RESORT RESIDENCES
Project Narrative

Resort Residences, LLC is proposing to develop an "All-Suites" hotel consisting of 86 suites (74 four-bedroom & 12 two-bedroom), on the present vacant property located at 7777 East Princess Blvd. This high-end resort will consist of 13 three-story hotel buildings, 2 two-story hotel buildings and a two-story main lobby, located on the approximately 4.94 acre site. The two-story hotel buildings will be located on the southern most section of the property to be sensitive to the Crown Point Patio Home residents and will have setbacks equal to or greater than the Villa Mirage time-share facility to our east or the Resort Suites hotel to our west. An underground garage will provide approximately 80% of all the parking. Again to be sensitive to both noise and light issues for the single family neighbors, there will be no surface parking on the south drive.

The Southwestern architectural style is an eclectic blend of Old World Spanish and Tuscan mansions with rich stonework, clay tile roof and cast concrete design elements. A grand porte cochere marks the main entry where guests will begin their stay. Past the main entry awaits upscale amenities including a fully staffed public restaurant and bar, fitness center, meeting spaces, outdoor pool and spa. The clay tile roof has a maximum height of approximately 35'-6" as measured from the crown of the adjacent roadway, E. Princess Blvd.

Rezone Request

The development is seeking rezoning from R1-35 to R-5, with a Hotel Use Permit, which will be compatible with the surrounding developments. The three adjacent developments are all zoned R-5. To the west is Resort Suites, an R-5 zoned extended stay resort. Immediately east is approximately 3 acres of undeveloped land zone R-5 as a last phase of Scottsdale Villa Mirage Resort Time-Share units. To the south is Crown Point, a gated single-family patio home development zoned R-5 PCD. To the north is undeveloped State land zoned PCD and anticipated to be mixed use retail/commercial/multi-family.

The proposed density for this project is 32.9 units per gross acre. Resorts Suites to the west is 31.44 units per gross acre for phase I and 25.1 units per gross acre for phase II. Villa Mirage to the west is 29.9 units per gross acre for phases I, II & III and 23.4 units per gross acre for phase IV.

We feel the proposed R-5 zoning is a more appropriate use and makes the site more compatible with other developments in the area. Developing the site under it's current R1-35 zoning would result in single family homes surrounded on three sides by larger and more dense multi-family and commercial uses.

