

CITY COUNCIL REPORT



Meeting Date: April 28, 2015
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Fairmont Scottsdale Princess Hotel Expansion 5-ZN-2015

Request to consider the following:

1. Adopt Ordinance No. 4196 approving a zoning district map amendment to amend a previously approved development plan, including site plan parking development standards, and number of allowed hotel guest rooms, for an approximate 66 acre property, finding that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan located at 7501 & 7505 E. Princess Bl. and at 7575 & 7679 E. Princess Dr. with Planned Community District (P-C) zoning with Central Business District (C-2) as the comparable zoning district.
2. Adopt Resolution No. 10058 declaring "Scottsdale Princess Development Plan," as a public record.

Key Items for Consideration

- Fairmont Princess is a significant part of Scottsdale's tourism economy.
- Removes a small outdoor event space, and 3 tennis courts and adds 102 new hotel rooms.
- Approval of Development Plan would allow for 794 total guest rooms, which will match the allowable number in the City's ground lease with the Fairmont approved by the City Council on April 5, 1995.
- Fairmont Princess agreed to a drainage waiver in 2008 that requires them to construct a bridge under Princess Boulevard, just east of Scottsdale Road.
- Planning Commission heard this case on March 25, 2015 and recommended approval with a unanimous vote of 6-0.
- Applicant and Staff requested a continuance from the April 14, 2015 to April 28, 2015 City Council Hearing.

OWNERS

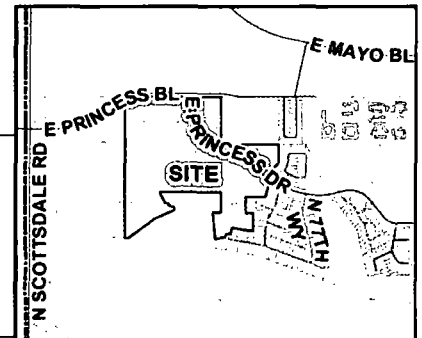
City of Scottsdale (parcel 215-08-695)
 480-312-7042
 FMT Scottsdale Owner, LLC (parcels 215-08-693, 215-08-003C & 215-08-755)

APPLICANT CONTACT

Stephen Hunt
Allen & Philp Architects
480-990-2800

LOCATION

7501 & 7505 E. Princess Boulevard, and
7575 & 7679 E. Princess Drive.



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. The Mixed-Use Neighborhoods land use designation denotes areas with higher density housing combined with complementary office or retail uses or mixed-use structures. The immediate surrounding area is also designated as Mixed-Use Neighborhoods.

Character Area Plan

The subject property is located within the Greater Airpark Character Area Plan's Regional Tourism Future Land Use area. The Regional Tourism area encourages the enhancement of major event facilities in the Greater Airpark, such as WestWorld in addition to the provision of tourist attractions, cultural amenities, recreational opportunities, offices, tourist accommodations, and tourism serving residential.

The Greater Airpark area is Scottsdale's largest employment center, and as such, is a critical resource in the City's continued efforts to attract well-paying jobs and revenues that sustain Scottsdale's quality of life. The Greater Airpark Character Area Plan's first goal seeks to maintain and expand the area's roles as a national and international economic destination through appropriate land uses, development and revitalization. To achieve this, the plan supports a mix of uses that promote a sense of community and economic efficiency, such as incorporating residential uses, where appropriate.

Zoning

The site is zoned Planned Community District (P-C) with Central Business District (C-2) as the comparable district. The PC district provides for a mix of uses integrated within a master planned development. This subject property is within the Princess Planned Community District which includes the resort, the residential uses east of the resort, as well as the office building to the west of the subject site. The resort portion of the Princess Planned Community District was originally established in 1985 by case 135-Z-85, and amended by cases 57-Z-86, 63-Z-87, and most recently by 1-ZN-2003. The C-2 district allows business and professional services, retail sales, services, and hotels, among other uses.

Context

The subject property is located at the southwest corner of E. Princess Boulevard and E. Princess Drive. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Undeveloped state land zoned PC.
- South Tournament Player Club Golf Course zoned O-S.
- East Surface parking lot for the Fairmont Princess zoned C-2 PCD.
- West Existing office building and the Maravilla senior living facility zoned C-2 PCD.

Other Related Policies, References:

135-Z-85: On December 3, 1985, the City Council rezoned the subject properties from R1-35 to Planned Community District (P-C), with a comparable C-2 and R-5 district. The PC district allowed for a 400 room and 200 casita unit resort, and up to 170 units of winter apartment rentals on parcel A (located north of the resort)

57-Z-86: On June 16, 1986, the City Council approved an amendment to the development plan to allow the tennis center, and a density increase on parcel A.

63-Z-87: On October 6, 1987, the City Council approved an amendment to the development plan and a rezoning from a comparable R-5 to a comparable C-2 on parcel A, and eliminating the proposed winter apartment rentals on parcel A and replacing it with a shopping village and surface parking.

1-ZN-2003: On May 19, 2003, the City Council approved an amendment to the development plan and land use budget that would allow for resort-commercial uses on parcel A and B-1, which is now the new Fairmont Ballroom.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The Scottsdale Fairmont Princess is requesting approval to build an additional 102 hotel rooms in a new building to be located on the west side of the property where 3 tennis courts and an outdoor western village exist today. To accomplish this proposed expansion, the applicant is requesting a zoning district map amendment to amend the previously approved Scottsdale Princess Development Plan, including a site plan, parking development standards, and increase the number of allowed hotel guest rooms to 794, which will match the number allowed in the lease with the City of Scottsdale, which was approved by the City Council in 1995.

Development Information

- Existing Use: Resort and Associated Parking Lot
- Proposed Use: New resort building with 102 new hotel rooms
- Property Size: 57 +/- acres

- Building Height Allowed: 36 feet
- Building Height Proposed: 36 feet
- Parking Required: 1,638 spaces (with 751 rooms and with a 20% parking master plan reduction)
1,682 space (with 794 rooms at build out and with a 20% parking master plan reduction)
- Parking Provided: 1,650 (with 751 rooms)
1,682 (with 794 rooms)
- Open Space Required: 598,044 square feet (13.7 acres)
- Open Space Provided: 1,536,285 square feet (35.26 acres)
- Floor Area Ratio Allowed: 0.8 (1,831,383 s.f. of gross floor area)
- Floor Area Ratio Proposed: 0.26 (591,861 s.f. of gross floor area)
- Total Rooms Existing: 649 rooms
- Total Rooms Allowed: 794 rooms (per lease with City)
- Room Proposed: 751 rooms proposed at this time

IMPACT ANALYSIS

Land Use

No new land uses are proposed with this application and the proposal maintains the existing hotel/resort character of the Scottsdale Fairmont Princess area.

Airport Vicinity

The resort is located approximately 1.45 northwest of the approach end of runway 21 and falls outside of the 55 DNL (day/night average sound level) noise contour line of the Scottsdale Airport. The resort property is located within the AC-1 Airport Influence Zone, which allows for hotel uses provided a Fair Disclosure Statement is obtained prior to building permit being issued.

PCD Findings

That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

- **The proposed resort expansion is considered to be in substantial harmony with the General Plan of the City of Scottsdale as well as the Greater Airpark Character Area Plan designation as regional tourism. The expansion should have minimal impact on the existing development in the surrounding area. The proposal allows an already successful resort to expand in size and continue to provide a wide range of hospitality services, and will add to the resort image of the area.**

That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

- **E. Princess Boulevard is fully built to Major Collector street standards, and has the capacity to accommodate between 15,000 and 30,000 vehicles per day. At build out of the Fairmont resort and Maravilla community, there is an anticipated daily volume of approximately 25,664 vehicle trips per day.**

The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond reasonable doubt that the proposed commercial, recreational and other non-residential uses that such development will be appropriate in the area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

- **The proposed development is an expansion to Fairmont Princess Resort and is appropriate in the area. The use is not changing and the proposed expansion of the resort will match the character of the surrounding area and the existing resort.**

Amended Standards

The property will continue to utilize the C-2 amended development standards that were approved in 1987 with case 63-Z-87, with the exception of the parking standards, which will be modified to follow the current zoning ordinance requirements for travel accommodations, which are 1.25 parking spaces per one guest room, plus one parking space for 50 square feet of conference/meeting area.

Traffic

A traffic count along Princess Boulevard was taken in January 2015. There were 5,341 vehicle trips in 24 hours. With the addition of the 102 rooms, the anticipated daily traffic on Princess Boulevard is 7,849 trips per day, which is well within the 15,000-30,000 daily trip range for a Major Collector roadway. At build out of the Fairmont resort and Maravilla community, there is an anticipated daily volume of approximately 25,664 vehicle trips per day.

Drainage

The Fairmont has requested a modification of the previous Stormwater Storage Waiver approved in 2008 for the resort. The City and the Fairmont have reached an agreement regarding the Fairmont's recent request that the prior Stormwater Storage Waiver be modified which is in the process of being formalized and approved administratively. The Fairmont's obligations related to the previously approved stormwater storage waiver should be fully satisfied before the public hearing on this case. City Staff will alert the Council if there are any remaining stormwater storage waiver issues impacting this project prior to the hearing.

Water/Sewer

There are existing water and sewer lines of adequate capacity to serve the proposed development.

Public Safety

There are no anticipated impacts to public safety as a result of this proposal. The nearest police station is at 20363 N. Pima Road, and the nearest fire station is located at near the intersection of E. Bell Road and N. 100th Street.

School District Comments/Review

No residential uses are proposed and there will be no impact to the school district.

Open Space

The resort exceeds the required amount of open space. Approximately 67 percent of the property will be open space.

Community Involvement

On January 23, 2015, the applicant mailed project notification letters and community meeting invitations to property owners within 750 feet of the subject property. A white Project under Consideration sign was also posted on the property.

On February 6, 2015, the applicant held a community meeting regarding the proposal at the Fairmont. Nine residents attended the meeting. Comments received were regarding the white tent, the existing western corral and the unscreened refuse enclosures on the west side of the property.

Community Impact

Since the opening of new ballroom/conference center four years ago, there has been a need for additional guest rooms. This proposal allows an existing successful resort the ability to expand in size and continue to provide a wide range of hospitality services.

Policy Implications

The proposal would allow to Fairmont Princess to expand up to 794 rooms. The amended development plan establishes and maintains the resort character of the area.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on March 25, 2015 and recommended approval with a unanimous vote of 6-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommend that the City Council approve a zoning district map amendment to amend a previously approved development plan, including site plan parking development standards, and number of allowed hotel guest rooms, for an approximate 66 acre property located at 7501 & 7505 E. Princess Bl. and at 7575 & 7679 E. Princess Dr. with Planned Community District (P-C) zoning with Central Business District (C-2) as the comparable zoning district.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4196 approving a zoning district map amendment to amend a previously approved development plan, including site plan parking development standards, and number of allowed hotel guest rooms, for an approximate 66 acre property, finding that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan located at 7501 & 7505 E. Princess Bl. and at 7575 & 7679 E. Princess Dr. with Planned Community District (P-C) zoning with Central Business District (C-2) as the comparable zoning district.
2. Adopt Resolution No. 10058 declaring "Scottsdale Princess Development Plan," as a public record.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer

Senior Planner

480-312-2953

E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



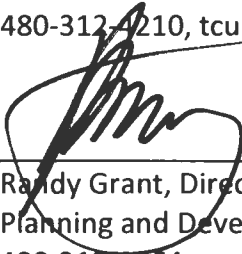
Keith Niederer, Report Author

4/14/2015
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/14/2015
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/14/15
Date

ATTACHMENTS

1. Ordinance No. 4196
 - Exhibit 1. Stipulations
 - Exhibit 2. Zoning Map
2. Resolution No. 10058
 - Exhibit A. "Scottsdale Princess Development Plan"
3. Additional Information
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map
9. March 25, 2015 Planning Commission Minutes

ORDINANCE NO. 4196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 5-ZN-2015 TO AMEND THE PREVIOUSLY APPROVED DEVELOPMENT PLAN, INCLUDING SITE PLAN, AMENDED DEVELOPMENT STANDARDS, AND NUMBER OF ALLOWED HOTEL GUEST ROOMS, FOR AN APPROXIMATE 63 ACRE PROPERTY LOCATED AT 7501 & 7505 E. PRINCESS BLVD. AND AT 7575 & 7679 E. PRINCESS DR. WITH PLANNED COMMUNITY DISTRICT (P-C) ZONING WITH CENTRAL BUSINESS DISTRICT (C-2) AS THE COMPARABLE ZONING DISTRICT.

