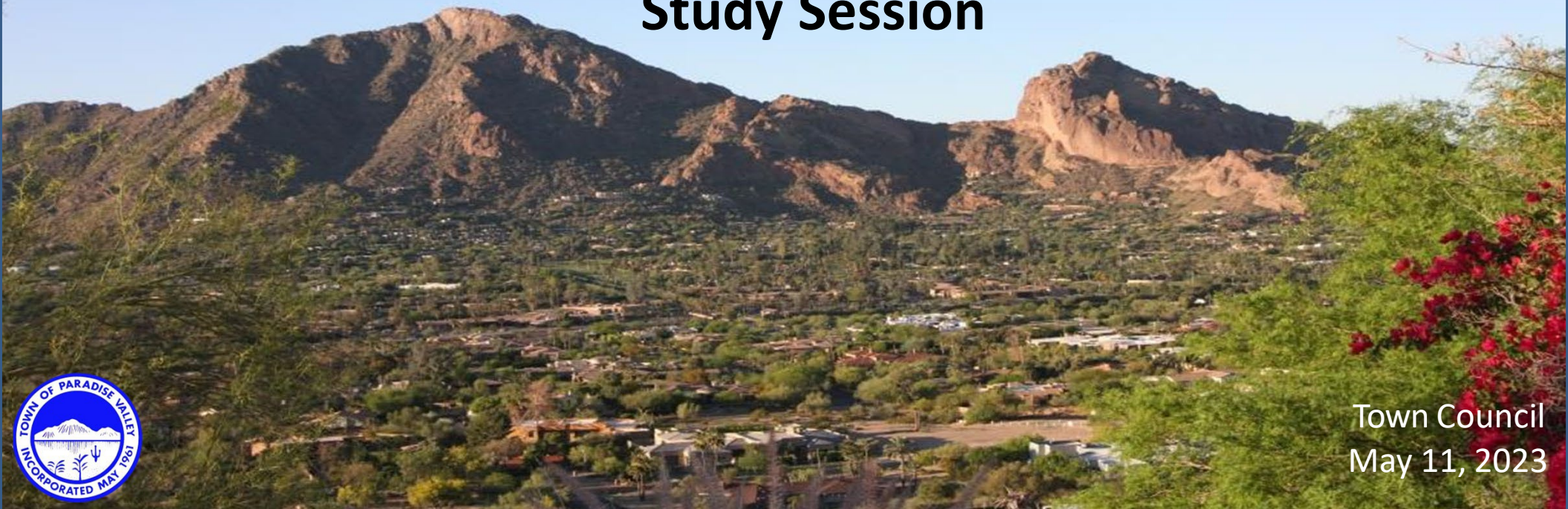


# **TOWN OF PARADISE VALLEY**

## **Scottsdale Plaza Resort Intermediate Special Use Permit Amendment 7200 N Scottsdale Rd Study Session**



Town Council  
May 11, 2023



# TODAY'S GOAL

2

- **Discussion of Intermediate SUP Amendment  
Scottsdale Plaza Resort (SUP-22-02)**



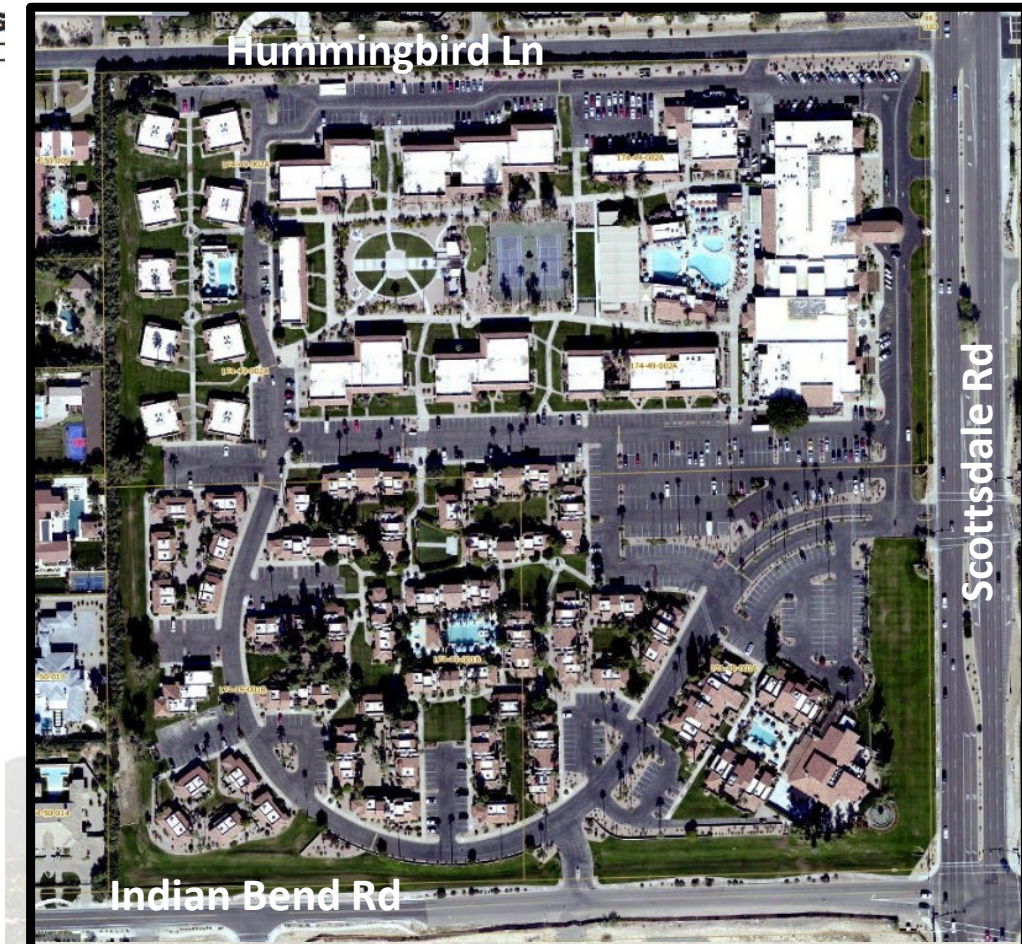
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# SCOPE – OVERALL SITE PLAN

