

Simulations  
Photos  
All Graphics (no plans)

## COTTONWOODS RESORT PUD

### Request

The PUD Ordinance was adopted by City Council in June 2009 with the purpose of providing a development district to promote the goals and policies of the General Plan and character area plans and provide design guidelines encouraging mixed use development.

This request is for rezoning from R 4R (Resort Residential) to PUD (Planned Unit Development) on a 2.66- gross acre site located at the southwest corner of Scottsdale Road and Rose Lane (the "Property"); Within the PUD district, the applicant intends to create a mixed use structure containing restaurant, office, and underground parking

The property is developed as the Cottonwoods Resort restaurant and lobby/check-in facilities. The proposal is to redevelop the site to allow for approximately 57,754 square feet of mixed use, consistent with the PUD ordinance. The building is proposed at 4 stories, 48' in height with underground and limited surface parking. The Property is part of the Cottonwoods Resort, and the new restaurant will continue to serve as the resort's primary restaurant, while office space will be added. Specifically, the proposed land uses include approximately 6,605 square feet of restaurant, and approximately 51,149 square of office, lobby, and common area. The balance of the resort, located in the Town of Paradise Valley, is planning to remodel. The proposal before the Town is to:

- Refurbish 145 of the 171 existing guest units
- Construct new lobby, check-in, and pool facilities
- Construct 2 3-story buildings each containing 45 new guest units
- Develop 42 lots for sale of single family homes and townhomes related to the resort and its amenities
- Improvements to vehicle and pedestrian circulation
- Install a new landscape buffer along the westerly perimeter

Taken together these improvements will upgrade the Cottonwoods so it remains competitive in the Scottsdale tourism market and add mixed-use commercial space to the existing Resort Corridor.

### Site Context and History:

The subject Property is zoned R-4R (Resort Townhouse Residential) and is part of the Cottonwoods Resort originally approved in 1975. This property has always served as the restaurant, lobby, and check-in. Today it is surrounded by a range of zoning districts/uses including a PUD for the Residences at Borgata to the north, although two commercial restaurant pads (Blanco and J. Alexander's) originally part of The Borgata were not included in the PUD proposal and will remain. Cottonwoods Resort and the balance of the Cottonwoods resort is to

the west, and Alamos Condominiums (R-4R) are to the south. Scottsdale Forum office building (C-2) and Hilton Village retail center (C-2/C-0) are on the east side of Scottsdale Road.

The +/-2.66-acre Property is within the South Scottsdale Character Area Plan (SSCAP) which has a range of uses and land use types. The west side of Scottsdale Road, from the north line of the Downtown Plan to Indian Bend road is designated a Resort Corridor. The inclusion of a mixed use in the Resort Corridor adjacent to commercial, resort, and residential land uses fulfills the goals and policies set forth in the SSCAP. The subject site contributes towards the mixed use sustainable character planned for this character area.

### Planned Unit Development (PUD)

*The purpose of the Planned Unit Development district is to promote the goals of the General Plan, area plans, and design guidelines in areas of the City that are designated by the General Plan for a combination of land uses in a mixed- use development pattern of the either horizontal or vertical design...*

*...Commercial, employment, hospitality, multi family, residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities.*

Section 5.5003 of the Zoning Ordinance states that the development proposals shall comply with criteria enumerated in paragraphs a through e.

### Approval Criteria 5.5003 A

#### *A. PUD Zoning District Approval Criteria,*

*1. As part of the approval or modified approval of an application for a PUD district, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:*

*a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, Area Plans and Design Guidelines.*

The current 2001 General Plan land use designation for the site is Resort/Tourism. This category includes hotels, resorts, and ancillary facilities, such as retail and restaurants, that complement the tourism experience and support the associated resort.

The proposed development accomplishes a range of goals including the revitalization of a resort, continuing the high quality architecture of the neighborhood, and site planning that contributes to

the reinvigoration of the neighborhood. The proposed development meets the goals and policies of the General Plan and SSCAP as follows:

The General Plan contains Six Guiding principles that provide a starting point for determining how a proposed rezoning can comply with and further the General Plan and its goals and policies. The Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be evaluated.

1. *Value Scottsdale's Unique Lifestyle & Character*
2. *Support Economic Vitality*
3. *Enhance Neighborhoods*
4. *Preserve Meaningful Open Space*
5. *Seek Sustainability*
6. *Advance Transportation*

The first Guiding Principle is to Value Scottsdale's Unique Lifestyle and Character. In order to promote Scottsdale's unique lifestyle and character the The Scottsdale General Plan 2001 established "Character-based General Planning" which includes three distinct levels of planning: 1. City-wide Planning, 2. Character Planning, and 3. Neighborhood Planning. Character Plans speak specifically to the goals and policies of an identifiable area of the City. Character Plans ensure that the quality of development and character of the built environment are consistent with the overarching goals of the General Plan while highlighting the goals of distinct areas of town, ie: Airpark, Downtown, Southern Scottsdale.

The City Council adopted the SSCAP in October 2010. The proposed development is not only consistent with the SSCAP but upholds the goals and policies established in that document.

Goals and policies identified in the SSCAP that apply to the proposed development are discussed below.

#### Land Use

##### *Policy LU 2.3*

*The Resort Corridor consists of medium to low intensity development and exists along Scottsdale Road between East Highland Drive and Indian Bend Road. This corridor will:*

- *Contain a mixture of land use classifications including mixed-use neighborhood; and*
- *Support, maintain, enhance and expand hospitality/tourism land uses in Southern Scottsdale.*

The proposed development meets this land use goal by revitalizing an underutilized property and redeveloping the site with a mixed use that will strengthen the Scottsdale Road Resort Corridor.

The requested PUD zoning provides the flexibility needed to develop the site in a sensitive manner while providing appropriate transitions that respect the built environment along Scottsdale Road.

##### *Goal LU 3*

*Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.*

##### *® Policy LU 3.1*

*Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.*

##### *Policy LU 3.6*

*Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.*

Rezoning the subject Property to PUD will not only allow redevelopment of the site, but will bring development that closely aligns with the goals set forth by the City by integrating quality mixed-use development along the Scottsdale Road Resort Corridor.

The proposed PUD zoning is an appropriate zoning designation for the existing resort/tourism use category and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, modern architecture and site planning to the area, and complementing and strengthening the existing resort.

#### Character and Design

The proposed design is respectful of edge conditions, view corridors, human-scale and landscaping buffers. The architectural character is complementary of the surrounding context.

##### *Goal CD 4*

*Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.*

##### *Policy CD 4.1*

*Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.*

##### *Policy CD 4.2*

*Encourage the use of a variety of textures and natural building materials to provide*



*architectural visual interest and richness, particularly at the pedestrian level.*

*Policy CD 4.3*

*Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.*

The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road. A low-water use plant palette will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

*Goal CD 6*

*Promote, plan, and implement design strategies that are sustainable.*

*Policy CD 6.4*

*Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design.

*Policy CD 7.1*

*Encourage architecture and design transitions between new development and existing development*

*Policy CD 7.3*

*Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

This application includes a range of exhibits (site plan, elevations, landscape plan, and perspective) which demonstrate the character and high-level of design proposed for this site. The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the surrounding context. The proposed development includes primarily underground parking for its tenants and visitors with limited surface parking. There is a substantial landscaped buffer between the Property and the existing condominiums to the south.

Economic Vitality

*Goal EV 1*

*Support reinvestment that updates and/or replaces aging commercial properties.*

*Policy EV 1.1*

*Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.*

*Policy EV 2.1*

*Encourage new business and real estate development that will expand the community's tax base and support the long-term sustainability of Southern Scottsdale.*

*Policy EV 3.3*

*Support partnerships between Scottsdale, Tempe, Phoenix, Paradise Valley, and the Salt River Pima-Maricopa Indian Community for collaborative economic development and revitalization along Scottsdale's borders.*

This redevelopment request will replace an underutilized property in the Resort Corridor with restaurant and office uses that will support the Cottonwoods. Rezoning the Property to PUD will not only allow redevelopment of the site, but will bring development that closely aligns with the goals set forth by the City along the Resort Corridor. The proposed PUD also supports and provides integral functions for the Cottonwoods Resort in Paradise Valley.

Community Mobility

*Policy CM 1.3*

*Provide continuous pedestrian and bicycle pathway access between Regional Centers and Activity Areas, Corridors, park and open spaces and transit systems.*

Pedestrian connections are proposed along the entire length of both the Scottsdale Road and Rose Lane frontages, and to the proposed building, providing a link in the area pedestrian system and to the transit stop on Scottsdale Road.

Open Space And Recreation

*Goal OSR 1*

*Develop, improve, maintain and enhance the quality of Southern Scottsdale's open space environments.*

*Policy ORS 1.2*

*Protect mature vegetation while encouraging indigenous and adaptive plant materials to inhabit open and recreational spaces, streetscapes and private development landscaping throughout Southern Scottsdale.*



To maintain Scottsdale's aesthetic values and environmental standards, the perimeter streetscapes and internal landscape improvements will provide continuity through the cohesive use of mature desert landscaping and hardscape design elements for the proposed development.

Approval Criteria 5.503b.

*The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.*

The proposed development would not be allowed under the existing R-4R zoning designation. The primary reason is the proposed height of 48 feet, appropriate for a mixed-use building with integrated parking and consistent with the goals and policies of the SSCAP but not permitted by R-4R use and development standards.

Approval Criteria 5.5003.c

*The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.*

The proposed development is compatible with adjacent land uses by creating onsite transitions to existing adjacent land uses, and maintaining the integrity of the SSCAP by providing a balance of land uses found in the area. The site as previously noted is an integral part of the Cottonwoods Resort and is functionally connected to the resort. It will help stabilize the area by reinvesting a significant amount of capital into the area and strengthening the Resort Corridor along Scottsdale Road.

