RENAISSANCE COTTONWOODS RESORT

PROJECT NARRATIVE
764-PA-2005

The Renaissance Cottonwoods Resort on the southwest corner of Scottsdale Road and Rose Lane was developed in the 1980's on a rather a-typical site within two municipalities. The majority of the resort, including the rooms/casitas, is located in Paradise Valley, while the lobby/office/restaurant facilities are located on a small parcel in Scottsdale with Scottsdale Road frontage.

As the resort has matured it has been recognized that this bifurcation of the resort site is not the most efficient arrangement. The existing resort layout has become functionally obsolete and reconfiguring certain buildings located near the guestrooms will allow for optimum utilization of the property. Plans for reconfiguring resort functions include integrating the lobby/office/food service and other functions currently on the Scottsdale property into existing space within the main resort area located in Paradise Valley. This will make the two parcels located in Scottsdale, Parcel 1, approximately one and one-half (1.5) acres, and Parcel 2, approximately one-half acre (0.5), available for redevelopment as a condominium/townhome community.

This rezoning and use permit request is being made in preparation for the Cottonwoods reconfiguration anticipated to begin within the next 12 - 18 months. Rather than waiting until after terminating and relocating the hotel functions now in Scottsdale before beginning the rezoning process, the rezoning is being requested in advance to avoid any delay in utilization of the Scottsdale site and to eliminate any potential for a chain link fence appearance that has accompanied other more protracted resort site redevelopment. The use permit is necessary to allow the hotel functions to continue in Scottsdale during the transition period, and the use permit would terminate upon redevelopment of the site for the proposed residential use. The approved site plan for the portion of the hotel facilities currently in Scottsdale is included with this application as the use permit site plan.

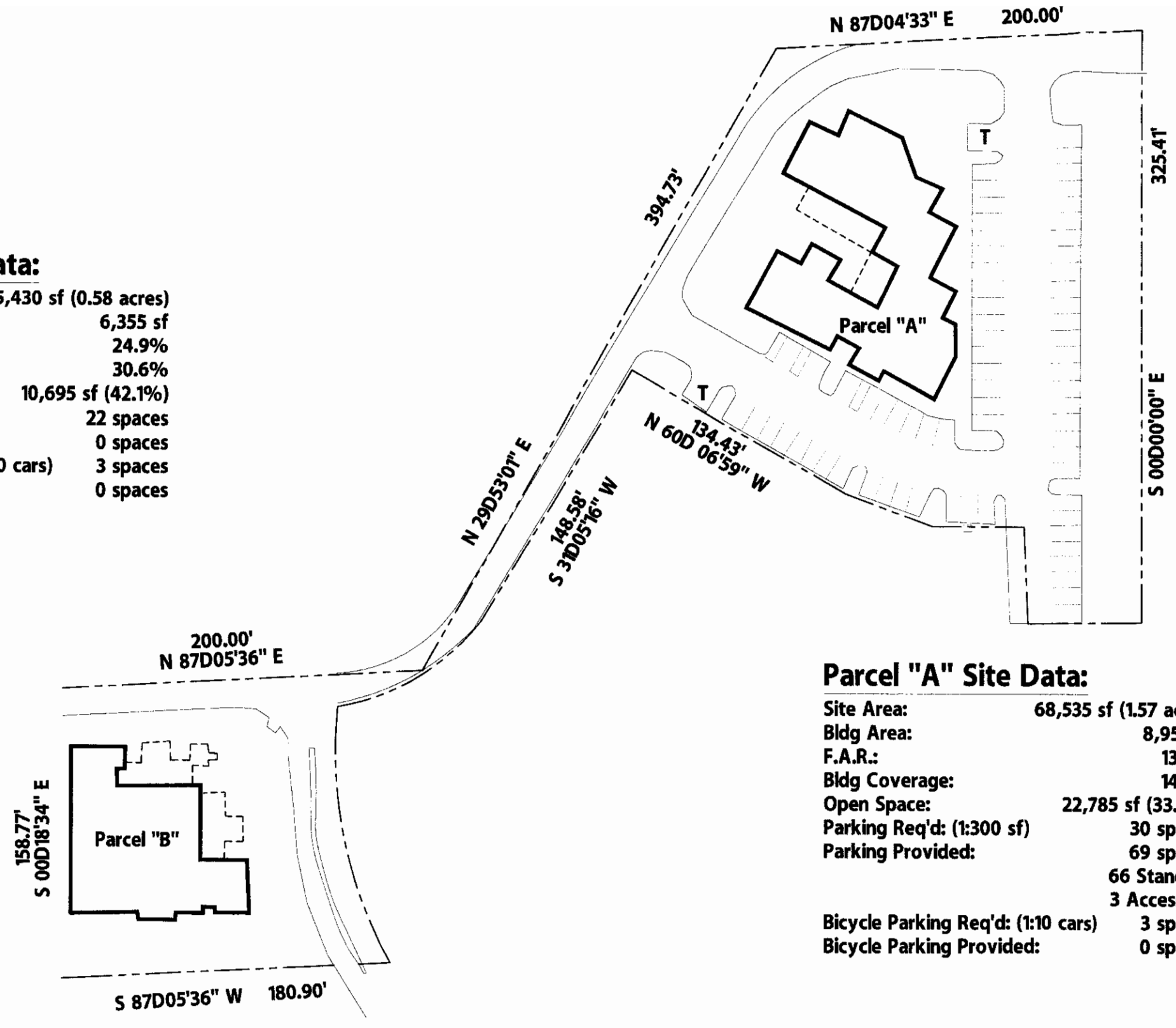
This is a request, therefore, for R-5 zoning with a conditional use permit to allow continued operation of the hotel on the approximately one and one-half (1.5) acre front portion of the Cottonwoods Resort along and just behind the Scottsdale Road frontage and the approximately one-half (0.5) acre site where Rose Lane terminates. The R-5 zoning is necessary to make this redevelopment infill site viable for a high-end residential use. The proposed redevelopment as an upscale condominium/townhome community with approximately 30-34 units will offer an additional in-town housing choice in this centrally located area of Scottsdale.

The proposed future townhomes will add residential to the mix of uses in this resort/retail/office corridor between McDonald Drive and Lincoln Drive along Scottsdale Road. This segment of Scottsdale Road is predominantly retail and includes hotel and office uses as well but offers only minimal residential opportunities. The townhome community is compatible with surrounding uses in the area and will provide more residents who will support the existing retail uses in the area. The proposed residential use will reduce the level of hotel-associated activity adjacent to the Alamos townhomes.

The use permit complies with all Ordinance criteria. The resort's operation for over twenty (20) years in this location has demonstrated that the use has not been materially detrimental in any way nor has there been any damage or nuisance from noise, smoke, odor, dust, vibration or illumination. The traffic associated with this resort/retail/office corridor is such that the resort has not generated any unusual volume or character of traffic in the area, and the resort use remains compatible with the uses surrounding it.

Parcel "B" Site Data:

Site Area:	25,430 sf (0.58 acres)
Bldg Area:	6,355 sf
F.A.R.:	24.9%
Bldg Coverage:	30.6%
Open Space:	10,695 sf (42.1%)
Parking Req'd: (1:300)	22 spaces
Parking Provided:	0 spaces
Bicycle Parking Req'd: (1:10 cars)	3 spaces
Bicycle Parking Provided:	0 spaces



Parcel "A" Site Data:

Site Area:	68,535 sf (1.57 acres)
Bldg Area:	8,950 sf
F.A.R.:	13.0%
Bldg Coverage:	14.7%
Open Space:	22,785 sf (33.2%)
Parking Req'd: (1:300 sf)	30 spaces
Parking Provided:	69 spaces
	66 Standard
	3 Accessible
Bicycle Parking Req'd: (1:10 cars)	3 spaces
Bicycle Parking Provided:	0 spaces

DFD CornoyerHedrick

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Existing Site Parcels

0' 30' 60' 90' 120'

All calculations are approximate and subject to change.

NORTH

COTTONWOOD RESORT
Scottsdale, Arizona

05176
05.MAY.06

15-UP-2006
5-24-06