3



# PLANNING COMMISSION

4

- Planning Commission forwarded a unanimous recommendation of approval on May 2<sup>nd</sup>
- 3 work sessions covering the full amendment review (Dec 20<sup>th</sup>, Feb 7<sup>th</sup>, Apr 4<sup>th</sup>)
- Applicant presented information on architecture and parking (Apr 18<sup>th</sup>)
- Meetings to extend review time (Mar 7<sup>th</sup> (Commission), Mar 9<sup>th</sup> (Council))
- Primary items discussed throughout the process
  - Parking analysis to understand the proposed number of spaces
  - Architecture and how the new blends with the existing
  - Noise analysis resulting in the applicant removing the 2<sup>nd</sup> floor pool deck
  - Perimeter landscaping and lighting



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# SCOPE – USE & PROJECT DATA

5

- Uses comply with Zoning Ordinance (Section 1102.2)
- Guest units
- Accessory uses
  - Indoor/outdoor recreational facilities
  - Retail sales
  - Office & business services
  - Restaurants/food services
  - Meeting spaces

	SUP Guidelines	Existing	Proposed
<b>Lot Size</b>	Minimum 20 acres	36.5 acres	No change
<b>Density Guest Units</b>	397 (1 per 4,000 sf) (10.9 units per net acre)	404 (1 per 3,934 sf) (11.1 units/net acre)	468 (1 per 3,396 sf) (12.8 units/net acre)*
<b>Total Area Impervious</b>	Maximum 60% impervious area	46%	40%
<b>Lot Coverage</b>	Maximum 25%	17%	22%
<b>Floor Area Ratio</b>	None	22%	29% **

\* Within existing resort density range 3.9 du/acre to 20.1 du/acre  
large site, large setbacks, mix 1-story & 2-story, and location adjoining non-residential support increased density

\*\* Within the existing resort Floor Area Ratio range 9.8% to 35.1%



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# SCOPE – DESIGN

6

- 80% of the existing buildings to remain
  - Exterior painting/finishing of existing buildings
- Existing and new buildings will use consistent colors/materials
  - White, terracotta, desert rose colors
  - Earth tone metal cladding
  - Wood soffits
- Overall design theme
  - Enhance different experience from the north and south part of resort (rooms vs suites)
  - Use of clean lines, use of natural and manmade materials, graphic shapes (arches), and integrating indoor/outdoor spaces



CEMENT PLASTER - OFF WHITE



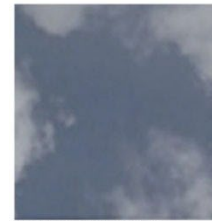
CEMENT PLASTER - BRIGHT WHITE



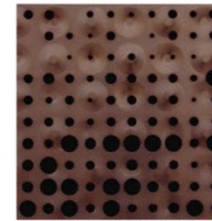
CEMENT PLASTER - TERRACOTTA



CEMENT PLASTER - DESERT ROSE



HIGH PERFORMANCE GLAZING



METAL CLADDING - PERFORATED



METAL CLADDING



WOOD SOFFITS

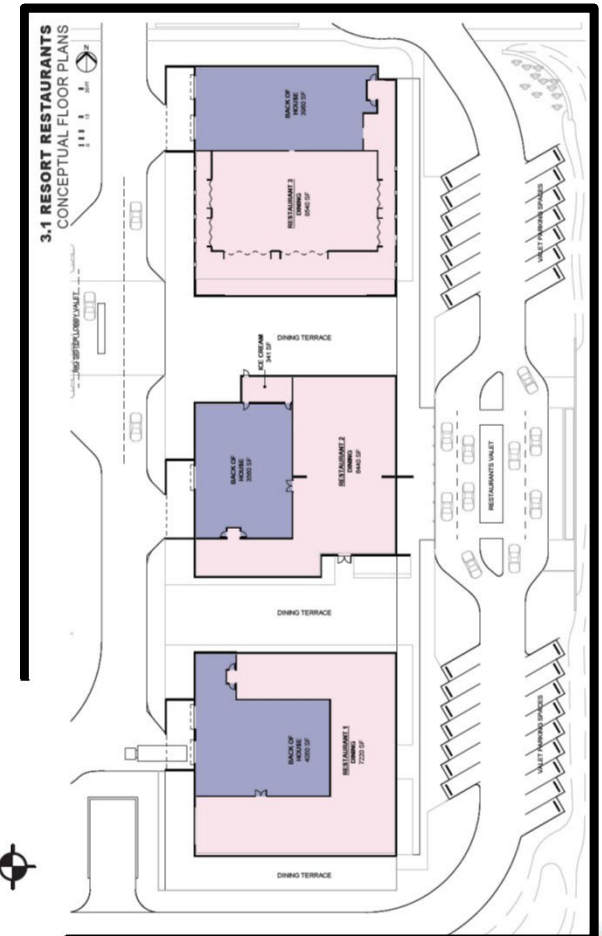


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# SCOPE – RESTAURANTS

7

- Within height and setback guidelines
- Guideline 24' tall, 40' setback
- 1-story, roof height varies 17', 18' & 24'
- Setback 100'/90' to Scottsdale Rd
- Setback 65'/50' to Indian Bend Rd
- Colors and materials blend with other buildings and Palmeraie development
- All buildings follow material palette

