

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 18, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fairmont Scottsdale Princess Sunset Villas and Bungalows 38-DR-2022 | Request for approval of a site plan, building elevations, and landscape plan for nine (9) new structures totaling forty-three (43) hotel units on a +/-0.88-acre portion of the overall 57-acre Fairmont Scottsdale Princess Resort.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Phase 2A (Villas & Bungalows) is consistent with zoning cases 5-ZN-2015 and 5-ZN-2015#2
- No community input received as of the date of this report
- Princess Homeowners Association Approval

BACKGROUND

Location: 7575 E Princess Drive

Zoning: Central Business, Planned Community District (C-2 PCD)

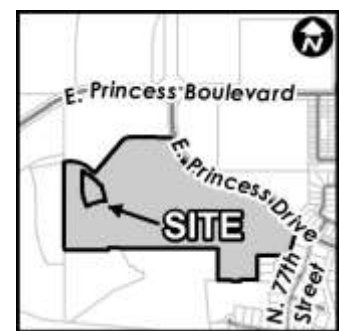
Adjacent Uses

North: Undeveloped state land, zoned PCD

East: Parking garage for the Fairmont Princess, zoned C-2 PCD

South: Tournament Player Club Gold Course, zoned O-S

West: Existing office building and the Maravilla retirement community, zoned C-2 PCD



Property Owner

City of Scottsdale (parcel 215-08-695)
FMT Scottsdale Owner, LLC (parcels 215-08-693, 215-08-003C & 215-08-755)

Applicant

Tim Taylor, SVP Design & Construction
312-658-6038

Architect/Designer

Kollin Altomare Architects

Engineer

Darin Moore, Wood Patel & Associates, Inc.
602-336-7934

DEVELOPMENT PROPOSAL

The applicant, on behalf of the Fairmont Scottsdale Princess Resort, is requesting approval of nine (9) new structures containing forty-three (43) hotel rooms on a +/-0.88-acre portion of the overall +/-57-acre resort site. The location of the new villas and bungalows will replace the existing event lawn (Phase 3B) bringing the overall unit count of the resort to 794 total hotel rooms consistent with zoning case 5-ZN-2015 (Fairmont Scottsdale Princess Resort Development Plan). The architectural design of the new villas and bungalows will be compatible with the existing Palomino and Princess conference centers consisting of stucco and glass finishes with a mixture of mission tile and flat roofs. The ‘villa’ units will be comprised of six (6) buildings with integral walk-out balconies ranging in height, with taller buildings located to the west. The ‘bungalow’ units will occupy the three (3) southernmost buildings with private terraces and personal plunge-pool spas that face the existing Sunset Pool. Enhanced landscaping will be installed along the subject site’s frontage adjacent to E. Hacienda Way with new internal walkways further expanding the resort’s internal circulation network. This development proposal is Phase 2A of the overall phasing plan for the resort property with subsequent phases occurring under future separate applications.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- New fire apparatus access road included to provide adequate emergency circulation and access.
- General updates to address conflicts with the proposed buildings and underground utilities.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, window shade canopies, use of low water use plant species, and use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Fairmont Scottsdale Princess Sunset Villas & Bungalows development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, the Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Bronte Ibsen, AICP Planner 480-312-7321 bibsen@scottsdaleaz.gov

APPROVED BY



Bronte Ibsen, AICP, Report Author

8/25/2025

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

9/10/2025

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Master Site Plan
8. Fairmont Princess Master Site Plan
9. Villas Site Plan
10. Master Parking and Phasing Plan
11. Master Open Space Plan
12. Landscape Plan
13. Building Elevations
14. Perspectives
15. Materials and Colors Board
16. Zoning Map
17. Community Involvement



Context Aerial

38-DR-2022



Palomino Ballroom
& Conference Center

Maravilla
Senior Living
Community

E. Hacienda Way

Site

Well &
Being Spa

Fairmont
Princess

Sunset
Beach Pool

N. Cottage Terrace

Q.S.
37-45

Google Earth Pro Imagery

Close-up Aerial

38-DR-2022



November 8, 2022

Subject: Fairmont Scottsdale Princess
Sunset Villas and Bungalows
7575 East Princess Drive
Scottsdale, AZ 85255
Project No: **44-PA-2022**
Key Code: **4D477**

Attn: Staff

On behalf of Strategic Hotels and the Fairmont Scottsdale Princess, we are pleased to provide the following narrative for the new Sunset Villas and Bungalows – a wellness retreat within the Fairmont Scottsdale Princess. The project is the development of an existing grass lawn to the north of the existing Sunset Pool and immediately west of the existing spa building along the south edge of Hacienda Way. The project consists of 37 *Villa* units arranged across 6 structures and 6 *Bungalow* units across 3 structures.

Access to the site will be by an extension of the existing walkways and pathways. Guests are anticipated to circulate as pedestrians or be driven via complimentary golf cart service. Accessible paths, bike racks, outdoor seating, fire pits, fountains, and other site improvements are designed to support an active open space. All parking will be provided for in the properties masterplan and no parking is planned as a part of the development.

The south edge of Hacienda way is proposed to be relocated reducing the width of Hacienda way and providing additional site area for the development. This shift will not affect the intersection of Hacienda and Cottage Terrace and will allow the development to be much less dense and more accommodating to pedestrian and open space.

The villa units occupy 6 buildings of 1, 2, and 3 story elevations. This stepping articulation creates a variation in visual interest and density with the tallest structures arranged near the existing Spa building and reducing in density and height as they move west. The bungalows units occupy three buildings; each building is two stories and provides full floor units. The ground floor bungalows each provide a small terrace and personal spa facing the sunset pool. The upper floor units have balconies facing the pool.

Each villa unit is provided with a walk out balcony approximately 5 feet in depth and approximately 20 feet in width. Providing guest access to the natural environment as well as shading to the unit's main glazing wall. Some villa units on the 3rd floor also have access to enlarged terraces which occupy portions of the villa footprint below. The occupied roofs are solely for the use of the adjacent guestroom unit.

The building elevations consist of stucco and glass finishes with a mixture of mission tile and flat roofs. The color palette is consistent with the new color palette approved for the Privado Villas. The continuation of the color palette will signify additional premium product on the Fairmont property. Balconies and trellis elements on occupied roofs that are open to the sky are proposed to have open joint latillas shading devices in natural finish. Doors, windows, decorative elements and trim, railings, and trellis elements are intended to receive a dark finish to ensure visibility through these elements to the natural environment and provide contrast with natural finish details and plantings.

The project will be supported from existing loading and trash locations with distribution and haul-off performed by hotel staff using golf cart or similar Gator vehicles.

Mechanical and Electrical support equipment are located on the roof or within closets of the buildings where possible but some spa equipment, transformers, or other equipment may be located on grade and will be screened with a combination of screening walls and landscaping.

If we can answer any questions regarding this submittal, please do not hesitate to contact either myself Michael Kollin (562) 597-8760 or Steven Harrell (312) 471-2505

Thank you,



Michael Kollin



Steven Harrell



DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the project proposal will support the goals of the City by maintaining consistency with the applicable planning policies and development standards.*
 - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan with designates the site as Mixed-Use Neighborhoods.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the proposed development will match the surrounding context of the existing resort. The architectural finishes and landscaping elements will appropriately blend with the desert environment and provide visual interest.*
 - *Staff finds that the proposed development is consistent with the character of the surrounding area and promotes a desirable relationship with the existing resort. The architectural design is compatible with the unique qualities of the Sonoran Desert exhibiting muted earth tones and natural finishes. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that the southern edge of E Hacienda Way will be reduced in width to accommodate the development proposal but will maintain adequate pedestrian circulation with a new 6-foot-wide sidewalk extending the length of the subject site's northern frontage. The overall shift in the private street will not affect the existing intersection of E Hacienda Way and N. Cottage Terrace or the existing on-site parking. Access into the site is served by the connecting walkways and complimentary golf cart vehicle service for guests. The loading and service areas will be supported by the existing loading and trash locations on the resort property with distribution and haul-off operations performed by the hotel staff using golf cart or similar Gator vehicles. A new fire apparatus emergency access road will be included with the proposed in between the new villas and bungalows and the future hotel guest tower towards the west (Phase 3D).*
 - *Staff finds that the ingress/egress, internal traffic, parking, loading areas and pedestrian ways will be designed to promote safety and convenience. This development proposal is Phase 2A of the overall master phasing plan for the resort property.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that all necessary site mounted utility equipment will be located behind appropriately designed screen walls and/or landscaping with the rooftop units concealed behind the architectural features of the proposed buildings.*
 - *Staff finds that the provided mechanical equipment will be adequately screened with screening devices that are compatible with the design of the overall Fairmont Princess site.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level.
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is zoned Planned Community District (PCD) with Central Business District (C-2) as the comparable district. The PCD provides a mix of uses integrated within a master planned development. The subject property is located within the Princess Planned Community District, which includes the overall resort, the residential uses east of the resort, as well as the office building to the west of the overall site. The resort portion of the Princess Planned Community District was originally established in 1985 by case 135-Z-85, and amended by cases 57-Z-86, 63-Z-87, 1-ZN-2003, 5-ZN-2015 and most recently by 5-ZN-2015#2, which amended the Princess Development Plan to allow up to 949 total hotel rooms. The C-2 district allows business and professional services, retail sales, services, and hotels with their ancillary uses.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The subject site is located within the overall Fairmont Princess Scottsdale Resort property on the existing event lawn approximately 150-ft east of the intersection of N Cottage Terrace and E Hacienda Way. This development proposal is Phase 2A of the overall phasing plan for the resort property with subsequent phases occurring under future separate applications.

Project Data

- Existing Use: Resort with ancillary uses and associated parking
- Proposed Use: 43 hotel units
- Parcel Size: +/-38,332 square feet / 0.88-acres (subject site)
+/-2,482,920 square feet / 57-acres (overall resort)
- Building Area: 27,516 square feet (building area)
56,200 square feet (gross floor area)
- Floor Area Ratio Allowed: 0.8 (1,831,383 sf of gross floor area, per 5-ZN-2015)
- Floor Area Ratio Provided: 0.39 (961,757 sf of overall resort gross floor area)
- Building Height Allowed: 48 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 36 feet (43 feet 2 inches with rooftop appurtenances)
- Parking Required: 43 spaces
- Parking Provided: 1,855 spaces (entire site – per parking master plan)
- Open Space Required: 703,025 square feet / 16.1 acres (entire site)
- Open Space Provided: 1,583,198 square feet / 36.3 acres (entire site)
- Total existing Hotel Rooms: 794 rooms (includes the new 43 hotel units)
- Total Hotel Rooms Allowed: 949 rooms (maximum allowed, per 5-ZN-2015#2)
- Total Hotel Rooms Provided: 949 rooms

**Stipulations for the
Development Review Board Application:
Fairmont Scottsdale Princess Sunset Villas and Bungalows
Case Number: 38-DR-2022**

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Kollin Altomare Architects, with a city staff date of 7/16/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kollin Altomare Architects, with a city staff date of 7/16/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by GBtwo Landscape Architecture, Inc., with a city staff date of 7/16/2024.
 - d. The case drainage report submitted by Wood Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Wood Patel and approved by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 135-Z-85, 57-Z-86, 63-Z-87, 1-ZN-2003, 5-ZN-2015 and 5-ZN-2015#2.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. There shall be one (1) dedicated fire service line and FDC for each building.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

DRB Stipulations

5. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

6. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
7. All landscape lighting directed upward shall be aimed away from property line and utilize extension visor shields to limit the view of the lamp source.
8. Landscaping lighting shall only be utilized to accent plant material with no color filters.
9. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
10. All luminaires shall be recessed or shielded so the light source is not directly visible from property line
11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

- e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 12. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 13. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

- G. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 15. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

DEVELOPMENT PHASES

PHASE 1 (NOT IN SCOPE)

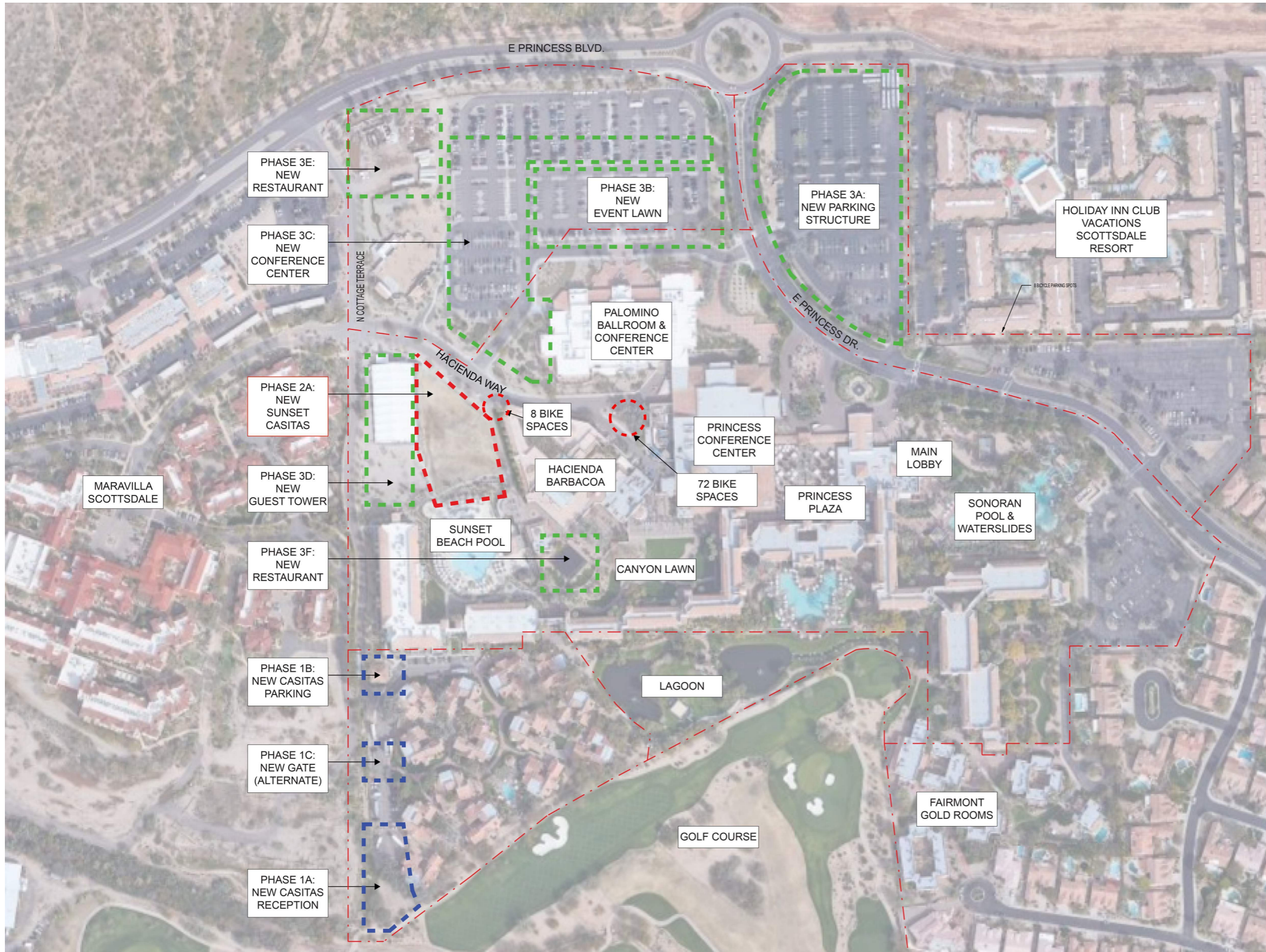
- 1A: NEW CASITAS RECEPTION BUILDING
- 1B: NEW CASITAS PARKING & REMOVAL OF EXISTING SERVICE STRUCTURE
- 1C: NEW PARKING GATE PROJECT ALTERNATE

