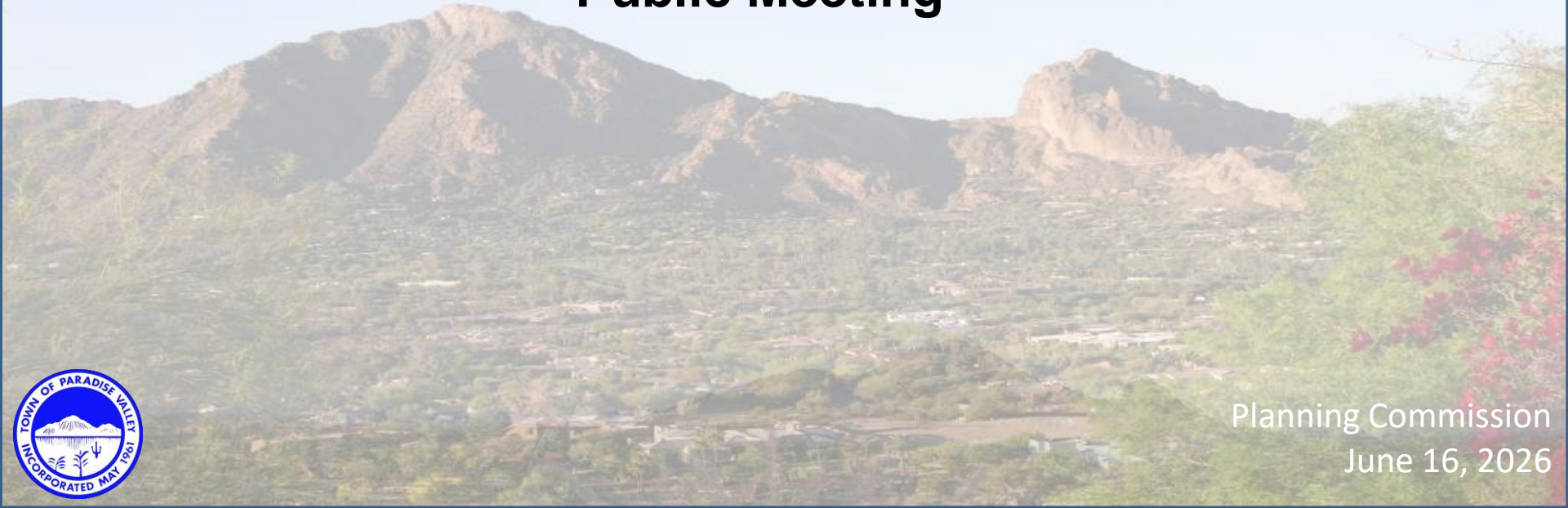


# **TOWN OF PARADISE VALLEY**

## **Paradise Valley DoubleTree Resort Minor Special Use Permit Amendment 5401 N Scottsdale Road Public Meeting**



Planning Commission  
June 16, 2026



# TODAY'S GOAL

- **Staff**
  - Review request
  - Review compliance
- **Commission**
  - Discuss request
- **Applicant**
  - Review request
  - Address questions
- **Public Comment**
- **Commission**
  - Action

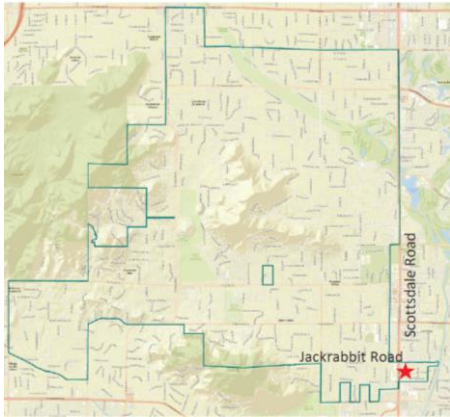


# MINOR SUP AMENDMENT PROCESS

PROCESS STEPS	STATUS
<b>Pre-Application</b>	Completed (Jan 7, 2025)
<b>Minor SUP Submitted</b>	Completed (April 3, 2026)
<b>Planning Commission Review</b>	Completed (Jun 2, 2026)
<b>Planning Commission Action</b>	In Process (Jun 16, 2026)



# VICINITY MAP



# BACKGROUND

- Annexed in 1961
- Original SUP Zoning in 1973
- Opened 1985 due to delays
- Minimal SUP amendments since 1985
- Last major SUP in 1997 for Forum Ballroom
- Current owner bought in 2023
- Renovation in phases
  - No substantial changes to the resort structures/layout
  - (SUP-24-06) Managerial SUP confirming outdoor event use of Paradise Park
  - (SUP-25-04) Managerial SUP for various interior/landscaping
  - Future SUP amendment(s) included use of basement underneath Forum Ballroom



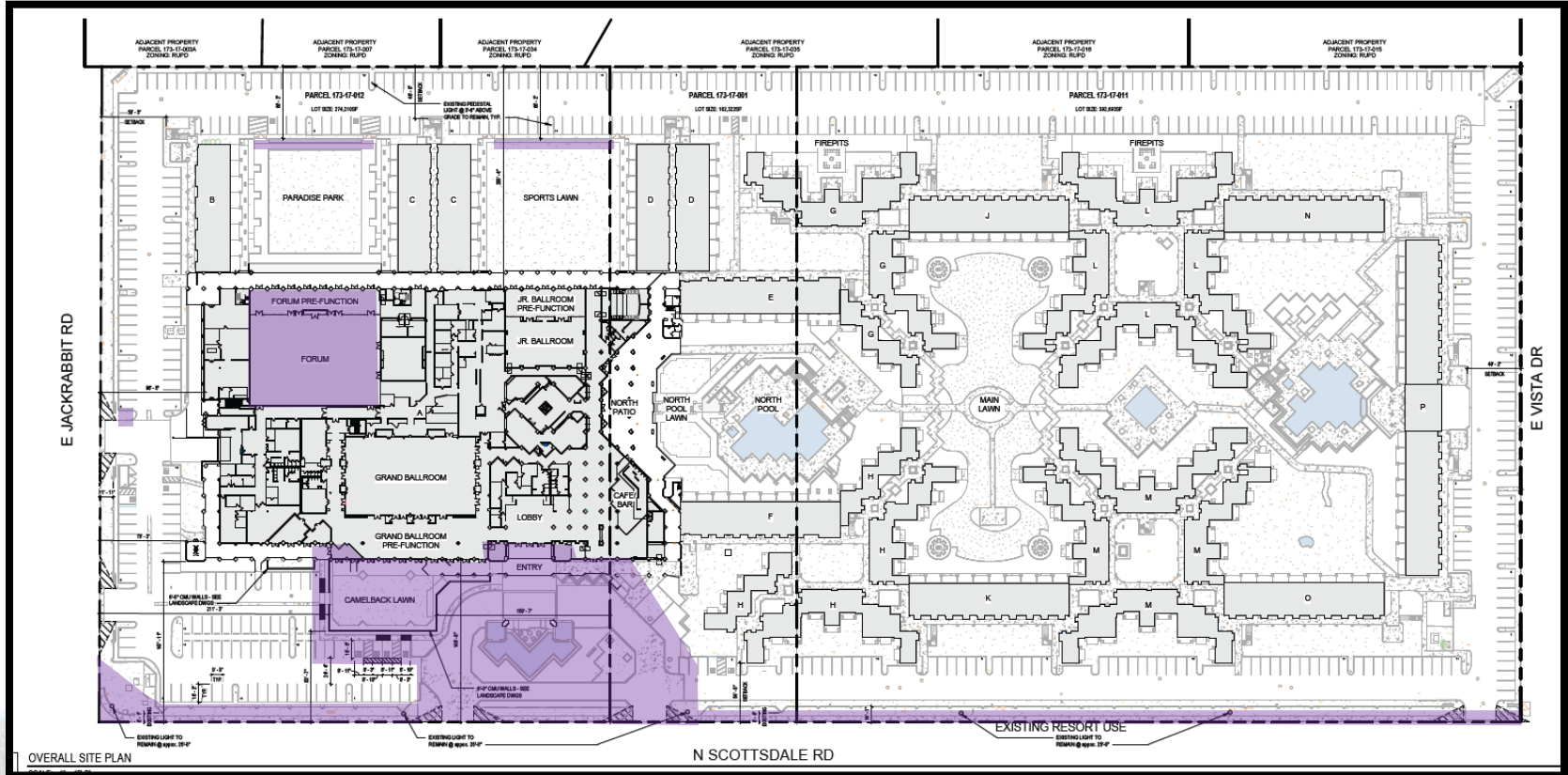
# REQUEST

- 1. Add Outdoor Event Lawn** *Add an approximate 4,580 square-foot outdoor event space adjoining the Grand Ballroom (referred to as the Camelback Lawn) located between the resort building and Scottsdale Road removing 17 existing parking spaces*
- 2. Add Meeting Rooms** *Convert approximately 7,722 square feet of interior space within the basement underneath the Forum Ballroom for breakout meeting rooms (resulting in a total net increase of 4,078 square feet through the reduction of other covered areas)*
- 3. Redo Exterior Signs** *Approve new exterior signs*
- 4. Add and modify perimeter improvements** *Wall, landscaping, and lighting*
- 5. Add/Modify existing stipulations**



# SUP-26-03 AREAS

## General Areas Impacted by SUP-26-03



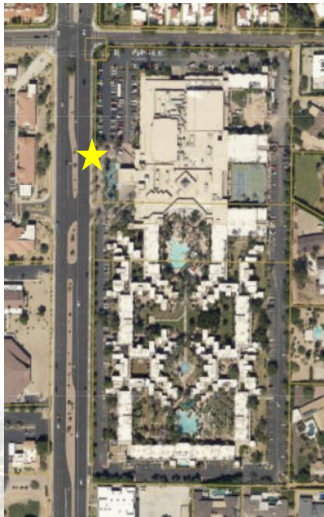
# COMMISSION DISCUSSION

- Held work session on June 2<sup>nd</sup>
- Items discussed
  - Questions regarding the occasional use of temporary tents at the Camelback Lawn due to its visibility (particularly tent color and height) -requires Special Event Permit
  - Methodology of the noise study
  - Discussion regarding the parking study
  - Discussion on emergency access points within basement area - 3 exits with fire sprinklers
  - Verification that proposed stipulation requiring authorization with proposed sign on water parcel prior to building permit issuance is acceptable
  - Discussion on driveway gate and emergency access - requires a Knox box for use by emergency personnel



# COMMISSION DISCUSSION

- Items discussed (Continued)
  - Review of the proposed and edits to certain existing stipulations – included removal of the 850-person local function cap from 1985 supported by the parking study. Also, the removal of the 4-foot-tall lighting - lighting plan included with SUP-25-04 and modification requires applicable SUP amendment
  - Provide site address on the entry sign(s), perimeter wall, or other visible location – revised



# COMMISSION DISCUSSION

- Items discussed (continued)
  - Revise the plan set to provide detail on the light fixtures proposed along the Scottsdale Road perimeter wall for consideration if architecturally integrated
  - Additional material provided

3.f All accent lighting of the perimeter wall along Scottsdale Road shall not be within the right-of-way. Such lights shall be architecturally integrated onto the wall without increasing the existing wall height over the provisions of Chapter XXIV, Walls and Fences, of the Town's Zoning Ordinance, shall not exceed 300 lumens if directed upwards (and 400 lumens if angled or downward facing), have not more than 3000 Kelvins, and be hooded and shielded. No perimeter wall lighting shall be allowed along Jackrabbit Road.

GH1  
Used wall between driveway  
Not in right-of-way  
179 lumens



GH2  
Used on signs  
430 lumens



GH3  
Mounted on perimeter wall  
300 lumens



# COMMISSION DISCUSSION

- Items discussed (continued)
  - Encouragement to match that the new 6-foot-tall block white stucco wall approved in SUP-25-04 located between the two driveways along Scottsdale Road with the existing white shade and block of the existing perimeter wall
  - Applicant will try to prepare a conceptual visual for the June 16<sup>th</sup> meeting
  - Stipulation 7 added
    7. The screen wall located between the two driveways along Scottsdale Road west of the porte-cochere will incorporate materials complementary to the primary resort buildings and walls (e.g. masonry, stucco, shade of color).

