

Scottsdale Plaza Resort
Guideline Comparison
April 2023

Below is an evaluation of how the Scottsdale Plaza Resort Intermediate Special Use Permit amendment application to add 64 additional guest units (an increase from 404 to 468 with no for-sale product), three new signature restaurants, new spa with café, new lobby pavilion, a redesigned resort pool, freshly painted exterior/interior renovation for all existing buildings, enhanced landscaping, new signage and undergrounding of select parking meets Special Use Permit (SUP) Guidelines. **Red** highlighted text indicates where the proposal does not meet guidelines. **Purple** highlighted text indicates where the existing condition does not meet guidelines and will remain or similar to the existing condition on a replacement structure.

No.	Topic	SUP Guideline - Town Code - Town Policy - General Plan	Proposed by Applicant
1	Use	<p><u>Section 1102.2 of the Zoning Ordinance identifies allowable uses for a resort:</u></p> <ul style="list-style-type: none"> ○ Guest units ○ Accessory uses <ul style="list-style-type: none"> ○ Indoor/outdoor recreational facilities ○ Retail sales ○ Office & business services ○ Restaurants/food services ○ Meeting spaces ○ Dwelling units 	<p>The changes include the total number of guest units increasing an additional 64 units. Using the Sheets 1.10 and 1.11 of the applicant packet numbers, the spa component of the resort increases from approximately 7,121 square feet to 35,500 square feet. The food/beverage outlets increase from 4 to 6 outlets (approximately an increase from 11,766 square feet to 36,096 square feet excluding kitchen/back of house area). The addition of second-story outdoor areas (pool at the spa building) and a second event lawn (near the driveway entry off Scottsdale Road). The total meeting space increases from 29,736 square feet to 32,366 square feet.</p> <p><i>Analysis: The type of resort uses will not change (guest units, meeting spaces, spa, pool/tennis/pickleball, lobby/administrative offices, and food/beverage) and are compliant with Section 1102.2.</i></p>
2	Noise Mitigation/Impact to Adjacent Uses	<p>Section 1102.3.C of the Zoning Ordinance allows the Town to require various plans and studies, including a noise study to evaluate the compatibility of the proposed project with surrounding areas.</p>	<p>The applicant submitted acoustical and lighting photometric studies that demonstrate compliance to Town noise and light standards at the property line.</p>