PHASE 2

- 2A: NEW SUNSET BEACH CASITAS & BUNGALOWS

PHASE 3 (NOT IN SCOPE)

- 3A: NEW PARKING STRUCTURE
- 3B: NEW EVENT LAWN & REMOVAL OF EXISTING SURFACE PARKING
- 3C: NEW CONFERENCE CENTER
- 3D: NEW GUEST ROOM TOWER
- 3E: NEW RESTAURANT
- 3F: NEW RESTAURANT



ATTACHMENT #7

PHASING SITE PLAN

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



ATTACHMENT #9



SITE PLAN

Scale: 0 8 16 32 ft
 Date: 06/16/2023

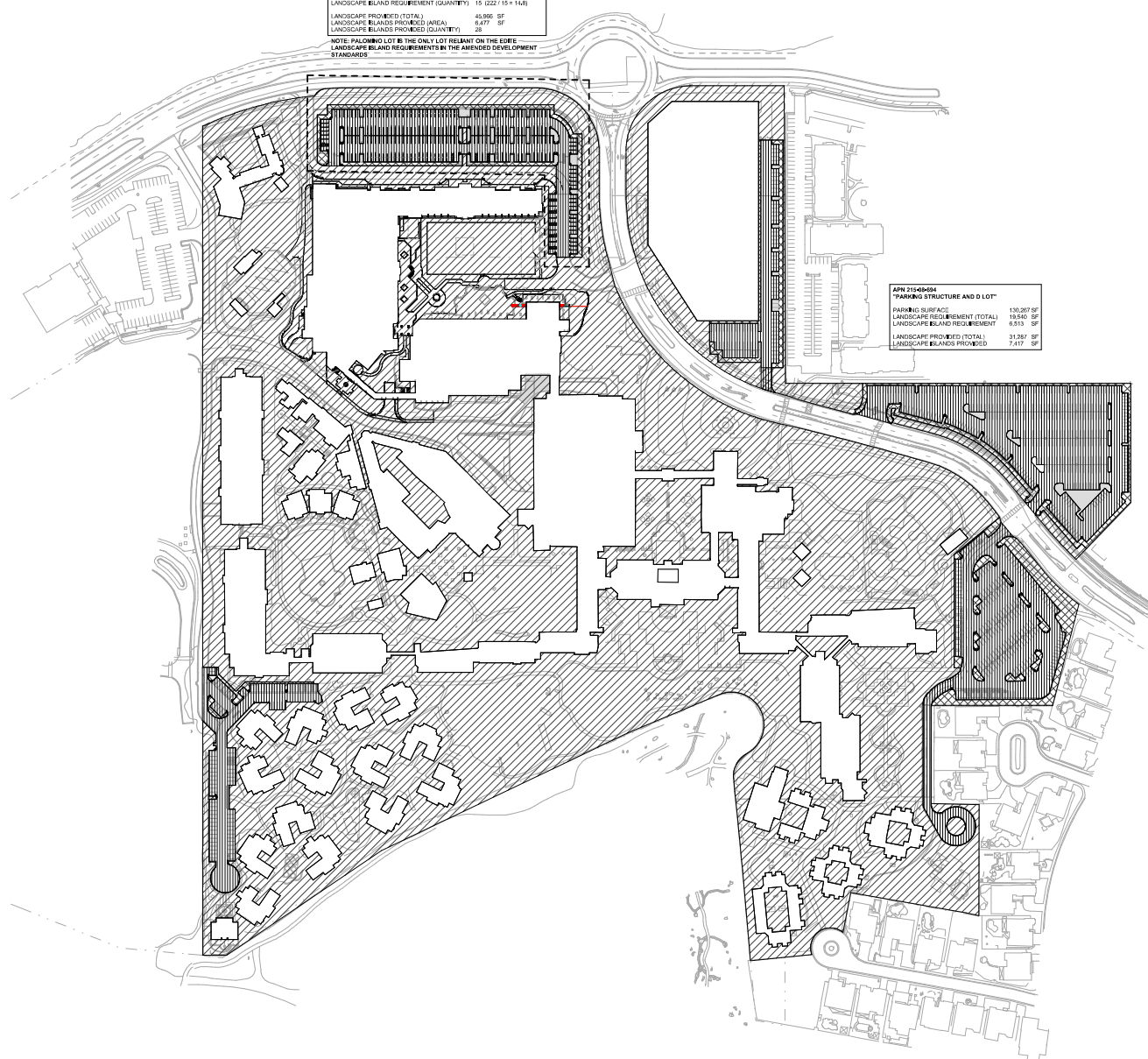
APN 215-04493 AND 895
"PALMING LOT"

PARKING SURFACE	180,175 SF
LANDSCAPE REQUIREMENT (TOTAL)	25,256 SF
LANDSCAPE BLAND REQUIREMENT (AREA)	5,795 SF
LANDSCAPE BLAND REQUIREMENT (QUANTITY)	15 (22' / 15' = 14.8)
LANDSCAPE PROVIDED (TOTAL)	43,995 SF
LANDSCAPE BLANDS PROVIDED (AREA)	6,477 SF
LANDSCAPE BLANDS PROVIDED (QUANTITY)	25

NOTE: PALMING LOT IS THE ONLY LOT HELD BY THE EXISTING LANDSCAPE BLAND REQUIREMENTS BY THE AMENDED DEVELOPMENT STANDARDS

APN 215-04044
"PARKING STRUCTURE AND D LOT"

PARKING SURFACE	130,267 SF
LANDSCAPE REQUIREMENT (TOTAL)	18,946 SF
LANDSCAPE BLAND REQUIREMENT	6,513 SF
LANDSCAPE PROVIDED (TOTAL)	33,287 SF
LANDSCAPE BLANDS PROVIDED	7,077 SF



OPEN SPACE INFORMATION

PROJECT ZONING: C-2/PCD
LOT AREA: 2,941,267 sqf
2,881,249 sqf

ALLOWED FLOOR AREA (A/F): 2,881,249 x 0.8 = 2,385,199 sqf

EXISTING FLOOR AREA: 436,800
PROPOSED FLOOR AREA(S): 2,100
2,100
58,200
158,500
100,000
224,500
10,000
5,000

2019 morning
Welcome Center
Sunset Villa and Banquet
Parking Structure
Conference Expansion
Rooms Expansion
B&B Restaurant
Tennis

1:1000 SCALE HAS BEEN PROVIDED TO THE NUMBER OF SHEETS (100 SHEETS) FOR THE PROJECT.

BUILDING HEIGHT: 4F
MEAN CURB HEIGHT: 195.02' (PROCESS BLVD)
HEIGHT ALLOWED: 30' (50% ADJ WITH 2019 ZONING APPROVAL)
HEIGHT ALLOWED: 30' + 1/2" * MEAN CURB (1.00%) per Scottsdale Revised Code
HEIGHT REQUESTED: 47' + 1/2" * MEAN CURB (1.00%)

REQUIRED OPEN SPACE:
HEIGHT 12' OR HEIGHT = 2,881,249 x .10 = 288,125 sqf
HEIGHT 30' OR HEIGHT = 2,881,249 x .08 x .05 = 414,905 sqf

OPEN SPACE REQUIRED (EXCLUDES PARKING LANDSCAPE):
288,125 sqf + 414,905 sqf = 703,030 sqf

OPEN SPACE PROVIDED = 1,583,199 sqf

DEVELOPMENT DATA:

PARCEL ADDRESS: 7575 E PRINCESS BLVD
SCOTTSDALE, ARIZONA 85258

PREVIOUS ZONING CASES: 5/27/19, 5/27/19/19, 6/27/19/19, 14/27/19/19, 6/27/19/19, 12/27/19/19, AND 5/27/2019

LEGAL DESCRIPTIONS: SEE TITLE REPORT

QUARTER SECTION: 215-04493, 215-04494, 215-04000, 215-04705

SECTION 20, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GEA AND SALT RIVER NEIGHBORHOOD, MARICOPA COUNTY, AZ

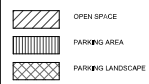
ZONING: C-2/PCD

TOTAL SITE AREA: 2,941,267 sqf / 2,881,249 sqf

UNIT COUNTS: PARCEL B ONLY
GOLF VILLAGES: 119 UNITS
CASAS: 89 UNITS
VILLAGES AND RUNCALOWS: 43 UNITS
HOTEL ROOMS + LOBBYING: 561 UNITS
HOTEL ROOMS + NEW: 155 UNITS

MAX UNITS: 949 UNITS

EXISTING HOTEL PROVIDES REQUIRED 10 UNITS AT 1,600 SF OR MORE.



OPEN SPACE AND SITE DATA PLAN | 1" = 100'-0" | 1

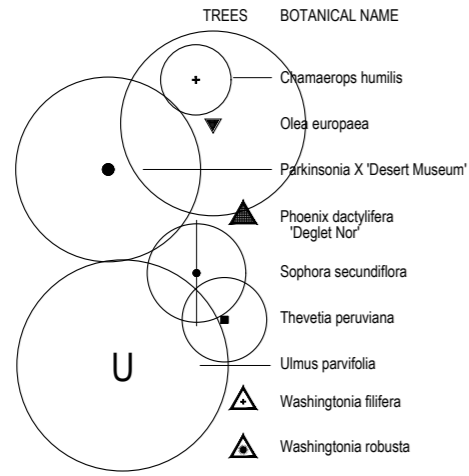
DESIGNED FOR: KOLLM ALTIMARE ARCHITECTS, INC.
PROJECT: SCOTTSDALE PRINCESS CONFERENCE CENTER EXPANSION
JOB NUMBER: 2023-06
DATE: MAY 26, 2023
SHEET NAME: OPEN SPACE AND SITE DATA SITE PLAN
SHEET NUMBER: G03

ARCHITECT OF RECORD: Kollm Altimare Architects
Chicago, IL
800 N. Franklin Street, Suite 405H
Chicago, IL 60610
TEL: 312.427.8700
WWW.KOLLMALTIMARE.COM

SCOTTSDALE PRINCESS CONFERENCE CENTER EXPANSION
7575 E PRINCESS BLVD, SCOTTSDALE, AZ 85258

NOT TO SCALE. ALL DIMENSIONS SHALL COMPLY WITH ANY APPLICABLE LOCAL ORDINANCES. CHANGES OR CORRECTIONS TO ANY PART OF THIS PLAN SHALL BE MADE BY THE ARCHITECT. THIS PLAN AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT SHALL BE THE SOLE BASIS FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT.

PLANT LEGEND - SEE PLAN SHEETS L-201 - L-204



TREES	BOTANICAL NAME	COMMON NAME	SIZE**	QTY.	REMARKS / CALIPER
	Chamaerops humilis	Mediterranean Fan Palm	36" Box	10	Multi-trunk / 4' HT C 4' W
	Olea europaea	Fruitless Olive	48" Box	4	Low-break multi trunk / 2.5"
	Parkinsonia X 'Desert Museum'	Desert Museum Palo Verde	36" Box	6	Low-break single trunk / 2"
	Phoenix dactylifera 'Deglet Nor'	Deglet Noor Date Palm	Salvaged	11	Salvaged from adjacent FSP improvement project
	Sophora secundiflora	Texas Mountain Laurel	24" Box	5	Multi-trunk / 1.25"
	Thevetia peruviana	Yellow Oleander	24" Box	3	Multi-trunk / 1.25"
	Ulmus parvifolia	Evergreen Elm	36" Box	3	Standard Trunk / 2.5"
	Washingtonia filifera	California Fan Palm	Salvaged from Site	4	-
	Washingtonia robusta	Mexican Fan Palm	Salvaged from Site	9	-

**Tree box size is approximate minimum size - caliper and height requirement to be met, larger box size may be required

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	AREA COVERAGE
	Asparagus densiflorus	Asparagus Fern	5 Gal	21		
	Caesalpinia gilliesii	Yellow (Hardy) Bird of Paradise	5 Gal	24		
	Callistemon viminalis 'Little John'	'Little John' Bottlebrush	5 Gal	32		
	Eremophila hygrophana	Blue Bells	5 Gal	61		
	Euphorbia rigida	Gopher Plant	5 Gal	10	level 2	
	Fatsia japonica*	Fatsia	5 Gal	9		113
	Jasminum sambac *	Sambac Jasmine	5 Gal	26		182
	Justicia spicigera	Mexican Honeysuckle	5 Gal	55		
	Lantana X 'New Gold'	New Gold Lantana	5 Gal	82		
	Lantana montevidensis	Purple Trailing Lantana	5 Gal	25		
	Leucophyllum frutescens	Green Cloud Texas Sage	5 Gal	11		
	Myrtus communis 'Boetica'	Twisted Myrtle	5 Gal	36		
	Nandina domestica 'Monfar'	Sienna Sunrise Heavenly Bamboo	5 Gal	25		
	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 Gal	57		
	Plumbago capensis	Blue Plumbago	5 Gal	29		
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 Gal	8	level 2 & 3	
	Ruellia brittoniana	Blue Ruellia	5 Gal	70		
	Ruellia brittoniana 'Blanca'	White Dwarf Ruellia	5 Gal	89	or other dwarf	
	Russelia equisetiformis*	Coral Fountain	5 Gal	15		189
	Tecoma X 'Solar Flare'	Solar Flare Esperanza	5 Gal	14		
	Wedelia trilobata	Yellow Dot	5 Gal	120		
ACCENTS						
	Agave desmettiana	Tropical Agave	5 Gal	36		
	Agave sisiliana	Sisal Agave	15 Gal	28		
	Agave victoriae-reginae	Queen Victoria Agave	5 Gal	35		
	Aloe dichotoma	Quiver Tree Aloe	4'-5' Ht.	11	Speciman	
	Aloe barbadensis	Medicinal Aloe	5 Gal	56	level 1, 2 & 3	
	Aloe spp.	Blue Elf Aloe	5 Gal	182	level 1, 2 & 3	
	Aloe striata	Coral Aloe	5 Gal	51		
	Brahea armata	Mexican Blue Fan Palm	15 Gal	5	Speciman	
	Cycas revoluta	Sago Palm	15 Gal	22		
	Dasyliroton longissimum	Toothless Dasyliroton	5 Gal	24		
	Dasyliroton texanum	Green Desert Spoon	5 Gal	9		
	Echinocactus grusonii	Golden Barrel	5 Gal	12		
	Euphorbia bracteatus	Tall Lady's Slippers	5 Gal	17		
	Euphorbia lomelii	Lady's Slippers	5 Gal	35	level 1 & 3	
	Euphorbia resinifera *	Moroccan Mound	5 Gal	9		70
	Euphorbia tirucalli 'Rosea' *	Firestick	15 Gal	6	Speciman	129
	Hesperaloe parviflora 'PERPA' Brakelights® PP#21729	Brakelights Yucca	5 Gal	24		
	Lophocereus schottii 'Monstrosus'	Totem Pole	4'-5' tall	19	Speciman	
	Muhlenbergia capillaris	Regal Mist Muhly	5 Gal	63		
	Pachycereus marginatus	Mexican Fence Post	4'-5' tall	25	Speciman	
	Pennisetum setaceum cv. 'Cupreum'	Purple Fountain Grass	5 Gal	31		
	Phoenix roebelenii *	Pigmy Date Palm	15 Gal	16	Speciman	314
	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	212	level 1, 2 & 3	
	Sansevieria trifasciata laurentii *	Mother in laws tongue	5 Gal	32	level 1, 2 & 3	226
	Trichocereus candicans	Argentine Giant	5 Gal	14		
	Zamioculcas zamiifolia*	ZZ plant	15 Gal	10	Speciman	196
	Zephyranthes 'Prairie Sunset'	Prairie Sunset Rain Lily	5 Gal	24		
VINES						
	Jasminum mesnyi (staked)	Primrose Jasmine	5 Gal	15	Some vines shown outside planting area for clarity - plant vines at base of fence	
OTHER						
	Artificial Turf	Pioneer 'Darby' (or approved equal) - install per manufacturer recs.		1,170 s.f.		
[no symbol]	Decomposed granite groundcover	3/4" sized 'Madison Gold', 2" layer		27,610 s.f.	In all non-turf / grass planting areas	
[no symbol]	Decorative rock groundcover	Beach Pebbles - 1/2" - 1" (Buff color), 2" layer		920 s.f.	In all planter pots and Villa planters	
---	Planting Scope of Work					