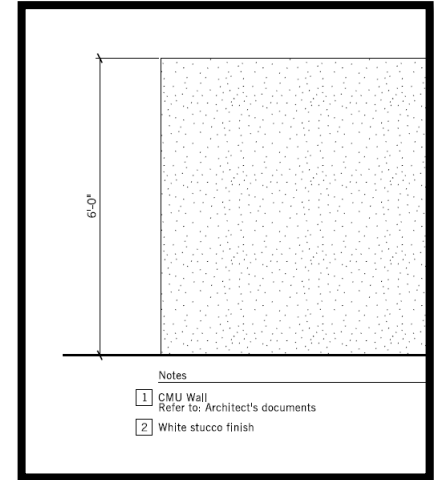
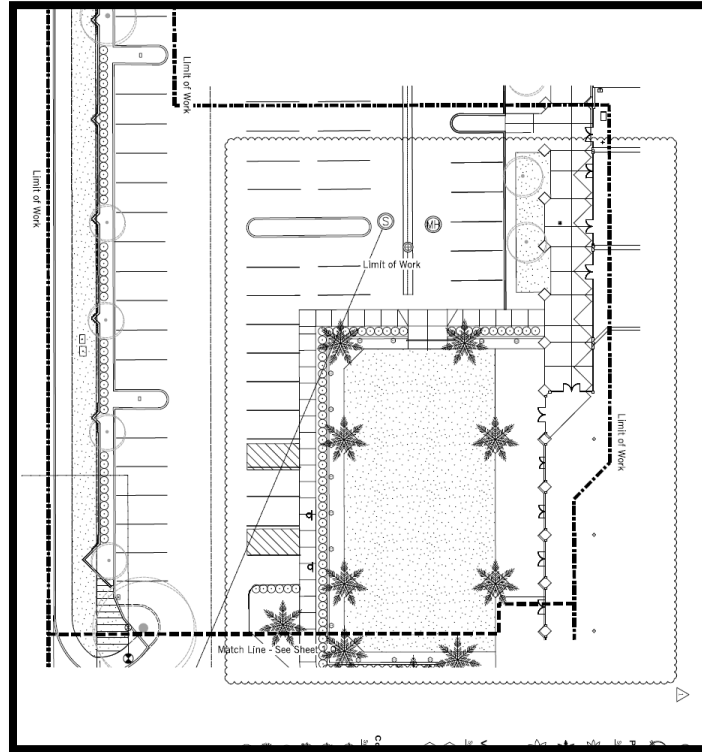
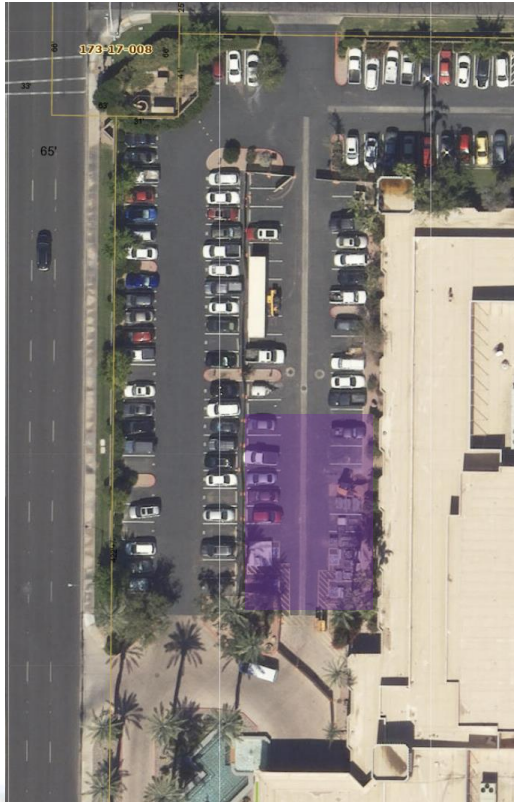


# [1] ADD OUTDOOR EVENT LAWN

- Adds 4,580 square feet
- Replaces 17 parking spaces
- Faces Scottsdale Road  
(views of Camelback Mtn)
- Adjoins Grand Ballroom pre-function
- Have no permanent structures
- Allow for temporary tents  
(require Special Event Permit)
- Delineation of outdoor area
  - Faux turf
  - Agave & palm tree border (inside)
  - 6-foot-tall block wall
  - Ficus hedge (outside wall)
  - Walkway (outside wall)



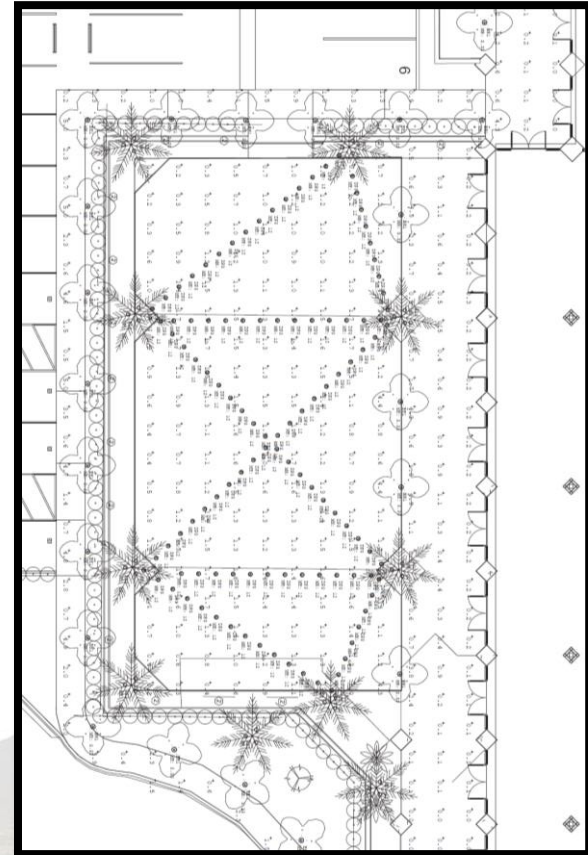
# [1] ADD OUTDOOR EVENT LAWN



Camelback Lawn

# [1] OUTDOOR EVENT LIGHTING

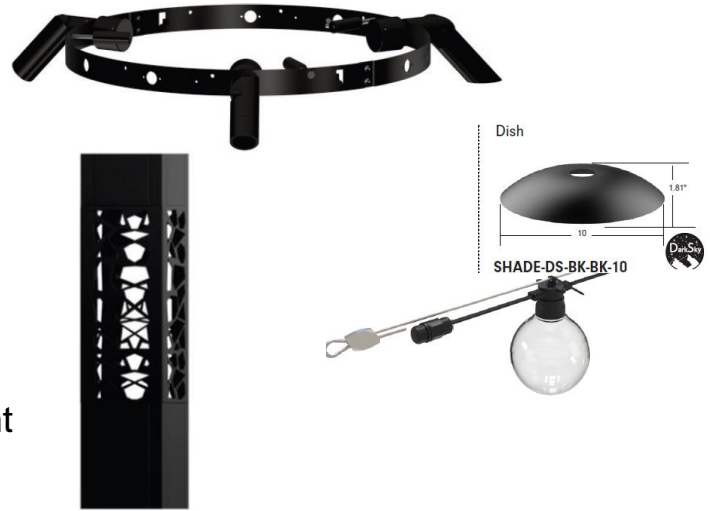
- Average 6.75 foot-candles (Guideline 5.0)
- Reasons support
  - Not near residential homes
  - Setback 83'7" from Scottsdale Rd
  - Screened by walls & landscaping
  - Scottsdale Rd emits as much/more illumination
  - Photometrics show 0.0 foot-candles from area (No guideline adjoining street; 0.5 to residential)



# [1] OUTDOOR EVENT LIGHTING

## 3 fixtures

- Palm Tree Mount Light
  - Same light with 2025 SUP
  - Stipulation to maximum 16' height
- Bollard
  - 3 feet 4 inches tall
- String Lights
  - Same light with 2025 SUPs
  - Stipulation to maximum 16' height
  - Includes shade to prevent upward light trespass



## LUMINAIRE SCHEDULE

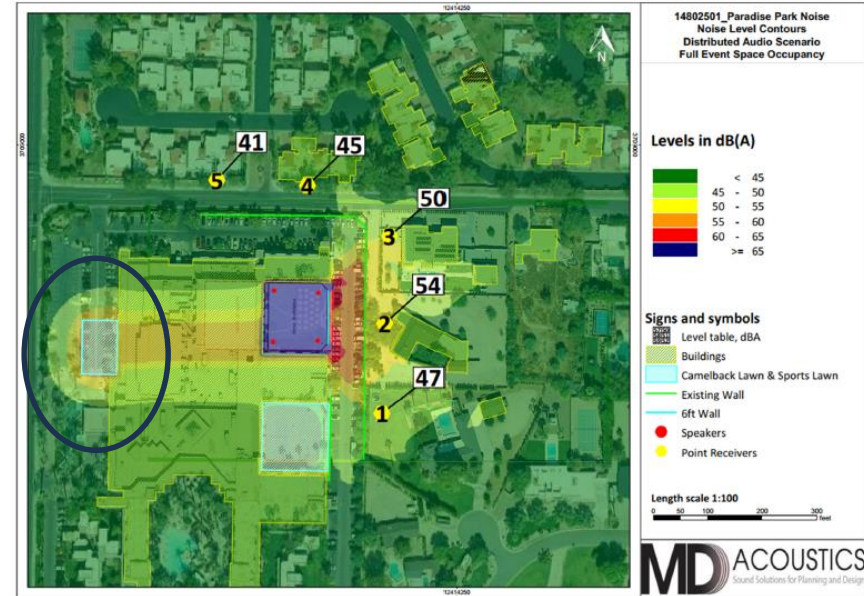
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	KELVINS	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	NOTES
○ ○ ○	10	AL3	GROUP	TREE MOUNT LIGHT	AR-TM-LOP-LHP-AL-CA-F32-SIZE-E64-MFL-MLV-12-11-BRONZE WRINKLE	2700	0.900	399	6.8	204	INSTALL TO BE DIRECTED DOWNWARD
⊕	27	BH1	SINGLE	BOLLARD	UVA-10021-T5-W27-DIM - 06 - LIGMAN BRONZE	2700	0.900	531	20.6	556.2	
⊕	136	DP3	SINGLE	STING LIGHTS	LSA2-B-36-V-27-LUCPET_SHADE-DS-BK-BK-10-LSA-LUC=PET	2700	0.900	66	1.07	145.52	

# [1] OUTDOOR EVENT SOUND

## Noise Study

- Does not exceed minimum code 56 and 45 decibel thresholds at property line
- Location mitigates any impact
  - Not near residential homes
  - Setback 83'7" from Scottsdale Rd
  - Screened by walls & landscaping
  - Scottsdale Rd emits as much/more sound
- New noise stipulations
- Police records show no sound or other nuisance calls

