

SUP-22-02 Scottsdale Plaza Resort

Revised Statement of Direction

March 9, 2023

Scottsdale Plaza Resort submitted an Intermediate Special Use Permit (SUP) amendment application for redevelopment of the 36.5-net acre resort located at 7200 N Scottsdale Road. The proposal has similar uses (guest units, meeting spaces, spa, pool/tennis, lobby/administrative offices, and food/beverage). The proposal includes 64 additional guest units (an increase from 404 to 464 with no for-sale product), three new restaurants, new spa with a café, new lobby pavilion, a redesigned resort pool, exterior/interior renovation for all existing buildings, enhanced landscaping, new signage, and some underground parking.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction (SOD) for the Special Use Permit application within 45 days of the first staff presentation. In this case, the SOD must be issued on or before November 27, 2022.

The SOD is not a final decision of the Town Council and does not create any vested rights to the approval of a SUP. Any application for a SUP does not rely solely upon the matters addressed in the SOD. The following is the SOD for the Scottsdale Plaza Resort being issued:

- The General Plan encourages the renovation of SUP sites while protecting the Town's low-density residential character and quality of life. The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering (General Plan Land Use Policy LU.3.2).
- Other General Plan policies related to SUP properties encourage the use of enhanced aesthetics, buffers between uses of significantly differing function and intensity, the integration of pedestrian amenities, attractive streetscapes, use of shade trees, and the integration of art.

The Planning Commission shall focus their review on the visible, audible, and operational impacts the Special Use Permit amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. **Use.** *The resort uses will not change (guest units, meeting spaces, spa, pool/tennis, lobby/administrative offices, and food/beverage), the total number of guest units increase an additional 64 units, the spa component of the resort increases from approximately 13,614 square feet to 32,872 square feet, the food/beverage outlets increase from 4 to 6 outlets (approximately 33,750 gross square feet), and the proposal includes second-story outdoor areas (second story pool at the spa building, roof/viewing deck at the main pool area near the meeting center, and a new event lawn south of the meeting center north of the main Scottsdale Rd driveway).*

The primary areas for the Planning Commission to study include, and are not limited to, the design/layout, impact of said uses to the surrounding area outside the site (specifically noise and light), as well as the specific operational factors (hours of operation, outdoor seating, etc.).

2. **Noise Mitigation/Impact to Adjacent Uses.** *Resorts include outdoor areas for events and where people congregate. As such, the Town partnered with MD Acoustics and a few resorts (this did not include Scottsdale Plaza Resort) to assess noise and offer mitigation strategies. The existing resort includes four pool areas within courtyards enclosed by buildings and two pool areas remain unchanged. The proposal includes remodel of the main pool area with a second story viewing deck. It proposes a pool area within the courtyard of the Big Sister Guest Room Building (which essentially replaces the pool in the executive suites at the southeast corner of the site), and proposes a pool on the second story of the Spa Building. There are also three proposed restaurants with outdoor dining at the intersection of Scottsdale Road and Indian Bend Road and an event lawn just south of the meeting center and north of the main Scottsdale Rd driveway.*

The Planning Commission shall consider impacts including noise, light, traffic, and any other adverse impacts may have on the existing residential properties to the west, southwest, and north of the site. Areas of focus include the following:

- In addition to the submitted acoustical study (which shall address compliance with 45 dB(A) on Sundays, legal holidays, and between the hours of 10:00 p.m. – 7:00 a.m.) and submitted lighting studies, appropriate stipulations may be required to address physical, operational, or other measures needed to mitigate the impact of the proposed improvements (e.g., taller pool barriers, screen walls, volume limiters, restricted hours of use, limiting or prohibiting exterior amplified music or PA system, confirming consistency in enforcement with other Town resorts, and/or new technology to mitigate noise such as, and not limited to, monitoring devices at the property line).
 - Outdoor employee areas and service uses such as maintenance, maid service/laundry, trash collection/storage, mechanical equipment (roof/ground), and other noise generating elements shall be studied to identify applicable buffering or mitigating measures.
 - Review of proposed phasing and general outline for construction.
3. **Density/Lot Coverage/Floor Area Ratio (FAR).** *The proposal adds 64 additional guest units (keys) for a total of 468 keys. The SUP Guideline for guest unit density is one unit for each 4,000 square feet of site area. Site area is typically determined by the net site area/lot size. The net site area shown on the submittal is 1,589,360 square feet (36.5 acres). The nearest number of guest units based on one unit for each 4,000 square feet of site area is 397 keys. There are 404 existing keys (11.1 units per net acre and one unit for each 3,934 square feet of site area) and 468 proposed keys (12.8 units per net acre and one unit for each 3,396 square feet of site area). The existing lot coverage is 21.3% and the proposed lot coverage will increase to 25.0% (which is in compliance with the SUP Guidelines). The existing floor area is 419,744 square feet (26.4% FAR) and the proposed floor area is 519,200 square feet (32.7% FAR).*