			<p>The existing resort includes four pool areas within courtyards enclosed by buildings (which will increase to five pool areas – one on a second level at the spa). There are also three proposed restaurants with outdoor dining at the intersection of Scottsdale Road and Indian Bend Road and a new event lawn located south of the existing main lodge near Scottsdale Road.</p> <p><i>Analysis: The typical noise generator uses (e.g. pools) are generally within a courtyard setting. This design acts as a barrier. The proposed event lawn south of the existing main lodge located near Scottsdale Road and setback some 600 feet away from the nearest single- family homes along Hummingbird Lane with buildings between it allows for use of this event lawn in compliance with Town requirements. Similarly, the location of the proposed second- level pool area at the spa may be open to the south along Indian Bend Road but its approximate 135-foot setback to the north Indian Bend Road right-of-way line, the spa hours are during the day, and the uses directly south is the proposed City of Scottsdale Palmeraie development that aid in mitigation of possible nuisances.</i></p>
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3	Density/Lot Coverage/Floor Area Ratio	<p><u>SUP Guidelines:</u> 1 guest unit per 4,000 sq ft = 397 maximum guest units</p> <p>25% Maximum Lot Coverage</p> <p>60% Maximum Impervious Surface</p> <p>40% Minimum Open Space</p>	<p>Lot Size 1,589,360 sf (net) 404 existing units (11.1 units/net acre and 1 unit/3,934 sf) and 468 proposed units (12.8 units/net acre and 1 unit/3,396 sf)</p> <p>17% (270,721 sf existing) 22% (346,779 sf proposed)</p> <p>46% (731,372 sf existing) 40% (632,619 sf proposed)</p> <p>54% (858,568 sf existing) 60% (956,741 sf proposed)</p>
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		No Floor Area Ratio Guidelines	<p><i>Analysis: 12.8 units/net acre is higher than the average existing Town resort density of 8.3 units/net acre (largest being Doubletree Paradise Valley Resort at 20.1 units/net acre). Even though the 12.8 density is on the higher end for current Town resorts, there are characteristics about the site and area which mitigate the impact of this density. This includes the large acreage, large perimeter setbacks, mix of one-story and two-story structures, and location adjoining the City of Scottsdale and heavily travelled streets supports the added number of guest units without impacting adjoining properties. The floor area ratio for the various Town resorts range from 9.8 percent (Camelback Inn) to approximately 35 percent (Sanctuary and Montelucia Resorts). The existing Scottsdale Plaza Resort has a floor area ratio of 22 percent and as proposed will increase to 29 percent falling within the existing floor area ratio range for current Town resorts.</i></p>
4	Height/Viewsheds	<p><u>SUP Guidelines (Buildings):</u></p> <p>Maximum 36' – Principal Structures (guest registration, admin offices, and guest units).</p> <p>Maximum 24' - Accessory Structures</p> <p>Maximum 18' – Service Structures Towers/architectural features may be higher subject to SUP approval</p>	<p><u>Little Sister Meeting Center (Renovated Lodge Building)</u> – 29'4" finished floor per 1984 plans and porte-cochere - 16'10"</p> <p><u>Lobby Pavilion</u> – 19'</p> <p><u>Big Sister Guest Room Building</u> – 36', with portions at 33' and 24'</p> <p><u>Big Sister Guest Room Villas</u> – 15',</p> <p><u>Little Sister Cabana</u> - 15'</p> <p><u>Spa & Spa Suites</u> - 35'6" and 15'</p> <p><u>Restaurant Buildings</u> - 24' from lowest natural grade to top of parapet with many roof areas at 17' and 18' tall</p> <p><u>Fitness</u> – 16'6"</p> <p><u>Pool Bar/Equipment</u> – 14'</p>

		<p><u>SUP Guidelines (Open Space Criteria (OSC))</u>: Starting at 16' height at 20' setback in which height increases via 20-degree slope (24' height at 40' setback, 28' height at 60' setback, 32' height at 80' setback, 36' height at 100' setback)</p>	<p>Based on setbacks/heights new/replacement buildings are compliant. The proposed restaurant buildings at 24' tall at a minimum 65' setback along Indian Bend Rd and 100' setback along Scottsdale Rd is under the OSC. A 24' height would meet the OSC at a 40' setback. Similarly, the Big Sister Villas at 15' tall and setback 65' from the west property line are under the OSC. The existing and replacement porte cochere on Little Sister Meeting Center is 16'10" tall at a 34' setback whereby the maximum OSC height is 22'9" at a 34' setback.</p> <p><i>Analysis: All the existing and proposed structures are within the SUP height guidelines.</i></p>
5	Setbacks	<p><u>SUP Guidelines (Buildings from Residential – West Property Line)</u>: Minimum 100' – Principal Structures</p> <p>Minimum 60' - Accessory Structures</p> <p>Minimum 100' – Service Structures</p> <p><u>SUP Guidelines (Buildings from Street or Non-Residential)</u>: Minimum 100' – Principal Structures</p>	<p>The 1971/1984 SUP approved perimeter setbacks of 65' to the west, north, and south and 100' to the east.</p> <p><u>Big Sister Guest Room Villas (Single Story)</u> – 65' matches existing villa setback and replaced recreation building, no change to existing villas along northwest at 40' & 65' setback</p> <p>None along west property line</p> <p>None along west property line</p> <p><u>Little Sister Meeting Center (Renovated Lodge Building)</u> – 34' for replacement porte cochere similar to existing approved 35' setback to Scottsdale Rd and no change to some existing covered walkways at ~94'7" setback; No change to 96' to 100' setback from Hummingbird Ln</p> <p><u>Lobby Pavilion</u> – ~255' from Scottsdale Rd (porte cochere); ~285' from Indian Bend Rd</p> <p><u>Big Sister Guest Room Building</u> – ~300' from Scottsdale Rd; ~420' from Indian Bend Rd</p> <p><u>Little Sister Cabana Guestrooms</u> - ~195' from Hummingbird Ln</p> <p><u>Spa & Spa Suites</u> - ~270' Scottsdale Rd; ~150' from Indian Bend Rd</p>