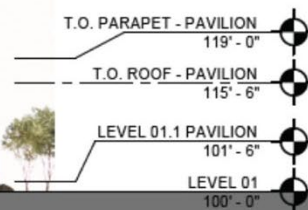
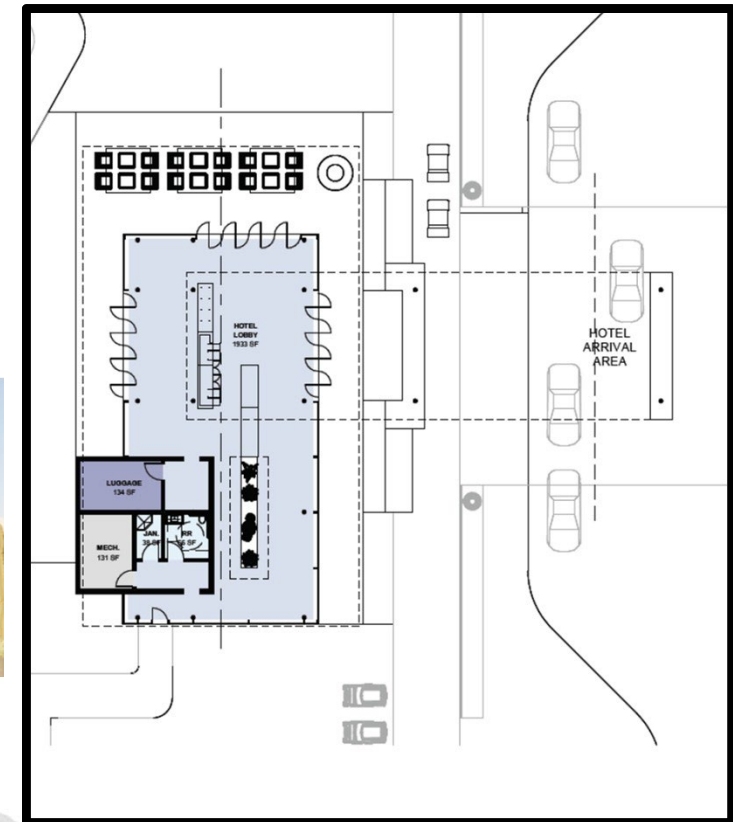


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# SCOPE – BIG SISTER LOBBY PAVILION

8

- Within height and setback guidelines
- Guideline 36' tall, 100' setback
- 1-story, roof height varies 15' and 19'
- Setback 255' to Scottsdale Rd
- Setback 285' to Indian Bend Rd
- Matches the style of the restaurants



EAST ELEVATION

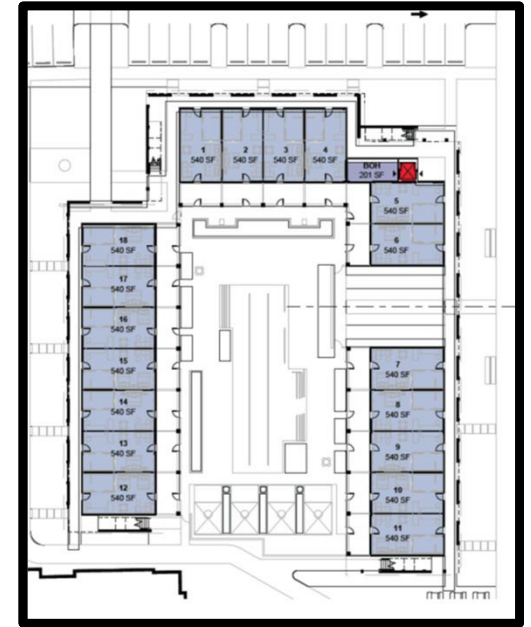
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# SCOPE – BIG SISTER GUEST ROOMS

9

- Within height and setback guidelines
- Guideline 36' tall, 100' setback
- 2-story, roof height varies 24', 33', and 36'
- 36 guest units (540 sf each)
- Setback 300' to Scottsdale Rd
- Setback 420' to Indian Bend Rd
- Matches the style of the existing guest room buildings



# SCOPE – SPA & SPA SUITES

10

- Within height and setback guidelines
- Guideline 36' tall, 100' setback
- 1-story at 15', 2-story at 35'6"
- 6 guest units ground floor (~625 sf each)
- Spa, 2<sup>nd</sup> floor pool 6 a.m. – 10 p.m. limit
- Setback 270' to Scottsdale Rd
- Setback 420' to Indian Bend Rd
- Matches the style of the existing guest room buildings



WEST ELEVATION



# SCOPE – BIG SISTER VILLAS

11

- Within height guidelines and matches existing villas setback
- Guideline 36' tall, 100' setback
- 1-story, 15' tall
- 8 guest units (513 sf each)
- Setback **65'** to west property line
- Painting the building to match, carries arch theme and tile roof of the other villas



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# SCOPE – MEETING CENTER

12

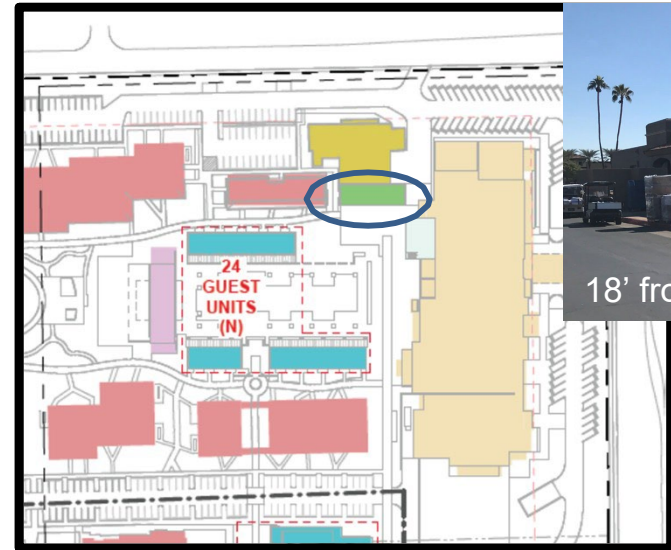
- Within height and setback guidelines
- Guideline 36' tall, 100' setback
- Interior changes, 2-story at 29'4"
- Replacement porte-cochere 34' setback, 16'10" tall
- Removed proposed 2<sup>nd</sup> floor view deck
- Setback 100'/94'7" to Scottsdale Rd
- Setback 100' to Hummingbird Ln
- Painting the building to match