Figure 4: Full Event Space

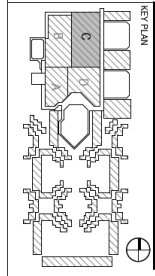
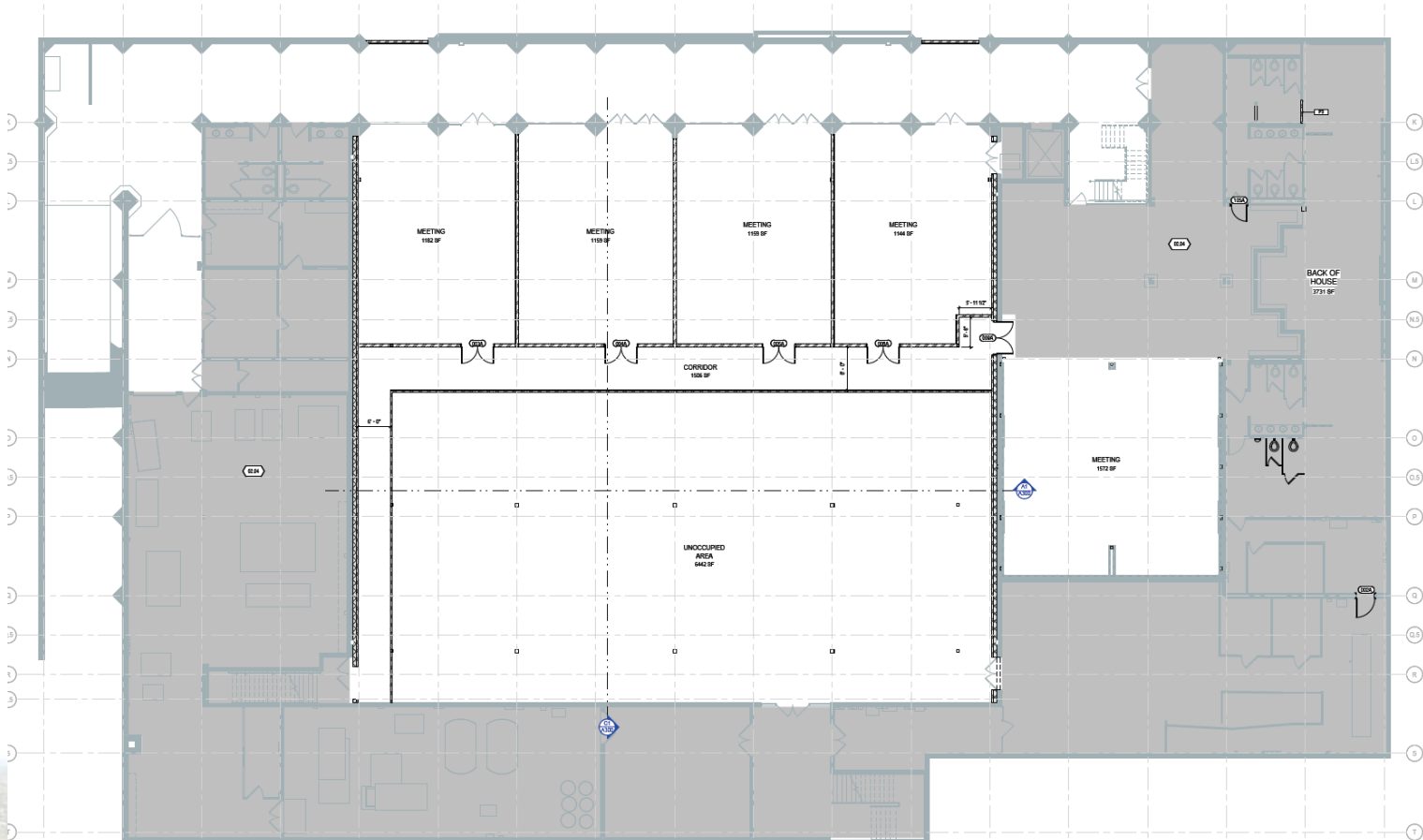


# [2] ADD MEETING ROOMS

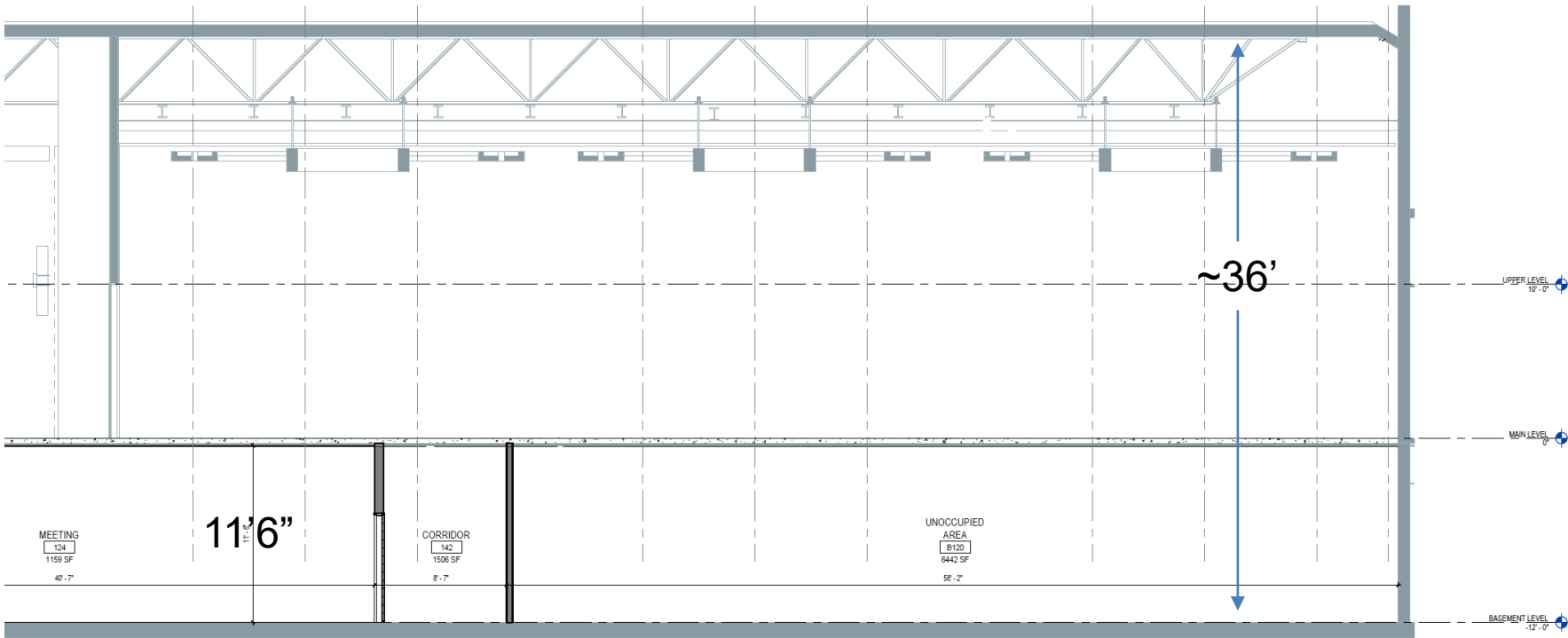
- Underneath Forum Ballroom
- Prior Forum Ballroom raised at same finished floor as the ground level via 2025 SUP
- Finished height in basement 11 feet 6 inches
- Area underneath Forum Ballroom required to be sealed off and inaccessible
- Plans to use area via future SUP amendment(s)
- 7,722 square feet (4 breakout rooms)
- 1,506 square feet hallway
- 6,433 square feet remain inaccessible
- 4,078 square feet net added floor area due to reductions via SUP-25-04



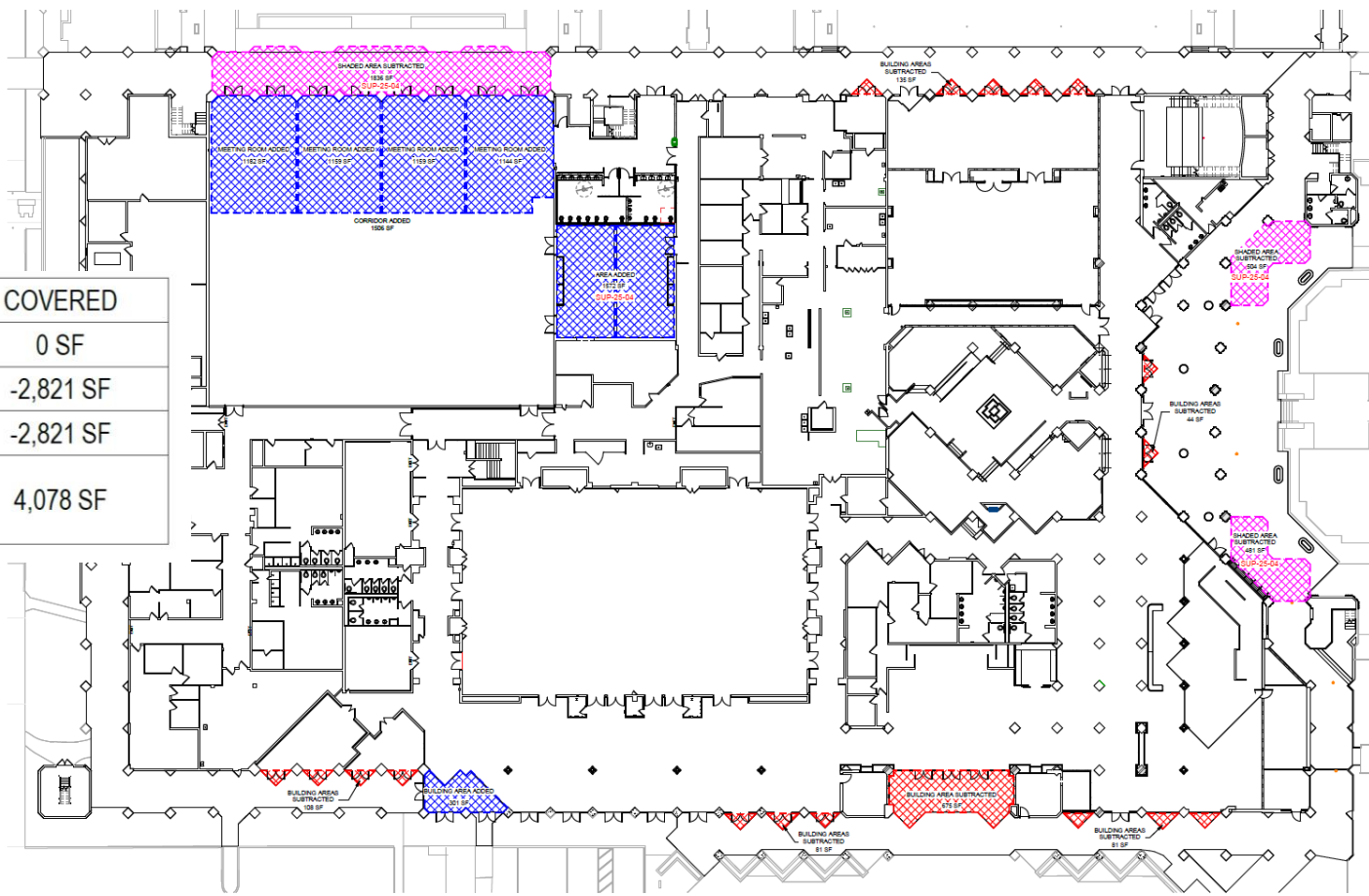
# [2] ADD MEETING ROOMS






# [2] ADD MEETING ROOMS



# [2] FLOOR AREA CHANGE STUDY



	CONDITIONED	COVERED
ADDED	 8,023 SF	0 SF
SUBTRACTED	 -1,124 SF	 -2,821 SF
NET	6,899 SF	-2,821 SF
	TOTAL AREA ADDED =	4,078 SF



# [2] SQUARE FOOTAGE DATA

- Lot Coverage at 22% and meets 25% SUP Guideline
- Lot Coverage is less than prior from SUP-25-04
- No Floor Area guidelines but increased with basement underneath the Forum Ballroom
- Total impervious area decreased and total open space increased due to Camelback Lawn
- Impervious area and open space meet SUP Guidelines

## BUILDING DATA - LOT COVERAGE CALCULATIONS

DATA	EXISTING (1997 Site Plan)	PROPOSED (SUP-26-03)
Site Area Total (Net)	816,816 SF	769,192 SF
Lot Coverage Area (Square Feet); (%)	173,931 sf, 21%	171,110 sf; 22% $173,931 - 2,821 = 171,110$ sf $171,110 / 769,192 = 0.2225 * 100 = 22\%$
Total Floor Area Ratio FAR = Total Gross Floor Area / Total Area of Zoning Lot (Excluding basement)...	257,251 sf; 32% FAR = $173,970\text{sf} + 83,281\text{sf} / 816,816$ FAR = $0.3149 * 100 = 32\%$	254,391 sf; 33% FAR = $171,110\text{sf} + 83,281\text{sf} / 769,192\text{sf}$ FAR = $0.3307 * 100 = 33\%$
Total Basement Area (Square Feet)	14,602 sf	28,757 sf $14,602\text{ sf} + 14,155\text{ sf} = 28,757\text{ sf}$  NEW Meeting Rooms: 6,216 sf Corridors: 1,506 sf Unoccupied Space: 6,433 sf  Total: 14,155 sf
Total Impervious Area (Square Feet); (%)	215,139 sf, 32%	210,559 sf; 27% $215,139\text{ sf} - 4,580\text{sf} = 210,559\text{ sf}$
Total Open Space (Square Feet); (%)	427,707 sf; 48%	432,287 sf; 56% $427,707\text{ sf} + 4,580\text{sf} = 432,287\text{ sf}$



# [2] PARKING

- 604 total parking spaces (existing)
  - 559 onsite
  - 45 offsite (perpetual agreement from SUP-97-02)
- 587 total parking spaces (SUP-26-03)
  - 542 onsite
  - 45 offsite (perpetual agreement from SUP-97-02)
- Peak parking demand
  - 493 spaces (peak)
  - 407 (off-peak)
- Surplus parking
  - 94 (peak)
  - 180 (off-peak)
- Additional analysis to maximize seating
  - 586 (peak)
  - 500 (off-peak)



# [2] PARKING

**Table 6 – Summary of Shared Parking Model with Adjustments**

Land Use	Quantities	SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380 Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850 Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563 SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183 SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630 SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200 SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848 SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796 SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271 SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
<b>Peak Season Total</b>			<b>1241.22</b>	<b>-704.61</b>	<b>536.61</b>	<b>-43.93</b>	<b>492.68</b>
<b>Off-Peak Season Total</b>			<b>1104.42</b>	<b>-656.73</b>	<b>447.69</b>	<b>-40.80</b>	<b>406.89</b>

**Table 7 – Summary of Shared Parking Model with Adjustments**

Land Use	Quantities	SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
All Other Uses	-	-	816.22	-470.86	345.36	-43.93	301.43
Banquet / Meeting Space	1,265 Seats	1 per 2 Seats	632.50	-347.88	284.63	0.00	284.63
<b>Peak Season Total</b>			<b>1448.72</b>	<b>-818.74</b>	<b>629.98</b>	<b>-43.93</b>	<b>586.06</b>
<b>Off-Peak Season Total</b>			<b>1311.92</b>	<b>-770.86</b>	<b>541.06</b>	<b>-40.80</b>	<b>500.26</b>

(1) Off-peak adjustments shown in complete shared parking analysis in Attachment C.



