



REATA RANCH

Parking Master Plan

9-DR-2104

July 3rd, 2014

Prepared for:

CA Rio Verde Investors, LLC

Prepared by:

Greey Pickett

GREEY | PICKETT

&

Land Development Services



9-DR-2014
7/3/2014

I. Introduction

Reata Ranch is a Resort and Resort Residential Community in North Scottsdale. Located along E. Rio Verde Drive and 128th Street, the Community features 330 resort units on 220 acres (See "Exhibit A - Reata Ranch Site Plan"). In February of 2011, City Council approved Reata Ranch for R-4R ESL zoning (Case No. 15-ZN-2011), and on August 15, 2013, the Scottsdale Design Review Board unanimously approved the Reata Ranch Master Environmental Design Concept Plan (Case No. 1-MP-2013).

Reata Ranch features a Guest Ranch Resort, which is located in the northeast quadrant of the community (See Exhibit B, "Guest Ranch Resort Site Plan"). The guest ranch resort comprises of the several resort and neighborhood oriented uses, including the Resort Lodge, Recreation Center, Equestrian Facility and the various Guest Ranch Resort Units.

II. Purpose

The parking Master Plan addresses vehicular and bicycle parking for the resort component of Reata Ranch. Specific uses within the resort require parking, including, but not limited to the Resort Lodge, Recreation Center, Equestrian Facility, and the various Guest Ranch Resort Units. The purpose of this Parking Master Plan is to demonstrate the parking requirements for the resort and the justification for a reduction in the overall parking requirement as allowed per City Code.

A. Reata Ranch Resort

As mentioned above, the Resort at Reata Ranch features numerous resort buildings and amenities, including an equestrian facility (See "Exhibit C - Reata Ranch Resort Areas"). There are two distinct areas within the overall resort; The Resort Core, and the Guest Ranch Resort Unit Areas.

1. Resort Core

The Resort Core is comprised of the Entry Gate House, Guest Ranch Lodge, Recreation Center, Equestrian Lodge, Reata Ranch Cantina, Arena, and the Equestrian Barn. These buildings are listed in more detail below;

- **Entry Gatehouse**-The entry gatehouse is located just beyond the covered bridge, and provides access to ranch headquarters and the rest of the Reata Ranch Community. The structure provides for covered access for guests and a by-pass lane for residents.
- **Guest Ranch Lodge**-The guest ranch lodge is the welcome center for all guests. This building is the administrative center for the resort, as well the main food and beverage operation for the resort.
- **Recreation Center**-This building is the central amenity for the resort and the residents of Reata Ranch. Included in this building are fitness facilities, lounge, lockers, pool, spa pool, juice and coffee café and outdoor gathering areas.
- **Reata Ranch Cantina**-This building serves as the food and beverage operation for the equestrian center and has been designed to resemble an old, but well cared for, classic barn.