# SCOPE – FITNESS ADDITION

13

- Within height and setback guidelines
- Guideline 24' tall, 40' setback
- 1-story, 16'6" tall
- Inside courtyard, attached to service building
- Setback 150' to Hummingbird Ln
- Painting the building to match, carries arch theme

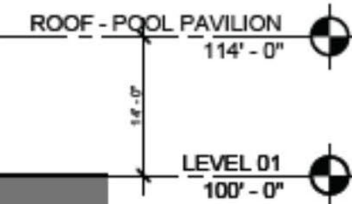
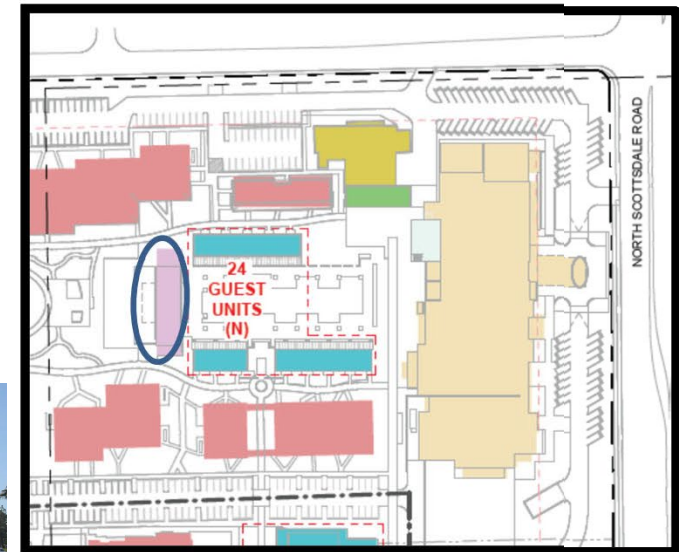
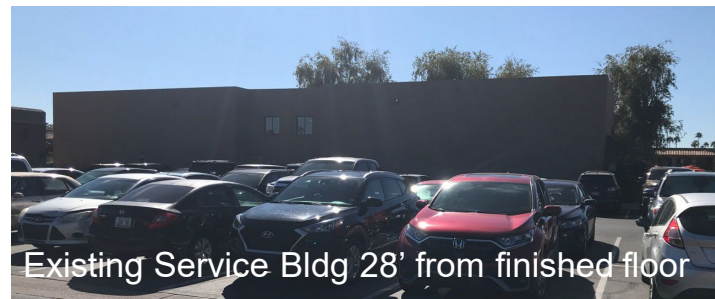
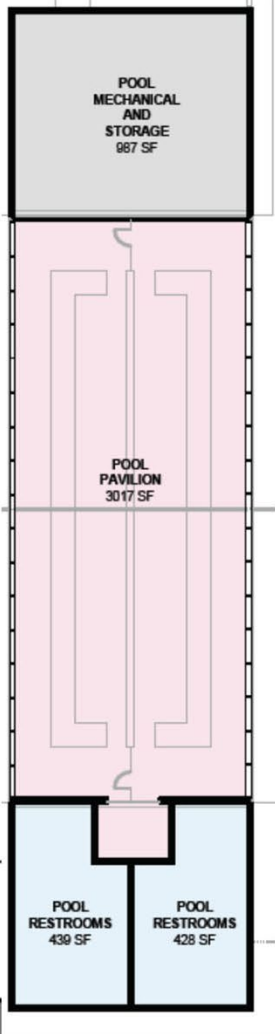


18' from finished floor



# SCOPE – POOL BAR/EQUIPMENT

- Within height and setback guidelines
- Guideline 18' tall, 65' setback
- 1-story, 14' tall
- Inside courtyard
- Setback 250' to Hummingbird Ln
- Painting the building to match





# SCOPE – LITTLE SISTER CABANA VILLAS

15

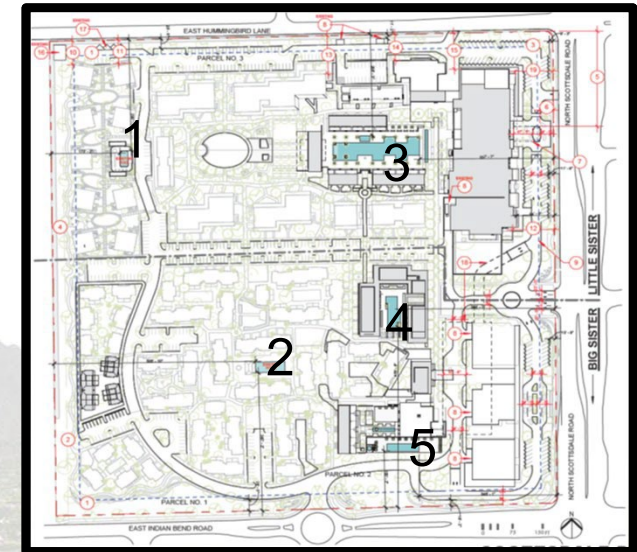
- Within height and setback guidelines
- Guideline 36' tall, 100' setback
- 1-story, 15' tall
- Inside courtyard
- 24 guest units (389 sf each)
- Setback 195' to Hummingbird Ln
- Painting the building to match, carries arch theme



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# SCOPE – POOLS

- 5 pool areas
  - Renovating main pool area
  - Relocating one pool area
  - Adding 2<sup>nd</sup> story spa pool
- Guideline, 65' minimum setback if generally available to all guests
- Minimum setbacks vary 150' to 338'
- Within courtyards or facing non-residential
- Stipulations (All outdoor areas)
  - Stip 29 discourages amplified music/PA and prohibits it between 10 p.m. – 7 a.m.
  - Stip 43 Install a distributed audio system with outdoor audio plan required prior to C of O
  - Stip 45 all live music or events moved indoors at or before 10 p.m.