WHEREAS, the Planning Commission held a public hearing on March 25, 2015, and made the required recommendations; and

WHEREAS, the City Council held a hearing on April 28, 2015; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 5-ZN-2015.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the P-C District and the Council also finds:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
- 3 .In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 63 +/- acre parcel located at 7501 & 7505 E. Princess Blvd. and at 7575 & 7679 E. Princess Dr., marked as "Site" (the Property) on the map attached as Exhibit 2, to amend the previously approved development plan, including site plan, amended development standards, and number of allowed hotel guest rooms by approving a new Development Plan and by incorporating that certain document entitled "Fairmont Scottsdale Princess Hotel Development Plan," declared a public record by Resolution No. 10058, into this ordinance by reference as if fully set forth herein.

Section 3. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2015.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Senior Assistant City Attorney

**Stipulations for the Zoning Application:
Fairmont Scottsdale Princess Hotel Expansion
Case Number: 5-ZN-2015**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Changes made after Planning Commission are shown in ~~striketrough~~.

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. The overall character of development for Parcels A and B shall be hotel/resort oriented and shall conform with the Development Plan, entitled "Scottsdale Princess Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10058 and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
3. GOVERNANCE. Except as amended by stipulations herein for Parcel A and B. Parcels A, B, C, D-1/E/F, D-2, D-3, G, H and I shall continue to be governed by the most recent approved stipulations for each respective parcel and area as approved and specifically amended by cases 135-Z-85, 57-Z-86, 63-Z-87, 14-Z-88, 60-ZN-92 and 1-ZN-2003.
4. MAXIMUM DWELLING UNITS/GUEST ROOMS. Maximum number of total dwelling units/guest rooms shall not exceed 794, without subsequent public hearings on parcels A and B combined.
5. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 36 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
6. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 20 feet shall be subject to the approval of the Development Review Board.
7. PARKING LOT LANDSCAPE ISLANDS. Parking lot landscape islands shall have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a.

AIRPORT

8. FAA DETERMINATION. With the Development Review Board Application, the developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.

9. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

INFRASTRUCTURE

- ~~10. IN KIND DRAINAGE CONSTRUCTION. Prior to the City Council approval, the developer shall enter into an agreement with the City, in a form approved by the City Attorney's office, for any and all costs to remove the existing box culvert and construct a new angled bridge structure on Princess Boulevard just east of Scottsdale Road.~~

RESOLUTION NO. 10058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "SCOTTSDALE PRINCESS DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Scottsdale Princess Development Plan," attached as exhibit 'A', three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2015.


ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney

By: Joe Padilla, Senior Assistant City Attorney

Scottsdale Princess

DEVELOPMENT PLAN

1217-PA-14

Prepared by Allen + Philp Architects

February 9, 2015



Zoning Narrative

Summary

This zoning narrative is being submitted for additional hotel rooms to be added to the Fairmont Scottsdale Princess properties. In this zoning amendment we are requesting an additional 144 units on Parcel B for Fairmont Scottsdale Princess. Currently there are 650 units allowed per current zoning file 1-ZN-2003. Plans for the Princess expansion call for a total of 102 new rooms and 43 future units for a total of 794 units on parcels A & B.

Current breakdown of rooms are as follows:

Casitas	119
Gold Villas	69
Guest Rooms	461
New Guest Rooms	102
Future Guest Rooms	43
Total Count	794

Architectural Character

The project's architectural character for new construction will maintain the current hotel style and color as previously approved. Materials include the use of stucco walls, tile roofing, shaded patios' and balconies, exposed wood and concrete columns. The signature lanterns at the ends of buildings will be maintained and carried out in new stair construction. The use of double loaded corridors will maintain views of the McDowell mountain range to the east and provide complementary looks for neighboring properties.

Traffic Impacts

With the hotel's current approach to valet all guests' vehicles and provide access to the guest rooms from internal circulation, the neighboring properties will not experience any additional vehicular traffic impacts between properties. Based on the Trip Generation Comparison Statement completed for project on Jan 23, 2015, there is a 30% reduction in trips generated from plans approved in the 1987 rezoning application.

Parking

The existing parking provisions for Parcel B are provided at 1.25 / room with a 20% reduction. Accessible parking is calculated at 2% of total parking required. Accessible parking is located next to new building. All parking for new

expansion is to be located on Parcel A. Currently Parcel A has parking for the latest conference center addition which was constructed 4 years ago. New parking would carry the same spacing, landscaping and lighting style as that addition. Parcel A would be the location of future parking for the additional 43 future rooms being requested.

119 Casitas	$119 \times 1.25 = 149$ spaces
69 Gold Casitas	$69 \times 1.25 = 86$ spaces
461 Guest Rooms	$461 \times 1.25 = 577$ spaces
102 New Guest Rooms	$102 \times 1.25 = 127$ spaces
All Ballrooms / Conf. / Meeting space	$55,415 / 50 = 1,109$ spaces
Total Parking required before Parking master plan reduction	2,048 spaces
Parking required after reduction	$2,048 \times .80 = 1,640$ spaces
Total parking provided	1,640 spaces
Accessible parking required	$1,650 \times .2 = 33$ spaces
Accessible parking provided	33 spaces

Sec. 5.2130 Development Plan (DP).

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
 1. New construction will expand an existing hotel and the architectural character is in harmony with current structure and surrounding areas. Construction to contain wood beams, tile roofs and ornate columns to correspond to existing buildings on site. Colors are as approved in previous DRB case 270-SA-2012. New development meets the approved Scottsdale Princess Design Guidelines in the CC&R's.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
 1. Based on the Trip Generation Comparison Statement completed for project on Jan 23, 2015, there is a 30% reduction in trips generated from plans approved in the 1987 rezoning application.

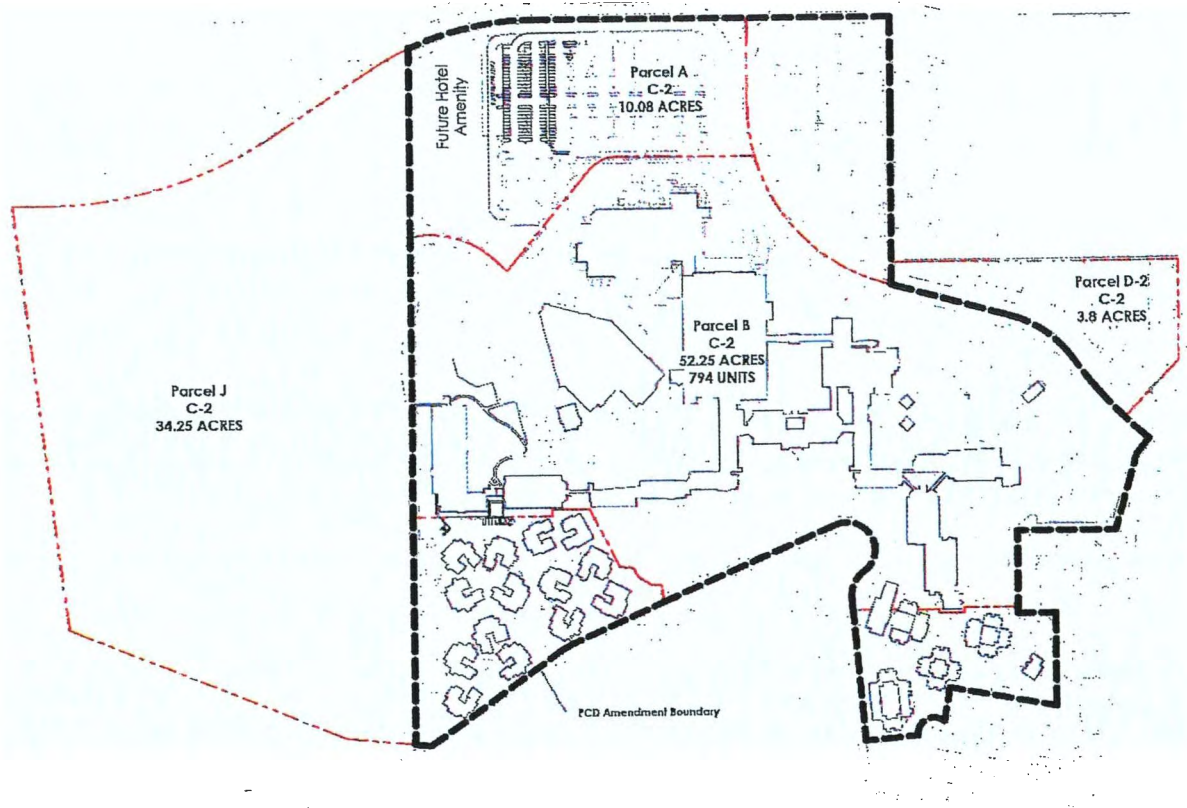
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - i. N/A
 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
 - i. N/A
 3. In the case of proposed commercial, education, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.
 - i. Proposed development is located in an area that puts it in harmony with the existing hotel and set back away from the main street. The architectural character of the new development is in harmony with existing hotel and surrounding developments.

Vicinity Map



Development Plan

C-2 / PCD



Related Policies, References

Previous Cases: 135-ZN-1985, 57-ZN-1986, 63-ZN-1987, 14-ZN-1988, 60-ZN-1992 and 1-ZN-2003

Previous Staff Approved Cases: 270-SA-2012

Appendix C
Amended C-2 Development Standards
Amended Off-Street Parking Standards

C-2 CENTRAL BUSINESS DISTRICT – Amended Development Standards

Approved as part of Case 63-Z-87)

Sec. 5.1404. Property development standards.

The following property development standards shall apply to all land and buildings in the C-2 district:

A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.

B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.

C. *Open space requirement.*

1. In no case shall the open space requirement be less than ~~ten (10)~~ **TWELVE (12)** percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus ~~four-tenths~~ **FIVE-TENTHS** percent of the net lot for each foot of height above twelve (12) feet.

2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VI or article VII.

E. *Density.*

1. Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit.

2. Multiple-family dwellings shall provide a minimum floor area of five hundred (500) square feet for each dwelling unit.

F. *Yards.*

1. *Front Yard.*

a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, ~~unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.~~

b. A minimum of one-half (1/2) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces:

c. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth between the street and parking shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

FIFTEEN (15)

a. A side yard of not less than ~~fifty (50)~~ feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which

is adjacent to a single-family residential district. The ~~fifty (50)~~ feet may include the width of the alley. **FIFTEEN (15)**

TEN (10)

b. A side yard of not less than ~~twenty-five (25)~~ feet shall be maintained where the side lot abuts a multiple-family residential district. The ~~twenty-five (25)~~ feet may include any alley adjacent to the multiple-family residential district. **TEN (10)**

3. Rear Yard.

FIFTEEN (15)

a. A rear yard of not less than ~~fifty (50)~~ feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The ~~fifty (50)~~ feet may include the width of the alley.

TEN (10)

b. A rear yard of not less than ~~twenty-five (25)~~ feet shall be maintained where the rear lot abuts a multiple-family residential district. The ~~twenty-five (25)~~ feet may include any alley adjacent to the multiple-family residential district.

4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

5. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

OFF-STREET PARKING-- Amended Standards

Approved as part of Case 63-Z-87

Sec. 9.103. Parking requirements.

A. General requirement. Except as provided elsewhere in this ordinance, each principal and accessory use of land shall be provided with the number of on-site parking spaces indicated for that use in table 9.2.

B. Required bicycle parking. Every principal and accessory use of land which is required to provide at least forty (40) vehicular parking spaces shall be required to provide bicycle parking spaces at a rate of one (1) bicycle parking space per every ten (10) required vehicular parking spaces. Those professional office, business, and retail uses outside of the downtown (D) districts which primarily serve the surrounding neighborhood or provide basic convenience goods and services, but are required to provide less than forty (40) vehicular parking spaces, shall provide a minimum of four (4) bicycle parking spaces. All other uses required to provide less than forty (40) vehicular parking spaces may also provide bicycle parking which may be used to reduce vehicular parking requirements pursuant to section 9.104.C., *Credit for bicycle parking facilities*. In no event shall any use be required to provide more than one hundred (100) bicycle parking spaces.

For uses in the downtown (D) districts required to provide less than forty (40) vehicular parking spaces, bicycle parking spaces may be provided by the City within larger common public rights-of-way, and conveniently and aesthetically located.

Required bicycle parking facilities shall, at a minimum, provide a stationary object to which the operator can lock the bicycle frame and both wheels with a user provided U-shaped lock or cable and lock. Bicycle lockers and other high security bicycle parking facilities, if provided, may be granted parking credits pursuant to 9.104.C, *credit for bicycle parking facilities*.

C. Calculating required parking for bar and restaurant combinations. For bars and nightclubs which serve food and for restaurants which include a bar, required parking shall be calculated according to table 9.1 below.