Approval Criteria 5.5003 d.

*That there is adequate infrastructure and City services to serve the development.*

There is currently adequate infrastructure to serve the development as identified in the associated Basis of Design reports for water and sewer, and in the associated Traffic Impact Analysis.

Approval Criteria 5.5003 e.

*That the proposal meets the following location criteria:*

*The proposed development is not located within any areas zoned Environmentally Sensitive Lands ordinance (ESL) and is not within the boundaries of the Downtown Plan.*

The Property is not located within the ESL area or within the boundaries of the Downtown Plan.

*The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.*

The proposed development fronts onto Scottsdale Road, a major arterial.

5.503B Amended Development Standards

No amendments to PUD development standards are proposed. The text of the PUD district and its standards is attached hereto.

5.5003. C. 1.a. Development Plan

(1) *The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.*

The proposed design is sensitive to the existing edge conditions in terms of maintaining a substantial landscape buffer along its south side adjacent to the Alamos Condominiums, a generous landscape setback along Scottsdale Road, and a landscape perimeter along Rose Lane

(2) *The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.*

The development will emphasize sustainable strategies and building techniques.

(3) *The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.*

The development will not significantly increase solar shading of adjacent land uses in comparison to the development that could occur on site under R-4R zoning.

(4) *The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.*

The development promotes connectivity by providing pedestrian connections to the north and south along both Scottsdale Road and Rose Lane with sidewalks both internal and along the perimeter of the Property. The developer understands the importance of providing connectivity and embracing the collection of uses including retail, restaurant, office, and services, along Scottsdale Road to promote mixed use development. An internal courtyard, a common area within the building, is proposed for the enjoyment of tenants and visitors. The first floor restaurant provides a destination that is within walking distance of the resort, the existing condominiums to the south, and the proposed Residences at the Borgata to the north. The vegetation along Scottsdale Road and Rose Lane coincides with the pedestrian paths and provides a pleasant shaded walking experience, a rich landscape setting for the building, and a

buffer for the Los Alamos Condominiums to the south. The entire perimeter of the site will be landscaped.

#### Sensitive Design Principles

The Cottonwoods Mixed Use Project intends to comply with the City's Sensitive Design Principles. The building is situated towards the northeast corner of the site in order to define a street edge along Scottsdale Road.

Consideration to the pedestrians is shown with the reduced massing of the building to create a human scale along Scottsdale Road and the portion of Rose Lane along the north side of the building. The main massing of the building is set back from this edge.

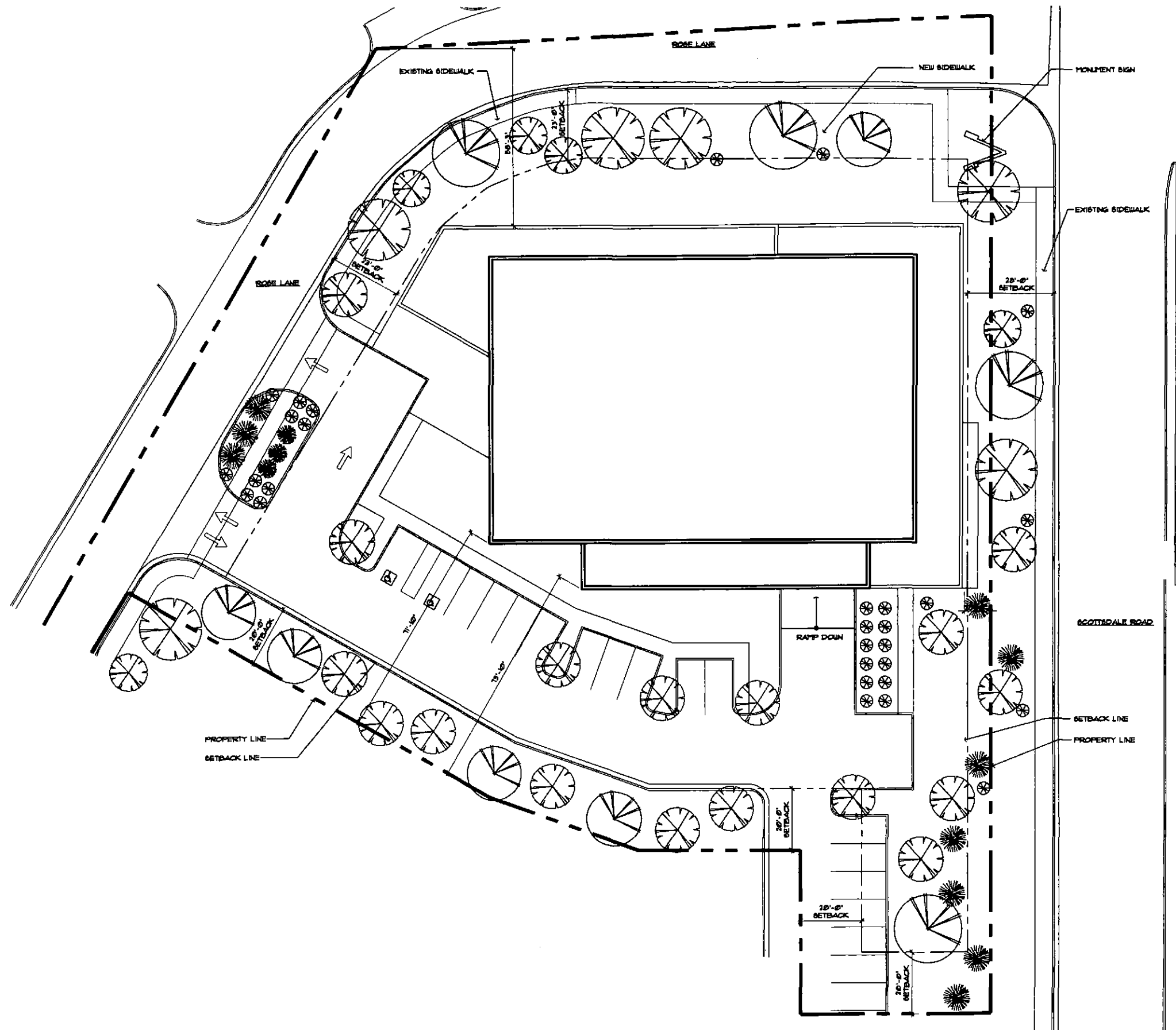
To control the visual impact, the building is intended to have a transparent character which will be accomplished with the use of glazing on the upper floors. The design of the building responds to the desert environment and reflects sensitivity to the solar impact on the structure. The windows on the south side of the building are protected by a deep, covered balcony. The east and west façade of the building will have a shade screen that will filter sunlight without limiting visibility. Along the north façade where the building is protected from the solar impact, pedestrian activity is encouraged in the placement of the restaurant patio on the ground floor. The interior space will extend into the outdoor space at this location. This will allow a visual and physical connection to the exterior.

The main entrance to the building is located at the northwest corner of the building which faces the drop off area which will allow convenient access to the building. The massing at this location has been reduced and terminates in an entry shade structure.

The materials of the building will connect with the surrounding area in its use of glass, tile, metal and wood and used in a way to reflect their inherent qualities.

#### CONCLUSION

Rezoning of this +/- 2.66 gross acre site will revitalize an underutilized resort retail development and provide opportunities for the Southern Scottsdale community. It will contribute to the live, work, play land use balance promoted by the SSCAP and essential to the success of Southern Scottsdale. The site is an integral part of Cottonwoods and continues to be the front door of the resort, as well as providing important complementary functions that will enable Cottonwoods to compete with the other resorts in the area. The proposed PUD zoning is an appropriate zoning designation that will accomplish a range of goals including the integration of high quality architecture and site planning to an underutilized site, and promoting neighborhood revitalization.



PROJECT DATA

FIRST FLOOR:	
RESTAURANT:	6,605 SF @ 1/300 GBA = 22.0 SPACES
OFFICE:	5,497 SF @ 1/300 GBA = 18.3 SPACES
LOBBY/COMMON:	3,631 SF @ 1/300 GBA = 12.1 SPACES
	15,733 SF @ 1/300 GBA = 52.4 SPACES
SECOND FLOOR:	
OFFICE:	6,170 SF @ 1/300 GBA = 20.6 SPACES
OFFICE:	6,320 SF @ 1/300 GBA = 21.1 SPACES
LOBBY/COMMON:	1,987 SF @ 1/300 GBA = 6.6 SPACES
	14,477 SF @ 1/300 GBA = 48.3 SPACES
THIRD FLOOR:	
OFFICE:	6,170 SF @ 1/300 GBA = 20.6 SPACES
OFFICE:	6,320 SF @ 1/300 GBA = 21.1 SPACES
LOBBY/COMMON:	1,987 SF @ 1/300 GBA = 6.6 SPACES
	14,477 SF @ 1/300 GBA = 48.3 SPACES
FOURTH FLOOR:	
OFFICE:	5,463 SF @ 1/300 GBA = 18.2 SPACES
OFFICE:	5,600 SF @ 1/300 GBA = 18.7 SPACES
LOBBY/COMMON:	2,004 SF @ 1/300 GBA = 6.7 SPACES
	13,067 SF @ 1/300 GBA = 43.6 SPACES
TOTAL REQUIRED PARKING:	193 SPACES
TOTAL PROVIDED PARKING:	
FIRST LEVEL:	18 SPACES
BASEMENT 1 LEVEL:	96 SPACES
BASEMENT 2 LEVEL:	96 SPACES
TOTAL PROVIDED:	210 SPACES
AREA SUMMARY:	
RESTAURANT:	6,605 SF
OFFICE:	51,149 SF
	57,754 SF

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COTTONWOODS MIXED USE  
 SCOTTSDALE, ARIZONA

Date  
 December 18, 2013

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Project No.  
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A101.1  
 OVERALL SITE PLAN





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COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA

Date  
December 16, 2013

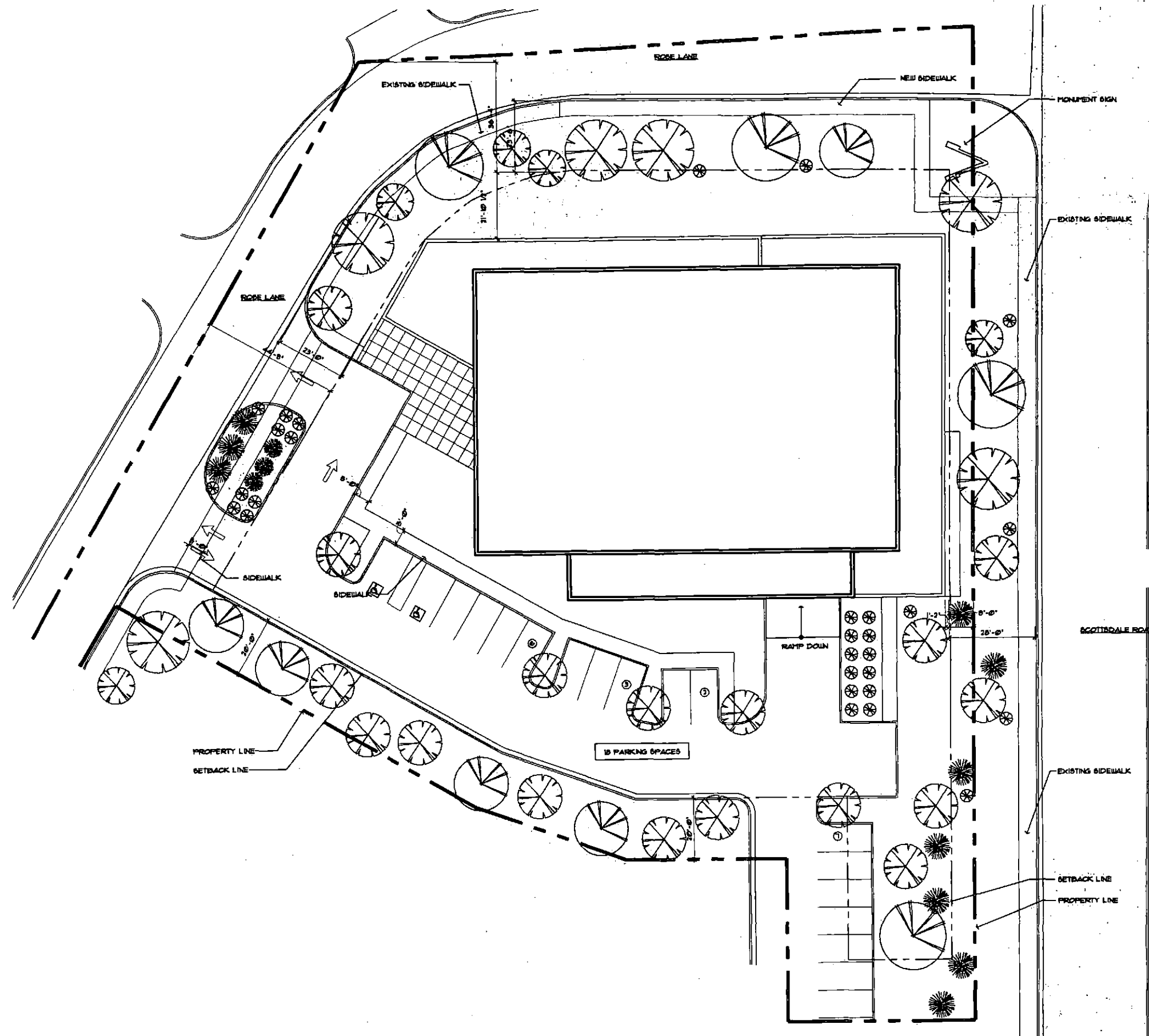
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A101.2  
AERIAL SITE PLAN






**01 SITE PLAN**  
 SCALE: 1/16"=1'-0" REF:

### SITE DATA

Zoning:	PUD
Parcel:	174-65-012G
Gross Site Area:	66,118 SF (1.52 acres)
Net Site Area:	41,874 SF (0.96 acres)
Maximum Building Height:	48' (48' allowed)
Open Space Requirements (See A101.4 for calculations)	
Open space required (not including parking lot landscaping):	10,217 sf
Open space provided:	24,404 sf
Parking lot landscape required = 15% of total parking lot area:	2,213 sf
Parking lot landscape provided:	7,107 sf

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## COTTONWOODS MIXED USE SCOTTSDALE, ARIZONA

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


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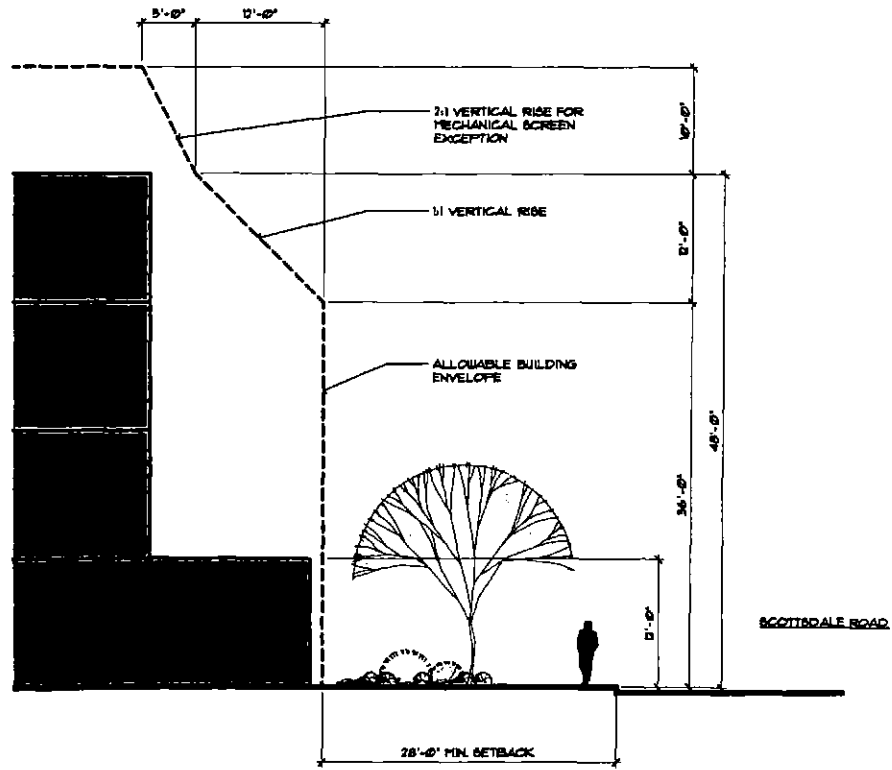
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**A101.3**  
 SITE PLAN