Plants with an asterisk (*) are NOT included on the ADWR Phoenix Active Management Area Low-Water-Use List. See Water Intensive Landscape Calculations, this sheet

ATTACHMENT #12

HARDSCAPE LEGEND

	Concrete Paving - Integral color Davis 'Sierra', medium broom finish, See Det. 1, L-103 & Civil
	Gravelpave2 by Invisible Structures with 3/8" angular rock, color 'Madison Gold', See Det. 8, L-103
	Travertine 'Driftwood' Tile Paving KW Stone Group (Pedestrian-rated ONLY), See Det. 5 & 7, L-103
	Travertine 'Driftwood' Tile Paving KW Stone Group (Golf cart-rated), See Det. 4 & 7, L-103
	Precast Concrete Pavers - match ex. resort pavers, See Det. 2, L-103
	Sunset Beach Pool Deck Paving - match ex.
	Artificial Turf - See Planting Legend L-200
	Planting Area - See L-201 & L-202
	Lighted bollard - see Lighting Plans
	Root Barrier - "deeproot" UB 24-2 installed in surround configuration - 4' x 6' (install on any tree closer than 7-feet of a utility)

LANDSCAPE NOTES

1. THERE IS NO THE R.O.W. ON THIS PROJECT.
2. A MINIMUM OF 50% OF TREES SHALL BE 3" CALIPER (MATURE) WHEN PLANTED.
3. PROJECTS IS NOT LOCATED WITHIN CITY'S ESL OVERLAY ZONING.
4. NO HYDROSEED IS PROPOSED.
5. DECOMPOSED GRANITE AROUND THE MATURE FORM OF PLANTS, TREE CANOPIES OR GROUPS OF PLANTS SHALL NOT EXCEED 7' IN ANY DIRECTION.
6. NO MULTI-TRUNK TREES SHALL OCCUR IN THE SVT.
7. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4- FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (REFER TO DSPM SEC. 2-1.501.L.)

LANDSCAPE AREA TOTALS:

TOTAL LANDSCAPE AREA = 28,780 SQ.FT.

ON-SITE LANDSCAPE AREA = 28,780 SQ.FT.

ROW LANDSCAPE AREA = 0 SQ.FT.

PARKING LANDSCAPE AREA = 0 SQ.FT.

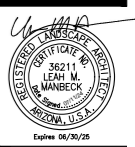
WATER INTENSIVE LANDSCAPE CALCULATIONS

Site Area is greater than 9,000 square feet
 Maximum allowable water-intensive landscape area = 10% of 9,000 sf = 900 SF
 plus 5% of 34,560 = 1,728 SF
 TOTAL allowable water intensive landscape area = 2,090 SF
 TOAL area covered by water intensive plants = 1,560 SF
 No R.O.W in project area

ISSUED FOR:
DESIGN REVIEW BOARD

ISSUANCE	DATE

GBtwo
LANDSCAPE ARCHITECTURE, INC.
4115 N. Central Ex. Suite 400 Chicago, IL 60610



Kollin Altomare Architects
 Chicago
 900 N. Franklin Street, Suite 405-B
 Chicago, IL 60610
 T: 312.471.8160
 kollinaltomare.com

ARCHITECT OF RECORD
Fairmont Scottsdale Princess Villas & Bungalows at Sunset Beach
 7515 EAST PRINCESS DRIVE, SCOTTSDALE, ARIZONA
 PREPARED FOR: STRATEGIC HOTELS & RESORTS

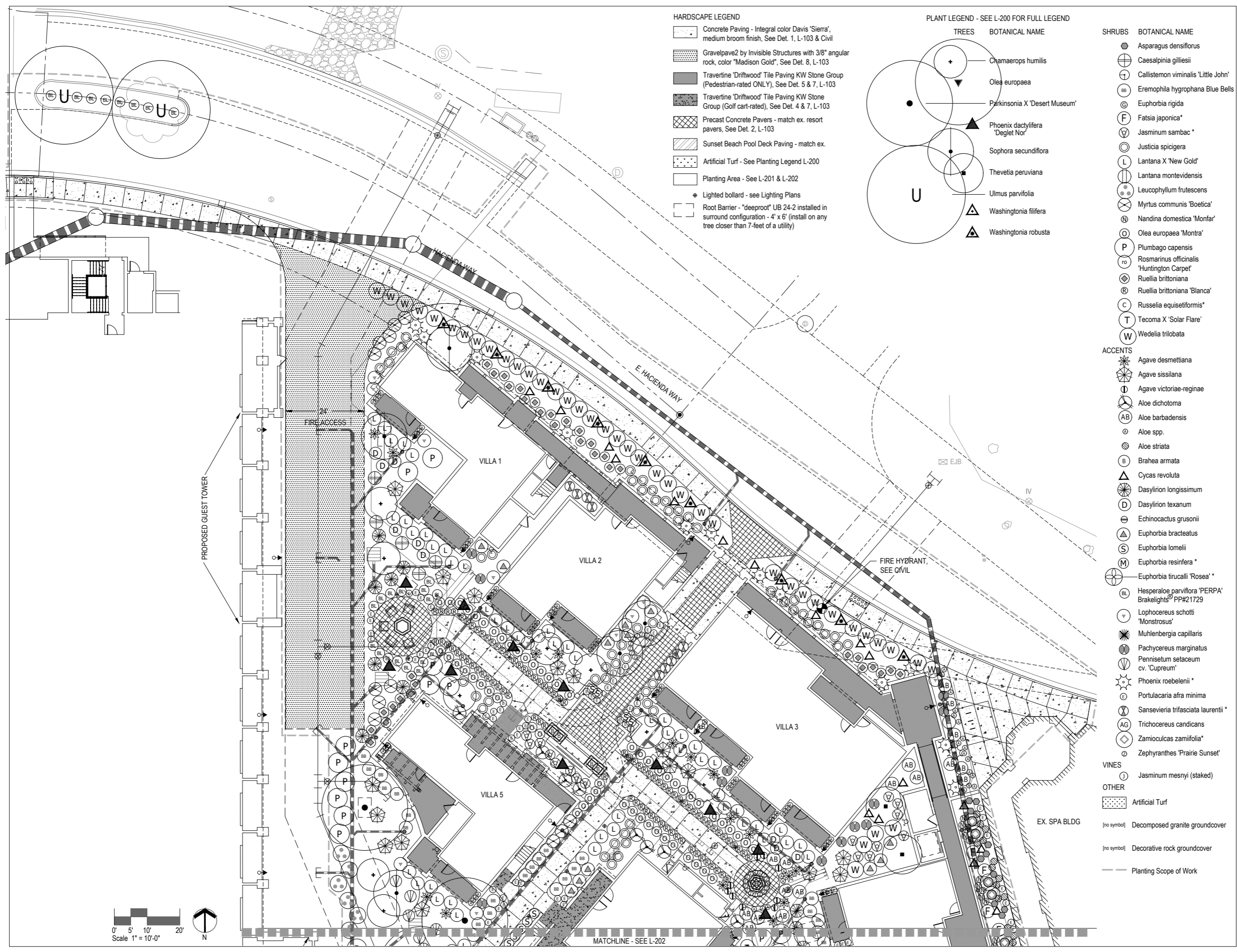
JOB NUMBER
2022-22
DATE
07/12/2024

SHEET NAME
LANDSCAPE NOTES AND LEGEND

SHEET NUMBER

L-200

REGULATORY ADOPTED BY THE BOARD OF ARCHITECTURE AND LANDSCAPE ARCHITECTURE, AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS PROFESSIONAL LANDSCAPE ARCHITECTURE ACT.



- HARDSCAPE LEGEND**
- Concrete Paving - Integral color Davis 'Sierra', medium broom finish, See Det. 1, L-103 & Civil
 - Gravelpave2 by Invisible Structures with 3/8" angular rock, color "Madison Gold", See Det. 8, L-103
 - Travertine 'Driftwood' Tile Paving KW Stone Group (Pedestrian-rated ONLY), See Det. 5 & 7, L-103
 - Travertine 'Driftwood' Tile Paving KW Stone Group (Golf cart-rated), See Det. 4 & 7, L-103
 - Precast Concrete Pavers - match ex. resort pavers, See Det. 2, L-103
 - Sunset Beach Pool Deck Paving - match ex.
 - Artificial Turf - See Planting Legend L-200
 - Planting Area - See L-201 & L-202
 - Lighted bollard - see Lighting Plans
 - Root Barrier - "deeproot" UB 24-2 installed in surround configuration - 4' x 6' (install on any tree closer than 7-feet of a utility)

- PLANT LEGEND - SEE L-200 FOR FULL LEGEND**
- TREES**
- Chamaerops humilis
 - Olea europaea
 - Parkinsonia X 'Desert Museum'
 - Phoenix dactylifera 'Deglet Nor'
 - Sophora secundiflora
 - Thevetia peruviana
 - Ulmus parvifolia
 - Washingtonia filifera
 - Washingtonia robusta

- SHRUBS**
- BOTANICAL NAME**
- Asparagus densiflorus
 - Caesalpinia gilliesii
 - Callistemon viminalis 'Little John'
 - Eremophila hygrophana Blue Bells
 - Euphorbia rigida
 - Fatsia japonica*
 - Jasminum sambac*
 - Justicia spicigera
 - Lantana X 'New Gold'
 - Lantana montevidensis
 - Leucophyllum frutescens
 - Myrtus communis 'Boetica'
 - Nandina domestica 'Monfar'
 - Olea europaea 'Montra'
 - Plumbago capensis
 - Rosmarinus officinalis 'Huntington Carpet'
 - Ruellia brittoniana
 - Ruellia brittoniana 'Blanca'
 - Russelia equisetiformis*
 - Tecoma X 'Solar Flare'
 - Wedelia trilobata
- ACCENTS**
- Agave desmettiana
 - Agave sisilana
 - Agave victoriae-reginae
 - Aloe dichotoma
 - Aloe barbadensis
 - Aloe spp.
 - Aloe striata
 - Brahea armata
 - Cycas revoluta
 - Dasyliroton longissimum
 - Dasyliroton texanum
 - Echinocactus grusonii
 - Euphorbia bracteatus
 - Euphorbia lomelii
 - Euphorbia resinifera*
 - Euphorbia tirucalli 'Rosea'*
 - Hesperaloe parviflora 'PERPA' Brakelights® PP#21729
 - Lophocereus schottii 'Monstrosus'
 - Muhlenbergia capillaris
 - Pachycereus marginatus
 - Pennisetum setaceum cv. 'Cupreum'
 - Phoenix roebelenii*
 - Portulacaria afra minima
 - Sansevieria trifasciata laurentii*
 - Trichocereus candicans
 - Zamioculcas zamiifolia
 - Zephyranthes 'Prairie Sunset'
- VINES**
- Jasminum mesnyi (staked)
- OTHER**
- Artificial Turf
 - Decomposed granite groundcover
 - Decorative rock groundcover
 - Planting Scope of Work

ISSUED FOR: DESIGN REVIEW BOARD

ISSUANCE	DATE

GBtwo
LANDSCAPE ARCHITECTURE, INC.
611 N. Central St. Suite 402
Chicago, IL 60610



Kollin Altomare Architects
ARCHITECT OF RECORD
Chicago
900 N. Franklin Street, Suite 405-B
Chicago, IL 60610
T: 312.471.8160
kollinaltomare.com

FAIRMONT SCOTTSDALE PRINCESS VILLAS & BUNGALOWS AT SUNSET BEACH
75 EAST PRINCESS DRIVE, SCOTTSDALE, ARIZONA
PREPARED FOR: STRATEGIC HOTELS & RESORTS

PROJECT
FAIRMONT SCOTTSDALE PRINCESS VILLAS & BUNGALOWS AT SUNSET BEACH

JOB NUMBER
2022-22

DATE
07/12/2024

SHEET NAME
PLANTING PLAN - NORTH

SHEET NUMBER
L-201

ISSUANCE	DATE



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kollinaltomare.com

**FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT
SUNSET BEACH**
375 EAST PRINCESS DRIVE, SCOTTSDALE, ARIZONA
PREPARED FOR: STRATEGIC HOTELS & RESORTS

PROJECT: FAIRMONT SCOTTSDALE PRINCESS VILLAS & BUNGALOWS AT SUNSET BEACH
JOB NUMBER: 2022-22
DATE: 07/12/2024
SHEET NAME: PLANTING PLAN - SOUTH
SHEET NUMBER: L-202

HARDSCAPE LEGEND

- Concrete Paving - Integral color Davis 'Sierra', medium broom finish, See Det. 1, L-103 & Civil
- Gravelpave2 by Invisible Structures with 3/8" angular rock, color "Madison Gold", See Det. 8, L-103
- Travertine 'Driftwood' Tile Paving KW Stone Group (Pedestrian-rated ONLY), See Det. 5 & 7, L-103
- Travertine 'Driftwood' Tile Paving KW Stone Group (Golf cart-rated), See Det. 4 & 7, L-103
- Precast Concrete Pavers - match ex. resort pavers, See Det. 2, L-103
- Sunset Beach Pool Deck Paving - match ex.
- Artificial Turf - See Planting Legend L-200
- Planting Area - See L-201 & L-202
- Lighted bollard - see Lighting Plans
- Root Barrier - "deeproot" UB 24-2 installed in surround configuration - 4' x 6' (install on any tree closer than 7-feet of a utility)