Table 9.1. Calculating Parking for Bars and Restaurant Combinations

Percentage of Gross Floor Area Devoted to Kitchen	Percentage of Public Floor Area Calculated as Restaurant	Percentage of Public Floor Area Calculated as Bar
40% or more	100%	0%
30-39%	75%	25%

Percentage of Gross Floor Area Devoted to Kitchen	Percentage of Public Floor Area Calculated as Restaurant	Percentage of Public Floor Area Calculated as Bar
20-29%	50%	50%
5-19%	25%	75%
Less than 5%	0%	100%

D. Calculating required parking for transportation facilities. Required parking for park and ride lots and major transfer centers shall be determined by the City Manager or designee. Subject to section 3.3, transit, of the design standards and policies manual and the following criteria:

1. Goals of the city with regard to transit ridership along the route on which the transportation facility is located.
2. Distance from other transportation facilities with parking.

E. Fractions shall be rounded. When any calculation results in a fraction of a parking space, any fraction shall be rounded up to the next greater whole number.

F. Interpreting requirements for analogous uses. The City Manager or designee shall determine the number of spaces required for analogous uses. In making this determination, the City Manager or designee shall consider the following:

1. The number of parking spaces required for a use listed in table 9.2 that is similar to the proposed use;
2. An appropriate variable by which to calculate parking for the proposed use; for example, square footage or number of employees;
3. Parking data from the same use on a different site or from a similar use on a similar site;

Alternatively, an applicant may elect to have requirements for unlisted uses approved by public hearing before the City Council.

G. Additional requirements for company vehicles. When parking spaces are used for the storage of vehicles or equipment used for delivery, service and repair, or other such use, such parking spaces shall be provided in addition to those otherwise required by this ordinance. At the time a building permit is issued, each developer

shall indicate clearly on the plans, or in an accompanying letter, the number of spaces to be used for vehicle storage. Unless additional spaces are provided in excess of the required number of spaces, no vehicles in addition to that number shall be stored on the site.

H. *Special events parking.* Parking for special events shall be provided as per section 7.900.

Table 9.2. Schedule of Parking Requirements

TYPE OF USE	PARKING SPACES REQUIRED
Residential Uses	
Boardinghouses, lodging houses, fraternity and sorority houses and other such uses	One (1) parking space for each one (1) guest room or dwelling unit.
Dwellings, multi-family	
In planned neighborhood center or planned community center	Two (2) spaces per unit.
In planned convenience center	Two (2) spaces per unit, both of which shall be covered.
In downtown area	One and one-half (1.5) spaces per unit. In a mixed-use project, residential parking may be reduced to one (1) space per unit if more than four (4) nonresidential spaces are available.
In other districts	Parking spaces per dwelling unit Efficiency units 1.25 One-bedroom 1.3 Two-bedrooms 1.7 Three (3) or more bedrooms 1.9
Dwellings, single and two-family and townhouses	Two (2) spaces per unit.
Guest houses with cooking facilities	One (1) parking space in addition to the parking required for the single-family dwelling.
Hotels, motels, and resorts	One (1) parking space for each one (1) guest room or dwelling unit.
Resort hotels, auxiliary commercial uses	A. One (1) parking space for every sixty (60) square feet of usable public floor area of restaurants, dining rooms, bars and dancing areas and places where the public is served, with an additional twenty (20) percent for employee parking. B. One (1) parking space for every four hundred (400) square feet of usable floor area, for commercial accessory uses.

TYPE OF USE	PARKING SPACES REQUIRED
	C. For places of public assembly, one (1) space for every five (5) seats, if seats are fixed or one (1) space for fifty (50) square feet of general assembly area.
Mobile home parks	Three (3) parking spaces for every two (2) mobile home spaces, either in or within one hundred (100) feet of the mobile home space.
Ranches	One (1) space per every two (2) horse stalls.
Institutional uses	
Hospitals	One (1) parking space for each one (1) bed.
Medical/dental offices and clinics	One (1) space per two hundred fifty (250) square feet of gross floor area.
Post offices on private property	One (1) parking space for each two hundred (200) square feet of floor area.
Places of worship	A. With fixed seating. One (1) space per four (4) seats in main sanctuary or auditorium plus one (1) space per each three hundred (300) square feet of classrooms and other meeting areas.
	B. Without fixed seating. One (1) space for each thirty (30) square feet of floor area in main sanctuary plus one (1) space per each three hundred (300) square feet of classrooms and other meeting areas.
Residential health care facilities	A. Specialized care facilities—five-tenths (0.5) of one parking space for each bed.
	B. Minimal care facilities—seven-tenths (0.7) of one parking space for each dwelling unit.
Commercial/Retail Service Uses	
Automobile dealers, new and used	A. One (1) employee parking space per each two hundred (200) square feet of indoor floor area, and
	B. One (1) employee parking space per each twenty (20) outdoor vehicle display spaces, and
	C. One (1) customer parking space per each twenty (20) outdoor vehicle display spaces.
	Parking plans submitted for automobile dealers shall illustrate the parking spaces allocated for each of A, B, and C, above.
Automotive service stations	Three (3) spaces per service bay and one (1) space per two hundred fifty (250) square feet of accessory retail

TYPE OF USE	PARKING SPACES REQUIRED
	sales area.
Banks/financial/civic offices	TWO HUNDRED EIGHT-FIVE (285) One (1) space per two hundred fifty (250) square feet gross floor area.
Bar, lounge, tavern or nightclub	SEVENTY-FIVE (75) One (1) space per thirty-five (35) square feet of indoor public floor area, plus one (1) space per two hundred (200) square feet of outdoor public floor area, excluding the first two hundred (200) square feet of outdoor public floor area.
Bars with restaurants	See "restaurants with bars."
Car wash, automated	Four (4) spaces per bay or stall plus one (1) space per employee plus ten (10) stacking spaces.
Dry cleaners	TWO HUNDRED EIGHT-FIVE (285) One (1) space per two hundred fifty (250) square feet gross floor area.
Freestanding stores and neighborhood centers (up to two hundred thousand (200,000) square feet)	
In planned neighborhood center, planned community center, or planned regional center	One (1) space per two hundred fifty (250) square feet gross floor area.
In planned convenience center, with arterial street frontage	One (1) space per two hundred fifty (250) square feet gross floor area.
In planned convenience center, without arterial street frontage	One (1) space per three hundred (300) square feet gross floor area.
In downtown (D) districts	One (1) space per two hundred fifty (250) square feet gross floor area.
In other districts	TWO HUNDRED EIGHTY-FIVE (285) One (1) space per two hundred fifty (250) square feet gross floor area.
Funeral homes	One (1) parking space for every two (2) persons for which permanent seating is provided in the main auditorium and one (1) parking space for every thirty (30) square feet of public assembly area.
Furniture and appliance stores	A. Up to fifteen thousand (15,000) square feet. One (1) space per five hundred (500) square feet gross floor area. B. Over fifteen thousand (15,000) square feet. One (1) space per five hundred (500) square feet for the first fifteen thousand (15,000) square feet, one (1) space per

TYPE OF USE	PARKING SPACES REQUIRED
	eight hundred (800) square feet thereafter.
Grocery (food store)	One (1) space per three hundred (300) square feet gross floor area.
Office, business and professional services	One (1) space per three hundred (300) square feet gross floor area.
Personal services	TWO HUNDRED EIGHT-FIVE (285) One (1) space per two hundred fifty (250) square feet gross floor area.
Plant nurseries, building materials yards, equipment rental or sales yards and similar uses	One (1) parking space for each three hundred (300) square feet of sales and display area.
Regional shopping center (more than two hundred thousand (200,000) square feet)	One (1) space per two hundred (200) square feet gross floor area.
Restaurants	
In planned neighborhood center, planned community center or planned regional center	One (1) space per eighty (80) square feet indoor public floor area, and one (1) space per two hundred fifty (250) square feet outdoor public floor area, excluding the first two hundred fifty (250) square feet of outdoor public floor area.
In other districts	SEVENTY-FIVE (75) One (1) parking space for each fifty (50) square feet of public floor area, and one (1) space for each two hundred (200) square feet of outdoor public floor area, excluding the first two hundred (200) square feet of outdoor public floor area.
Restaurants with bars	The amount of restaurant area and bar area shall be determined according to the method provided in table 9.1, section 9.103.C, calculating required parking for bar, and restaurant combinations.
In planned neighborhood center, planned community center, or planned regional center	A. Restaurant area. One (1) space per eighty (80) square feet of indoor public floor area.
	B. Bar area. One (1) space per fifty (50) square feet of indoor public floor area.
	C. Outdoor areas. One (1) space per two hundred fifty (250) square feet outdoor public floor area, excluding the first two hundred fifty (250) square feet of outdoor public floor area.
In other districts	SEVENTY-FIVE (75) A. Restaurant area. One (1) parking space for each fifty (50)

TYPE OF USE	PARKING SPACES REQUIRED
	(50) square feet of public floor area.
	B. Bar area. One (1) space for each thirty-five (35) square feet indoor public floor area.
	C. Outdoor areas. One (1) space for each two hundred (200) square feet of outdoor public floor area, excluding the first two hundred (200) square feet of outdoor public floor area.
Educational uses	
College/university	One (1) space per two (2) employees plus one (1) space per four (4) students, based on projected maximum enrollment.
Dance/music/business/vocational/trade schools	One (1) space per two hundred (200) square feet of classroom area.
Day nurseries or pre-schools	One (1) parking space for each employee; plus one (1) space for every fifteen (15) students, plus one (1) space for each company vehicle as per section 9.103.G, additional requirements for company vehicles.
Elementary schools	One (1) parking space for each classroom plus one (1) parking space for each two hundred (200) square feet of floor area in office areas.
High schools	One (1) parking space for each employee plus one (1) space for every six (6) students, based on projected maximum enrollment.
Cultural/entertainment uses	
Amusement parks	Three (3) spaces per hole for any miniature golf course, plus one (1) space per three thousand (3,000) square feet of outdoor active recreation space, plus any additional spaces required for ancillary uses such as but not limited to game centers and billiard halls.
Arts festivals, seasonal	One (1) space for each two hundred (200) square feet of indoor public floor area, other than public restaurant space. restaurant space at seasonal arts festivals shall be provided parking as otherwise required for restaurants in table 9.2.
Art galleries	One (1) space per four hundred (400) square feet indoor public floor area, one (1) space per two hundred twenty-five (225) square feet of office or work area, and one (1)

TYPE OF USE	PARKING SPACES REQUIRED
	space per eight hundred (800) square feet storage space.
Billiard hall	Two (2) spaces per billiard table.
Bowling alleys	Four (4) parking spaces for each lane, plus two (2) for any billiard table, plus one (1) space for each five (5) seats in any visitors gallery.
Club/lodge	One (1) space per two hundred fifty (250) square feet gross floor area.
Community or recreation buildings	One (1) parking space for each two hundred (200) square feet of floor area.
Cultural institutions and museums	One (1) space per three hundred (300) square feet gross floor area.
Dance halls, skating rinks, and similar recreational uses	One (1) parking space for each three hundred (300) square feet of floor space in the building.
Game centers	One (1) space per one hundred (100) square feet gross floor area.
Golf course	One (1) parking space for each two hundred (200) square feet of floor area in any main building plus one (1) space for every two (2) practice tees in the driving range, plus four (4) parking spaces for each green in the playing area.
Health or fitness studio	A. Less than ten thousand (10,000) square feet: one (1) space per one hundred fifty (150) square feet gross floor area.
	B. Ten thousand (10,000) to nineteen thousand nine hundred ninety-nine (19,999) square feet: one (1) space per two hundred (200) square feet gross floor area.
	C. Twenty thousand (20,000) to twenty-nine thousand nine hundred ninety-nine (29,999) square feet: one (1) space per two hundred fifty (250) square feet gross floor area.
	D. Thirty thousand (30,000) square feet and over: one (1) space per three hundred (300) square feet gross floor area.
Library	One (1) space per three hundred (300) square feet gross floor area.
Parks, public or private	Three (3) parking spaces for each acre of park area.

TYPE OF USE	PARKING SPACES REQUIRED
Stables, commercial	Adequate parking for daily activities shall be provided as determined by the City Manager or designee. Additional parking, improved as determined by the City Manager or designee, shall be provided for shows or other special events pursuant to section 7.900, special events.
Swimming pool or natatorium	One (1) space per one thousand (1,000) square feet gross floor area.
Tennis clubs	One (1) parking space per each two hundred (200) square feet of gross floor area, excluding court area, plus three (3) parking spaces per each court. The applicant shall be responsible for reserving space for parking that may be required in order to obtain permission for tournaments, shows and other activities.
Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly	
In planned neighborhood center, planned community center or planned regional center	One (1) space per ten (10) seats.
In other districts	One (1) parking space per four (4) seats. The total requirement may be reduced by one (1) parking space for every four (4) guest rooms contained in an attached hotel.
Trailheads	
Gateway	Five hundred (500) to six hundred (600) spaces, including those for tour buses and horse trailers.
Major community	Two hundred (200) to three hundred (300) spaces, including those for horse trailers.
Minor community	Fifty (50) to one hundred (100) spaces.
Local	None required.
Western theme park	Total of all spaces required for the various uses of the theme park, may apply for a reduction in required parking per section 9.104, programs and incentives to reduce parking requirements.
Technical uses	
Internalized community storage	One (1) parking space for each two thousand five hundred (2,500) square feet of gross floor area.
Manufacturing and industrial uses	One (1) parking space for each five hundred (500) square feet of gross floor area.