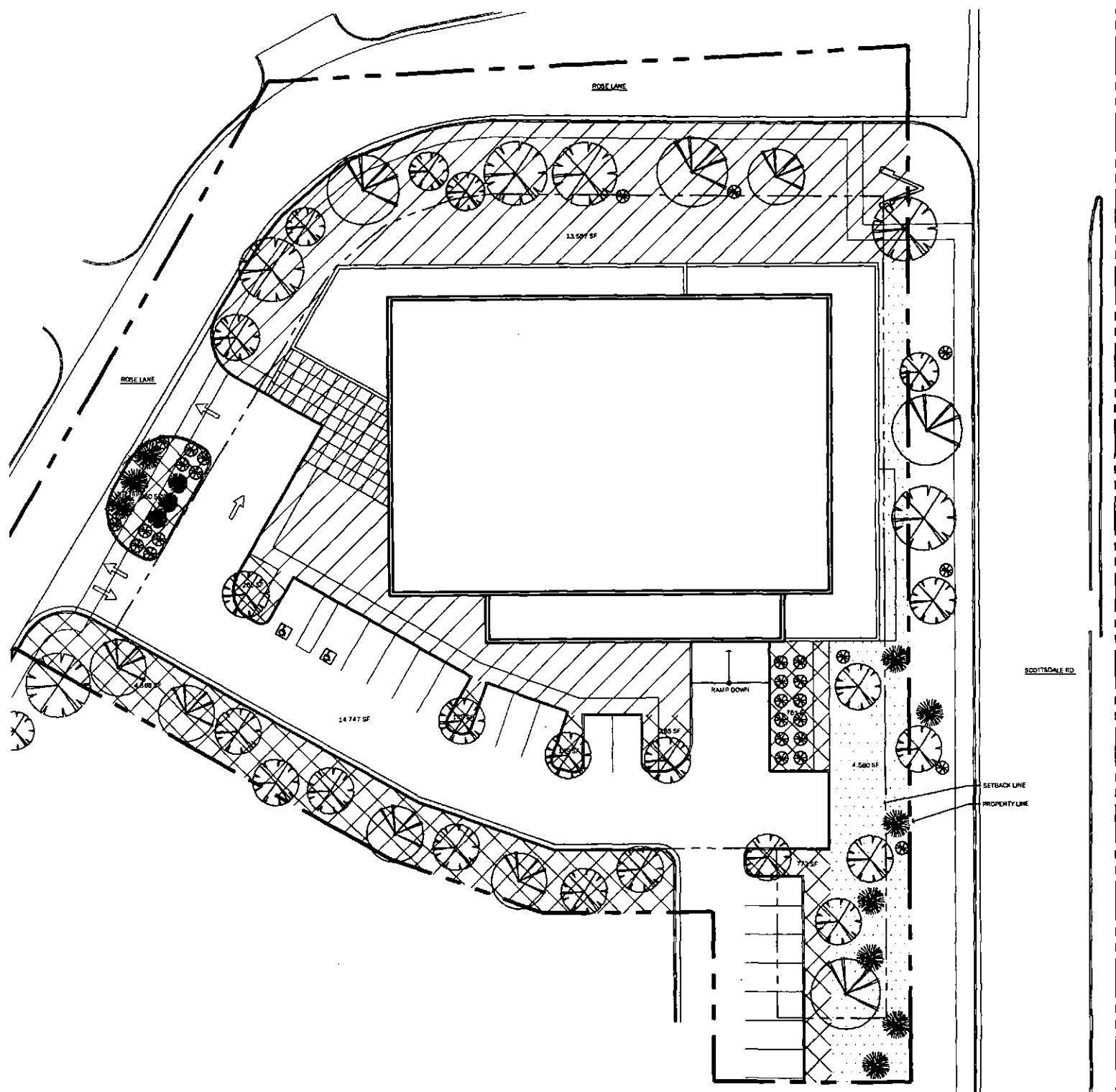
OPEN SPACE CALCULATIONS

Zoning:	PUD
Net Lot Area:	41,874 sf (0.96 ACRES)
CALCULATIONS:	
Maximum Building Height:	48' (48' Allowed)
First 12' of height:	= .10 x net lot area = 10 x 41,874 sf = 4,187 sf
Next 36' of height:	= 36' x .004 x 41,874 sf = 6,030 sf
Open Space Required (not including parking lot landscaping):	= 4,187 + 6,030 = 10,217 sf
Open Space Provided:	= 18,167 sf
Parking Lot Landscape Required = 15% of Total Parking Lot Area:	= .15 x 14,526 sf = 2,179 sf
Parking Lot Landscape Provided	= 7,550 sf

-  FRONT OPEN SPACE: 4,580 sf
-  OPEN SPACE OTHER THAN FRONT OPEN SPACE: 13,587 sf
-  PARKING LOT LANDSCAPING: 7,550 sf



01 ELEVATION WORKSHEET  
SCALE: 1/8"=1'-0"



02 OPEN SPACE PLAN  
SCALE: 1/16"=1'-0"

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Project No.  
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A101.4  
OPEN SPACE AND ELEVATION  
WORK SHEETS





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# COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA

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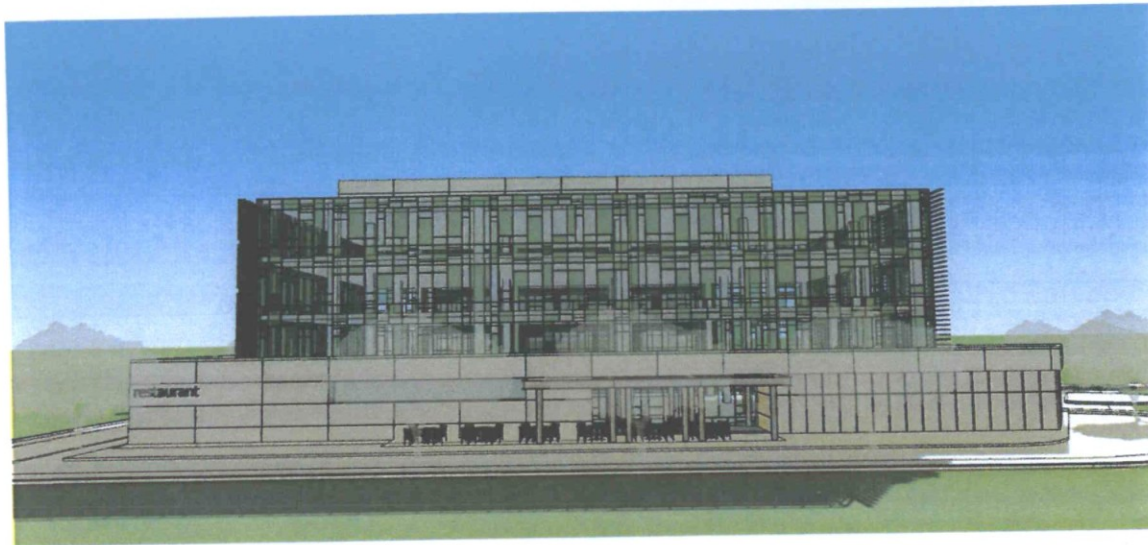
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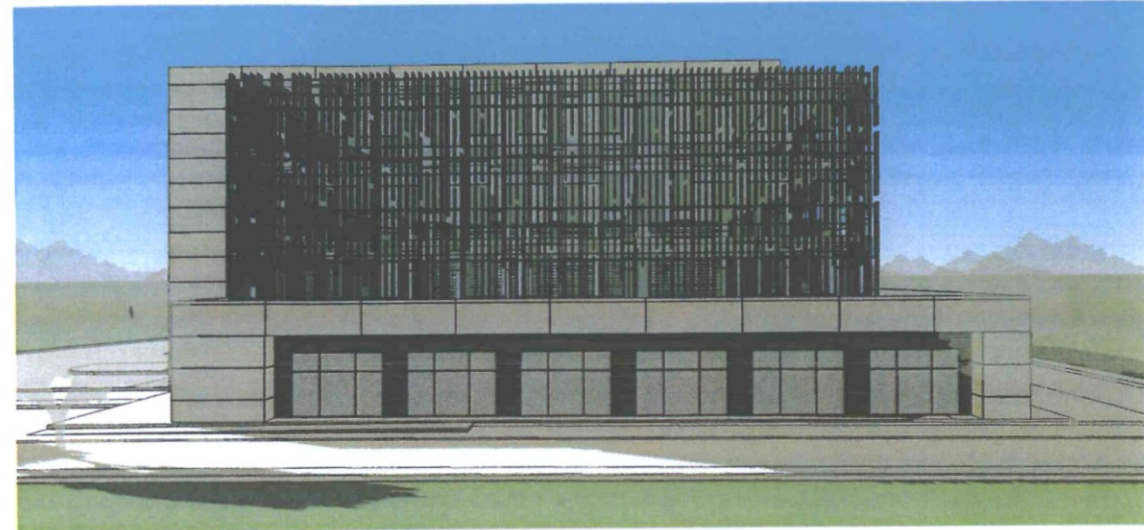
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A101.5  
CIRCULATION PLAN

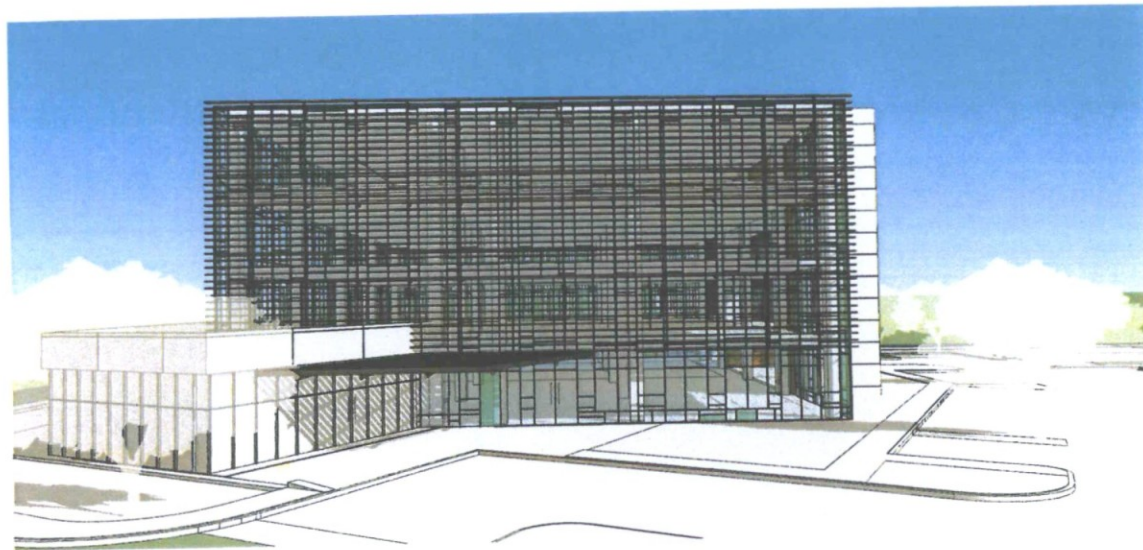




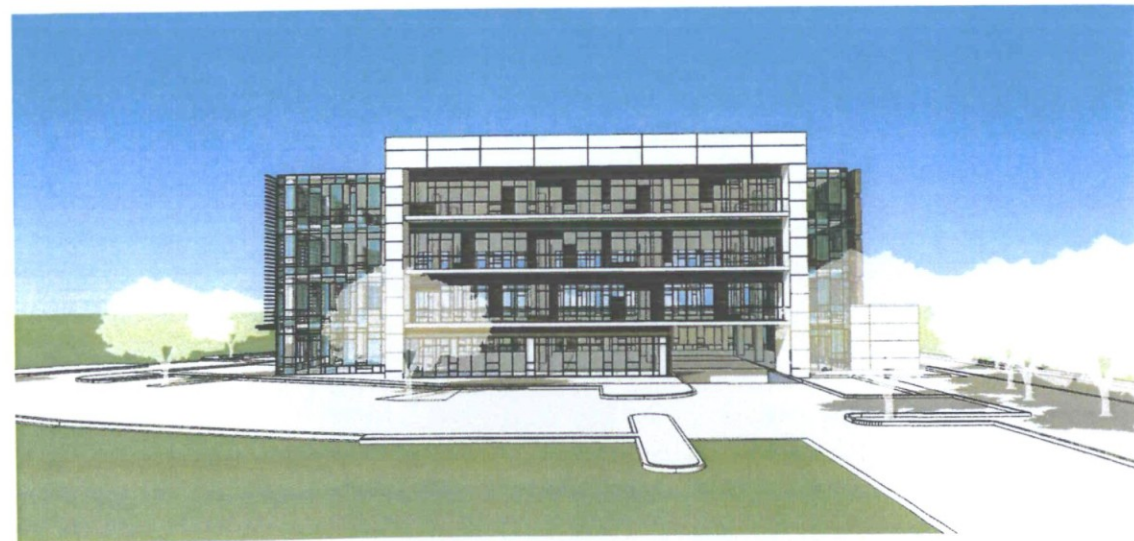
04 NORTH ELEVATION  
SCALE: N.T.S. REF:



03 EAST ELEVATION  
SCALE: N.T.S. REF:



02 WEST ELEVATION  
SCALE: N.T.S. REF:



01 SOUTH ELEVATION  
SCALE: N.T.S. REF:

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SCOTTSDALE, ARIZONA

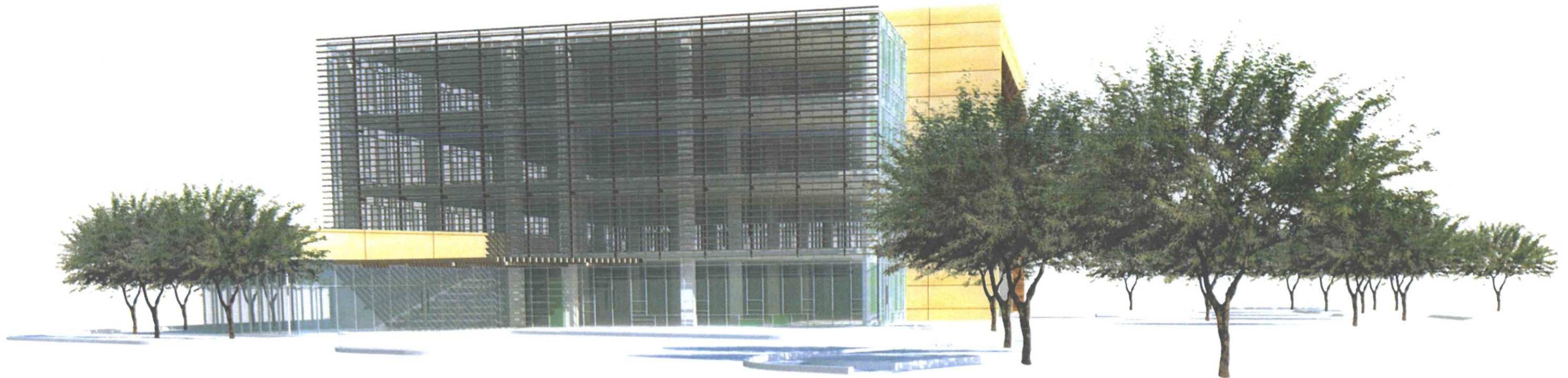
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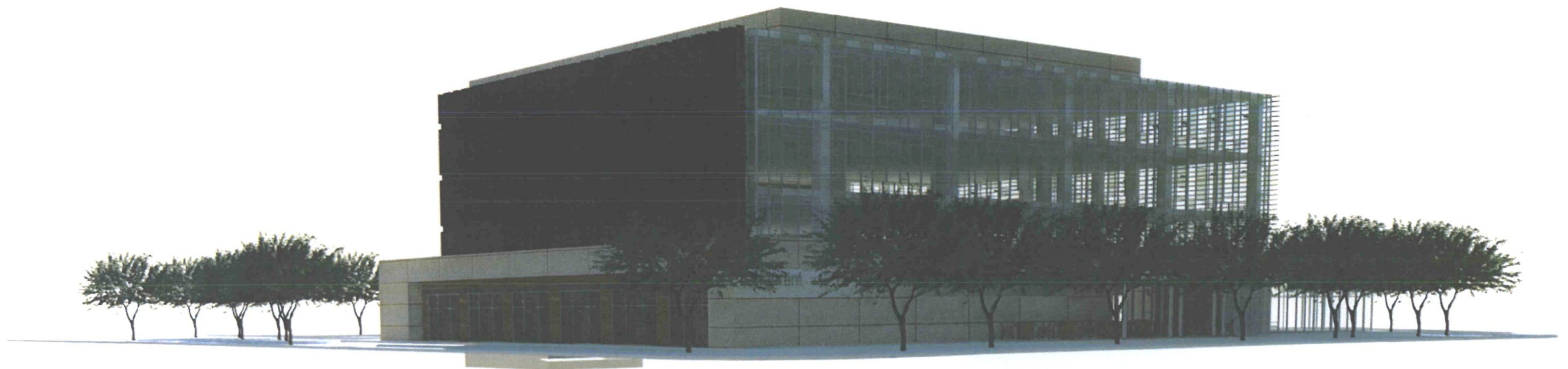
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A301  
BUILDING ELEVATIONS