# [2] PARKING

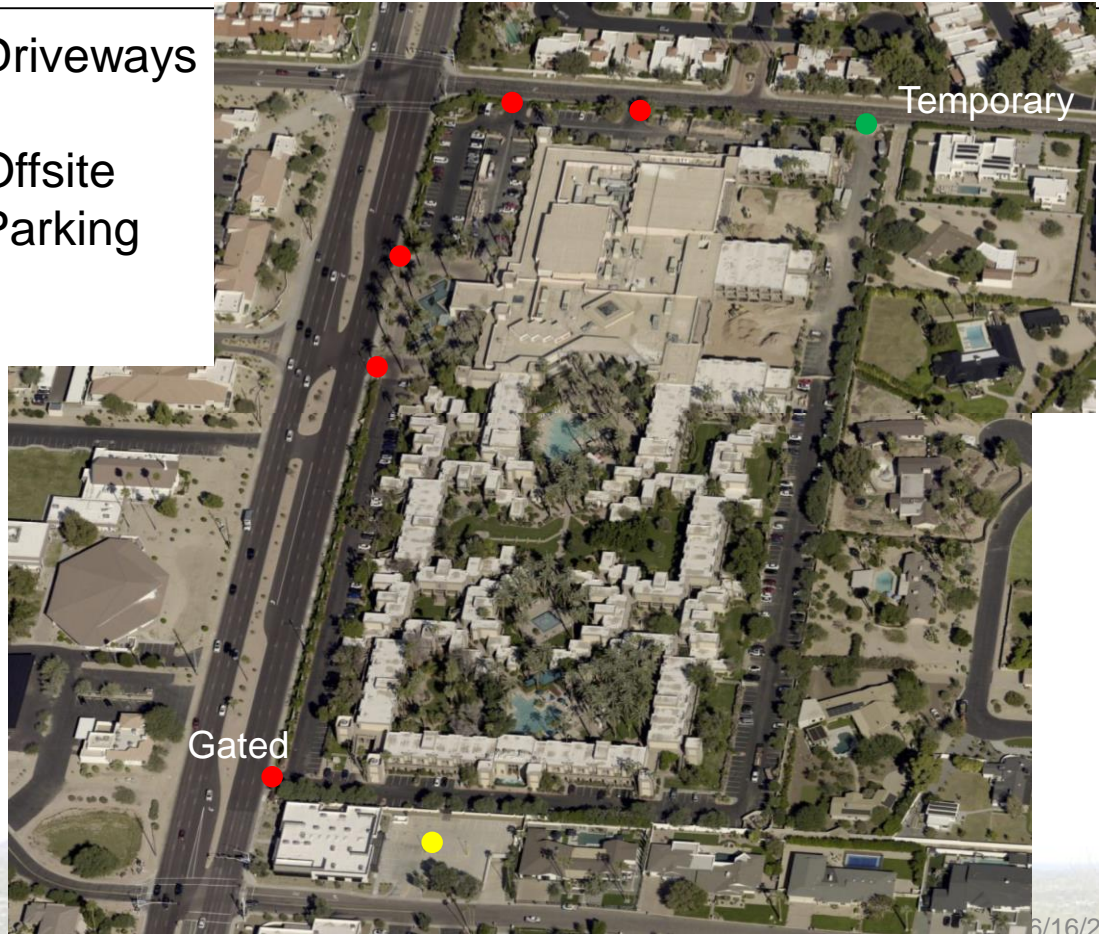
- No parking impact with the added meeting and outdoor space
- No history of parking complaints
- Parking study that models typical to worse case demonstrates compliance
- Location on Scottsdale Road on edge of the Town provides alternate transportation methods
  - Rideshare
  - Bus transit
- Resort markets to conference/groups which results in less single vehicle use and alternative transit modes



# [2] CIRCULATION

- No change to the existing traffic and circulation patterns
  - All existing driveways will remain
  - Driveway opened along Jackrabbit Road for ongoing construction to be converted back to wall and landscaping
  - Camelback Lawn will change the dual drives within the parking lot north of the porte-cochere but not impact the 360-degree circulation around the resort

- Driveways
- Offsite Parking



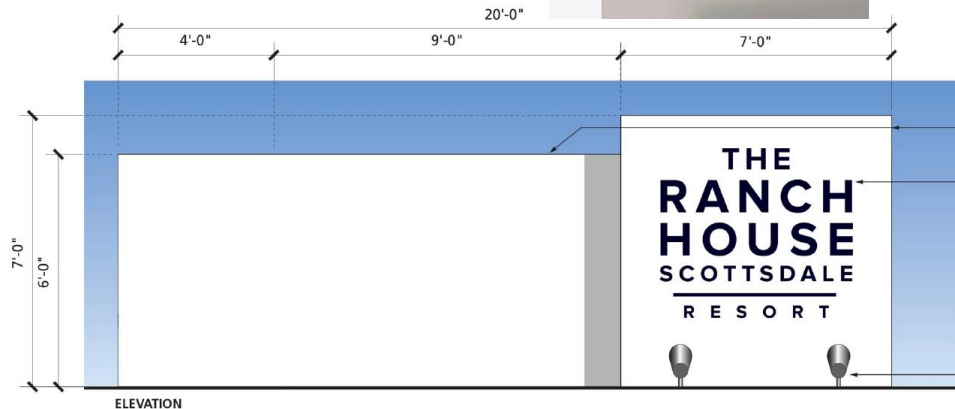
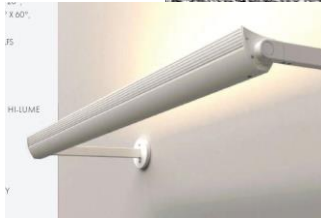
# [3] REMOVE EXISTING EXTERIOR SIGNS

- Remove existing resort identification signs
  - 2 south of the middle Scottsdale Rd driveway
  - 2 north of the northernmost Scottsdale Rd driveway
  - Porte-cochere building sign

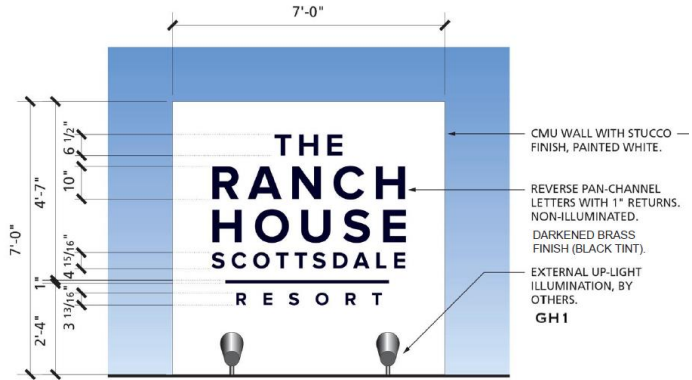


# [3] RESORT ID EXTERIOR SIGNS

- Add 2 resort identification signs
  - 1 at middle Scottsdale Rd driveway
  - 1 at southeast corner Scottsdale Rd & Jackrabbit Rd



**CORNER MONUMENT**  
Scale: 3/8"=1'-0"



**ENTRY FEATURE**  
Scale: 3/8"=1'-0"

- CMU WALL WITH STUCCO FINISH, PAINTED WHITE.
- REVERSE PAN-CHANNEL LETTERS WITH 1" RETURNS. NON-ILLUMINATED. DARKENED BRASS FINISH (BLACK TINT).
- EXTERNAL UP-LIGHT ILLUMINATION, BY OTHERS. GH1



**CORNER MONUMENT RENDERING**  
Scale: NTS

# [3] RESORT ID EXTERIOR SIGNS

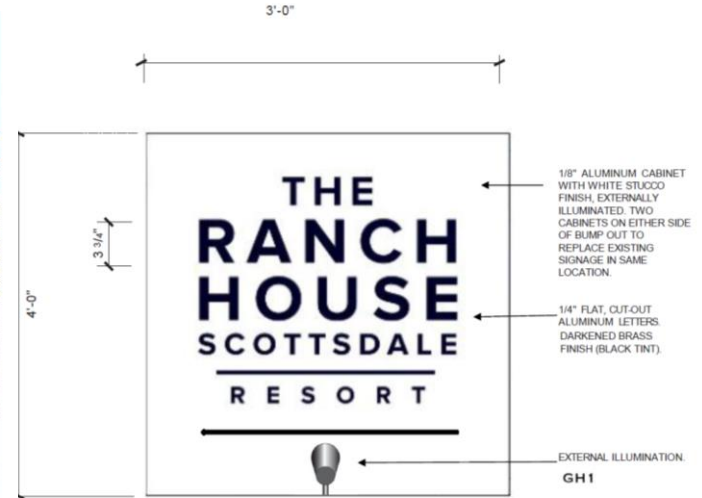
- Existing resort identification signs complied with SUP Guidelines except in right-of-way
- New resort identification signs comply with SUP Guidelines except at 49 square feet instead of 40 square feet
  - Not in right-of-way
  - Town has approved larger sign area on major arterials
  - Corner sign on water parcel wall will require owner approval (see stipulation)

Resort Identification Sign Characteristics	SUP Guideline & Zoning Ordinance [ZO]	Existing	Proposed (SUP-26-03)
<b>Driveways</b>	No minimum/maximum number of driveways	3 on Scottsdale Rd 2 on Jackrabbit Rd	No change (temporary 3 <sup>rd</sup> access on Jackrabbit Rd to be removed after renovation)
<b>Location</b>	Allows for 1 sign at each entrance (double-sided signs considered 2 signs) 3 signs Scottsdale Rd 2 signs Jackrabbit Rd No permanent signs in right-of-way [ZO]	<b>4 on Scottsdale Rd (in the right-of-way)</b> 0 on Jackrabbit Rd	2 on Scottsdale Road (not in right-of-way, with a sign at the main entrance and a sign on the existing water well parcel wall at southeast corner Scottsdale Rd/ Jackrabbit Rd)
<b>Setback Feet (')</b>	No setback provided Setback by SUP [ZO]	<b>in the right-of-way</b>	0' (on property line) at main entrance 10' minimum from travel lane at intersection
<b>Height Feet (')</b>	8' (Scottsdale Rd) 4' (Jackrabbit Rd)	6' (Scottsdale Rd) No signs Jackrabbit Rd	7' (Scottsdale Rd) No signs Jackrabbit Rd
<b>Sign Area Square Feet (sf)</b>	40 sf each 120 sf total (Scottsdale Rd) 32 sf each 64 sf total (Jackrabbit Rd)  Grand Total 184 sf	17.75 sf each 71 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd)  Grand Total 71 sf	<b>49 sf each</b> (7' x 7' wall) 98 sf total 25 sf each (5' x 5' text) 50 sf total (Scottsdale Rd) 0 sf, 0 sf total (Jackrabbit Rd) Grand Total 50 sf
<b>Illumination</b>	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO]	Backlit Confined to sign Fully shielded Not move Unknown	Indirectly lit Confined to sign Fully shielded Not move 3000 Kelvins