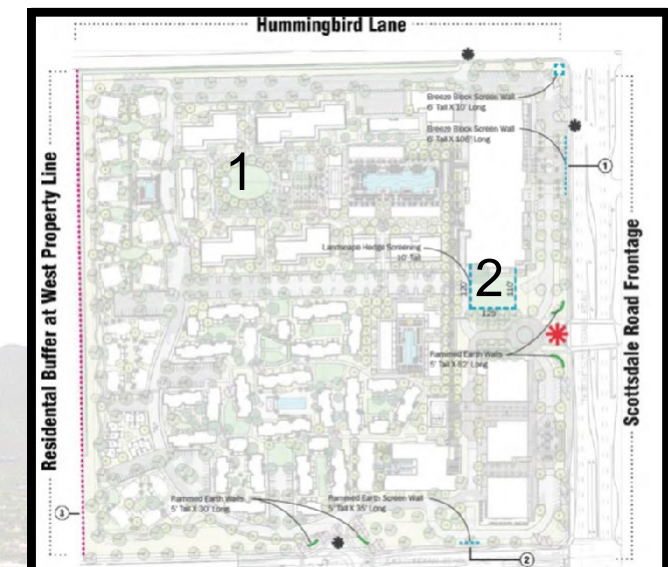


# SCOPE – EVENT LAWNS

- 2 event lawns
  - Main resort pool area courtyard
  - Adding south end of meeting center
- No guidelines
- Minimum setbacks vary 150' to 338'
- Within courtyards or along Scottsdale Rd
- Stipulations (All outdoor areas)
  - Stip 29 discourages amplified music/PA and prohibits it between 10 p.m. – 7 a.m.
  - Stip 43 Install a distributed audio system with outdoor audio plan required prior to C of O
  - Stip 45 all live music or events moved indoors at or before 10 p.m.



17



Proposed Landscape  
Hedge Screen Walls

Indian Laurel Hedge  
Stip 61 amended to have hedge  
material frost and drought tolerant

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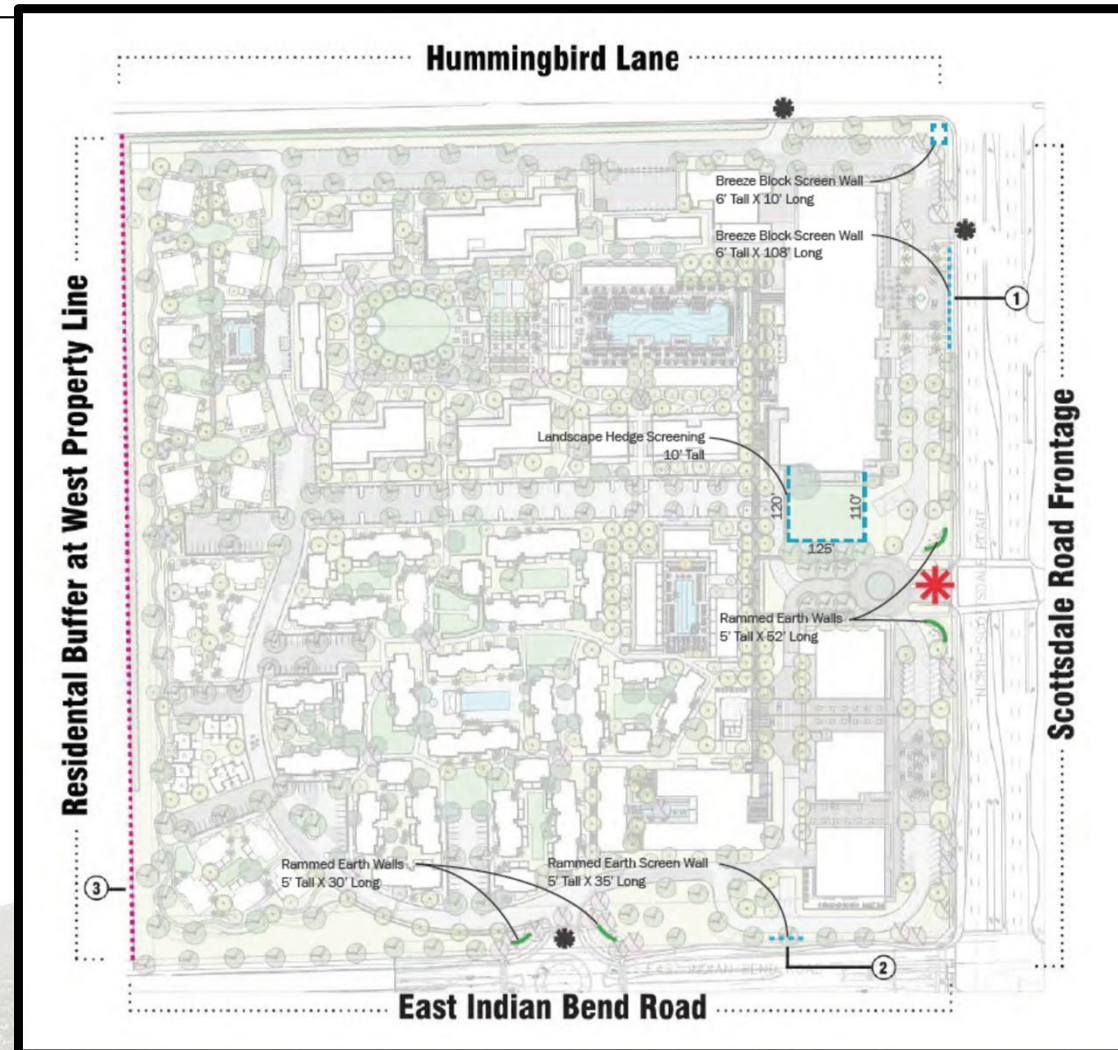