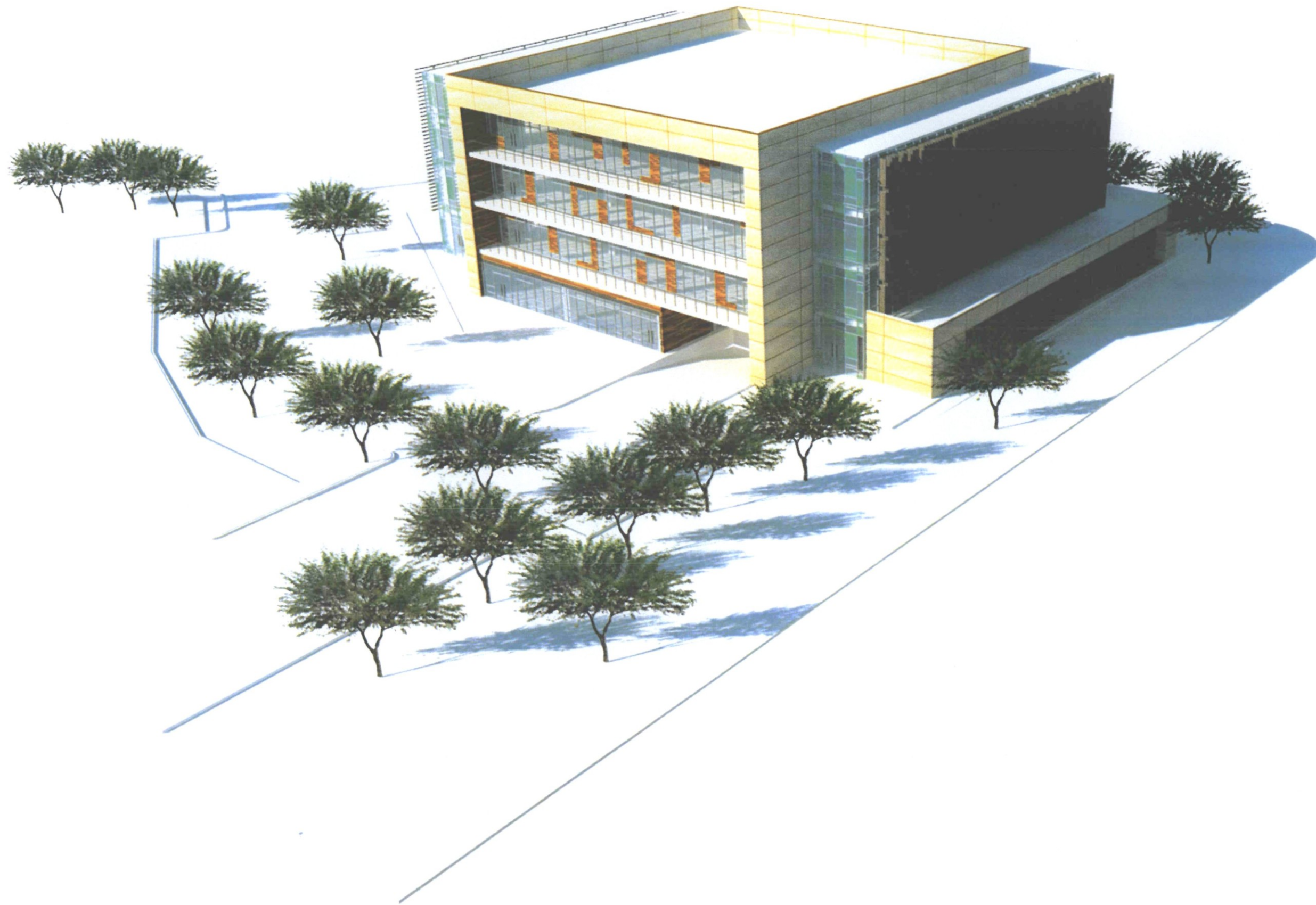




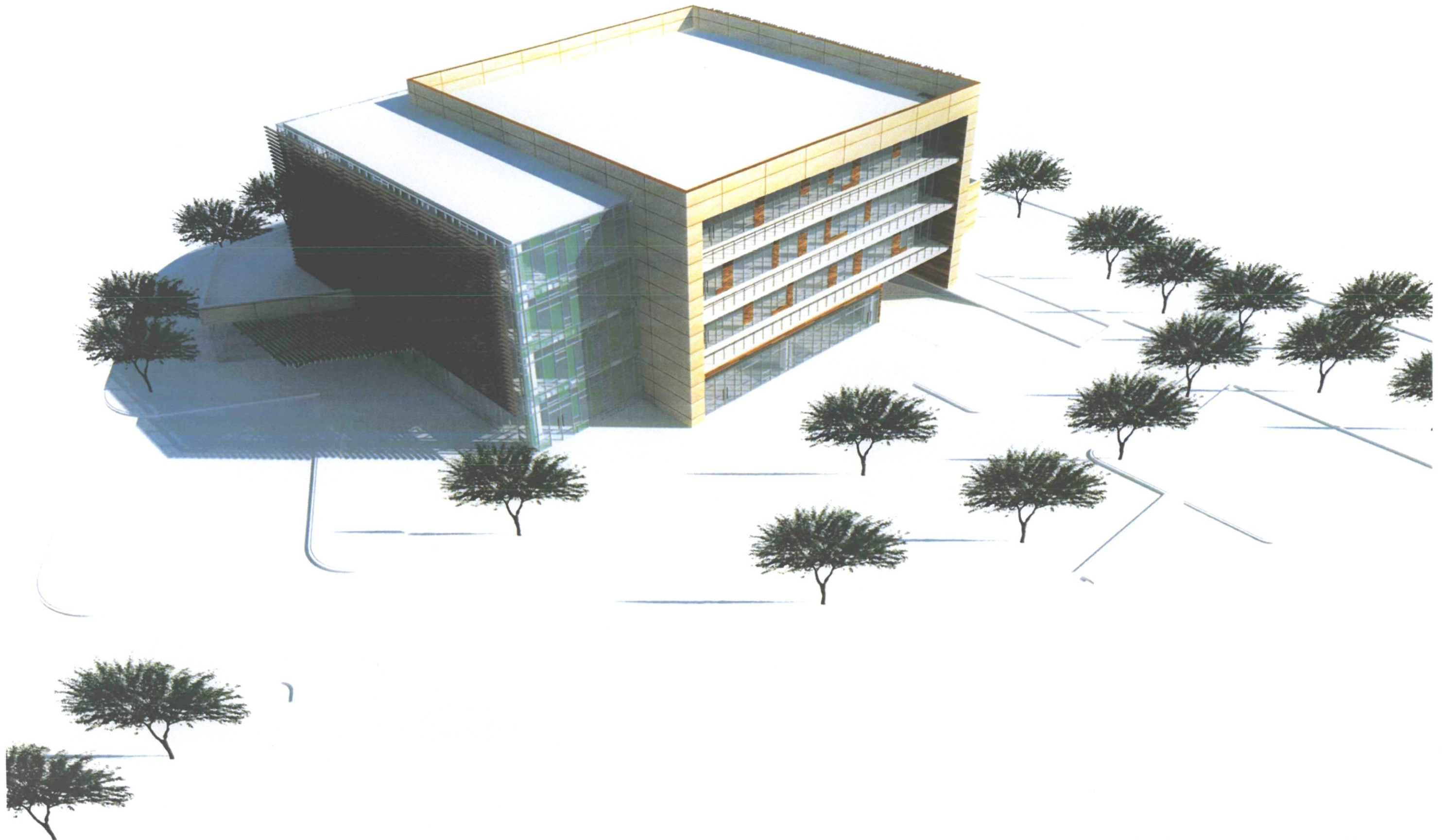












SCS ADVISORS, INC

The Cottonwoods Resort  
Scottsdale, AZ

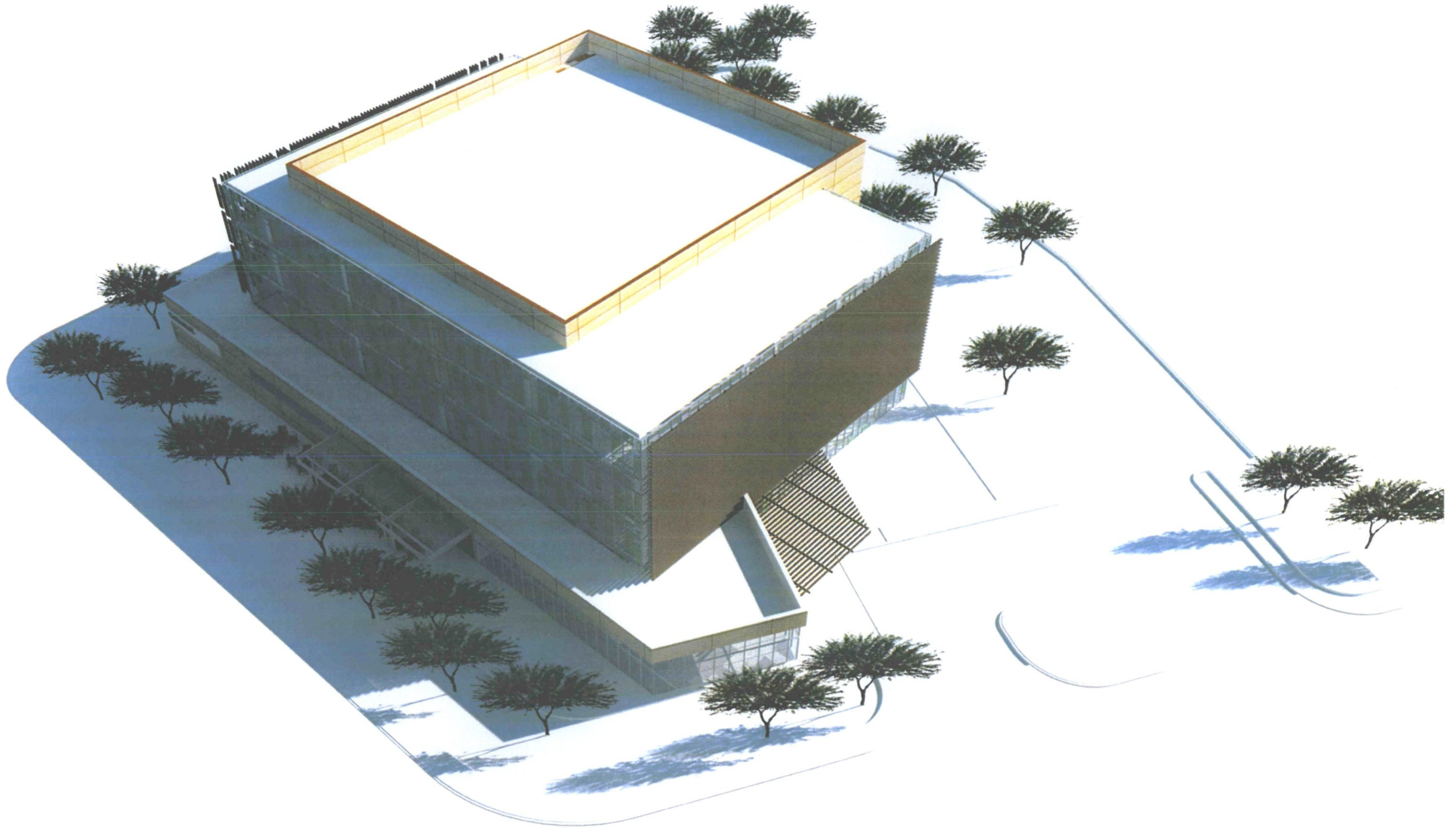
Perspective-Aerial 2

16 December 2013

Commercial Parcel

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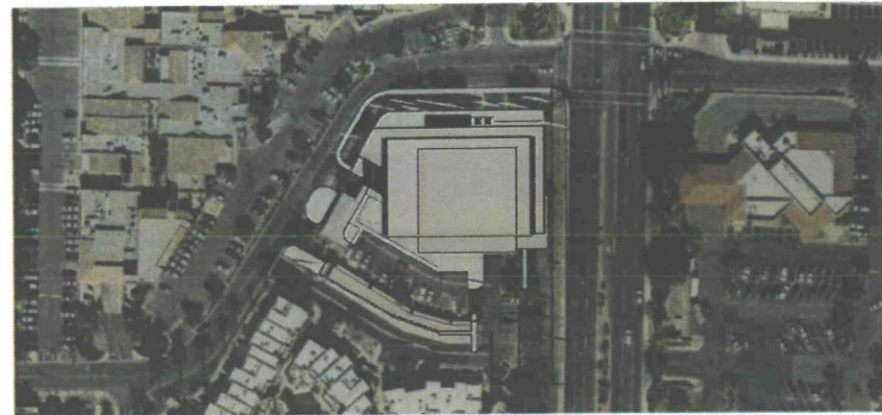


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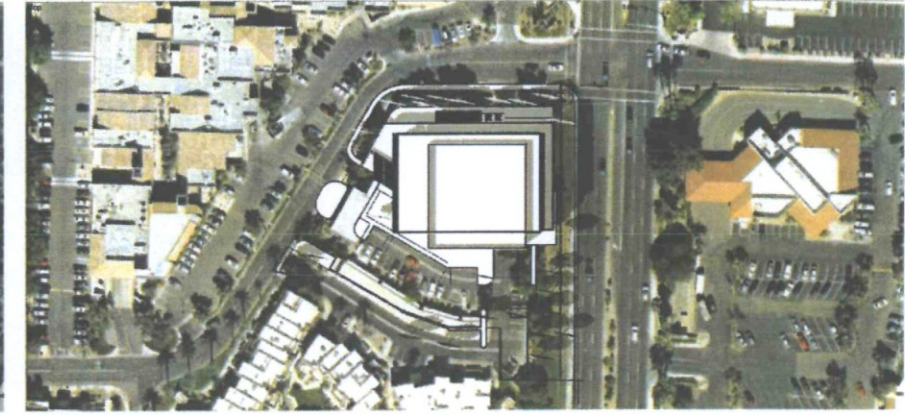
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COTTONWOODS MIXED USE