		<p>Minimum 40' - Accessory Structures</p> <p>Minimum 65' – Service Structures</p> <p><u>SUP Guidelines (Pools):</u> Minimum 65' Generally Available All Guests</p>	<p><u>Restaurant Buildings</u> – 100' to building, ~ 90' to outdoor dining terrace from Scottsdale Rd; 65' to building, ~50' to outdoor dining terrace from Indian Bend</p> <p><u>Fitness</u> – Attached to existing service building setback 150' from Hummingbird Ln</p> <p><u>Pool Bar/Equipment</u> - ~250' from Hummingbird Ln</p> <p><u>Pools/Spas for Guest Units</u> 5 pools – minimum setbacks below 173' to west (existing) 268' to Hummingbird Ln (existing) 338' to Scottsdale Rd (existing & new) 150' to Indian Bend (new 2nd level spa pool)</p> <p><i>Analysis: The existing and proposed building setbacks meet existing conditions or the SUP Guidelines. The setbacks match existing conditions, with the new villa buildings matching the existing one-story villas at approximately 15' tall and setback 65'. Even though this is a principal structure, it is not at the SUP Guideline of 36' in height. The proposed height and setback for these villas are less impactful than the SUP Guideline for an accessory structure adjoining residential (24' tall at a 60' setback). The encroachment of the porte-cochere along Scottsdale Road represents approximately 40 lineal feet of the 1,225 lineal feet of Scottsdale Road frontage (3%). Also, the replacement porte- cochere has a height similar to the existing condition.</i></p>
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6	Landscaping Buffers	<p><u>SUP Guideline</u> Landscape islands every 100' within surface parking, shade trees every 4 stalls</p> <p><u>SUP Guidelines (Landscape Buffers):</u> Minimum 40' – Adjoining Residential</p> <p>Minimum 30' - Hummingbird Ln</p> <p>Minimum 50' – Indian Bend Rd</p> <p>Minimum 50' – Scottsdale Rd</p> <p><u>Section 5-10-7.D, Town Code/1996 Landscape Guidelines</u> Landscape right-of-way at average of 100 lineal feet (lf) with four 15-gallon trees and five 1-gallon shrubs; 1996 Landscape Guidelines trees 30' intervals (Ironwood trees 20%) and shrubs 20' intervals. Results in 36 to 49 trees and 44 to 61 shrubs along each street frontage. Discourage oleanders, palms, eucalyptus. Section 8-2-6, Town Code prohibits mulberry and olive (unless non-pollenating variety)</p> <p><u>General Plan LU 3.2.</u> Town shall require redevelopment within SUP properties to provide necessary mitigation through context and scale, architectural design, setbacks, sound moderation, resort property programming, and landscape buffering. [Refer to Setbacks for landscape buffer widths]</p>	<p><i>Generally compliant landscape islands/shade trees</i></p> <p><i>Minimum 40', mostly 65' (existing/no changes)</i></p> <p><i>25' (existing/no changes)</i></p> <p><i>24' minimum to loop drive and 65', 16'2" minimum Indian Bend (new south of restaurants) but increase in width from 60' to 100' east of the driveway.</i></p> <p><i>9'3" to 11'8" minimum Scottsdale Rd and areas at 24", north of entry 9'3" and south of entry new condition at 13'8" minimum compared to existing at ~90' which is 65' on the 1983 approved plan)</i></p> <p><i>Hummingbird Ln ~1,250 lf (1,220 lf excluding driveways), mostly oleander hedge to remain as approved in 1984 SUP Existing and proposed quantity of trees less than guideline since oleanders are not considered a tree. Scottsdale Rd ~1,225 lf (1,100 lf excluding driveways) with 45 trees within the setback area; Indian Bend Rd ~1,250 lf (1,200 lf excluding driveways) with 50 trees within the setback area, Using larger 36"/48" box; 1,665 shrubs in the frontage area excluding the accents and groundcover. Existing/proposed palms, not in right- of-way; No eucalyptus, mulberry, and olive</i></p> <p><i>Existing perimeter landscape buffers to remain (includes perimeter oleanders hedges), minor landscape enhancements in areas to remain, and new landscaping in areas around new/remodeled buildings (east portion of the site and Scottsdale Rd/Indian Bend frontages). Master plant list are drought tolerant, reduction of turf</i></p>