# WALLS/FENCES

18

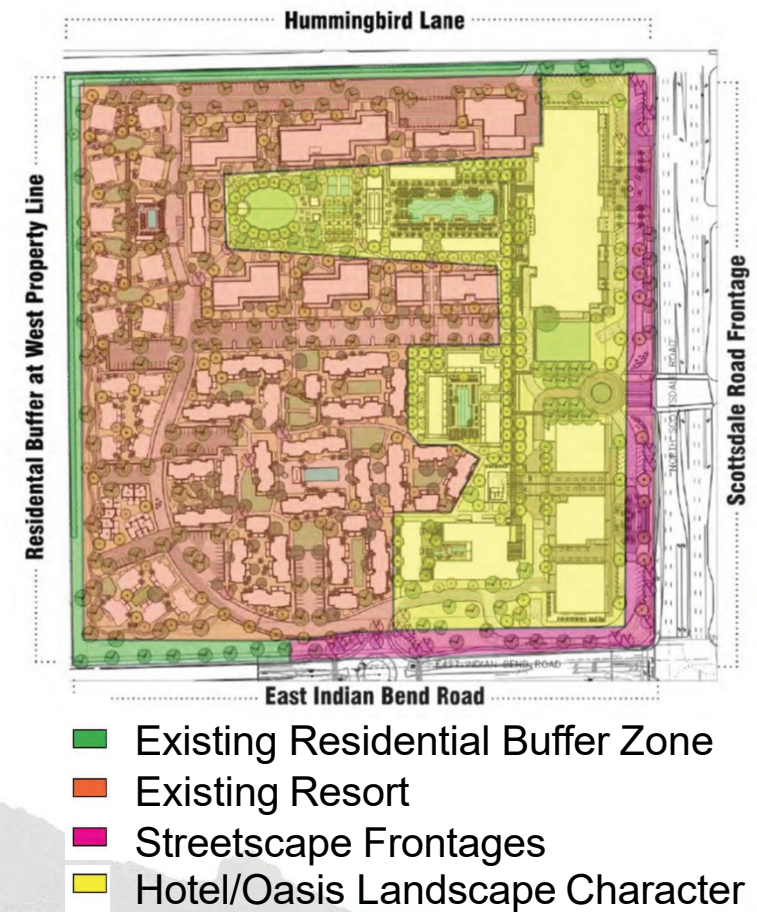
- Proposed walls/fences
  - 2 screen walls (6' tall, 5' setback, porte-cochere & garage access)
  - Utility screening (6' tall, Indian Bend & Hummingbird)
  - Entry sign walls (4 total, 4' tall, 5' setback)
- Walls/fences meet guidelines except setback
  - Screen active areas/unsightly items
  - Small portion of total lineal frontage (13% Scottsdale Rd, 5% Indian Bend Rd)



# LANDSCAPING/PERIMETER BUFFERS

19

- No changes to most existing buffers
  - Hummingbird Ln (25' vs 30')
  - Indian Bend Rd portion west of driveway (24' vs 65')
  - Along west property line (40' and 65')
- Increase buffer along Indian Bend Rd
  - East of drive/west restaurants (60' to 100' vs 50')
- Reduce some buffer areas
  - Indian Bend south restaurants (60' to 16'2" vs 50')
  - Scottsdale Rd south of driveway (65' to 13'8" vs 50')
  - Scottsdale Rd north of driveway (9'3", 11'8" to 9'3" vs 50')
- Mitigations to the reductions
  - Existing street condition is turf and a few palm trees vs. proposed tree and shrub counts exceed guidelines
  - Plants meets variety, color, and drought tolerant guidelines
  - Additional ~8' landscape width in right-of-way
  - Restaurant buildings are 1-story and setback 65' and 100'
  - Wall screens at porte-cochere and garage access
  - Stipulations on maintenance/replacement

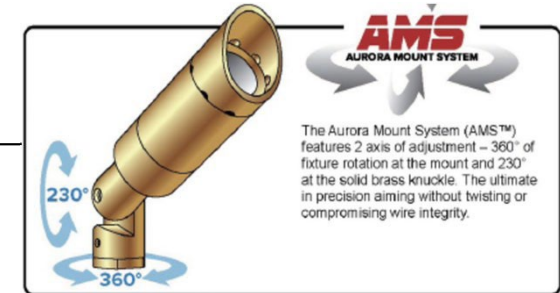


Note : (existing buffer setback vs guideline setback) 5/11/2023





# LIGHTING



- Proposed lighting is within SUP Guidelines
  - Existing 7' tall pole lights (vs. 16')
  - Illumination within foot-candle (fc) ranges
  - Not more than 0.5 fc at residential property line, 0.75 fc others
- No lighting on west and north
- Stip 58.a within the perimeter setback retrofit or replace existing lantern to code
- Stip 56 final lighting plan prior to C of O