PLANT LEGEND - SEE L-200 FOR FULL LEGEND

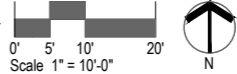
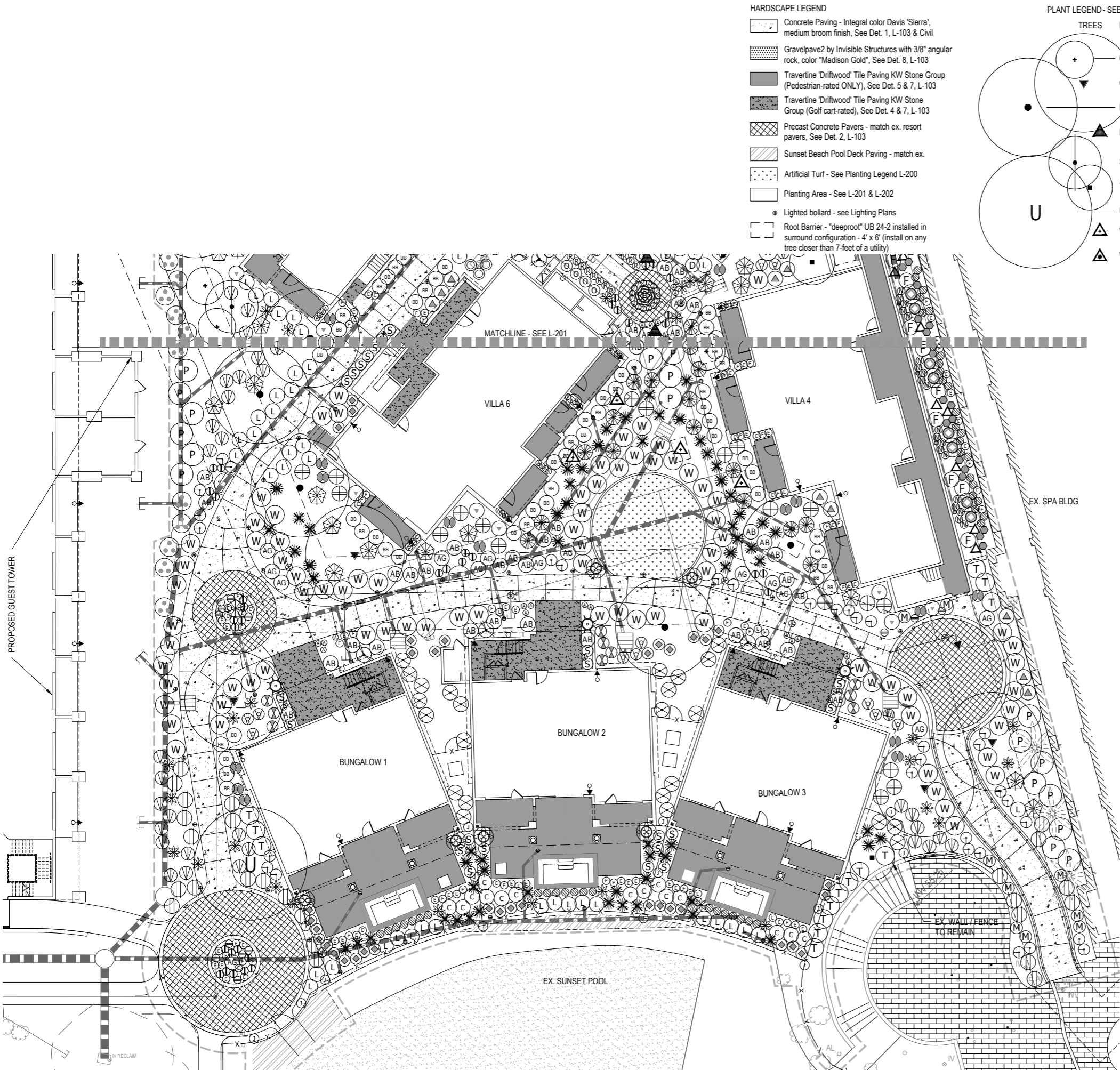
- | TREES | BOTANICAL NAME |
|-------|----------------------------------|
| | Chamaerops humilis |
| | Olea europaea |
| | Parkinsonia X 'Desert Museum' |
| | Phoenix dactylifera 'Deglet Nor' |
| | Sophora secundiflora |
| | Thevetia peruviana |
| | Ulmus parvifolia |
| | Washingtonia filifera |
| | Washingtonia robusta |

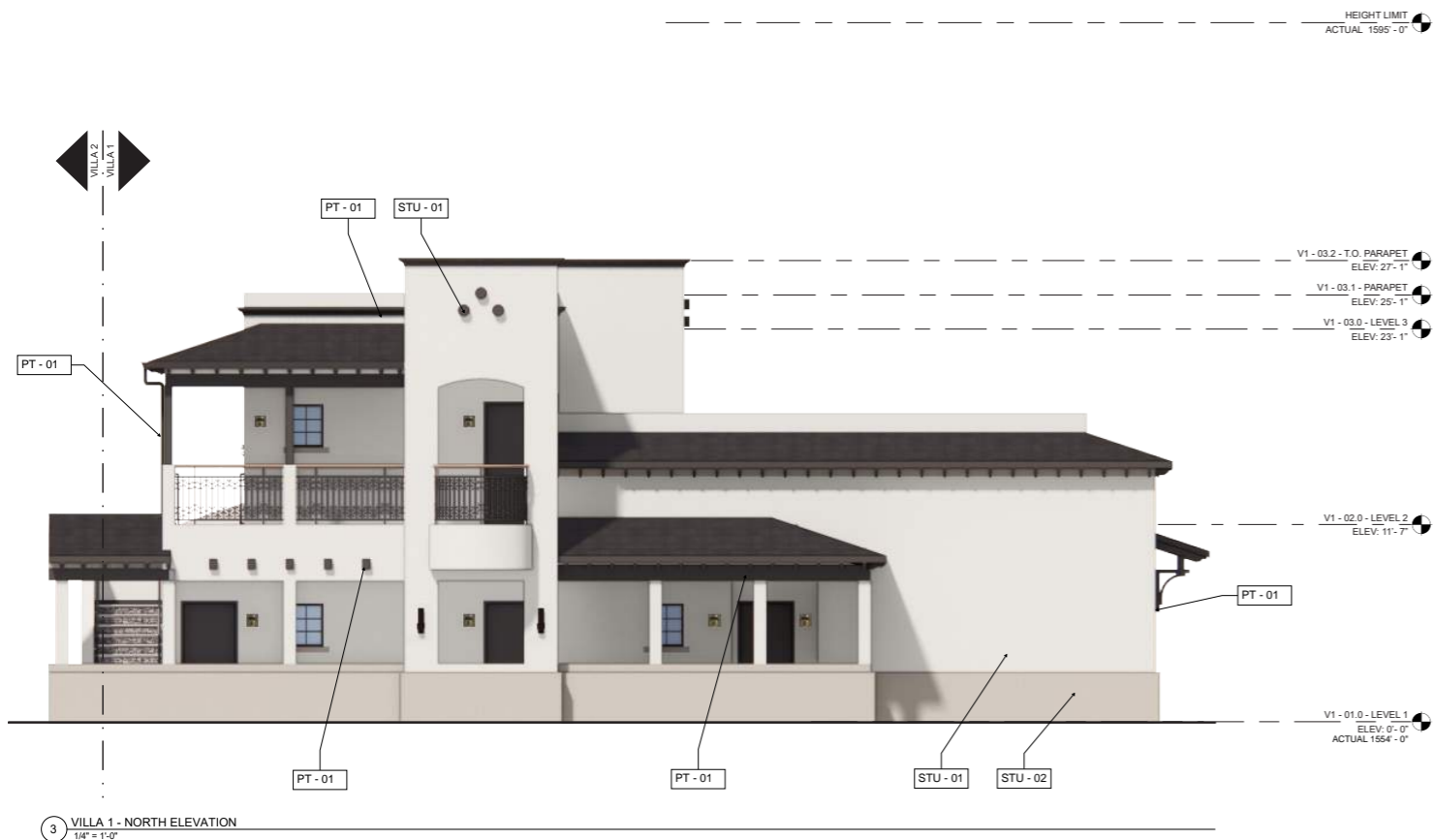
- | SHRUBS | BOTANICAL NAME |
|--------|--|
| | Asparagus densiflorus |
| | Caesalpinia gilliesii |
| | Callistemon viminalis 'Little John' |
| | Eremophila hygrophana Blue Bells |
| | Euphorbia rigida |
| | Fatsia japonica* |
| | Jasminum sambac * |
| | Justicia spicigera |
| | Lantana X 'New Gold' |
| | Lantana montevidensis |
| | Leucophyllum frutescens |
| | Myrtus communis 'Boetica' |
| | Nandina domestica 'Monfar' |
| | Olea europaea 'Montra' |
| | Plumbago capensis |
| | Rosmarinus officinalis 'Huntington Carpet' |
| | Ruellia brittoniana |
| | Ruellia brittoniana 'Blanca' |
| | Russelia equisetiformis* |
| | Tecoma X 'Solar Flare' |
| | Wedelia trilobata |

- | ACCENTS | BOTANICAL NAME |
|---------|---|
| | Agave desmettiana |
| | Agave sisillana |
| | Agave victoriae-reginae |
| | Aloe dichotoma |
| | Aloe barbadensis |
| | Aloe spp. |
| | Aloe striata |
| | Brahea armata |
| | Cycas revoluta |
| | Dasylirion longissimum |
| | Dasylirion texanum |
| | Echinocactus grusonii |
| | Euphorbia bracteatus |
| | Euphorbia lomelii |
| | Euphorbia resinifera * |
| | Euphorbia tirucalli 'Rosea' * |
| | Hesperaloe parviflora 'PERPA' Brakelights® PP#21729 |
| | Lophocereus schottii 'Monstrosus' |
| | Muhlenbergia capillaris |
| | Pachycereus marginatus |
| | Pennisetum setaceum cv. 'Cupreum' |
| | Phoenix roebelenii * |
| | Portulacaria afra minima |
| | Sansevieria trifasciata laurentii * |
| | Trichocereus candicans |
| | Zamioculcas zamiifolia* |
| | Zephyranthes 'Prairie Sunset' |

- | VINES | BOTANICAL NAME |
|-------|--------------------------|
| | Jasminum mesnyi (staked) |

- | OTHER | DESCRIPTION |
|-------------|--------------------------------|
| | Artificial Turf |
| [no symbol] | Decomposed granite groundcover |
| [no symbol] | Decorative rock groundcover |
| | Planting Scope of Work |





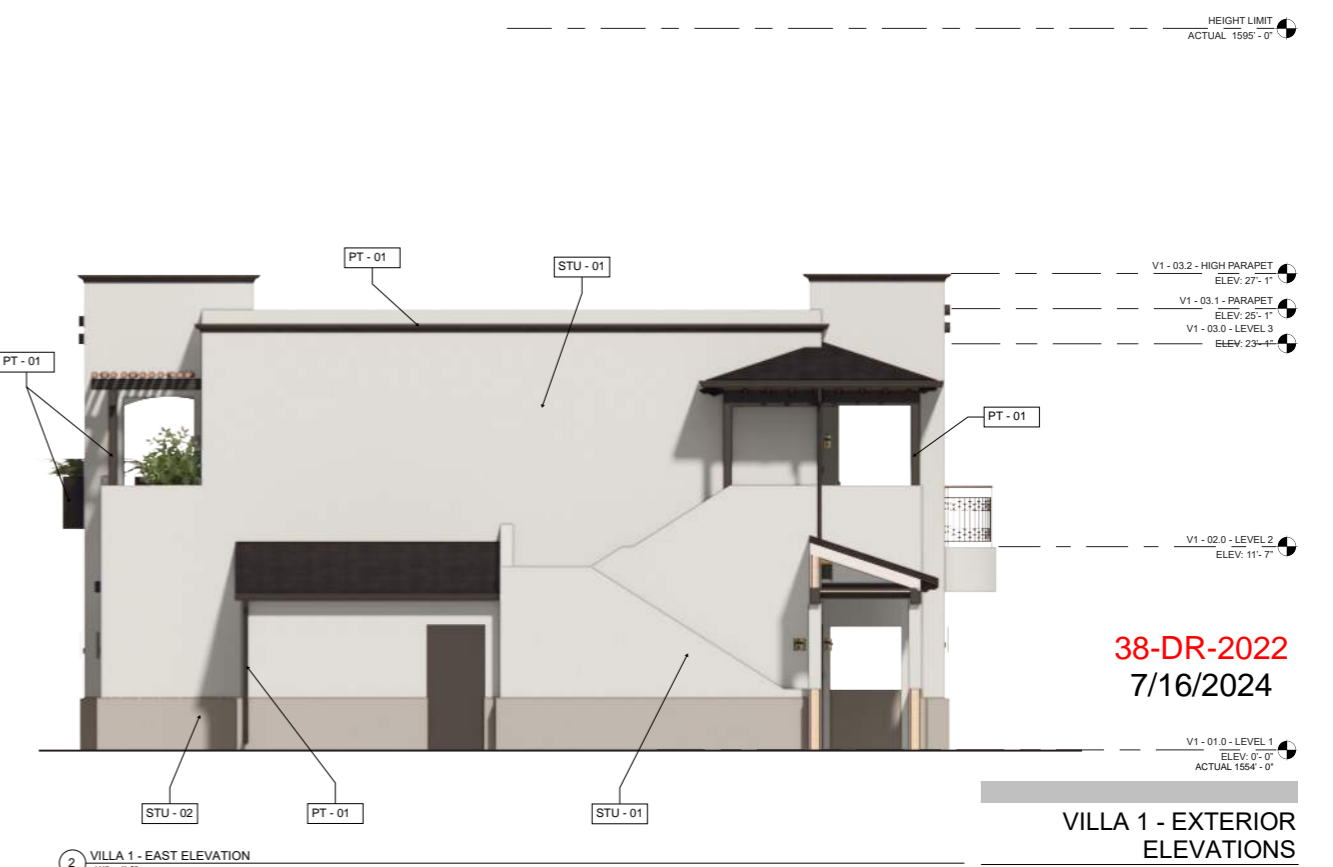
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1 VILLA 1 - WEST ELEVATION
1/4" = 1'-0"



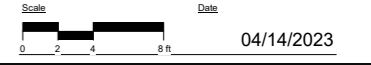
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1/4" = 1'-0"