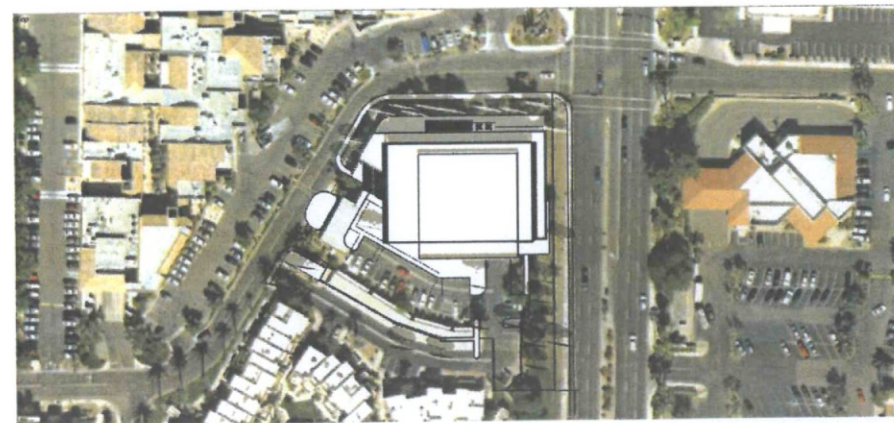
SCOTTSDALE, ARIZONA



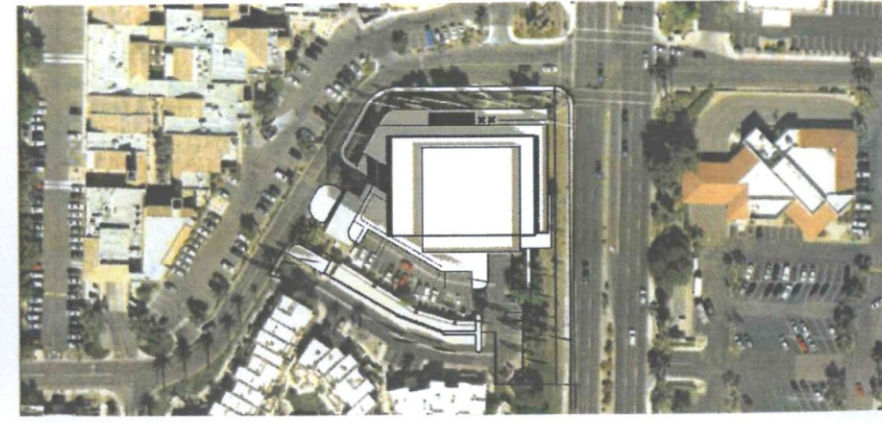
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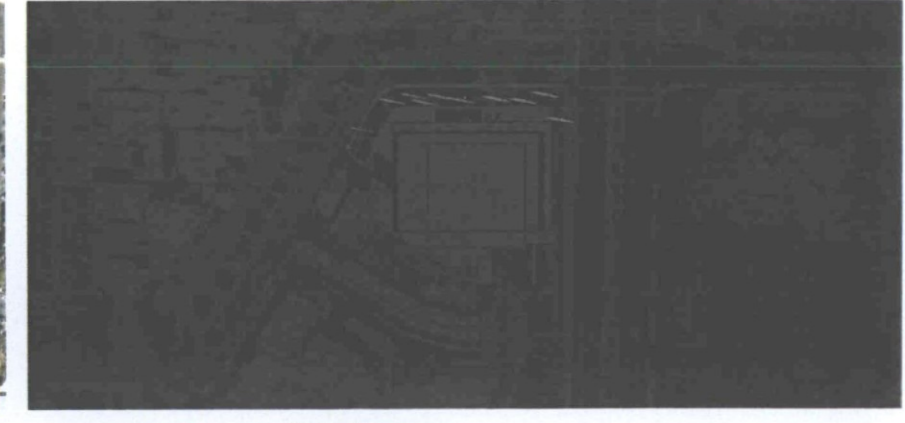
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12 pm  
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9 am  
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6 am  
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01 SOLAR ANALYSIS - MARCH  
SCALE: N.T.S. REF:

Date  
December 16, 2013

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A302  
SOLAR ANALYSIS



PRELIMINARY  
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CONSTRUCTION  
OR  
RECORDING

COTTONWOODS MIXED USE  
SCOTTSDALE, ARIZONA

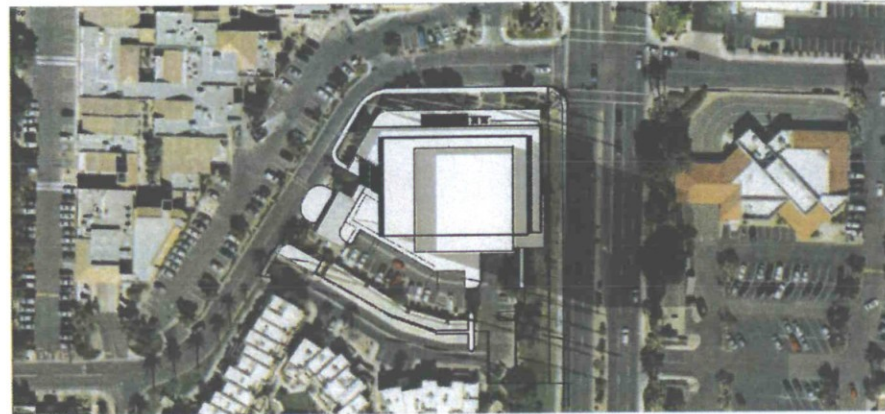
Date  
December 16, 2013

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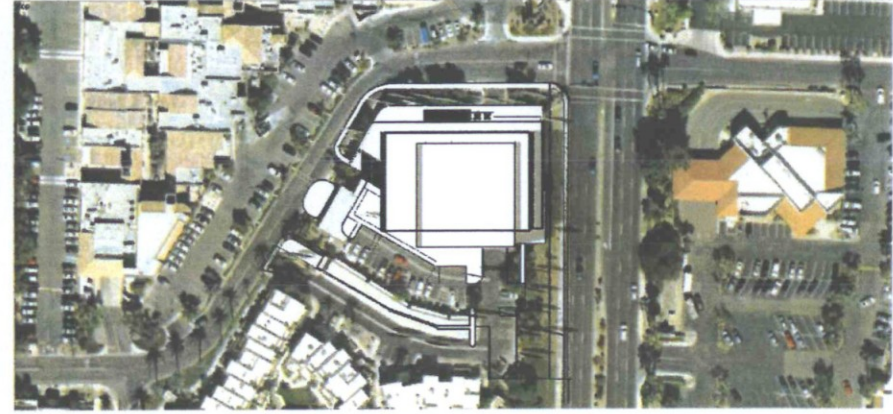
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31375

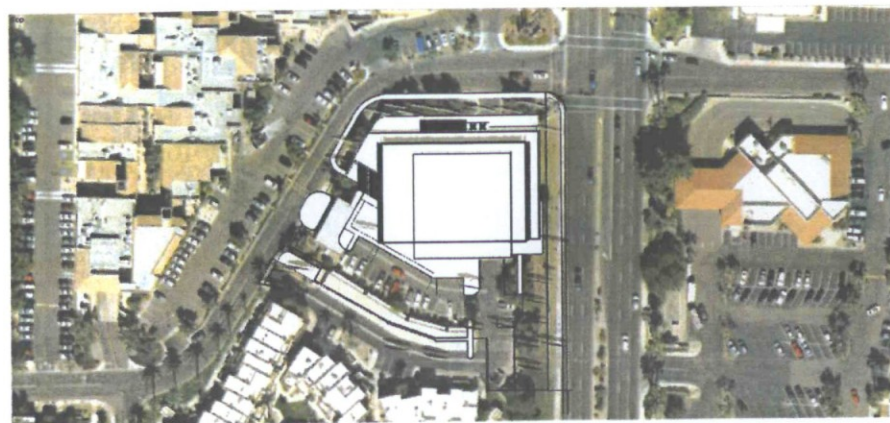
A303  
SOLAR ANALYSIS



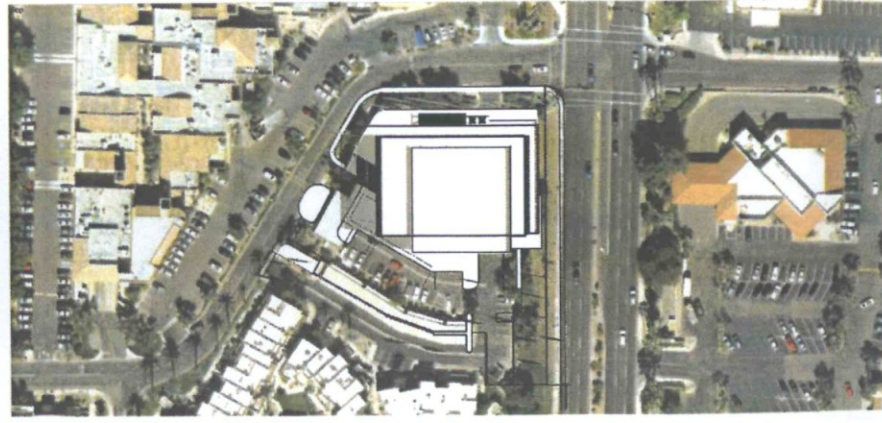
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3 pm  
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12 pm  
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9 am  
SCALE: N.T.S.



6 am  
SCALE: N.T.S.