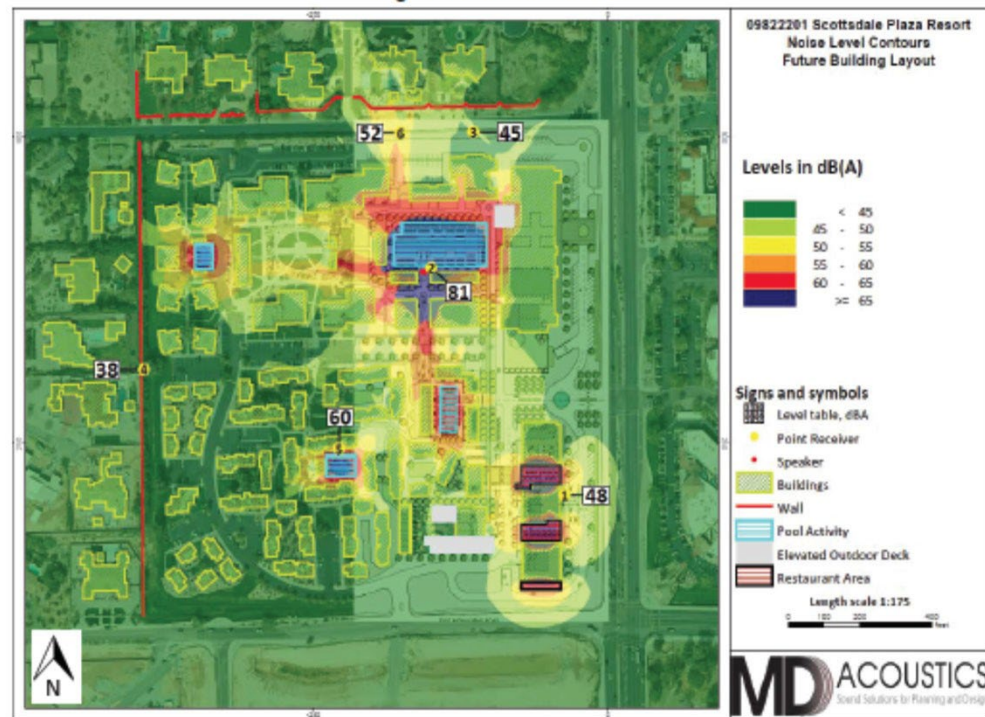


# NOISE ANALYSIS

21

- Meets professional standards
  - Includes pickleball courts 35 decibels at nearest property line
- Shows resort will operate within Town noise provisions
- Few past complaints in 5 years
- Several stipulations
  - Construction-related items
  - Mechanical equipment
  - Maintenance
  - Noise & lighting limits
- Implement distributed audio system
  - Stip 43 to submit audio plan prior to C of O
- Others factors that aid compliance
  - Outdoor activities inside courtyard
  - 100' + setbacks to property line
  - Adjoins 3 streets increase setback
  - Adjoins many non-residential uses

Figure 3: Main Pool Event



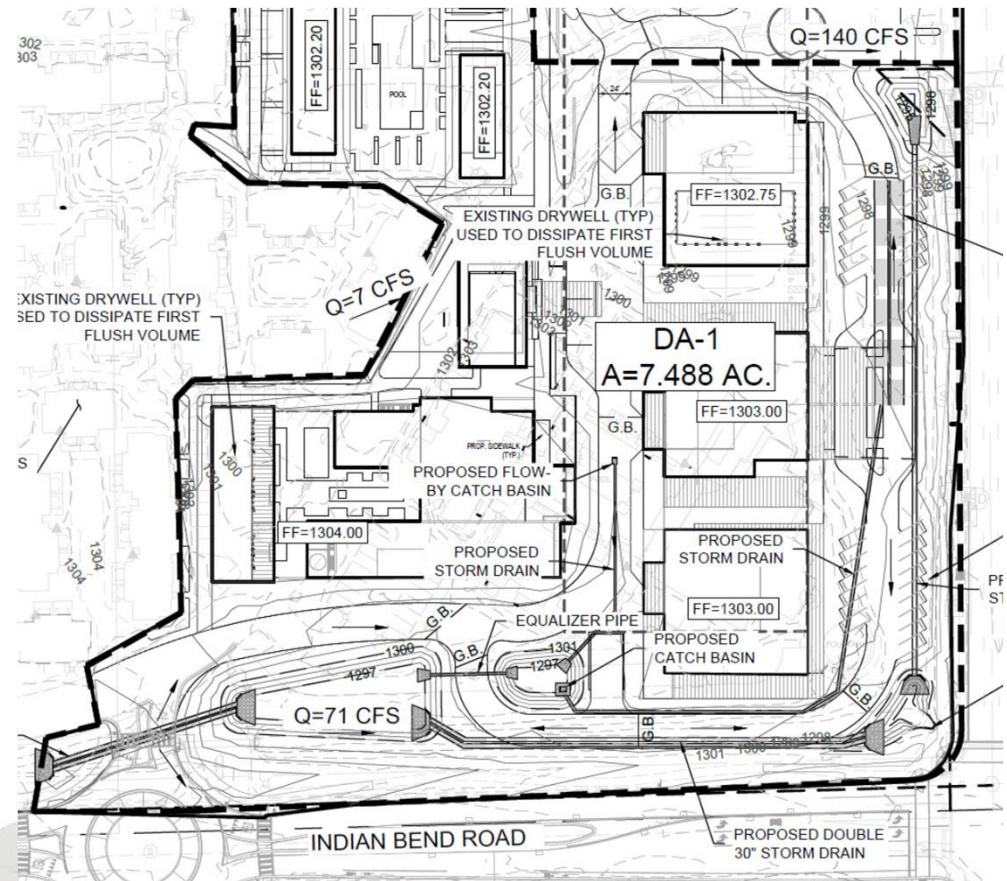
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# DRAINAGE/UTILITIES

22

- Meets professional standards
- SOD states drainage/utilities for Commission resource
- Stormwater flows west, outfalls at northeast site corner
- No change to volume/location at property line
- Series of underground storm drains, retention/catch basins, and 2 retention tanks
- Basic utility connections/onsite work



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# ORDINANCE

---

23

- A. Site legal description
- B. Summary of Prior SUP Amendments
- C. Stipulations (64 total)
  - Definitions
  - General
  - Construction – Development
  - Management – Maintenance
  - Uses
  - Noise
  - Parking & Circulation
  - Signage
  - Lighting
  - Landscaping
  - Cellular Antennas
  - Approved Plans
- D. Track change of Prior Stipulations



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# STIPULATIONS

24

## ■ General Stipulations (Summarized)

1. If conflict between stips and plans, stips govern
2. SUP runs with land and this SUP supersedes all prior SUPs
3. Violation remedies pursuant to the Zoning Ordinance
4. Use comply with all laws and when conflict SUP prevails
5. Development conform to approved plans
6. Applicant provide electronic version of approved plans
7. Name of the resort can change without requiring SUP amendment
8. Time shares and subdividing for sale/resale prohibited
9. Owner has right to develop in accordance with SUP
10. SUP is valid and enforceable
11. Owner provide waiver of claims