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		<p>areas from the existing condition, and variety of color.</p> <p><i>Analysis: The SUP amendment makes no changes to the existing buffers along the west property that adjoins the single-family homes of Adobe Ranch Unit 1 that is within the SUP Guideline of a minimum landscape buffer of 40 feet in width. The buffer along the west property line has a six-foot tall block wall, oleander hedge, and setback that varies from 40 feet to 65 feet. There are also no changes along Hummingbird Lane (oleander hedge and parking lot berm) at a buffer setback of 25 feet as compared to the SUP Guideline of 30 feet. The buffers along Indian Bend Road will remain at the same width west of the driveway (24 feet and 65 feet) with added trees and landscaping as compared to the SUP Guideline buffer of 50 feet in width. The buffers east of the driveway along Indian Bend Road will increase at the driveway from approximately 60 feet in width to 100 feet in width and then reduce to 16 feet 2 inches in width south of the new restaurants approximately 345 lineal feet due to the access aisle around the restaurants. The area of the reduced width includes a five-foot tall wall to screen the access into the underground garage, eight trees (mostly mesquite), shrubs/ground cover, and the one-story, maximum 24-foot tall restaurant buildings are setback 65 feet. The existing buffers from the 1971 and 1984 SUP along Scottsdale Road north of the driveway vary in setback from 9 feet 3 inches to 24 feet below the current SUP Guideline buffer of 50 feet in width. South of the Scottsdale Road driveway the buffer is 90 feet in width (65 feet in width on the 1984 SUP plan). This existing area has turf. The proposed amendment reduces the buffer along Scottsdale Road to a minimum of 9 feet 3 inches north of the Scottsdale Road driveway and 13 feet 8 inches south</i></p>
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			<p><i>of the driveway to allow for driveway aisles and parking. The offsets to the reduced buffer setback along Scottsdale Road includes the six-foot tall wall to screen the meeting center porte-cochere, additional landscape buffer in the right-of-way of approximately eight feet in width, and that the proposed landscape plan along Scottsdale Road meets the Town's guidelines (includes 45 trees along with shrubs and groundcover) compared to the turf and few palm trees between the buildings and street.</i></p> <p><i>Despite some existing buffer setbacks less than the guidelines and reduced landscape buffer setbacks near the proposed restaurants, the landscaping provides quantities, variety, color, and drought tolerant material that is consistent with a Town resort. The mitigation of the reduced buffer setback along Scottsdale Road and south of the proposed restaurants along Indian Bend Road include walls screening the porte-cochere and access into the underground garage, the one-story, maximum 24-foot tall restaurant buildings setback of 65 feet, the additional landscape buffer in the right-of-way of approximately eight feet in width, and that the proposed landscape plan meets the Town's landscaping guidelines in these areas. This includes 45 trees along Scottsdale Road and 8 trees along Indian Bend Road south of the proposed restaurants with shrubs and groundcover compared to the existing turf and few palm trees between the buildings and street. There are also many new stipulations (e.g. maintenance).</i></p>
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7	Exterior Lighting	<p><u>SUP Guidelines:</u> Light source/bulb hooded and shielded so not visible from adjacent properties</p> <p>Up lighting - 300 lumens Pole lights:</p> <ul style="list-style-type: none"> • 16' Max Height • 16' Setback (height of pole determines setback) <p>1.6 foot-candles (fc) – Parking Lots 5.0 foot-candles – Interior Driveways 5.0 foot-candles – Service Buildings 3.0 foot-candles – Other Structures 5.0 foot-candles – Pool/Function 10 foot-candles – Outdoor Dining</p> <p>Outdoor Lighting in Residential Setback Area:</p> <ul style="list-style-type: none"> • 0.5-foot candle • 3' height limit <p>Building lighting (no guidelines)</p>	<p>Light source of existing and proposed are hooded and shielded with the exception of the existing approved lantern-style fixtures which the approval includes a stipulation to retrofit the existing lantern fixtures with a compliant shield or replacement within the Special Use Permit Guidelines for the fixtures within the perimeter setbacks.</p> <p>The existing parking lot fixtures are 7' tall with the new lights in the area of the amendment being an angled ground-mounted fixture up to 370 lumens and 2,700 Kelvins.</p> <p>Existing illumination less than 0.5 fc at property line.