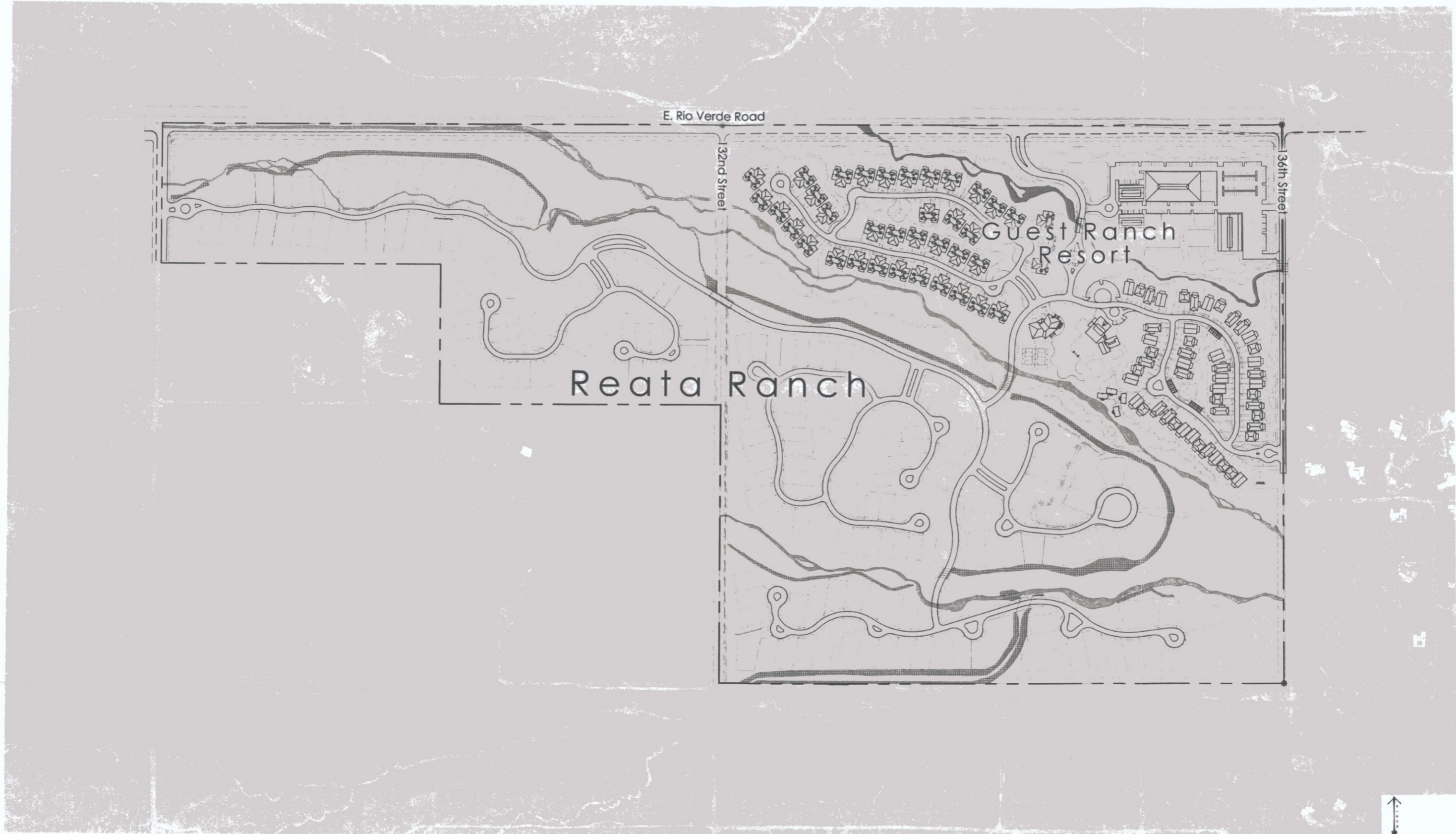
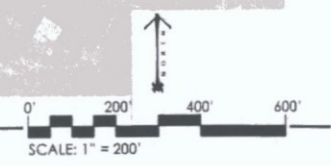


Exhibit A
REATA RANCH
 Reata Ranch Site Plan



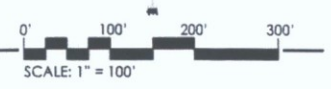


Guest Ranch Resort Units
 - Duplex Units with Two Car Garage
 (76 Total Units)

Guest Ranch Resort Units
 - One Bedroom Units
 - One Bedroom Units w/ Garage
 - Two Bedroom units
 (50 Total Units)



Exhibit B
REATA RANCH
 Resort Site Plan





1. Resort Core

- A. Equestrian Lodge
- B. Reata Ranch Cantina
- C. Arena
- D. Equestrian Barn
- E. Guest Resort Lodge
- F. Recreation Center

2. Guest Ranch Resort Units

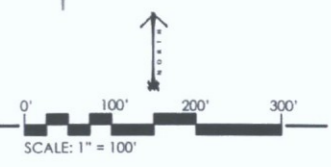
- Duplex Units w/two Car Garage

3. Guest Ranch Resort Units

- Studio Units
- One Bedroom Units
- One Bedroom Units w/ Garage
- Two Bedroom Units



Exhibit C
REATA RANCH
 Reata Ranch Resort Areas



This building features adjacent patio areas and will be a social center point of the equestrian center and guest ranch.

- **Equestrian Lodge**-This building serves as the administrative office and retail shop for the equestrian center. The building itself resembles an old, but well cared for, small barn that was converted to facilitate administrative activities.
- **Arena**-The covered arena near Rio Verde Drive will be one of the largest structures at Reata Ranch. Reflecting the ranch style, this building will be a key architectural component of the Guest Ranch.
- **Equestrian Barn**-The main barn at Reata Ranch will accommodate up to sixteen horses in stalls, and typical day-to-day horse related activity. This building, which is designed as a true working barn, will be a prominent architectural feature of the guest ranch, and a gathering place for guests.

