



DEVELOPMENT DATA

PARCEL ADDRESS:
7575 E PRINCESS BLVD
SCOTTSDALE, ARIZONA 85255

PREVIOUS ZONING CASES:
135-ZN, 57-ZN-1986, 63-ZN-1987, 14-ZN-1988, 60-ZN-1992, 1-ZN-2003, AND 5-ZN-2015

QUARTER SECTION:
215-08-693, 215-08-694, 215-08-003C, 215-08-755

QUARTER SECTION:
SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AZ

PROJECT ZONING: C-2/PCD

LOT AREA: 2,941,607 gsf
2,881,249 nsf

FLOOR AREA RATIO (0.8) 2,881,249 x 0.8 = **2,305,195 sf**

PROPOSED FLOOR AREA 439,565 2015 rezoning
2,100 Welcome Center
56,200 Sunset Villas and Bungalows
497,865 (0.172 FAR)

BUILDING HEIGHT: 34' (average roof) A.F.F.
MEAN CURB HEIGHT: 1558.02' (PRINCESS BLVD)
FINISHED FLOOR: VARIES
HEIGHT ALLOWED: 36' + 12' + MEAN CURB (1595.02') per Scottsdale Revised Code

REQUIRED OPEN SPACE:
FIRST 12' OF HEIGHT = 2,881,249 X .10 = 288,125 sf
NEXT 36' OF HEIGHT = 2,881,249 X (36 X .004) = 414,900 sf

OPEN SPACE REQUIRED (EXCLUDES PARKING LANDSCAPE)
288,125 sf + 414,900 sf = 703,025 sf

OPEN SPACE PROVIDED = 1,470,544 sf

PARKING LOT LANDSCAPING REQUIRED:
NO PARKING MODIFIED

UNIT COUNT:

EXISTING GOLD VILLAS	119 UNITS
CASITAS (PRIVADO)	69 UNITS
HOTEL ROOMS	563 UNITS
PROPOSED SUNSET VILLAS & BUNGALOWS	43 UNITS
TOTAL COUNT:	794 UNITS

EXISTING HOTEL PROVIDES REQUIRED 10 UNITS AT 1,000 SF OR MORE.

SITE PLAN NOTES

1. REFERENCE IMAGES A - Y ON A3.05-A3.07 - EXISTING PHOTOGRAPHS SHEET.

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

09/18/2025
DATE

[Signature]
APPROVED BY

38-DR-2022
7/16/2024

OPEN SPACE SITE PLAN

Scale: 0 5 10 20 ft Date: 06/16/2023