TYPE OF USE	PARKING SPACES REQUIRED
Warehousing or wholesaling establishments	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Warehouses, mini	One (1) space per three hundred (300) square feet of administrative office space plus one (1) space per each fifty (50) storage spaces.
Communication Uses	
Radio/TV/studio	One (1) space per five hundred (500) square feet gross floor area, plus one (1) space per company vehicle, as per section 9.103.G, additional requirements for company vehicles.
Transportation Uses	
Transportation facilities, per section 5.3054	Required parking shall be determined by the City Manager or designee per section 9.103.D., calculating required parking for transportation facilities.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3225, § 1, 5-4-99)

Table 9.103.A. Schedule of Parking Requirements

Amusement parks	Three (3) spaces per hole for any miniature golf course, plus one (1) space per three thousand (3,000) square feet of outdoor active recreation space, plus any additional spaces required for ancillary uses such as but not limited to game centers and pool halls.
Arts festivals, seasonal	<p>A. One (1) space for each two hundred (200) square feet of indoor public floor area, other than public restaurant space.</p> <p>B. Restaurant at seasonal arts festivals shall be provided parking in accordance with table 9.103.a.</p>
Banks/financial institutions	One (1) space per two hundred fifty (250) square feet gross floor area.
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery with live entertainment	<p>A. One (1) space per sixty (60) square feet of gross floor area; and</p> <p>B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.</p>
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery	<p>A. One (1) space per eighty (80) square feet of gross floor area; and</p> <p>B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.</p>
Boardinghouses, lodging houses, and other such uses	One (1) parking space for each one (1) guest room or dwelling unit.
Bowling alleys	Four (4) parking spaces for each lane, plus two (2) parking spaces for any pool table, plus one (1) parking space for every five (5) audience seats.

Table 9.103.A. Schedule of Parking Requirements

Carwash	Four (4) spaces per bay or stall plus one (1) space per employee plus ten (10) stacking spaces.
Churches and places of worship	<p>A. With fixed seating. One (1) space per four (4) seats in main sanctuary, or auditorium, and c below; or</p> <p>B. Without fixed seating. One (1) space for each thirty (30) square feet of gross floor area in main sanctuary and c below.</p> <p>C. One (1) space per each three hundred (300) square feet gross floor area of classrooms and other meeting areas.</p>
Club/lodge, civic and social organizations	One (1) space per two hundred fifty (250) square feet gross floor area.
College/university	One (1) space per two (2) employees plus one (1) space per four (4) students, based on projected maximum enrollment.
Community or recreation buildings	One (1) parking space for each two hundred (200) square feet of gross floor area.
Conference and meeting facilities, or similar facilities	<p>A. One (1) parking space for every five (5) seats, if seats are fixed, and/or</p> <p>B. One (1) parking space for fifty (50) square feet of gross floor area of conference/meeting area.</p>
Cultural institutions and museums	One (1) space per three hundred (300) square feet gross floor area.
Dance halls, skating rinks, and similar indoor recreational uses	One (1) parking space for each three hundred (300) square feet of gross floor area in the building.

Table 9.103.A. Schedule of Parking Requirements

Dance/music/and professional schools	One (1) space per two hundred (200) square feet of gross floor area classroom area.
Day care center	One (1) parking space for each employee; plus one (1) space for every fifteen (15) students, plus one (1) space for each company vehicle as per Section 9.103.H., additional requirements for company vehicles.
Dry cleaners	One (1) space per two hundred fifty (250) square feet gross floor area.
Dwellings, multiple-family	Parking spaces per dwelling unit at the rate of: efficiency units 1.25 one-bedroom 1.3 two-bedrooms 1.7 three (3) or more bedrooms 1.9
Dwellings, single- and two-family and townhouses	Two (2) spaces per unit.
Elementary schools	One (1) parking space for each classroom plus one (1) parking space for each two hundred (200) square feet of gross floor area in office areas.
Funeral homes and funeral services	A. One (1) parking space for every two (2) permanent seats provided in the main auditorium; and B. One (1) parking space for every thirty (30) square feet of gross floor area public assembly area.
Furniture, home improvement, and appliance stores	A. Uses up to fifteen thousand (15,000) square feet of gross floor area. One (1) space per five hundred (500) square feet gross floor area; or B. Uses over fifteen thousand (15,000) square feet of gross floor area. One (1) space per five hundred

Table 9.103.A. Schedule of Parking Requirements

	(500) square feet for the first fifteen thousand (15,000) square feet of gross floor area, and one (1) space per eight hundred (800) square feet area over the first fifteen thousand (15,000) square feet of gross floor area
Galleries	One (1) space per five hundred (500) square feet of gross floor area.
Game centers	One (1) space per one hundred (100) square feet gross floor area.
Gas station	Three (3) spaces per service bay and one (1) space per 250 square feet of accessory retail sales gross floor area. Each service bay counts for one (1) of the required parking spaces.
Golf course	One (1) parking space for each two hundred (200) square feet of gross floor area in any main building plus one (1) space for every two (2) practice tees in the driving range, plus four (4) parking spaces for each green in the playing area.
Grocery or supermarket	One (1) space per three hundred (300) square feet gross floor area.
Health or fitness studio, and indoor recreational uses	<p>A. Building area less than, or equal to, 3,000 square feet of gross floor area: one space per 250 square feet of gross floor area.</p> <p>B. Building area greater than 3,000 square feet of gross floor area, and less than 10,000 square feet of gross floor area: one space per 150 square feet of gross floor area.</p> <p>C. Building areas equal to, or greater than, 10,000 square feet of gross floor area, and less than 20,000 square feet of gross floor area: one space per 200 square feet of gross floor area.</p>

Table 9.103.A. Schedule of Parking Requirements

	D. Building areas equal to, or greater than, 20,000 square feet of gross floor area: one space per 250 square feet of gross floor area.
High schools	One (1) parking space for each employee plus one (1) space for every six (6) students, based on projected maximum enrollment.
Hospitals	One and one half (1.5) parking spaces for each one (1) bed.
Internalized community storage	One (1) parking space for each two thousand five hundred (2,500) square feet of gross floor area.
Library	One (1) space per three hundred (300) square feet gross floor area.
Live entertainment (not including bars, restaurants, and performing arts theaters)	A. With fixed seating. One (1) parking space for two and one-half (2.5) seats. B. Without fixed seating. One (1) parking space for every sixty (60) square feet of gross floor area of an establishment that does not contain fixed seating.
Manufactured home park	One and one-half parking spaces per manufactured home space.
Manufacturing and industrial uses	One (1) parking space for each five hundred (500) square feet of gross floor area.
Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking	One (1) space per three hundred (300) square feet of gross floor area.

Table 9.103.A. Schedule of Parking Requirements

requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.	
Mixed-use developments	<p>A. One (1) space per three hundred twenty-five (325) square feet of gross floor area of nonresidential area;</p> <p>B. Multiple-family residential uses shall be parked at the ratios of the dwellings, multiple-family in other districts requirements, herein.</p>
Office, all other	One (1) space per three hundred (300) square feet gross floor area.
Offices (government, medical/dental and clinics)	One (1) space per two hundred fifty (250) square feet of gross floor area.
Parks	Three (3) parking spaces for each acre of park area.
Personal care services	One (1) space per two hundred fifty (250) square feet gross floor area.
Plant nurseries, building materials yards, equipment rental or sales yards and similar uses	One (1) parking space for each three hundred (300) square feet gross site area of sales and display area.
Pool hall	Two (2) spaces per pool table.
Postal station(s)	One (1) parking space for each two hundred (200) square feet of gross floor area.

Table 9.103.A. Schedule of Parking Requirements

Radio/TV/studio	One (1) space per five hundred (500) square feet gross floor area, plus one (1) space per company vehicle, as per Section 9.103.H., additional requirements for company vehicles.
Ranches	One (1) space per every two (2) horse stalls.
Residential health care facilities	<p>A. Specialized care facilities—0.7 parking space for each bed.</p> <p>B. Minimal care facilities—1.25 parking spaces for each dwelling unit.</p>
Restaurants with live entertainment	<p>A. When live entertainment limited to the hours that a full menu is available, and the area of live entertainment is less than fifteen (15) percent of the gross floor area, one (1) parking space per one hundred twenty (120) square feet of gross floor area; and</p> <p>B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor public floor area, excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor patio area is excluded.</p> <p>C. When live entertainment is not limited to the hours that a full menu is available, and/or the area of live entertainment is less than fifteen (15) percent of the gross floor area, one (1) parking space per sixty (60) square feet of gross floor area, plus patio requirements above.</p>
Restaurants	<p>A. One (1) parking space per one hundred twenty (120) square feet of gross floor area; and</p> <p>B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor patio area, excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is</p>

Table 9.103.A. Schedule of Parking Requirements

	located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) square gross feet of outdoor patio area is excluded.
Retail	One (1) space per two hundred fifty (250) square feet of gross floor area.
Retail, in a PCoC zoning district without arterial street frontage	One (1) space per three hundred (300) square feet gross floor area.
Stables, commercial	Adequate parking for daily activities shall be provided as determined by the Zoning Administrator. Additional parking, improved as determined by the Zoning Administrator, shall be provided for shows or other special events pursuant to <u>Section 7.900</u> , Special Events.
Swimming pool or natatorium	One (1) space per one thousand (1,000) square feet gross floor area.
Tennis clubs	One (1) parking space per each two hundred (200) square feet of gross floor area, excluding court area, plus three (3) parking spaces per each court. The property owner shall provide additional parking spaces as necessary for tournaments, shows or special events.
Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly in PNC, PCC, PCP, PRC, or PUD zoning districts	One (1) space per ten (10) seats.

Table 9.103.A. Schedule of Parking Requirements

Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly in other districts	One (1) parking space per four (4) seats.
Trailhead - gateway	Five hundred (500) to six hundred (600) spaces, including those for tour buses and horse trailers.
Trailhead - local	None required.
Trailhead - major community	Two hundred (200) to three hundred (300) spaces, including those for horse trailers.
Trailhead - minor community	Fifty (50) to one hundred (100) spaces.
Transportation facilities	Required parking shall be determined by the Zoning Administrator per Section 9.103.E., Calculating required parking for transportation facilities.
Transportation uses	Parking spaces required shall be determined by the Zoning Administrator.
Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.
Travel accommodations with conference and meeting facilities, or similar facilities	<p>The travel accommodation requirements above.</p> <p>A. Travel accommodations with auxiliary commercial uses (free standing buildings) requirements above.</p> <p>B. One (1) parking space for every five (5) seats, if seats are fixed, and/or</p> <p>C. One (1) parking space for fifty (50) square feet of gross floor area of conference/meeting area.</p>

Table 9.103.A. Schedule of Parking Requirements

Travel accommodations, with auxiliary commercial uses (free standing buildings)	<p>A. The travel accommodation requirements above.</p> <p>B. Bar, cocktail lounge, tavern, after hours, restaurants, and live entertainment uses shall provide parking in accordance uses parking requirements herein this table.</p> <p>C. All other free standing commercial uses. One (1) parking space for every four hundred (400) square feet of gross floor area.</p>
Vehicle leasing, rental, or sales (parking plans submitted for vehicle sales shall illustrate the parking spaces allocated for each of A, B, and C.)	<p>A. One employee parking space per 200 square feet of gross floor area,</p> <p>B. One employee parking space per 20 outdoor vehicular display spaces, and</p> <p>C. One patron parking space per 20 outdoor vehicular display spaces.</p>
Veterinary services	One (1) space per three hundred (300) square feet gross floor area.
Warehouses, mini	One (1) space per three hundred (300) square feet of gross floor area of administrative office space, plus one (1) space per each fifty (50) storage spaces.
Warehousing, wholesaling establishments, or separate storage buildings.	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Western theme park	Total of all spaces required for the various uses of the theme park, may apply for a reduction in required parking per <u>Section 9.104</u> , Programs and incentives to reduce parking requirements.

Additional Information for:
Fairmont Scottsdale Princess Hotel Expansion
Case: 5-ZN-2015

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. signage



Fairmont Scottsdale Princess Hotel Expansion

5-ZN-2015

ATTACHMENT #4



Fairmont Scottsdale Princess Hotel Expansion

5-ZN-2015

ATTACHMENT #4A



Fairmont Scottsdale Princess Hotel Expansion

5-ZN-2015

ATTACHMENT #5



January 23, 2015 **REVISED** February 6, 2015

Mr. Steven L. Hunt
Allen+Philp Architects
7154 East Stetson Drive, Fourth Floor
Scottsdale, Arizona 85251
Phone: 480.990.2800
Fax: 480.990.3800
Email: shunt@allenphilp.com



**Re: Trip Generation Comparison Statement
Scottsdale Princess Planned Community District – Scottsdale, Arizona**

Dear Mr. Hunt:

Per your request, CivTech is pleased to have completed this Trip Generation Comparison Statement for the Princess Resort Planned Community District (PCD) located in Scottsdale, Arizona. The purpose of this statement is to compare and contrast the trips generated from the next planned and subsequent phases of expansion to full build-out of the PCD with the trips anticipated from previously proposed and approved land uses. **Attachment 1** shows the next planned expansion. This statement will become part of an application to amend the approved PCD.