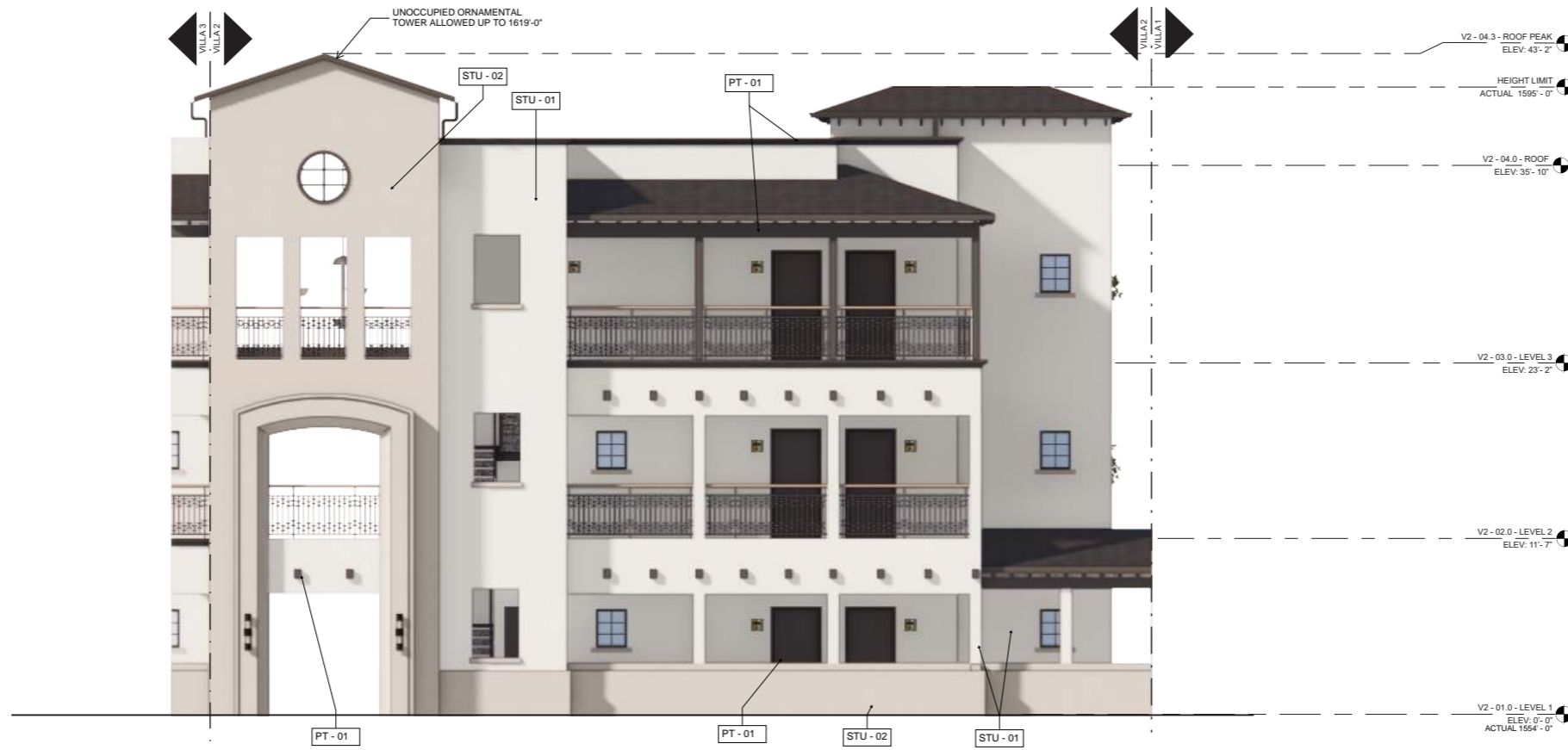
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38-DR-2022
7/16/2024

VILLA 1 - EXTERIOR ELEVATIONS



ATTACHMENT #13



1 VILLA 2 - NORTH ELEVATION
1/4" = 1'-0"



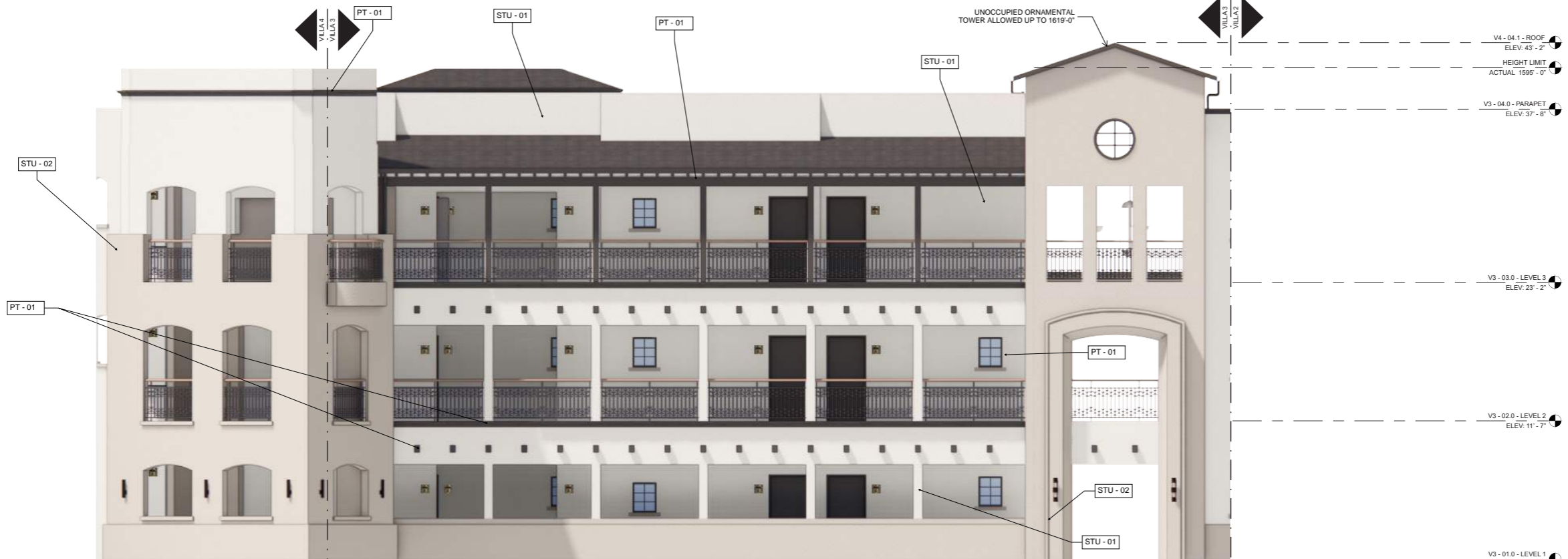
2 VILLA 2 - SOUTH ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024

VILLA 2 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft

Date: 04/14/2023



- V4 - 04.1 - ROOF
ELEV: 43' - 2"
- HEIGHT LIMIT
ACTUAL: 1595' - 0"
- V3 - 04.0 - PARAPET
ELEV: 37' - 8"
- V3 - 03.0 - LEVEL 3
ELEV: 23' - 2"
- V3 - 02.0 - LEVEL 2
ELEV: 11' - 7"
- V3 - 01.0 - LEVEL 1
ELEV: 0' - 0"
ACTUAL: 1554' - 0"

1 VILLA 3 - NORTH ELEVATION
1/4" = 1'-0"



- V4 - 04.1 - ROOF
ELEV: 43' - 2"
- HEIGHT LIMIT
ACTUAL: 1595' - 0"
- V3 - 04.0 - PARAPET
ELEV: 37' - 8"
- V3 - 03.0 - LEVEL 3
ELEV: 23' - 2"
- V3 - 02.0 - LEVEL 2
ELEV: 11' - 7"
- V3 - 01.0 - LEVEL 1
ELEV: 0' - 0"
ACTUAL: 1554' - 0"

2 VILLA 3 - SOUTH ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024

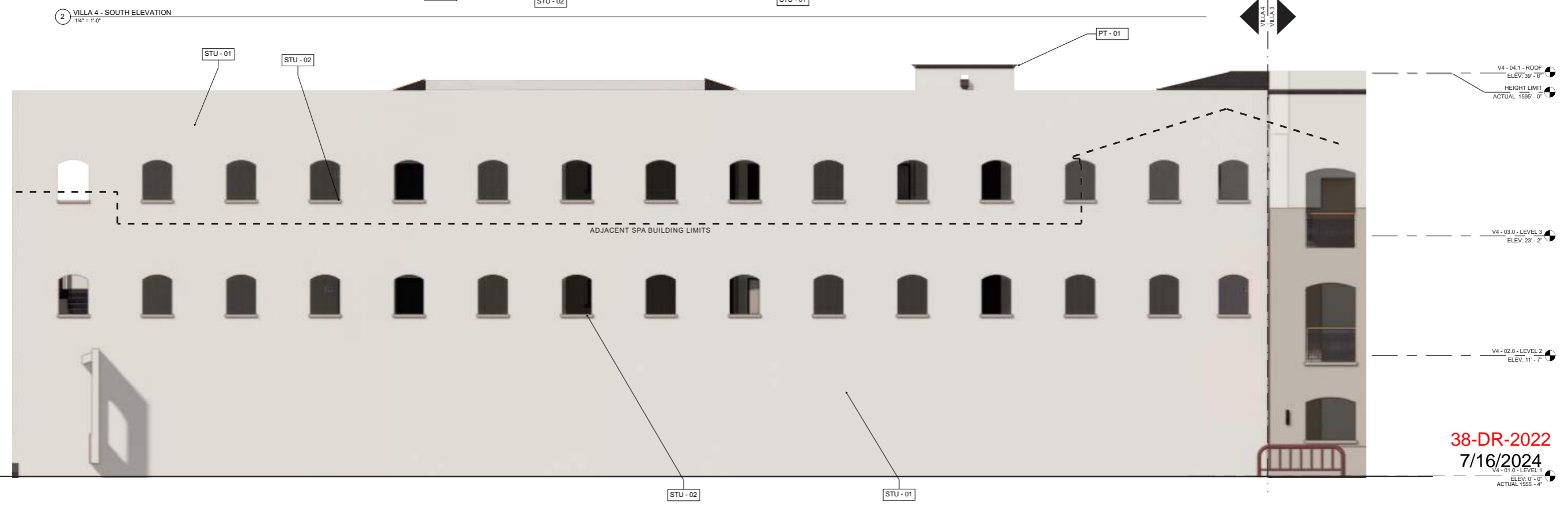
VILLA 3 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft

Date: 04/14/2023



2 VILLA 4 - SOUTH ELEVATION
1/4" = 1'-0"



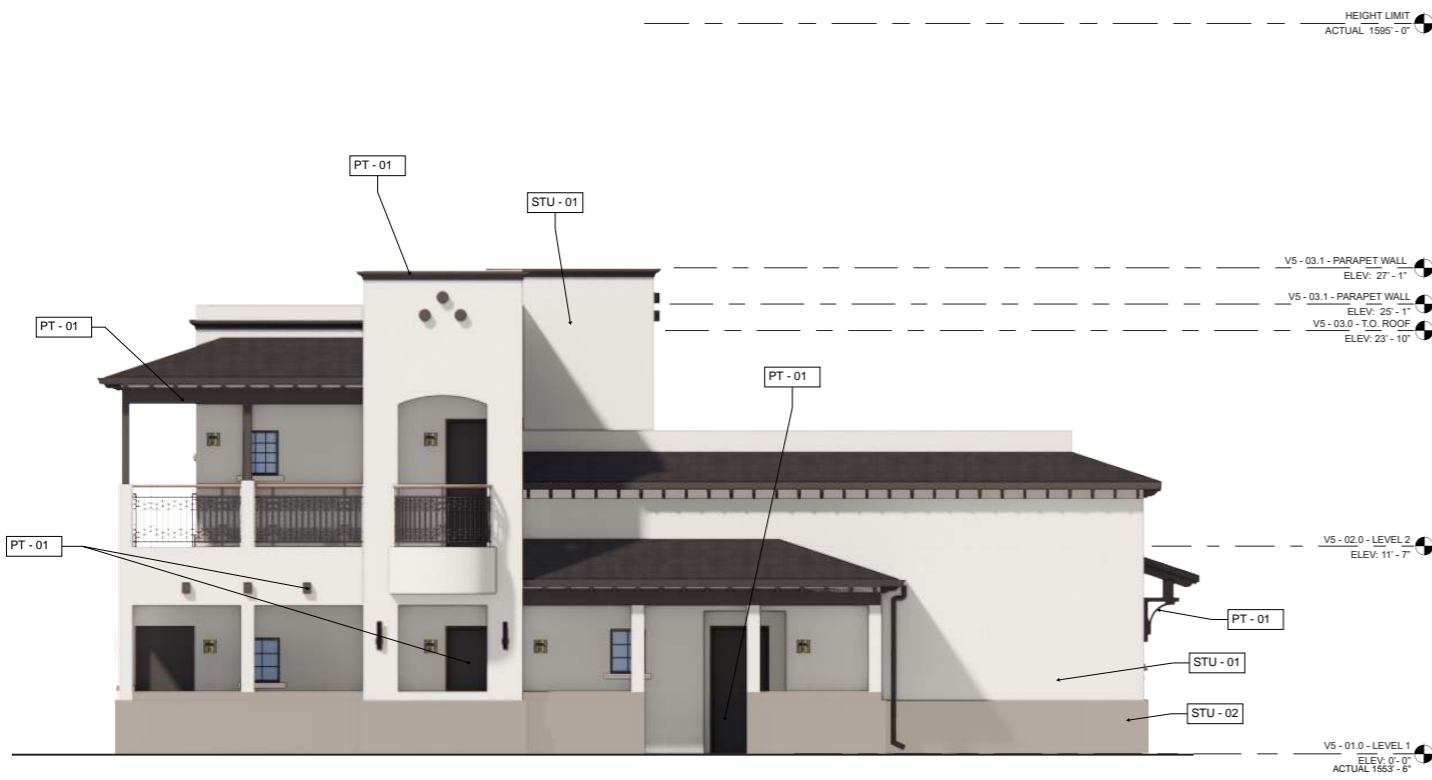
1 VILLA 4 - NORTH ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024
ELEV: 0'-0"
ACTUAL 1555'-4"

VILLA 4 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft

Date: 04/14/2023



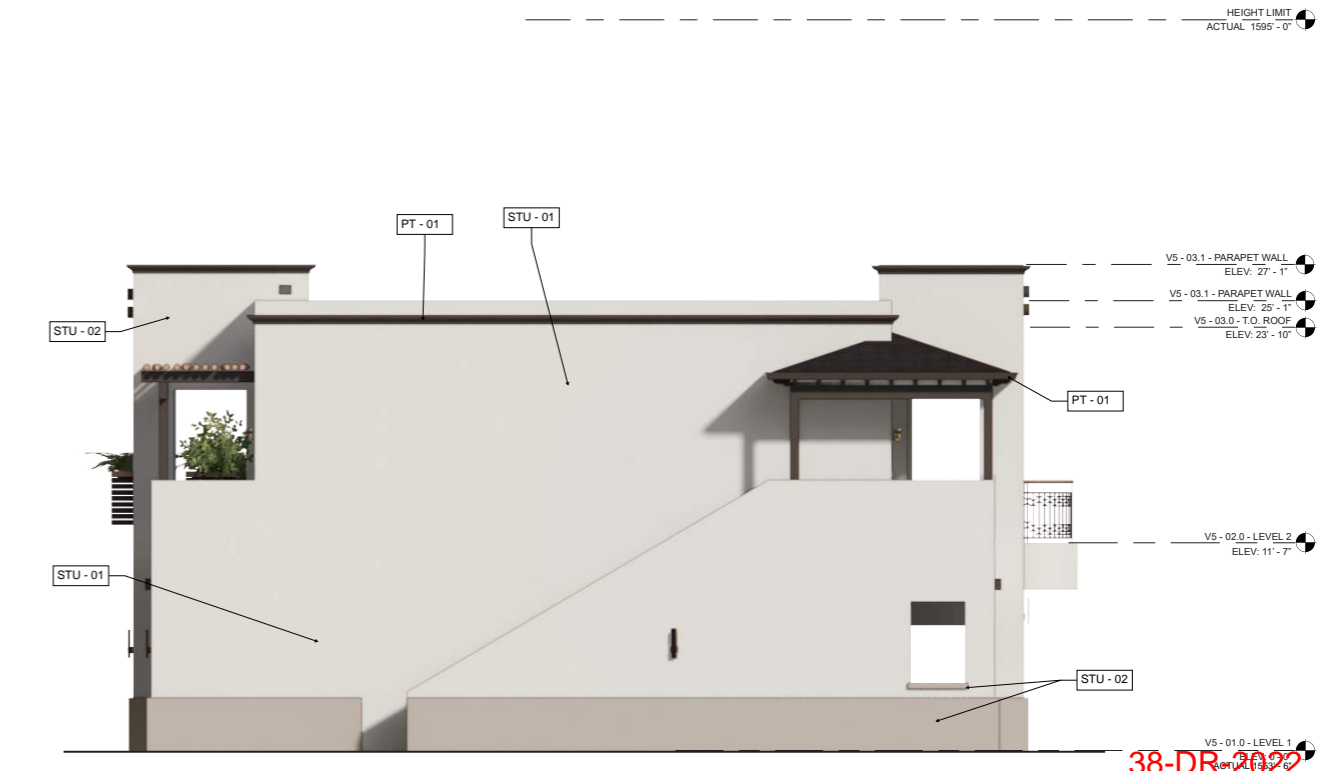
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1/4" = 1'-0"