01 SOLAR ANALYSIS - JUNE  
SCALE: N.T.S.

REF:



PRELIMINARY

NOT FOR  
CONSTRUCTION  
OR  
RECORDING

COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA

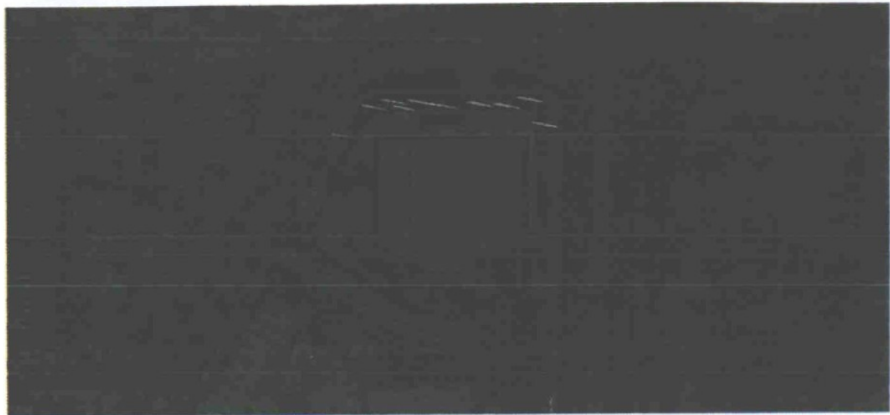
Date  
December 16, 2013

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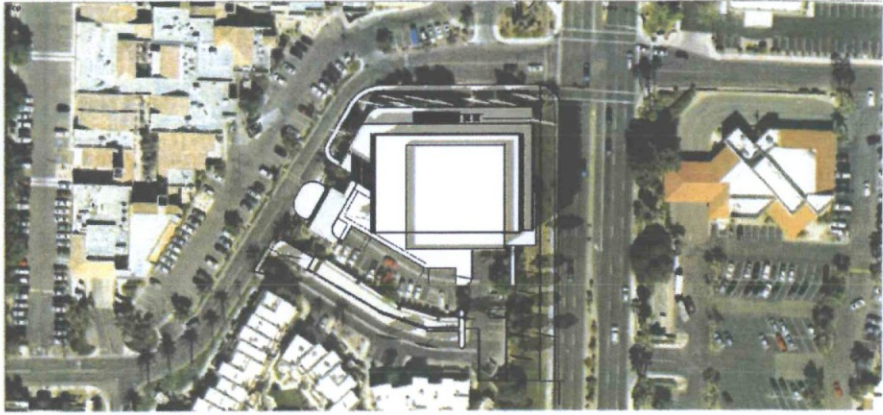
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A304  
SOLAR ANALYSIS



6 pm  
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3 pm  
SCALE: N.T.S.



12 pm  
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9 am  
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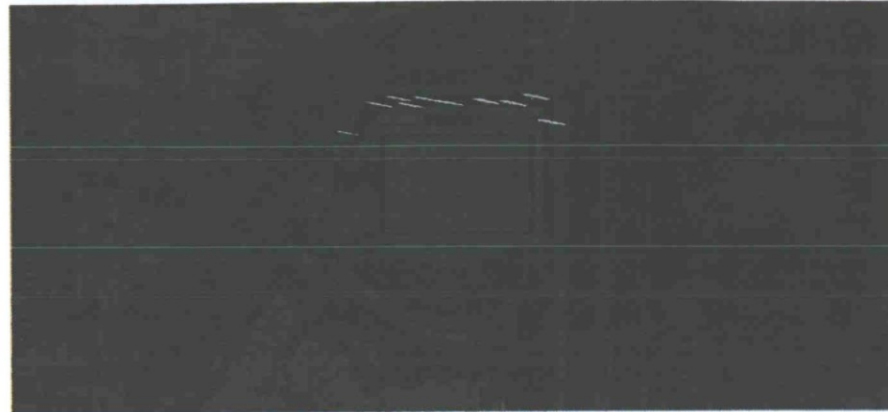
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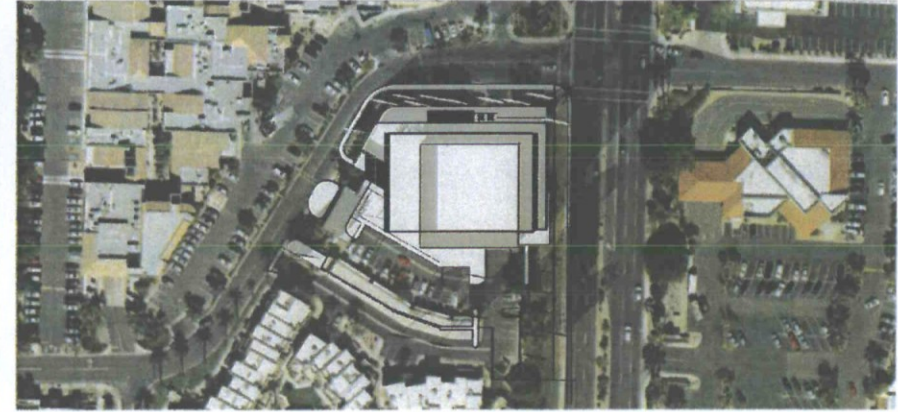
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA



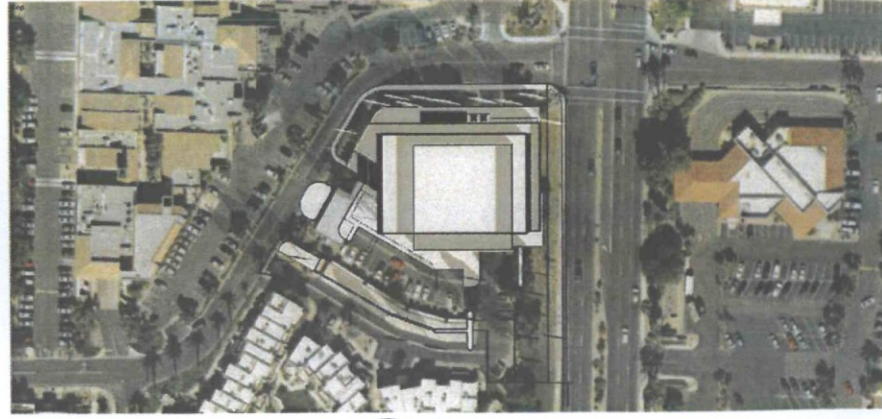
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12 pm  
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9 am  
SCALE: N.T.S.



6 am  
SCALE: N.T.S.

01 SOLAR ANALYSIS - DECEMBER  
SCALE: N.T.S. REF:

Date  
December 16, 2013

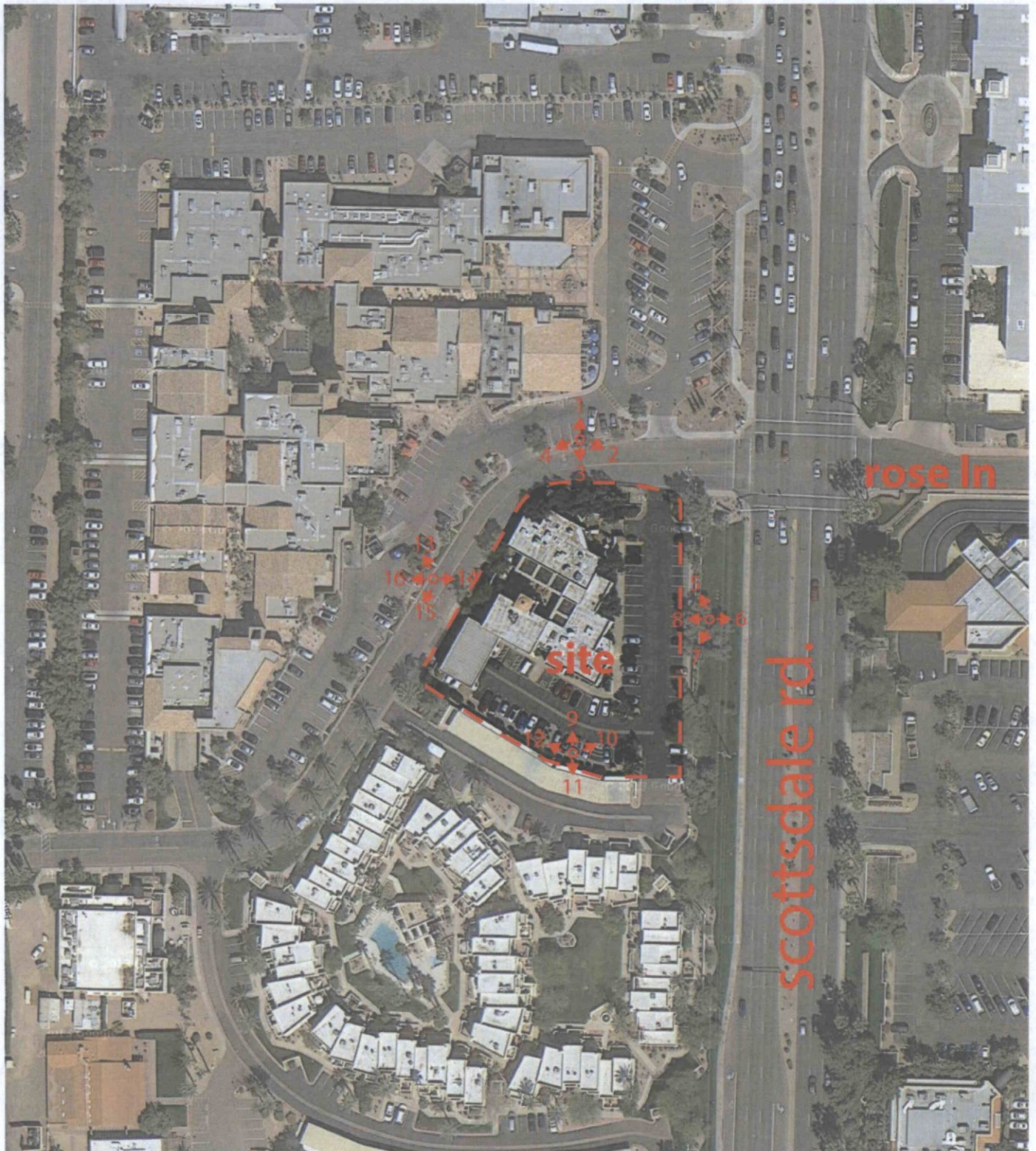
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A305  
SOLAR ANALYSIS





21-ZN-2013  
12/16/2013





1. north side, looking north



2. north side, looking south-east





3. north side, looking south



4. north side, looking south-west





5. east side, looking north-west



6. east side, looking east





7. east side, looking south-west



8. east side, looking west





9. south side, looking north



10. south side, looking north-east





11. south side, looking south



12. south side, looking north-west





13. west side, looking north-east



14. west side, looking east





15. west side, looking south-east



16. west side, looking west