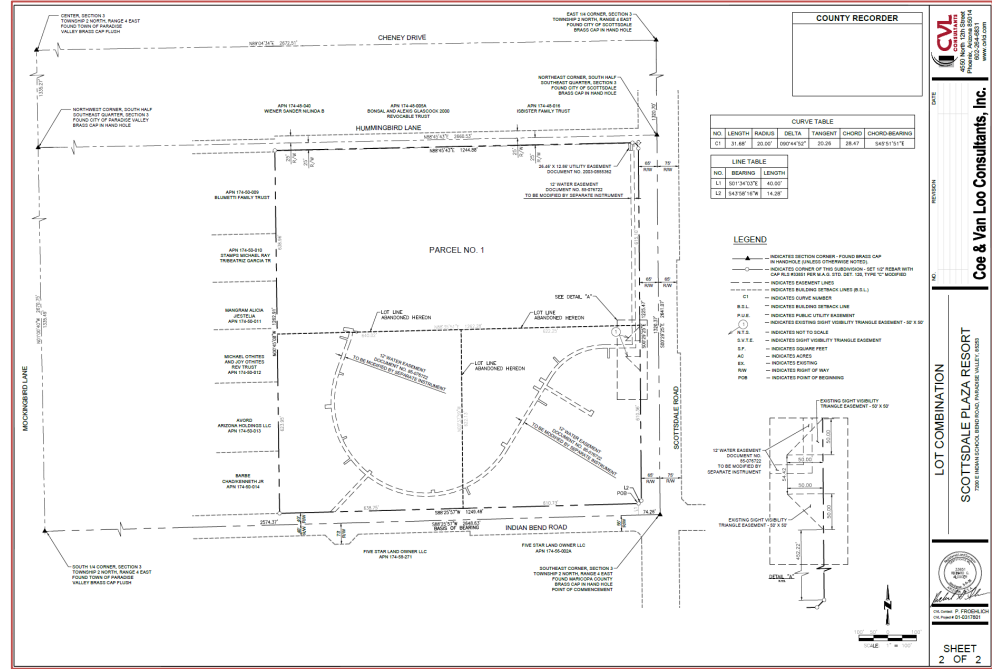
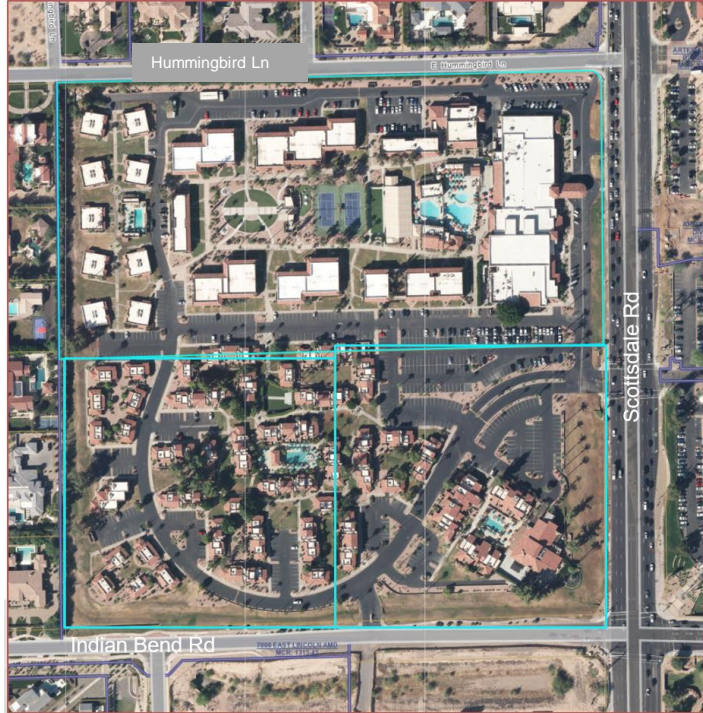
# RECOMMENDATION

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- Staff Recommends Approval
- Stipulations:
  1. 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



Coe & Van Loo Consultants, Inc.

LOT COMBINATION

SCOTTSDALE PLAZA RESORT

TOWN OF PARADISE VALLEY, PARADISE VALLEY, AZ 85253

DATE

SHEET 2 OF 2

May 8, 2025