1 VILLA 5 - WEST ELEVATION
1/4" = 1'-0"



4 VILLA 5 - SOUTH ELEVATION
1/4" = 1'-0"



2 VILLA 5 - EAST ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024

VILLA 5 - EXTERIOR ELEVATIONS

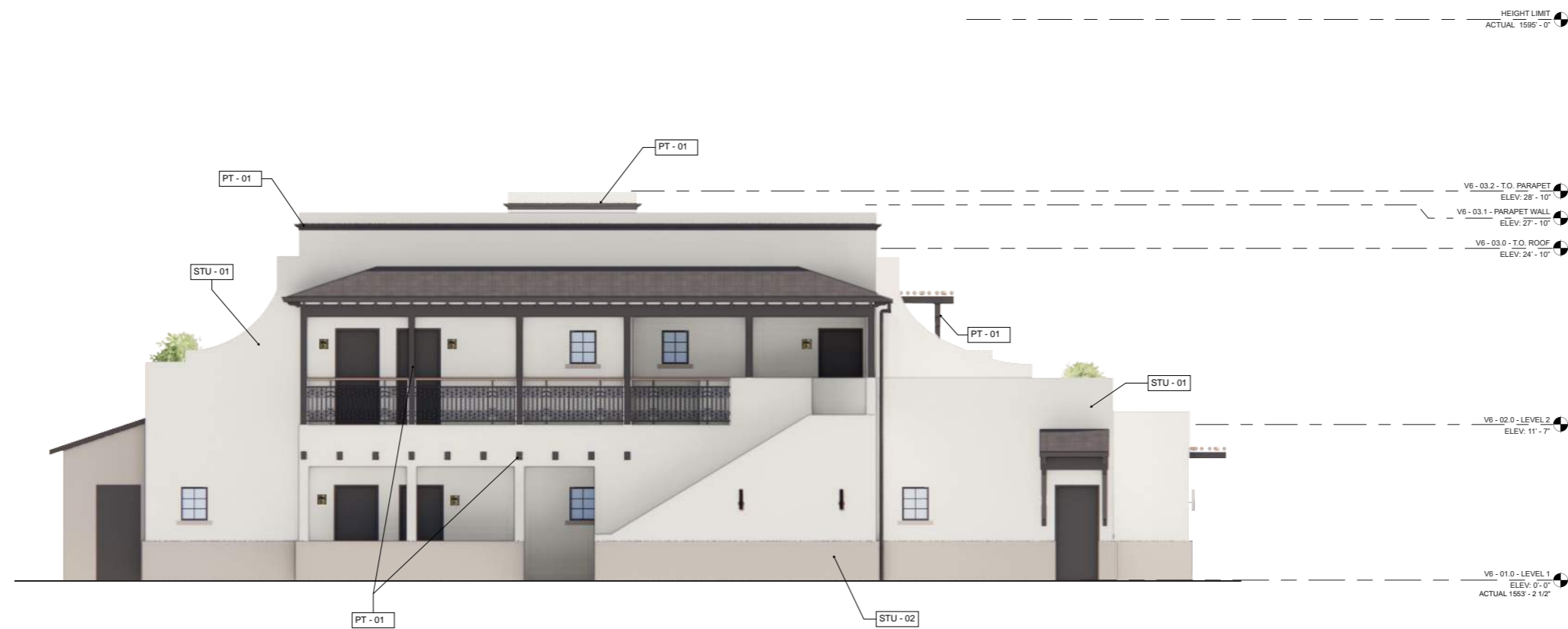
Scale: 0 2 4 8 ft

Date: 04/14/2023

1 VILLA 6 - SOUTH ELEVATION
1/4" = 1'-0"



2 VILLA 6 - NORTH ELEVATION
1/4" = 1'-0"

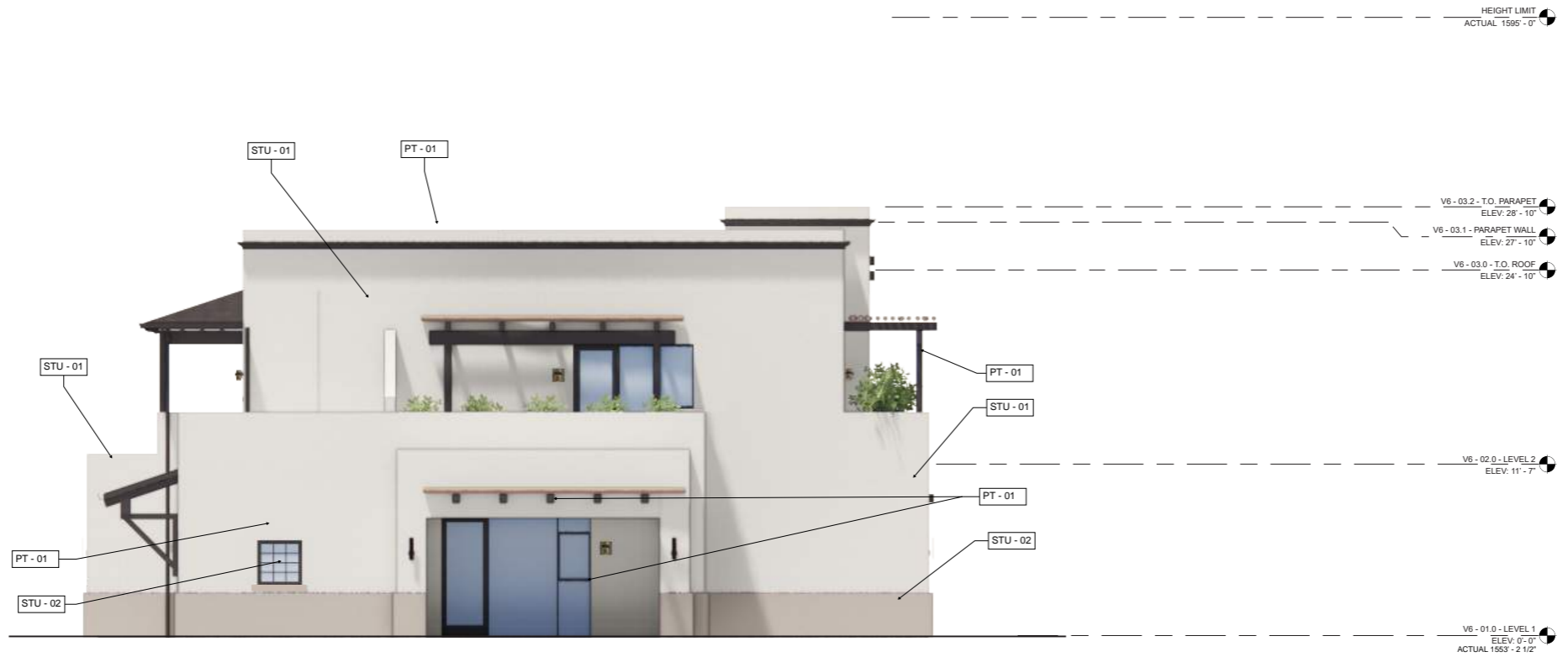


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7/16/2024

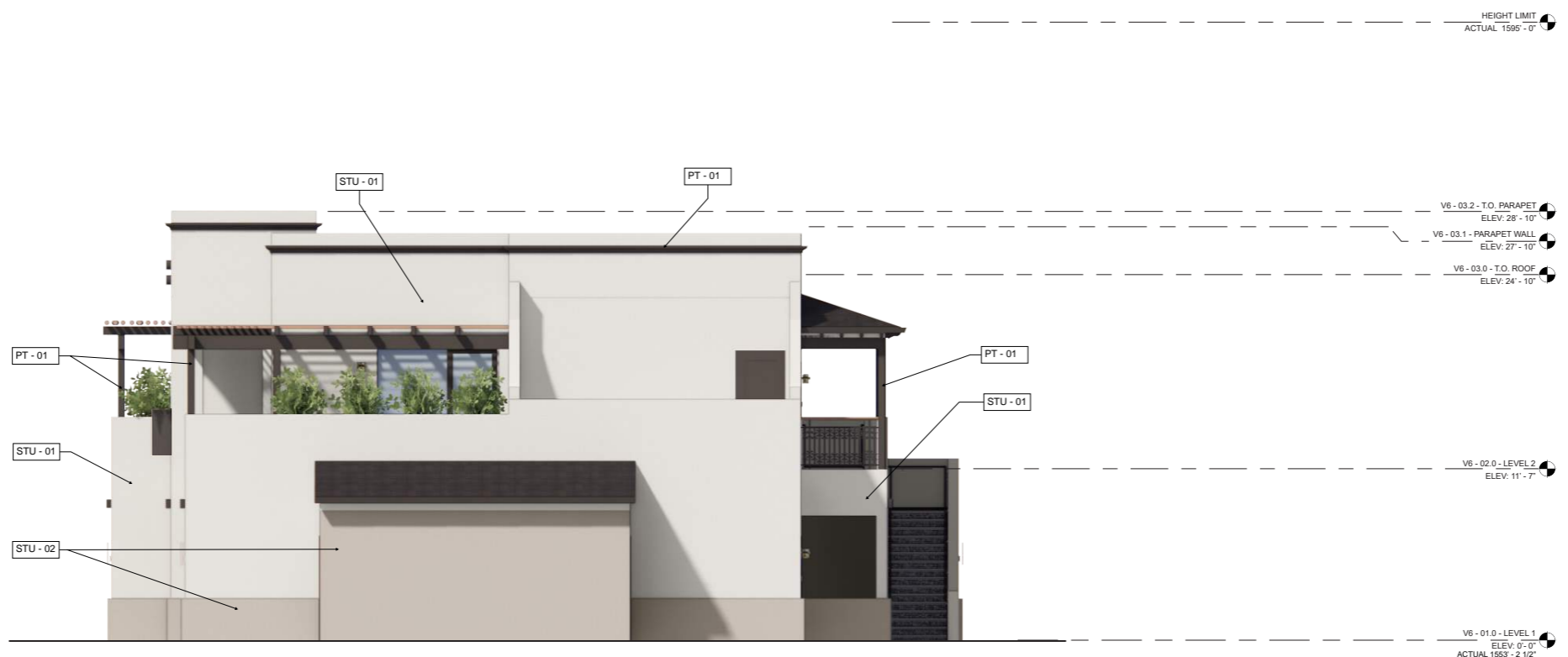
VILLA 6 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft

Date: 04/14/2023



1 VILLA 6 - WEST ELEVATION
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2 VILLA 6 - EAST ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024

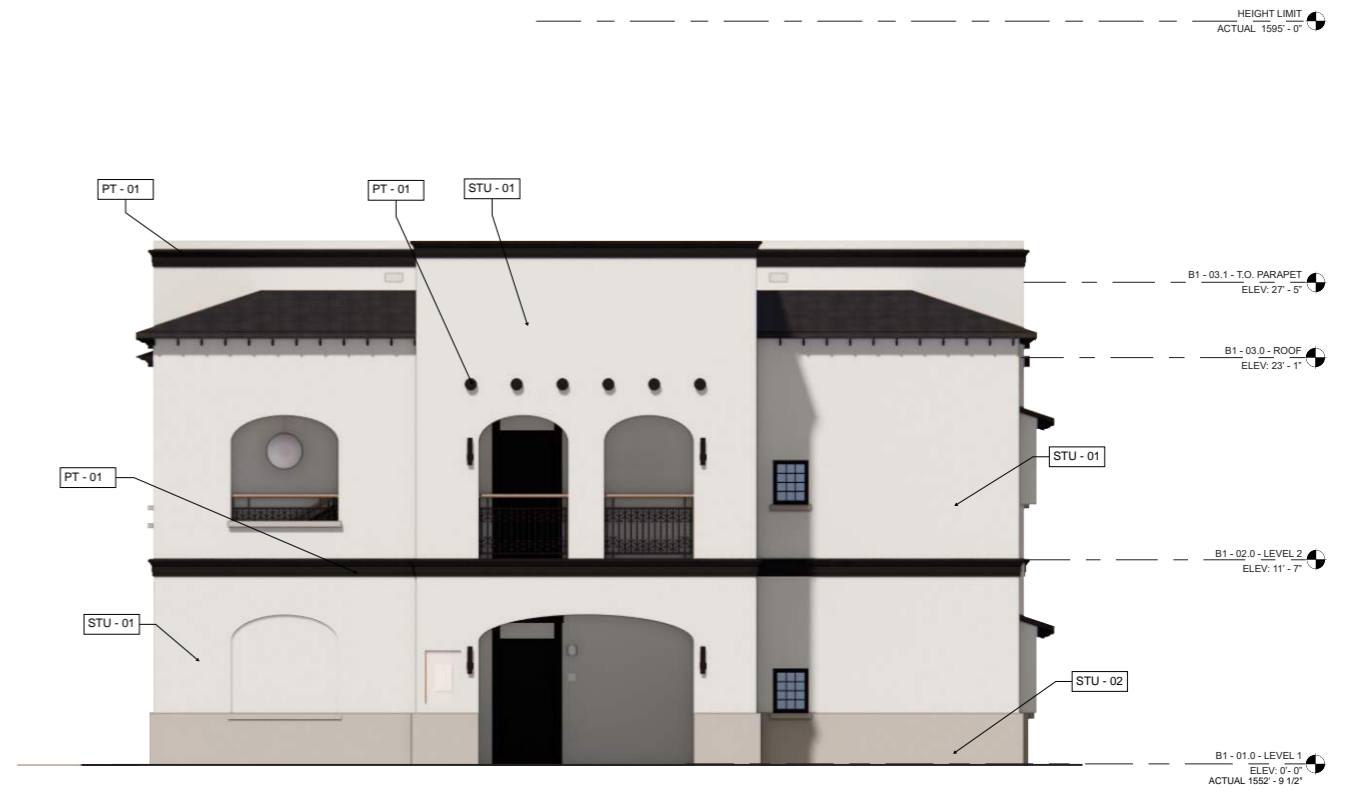
VILLA 6 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft

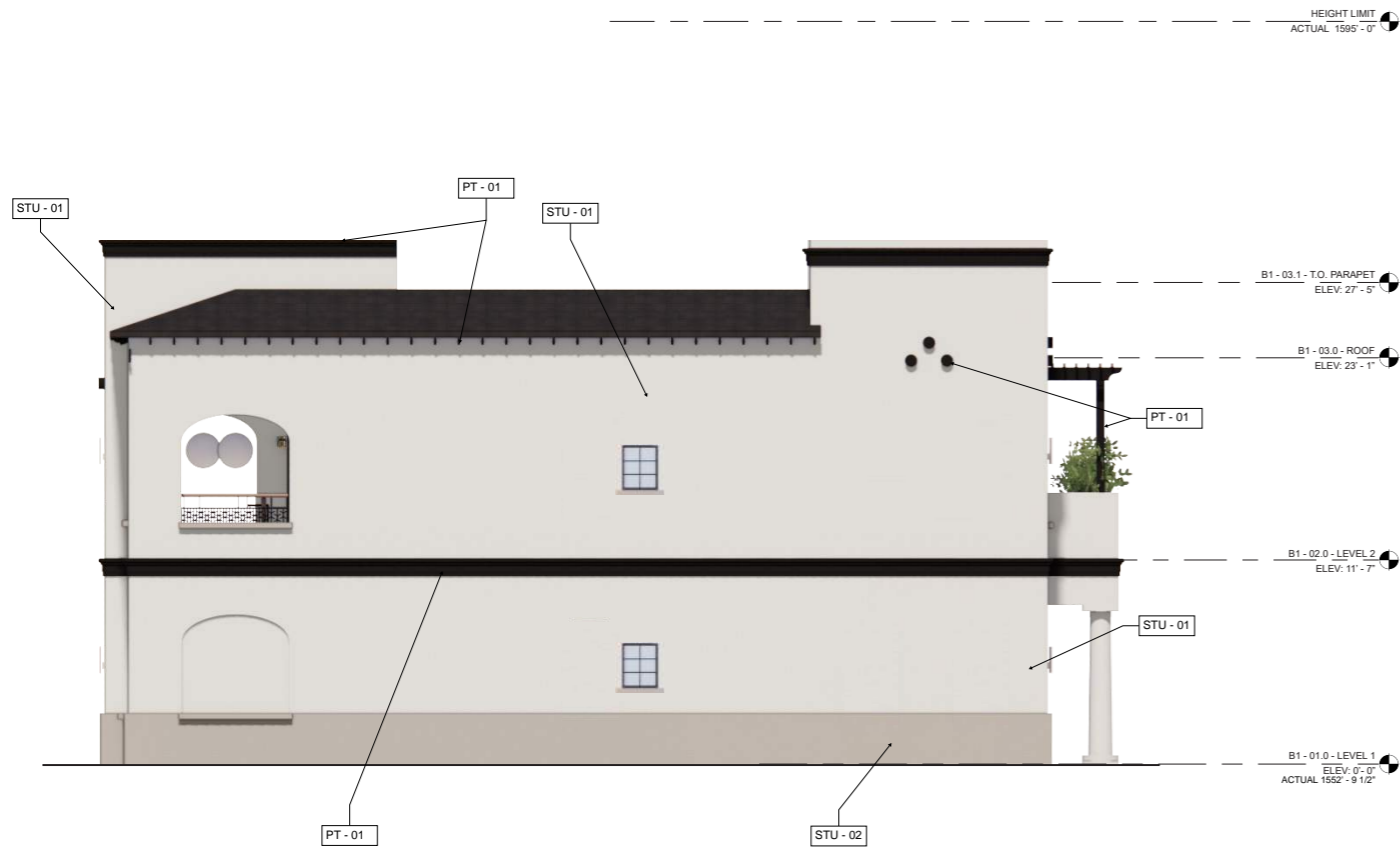
Date: 04/14/2023



3 BUNGALOW 1 - WEST ELEVATION
1/4" = 1'-0"



1 BUNGALOW 1 - NORTH ELEVATION
1/4" = 1'-0"



4 BUNGALOW 1 - EAST ELEVATION
1/4" = 1'-0"



2 BUNGALOW 1 - SOUTH ELEVATION
1/4" = 1'-0"

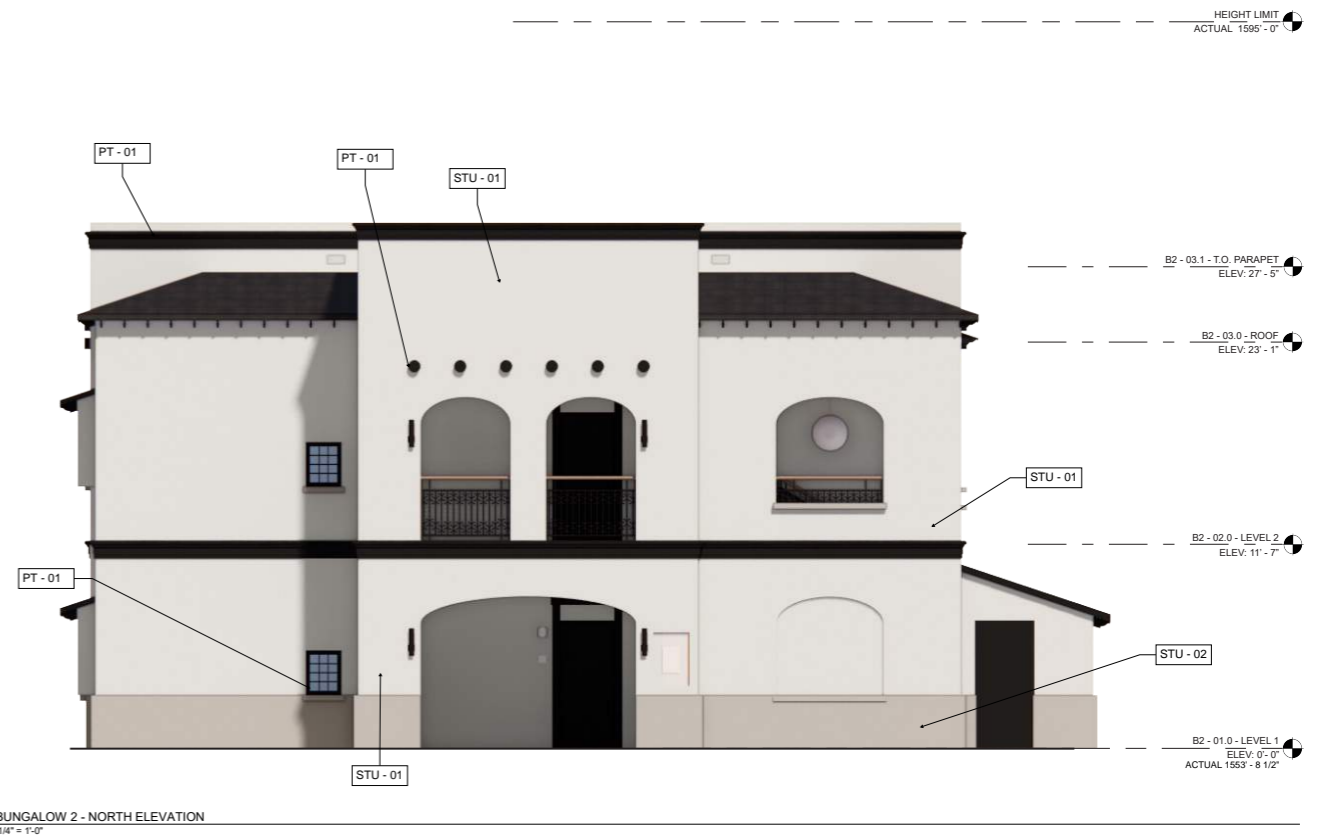
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7/16/2024