# [3] DIRECTIONAL SIGNS

- Add 7 directional signs
- Meet SUP Guidelines except 2 remain in right-of-way and 1 taller
- 2 that replace the existing signs south of the middle Scottsdale Rd driveway
  - Similar size to existing
  - Mix of a resort identification sign and directional
  - Meets the size requirements of directional
  - Proposed to remain in right-of-way

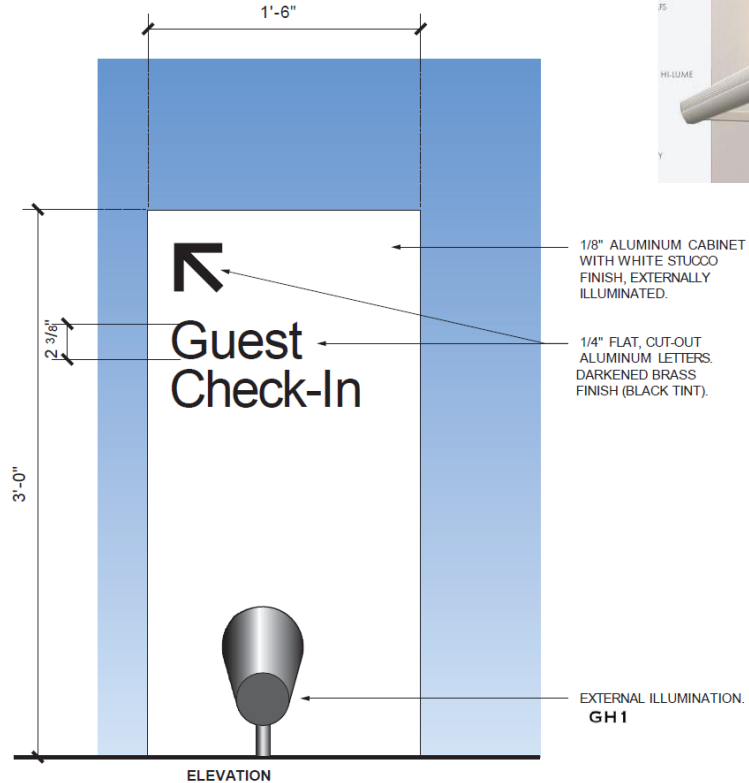


ELEVATION  
**DIRECTIONAL SIGN LARGE**  
Scale: NTS



# [3] DIRECTIONAL SIGNS

- 1 sign at easternmost Jackrabbit Rd driveway
  - Meets SUP Guidelines
  - Not in right-of-way



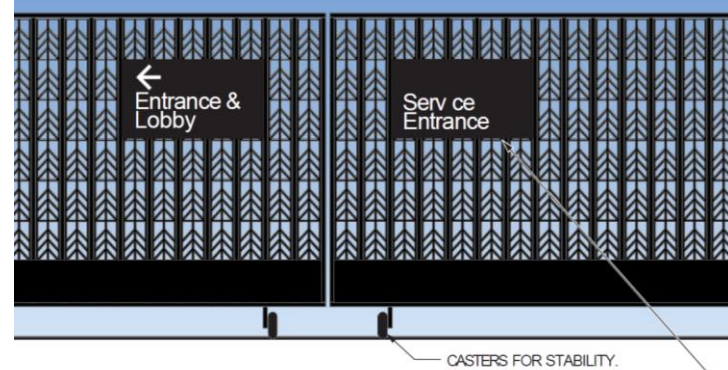
DIRECTIONAL SIGN

Scale: 1 1/2"=1'-0"



# [3] DIRECTIONAL SIGNS

- 2 on the driveway gate
  - Meets SUP Guidelines
  - Not in right-of-way
  - 1 foot 6 inches tall
  - 3 feet wide
  - 5 feet from grade.



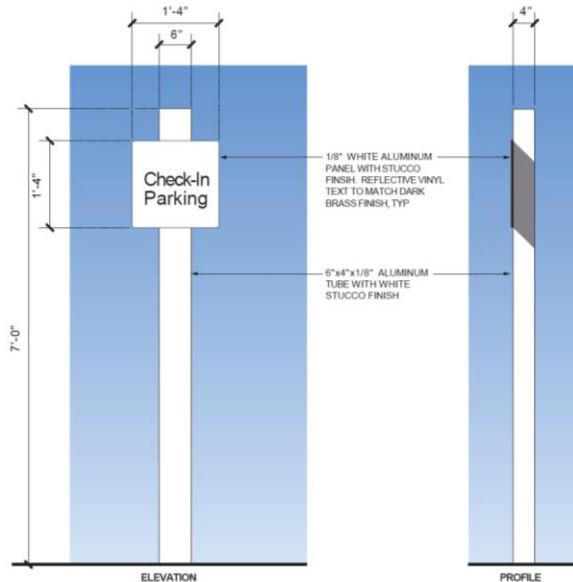
SERVICE GATE RENDERING

Scale: NTS



# [3] DIRECTIONAL SIGNS

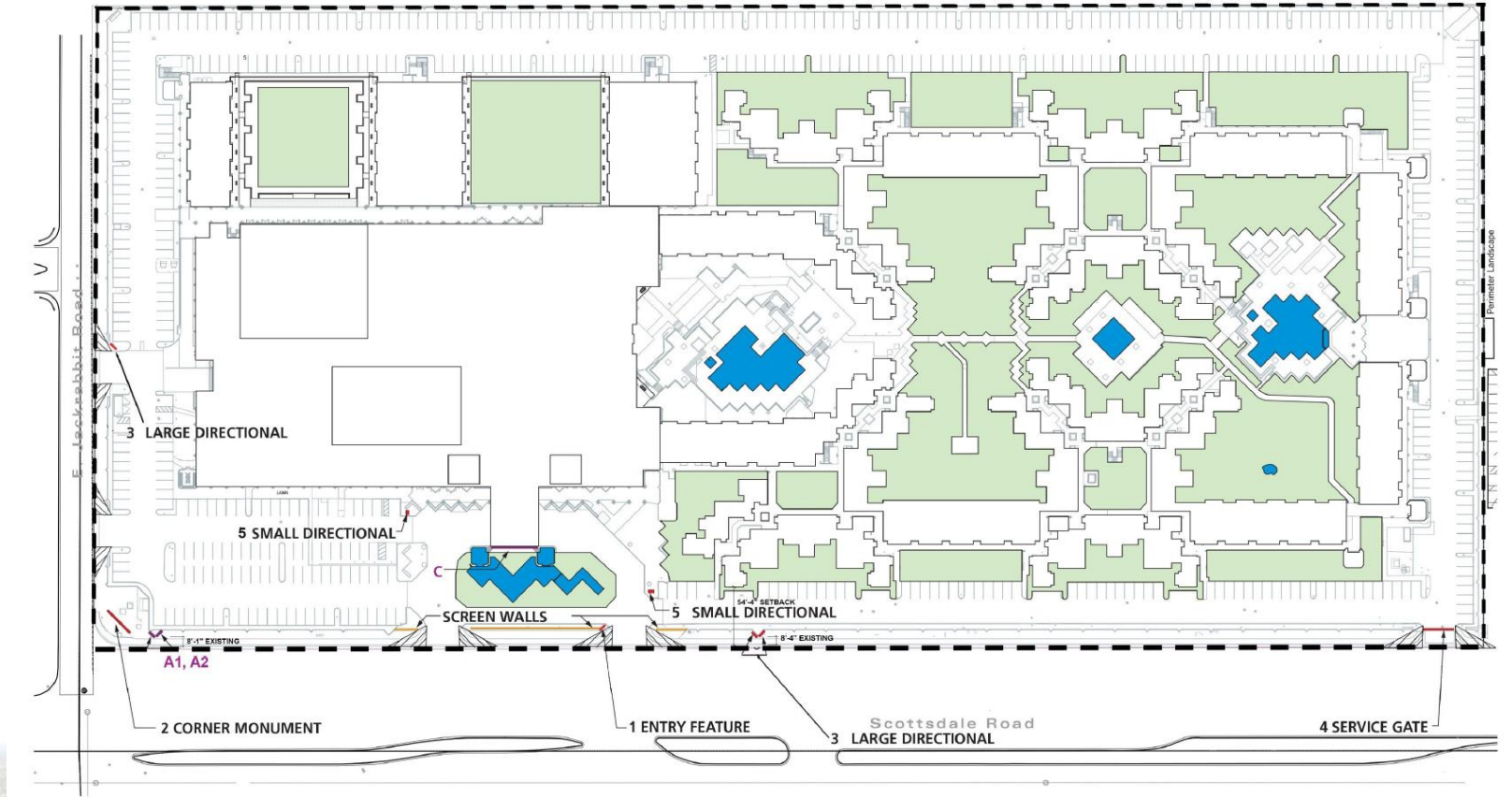
- 2 within the parking lot near porte-cochere
  - Meets SUP Guidelines
  - Not in right-of-way
  - 7 feet tall (not 6 feet)
  - Added height aid as most vehicles are SUVs



Directional Sign Characteristics	SUP Guideline & Zoning Ordinance [ZO]	Proposed (SUP-26-03)
<b>Location</b>	No minimum/maximum	2 along Scottsdale Road (location of existing resort identification signs)  1 along Jackrabbit Road at easternmost driveway  2 smaller signs near the porte-cochere area
<b>Setback Feet (')</b>	No setback provided Setback by SUP [ZO]	<b><u>Within the right-of-way on existing 'V' wall along Scottsdale Rd</u></b>  0' (on property line) at Jackrabbit Rd driveway  40' and greater near port-cochere
<b>Height Feet (')</b>	5'	3' (Scottsdale Rd) 3' (Jackrabbit Rd) <b>7' (near porte-cochere)</b>
<b>Sign Area Square Feet (sf)</b>	12 sf each	12 sf (2 at Scottsdale Rd) 4.5 sf (1 at Jackrabbit Rd) 2 sf (2 near porte-cochere)
<b>Illumination</b>	Backlit or indirectly lit Confined to sign [ZO] Fully shielded [ZO] Not move/flash [ZO] 3000 Kelvins [ZO] Hours open [ZO]	Indirectly lit Confined to sign Fully shielded Not move 3000 Kelvins Dusk to Dawn
<b>Total Number</b>	No minimum/maximum	7 (includes gate signs)



# [3] SIGN LOCATIONS



# [4] PERIMETER IMPROVEMENTS

- Replace chain with driveway gate
  - Decorative metal
  - 5-foot-6-inch-tall
  - Replaces chain been used for decades
  - 15-foot setback from travel lane (on property line)
  - Driveway opening 50 feet (30 feet at gate) (compared to residential of 20 feet)
  - Pedestrian access remains
  - SUP Guideline follows residential (10-foot setback; 6-foot tall)
    - Setback not to guideline but vehicle maneuverability not impacted
    - Existing parking lot/drive aisle prohibits meeting setback



SERVICE GATE RENDERING  
Scale: NTS



# [4] PERIMETER IMPROVEMENTS

- Add accent wall lighting along Scottsdale Rd
  - Spaced approximately 20 feet apart
  - Mounted on perimeter wall
  - No lights to be in the right-of-way
  - Applicant to provide conceptual images for meeting