</p> <p><i>Analysis: This lighting is within the Special Use Permit Guidelines average illumination for lighting adjoining parking and drive aisles suggested at an average illumination of 1.6 to 5.0 foot-candles and not more than 5.0 foot-candles at the property line. The illumination is at 5.0 maximum foot-candles at the fixture and lowers to 0.0 and 0.1 foot-candles along the property line. The fixtures are also at a brightness of 2,700 Kelvins within the desired 3,000 Kelvins. The proposal retains the existing condition with no proposed lights within the landscape buffer west of the Indian Bend Road driveway, the west property line along the adjoining residential homes, and west of the Hummingbird Lane driveway. The majority of the lights are along Scottsdale Road which already has a high illumination from the streetlights. The nearest illumination to the homes to the west is the proposed single-story 15-foot tall guestroom villas that will have a wall light at the guest unit entrance door at a setback of 65 feet and greater to the west property line. Views of this lighting is also blocked by both a 6-foot</i></p>
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			<i>block wall and tall oleander hedge that results in 0.0 footcandles at the property line. The draft ordinance includes Stipulations 56, 57, and 58 that includes compliance to the approved plans with a final lighting plan to be reviewed and approved by the Town's Community Development Department prior to the issuance of the first Certificate of Occupancy for SUP-22-02, fixture adjustment if needed after installation, and specific provisions on height, Kelvins, and location (that includes retrofitting the existing lantern fixtures with a compliant shield or replacement within the Special Use Permit Guidelines for the fixtures within the perimeter setbacks).</i>
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8	Grading/Drainage & Utilities	<p>Submit with SUP preliminary drainage, grading, water, and wastewater information provided and are reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards.</p>	<p><i>Analysis: Provided and meets required safety and other standards. Stormwater generally flows from the west and outfalls at the northeast corner at the Scottsdale Rd and Hummingbird Ln intersection. The proposed improvements are localized on the east half of the site and consist of a series of underground storm drains, retention and catch basins, along with two underground onsite retention tanks (one in the north parking area east of the Hummingbird Lane driveway at 19,000 cf volume and the other underneath the drive aisle between the three proposed restaurant buildings and Scottsdale Road at 51,000 cf volume). The existing drainage channel east of the Indian Bend Rd driveway will have a large retention basin with underground pipes to accommodate the drive aisle around the proposed restaurants and daylight before the intersection to follow historic flows. All utility improvements are onsite with no impact to offsite utilities other than connection to existing lines.</i></p>
9	Traffic, Parking, Access, & Circulation	<p><u>SUP Guidelines:</u></p> <ul style="list-style-type: none"> 1.2 spaces per guest unit 2.0 spaces per dwelling unit 1.0 space per 50 sf net dining 1.0 space per 2 seats/equivalent meeting space 1.0 space per 300 net sf retail 1.0 parking space per 300 net sf office and service establishment <p>Shared parking allowable via approved traffic/parking analysis</p> <p>Parking & driveway areas situated to prevent lights shining onto adjacent residential properties</p> <p>Parking and driveway areas within 200' of residential to be screened with 3' tall wall or landscape berm</p>	<p>There are four access driveways into the resort. The main access is along Scottsdale Rd at a signalized light and a right-in and right-out at the check-in/meeting center building to remain. This access leads to a large surface parking area and the loop drive aisle which includes various parking areas distributed throughout the property (which are screened via low walls and/or berms). There is also secondary access off Indian Bend Rd which is in the location of a proposed roundabout approved as part of the Five-Star/Palmeria developments south of the resort. The other access is on Hummingbird Ln approximately 250' west of Scottsdale Rd (which will remain, used for service access, and was designed for access into the resort with right-turn only out). The resort has 738 total existing surface parking spaces. The proposal includes adding an underground garage with 88 parking spaces, removing the majority of the surface parking spaces at the southeast portion of the site, and having 571 total parking spaces.</p>

		<p>No loading trucks, truck parking, trash containers within 100' of residential property</p> <p><u>Setbacks for Parking Lots/Interior Drives/Drive</u> Minimum 60' from residential</p> <p>Minimum 40' from other</p> <p><u>General Plan Policy LU 6.2 on traffic:</u></p> <p>LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution.</p> <p>Policy 77 (Street Cross Sections): Major (Scottsdale Rd) - City of Scottsdale 150' ROW (130' Town)</p> <p>Collector (Indian Bend Rd) – 60' ROW Part in City of Scottsdale</p> <p>Local (Hummingbird Ln) – 50' ROW</p>	<p>There are no loading trucks, truck parking, trash containers within 100' of residential property (west property line) per the existing SUP or proposal. The nearest are four enclosures used to store yard and other equipment setback 100' from the west property line with an area west of that noted as plant nursery on the ALTA and trash bins based on available aerial/imagery which would be within 100' and was noted to the applicant.</p> <p>65' minimum to west property line (existing/no changes)</p> <p>North of entry 9'3" and south of entry new condition at 13'8" minimum; 25' Hummingbird Ln (existing/no changes) 15' minimum Indian Bend (new south of restaurants)</p> <p>The application packet includes acoustical, photometric, parking, traffic impact, open space criteria assessment..</p> <p>130' – 150' ROW</p> <p>80' – 95' ROW</p> <p>50' ROW</p> <p><i>Analysis: There is no change to the existing circulation and access at the resort. The parking analysis is compliant with professional standards. The site is proposed with 571 parking spaces (483 surface and 88 in an underground garage) that meets the modeled worse-case parking demand per the parking analysis. The site will have extra onsite parking capacity of 656 total parking</i></p>
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			spaces through its valet management plan and offsite parking agreements with the Millennium McCormick Scottsdale located at 7421 N Scottsdale Road and the parking agreement at the McCormick-Stillman Railroad Park located at 7301 E Indian Bend Road.
10	Signage	<p><u>SUP Guidelines:</u></p> <p>ID/Monument Signs on Arterial Street (Scottsdale Rd):</p> <ul style="list-style-type: none"> ○ Maximum 8' tall ○ 40 sq ft aggregate size ○ Placed at resort entrance <p>ID/Monument Signs on Other Streets:</p> <ul style="list-style-type: none"> ○ Maximum 4' tall ○ 32 sq ft aggregate size ○ Placed at resort entrance <p>Traffic & Directional Signs:</p> <ul style="list-style-type: none"> ○ Maximum 5' tall ○ 12 sq ft aggregate size <p>Building Signs:</p> <ul style="list-style-type: none"> ○ Not addressed in SUP Guidelines ○ Deferred to Fire/Building Codes <p>No moving or animated signs</p> <p><u>SUP Guidelines Recommend Sign Illumination in Compliance with Article XXV Zoning Ordinance (Signs):</u></p> <p>Light source/bulb to be shielded so bulb not visible from off property</p> <p>0.75- foot candles at property line for Internally illuminated</p> <p>3000K for external illumination</p>	<p>The applicant requests to defer the exterior sign approval as covered in Stipulation 55 that the applicant will provide a more detailed exterior sign package for review and approval in a subsequent Special Use Permit amendment pursuant to Article XI, Special Uses and Additional Use Regulations, of the Town Zoning Ordinance. The only signage that has some level of detail are the two entry wall signs at the Scottsdale Road driveway.</p> <p><i>Analysis: Based on the conceptual plans the proposed signs are expected to comply and/or be similar to the existing condition.</i></p>

11	Context Appropriate Design	<p><u>General Plan Policies:</u></p> <p>LU 3.2 - 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.</p> <p>LU 6.5 - The Town shall encourage context- appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.</p> <p>CC&H 2.2 - Town shall encourage building design that respects and responds to local context, massing and scale, including use of energy saving and sustainable materials where feasible, responsiveness to the Sonoran Desert climate, and consideration of the cultural and historic context of the Town of PV neighborhoods.</p> <p>CC&H 2.6 - The Town shall support the development of architecturally significant public and private buildings and resort development in key locations to create new landmarks and focal features that contribute to the Town's identity and value the Town's location, climate and historic legacy.</p>	<p>The application packet includes master plan, conceptual floor plans, conceptual elevations, visual images, conceptual renderings, illustrative color/materials, along with narrative text to aid in understanding context appropriate design.</p> <p><i>Analysis: The policies from the General Plan broadly cover architecture and address mitigation of context appropriate development (e.g., scale, massing, façade articulation) and a high-quality built environment that contribute to the Town's identity. The proposed and existing buildings are context-appropriate in design. There are approximately 65 total existing buildings compared to 71 total buildings with the proposed SUP amendment, with 58 or 80% of these buildings remaining. These existing buildings have a plaster/stucco finish, arches framing entryways and walkways, and terracotta roof tile elements. The common design elements for both the proposed buildings and the existing buildings will be the material and colors as shown in the narrative packet of white, terracotta, and desert rose colored plaster, earth tone metal cladding, and wood soffits. The three restaurant buildings and lobby pavilion behind these restaurants have a slightly different design but still keep with the overall design theme at the resort through colors, material, clean lines, a combination of natural and manmade materials, graphic shapes, and integrating indoor and outdoor spaces.</i></p>
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12	Walls/Fences	<p><u>SUP Guidelines Recommend compliance with Article XXIV Zoning Ordinance Walls & Fences</u></p> <p>Maximum 8' tall Adjoining Residential</p> <p>Varies from 3' to 8' tall (with 2' berm) along the Scottsdale Rd, Hummingbird Ln, and Indian Bend Rd based on wall/fence type and setback. Article XXIV of the Zoning Ordinance which suggest no walls/fences within the first 10-foot setback along a right-of-way, linear walls over three-feet tall up to six-feet tall along Indian Bend Road and Hummingbird Lane be setback 20 feet, linear walls over three-feet tall up to six-feet tall (eight-feet with a two-foot berm) along Scottsdale Road be setback 20 feet since this is a major arterial, and walls/fences along the west allowable up to eight-feet tall adjoining residential. The Town's Visually Significant Corridors Plan which the SOD references encourages utility screening that incorporates the materials used elsewhere within the plan, such as stone and patterns/themes from the applicable Character Zone (Resort Living).</p>	<p>6' tall block wall, No proposed changes to existing wall along west property line adjoining R-43 lots.</p> <p>The proposed screen wall at the porte-cochere of the Big Sister Meeting Building is 6' tall and 108' long at an approximate 5' setback from the Scottsdale Rd property line. The proposed screen wall across the underground garage access along Indian Bend Rd is 6' tall and 35' long at an approximate 5' setback from the Indian Bend Rd property line.</p> <p>The two entry sign walls at the Scottsdale Rd driveway are 5' tall and 52' long at an approximate 5' setback from the Scottsdale Rd property line (with a larger setback as the walls curve into the site leaving an approximate 23' lineal length visible). The two entry sign walls at the Indian Bend Rd driveway are 5' tall and 30' long at an approximate 5' setback from the Indian Bend Rd property line (with a larger setback as the walls curve into the site leaving an approximate 15' lineal length visible). The utility screens walls are 6' tall in a breeze block pattern that complements the building architecture.</p> <p><i>Analysis: There are few walls/fences along the rights-of-way of this resort and no change to the oleander hedge and 6' tall block wall along the west property line adjoining the residential homes in Adobe Ranch Unit One or the berm/oleander hedge along Hummingbird Lane. The legislative Intermediate SUP process is appropriate to allow a different setback. In particular, the two proposed screen walls will hide actively used areas like the garage access and the activity under the porte-cochere. The screen wall and portion of sign walls along Scottsdale Rd represent approximately 155 lineal feet of the 1,225 lineal feet of Scottsdale Road frontage (13%) and 65 lineal feet of the lineal feet 1,250 Indian Bend frontage (5%).</i></p>
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RESORT SUP PROPERTY	TOTAL NET SITE ACREAGE	TOTAL SITE SQUARE FEET	TOTAL UNITS	DENSITY (UNITS/ACRE)	TOTAL DRIP LINE SQUARE FOOTAGE (ESTIMATED)	LOT COVERAGE (%)	TOTAL FLOOR AREA (SF) (ESTIMATED)	FAR (%) (ESTIMATED)	MAXIMUM HEIGHT (FEET)	PARKING SPACES	PARKING SPACES PER UNIT	TOTAL FLOOR AREA PER PARKING SPACE	Near Scottsdale Rd
Andaz (8)	22.1	964,042	185	8.4	138,466	14.4%	138,466	14.4%	25	278	1.5	498	*
Andaz (8) (Proposed)	27.2	1,183,069	195	7.2	173,276	14.6%	173,276	14.6%	25	290	1.5	598	*
Camelback Inn	117.0	5,096,520	453	3.9	400,000	7.8%	500,000	9.8%	36	1157	2.6	432	
Doubletree PV	18.8	818,928	378	20.1	173,970	21.2%	257,251	31.4%	28	559	1.5	460	*
Hermosa Inn	6.4	277,022	49	7.7	68,035	24.6%	68,035	25.0%	24	189	3.9	360	
Montelucia (4)	28.0	1,219,680	327	11.7	349,900	28.7%	427,650	35.1%	44	738	2.3	579	
Mtn Shadows (3)	68.5	2,983,860	331	4.8	505,750	16.9%	767,524	25.7%	36	494	1.5	1,554	
Ritz Carlton (1)(2)(9)	104.1	4,534,596	458	4.4	746,168	16.5%	1,129,168	24.9%	48	1380	6.4	818	*
Sanctuary (5)	37.4	1,629,144	184	4.9	219,566	13.5%	564,000	34.6%	24	369	2.0	1,528	
Scottsdale Plaza (6)	36.5	1,589,940	404	11.1	270,721	17.0%	351,107	22.1%	30	737	1.8	476	*
Scottsdale Plaza (Proposed)	36.5	1,589,940	468	12.8	346,779	21.8%	464,935	29.2%	36	571	1.2	814	*
Smoke Tree (7)	5.0	218,096	30	6.0	24,100	11.1%	24,100	11.1%	18	70	2.3	344	*
Smoke Tree (Proposed)	5.0	218,096	82	16.4	64,350	29.5%	116,570	53.4%	36	143	1.7	815	*
AVERAGES (Existing, Excludes Proposed)	44.4	1,933,183	280	8.3	289,668	17.2%	422,730	23.4%	31	597	2.6	705	
AVERAGES (Proposed, Excludes Existing Andaz and Scottsdale Plaza)	44.9	1,955,086	287	8.3	300,754	17.7%	437,594	24.1%	32	582	2.5	749	

(1) Total site acreage includes internal roads and Area E2 (which requires further SUP approval)

(2) A-1 Villas and D Attached Residences have maximum height 36'; E1 Resort Retail 30'; Height measured finished grade-not more than 2' fill to highest point

(3) Height measured from original natural grade or finish grade (if lower than natural grade), 3' allowance for chimney, elevator enclosure, architectural features; parking total includes for-sale product and excludes valet mode

(4) Height measured from finish grade to highest point, lodge at 36', Plaza buildings at 32' and 34'; some elements to 44'; stipulated to a total floor area of 427,650 sf and a maximum building footprint of 25% and lot coverage of 31% with overhangs, canopies, shade structures and misc structures

(5) Includes the Casa parcels zoned SUP-Resort, assumes these have a 15% floor area ratio being hillside lots and likely not reaching 25%; excludes valet mode on parking

(6) Existing height on plans are from finished floor, not finished grade or natural grade that may result in increased height

(7) Net area, gross including right-of-way 5.363 acres

(8) SUP allows up to 201 units

(9) Parking total includes all areas including for-sale product, for-sale product only counted 2 spaces per unit and Area E-2 not factored since requires a future amendment; valet mode not included

Date: March 13, 2023

Data is as accurate as possible, some data are estimates

10 resorts in town (excludes the 2 country clubs and El Chorro)

The numbers provided in the table above are only one of many ways to evaluate an application and should be viewed as seeing general trends