BUNGALOW 1 - EXTERIOR ELEVATIONS

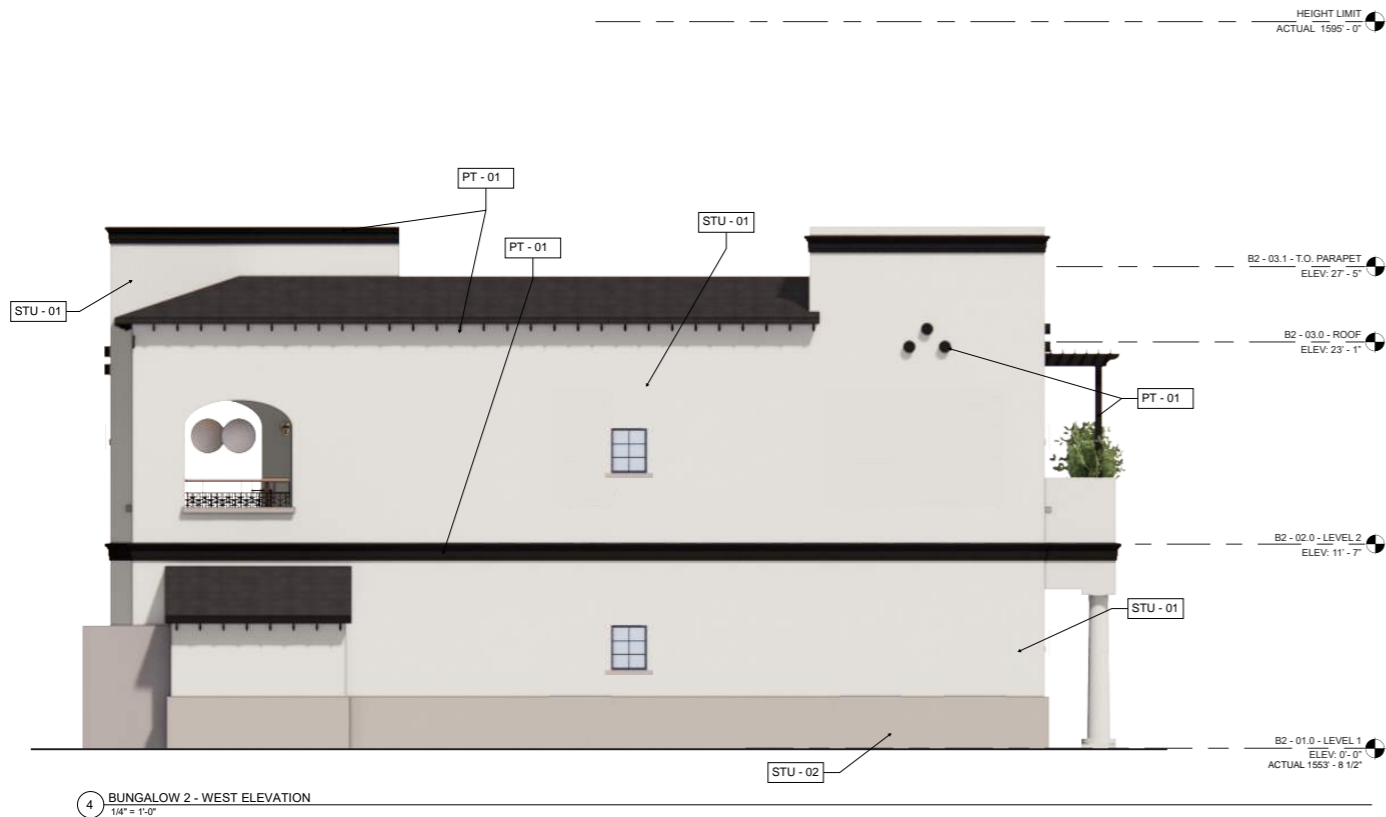
Scale: 0 2 4 8 ft
Date: 04/14/2023



3 BUNGALOW 2 - EAST ELEVATION
1/4" = 1'-0"



1 BUNGALOW 2 - NORTH ELEVATION
1/4" = 1'-0"



4 BUNGALOW 2 - WEST ELEVATION
1/4" = 1'-0"

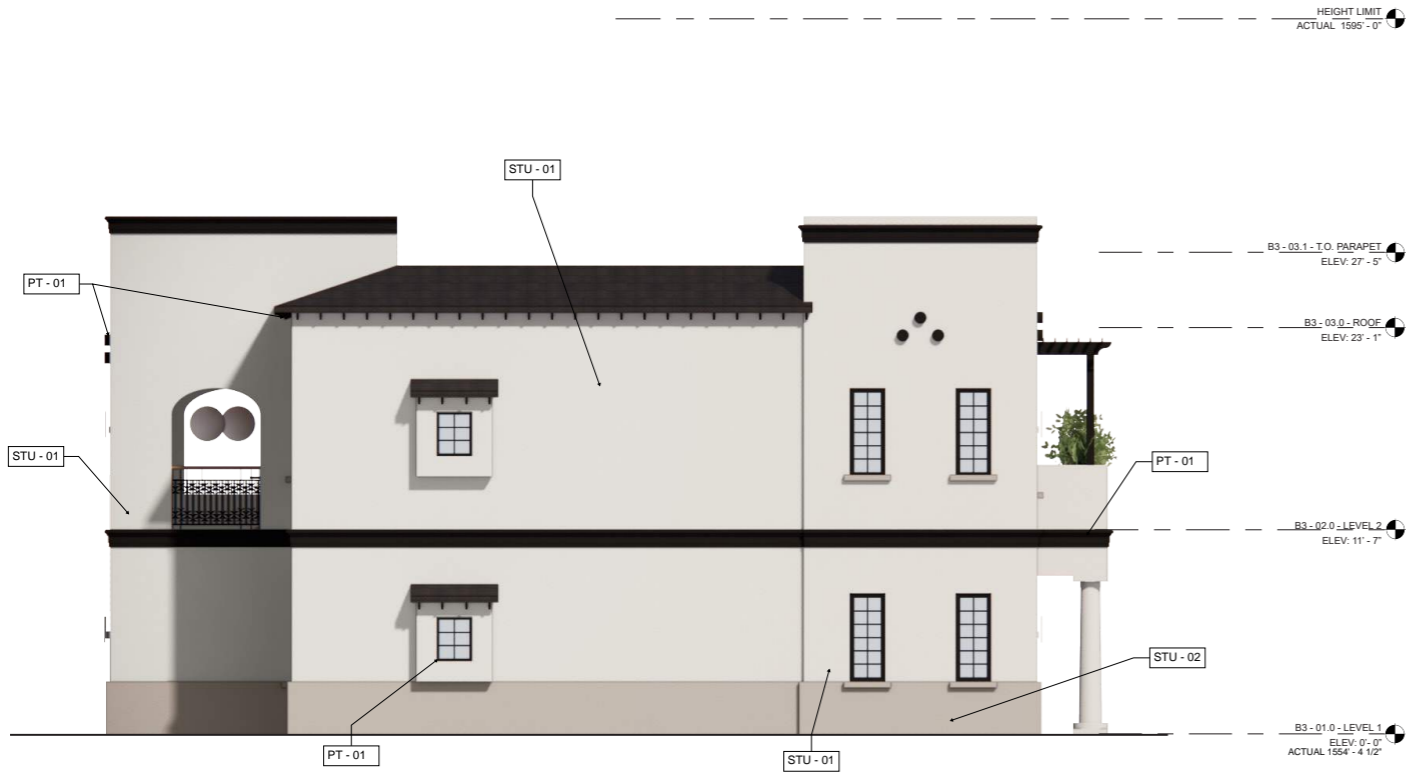


2 BUNGALOW 2 - SOUTH ELEVATION
1/4" = 1'-0"

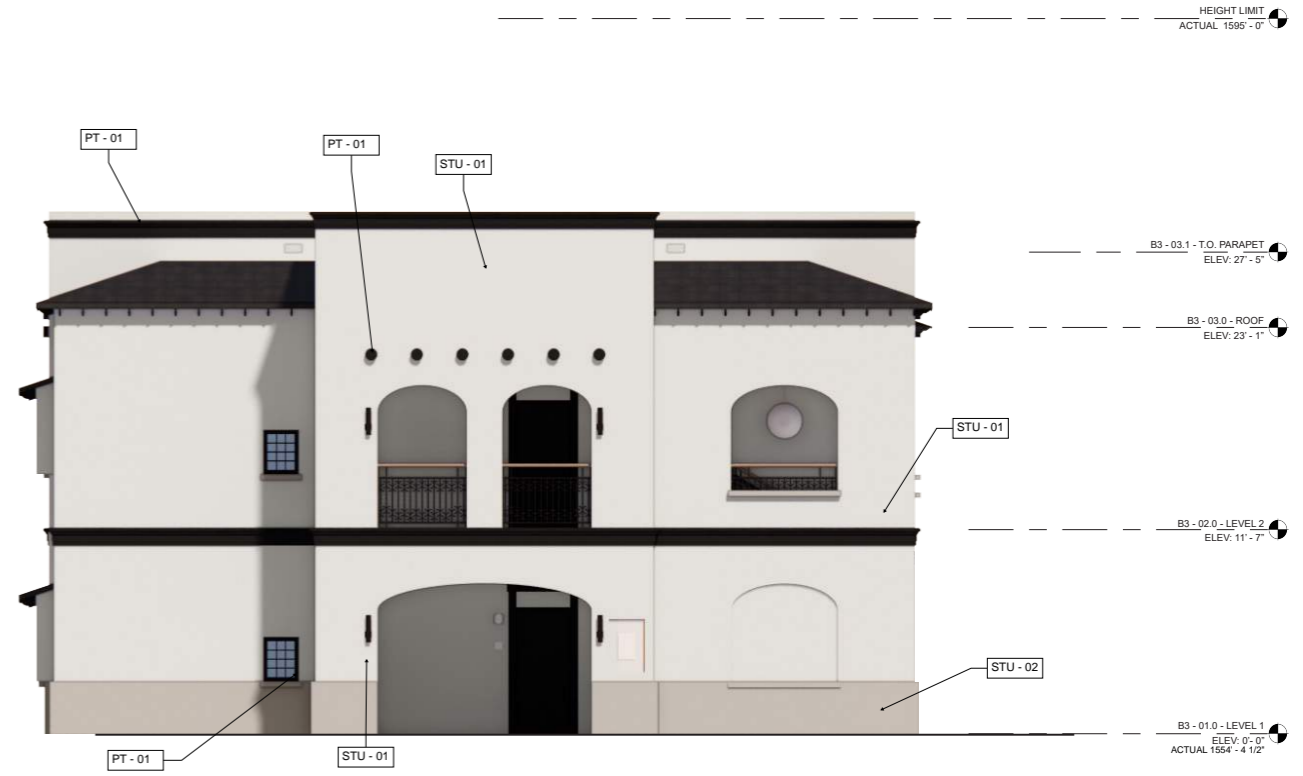
38-DR-2022
7/16/2024
B2-01.0 - LEVEL 1
ELEV: 0'-0"
ACTUAL 1553' - 8 1/2"

BUNGALOW 2 -
EXTERIOR ELEVATIONS

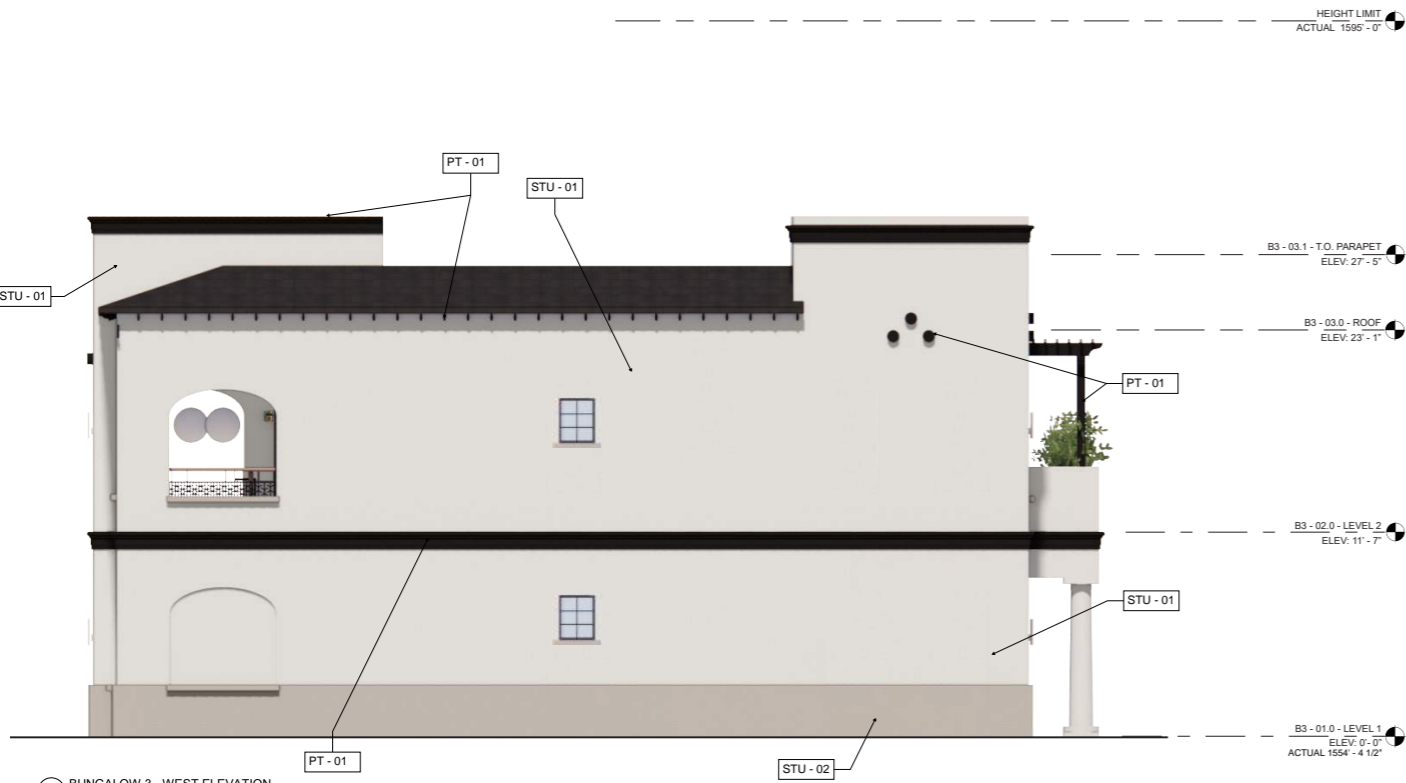
Scale Date
0 2 4 8 ft 04/14/2023



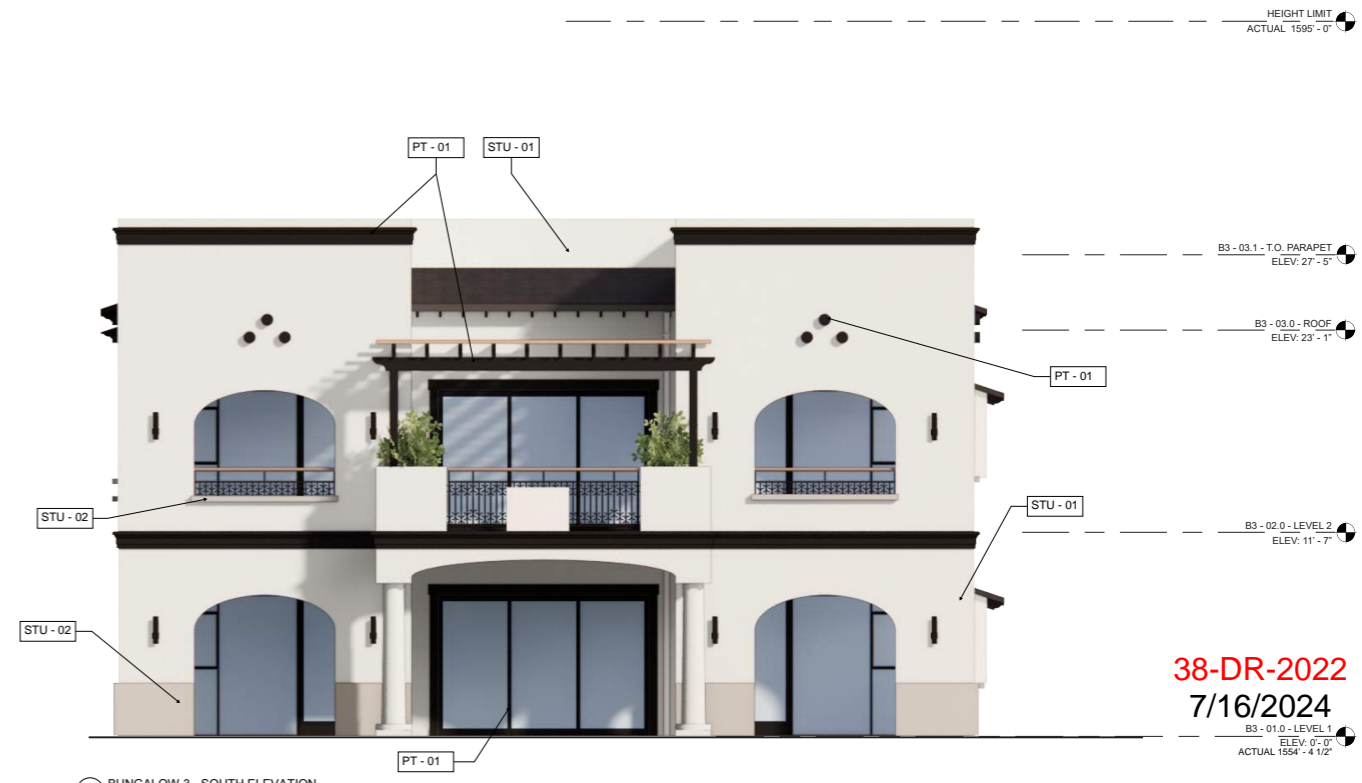
3 BUNGALOW 3 - EAST ELEVATION
1/4" = 1'-0"



1 BUNGALOW 3 - NORTH ELEVATION
1/4" = 1'-0"



4 BUNGALOW 3 - WEST ELEVATION
1/4" = 1'-0"



2 BUNGALOW 3 - SOUTH ELEVATION
1/4" = 1'-0"

38-DR-2022
7/16/2024

BUNGALOW 3 - EXTERIOR ELEVATIONS

Scale: 0 2 4 8 ft
Date: 04/14/2023



ATTACHMENT #14

38-DR-2022
7/16/2024

PERSPECTIVE VIEW

Scale 0 5 10 20 ft Date 04/14/2023



38-DR-2022
7/16/2024

PERSPECTIVE VIEWS

Date
04/14/2023



PT - 01

PAINT: WINDOW FRAMES, RAILING & ACCENTS

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 - IRON ORE
LRV: 6



STU - 02

PAINT: LOWER WAINSCOT

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7024 - FUNCTIONAL GREY
LRV: 37



STU - 01

PAINT: FIELD

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7671 - ON THE ROCKS
LRV: 62



ROOFING TILE

MANUFACTURER: EAGLE ROOFING
MODEL: SMC 8401 SAN MIGUEL BLEND
PROFILE: CAPISTRANO



LATILLAS OPEN TERRACE ROOF

FINISH: NATURAL



GLASS

MANUFACTURER: GUARDIAN GLASS
PRODUCT: SunGuard

38-DR-2022
7/16/2024

DIGITAL MATERIAL
BOARD

Date
04/14/2023

ATTACHMENT #15



Zoning Aerial

38-DR-2022

Public Participation

Design Review Application

Fairmont Scottsdale Princess Resort (#44-PA-2022)

7575 East Princess Drive
Scottsdale, Arizona

October 27, 2022

Prepared By:

ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER

Jennifer Hall, Sr Project Manager
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3938
jhall@roselawgroup.com

Project Proposal

The following documents citizen notification efforts for the Design Review application (DR) (#44-PA-2022) submitted for Fairmont Scottsdale Princess Resort.

Scottsdale Princess Resort plans to add 6 new guest villa buildings and 3 new bungalow buildings. This will provide the Princess Resort with 37 additional villa units and 6 new bungalow units, for a total of 43 units added. *You may recall that these new units were planned for and already approved as "future units" by City of Scottsdale in 2015 (5-ZN-2015).*

Notification Area Map

Attached is a map of the 750-foot buffer area within which all property owners were notified of the Design Review application to be filed. The city requires notification of property owners within 750 ft.

Contacted Parties

The contact mailing lists consisting of the property owners within 750-foot of the proposed site along with Interested Parties and HOA's received from the City of Scottsdale are attached. Property ownership was determined based on records obtained directly from the Maricopa County Assessor's website.

Contact Dates and Methods

Notification letters were mailed via First Class U.S. Mail postmarked October 27, 2022 to the list mentioned above. A copy of the letter and an affidavit of notification is provided to the case file as evidence of notification.

Ongoing Communication with Neighbors:

All correspondence and feedback received from the community will be documented and submitted to the city as a part of the Citizen Participation Report.


Affidavit of Notification

Application No: Case# 44-PA-2022

Applicant Name: Fairmont Scottsdale Princess Resort

Location: 7575 East Princess Drive

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.


Applicant/Representative Signature

10/27/22
Date

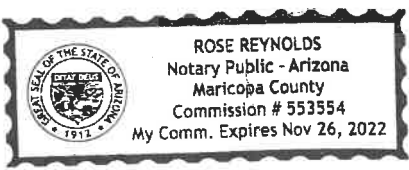
This instrument was acknowledged before me on this 27th day of OCTOBER,

20 22, by Kaulla Bertoldo. In witness whereof

I hereunto set my hand and official seal.


Notary Public

My commission expires NOVEMBER 26, 2022



ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

October 26, 2022

Dear Property Owner, Neighborhood Association, or Interested Party:

We are writing this letter to inform you that Fairmont Scottsdale Princess Resort (the “Princess Resort”) will be submitting a Development Review Board application with City of Scottsdale for improvements to the resort property located at 7575 East Princess Drive (Case# 44-PA-2022). These elegant and imaginative improvements will further enhance the high-quality wellness experience that surrounds the existing world-renowned luxury spa at the Princess Resort.

Specifically, the Princess Resort plans to add 6 new guest villa buildings and 3 new bungalow buildings. This will provide the Princess Resort with 37 additional villa units and 6 new bungalow units, for a total of 43 units added. *You may recall that these new units were planned for and already approved as “future units” by City of Scottsdale in 2015 (5-ZN-2015).*

The new villas and bungalows will be focused enhancing the overall wellness spa experience of the AAA Five Diamond resort.

The villa units will be approximately 600 square feet. The bungalow units will be approximately 1,500 square feet and are equipped with a personal kitchen and refreshing personal plunge pool.

Attached is a copy of the conceptual site plan for your review, which highlights these exciting improvements. I am happy to discuss and answer any questions that you may have regarding this proposal. Please feel free to reach out to me at any time at 480-505-3938 or by email at jhall@roselawgroup.com.

You may also reach out to City of Scottsdale Project Coordinator, Meredith Tessier, at 480-312-4211 or mtessier@scottsdaleaz.gov. After submittal, project information will be available at: <https://eservices.scottsdaleaz.gov/eServices/Cases>.

Sincerely,

Jennifer Hall

Senior Project Manager

New Sunset Villas and Bungalows Location Map