13-UP-2006

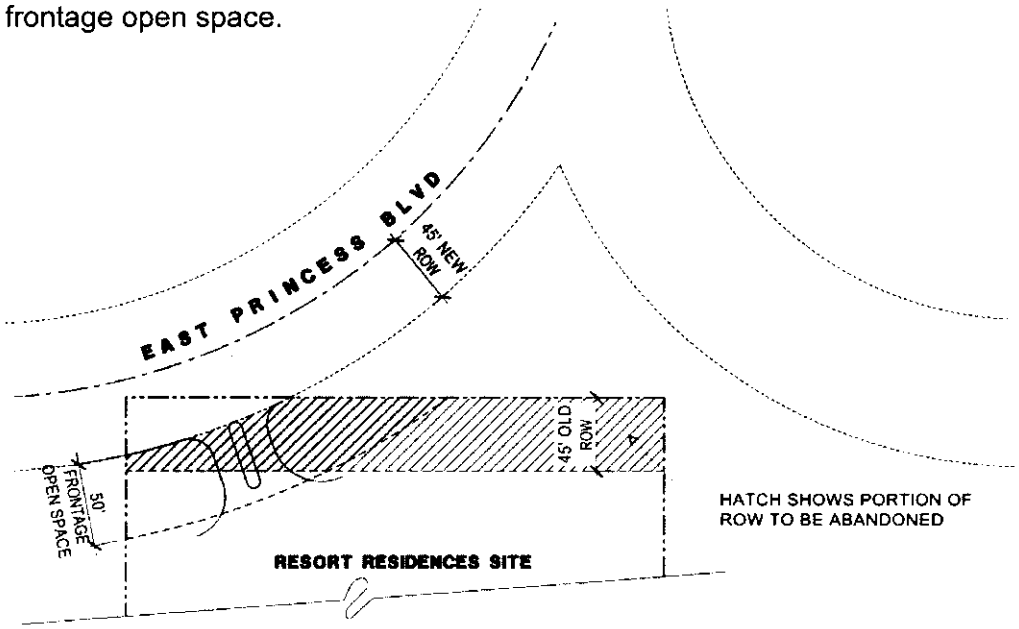
6-6-06

Hotel Use Permit Request

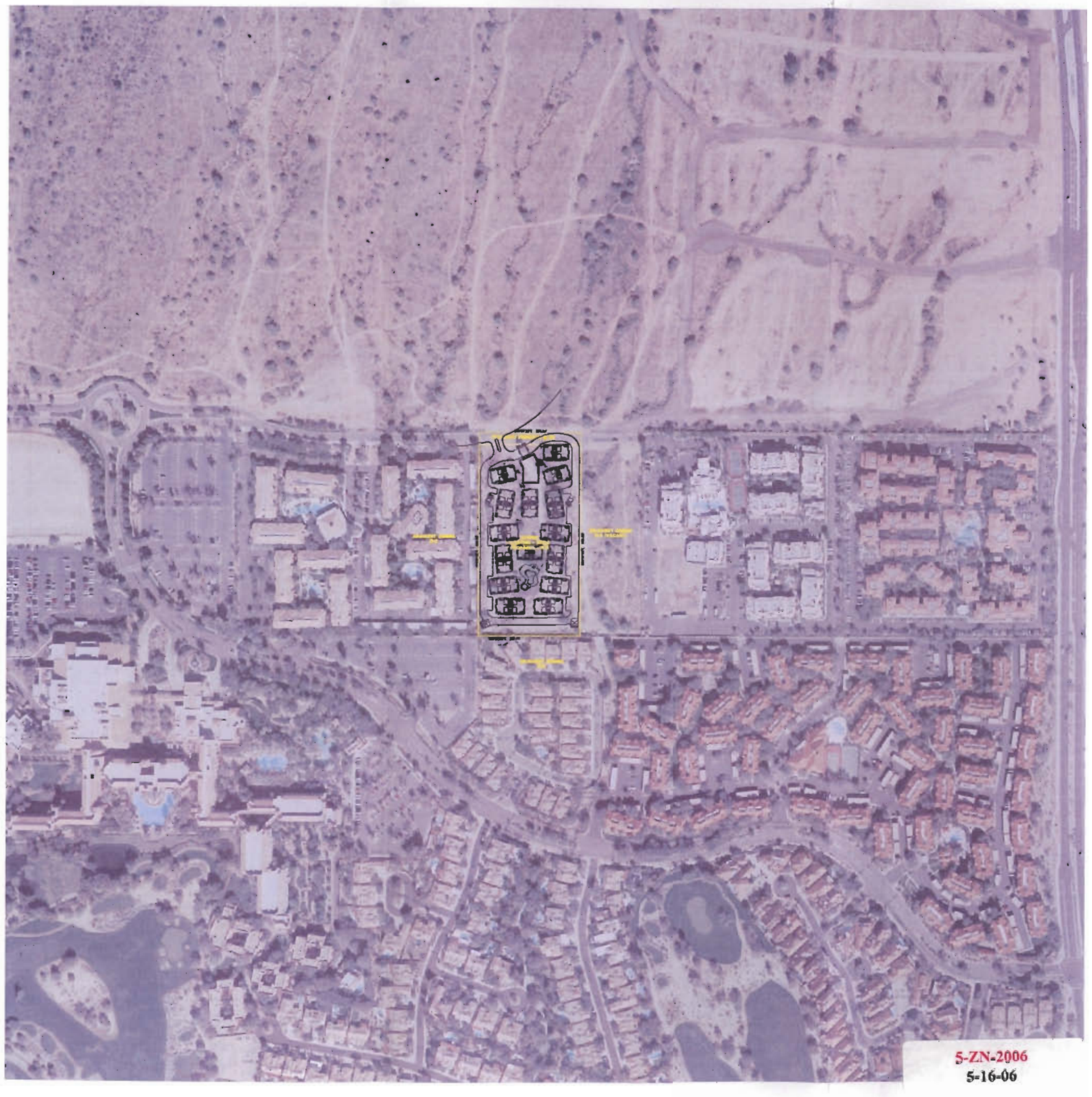
The Hotel's 86 suites are divided into 74 four-bedroom & 12 two-bedroom suites. Some of the four-bedroom units will contain lock-off units so they can be configured for more flexible leasing. The maximum number of guest units (keyed units) will be 163, broken down as follows; 77 one-bedrooms, 50 two-bedrooms, 1 three-bedroom and 35 four-bedrooms. This "All-Suites" hotel meets the use permit criteria in its compatibility with the surrounding multi-family and commercial uses. The proposed use will not create a nuisance from noise, smoke odor, dust, vibration or illumination. The site lighting fixtures will be selected and placed in order to not spill light onto neighboring properties. Further, lens shields will be used at the southern fixtures to be sensitive to the adjacent homes. Surface parking has been removed along the south drive and the remaining surface spaces are oriented so that headlights face the interior of the site. The majority of the parking will be provided underground, greatly reducing traffic noise. The traffic impact of this project will not create unusual volumes or character. Per the TIMA study the project will have minimal impact on future traffic conditions in the area.