The Planning Commission shall evaluate the impact of the proposed density, floor area ratio, and lot coverage while taking into consideration the size of the resort (being the 4th largest resort in Town by site area), the unique location of the resort (adjoining Scottsdale Road and the City of Scottsdale to the east, Ritz Carlton to

the South, Hummingbird Lane to the north, and single-family residential uses to the west), and the proposal retaining most of the existing buildings (getting only interior/exterior renovations) with a mix of one one-story and two-story structures.

4. **Height/Viewsheds.** *Existing building heights range from approximately 15-feet tall to 30-feet tall (with existing approved SUP plans using finished floor/grade). The proposed heights vary from approximately 15 to 36 feet tall. Heights are compliant with the SUP Guidelines (with principal structures up to 36-feet tall, accessory structures up to 24-feet tall, and service structures up to 18-feet tall). Heights shall comply with the SUP Guidelines and shall be measured to the highest finished part of the structure (such as mechanical screening and architectural elements).*

The Planning Commission shall focus on the visibility of proposed buildings as seen from off-site which may require additional visuals (e.g. sight line representation, rendering, etc.) and specifically look at the impact of the two tallest buildings (Big Sister Guest Room Building at 30-feet tall and the Spa & Spa Suites Building at approximately 36-feet tall), along with the physical design connecting the spa suites to the spa (connected via arched walls).

5. **Setbacks.** *The existing SUP approved a 100-foot setback for structures along Scottsdale Road (with exclusions for the porte-cochere presently at a 35-foot setback and approximate 10-foot encroachment on some covered entryways of the lodge building), 65-foot setback along Hummingbird Lane and Indian Bend Road, and both a 40-foot setback and 65-foot setback along the west property line (rear yards of the R-43 lots in Adobe Ranch Unit One). The Special Use Permit Guidelines suggest a 100-foot setback for principal structures (which are structures with guest units or with guest registration, administration offices, and accessory uses) and 40-foot, 60-foot, or 65-foot setbacks for accessory and service structures that differ when measured to property lines adjacent to a residential use (which is only along the west property line of this site) or along a right-of-way. Pools generally available to all guests have a 65-foot setback. All existing and proposed replacement/new structures maintain the existing perimeter building setbacks.*

The Planning Commission shall explore appropriate setbacks and orientation of the new structures while considering the surroundings to these structures (e.g., City of Scottsdale Palmeraie multi-story development), with attention to the privacy and noise levels for residents adjacent to the site (particularly the second-story outdoor areas of the pool at the Spa Building, viewing deck overlooking the main pool area of the check-in/meeting center building, and event lawn).

6. **Landscaping/Buffers.** *The block wall/oleander hedge and 40-foot and 65-foot wide landscape buffers along the west property line (adjoining residential) will remain the same and meets the SUP Guideline of 40 feet. The existing landscape buffer along Hummingbird Lane is 25-feet wide with an oleander hedge and berm to screen parking (which will remain the same and is less the SUP Guideline of 30 feet). The existing landscape buffer along Scottsdale Road is narrow north of the main driveway (minimum of 14-feet wide) and 100-feet wide turf area south of this*

driveway. The interior aisle/parking for the proposed restaurants reduce the landscape buffer south of the main driveway similar to the area north of this driveway. The existing landscape buffer along Indian Bend Road is generally turf and varies 25-feet to over 65-feet wide. The area south of the proposed restaurants will be reduced to a minimum of 15-foot wide to accommodate interior drive aisles. The SUP Guidelines recommend a 50- foot wide landscape buffer along Scottsdale Road and Indian Bend Road.

Primary focus shall be on the perimeter landscaping of the site, including the re-landscaping along portions of Indian Bend Road and Scottsdale Road that should be reviewed using the suggested guidelines from the Town's Visually Significant Corridors Master Plan (e.g., Resort Living Character Zone), review of appropriate screening of the existing utility cabinets along Hummingbird Lane and Indian Bend Road, service areas such as access into the underground parking, and the reduced landscape buffers near the proposed restaurants. Planning Commission shall consider how the use of landscaping and other physical screening buffers the site from adjacent residential uses and whether there is sufficient landscaping in these areas that match the seasonal color, plant density, and quality for a Town resort. In particular, this evaluation shall verify the landscaping incorporates drought tolerant/native plants, low water design, ensures tall trees like palms do not negatively impact views, allows for existing oleanders that screen the resort remain in place, provides shade for walkways and in parking areas, includes a stipulation regarding maintenance and provisions should landscape screening die, among other considerations.