2. Guest Ranch Resort Unit Areas

There are two areas within the resort that consist entirely of Guest Ranch Resort Units. The area to the west of the Resort Core is made up of Duplex Units and the area to the east of the Resort Core features a variety of guest ranch units. These guest ranch units are listed below in more detail.

- **Guest Ranch Resort Units**
 - a. Duplex Unit with 2-car garage & discrete resident/guest entrances.
 - b. Studio Unit
 - c. One Bedroom Unit
 - d. One Bedroom Unit with Garage
 - e. Two Bedroom Unit

Sizes range from about 500 square feet to 1500 square feet.

III. Required Parking

A. Required Parking Per City Code

Section 9.100. in Article IX of the City's Basic Zoning Ordinance defines the required parking for each use/building within each Resort Area. Table 1, "Reata Ranch Parking Analysis", demonstrates how each building within the resort is classified and how the associated required parking is calculated.

According to Table 1, "Reata Ranch Parking Analysis", the Guest Ranch Resort is required to provide a total of 515 parking spaces. The resort core is required to provide 352 total parking spaces, and the Guest Ranch Resort Unit Areas are required to provide 163 total parking spaces.

Table 1 Reata Ranch Parking Analysis

	type	ordinance type	requirement	quantity	sq. ft.	required
Resort Core	Equestrian Barn	Ranches	One (1) space per every two (2) horse stalls.	1	16 stalls	8
	Reata Ranch Cantina	Restaurant	A. One (1) parking space per one hundred twenty (120) square feet of gross floor area; and 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 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.	1	4152 interior, 3848 covered patio	45
	Arena	Community or recreation building	One (1) parking space for each two hundred (200) square feet of gross floor area.	1	36067	180
	Equestrian Lodge	Club/lodge, civic and social organizations	One (1) space per two hundred fifty (250) square feet of gross floor area	1	7296	29
	Gate House	Community or recreation building	One (1) parking space for each two hundred (200) square feet of gross floor area.	1	822	4
	Guest Resort Lodge	Restaurant	A. One (1) parking space per one hundred twenty (120) square feet of gross floor area; and 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 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.	1	5805 interior, 2439 covered patio	54
	Recreation Center	Community or recreation buildings	One (1) parking space for each two hundred (200) square feet of gross floor area.	1	6424	32
Total Area 1:						352
Area 2	Duplex House	Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.	76		95
Total Area 2:						95
Area 3	One Bedroom Units w/ Garage	Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.	16		20
	One Bedroom Units	Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.	16		20
	Two Bedroom Units	Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.	18		23
	Studio Units	Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.	4		5
Total Area 3:						68
Total:						515

52

32

32

36

8

612

122

B. Mobility Impaired Access Spaces

The City of Scottsdale's City Code requires that a minimum of four (4) percent of required parking be Mobility Impaired Access Spaces. Per Table 1, the Resort Core needs to provide 356 total parking spaces, with fourteen (14) being Mobility Impaired Access Spaces, and the Guest Ranch Resort Unit Areas are required to provide a total of 163 parking spaces, with seven (7) being Mobility Impaired Access Spaces.

C. Bicycle Parking

Based upon the proposed uses within the Reata Ranch Guest Resort, the Resort Core will require bicycle parking as well at a rate of one bike space for every ten vehicular spaces. The Resort Core is required to provide 356 total parking spaces, which translates into thirty-six (36) required bicycle parking spaces.