Abandonment Request

With this submittal the development is also seeking abandonment of a portion of the 45' Right of Way along E. Princess Blvd. This abandonment is a result of the road realignment that has been proposed by the City. Per the City Traffic Department the new road will curve north near our west property line and result in an unused triangular parcel and new ROW. The new road alignment results in a new street frontage (shown in green below), which has been used to calculate frontage open space.



We respectively request your approval of the proposed rezone, hotel use permit and ROW abandonment.



5-ZN-2006
5-16-06

RESORT RESIDENCES

RESORT RESIDENCES, L.L.C.
SCOTTSDALE, ARIZONA

RECORDING CASE: 94-PA-2006
USE PERMIT CASE: 94-PA-2006

PRELIMINARY

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
PHOENIX, ARIZONA 85014-2708
(602)265-1891

ARCHITECTURE AND PLANNING

1.30

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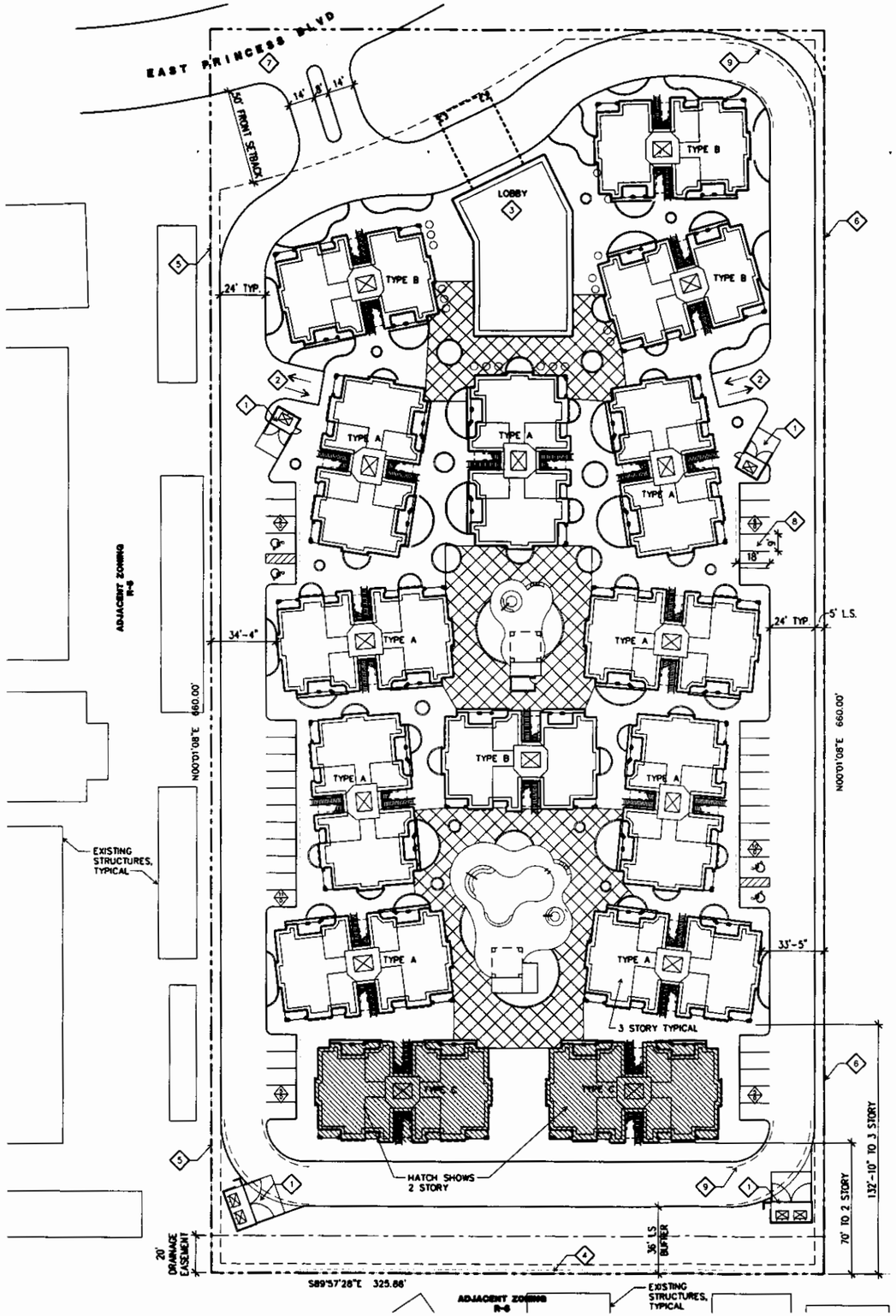
PRELIMINARY
CONTEXT SITE PLAN



DEVELOPMENT DATA

SITE AREA:

GROSS AREA 4.94 ACRES (215,080 SF)
NET AREA 4.60 ACRES (200,416 SF)

ZONING: R-5 PROPOSED
(R-135 EXISTING)

UNIT MIX:

HOTEL SUITES WITH KITCHENS = 86
(4 BED SUITES = 74)
(2 BED SUITES = 12)

LOCK-OFFS ALLOW FOR THE FOLLOWING ROOM CONFIGURATIONS:
77 ONE-BED GUEST UNITS
50 TWO-BED GUEST UNITS
1 THREE-BED GUEST UNIT
35 FOUR-BED GUEST UNITS
163 TOTAL GUEST UNITS POSSIBLE

DENSITY ALLOWED: 33 UNITS PER GROSS ACRE
DENSITY PROVIDED: 32.9 UNITS PER GROSS ACRE

BUILDING AREA:

HOTEL BUILDINGS:
BUILDING TYPE A (FOOTPRINT) = 4,379 SF
BUILDING TYPE B (FOOTPRINT) = 3,820 SF
BUILDING TYPE C (FOOTPRINT) = 4,379 SF

LOBBY BUILDING:
1ST FLOOR (LOBBY/REGISTRATION) = 4,610 SF
2ND FLOOR (RESTAURANT/BAR) = 5,100 SF

BASEMENT:
MEETING SPACES = 5,000 SF

TOTAL FOOTPRINT ON SITE = 68,059 SF

REZONING CASE: 94-PA-2006
USE PERMIT CASE: 94-PA-2006

RESORT RESIDENCES

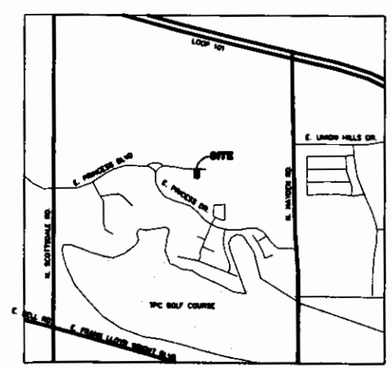
RESORT RESIDENCES, LLC.

SCOTTSDALE, ARIZONA

PRELIMINARY

KEY NOTES:

1. GATED 6' TALL MASONRY REFUSE ENCLOSURE
2. TENANT VEHICULAR RAMP DOWN TO PARKING
3. LOBBY AND HOTEL REGISTRATION
4. EXISTING 6' SOLID BLOCK WALL AT SOUTH
5. EXISTING 6' SOLID BLOCK WALL AT WEST
6. PROPOSED NEW 6' SOLID BLOCK WALL AT EAST
7. CITY PROPOSED REALIGNMENT OF PRICESS BLVD
8. 9'x18' PARKING TYP. (INCLUDES 2' OVERHANG)
9. FIRE TRUCK TURNING RADIUS, TYP.



VICINITY MAP
RESORT RESIDENCES - 7777 E. PRINCESS BLVD.

PRELIMINARY SITE PLAN

SCALE: 1" = 30'

5-ZN-2006
5-16-06

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891

ARCHITECTURE AND PLANNING

1.10
0428

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15 May 2006

PRELIMINARY SITE PLAN