GH1  
Used wall between driveway  
Not in right-of-way  
179 lumens



GH3  
Mounted on perimeter wall  
300 lumens

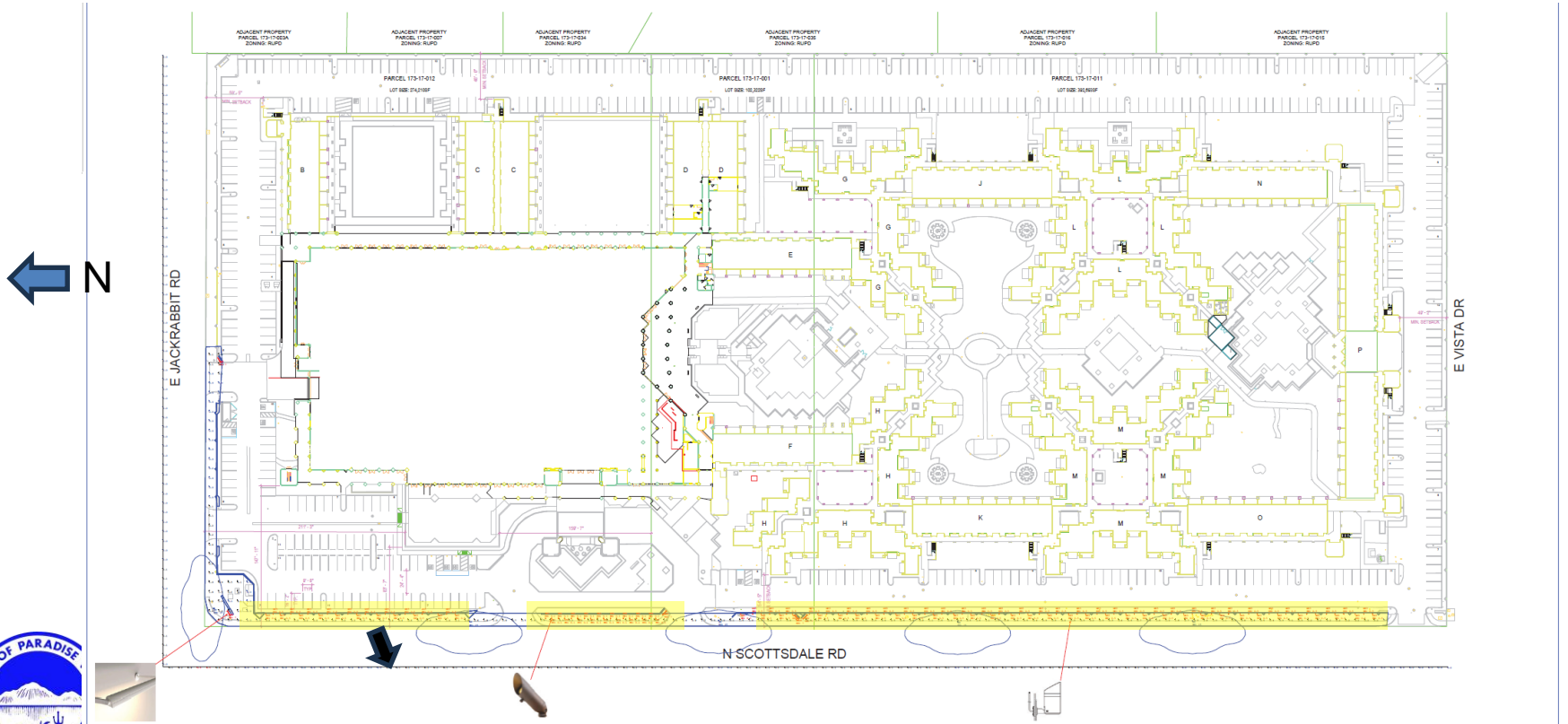


3.f All accent lighting of the perimeter wall along Scottsdale Road shall not be within the right-of-way. Such lights shall be architecturally integrated onto the wall without increasing the existing wall height over the provisions of Chapter XXIV, Walls and Fences, of the Town's Zoning Ordinance, shall not exceed 300 lumens if directed upwards (and 400 lumens if angled or downward facing), have not more than 3000 Kelvins, and be hooded and shielded. No perimeter wall lighting shall be allowed along Jackrabbit Road.



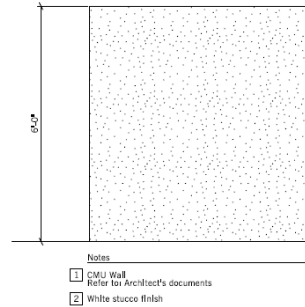
# [4] PERIMETER IMPROVEMENTS

## Perimeter wall accent lights

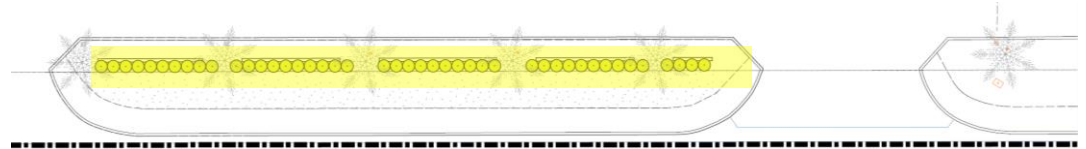


# [4] PERIMETER IMPROVEMENTS

- Modify entry wall at Scottsdale Rd
- Modification from SUP-25-04
  - Removes 5 existing palm trees and wall openings
  - New 20 lineal-foot wall segment south of middle driveway
  - Similar Ficus hedge and setback
- Corner vision standards for driveways to be met

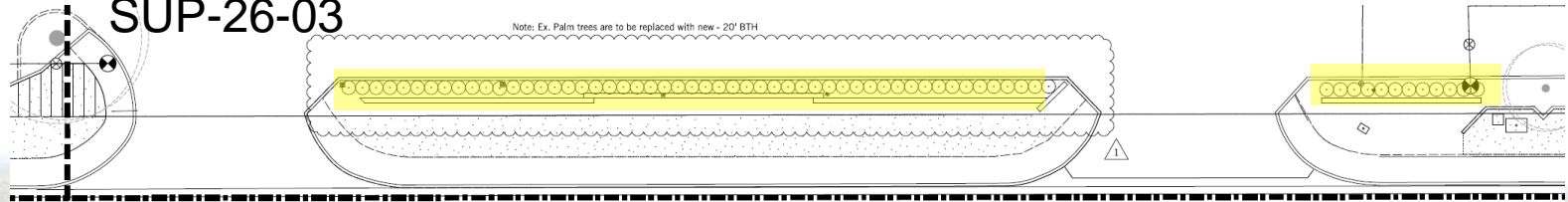


SUP-25-04



SUP-26-03

Note: Ex. Palm trees are to be replaced with new - 20' BTH



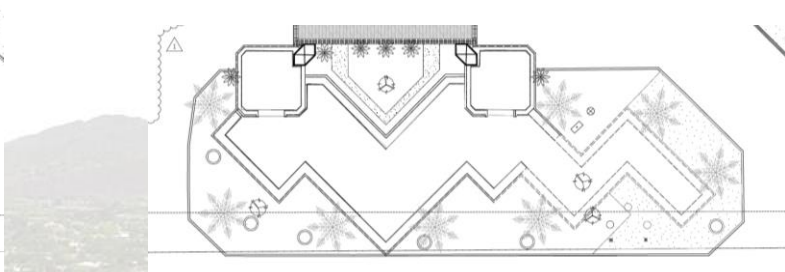
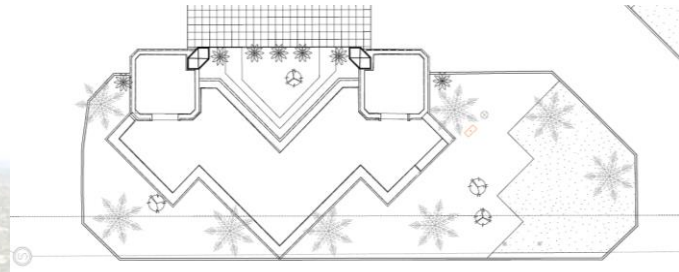
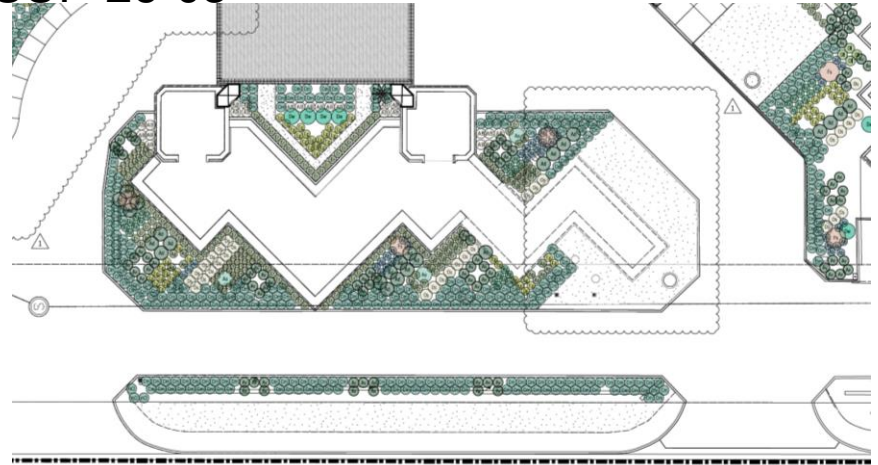
# [4] PERIMETER IMPROVEMENTS

- Note substantial compliance from SUP-25-04
  - Keep entry fountain same

SUP-25-04



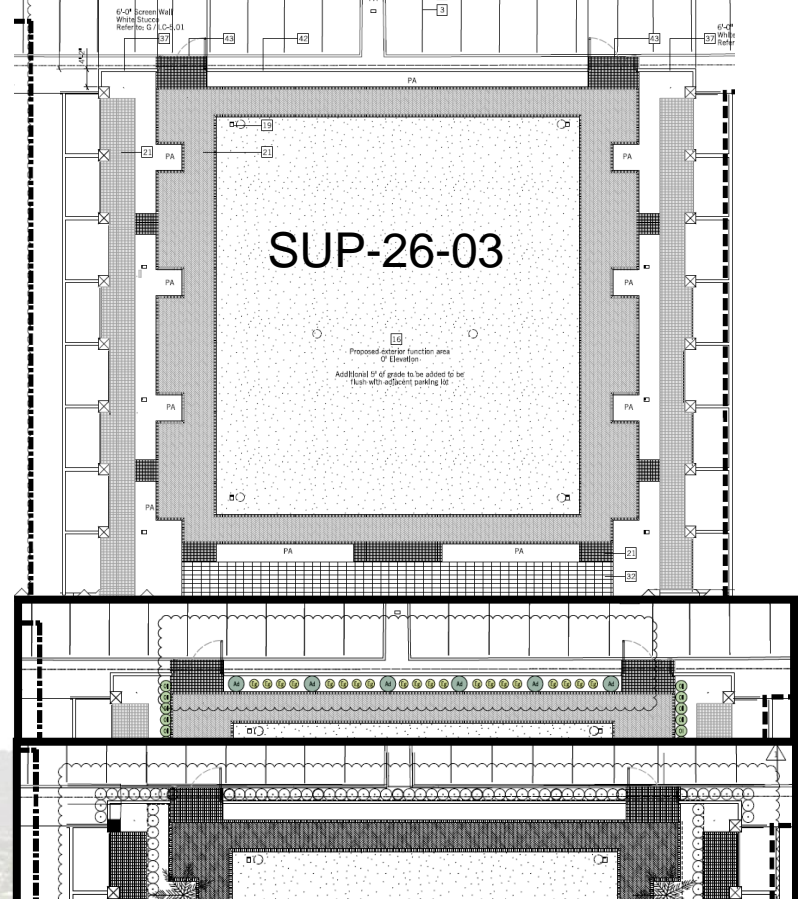
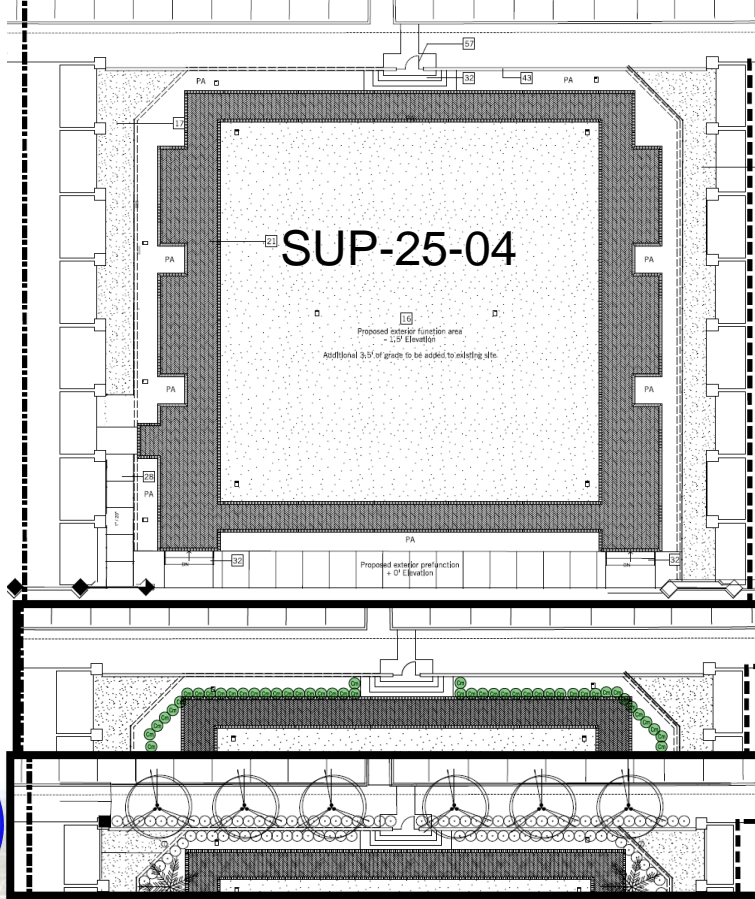
SUP-26-03