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# STIPULATIONS

25

- Construction – Development Stipulations (Summarized)
  - 12. Provide a schedule for demolition with 1<sup>st</sup> building permit
  - 13. No building permit issued without engineering/architectural plans that meet current codes and no C of O issued until deemed complete/accepted
  - 14. Submit a construction schedule prior to permit issuance
  - 15. Meet and install all required fire items prior to C of O
  - 16. During construction post sign with contact information
  - 17. Install temporary screening around the construction areas
  - 18. Sweep public streets during construction
  - 19. Complete ROW improvements prior to last C of O – utility screening
  - 20. Coordinate with others on planned ROW improvements & Town Manager authority to approve necessary construction/related easements
  - 21.- 24. Screening of utility & mechanical equipment
  - 25. Walls meet approved plans, 5' minimum setback to right-of-way
  - 26. Re-dedicate the adjoining ROW widths
  - 27. Combine all 3 parcels prior to issuance of 1<sup>st</sup> building permit

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# STIPULATIONS

26

## ■ Management – Maintenance Stipulations (Summarized)

- 28. Property be under unified management and not subdivided for sale
- 29. & 30. Maintenance coordinated through single entity and in good repair
- 31. Employee areas located near buildings away from perimeter
- 32. Designated contact person at the resort to address issues
- 33. Interiors may be remodeled with SUP amendment
- 34. No outdoor material storage allowed except at construction



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# STIPULATIONS

27

## ■ Uses Stipulations (Summarized)

- 35. Property used for resort only with uses customary to Section 1102.2
- 36. Buildings meet minimum setbacks and heights on approved plans
- 37. Outlines minimum resort quality standards
- 38. Hours of operation
- 39. Outdoor areas no permanent bar/food prep, amplified prohibited 10 pm – 7 am
- 40. Allows temporary tents on the event lawns or other locations via special event permit, limits height to 24' and setback to 40', 16 consecutive days
- 41. Allows 1 tennis court or 2 pickleball courts with existing restrictions



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# STIPULATIONS

28

## ■ Noise Stipulations (Summarized)

- 42. Reference to compliance to Article 10-7, Control of Excessive Noise, and Article 8-10, Nuisance Noise, as may be amended (Stip 42)
- 43. Owner employ all necessary means to comply such as, and not limited to, the installation of a distributed audio system and a noise limiter requiring the submittal of an outdoor event audio plan prior to C of O (Stip 43)
- 44. Deliveries of construction material shall comply with Town noise code (Stip 44)
- 45. All live music/events be concluded - moved indoors at/before 10 p.m. (Stip 45)
- 46. Resort manager responsible to measure the noise levels using an on-site sound level meter as a means to monitor compliance (Stip 46)
- 47. Testing of any emergency generators shall be limited to Mon-Fri 8 a.m. to 4 p.m., for no longer than 45 minutes at a time and screened (Stip 47)



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# STIPULATIONS

29

- **Parking & Circulation Stipulations (Summarized)**
  - 48. Minimum space by 180 sf, 9 x 18 space requires 2' clear area
  - 49. Use golf carts etc. but these cannot park or use public streets
  - 50. Requires 547 minimum spaces and berms/walls on spaces facing street
  - 51. Buses and similar vehicles to shuttle guests/employees allowed
  - 52. Parking on adjoining public roads prohibited, except may be allowable during construction
  - 53. When parking demand expected to exceed capacity, initiate a parking management plan (e.g., valet, hiring off-duty officers, etc.)
  - 54. All designated fire lanes have 14' vertical/20' horizontal clearances



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# STIPULATIONS

30

## ■ Signage Stipulations (Summarized)

55. Applicant provide detailed sign package later via SUP amendment per code

## ■ Lighting Stipulations (Summarized)

56. Lights meet Approved Plans, not clear meet SUP Guidelines

57. Lighting element of fixture visible offsite Town can require adjust

58. Additional exterior lighting requirements

- a. Retrofit the lantern-style fixture so shielded or replace
- b. New lighting blend and have seamless transition with existing
- c. 3,000 Kelvin cap, except flood lights for safety/security
- d. Palm tree lights 16' maximum height, 300 lumens, only main entry
- e. String lights not on Approved Plans follow holiday lighting code
- f. Festoon/bistro lighting 16' maximum height and the 2 event lawns
- g. Landscape lighting be aimed away from adjacent properties/street
- h. No fixtures in right-of-way except Town-approved fixtures



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# STIPULATIONS

31

- **Landscaping Stipulations (Summarized)**
  - 59. Landscaping be in substantial compliance with plans and blend/have seamless transition with existing landscaping
  - 60. All landscaping be maintained
  - 61. Replace oleander/hedges when die, hedge material be frost/heat tolerant
  - 62. Landscaping have automatic irrigation system
- **Cellular Antennas Stipulations (Summarized)**
  - 63. Cellular and wireless antennas allowable and follow Zoning Ordinance
  - 64. Allowance for 4 existing roof microwave antennas on lodge building



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# PUBLIC COMMENT

32

- May 2<sup>nd</sup> Commission Hearing
  - No comments
- Comments after Feb 6<sup>th</sup> meeting
  - Lighting on existing building
  - Architecture blending
  - Adequacy of the proposed parking
- Citizen Review Session Feb 6, 2023
  - 13 residents attended
  - Questions focused on the following
    - Background on Highgate
    - Circulation, driveways, and parking
    - Construction timing/phasing
    - Type of restaurants and if leased out
    - Amenities, neighborhood programs
    - Building heights
- Neighborhood meeting Oct 3, 2022
  - 4 residents attended
  - Scope, amenities, driveway locations, underground parking, and completion date



# NEXT STEPS/QUESTIONS

33

- Town Council > June 8<sup>th</sup> Public Hearing



5/11/2023