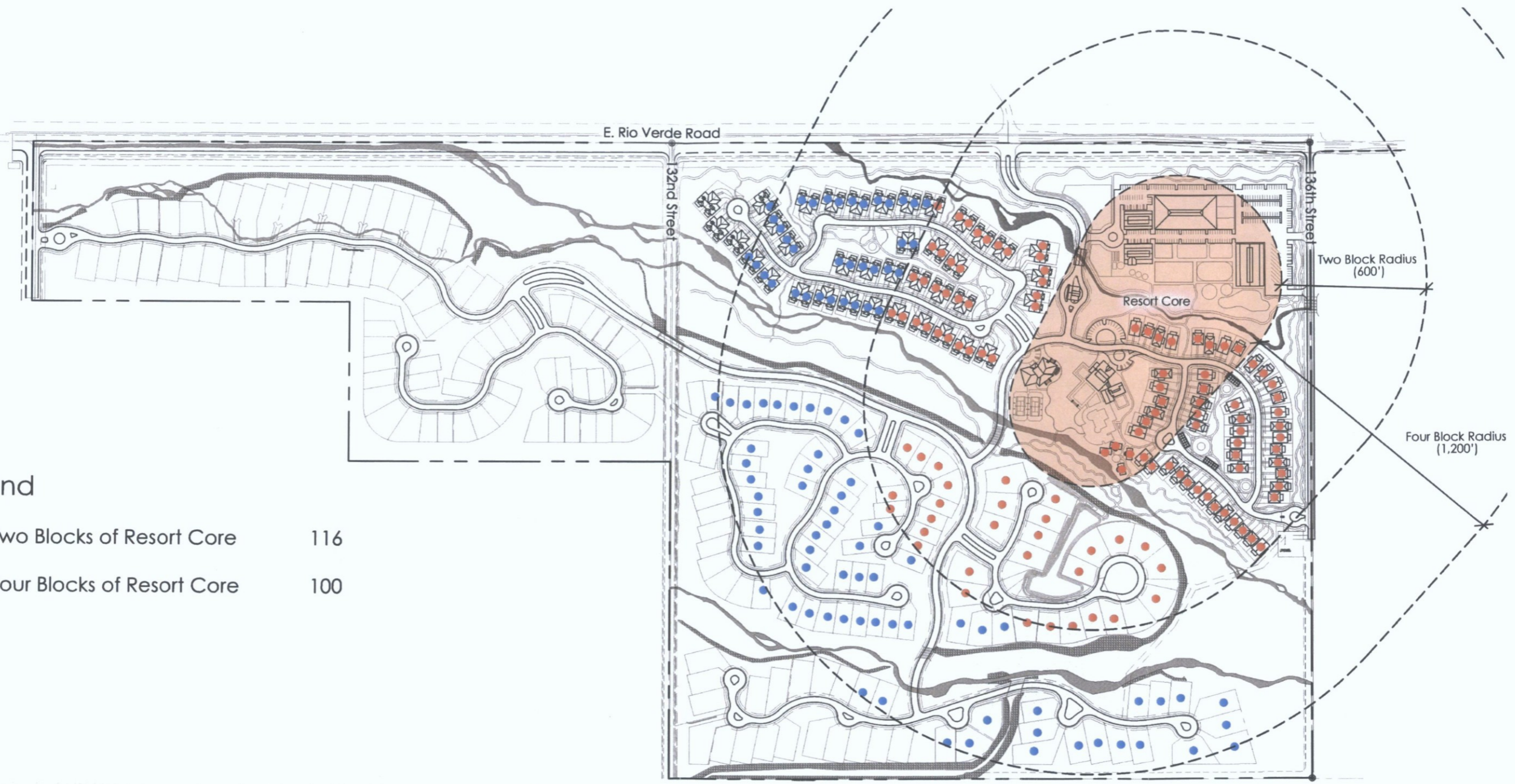
D. Parking Requirement Reduction

Section 9.104. in Article IX of the City's Basic Zoning Ordinance "Programs and incentives to reduce parking requirements" provides the ability to reduce the parking requirements if certain circumstances exist, or if certain programs are used. One of those programs is to provide the City with a Parking Master Plan, which is the intent of this document. As noted in the City Code, the Zoning Administrator may permit reductions of up to twenty (20) percent of the total parking which limits the maximum reduction of parking spaces to 103.

According to Section 9.104.F.6.k., "Reductions in the number of parking spaces for neighborhood oriented uses may be granted at a rate of one (1) space for every existing or planned residential unit located within two (2) blocks of the proposed use, and one-half (0.5) space for every existing or planned residential unit located within four (4) blocks of the proposed use."

The Guest Ranch Resort is specifically designed to be a neighborhood oriented use for the entire community. A majority of the units within community are within four (4) blocks of the Guest Ranch Resort (See "Exhibit D – Resort Core Block Study"). According to the exhibit, 116 units are within two (2) blocks of the Resort Core, and 100 units within a four (4) block radius of the Resort Core. The Resort Core contains all of the amenities for the resort and the community. Based on the formula in Section 9.104.F.6.k, parking may be reduced by 166 spaces. However, this exceeds the maximum twenty percent (20%) reduction allowed of one hundred three (103) spaces. See parking Calculations below.