# [4] PERIMETER IMPROVEMENTS

- Note substantial compliance from SUP-25-04 (fencing/gate/landscaping at gate)

Paradise Park

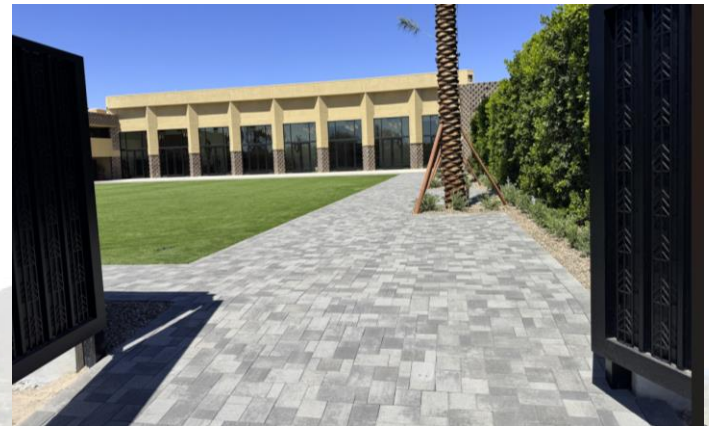


# [4] PERIMETER IMPROVEMENTS

Before



After

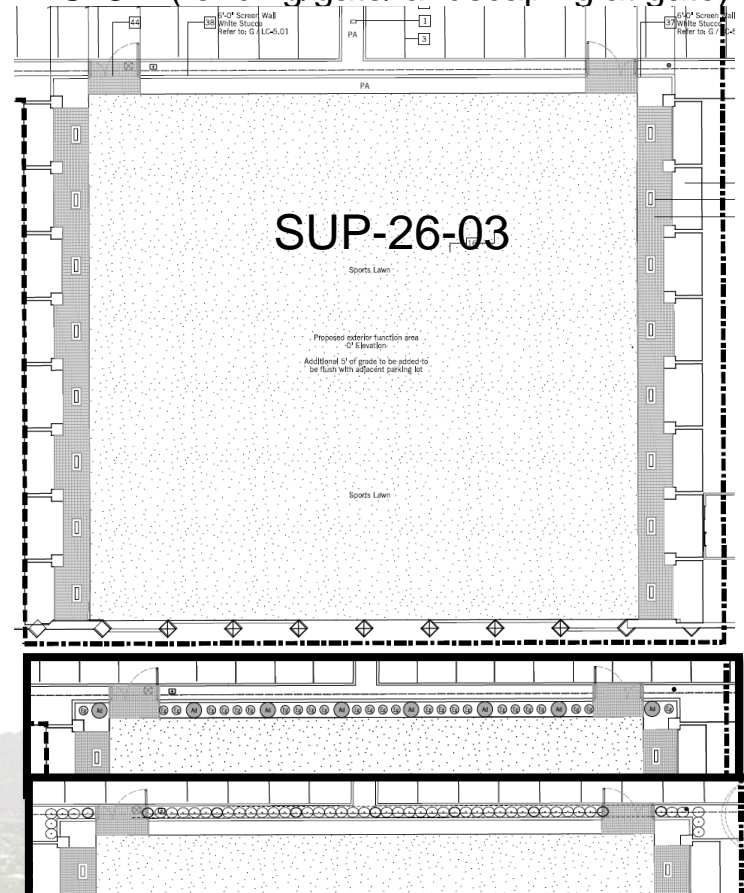
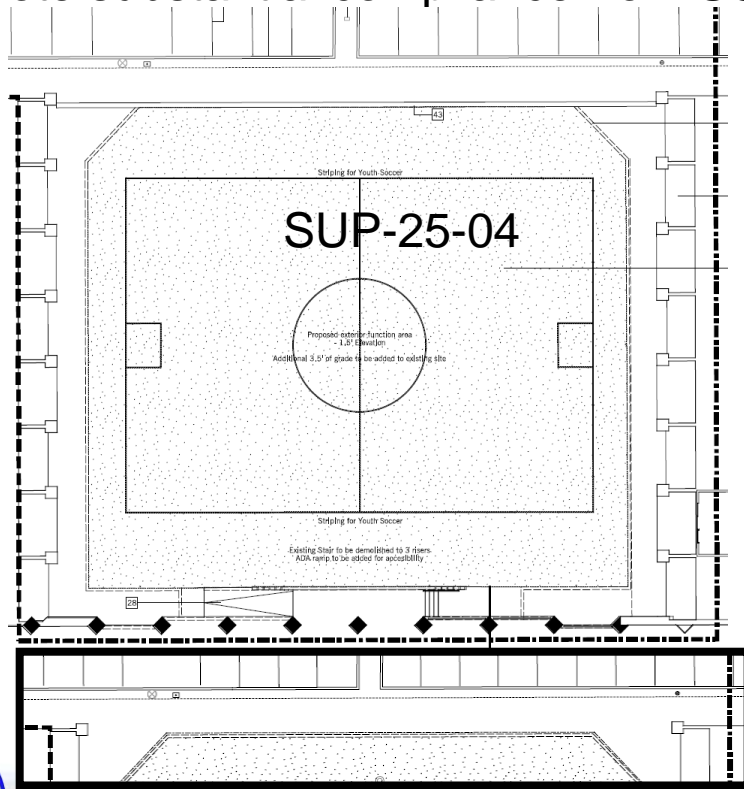


Paradise Park



# [4] PERIMETER IMPROVEMENTS

- Note substantial compliance from SUP-25-04 (fencing/gate/landscaping at gate)



# [4] PERIMETER IMPROVEMENTS

Before



After



Sports Court



1. References to the submitted plans and documents
2. Various noise requirements
  - Meet Article 10-7 Town Code
  - Live music end or move indoors at or before 10 pm
  - Resort measure noise
  - Amplified sound discouraged, prohibited 10 pm to 7 am
3. Various lighting requirements
  - Meet approved plan, if unclear SUP Guidelines
  - Light-emitting element not visible, if complaint inspection and if valid shield
  - Landscape lighting focused on plantings/site feature
  - 16-foot height maximums for palm tree and festoon/bistro lights from SUP-24-06
  - Palm trees above roofline may be replanted if impact views from SUP-24-06
  - Scottsdale Rd accent lighting not be in right-of-way, architecturally integrated
4. Landscaping requirements meet approved plans, be maintained, & have irrigation
5. Signs
  - Remove existing signs, 'v'-shape wall in right-of-way (northern)
  - Authorization from owner of water parcel prior to issuance of sign at Scottsdale Rd/Jackrabbit Rd intersection



# [4] NEW STIPULATIONS

Summary

44

6. Requirement to obtain a right-of-way encroachment permit for walls/lighting
7. Requirement to combine the multiple parcels into one lot via the Town's final plat process
8. Requirement for waiver of claims
9. All existing SUP stipulations remain in full force and effect



# [4] MODIFIED STIPULATIONS

Summary 45

1. Remove 850-person local function cap
  - Long-standing uses at the resort with no recent complaints
  - Parking study with SUP-26-03 support removing
  - Stipulation in SUP-25-04, SUP-87-06, and SUP-85-06
  
2. Remove tennis-related stipulations from SUP-97-02 and SUP-87-03
  - Added when resort had six tennis courts
  - Resort now only includes one outdoor sports lawn for general use
  - Includes requiring tennis to end at 10:00 p.m., no outdoor amplified sound, no out public address system, various lighting and other tennis-specific provisions, and referenced tennis court plan sheets
  - New SUP-26-03 noise stipulations address various outdoor sounds as at other Town resorts



# [4] MODIFIED STIPULATIONS

Summary 46

3. Remove low-level lighting requirement of four feet tall from SUP-87-03
  - All the exterior lighting is subject to the exterior lighting plan with SUP-25-04
  - SUP-25-04 plan shows the location of the perimeter 4-foot-tall parking lot bollards
  - Any future exterior light fixture changes (e.g., height) would require following the applicable SUP amendment pursuant to Article XI of the Zoning Ordinance
  
4. Remove completed requirements from SUP-87-03 and SUP-85-06
  - Cost-sharing for the traffic signal at the intersection of Scottsdale Road and Jackrabbit Road which has been installed years ago
  - Relocation or vaulting of the private well site located at the intersection of Scottsdale Road and Jackrabbit Road which was vaulted
  - Timing of the east and south perimeter walls which were completed during the construction of the resort



# SUP AMENDMENT CRITERIA

- The request is classified as a Minor SUP due to change of a stipulation.
- The amendment ***does not***:
  - **Change or add any uses**
    - *Functions and activities with SUP-26-03 remain the same*
    - *Primary use is for resort keys with ancillary uses (i.e., dining)*
    - *Uses align with the uses in Zoning Ordinance*
  - **Increase the floor area more than 5,000 square feet/15% existing**
    - *5,000 square foot threshold applies*
    - *Net increase in floor area at 4,078 square feet*



# SUP AMENDMENT CRITERIA

- **Have material effect that cannot be sufficiently mitigated**
  - *Camelback Lawn is along the Scottsdale Rd frontage that adjoins a major arterial street and not nearby residential*
  - *Camelback Lawn facing Scottsdale Road will be screened by the existing 6-foot-tall perimeter wall and new hedge, sound is within the Town decibel standards*
  - *Lighting & signs area mitigated by the location along Scottsdale Rd*
  - *New stipulations that align with other Town resorts on noise, lighting, and landscaping to mitigate impact*
  
- **Change the architectural style**
  - *Architecture, exterior materials, and colors associated with the proposed modifications of SUP-26-03 are consistent with the resort*
  - *No new separate structures, except for walls and light fixtures*