HISTORY

This current application for an amendment to the Scottsdale Princess PCD is not the first. In 1987, proposed amendments to the Scottsdale Princess Planned Community District (PCD) were approved. These amendments revised the land uses in Parcels A and B-2 north of the Scottsdale Princess resort hotel (which is situated on Parcel B) and expanded the PCD to include Parcel J, which at that time had just been leased for development by the Arizona State Land Department.

In 2003, additional revisions to Parcels A, B-2, and J were proposed. A trip generation comparison statement (excerpted in **Attachment 2**) was prepared for the application by Paul Basha, then of Olsson Associates. In the statement, the trips anticipated for the uses then-proposed were compared to the uses approved in 1987.

CURRENT PROPOSAL AND FUTURE EXPANSION

CivTech understands that the next phase of development planned for the Scottsdale Princess PCD will provide an additional 102 resort hotel units. The Scottsdale Princess Resort hotel is on Parcel B of the property and was, thus, not a subject in either of the prior two amendments.

It is expected that subsequent expansion could include as many as another 43 resort hotels, also on Parcel B to the north of the current expansion. These final 43 rooms would represent full build-out of the resort hotel, bringing the hotel to a new maximum of 794 units, which does and will consist of rooms and/or casitas. Already approved are 650 units, of which 649 were actually built.

In addition, it is expected that an additional 60 units beyond the 350-unit maximum currently allowed could someday be provided at the Maravilla Scottsdale luxury retirement community, which is located on Parcel J. Of the approved 350 units, Maravilla provided only 217 in its first

phase. Up to 193 new units (for a total of 410, or 60 more than currently allowed) are anticipated in Maravilla's next phase(s). Please note that in both prior requests, the Maravilla units were considered to be similar in nature as the resort hotel's rooms/casitas.

Thus, to sum up, not documented in prior PCD amendments are the trips to be generated by as many as 145 additional resort hotel units on Parcel B and 60 additional units on Parcel J at Maravilla. (Parcels A and B-2, included in the prior amendments, are, thus, not affected by this latest proposal; however, they are included here to provide a continuity of these most recent amendments, from 1987 to the present.) It is expected that by including the maximum number of units anticipated at this time, that new maximum numbers of units can be established for the resort hotel and for Maravilla and that additional amendments to the PCD can be avoided as long as these newly-established maxima—and the trips they will generate—are not exceeded.

TRIP GENERATION ESTIMATION AND COMPARISON

Regarding the trips the additional units are expected to generate, a generally accepted method of calculating trip generation rates for a proposed development is by the use of regression equations and/or average rates developed by the Institute of Transportation Engineers (ITE) through the compilation of field data collected at sites throughout the United States and published periodically in its 3-volume reference, *Trip Generation Manual*. Currently in its 9th edition, published in 2012, subtle differences between equations and average rates published can occur as new studies are added to supplement the information in previous editions.

Attachment 2, the 2003 Basha statement, includes three tables within the body of the letter and the last table that was attached to the letter, which reproduced a table from a 2001 AMEC traffic study, the *Fairmont Scottsdale Princess Expansion Traffic Impact Analysis*, which shows how the trip generation rates for the conference use were developed. (As will be seen, CivTech continues to use the rates shown in this last table for the conference land use.) The two tables provided in the statement, Tables 1 and 2, presented the trip generation for the 1987 zoning case and for the revised uses proposed in 2003, respectively. The statement noted that the trips shown in Table 2 were generated using the 6th edition of *Trip Generation* as its primary reference. The source of trip generation rates or equations used to produce the 1987 trip generation (presumably an earlier edition of *Trip Generation*) was not cited, nor could CivTech ascertain which edition it was. (Without knowing the edition, CivTech could not check the information presented in Basha's Table 1.) As can be seen, overall, the revised uses were expected to produce an overall trip reduction of 41% (which is shown in CivTech's table below only as 30% because, at the City's request, CivTech added trips generated by the 650 rooms not considered in the 1987 or 2003 documentation to be considered here, increasing the base on which the percentages were calculated by 8,730 trips), with an 89% reduction for Parcels A and B-2 and a 26% reduction for Parcel J.

CivTech used trip generation rates and equations from the 9th edition of the *Trip Generation Manual* to prepare its trip generation for the proposed 2015 revisions to the uses approved in 2003. Where updated from the 7th Edition, the 9th Edition rates and equations were also used to generate trips based on the prior approved totals for purposes of comparison.

The following describes how the trips were generated for purposes of the comparison documented in this statement:

- CivTech attempted to replicate the results summarized in Table 1 of the approved 1987 trip generation using information provided in the 2003 statement. Of the three land uses anticipated in 1987 (retail, restaurant, and office), the original calculations for the retail and office uses were done using equations not available to CivTech. CivTech could only

calculate average rates that would produce the same results presented in Table 1. Please note that CivTech discovered some minor, mathematical rounding errors in the results for the peak hours. The small differences in the daily values are the result of CivTech's preference to round the trips generated by each use to the next higher even number, since half of the trips arrive and leave each day for each use. CivTech also discovered that the floor areas (square footages or SF) of uses in Parcel J were shown incorrectly, likely a transcription error. Five percent of 895,000 total SF is 44,750 SF, not 22,375 SF as shown for the retail and restaurant uses. The offices would then be 805,500 SF. Fortunately, the trips shown in the table for all of Parcel J were calculated using the correct percentages.

- CivTech also attempted to replicate the results presented in Table 2 of the 2003 statement. In Table 2, the daily trips generated (the only trips cited in the project narrative), the AM peak hour trips (with one correction for rounding), and the PM peak hour trips for Parcels A and B-2 were accurate. For Parcel J in the PM peak hour, there were transcription errors for the resort/residential use, in which the AM peak hour trips were simply repeated under PM peak hour and the restaurant trips, which were a combination of half of the restaurant floor area being considered "fine dining" sit-down restaurants and the other half being considered a "high-turnover" sit-down restaurants. The outbound trips differed only by 1, perhaps a rounding error. CivTech could not, however, locate in the detailed calculations attached to that letter (and not included here) how the inbound trips could total to 345, with 288 the more likely number. The differences carried through the calculations resulted in 61 fewer inbound trips during the PM peak hour and 50 more outbound trips, with a net difference of 10 fewer total PM trips after rounding.
- **Attachment 3**, which is summarized in **Table 1** below, presents CivTech's detailed calculations for the trips generated from 1987 to 2003 to 2015 and beyond. The upper and middle portions of each page of **Attachment 3** and **Table 1** essentially document CivTech's efforts to replicate Tables 1 and 2, respectively, of the 2003 trip generation comparison. (Ancillary, non-trip generating uses, such as the clubhouse and cultural uses, were not included.)
- The lower portion of **Table 1** represents the trip generation for the entire PCD at full build-out with the same internal trips reductions applied as before. Currently, a 102-unit expansion of the 650-unit resort hotel, shown *italicized* in its own row in the table, is planned. It is anticipated that as many as 43 additional new units may be provided on the remaining undeveloped portion of Parcel B and that 193 new units will be added to the 217-unit Maravilla luxury senior living complex, only 60 of which are above the currently approved limit. (The 43- and 60 unit expansions are also shown *italicized*.) As noted, full build-out of the PCD would then be achieved with totals of 794 units (=649+102+43) for the resort hotel and 410 units in the Maravilla facility. [And, as noted above, as long as future expansion(s) do not exceed these numbers of units or the trips generated documented herein, further amendments to the PCD should not be necessary.]
- With respect to the 2015 trips generated by CivTech in **Table 1**, please note that, since the edition of *Trip Generation Manual* used in the 2003 statement, the average rates and regression equations derived for the land uses Shopping Center and High Turnover (Sit Down) Restaurant have been revised. Thus, CivTech used the updated equations for the retail development and average rates for the high-turnover restaurant when generating trips for Parcel J and the trips generated by these uses differ slightly from those anticipated in the 2003 statement. All of the other rates remained as before and CivTech continued to use the trip generation rates developed by AMEC in 2001 for the conference land use.

Table 1 – Trip Generating Potential of Approved and Proposed Development

Land Use	ITE LUC	Size Quantity Units	Weekday Generated Trips							
			Daily	AM Peak Hour			PM Peak Hour			
			Total	Enter	Exit	Total	Enter	Exit	Total	
1987 Zoning Case (Trip Generation, unknown edition)										
Parcels A & B-2 (Princess Property)										
Shopping Center (eq.)	820	41,700 SF	3,884	58	37	95	169	184	353	
High Turnover (Sit Down) Restaurant	832	15,000 SF	1,956	72	67	139	178	113	291	
General Office Building (eq.)	710	75,000 SF	1,064	130	18	148	28	136	164	
Parcels A & B-2 Total (reduced by 20% for internal trips)			5,524	209	97	306	300	346	646	
Parcel B (Princess Resort Hotel)										
Resort Hotel	330	650 Units	8,730	174	67	241	137	182	319	
Parcel B total			8,730	174	67	241	137	182	319	
Parcel J (State Trust Land) 895,000 SF of commercial office										
Shopping Center (eq.)	820	44,750 SF	4,066	60	39	99	177	192	369	
High Turnover (Sit Down) Restaurant	832	44,750 SF	5,834	216	199	415	292	194	486	
General Office Building (eq.)	710	805,500 SF	8,870	1,106	151	1,257	204	996	1,200	
Parcel J Total			18,770	1,382	389	1,771	673	1,382	2,055	
Total Parcels A, B, B-2, & J			33,024	1,765	553	2,318	1,110	1,910	3,020	
2003 Trip Generation Comparison (Trip Generation, 6th Edition)										
Parcels A & B-2 (Princess Property)										
Conference Center Expansion	n/a	50,000 SF Increase	616	77	38	115	48	97	145	
Parcels A & B-2 total			616	77	38	115	48	97	145	
Parcel B (Princess Resort Hotel)										
Resort Hotel	330	650 Units	8,730	174	67	241	137	182	319	
Parcel B total			8,730	174	67	241	137	182	319	
Parcel J (State Trust Land)										
Resort Hotel	330	350 Units	4,702	94	36	130	74	98	172	
Shopping Center	820	100,000 SF	6,818	98	62	160	301	327	628	
Quality Restaurant	831	25,000 SF	2,250	17	4	21	125	62	187	
High Turnover (Sit Down) Restaurant	832	25,000 SF	3,260	121	111	232	163	109	272	
Conference	n/a	20,000 SF	246	31	15	46	19	39	58	
Parcel J Total (reduced by 20% for internal trips)			13,822	288	183	471	546	508	1,054	
Total Parcels A, B, B-2, & J			23,168	539	288	827	731	787	1,518	
Parcels A & B-2 Difference (1987 Approved vs. 2003 Proposed)			(4,908)	-89%						
Parcel J Difference (1987 Approved vs. 2003 Proposed)			(4,948)	-26%						
Parcels A, B-2, & J Difference (1987 Approved vs. 2003 Proposed)			(9,856)	-30%*						
2015 Trip Generation Comparison (Trip Generation, 9th Edition, * = uses applied)										
Parcels A & B-2 (Princess Property)										
Conference Center Expansion	n/a	50,000 SF	616	77	38	115	48	97	145	
Parcels A & B-2 total			616	77	38	115	48	97	145	
Parcel B (Princess Resort Hotel)										
Resort Hotel	330	650 Units (existing)	8,730	174	67	241	137	182	319	
Resort Hotel (current expansion)	330	102 Units (increase)	1,370	27	11	38	22	28	50	
Resort Hotel (future expansion, to maximum)	330	43 Units (increase)	578	12	4	16	9	13	22	
Parcel B total			10,666	213	82	295	168	223	391	
Parcel J (State Trust Land)										
Resort Hotel (approved)	330	350 Units (217 exist)	4,702	94	36	130	74	98	172	
Resort Hotel (to maximum)	330	60 Units (to 410 max)	806	17	6	23	13	17	30	
Shopping Center*	820	100,000 SF	6,792	97	59	156	288	312	600	
Quality Restaurant	931	25,000 SF	2,250	17	4	21	125	62	187	
High Turnover (Sit Down) Restaurant*	932	25,000 SF	3,180	141	130	271	148	99	247	
Conference	n/a	20,000 SF	246	31	15	46	19	39	58	
Parcel J Total (reduced by 20% for internal trips)			14,382	318	200	518	534	502	1,036	
Total Parcels A, B, B-2, & J			25,664	608	320	928	750	822	1,572	
Parcel J Difference (2003 Approved vs. 2015 Proposed)			560	+4%						
Parcels A (B, B-2, & J) Difference (2003 Approved vs. 2015 Proposed)			2,508	+17%						
Parcels A & B-2 Difference (1987 Approved vs. 2015 Proposed)			(4,908)	-89%						
Parcel J Difference (1987 Approved vs. 2015 Proposed)			(4,388)	-23%						
Parcels A, B, B-2, & J Difference (1987 Approved vs. 2015 Proposed)			(7,360)	-23%*						

* 30% and 23% are the reductions calculated when the base includes the estimated 8,730 trips per day generated by the existing, approved 650 rooms (which is a constant throughout). These percentage reductions increases to 41% and 30%, respectively, when those trips are deducted into the calculation because the overall numerical reductions in trips from 1987 to 2003 and from 1987 to 2015 remain the same while the number the percentages are based on decrease.