7. **Exterior Lighting.** *The existing lighting complies with the recommended illumination not to exceed 0.5 foot-candles at property line. Several existing fixtures are not hooded/shielded. In addition to the concepts and existing photometric study the applicant needs to provide additional information, particularly along the perimeter property lengths as well as proposed lighting on the building and parking lots (light fixture type, height, watts/lumens, quantities, and cut sheets).*

The Planning Commission shall evaluate the existing non-compliant light fixtures and proposed light fixtures for any impacts to nearby residential properties, how well the new lighting blends with the existing fixtures, and emphasizes the quality expected for a Town resort. In particular, some focus areas include how illumination might wash building elevations as viewed from the residential properties west, southwest, and north of the site; visual impact of string lights and palm tree lights (recognizing that these exist on the resort today and may be desirable in certain locations); replacing existing fixtures that are not hooded and shielded; and balancing the need for safety with aesthetics.

8. **Grading/Drainage & Utilities.** *Preliminary drainage, grading, water, and wastewater reports have been provided and are reviewed by the Town's Engineering Division to ensure compliance with required safety best practices for water conservation and other standards.*

The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should the drainage, grading, and utilities affect the design or impact to nearby properties.

9. **Traffic, Parking, Access, and Circulation.** *The site adjoins Scottsdale Road (a major arterial within the City of Scottsdale with 130 to 150 feet of right-of-way), Indian Bend Road (a collector street with the east portion within the City of Scottsdale and 80 to 95 feet of right-of-way), and Hummingbird Lane (a local street with 50 feet of right-of-way). There are four driveways into the resort. The main driveway is along Scottsdale Road at a signalized light (which will remain with a proposed protective northbound left-turn arrow) and a second driveway (right-in and right-out only). The third driveway is on Indian Bend Road with a proposed roundabout approved as part of the Five-Star/Palmeraie developments south of the resort. The fourth driveway is on Hummingbird Lane approximately 250 feet west of Scottsdale Road designed for access into the resort and right-only out. The resort has 738 total existing surface parking spaces. The proposal includes adding an underground garage with 64 parking spaces and removing surface parking spaces for a total of 547 parking spaces. Indian Bend Road and Hummingbird Lane provide direct access into the Town of Paradise Valley. These circumstances coupled with the necessary coordination of the Indian Bend street improvements as part of the Five Star- Palmeraie development creates a heightened need for ensuring the proposed redevelopment does not negatively impact safety, parking, and circulation.*

The traffic, parking, and circulation is reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards which may require additional analysis that shall include and is not limited to the verification that the shared parking analysis related to the proposed parking space reduction will meet future parking needs to accommodate the increased activities proposed. The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should parking and circulation affect the design or impact to nearby residents.

10. **Signage.** *The resort presently has four entry monument signs. There are two illuminated monument signs at the main Scottsdale Road entrance on either side of the driveway. These are 40 lineal feet in length, 16.59 square feet in sign area, and vary in height between 3 feet 6 inches to 8 feet tall. There is also a small directional sign in the median. Similar smaller signs to the entry monuments are located north of this entrance near Hummingbird Lane and at the Indian Bend Road access (both 11 feet 8 inches in length, 24.25 square feet in sign area, and vary in height between 2 feet 6 inches to 5 feet 6 inches tall). These entry monument signs also include the names of the restaurants and spa. The former*

Remington's restaurant which was located at the intersection of Scottsdale Road and Indian Bend Road also included two non-illuminated building signs and a non-illuminated sign on the existing screen wall along Scottsdale Road. The main lodge also includes building logo/resort name signage. The proposed signs on the sign locations preliminary diagram are in similar locations, but require additional detail to review.

The Planning Commission shall evaluate the size, height, location, and illumination of all proposed signs for appropriateness and compliance with the SUP Guidelines.

The Town Council recognizes that too many and/or overly detailed plans and documents may create a substantial financial burden on the applicant. Therefore, the Planning Commission shall consider requesting and/or requiring only the necessary plans and documents needed to evaluate and complete the Intermediate SUP Amendment.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application and make a recommendation to the Town Council, including a draft Ordinance, on or before May 24, 2023.