- Total number of units within two (2) blocks of Resort Core = 116 Units
- Total number of units within four (4) blocks of Resort Core = 100 Units
- $116 \times 1 = 116$ spaces (reduction) $100 \times 0.5 = 50$ spaces (reduction)
- Total calculated reduction = 166 spaces
- A twenty (20) percent parking reduction is calculated below
- $0.20 \times 515 = 103$ spaces.



Legend

- Units within Two Blocks of Resort Core 116
- Units within Four Blocks of Resort Core 100

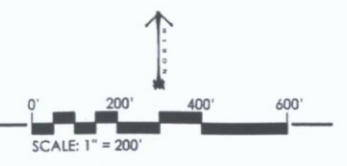


Exhibit D
REATA RANCH
 Resort Block Study

Reata Ranch is proposing a 15% reduction or approximately eighty (80) parking spaces which would occur primarily within the Resort Core due to the neighborhood orientated uses occurring there and its proximity to the majority of the community. In addition, Reata Ranch is designed to be a walk-able, pedestrian orientated community with an extensive trail network throughout the community (See "Exhibit E – Trails Master Plan").

The Guest Ranch Resort Unit Areas are required to provide parking at a rate of 1.25 spaces per unit. Within these two resort areas, there are five types of Guest Ranch Resort Units; a Duplex Unit with a two car garage, a one bedroom unit, a one bedroom unit with a single car garage, a two bedroom unit, and a studio unit. Every unit will have vehicular access to it with the exception of the four studio units. Each unit with vehicular access will have a driveway that will accommodate at least one vehicle for parking in addition to any garages. The studio units will not have a vehicular parking spot associated with a driveway.

III. Provided Parking

Reata Ranch will provide parking throughout the entire Guest Ranch Resort Area (see "Exhibit F, Guest Ranch Parking Master Plan"). As illustrated on the exhibit, the Guest Ranch Resort Area is divided into the Resort Core and the Guest Ranch Resort Unit Areas.

A. Resort Core

Reata Ranch will provide a total of 280 parking spaces, with twenty seven (27) of those being Mobility Impaired Access Spaces. This is a reduction of seventy-six (76) parking spaces. Parking is spread out throughout the Resort Core. Direct parking is provided at each specific building with the exception of the Gate House. Employee parking for the gate house will occur near the recreation center. Car and trailer parking will be provided as well near the Equestrian Barn.

B. Guest Ranch Resort Unit Areas

The Guest Ranch Resort Unit Areas will provide parking at each unit. The area to the West is comprised entirely of the Duplex Unit, which provides two (2) garage parking spaces per unit. The total required parking for this area ninety-five (95) units, and the total parking provided is 152 parking spaces.

The Guest Ranch Resort Area to the East is comprised of the remaining Guest Ranch Units. The total number of required parking spaces for this area is sixty-eight (68). Several of these units have garages and all but four (4) have driveways. The total number of parking spaces provided in this area is eight-four (84). These spaces are provided in a combination of garages and driveways. This area also provides eighteen (18) covered parking stalls for residents and guests.

Mobility Impaired Spaces have not been provided in the Guest Ranch Resort Unit Areas as parking is provided at every Guest Ranch Resort Unit except the studio units.

E. Rio Verde Road

132nd Street

136th Street

Trail Masterplan

- Western Heritage Trail (Mixed Use)
- Community Trail (Pedestrian)

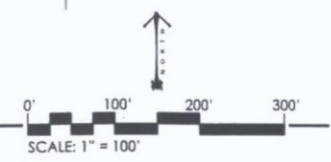
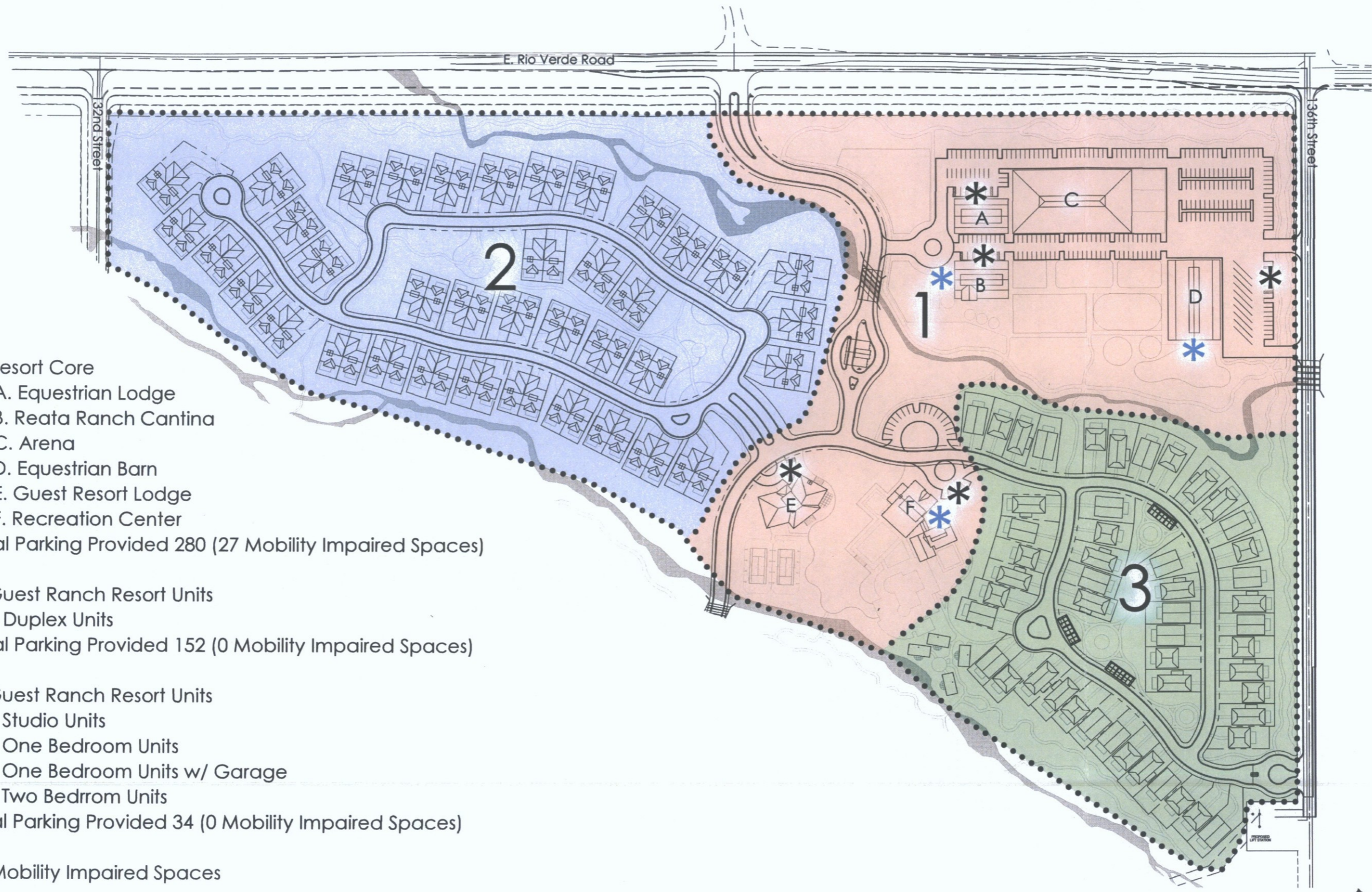


Exhibit E
REATA RANCH
 Trail Masterplan



1. Resort Core
 A. Equestrian Lodge
 B. Reata Ranch Cantina
 C. Arena
 D. Equestrian Barn
 E. Guest Resort Lodge
 F. Recreation Center
 Total Parking Provided 280 (27 Mobility Impaired Spaces)

2. Guest Ranch Resort Units
 - Duplex Units
 Total Parking Provided 152 (0 Mobility Impaired Spaces)

3. Guest Ranch Resort Units
 - Studio Units
 - One Bedroom Units
 - One Bedroom Units w/ Garage
 - Two Bedroom Units
 Total Parking Provided 34 (0 Mobility Impaired Spaces)

* Mobility Impaired Spaces

* Bike Parking

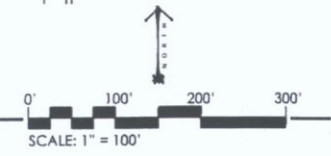


Exhibit F
REATA RANCH
 Guest Ranch Parking Masterplan