A review of the results of the trip generation for the currently proposed and future expansion of the Scottsdale Princess PCD summarized in the lower portion of **Table 1** reveals that the currently proposed 102 unit expansion of the Scottsdale Princess Resort hotel could generate as many as 1,370 trips per day.

Further review reveals that, at full build-out of the PCD, Parcels A, B-2, and J, with 60 additional units beyond the currently-approved maximum of 350 units at the Maravilla (for a total of 410 units) together with the currently proposed 102 unit expansion and an additional 43-unit expansion of the Princess resort hotel on Parcel B (to a total of 794 units) could generate as many as 16,946 trips per day. This represents 2,508 additional trips per day or an increase of 17% over the trips anticipated in the 2003 trip generation comparison statement. For Parcels A and B-2, there was no difference, and for Parcel J, the net difference (accounting for revisions to the daily and peak hour trip generation rates and/or equation made between the 7th and 9th editions of the *Trip Generation Manual*) is 560 (4%) additional trips. Thus, just over half ($1,370 \text{ trips} \div 2,508 \text{ trips} = 55\%$) of the new trips to be generated by all expansion(s) to full build-out are expected to be generated by the 102-unit expansion of the resort hotel currently proposed.

The 16,948 trips per day expected at full build-out will remain substantially lower than the number of trips anticipated with the approved 1987 rezoning, when a total of 24,294 trips per day were anticipated. The new daily total represents a reduction of 30% overall with Parcels A and B-2 still generating 89% fewer trips as reported in the 2003 trip generation statement and Parcel J generating 23% fewer trips, just a ten percent difference from the previously-reported 26% decrease. Again, the bulk of the new trips will be those generated by as many as 145 new units at the Scottsdale Princess Resort hotel and the 60 new units added to Maravilla at full build-out.

PRINCESS BOULEVARD CAPACITY ASSESSMENT

As noted above, the proposed current and future expansions of the Scottsdale Princess PCD could add just over 2,500 vehicles per day to the adjacent roadway network. The main access to the entire site is via Princess Boulevard east of Scottsdale Road, which provides two travel lanes in each direction and a raised median. On Thursday, January 22, 2015, CivTech recorded 5,341 vehicles per day (vpd) on this divided roadway, which was classified by the City of Scottsdale on its 2008 Street Classification Map (latest available) as a Major Collector – Urban. (**Attachment 4** is a copy of the traffic data sheet for Princess Boulevard.) Per the City's *Design Standards & Policies Manual*, the design average daily traffic (ADT) volume for an urban major collector ranges from 15,000 vpd to 30,000 vpd. Adding the additional anticipated 2,508 trips to be generated by the Scottsdale Princess at full build-out to current volumes yields a total of 7,849 vpd, which is well within the design ADT for a major collector roadway such as Princess Boulevard.

CONCLUSIONS

Based on the foregoing, the following can be concluded:

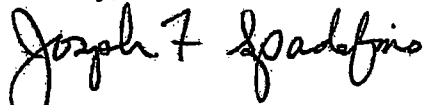
- The trip generation for the currently proposed and future expansion of the Scottsdale Princess Planned Community District (PCD) reveals that the currently proposed 102 unit expansion of the Scottsdale Princess Resort hotel could generate as many as 1,370 trips per day.
- At full build-out of the PCD, Parcels A, B-2, and J, with 60 additional units beyond the currently-approved maximum of 350 units at the Maravilla (for a total of 410 units) together with the currently proposed 102 unit expansion and an additional 43-unit expansion of the Princess resort hotel on Parcel B (to a total of 794 units) could generate as many as 16,946 trips per day. This represents 2,508 additional trips per day or an increase of 17% over the trips

anticipated in the 2003 trip generation comparison statement. For Parcels A and B-2, there was no difference and for Parcel J, the net difference (accounting for revisions to the daily and peak hour trip generation rates and/or equation made between the 7th and 9th editions of the *Trip Generation Manual*) is 560 (4%) additional trips. Thus, just over half (1,370 trips ÷ 2,508 trips = 55%) of the new trips to be generated by the current and future expansion(s) to full build-out are expected to be generated by the 102-unit expansion of the resort hotel currently proposed.

- The 16,948 trips per day expected at full build-out will remain substantially lower than the number of trips anticipated with the approved 1987 rezoning, when a total of 24,294 trips per day were anticipated. The new daily total represents a reduction of 30% overall with Parcels A and B-2 still generating 89% fewer trips as reported in the 2003 trip generation statement and Parcel J generating 23% fewer trips, just a ten percent difference from the previously-reported 26% decrease. Again, the bulk of the new trips will be those generated by as many as 145 new units at the Scottsdale Princess Resort hotel and the 60 new units added to Maravilla at full build-out.
- With respect to the capacity of Princess Boulevard, as a Major Collector – Urban roadway, Princess Boulevard could be expected to carry from 15,000 to 30,000 vehicles per day. With a volume of 5,341 vehicles per day (vpd) recorded in January 2015 and an additional net 2,508 new trips expected from the currently proposed and future expansions to full build-out, the anticipated volume of approximately 7,850 vpd is expected to be well within the design ADT for a major collector roadway such as Princess Boulevard.

Please contact me with any questions you may have regarding this statement.

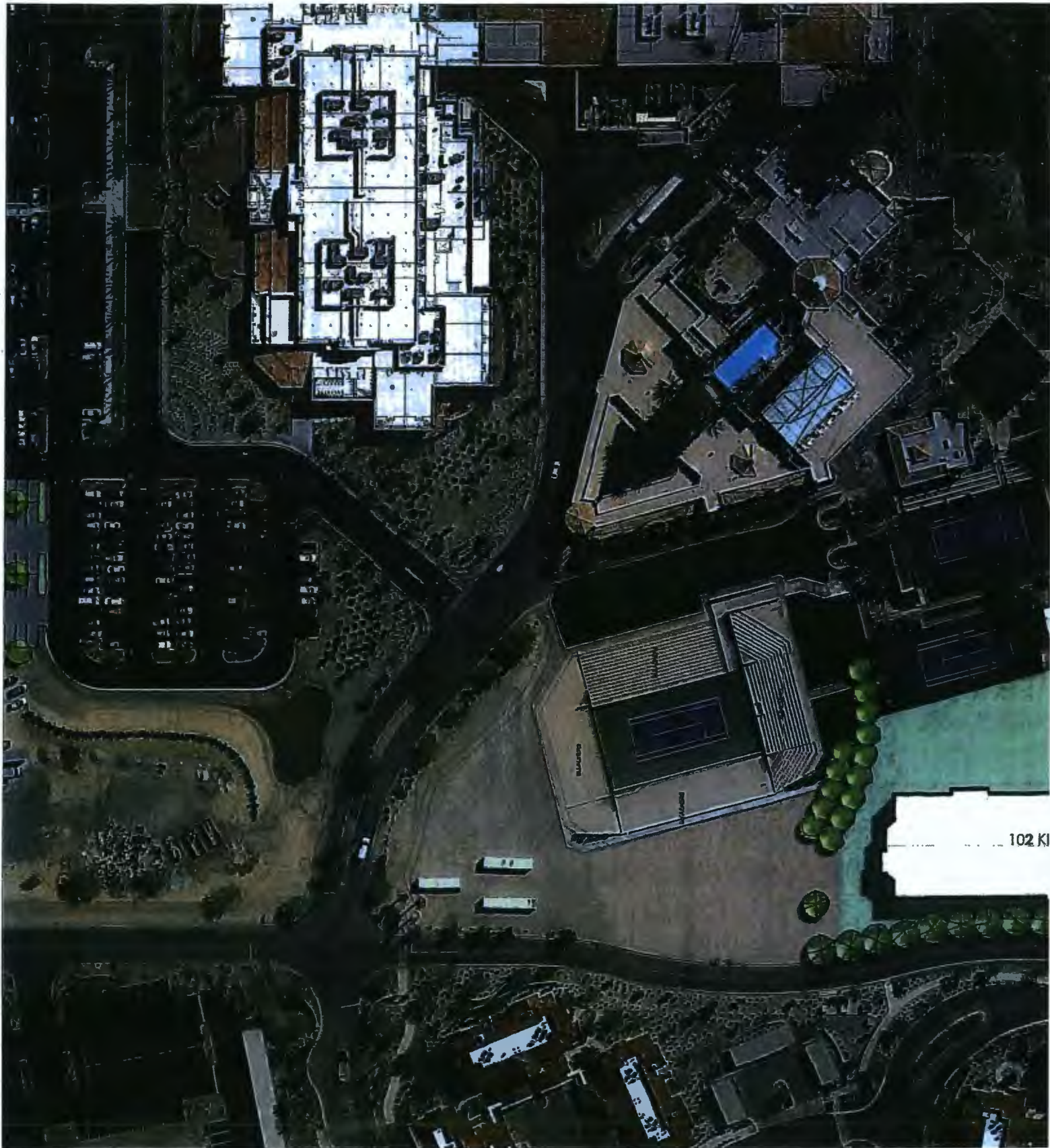
Sincerely,



Joseph F. Spadafino, P.E., PTOE
Project Manager/Senior Traffic Engineer

Attachments

- Attachment 1 – Site Plan
- Attachment 2 – 2003 Trip Generation Comparison
- Attachment 3 – Detailed Trip Generation Calculations
- Attachment 4 – Princess Blvd 24-Hour Traffic Count Data



102 KI

Fairmont
SCOTTSDALE PRINCESS

Memorandum

To: Stewart Cushman
Vice President
Wolff-DiNapoli

From: Paul E. Basha, P.E., P.T.O.E.

Date: 27 February 2003

Project: Fairmont Scottsdale Princess

Project No.: 2-2003-0214

Subject: Trip Generation Comparison



Per your request, we have completed an analysis comparing the trip generation of the currently approved zoning and the proposed land uses for the Fairmont Scottsdale Princess property.

The land uses associated with each of the two scenarios are listed below and on the following page. Parcels A and B refers to property currently developed as part of the Fairmont Scottsdale Princess Hotel. Parcel J refers to property recently leased by the Fairmont Scottsdale Princess from the Arizona State Land Department. The 895,000 square feet of commercial office -- approved by current zoning -- was assumed to be 90% office, 5% restaurant, and 5% retail for purposes of estimating the trip generation.

Approved ZoningParcels A&B:

41,700 square feet of retail
15,000 square feet of restaurants
75,000 square feet of office

Parcel J:

895,000 square feet of commercial office

Current Proposed Land UsesParcels A and B:

50,000 square feet of conference

Parcel J:

350 Resort/Residential units
100,000 square feet of retail
50,000 square feet of restaurants
20,000 square feet of conference
25,000 square feet of cultural uses
30,000 square feet of hotel clubhouse,
recreation, amenities

Mr. Stewart Cushman
27 February 2003
Fairmont Scottsdale Princess
Trip Generation Comparison
Page 2 of 4

The estimated daily traffic volumes resulting from the currently approved zoning and the newly proposed land uses are provided below.

ESTIMATED DAILY TRAFFIC VOLUME FOR INDICATED LAND USE

	<u>APPROVED</u>	<u>PROPOSED</u>	<u>DIFFERENCE</u>
PARCELS A and B	5,523	615	-89%
PARCEL J	<u>18,766</u>	<u>13,816</u>	-26%
TOTAL	24,289	14,431	-41%

These data indicate that the current development proposal would generate an estimated 41% fewer daily vehicles than the currently approved development.

A complete summary of the estimated daily and hourly traffic volumes for each of the two scenarios is provided on the following pages. All traffic volume estimations were calculated based on the data and procedures provided in the Institute of Transportation Engineers 1997 publication, *Trip Generation, Sixth Edition*, with one exception. This document does not contain a land use category of conference area. The trip generation rates for this land use category were determined in the 2001 Traffic Impact Study for the Fairmont Scottsdale Princess Case 100-PA-2001 as prepared by Amec. This study utilized traffic volumes measured at the Fairmont Scottsdale Princess to estimate trip generation rates for the conference area. These rates were also utilized for this comparative analysis. The trip generation calculations are attached.

