

SUP History/Scope of Request

Scottsdale Plaza Resort

Intermediate Special Use Permit Amendment (SUP-22-02)

History

Annexed in 1964 with only one single-family home located in the southwest portion of the site, the Town approved the original Special Use Permit (SUP) zoning for the north half of the Scottsdale Plaza site in 1971, with the construction of this phase built in 1976. The south phase of the resort received Special Use Permit approval in 1984, with construction of this phase built in 1986. The site is appropriately designated in the General Plan as Resort/Country Club and zoned Special Use Permit – Resort.

The existing resort has 404 guest units grouped in individual buildings, one-story and two-story. The northern portion consists of larger buildings with the main lodge, administrative offices, meeting rooms, spa, dining, main pool, and tennis courts. The south portion have larger suites in smaller building groups around central courtyards (two courtyards with pools) and at the northwest corner of Scottsdale Road and Indian Bend Road a former restaurant. The resort site has a total of approximately 419,744 square feet of existing floor area and a maximum height of 29 feet 4 inches (measured from finished floor). The last major SUP amendment at this resort occurred in 1984, with several minor and managerial amendments after this period. The last amendment allowed for the remodel of the northern courtyard area and addition of a trellis and new fire pit. Refer to the SUP History on this site for more information.

Scope of the Request

The request is an Intermediate SUP amendment as it meets the three criteria outlined in Section 1102.7.C of the Zoning Ordinance in: (1) not changing or adding uses otherwise allowable on a resort property; (2) increasing the floor area more than 40-percent (the request is an increase of 32.0-percent using the existing floor area of 351,107 square feet to a proposed floor area of 464,935 square feet); and (3) is not expected to have a significant material effect that cannot be sufficiently mitigated.

Below is a summary of the proposed site improvements which are further outlined in the enclosed Resort Comparison and Consideration Points (Attachment I).

- **Uses.** The type of resort uses will not change (guest units, meeting spaces, spa, pool/tennis, lobby/administrative offices, and food/beverage). The resort experience will continue to offer two unique experiences with the north portion of the site focused on families and activities around the large central pool/recreational area and meeting room venues. Whereas the south portion is primarily suites and will focus on the use of the new spa and reinforce the existing tranquil setting.
- **Southeast Site Area.** The proposal is to demolish the four existing building cluster (includes 12 executive guest suites, pool, and the former Remington's restaurant) and the parking areas west and north of this cluster of buildings near Scottsdale Road and Indian Bend Road. These will be replaced with the following:
 - Three restaurant buildings including an underground parking garage. These buildings are one-story, not to exceed 24 feet tall with varying roof heights approximately 17 to 18-feet tall, 100-foot setback to Scottsdale Road (90-foot setback to outdoor dining), and 65-foot setback to Indian Bend Road

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- (50-foot setback to outdoor dining).
 - A lobby pavilion for guest services. This is one-story, approximately 19 feet tall, 255-foot setback to Scottsdale Road, and 285-foot setback to Indian Bend Road.
 - The Big Sister Guest Room Building cluster with 36 guest units. These units are 540 square feet, two-story, not to exceed 36 feet tall with portions at 30 feet tall and 24 feet tall, 300-foot setback to Scottsdale Road, and 420-foot setback to Indian Bend Road.
 - The Spa & Spa Suites building cluster with 6 guest suites. The guest suites are approximately 625 square feet, one-story, and 15-feet tall. The spa area is two-story and 35-feet 6-inches tall. Setbacks are 270-feet to Scottsdale Road and 150-foot setback to Indian Bend Road. The spa includes a second-story pool area.
- *Northeast Site Area.* The proposal is to demolish several of the buildings within the existing pool/recreation courtyard near the main lodge (which will remain screened by the existing two-story guest unit buildings to the north and south) and includes a major remodel to the existing lodge (which remains at approximately 30 feet tall). The existing lodge is identified as the Little Sister Meeting Center with the replacement of the porte-cochere with a new one of similar height at 16 feet 10 inches and setback of 34 feet. Since the various existing buildings will remain, there are no changes to the heights (varying from 11 to 23 feet tall from finished floor) and setbacks (minimum 65 feet from Hummingbird Lane and 100-feet from Scottsdale Road minus the porte-cochere and a couple covered walkways at a setback of approximately 94 feet 7 inches). The replacement buildings/areas include the following:
- One-story fitness addition to the support building within the main pool courtyard and screened by an existing building to the north.
 - One-story pool pavilion building which is in the main pool area courtyard and will be screened by the Little Sister Meeting Center and existing two-story guest units.
 - Little Sister Cabana Guestrooms with 24 guest units in the main pool area courtyard. These units are 389 square feet each, one-story, 15-feet tall, 195-foot setback from Hummingbird Lane and screened from view by the existing two-story guest units to the north and south.
 - Event Lawn proposed at the south end of the meeting center and north of the main Scottsdale Road driveway. The event lawn has a minimum setback of 100 feet from the Scottsdale Road property line and is approximately 120 feet by 125 feet and screened by a 10-foot tall hedge.

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- *Southwest Site Area.* Except for the demolition of an existing one-story recreation building, there are no changes in this portion of the campus except for interior and exterior renovations of the existing guest units, along with refreshing landscape areas as needed. The proposal replaces the recreation building with eight Big Sister Guest Room Villas of similar design to match the nearby villas. These units are 513 square feet each, one-story, 15-feet tall, and matches the 65-foot setback of the existing villas and recreation building for demolition. The SUP Guidelines recommend 100-foot setback.
- *Northwest Site Area.* There are no changes in this portion of the site except for interior and exterior renovations of the existing guest units, along with refreshing the adjoining landscape areas as needed.
- *Landscaping/Buffers/Lighting.* The areas of demolition and new/replacement buildings will be re-landscaped and will have new lighting fixtures. Overall the new landscaping and lighting will comply with Town guidelines. The existing landscape buffer widths along Hummingbird Lane (25-feet versus the SUP Guideline of 30 feet and uses an oleander hedge) and the portion of Scottsdale Road north of the main entrance (9-feet 3-inches minimum versus the SUP Guideline of 50 feet) will remain. There is also no change to the oleander hedge landscape buffer along the west property line (minimum 40 and 65 feet setback; SUP Guideline is 40 feet). The most visible change is proposed south and east of the restaurants along Scottsdale Road and Indian Bend Road where the landscape buffer is proposed to be 13-feet 8-inches wide in some areas.
- *Parking & Circulation.* The existing circulation pattern with a ring drive aisle around the site and center drive aisle off the Scottsdale Road main access will remain. 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 (676 parking spaces in full valet mode). This is a decrease of total parking spaces. However, based on the submitted parking analysis the site was overparked and as with other current resorts parking requirements apply a shared parking assessment. The proposed parking space per guest unit is 1.2 compared to the existing 1.8. This meets the SUP Guideline of 1.2. Refer to the parking analysis for additional information.