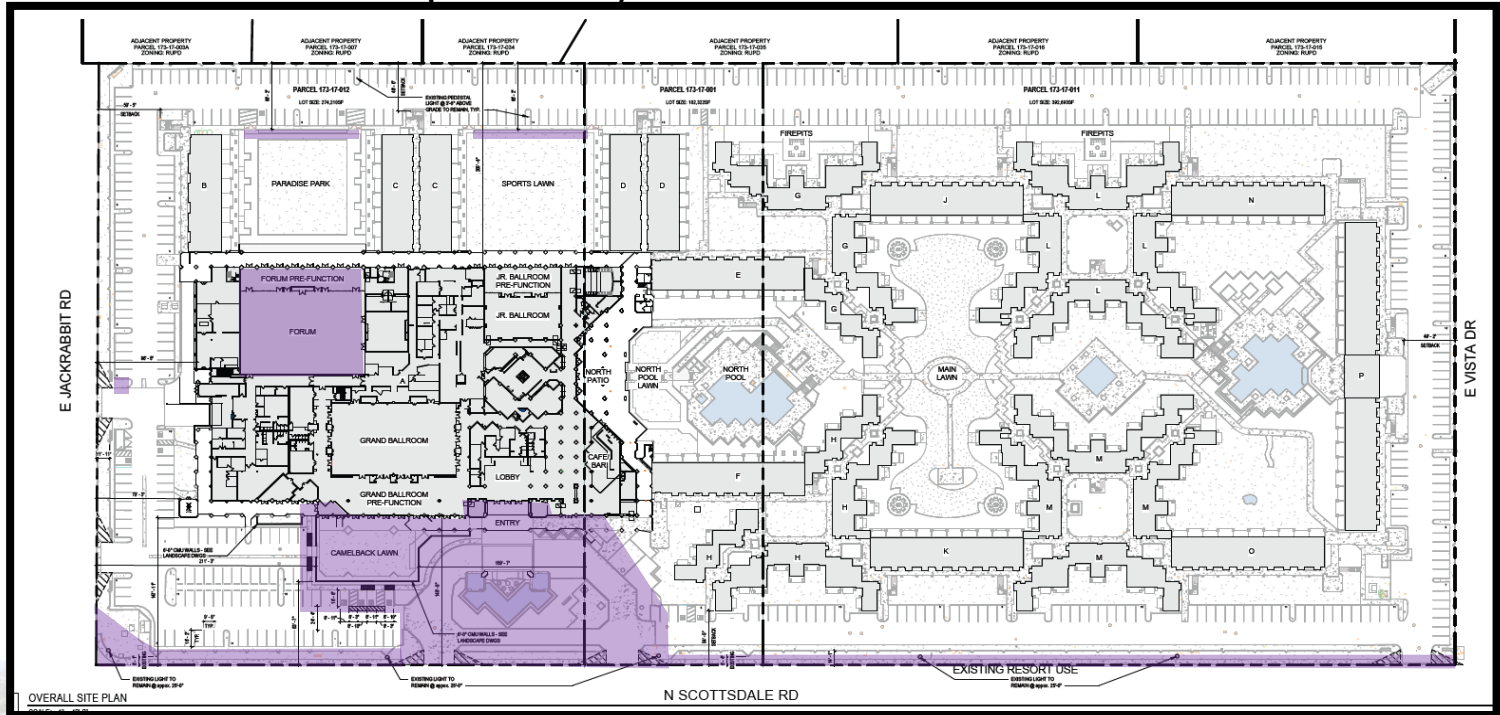
# PUBLIC COMMENT SUMMARY

- Public meeting noticing includes
  - Newspaper
  - Property notice
  - 1,500-foot mailing
- Notice for June 16<sup>th</sup> public meeting completed May 27<sup>th</sup>
- Comments
  - 3 comments
  - Related to noise, offsite parking concerns, and impact on Jackrabbit Road

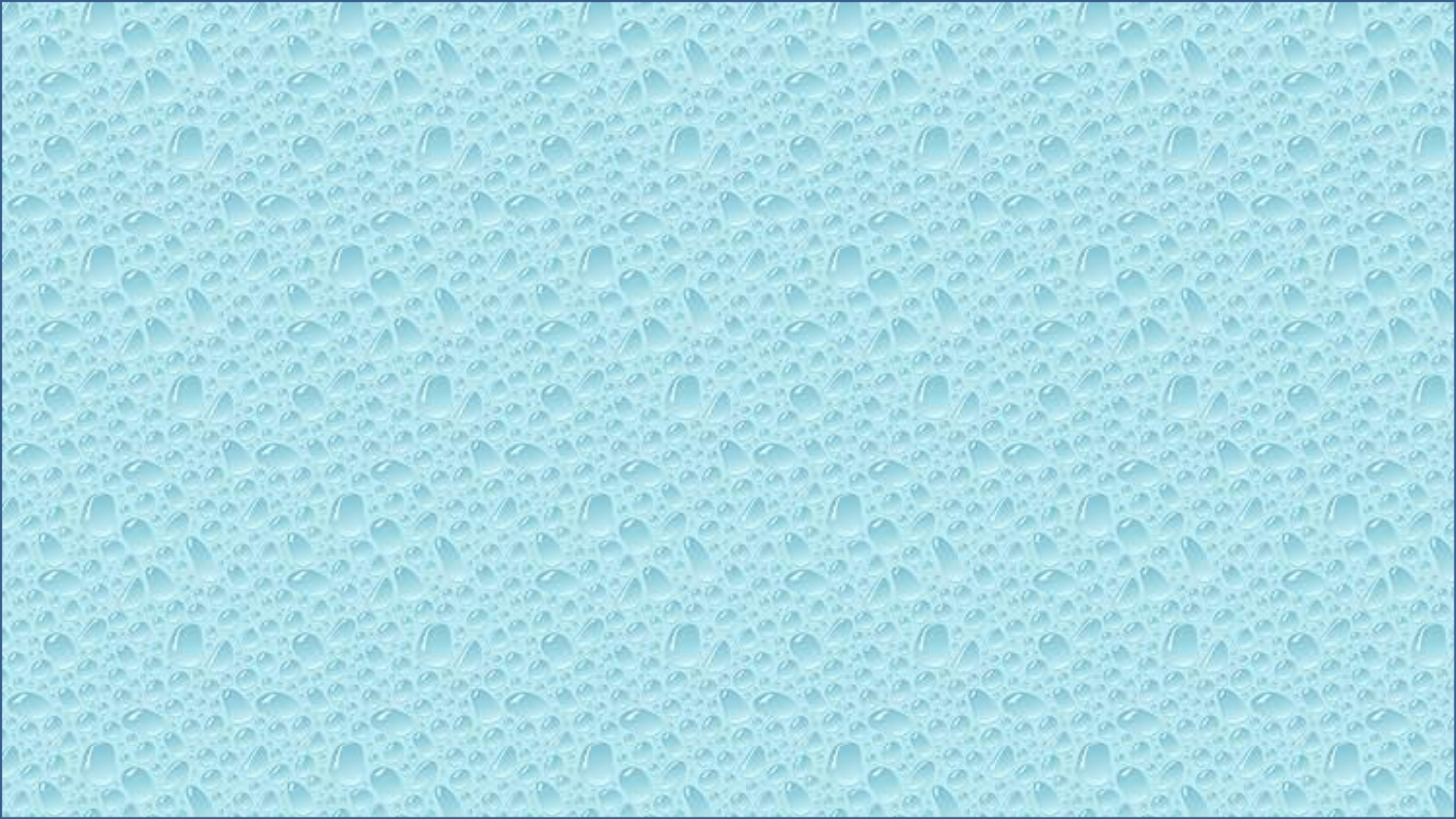


# NEXT STEPS

- If approved, action final after 15-day appeal period
- General Areas Impacted by SUP-26-03

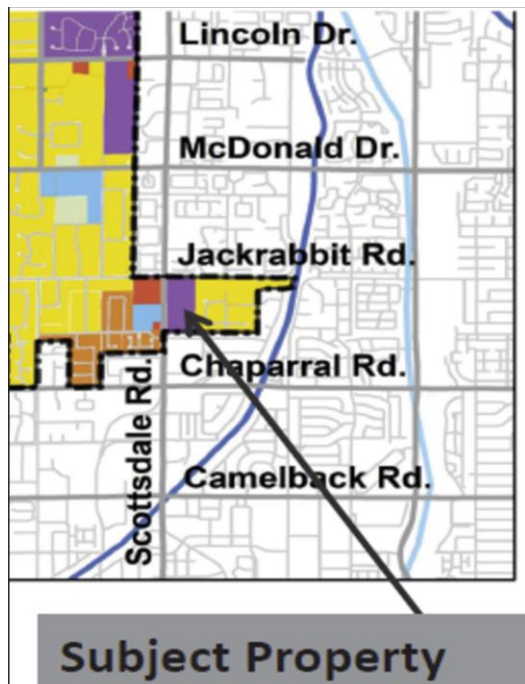






# GENERAL PLAN

- General Plan Designation = Resort/Country Club
- Applicable Goals
  - Encourage renovation of SUP sites while protecting the Town's low-density residential character and quality of life (Goals LU 3 and LU 6 )
  - Mitigate the impact to residential neighborhoods and adjacent land uses (Goals LU 2, LU 6, and CC&H 1)
  - Use context-appropriate site/building design that is in harmony with the natural and built environment (Goals LU 2, LU 3, LU 4, LU 6, and CC&H 2)



### Legend

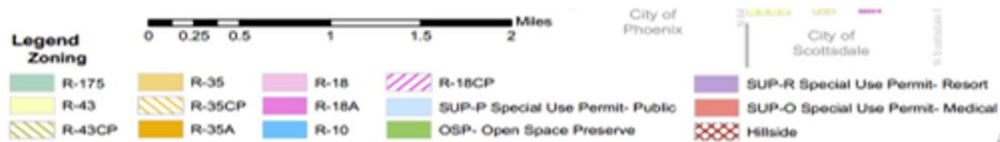
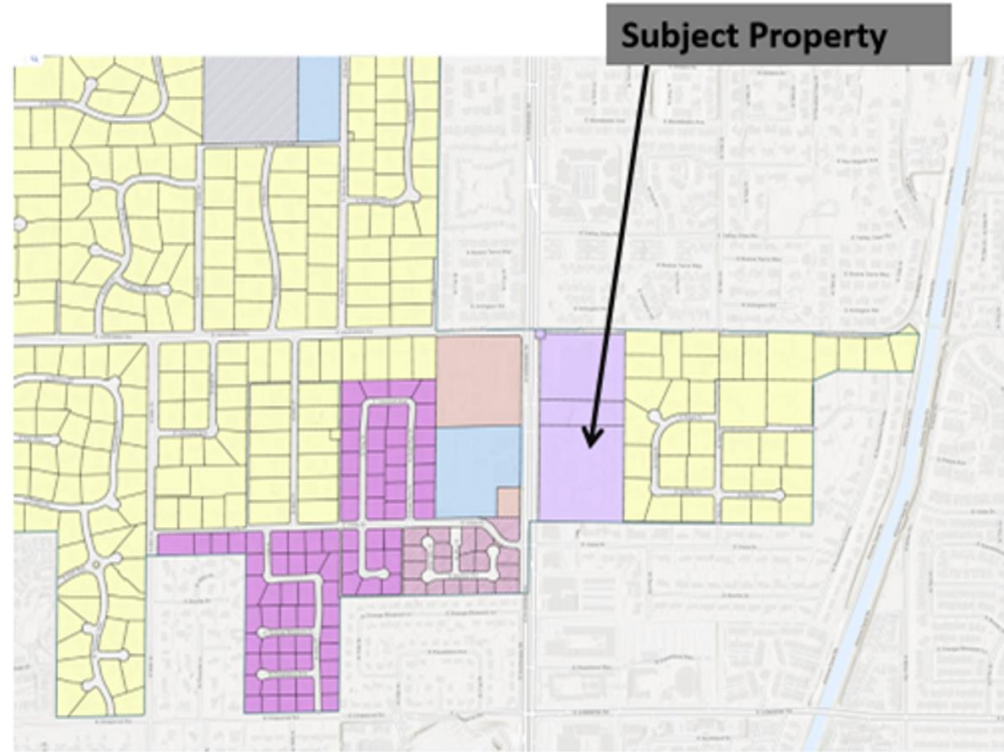
Planning Area	Very Low Density Residential	Public Open Space
Municipal Limits	Low Density Residential	Medical Office
Roads	Medium Density Residential	Public/Quasi Public
Indian Bend Wash	Private Open Space	Resort/Country Club
Arizona Canal		
Major Washes		

NOTE: All public right-of-ways shall be considered Public Open Space.



# ZONING

- Special Use Permit Resort
- Proposed improvements follow the specific process outlined in Article XI, Zoning Ordinance



# EXISTING SITE PHOTOS



Basement Level near Forum Ballroom



Main Resort Pool Area



Parking Lot View of Sports Lawn



East Property Line near Paradise Park



East Property Line Towards South



# EXISTING SITE PHOTOS



East Property Line Towards South



East Property at South



View Looking West – South Side



View Into Office Parking Parking



Office Parking Lot



South Scottsdale Rd Driveway Chain



# EXISTING SITE PHOTOS



South Scottsdale Rd Driveway



Resort Sign – Southernmost



Center Driveway



Area South of Center Driveway



Front Fountain



Area North of Porte-Cochere



# EXISTING SITE PHOTOS



Northwest Parking Area Near Grand Ballroom



View From Scottsdale Rd – Northwest Parking



Northmost Resort Sign



Jackrabbit Rd Near 1<sup>st</sup> Driveway



# EXISTING SITE PHOTOS



Water Parcel



Jackrabbit Rd 2<sup>nd</sup> Driveway

Temp Construction Access – Jackrabbit Rd

Jackrabbit Rd Looking West