Mr. Stewart Cushman
27 February 2003
Fairmont Scottsdale Princess
Trip Generation Comparison
Page 3 of 4

TABLE 1: APPROVED ZONING (1987)								
Land Use	Size	Generated Trips						
		Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Parcels A & B (Princess Property)								
Retail	41,700 SF	3,884	58	37	95	169	183	353
Restaurants	15,000 SF	1,955	72	67	139	177	113	290
Office	75,000 SF	1,084	130	18	148	28	136	163
Parcel A & B Total (reduced by 20% for internal trips)		5,923	209	97	306	299	346	645
Parcel J (State Trust Land) 898,000 SF of commercial office								
Retail - 5%	22,375 SF	4,083	60	39	99	177	192	369
Restaurant - 5%	22,375 SF	5,833	218	199	415	292	194	486
Office - 90%	850,250 SF	8,869	1,108	151	1,257	204	996	1,200
Parcel J		19,785	1,382	389	1,770	673	1,383	2,056
TOTAL PARCELS A, B, & J		24,289	1,590	486	2,076	972	1,728	2,700

Mr. Stewart Cushman
27 February 2003
Fairmont Scottsdale Princess
Trip Generation Comparison
Page 4 of 4

TABLE 2: PROPOSED LAND USES (FEBRUARY 2003)								
Land Use	Size	Daily	Generated Trips					
			AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Parcels A & B (Princess Property)								
Conference Center Expansion	Increase by 50,000 SF	615	77	38	115	48	97	145
Parcels A & B Total		615	77	38	115	48	97	145
Parcel J (State Trust Land)								
Resort/Residential	350 Units	4,701	93	36	130	93	36	130
Retail	100,000 SF	6,817	98	62	160	301	327	628
Restaurants	50,000 SF	5,507	137	115	252	345	170	515
Conference	20,000 SF	248	31	15	46	19	39	56
Cultural	25,000 SF	Incidental to other uses						
Clubhouse	80,000 SF	Included within Resort/Residential Units						
Parcel J Total (reduced by 20% for internal trips)		13,616	287	183	470	607	458	1,064
TOTAL PARCELS A, B, & J		14,431	364	221	585	655	555	1,209

Please contact me at (602) 746-1005 extension 209 if you have any questions regarding this memorandum or its calculations.

Attachments

ESTIMATED TRAFFIC VOLUMES GENERATED BY HOTEL CONFERENCE AREA

	DAY	AM PEAK HOUR			PM PEAK HOUR		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
18,000 SF Expansion Calculated from Existing Traffic Volumes	222	28	14	42	17	35	52
Rate per 1000 SF	12.3	67%	33%	2.3	67%	33%	2.9
	DAY	AM PEAK HOUR			PM PEAK HOUR		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
50,000 SF Expansion Based on calculated rates	615	77	38	115	48	97	145
	DAY	AM PEAK HOUR			PM PEAK HOUR		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
20,000 SF Conference Based on calculated rates	246	31	15	46	19	39	58

Note: Data obtained from August 2001 Traffic Impact Analyses by Amec

Scottsdale Princess Expansion

Traffic Impact Analysis
Proposed

Trip Generation

Attachment 3
February 2015

Land Use	ITE	ITE Land Use Name	Quantity	Units	AM Distribution		PM Distribution	
	LUC				In	Out	In	Out
1987 Zoning Case (Trip Generation, unknown edition)								
Parcels A & B-2 (Princess Property)								
Shopping Center	820	Shopping Center (eq.)	41.700 KSF		61%	39%	48%	52%
High Turnover (Sit Down) Restaurant	832	High Turnover (Sit Down) Restaurant	15.000 KSF		52%	48%	61%	39%
General Office Building	710	General Office Building (eq)	75.000 KSF		88%	12%	17%	83%
Parcels A & B-2 Total (reduced by 20% for internal trips)								
Parcel B (Princess Resort Hotel)								
Resort Hotel (existing)	330	Resort Hotel	650	Occupied Rooms	72%	28%	43%	57%
Parcel B Total								
Parcel J (State Trust Land) 895,000 SF of commercial office								
Shopping Center	820	Shopping Center (eq.)	44.750 KSF		61%	39%	48%	52%
High Turnover (Sit Down) Restaurant	832	High Turnover (Sit Down) Restaurant	44.750 KSF		52%	48%	60%	40%
General Office Building	710	General Office Building (eq.)	805.500 KSF		88%	12%	17%	83%
Parcel J Total								
Total Parcels A, B, B-2, & J								
2003 Trip Generation Comparison (Trip Generation, 6th Edition)								
Parcels A & B-2 (Princess Property)								
Conference Center Expansion	n/a	Conference	50.000 KSF		67%	33%	33%	67%
Parcels A & B-2 total								
Parcel B (Princess Resort Hotel)								
Resort Hotel (existing)	330	Resort Hotel	650	Occupied Rooms	72%	28%	43%	57%
Parcel B Total								
Parcel J (State Trust Land)								
Resort Hotel	330	Resort Hotel	350	Occupied Rooms	72%	28%	43%	57%
Shopping Center	820	Shopping Center (eq.)	100.000 KSF		61%	39%	48%	52%
Quality Restaurant	831	Quality Restaurant	25.000 KSF		82%	18%	67%	33%
High Turnover (Sit Down) Restaurant	832	High Turnover (Sit Down) Restaurant	25.000 KSF		52%	48%	60%	40%
Conference	n/a	Conference	20.000 KSF		67%	33%	33%	67%
Parcel J Total (reduced by 20% for internal trips)								
Total Parcels A, B, B-2, & J								
2015 Trip Generation Comparison (Trip Generation, 9th Edition, * = uses applied)								
Parcels A & B-2 (Princess Property)								
Conference Center Expansion	n/a	Conference	50.000 KSF		67%	33%	33%	67%
Parcels A & B-2 total								
Parcel B (Princess Resort Hotel)								
Resort Hotel (existing)	330	Resort Hotel	649	Occupied Rooms	72%	28%	43%	57%
Resort Hotel (current expansion)	330	Resort Hotel	102	Occupied Rooms	72%	28%	43%	57%
Resort Hotel (future, to maximum)	330	Resort Hotel	43	Occupied Rooms	72%	28%	43%	57%
Parcel B total								
Parcel J (State Trust Land)								
Resort Hotel (approved)	330	Resort Hotel	350	Occupied Rooms	72%	28%	43%	57%
Resort Hotel (to maximum)	330	Resort Hotel	60	Occupied Rooms	72%	28%	43%	57%
Shopping Center*	820	Shopping Center (eq.)	100.000 KSF		62%	38%	48%	52%
Quality Restaurant	931	Quality Restaurant	25.000 KSF		82%	18%	67%	33%
High Turnover (Sit Down) Restaurant*	932	High Turnover (Sit Down) Restaurant	25.000 KSF		52%	48%	60%	40%
Conference	n/a	Conference	20.000 KSF		67%	33%	33%	67%
Parcel J Total (reduced by 20% for internal trips)								
Total Parcels A, B, B-2, & J								

Land Use	ADT		AM Peak Hour				PM Peak Hour			
	Avg Rate	Total	Avg Rate	In	Out	Total	Avg Rate	In	Out	Total
1987 Zoning Case (Trip Generation, unknown edition)										
<i>Parcels A & B-2 (Princess Property)</i>										
Shopping Center	93.10	3,884	2.26	58	37	95	8.45	169	184	353
High Turnover (Sit Down) Restaurant	130.34	1,956	9.27	72	67	139	19.38	178	113	291
General Office Building	14.18	1,064	1.97	130	18	148	2.18	28	136	164
Parcels A & B-2 Total (reduced by 20% for internal trips)	0.00	5,524	0.00	209	97	306	0.00	300	346	646
<i>Parcel B (Princess Resort Hotel)</i>										
Resort Hotel (existing)	13.43	8,730	0.37	174	67	241	0.49	137	182	319
Parcel B Total	0.00	8,730	0.00	174	67	241	0.00	137	182	319
<i>Parcel J (State Trust Land) 895,000 SF of commercial office</i>										
Shopping Center	90.85	4,066	2.20	60	39	99	8.24	177	192	369
High Turnover (Sit Down) Restaurant	130.34	5,834	9.27	216	199	415	10.86	292	194	486
General Office Building	11.01	8,870	1.56	1,106	151	1,257	1.49	204	996	1,200
Parcel J Total	0.00	18,770	0.00	1,382	389	1,771	0.00	673	1,382	2,055
Total Parcels A, B, B-2, & J	0.00	33,024	0.00	1,765	553	2,318	0.00	1,110	1,910	3,020

2003 Trip Generation Comparison (Trip Generation, 6th Edition)										
<i>Parcels A & B-2 (Princess Property)</i>										
Conference Center Expansion	12.30	616	2.30	77	38	115	2.90	48	97	145
Parcels A & B-2 total	0.00	616	0.00	77	38	115	0.00	48	97	145
<i>Parcel B (Princess Resort Hotel)</i>										
Resort Hotel (existing)	13.43	8,730	0.37	174	67	241	0.49	137	182	319
Parcel B Total		8,730		174	67	241		137	182	319
<i>Parcel J (State Trust Land)</i>										
Resort Hotel	13.43	4,702	0.37	94	36	130	0.49	74	98	172
Shopping Center	68.17	6,818	1.60	98	62	160	6.28	301	327	628
Quality Restaurant	89.95	2,250	0.81	17	4	21	7.49	125	62	187
High Turnover (Sit Down) Restaurant	130.34	3,260	9.27	121	111	232	10.86	163	109	272
Restaurants Total		5,510		138	115	253		288	171	459
Conference	12.30	246	2.30	31	15	46	2.90	19	39	58
Parcel J Total (reduced by 20% for internal trips)		13,822		288	183	471		546	508	1,054
Total Parcels A, B, B-2, & J		23,168		539	288	827		731	787	1,518
Parcels A & B-2 Difference (Approved vs. Proposed)		(4,908)		-89%						
Parcel J Difference (Approved vs. Proposed)		(4,948)		-26%						
Parcels A, B-2, & J Difference (Approved vs. Proposed)		(9,856)		-30%						

2015 Trip Generation Comparison (Trip Generation, 9th Edition, * = uses applied)										
<i>Parcels A & B-2 (Princess Property)</i>										
Conference Center Expansion	12.30	616	2.30	77	38	115	2.90	48	97	145
Parcels A & B-2 total	0.00	616	0.00	77	38	115	0.00	48	97	145
<i>Parcel B (Princess Resort Hotel)</i>										
Resort Hotel (existing)	13.43	8,718	0.37	174	67	241	0.49	137	182	319
Resort Hotel (current expansion)	13.43	1,370	0.37	27	11	38	0.49	22	28	50
Resort Hotel (future, to maximum)	13.43	578	0.37	12	4	16	0.49	9	13	22
Parcel B total		10,666		213	82	295		168	223	391
<i>Parcel J (State Trust Land)</i>										
Resort Hotel (approved)	13.43	4,702	0.37	94	36	130	0.49	74	98	172
Resort Hotel (to maximum)	13.43	806	0.37	17	6	23	0.49	13	17	30
Shopping Center*	67.91	6,792	1.56	97	59	156	5.99	288	312	600
Quality Restaurant	89.95	2,250	0.81	17	4	21	7.49	125	62	187
High Turnover (Sit Down) Restaurant*	127.15	3,180	10.81	141	130	271	9.85	148	99	247
Conference	12.30	246	2.30	31	15	46	2.90	19	39	58
Parcel J Total (reduced by 20% for internal trips)		14,382		318	200	518		534	502	1,036
Total Parcels A, B, B-2, & J		25,664		608	320	928		750	822	1,572
Parcels A & B-2 Difference (1987 Approved vs. 2015 Proposed)		(4,908)		-89%						
Parcel J Difference (1987 Approved vs. 2015 Proposed)		(4,388)		-23%						
Parcels A, B, B-2, & J Difference (1987 Approved vs. 2015 Proposed)		(7,360)		-22%						

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, January 22, 2015

City: Scottsdale

Project #: 15-1031-001

Location: Princess Blvd. east of Scottsdale Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			7	1	12:00			54	42
00:15			7	3	12:15			53	48
00:30			5	0	12:30			40	44
00:45			3	22	12:45			52	199
01:00			7	0	13:00			41	49
01:15			0	1	13:15			51	52
01:30			0	1	13:30			55	60
01:45			2	9	13:45			43	190
02:00			0	5	14:00			50	45
02:15			3	0	14:15			61	34
02:30			3	1	14:30			52	52
02:45			0	6	14:45			60	223
03:00			1	0	15:00			40	44
03:15			2	4	15:15			77	48
03:30			1	6	15:30			38	61
03:45			4	8	15:45			51	206
04:00			0	3	16:00			61	51
04:15			2	13	16:15			80	45
04:30			5	17	16:30			52	44
04:45			3	10	16:45			80	273
05:00			6	24	17:00			76	46
05:15			6	31	17:15			66	29
05:30			9	43	17:30			52	22
05:45			11	32	17:45			59	253
06:00			12	35	18:00			40	26
06:15			22	38	18:15			22	21
06:30			18	47	18:30			35	25
06:45			16	68	18:45			31	128
07:00			18	32	19:00			30	22
07:15			21	51	19:15			21	28
07:30			19	62	19:30			20	21
07:45			29	87	19:45			22	93
08:00			26	71	20:00			13	21
08:15			24	48	20:15			21	7
08:30			27	50	20:30			22	17
08:45			36	113	20:45			26	82
09:00			34	49	21:00			22	17
09:15			40	32	21:15			20	16
09:30			46	34	21:30			20	21
09:45			30	150	21:45			27	89
10:00			31	30	22:00			18	11
10:15			40	30	22:15			13	8
10:30			38	64	22:30			13	5
10:45			32	141	22:45			17	61
11:00			38	49	23:00			15	5
11:15			39	36	23:15			11	0
11:30			42	55	23:30			8	1
11:45			46	165	23:45			7	41

Total Vol. 811 1281 2092

1838 1411 3249

GPS Coordinates:

NB	SB	Daily Totals	WB	Combined
		EB		
		2649	2692	5341

AM

PM

Split %	38.8%	61.2%	39.2%
Peak Hour	11:30	07:15	11:30
Volume	195	262	374
P.H.F.	0.90	0.84	0.93

56.6%	43.4%	60.8%
16:15	13:00	16:15
288	216	464
0.90	0.90	0.93

TRIP GENERATION COMPARISON SUMMARY
Scottsdale Princess Planned Community District
SEC Scottsdale Road and Princess Boulevard
5-ZN-2015

Summary Prepared by John Bartlett, COS Traffic Engineering
Trip Generation Comparison prepared by Joe Spadafino, PE, CivTech

Existing Conditions:

Site Location – SEC Scottsdale Road and Princess Boulevard

Existing Development – Site currently has 694 hotel units and 217 luxury retirement community units.

Street Classifications –

- Scottsdale Road is classified as a Urban Major Arterial
- Princess Boulevard is classified as an Urban Major Collector.

Existing Street Conditions –

- Scottsdale Road has an average daily traffic volume of 39,400.
- Princess Boulevard has an average daily traffic volume of 5,341.

Existing Speed Limits –

- Scottsdale Road has a posted speed limit of 45 miles per hour.
- Princess Boulevard has a posted speed limit of 30 miles per hour.

Proposed Development:

Description - The proposed development plan consists of 145 additional hotel units (144 more than currently approved), and 193 additional luxury retirement units (60 more than currently approved).

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - Shopping Center 100,000 SF Restaurant 50,000 SF Conference 70,000 SF Resort Hotel 794 Units Luxury Retirement Units 410 Units	25,664	608	320	928	750	822	1,572

2003 Zoning- Shopping Center 100,000 SF Restaurant 50,000 SF Conference 70,000 SF Resort Hotel 650 Units Luxury Retirement Units 350 Units	23,168	539	288	827	731	787	1,518
1987 Zoning - Shopping Center 86,450 SF Restaurant 59,750 SF Office 880,500 SF Resort Hotel 650 Rooms	33,024	1,765	553	2,318	1,110	1,910	3,020
Increase/Decrease 2003-2015	+2,496	+69	+32	+101	+19	+35	+54
Increase/Decrease 1987-2015	-7,360	-1,157	-233	-1,390	-360	-1,088	-1,448

The proposed expansion is anticipated to generate 2,496 daily trips more than the 2003 zoning approval.

The proposed buildout of the development will generate 23% fewer daily trips than approved with the 1987 zoning case.

Roadway Capacity:

Princess Drive is classified as an Urban Major Collector which has an estimated capacity range of 15,000 – 30,000 vehicles per day.

Daily traffic volumes collected on Princess Boulevard show an average daily traffic volume of 5,341 (January 22, 2015).

The additional 2,496 trips from the proposed expansion would result in a daily traffic volume of 7,849 vehicles per day on Princess Boulevard. This daily volume is well below the capacity of the roadway.

Summary:

The expansion of 144 hotel units and 193 additional luxury retirement units will generate 2,496 more daily trips than the exists uses. Full build out of the expansion will generate 23% fewer daily trips than the land uses approved in 1987.

Princess Boulevard has sufficient capacity to accommodate the additional trips generated by the proposed expansion.

Comments from participants:

Will the tent remain?

Will the corral be gone for good?

Will the "dump" be cleaned up?

Will there be a sidewalk to the resort to access the restaurants.

Why do all but 2 tennis courts have to go away...

Methods to address comments are:

The tent will get smaller in size but will remain. It is possible to provide some landscaping to help screen the views of the tent.

Corral P will be demolished as part of this construction and in the event it being rebuilt in the future it will be situated to not face Maravilla. This is a completely different zoning issue and will be dealt with at such time.

The Dump will be cleaned up and screened per the request of the City of Scottsdale.

Sidewalk for Maravilla residence to access the property can easily be provided.

Exhibit B



Date: 1-22-15

Case No. 1217- PA -14
www.scottsdaleaz.gov/projects/projectsinprocess

Location: Fairmont Scottsdale Princess
7575 E. Princess Blvd
Scottsdale, AZ 85255

Project Request: Demolition of 3 tennis courts on the west side of the property and the event pavilion 'Crown P' in the southwest corner. Addition of 102 rooms to match existing architectural character and color and 119 parking spaces onto the existing parking lot on the northwest corner of property.

Size: Total 5 lots on property = 2,891,712 s.f. (66.38 acres)

Zoning: C-2 / PCD

Applicant: Allen+Philp Architects:
Steve Hunt
480-990-2800
Shunt@AllenPhilp.com

City Contacts: City of Scottsdale, AZ
Keith Niederer
480-312-2953
KNiederer@Scottsdaleaz.gov

Open House: Fairmont Scottsdale Princess
7575 E Princess Blvd
Scottsdale, AZ 85255
February 6th, 2015
Time: 6:00 pm

20

Fairmont Scottsdale Princess

Early Notification of Project Under Consideration - Neighborhood Open House Meeting

Case No. 1217-PA-14

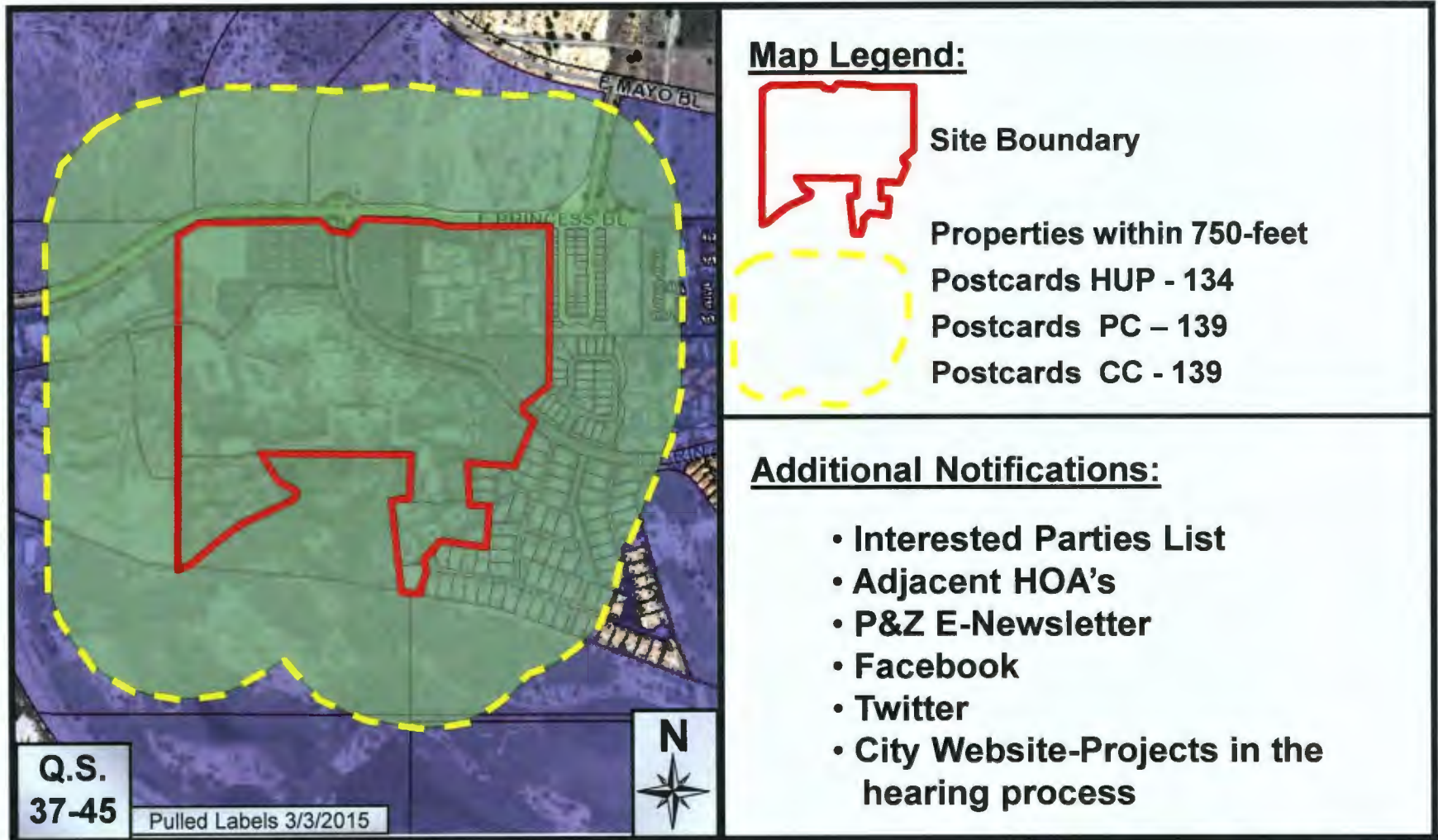
102 Guestroom Addition and Associated Required Parking

6:00PM Friday, February 6, 2015

Palomino Salon 8

[illegible]

City Notifications – Mailing List Selection Map



Fairmont Scottsdale Princess – Hotel Expansion

5-ZN-2015

ATTACHMENT #8



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 25, 2015

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair
Matt Cody, Commissioner
David Brantner, Commissioner
Ali Fakh, Commissioner
Michael J. Minnaugh, Commissioner

ABSENT: Larry S. Kush, Commissioner

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Jesus Murillo
Dan Symer
Kira Wauwie
Keith Niederer
Adam Yaron

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:04 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of February 25, 2015 Regular Meeting Minutes including the Study Session.
2. Approval of March 4, 2015 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE FEBRUARY 25, 2015 AND THE MARCH 4, 2015 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY VICE CHAIR EDWARDS, THE MOTION WAS APPROVED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED

- | | | |
|----|--------------|---|
| 3. | 197-PA-2015 | Appendix A – Airport Zoning – Repeal Text Amendment |
| 4. | 33-ZN-2000#2 | Office 101; aka Bahia Office Project |
| 5. | 15-ZN-2005#3 | Silverstone |
| 6. | 3-UP-2013 | Pebble Stone Market |
| 7. | 1-ZN-2015 | Brown's Classic Autos |
| 8. | 5-ZN-2015 | Fairmont Scottsdale Princess Hotel Expansion |

MOVE TO INITIATE CASE 197-PA-2015 TEXT AMENDMENT, RECOMMENDED CITY COUNCIL APPROVE CASES 33-ZN-2000#2, 15-ZN-2005#3, 3-UP-2013, 1-ZN-2015 AND 5-ZN-2015, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED ZONING DISTRICT MAP AMENDMENTS AND THE DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, AND BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, SECONDED BY COMMISSIONER CODY. THE MOTION WAS APPROVED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

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www.scottsdaleaz.gov/boards/PC.asp

REGULAR

9. 1-ZN-2011 Diamond Mountain Estates

MOVE TO CONTINUE CASE 1-ZN-2011 TO THE APRIL 22, 2015 HEARING, BY A VOTE OF SIX (6) TO ZERO (0); MOTION BY COMMISSIONER BRANTER, SECONDED BY COMMISSIONER FAKIH.

10. 2-UP-2001#3 Rockbar, Inc.

RECOMMENDED CITY COUNCIL APPROVE CASE 2-UP-2001#3, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS AND AN ADDITIONAL NOISE STIPULATION, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, SECOND BY COMMISSIONER CODY. THE MOTION WAS APPROVED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:21 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp