



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-116-R-81-6 (Arizona Grand Resort PUD)

April 8, 2024

South Mountain [Village Planning Committee Meeting](#) Date: April 9, 2024

[Planning Commission](#) Hearing Date: May 2, 2024

Request From:

[C-2 PCD](#) (Intermediate Commercial, Planned Community District) (1.58 Acres),
[C-O PCD](#) (Commercial Office - Restricted Commercial, Planned Community District) (0.47 Acres),
[R-5 PCD](#) (Multifamily Residence District, Planned Community District) (0.22 Acres),
[PCD SP](#) (Approved C-2 SP PCD) (Planned Community District, Special Permit, Approved Intermediate Commercial, Special Permit, Planned Community District) (1.51 Acres),
[PCD](#) (Approved [RH M-R PCD](#)) (Planned Community District, Approved Resort District, Mid-Rise District, Planned Community District) (9.04 Acres),
[PCD](#) (Approved [C-O M-R SP PCD](#)) (Planned Community District, Approved Commercial Office - Restricted Commercial, Mid-Rise District, Special Permit, Planned Community District) (10.45 Acres),
[PCD SP](#) (Planned Community District, Special Permit) (0.04 Acres),
[PCD SP](#) (Approved [RH M-R PCD](#)) (Planned Community District, Special Permit, Approved Resort District, Mid-Rise District, Planned Community District) (1.85 Acres),
[RH PCD](#) (Resort District, Planned Community District) (1.62 Acres),
[RH M-R PCD](#) (Resort District, Mid-Rise District, Planned Community District) (33.15 Acres), and

Request To: [RH M-R SP PCD](#) (Resort District, Mid-Rise District, Special Permit, Planned Community District) (0.77 Acres)

Proposal: PUD [PCD](#) (60.70 Acres)

Location: Major Amendment to the Pointe South Mountain PCD for the Arizona Grand Resort PUD to allow a mix of uses including multifamily residential, hotel, restaurants, and ballrooms/conference rooms, and various commercial uses.

Owner: AZ Grand Resort, LLC, c/o Jake Grey

Applicant/Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial with a Resort and Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	South Arizona Grand Parkway	Private Street	63.34 full street
	South Pointe Parkway East	Private Street	Varies
	South Pointe Parkway West	Private Street	Varies
	South Arizona Grand East	Private Street	Varies
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; TOURISM FACILITIES; DESIGN PRINCIPLE: Promote design guidelines in specific districts which support and encourage tourism.</i></p> <p>The PUD narrative includes design and development standards that will facilitate the expansion and enhancement of the existing Arizona Grand Resort. These standards include architectural standards to ensure future developments align with the existing resort, along with requirements that will ensure pedestrians can safely traverse shaded and well-lit pathways.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to</i></p>			

encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The PUD narrative includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, shaded sidewalks, and on-site amenities.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal includes development standards for bicycle facilities to encourage bicycling and transit use. Features include shaded bicycle parking, electric bicycle parking, and a bicycle repair station.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, upon redevelopment, will provide trees and shade over pedestrian pathways which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 15

[Tree and Shade Master Plan](#) – See Background Item No. 16

[Complete Streets Guiding Principles](#) – See Background Item No. 17

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 18

[Transportation Electrification Action Plan](#) – See Background Item No. 19

[Black Canyon / Maricopa Freeway Specific Plan](#) – See Background Item No. 20

[Conservation Measures for New Development](#) – See Background Item No. 21

[Monarch Butterfly Pledge](#) – See Background Item No. 22

[Zero Waste PHX](#) – See Background Item No. 23

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Arizona Grand Resort	Various C-2 (Intermediate Commercial), C-O (Commercial Office - Restricted Commercial), RH (Resort District), R-5

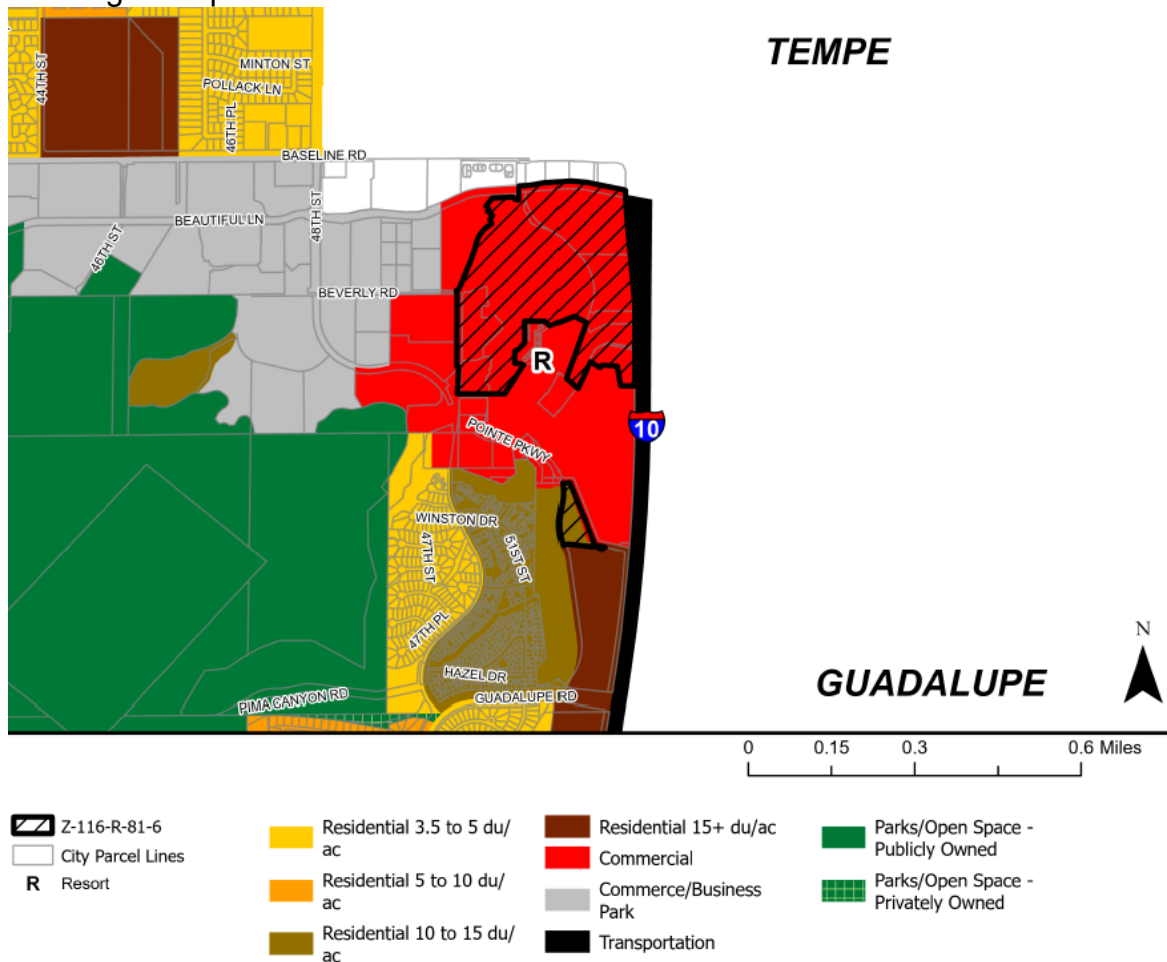
		(Multifamily Residence District), SP (Special Permit), M-R (Mid-Rise District), and PCD (Planned Community District) districts
North	Highline Canal, vacant land, offices, and a restaurant	City of Tempe: CSS (Commercial Shopping and Services) and GID (General Industrial District)
South	Golf course, resort facility, and multifamily	RH M-R PCD, A-1 PCD, and RH PCD
East	I-10	Town of Guadalupe: N/A
West	Golf course, multifamily, and offices	PCD SP, R-5 PCD, and C-O PCD

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 60.70-acre site located approximately 335 feet south of the southwest corner of the I-10 Freeway and Baseline Road from 1.58 acres of C-2 PCD (Intermediate Commercial, Planned Community District), 0.47 acres of C-O PCD (Commercial Office - Restricted Commercial, Planned Community District), 0.22 acres of R-5 PCD (Multifamily Residence District, Planned Community District), 1.51 acres of PCD SP (Approved C-2 SP PCD) (Planned Community District, Special Permit, Approved Intermediate Commercial, Special Permit, Planned Community District), 9.04 acres of PCD (Approved RH M-R PCD) (Planned Community District, Approved Resort District, Mid-Rise District, Planned Community District), 10.45 acres of PCD (Approved C-O M-R SP PCD) (Planned Community District, Approved Commercial Office - Restricted Commercial, Mid-Rise District, Special Permit, Planned Community District), 0.04 acres of PCD SP (Planned Community District, Special Permit), 1.85 acres of PCD SP (Approved RH M-R PCD) (Planned Community District, Special Permit, Approved Resort District, Mid-Rise District, Planned Community District), 1.62 acres of RH PCD (Resort District, Planned Community District), 33.15 acres of RH M-R PCD (Resort District, Mid-Rise District, Planned Community District), and 0.77 acres of RH M-R SP PCD (Resort District, Mid-Rise District, Special Permit, Planned Community District) and is currently the Arizona Grand Resort. The requested zoning is PUD PCD (Planned Unit Development, Planned Community District). The subject request is a Major Amendment to the Pointe South Mountain PCD to allow the Arizona Grand Resort PUD which will allow a mix of uses including multifamily residential, hotel, restaurants, and ballrooms/conference rooms, and various commercial uses.
2. The General Plan Land Use Map designates the majority of the subject site as Commercial with a Resort. A portion of the site to the south is designated as Residential 10 to 15 dwelling units per acre. This request is consistent with the General Plan Land Use Map designation of commercial and is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre. A General Plan Amendment is not required as the area of the subject site designated Residential 10 to 15 dwelling units per acre is under 10 acres at 2.73

acres. The area to the east of the majority of the subject site is in the Town of Guadalupe and does not have a General Plan Land Use Map designation. The General Plan Land Use Map designation to the east of the noncontiguous southern portion of the subject site is Commercial. The area to the north, across the Highline Canal, is in the City of Tempe and is designated Mixed-use moderate, up to 25 dwelling units per acre on Tempe’s General Plan Land Use Map. The Land Use Map designations to the west of the subject site are Commercial and Residential 10 to 15 dwelling units per acres. The Land Use Map designations to the south are Commercial, Residential 10 to 15 dwelling units per acre, and Residential 15+ dwelling units per acre.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

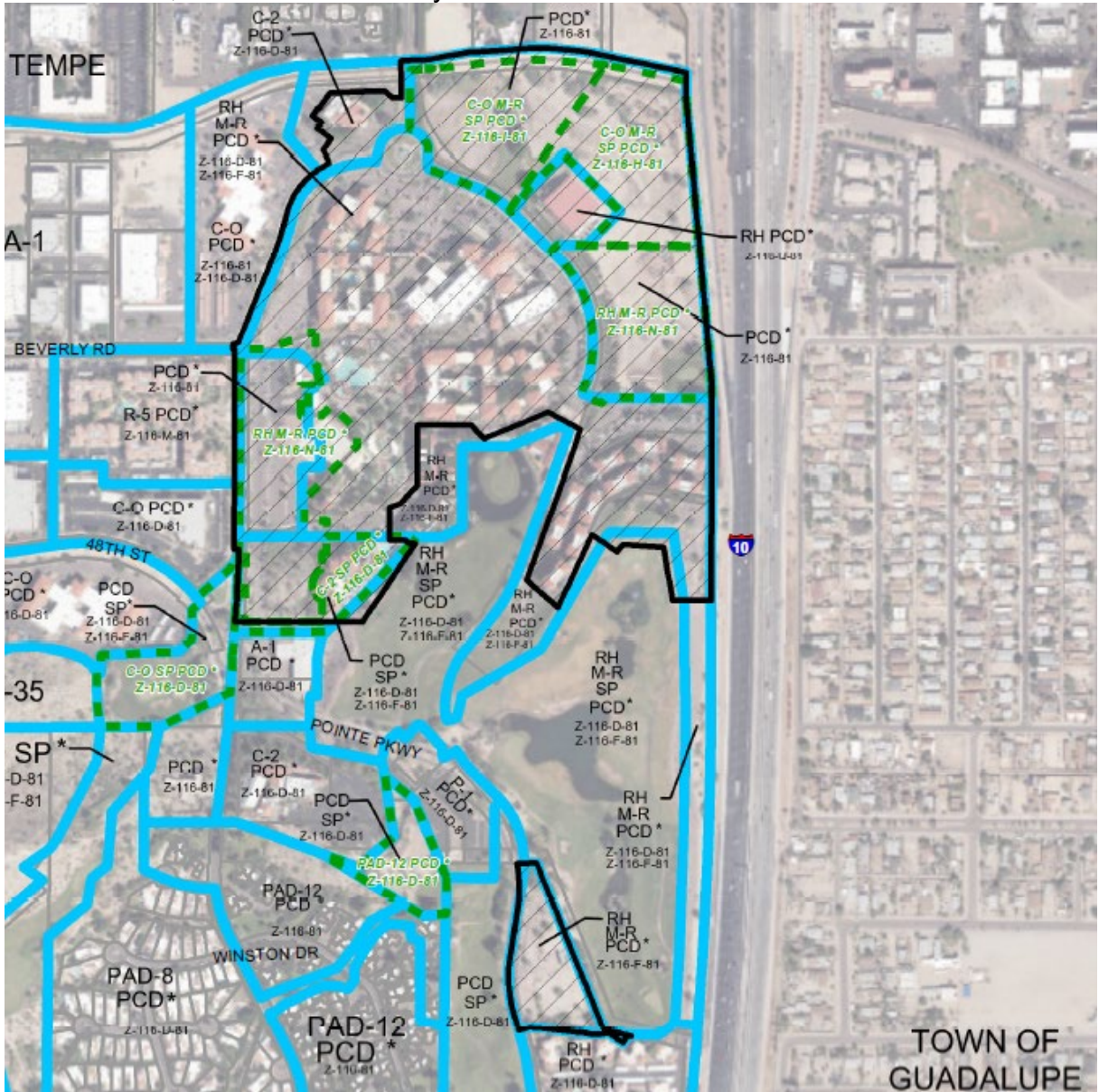
SURROUNDING LAND USE AND ZONING

3. To the north, across the Highline Canal, is vacant land, offices, and a restaurant in the City of Tempe zoned CSS (Commercial Shopping and Services) and GID (General Industrial District).

To the east is a golf course zoned RH M-R PCD SP (Resort District, Mid-Rise, Planned Community District, Special Permit for a golf course) and the I-10 freeway in the Town of Guadalupe. The Town of Guadalupe does not have a zoning designation for the I-10 freeway.

To the south is a golf course zoned RH M-R PCD SP (Resort District, Mid-Rise, Planned Community District, Special Permit for a golf course), a multifamily development zoned RH PCD (Resort District, Planned Community District), and a resort facility zoned A-1 PCD (Light Industrial District, Planned Community District).

To the west there is a multifamily development zoned R-5 PCD (Multifamily Residence District), and offices zoned C-O PCD (Commercial Office - Restricted Commercial, Planned Community District).

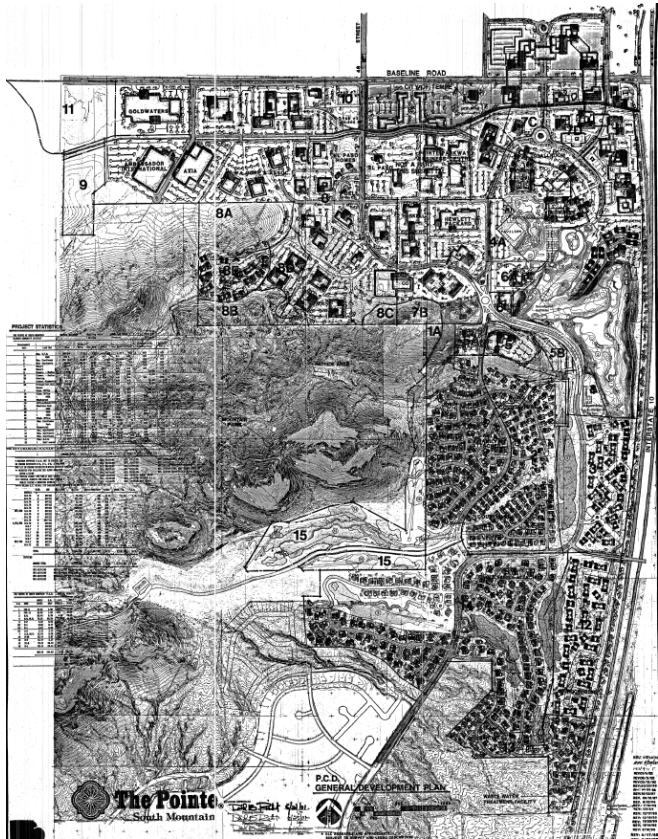


Zoning Map, Source: City of Phoenix Planning and Development Department

APPROVAL AND AMENDMENT HISTORY

4. The subject site is within the existing the Pointe at South Mountain PCD and the proposal is a Major Amendment to the PCD. The Pointe at South Mountain encompasses the Arizona Grand Resort and other areas to the north and south zoned various industrial, commercial, and residential zoning districts. Staff recommends Stipulation No. 2 to requires all underlying PCD stipulations.

City Council has approved several amendments on and surrounding the site for a variety of uses associated with the resort, including office, commercial, industrial, resort hotel, multifamily residential, single-family residential, golf course, driving range, conference, and exhibition uses.



The Pointe at South Mountain PCD, Source: Gosnell Development Corporation

PROPOSAL AND DEVELOPMENT STANDARDS

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. **Land Use Plan**

The PUD is divided into nine planning areas labeled A through I. The conceptual land use plan shows the location of a proposed new hotel or multifamily development in Planning Area G, new ballrooms and conference spaces in Planning Area A, and the existing developments on site.



Conceptual Land Use Plan, Source: Swaback Architects and Planners

7. **List of Uses**

The PUD allows uses as permitted in the C-2 and RH zoning districts and lists additional allowed primary and accessory uses.

The applicant proposes to create more flexibility when conducting temporary events within the resort and to reduce the need to pursue use permits since the site

is not in close proximity to residential. There are currently uses that are allowed with either an administrative temporary use permit or a use permit. This proposal requests some variations to the conditions when approving administrative temporary uses and use permits. These variations include items such as adjusted times, durations, frequency, distance from a residential use, etc. Also, this process would simplify the requests for the applicant by not needing to submit administrative temporary use permit and use permit applications.

8. **Development Standards**

The PUD proposes development standards designed to accommodate the future development of the Arizona Grand Resort.

<u>Development Standards</u>	
<u>Standard</u>	<u>Proposed</u>
<i>Multifamily Density</i>	190 units
<i>Hotel Density</i>	1,000 keys
<i>Maximum Building Height</i>	
<i>Planning Areas A, B, C, G, and I</i>	90 feet
<i>Planning Area D and F</i>	60 feet
<i>Planning Area E and H</i>	36 feet
<i>Maximum Lot Coverage</i>	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.
<i>Minimum Building Setbacks</i>	
<i>Adjacent to perimeter public or private streets</i>	30 feet
<i>Interior front, side and rear yard</i>	0 feet
<i>I-10 Frontage</i>	35 feet
<i>Minimum Landscape Setbacks</i>	
<i>Adjacent to perimeter public or private streets</i>	10 feet
<i>Interior front, side and rear yard</i>	0 feet
<i>I-10 Frontage</i>	35 feet
<i>Planning Areas A and B</i>	30 feet
<i>Planning Areas C, D, and I</i>	0 feet

In order to keep track of the provision of open space, residential units, and hotel rooms a Master Development Plan and Master Open Space Plan shall be required per Stipulation No. 3.

9. **Landscape Standards**

The PUD includes landscape standards to provide enhanced shade across the site. A minimum 75 percent shade is proposed through either vegetative or structural shade if there are future public sidewalks and walkways. The PUD also requires landscape setbacks and common open spaces be planted with minimum two-inch caliper trees.

Furthermore, the PUD mandates that at least ten percent of the required shrubs consist of milkweed or other native nectar species. This provision aims to support essential pollinator species during the Monarch Butterfly migration.

10. **Lighting Standards**

Site lighting shall be provided at building entrances/exits, parking areas, and public assembly areas to increase crime prevention through environmental design. Additionally, lighting will meet City Code and Zoning Ordinance standards

11. **Design Guidelines**

The PUD proposes design guidelines to promote the existing Spanish Colonial and Spanish Mission style architecture of the resort. Any new buildings/structures shall incorporate consistent architectural styles, materials, forms, features, colors and compatible elements from the site. Stipulation No. 2 requires that building elevations and landscape plans for each phase of development be reviewed by the South Mountain Village Planning Committee to ensure quality design and consistency with the surrounding area and existing resort prior to final site plan approval.





Conceptual Elevation Renderings, Source: Swaback Architects and Planners

12. **Pedestrian Circulation**

The PUD provides a network of shaded pedestrian pathways as shown on the pedestrian circulation plan attached as an exhibit.

13. **Signs**

The PUD proposes on-site signage in accordance with the City of Phoenix sign codes, including Phoenix Zoning Ordinance Section 705. Off-premise signs (billboards) are also proposed per Section 705.2 of the Phoenix Zoning Ordinance.

14. **Sustainability**

Required standards include enhanced shade over any new public sidewalks and walkways, the use of drought tolerant landscape material within the right-of-way, drip irrigation systems, the provision of electrical vehicle charging infrastructure, a local shuttle service, and the use of recycling collection.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

15. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

16. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The PUD includes standards for new public sidewalks and walkways constructed after the adoption of this PUD to provide a minimum of 75 percent shade.

17. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposes shaded bicycle parking to promote use of alternative transportation options and includes other Complete Streets provisions in the Design Guidelines Section of the PUD Narrative.

18. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for shaded bicycle parking and a bicycle repair station to encourage multi-modal transportation.

19. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This PUD requires electric vehicle parking and electric bicycle parking.

20. **Black Canyon / Maricopa Freeway Specific Plan**

The Freeway Mitigation Program, created in the City of Phoenix by the 1988 approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific

Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. Generally, the width of the study area is one-quarter mile on each side of the freeway.

The subject site is identified in Segment 19 of the specific plan. The PUD addresses the plan's goal of Crime Prevention Through Environmental Design by providing site lighting at building entrances/exits, parking areas, and public assembly areas.

21. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "*Build the Sustainable Desert City*". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in the PUD Narrative and in Stipulation Nos. 5.a through 5.e.

22. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

23. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The PUD includes provisions for the use of recycling collection.

COMMUNITY INPUT

24. At the time this staff report was written, staff has not received any letters in support or opposition to this request.

INTERDEPARTMENTAL COMMENTS

25. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport

(PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 4.

26. The Street Transportation Department requested that the developer construct all streets with all required elements. This is addressed in Stipulation No. 6.

OTHER

27. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 7 through 9.
28. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.
29. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with several General Plan principles, and City policies and initiatives, such as strengthening the local economy through facilitating tourism, the provision of shaded walkways, the provision of bicycle facilities, water conservation measures, and the inclusion of milkweed or other native nectar species in landscaping areas.
2. The proposed development will provide increased employment opportunities in the area.
3. The proposed PUD sets forth standards that enhance the existing subject site with electric vehicle and bicycle parking and will provide improved pedestrian-oriented design elements with added shade if there is new development.

Stipulations

1. An updated Development Narrative for the Arizona Grand Resort PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped March 28, 2024 as modified by the following stipulations.
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
2. For each phase of development, the building elevations and landscape plan for that phase shall be presented for review and comment to the South Mountain Village Planning Committee prior to final site plan approval.
3. The Pointe South Mountain/Arizona Grand Master Development Plan and Master Open Space Plan shall be updated/created to reflect this PCD major amendment and maintained for each phase of development.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. The following stipulations shall only apply to new development, as approved by the Planning and Development Department.
 - a. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
 - b. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
 - c. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
 - d. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

- e. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a minimum of 15 years, or as approved by the Planning and Development Department.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

April 8, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch Map

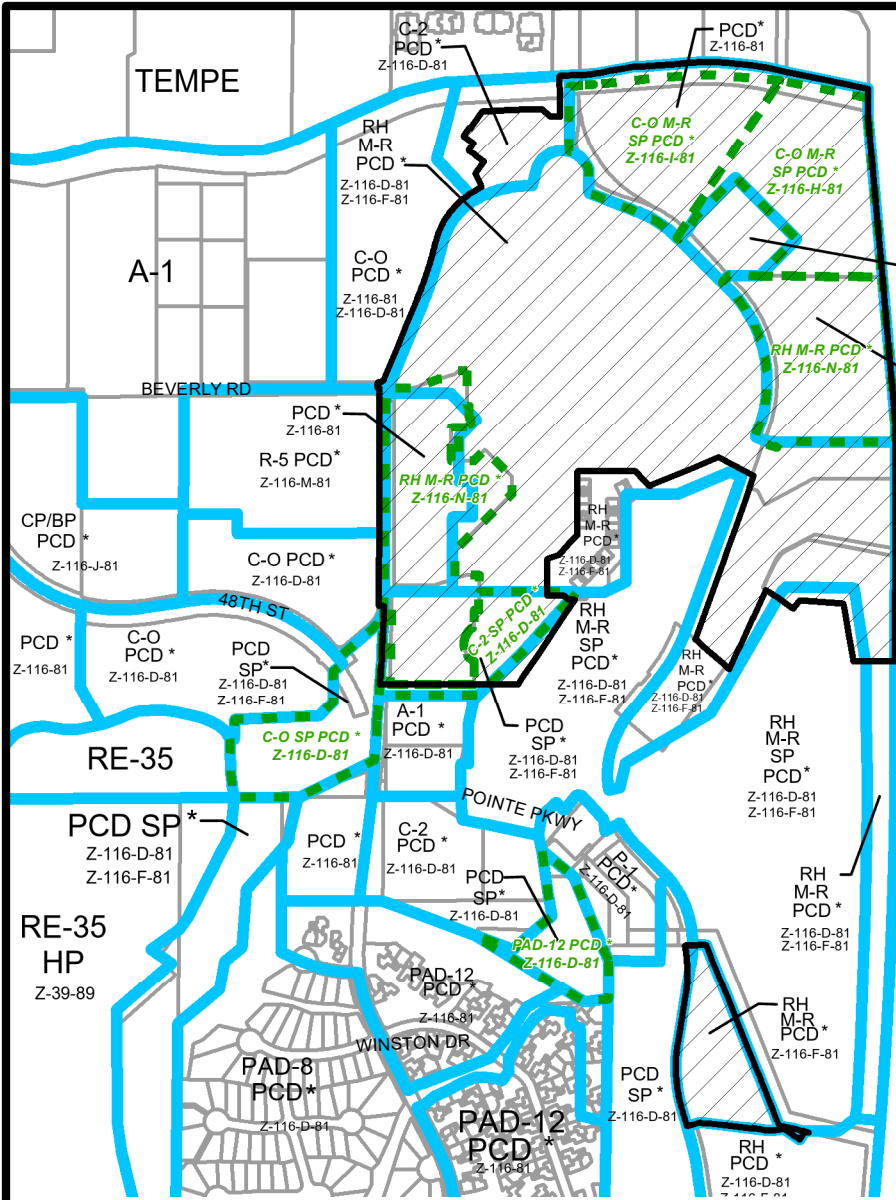
Aerial Map

Conceptual Land Use Plan date stamped January 11, 2024

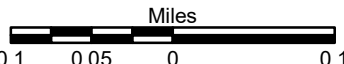
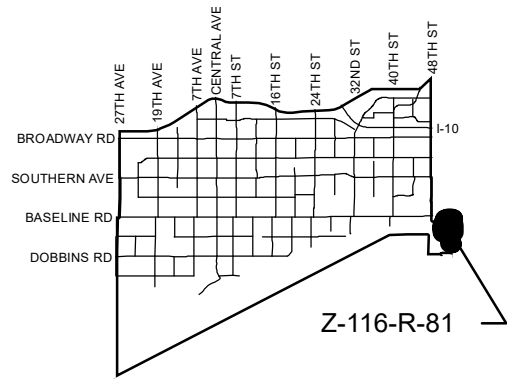
Conceptual Illustrations date stamped January 11, 2024 (5 pages)

Conceptual Pedestrian Circulation Plan date stamped January 11, 2024

[Arizona Grand Resort PUD](#) date stamped January 11, 2024



TOWN OF GUADALUPE



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo PA

REQUESTED CHANGE:

APPLICATION NO. Z-116-R-81

DATE: 10/05/2023
REVISION DATES:

FROM:
C-2 PCD (1.58 a.c.) PCD SP (Approved RH M-R PCD) (1.85 a.c.)
C-O PCD (0.47 a.c.) PCD SP (Approved C-2 SP PCD) (1.51 a.c.)
R-5 PCD (0.22 a.c.) RH M-R PCD (33.15 a.c.)
PCD (Approved RH M-R PCD) (9.04 a.c.) RH M-R SP PCD (0.77 a.c.)
PCD (Approved C-O M-R SP PCD) (10.45 a.c.) RH PCD (1.62 a.c.)
PCD SP (0.04 a.c.)

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

11/17/2023 4/02/2024

TO: PUD PCD (60.70 a.c.)

60.70 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 01-39, QS 01-40
ZONING MAP C-11, D-11
QS 02-40

MULTIPLES PERMITTED

CONVENTIONAL OPTION

*** UNITS P.R.D. OPTION**

C-2 PCD, C-O PCD, R-5 PCD, PCD (Approved RH M-R PCD), PCD (Approved C-O M-R SP PCD), PCD SP, PCD SP (Approved RH M-R PCD), PCD SP (Approved C-2 SP PCD), RH M-R PCD, RH M-R SP PCD, RH PCD,

23, N/A, 9, N/A (181), N/A (N/A), N/A, N/A (37), N/A (22), 663, 15, 32

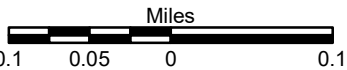
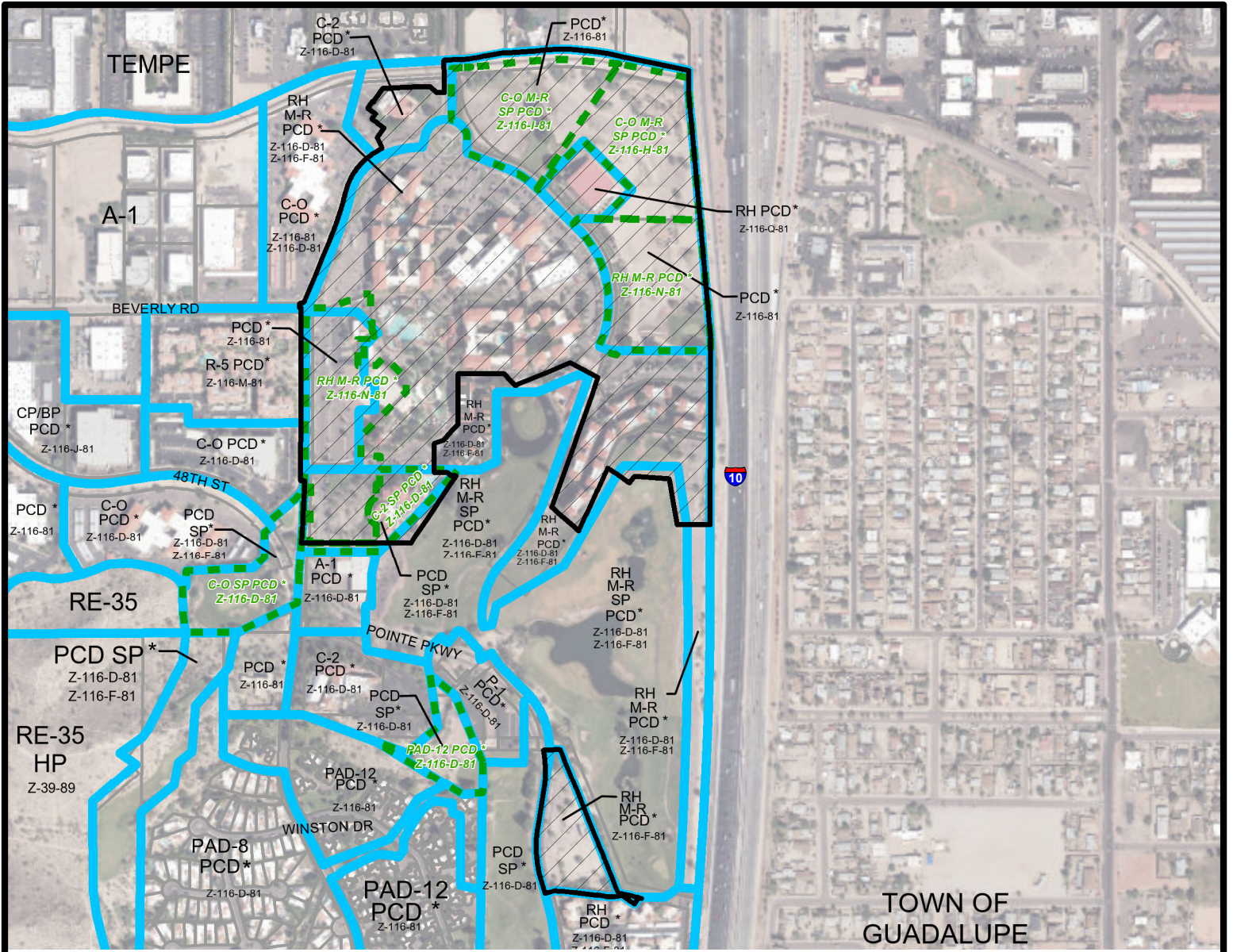
27, N/A, 11, N/A (N/A), N/A (N/A), N/A, N/A (N/A), N/A (26), N/A, N/A, N/A

PUD PCD

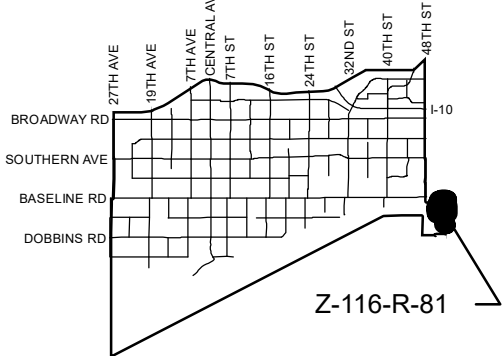
190

N/A

* Maximum Units Allowed with P.R.D. Bonus



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo PA		REVISION DATES: 10/05/2023	
APPLICATION NO. Z-116-R-81		DATE: 11/17/2023 4/02/2024	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO. QS 01-39, QS 01-40 QS 02-40	
60.70 Acres		ZONING MAP C-11, D-11	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 PCD, C-O PCD, R-5 PCD, PCD (Approved RH M-R PCD), PCD (Approved C-O M-R SP PCD), PCD SP, PCD SP (Approved RH M-R PCD), PCD SP (Approved C-2 SP PCD), RH M-R PCD, RH M-R SP PCD, RH PCD,		23, N/A, 9, N/A (181), N/A (N/A), N/A (N/A), N/A (37), N/A (22), 663, 15, 32	
PUD PCD		190	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION	
		27, N/A, 11, N/A (N/A), N/A (N/A), N/A, N/A (N/A), N/A (26), N/A, N/A, N/A	
		N/A	

REQUESTED CHANGE:	
FROM:	TO: PUD PCD (60.70 a.c.)
C-2 PCD (1.58 a.c.) C-O PCD (0.47 a.c.) R-5 PCD (0.22 a.c.) PCD (Approved RH M-R PCD) (9.04 a.c.) PCD (Approved C-O M-R SP PCD) (10.45 a.c.) PCD SP (0.04 a.c.)	PCD SP (Approved RH M-R PCD) (1.85 a.c.) PCD SP (Approved C-2 SP PCD) (1.51 a.c.) RH M-R PCD (33.15 a.c.) RH M-R SP PCD (0.77 a.c.) RH PCD (1.62 a.c.)

LEGEND

- 1 NEW HOTEL OR MULTI-FAMILY RESIDENCES
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 APARTMENTS (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS WATER PARK
- 11 HIGHLINE CANAL
- 12 RENOVATED LAS PALMAS BLDG.
- 13 TOWER/FOUNTAIN
- 14 KITCHEN
- 15 ARRIVAL PLAZA

Land Uses

- HOTEL or MULTI-FAMILY RESIDENCES
- FOOD & BEVERAGE
- CONFERENCE
- GOLF COTTAGES
- PUD BOUNDARY

Land Use Quantities:

NEW FOOD & BEVERAGE	Maximum 35,000 sf
NEW OUTDOOR TERRACES	Maximum 7,300 sf
EXISTING CONFERENCE	79,800 sf
NEW CONFERENCE & KITCHEN	Maximum 49,500 sf
NEW EVENT LAWNS	Maximum 25,300 sf
EXISTING GUESTROOMS	640 rooms
NEW GUESTROOMS OPTION (in lieu of multi-family units in Area 'G')	Maximum 460 rooms
OVERALL TOTAL GUESTROOMS	Maximum 1,100 rooms
NEW MULTI-FAMILY OPTION (in lieu of hotel rooms in Area 'G')	Maximum 190 units

Note:

1. A connection to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.



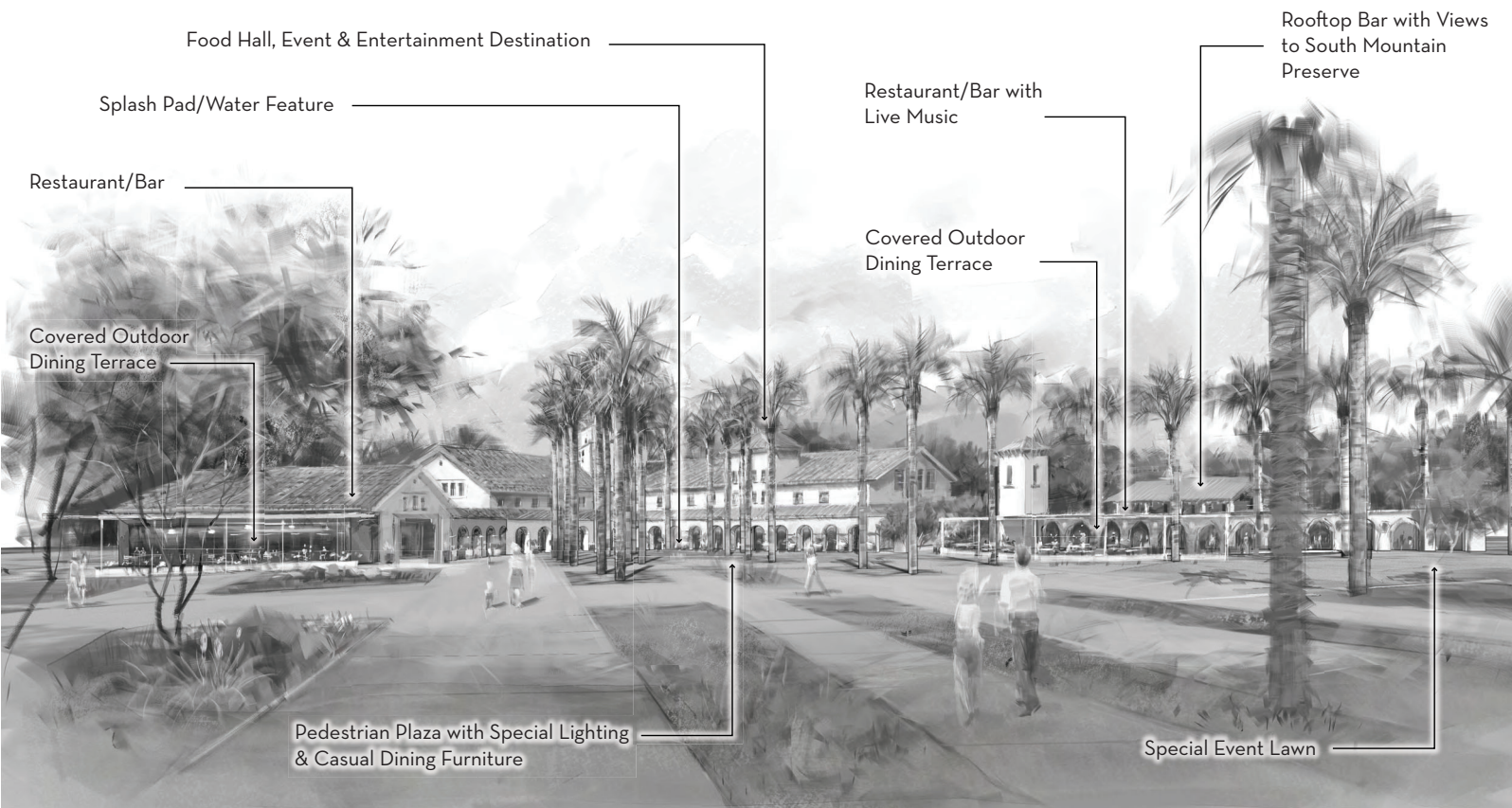
CITY OF PHOENIX
 JAN 11 2024
 Planning & Development
 Department

CONCEPTUAL LAND USE PLAN

ARIZONA GRAND RESORT

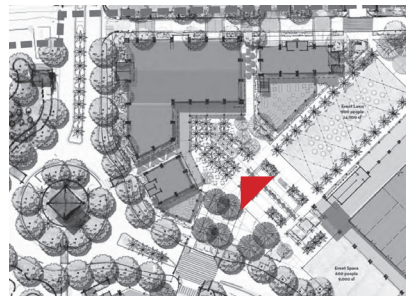
Phoenix/Tempe, Arizona
 July 6, 2023, Revised September 28, 2023





CONCEPTUAL ILLUSTRATION OF THE FOOD AND BEVERAGE DISTRICT

European-style food hall, event, and entertainment destination. Chef-driven restaurants serving a variety of cuisines, two bars, live music, and special events.



VIEWPOINT

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JAN 11 2024

**Planning & Development
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CONCEPTUAL ILLUSTRATION OF THE CONFERENCE, MEETING SPACE & BALLROOMS
 New state-of-the-art meeting facilities, pre-function space, outdoor terraces, rooftop gardens and event lawns



VIEWPOINT

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 June 12, 2023



CITY OF PHOENIX

JAN 11 2024

Planning & Development
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Luxury Hotel Rooms with Views of South Mountain.
Rooms on Opposite Side have Views Toward the
Oasis Waterpark

Iconic Architectural Tower

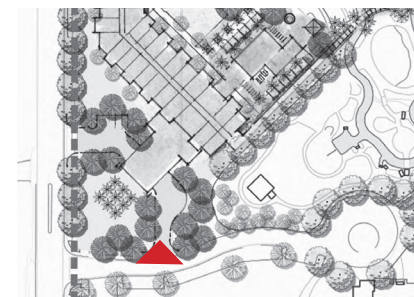
Walkway to
Waterpark

Coffee Shop and Outdoor Patio

Covered Walkway

Porte Cochere

CONCEPTUAL ILLUSTRATION OF THE NEW HOTEL ROOMS
Southwestern-style design luxury guest rooms with mountain views or views over The Oasis Waterpark.



VIEWPOINT

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 12, 2023



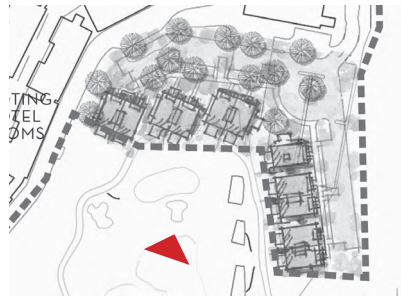
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CONCEPTUAL ILLUSTRATION OF THE GOLF COTTAGES
 Two-story units with dramatic views over the golf course towards South Mountain Preserve.



ARIZONA GRAND RESORT

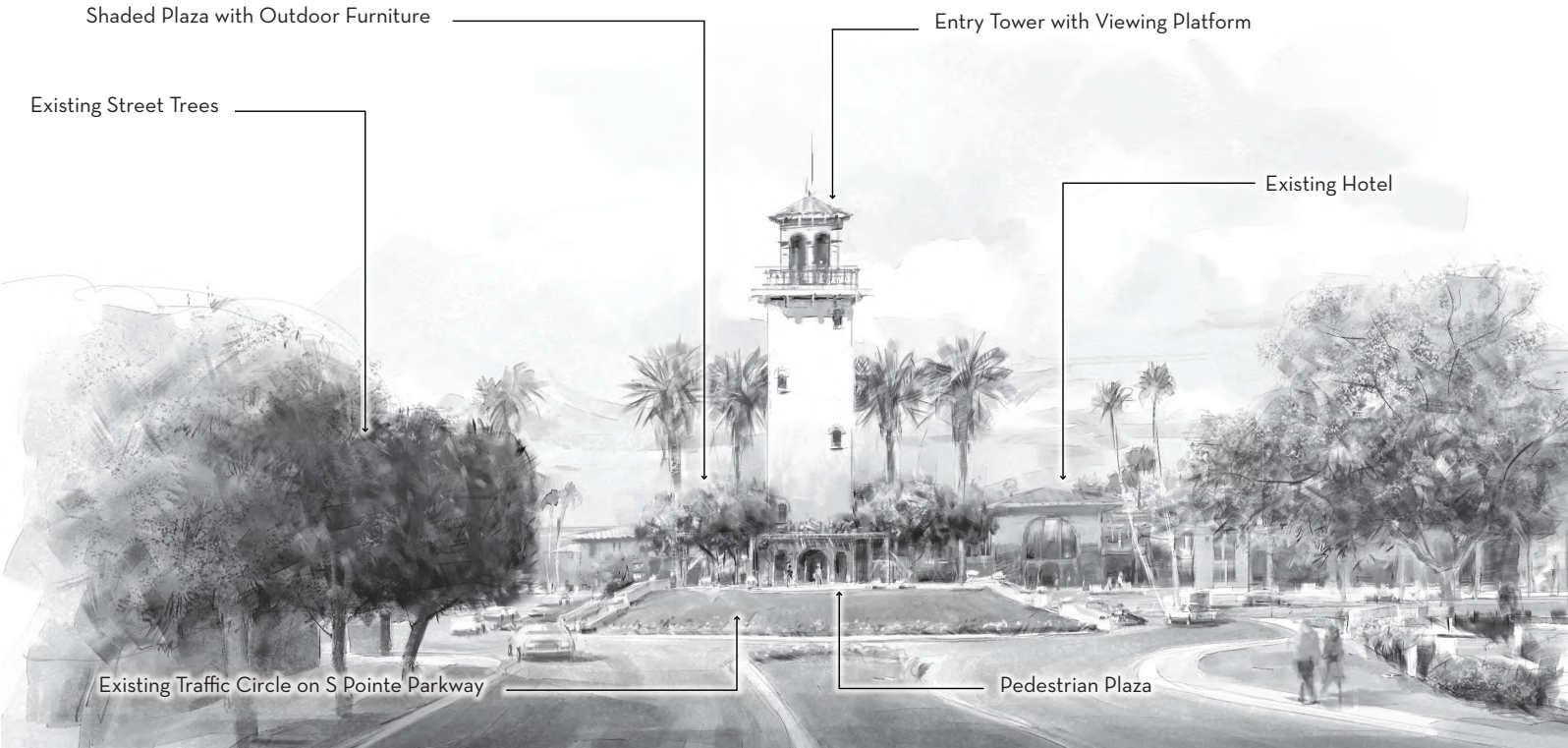
Phoenix/Tempe, Arizona
 June 12, 2023



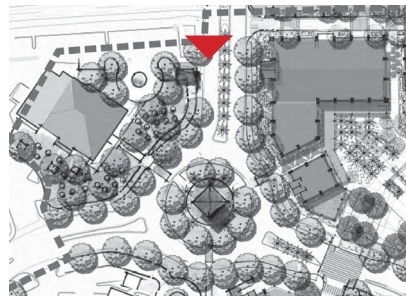
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CONCEPTUAL ILLUSTRATION OF THE MAIN ENTRY VIEWING TOWER
 Major architectural feature to replace existing fountain. Elevator and stairway to viewing level.



VIEWPOINT

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 June 12, 2023



CITY OF PHOENIX

JAN 11 2024

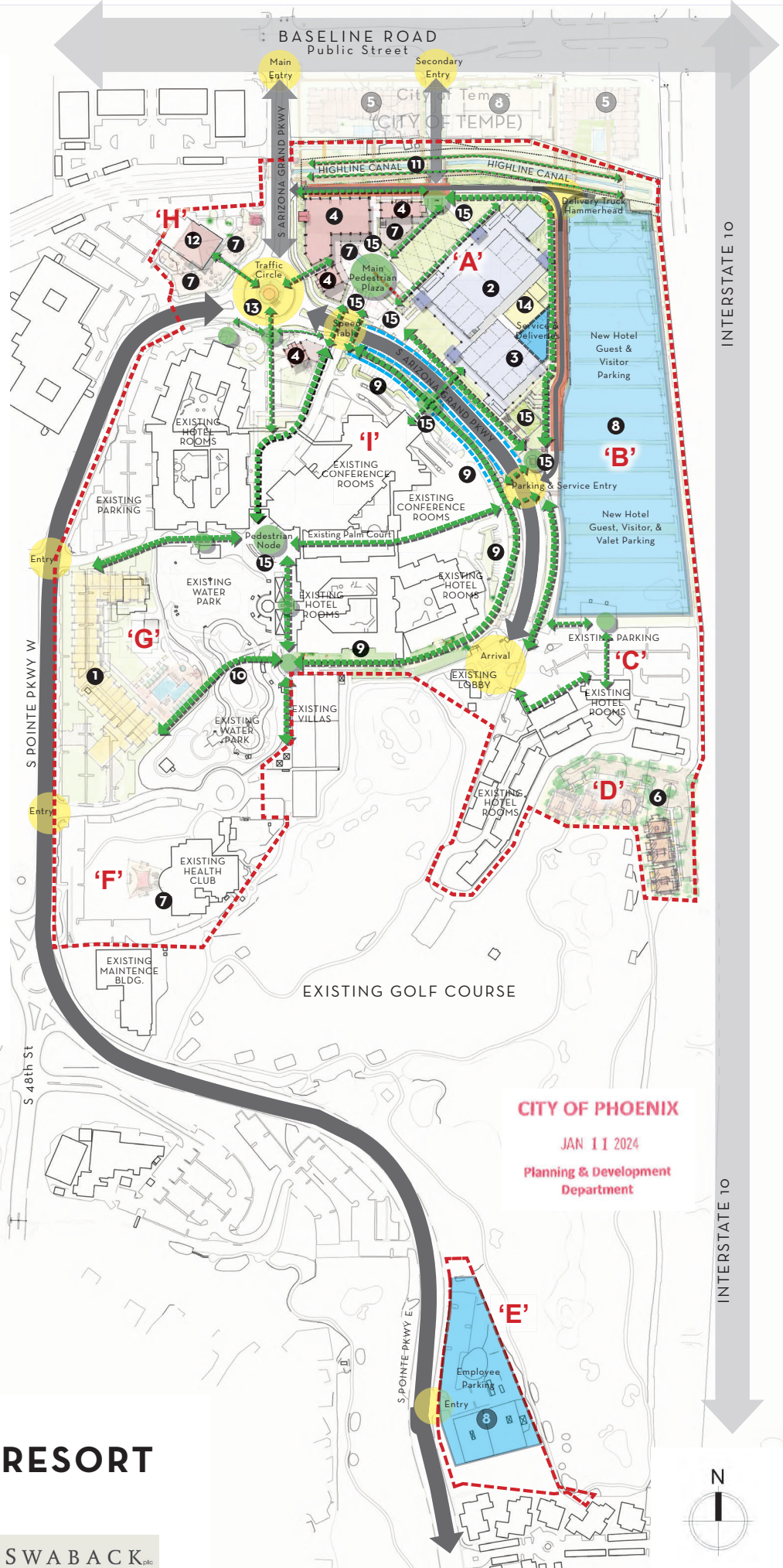
**Planning & Development
 Department**

LEGEND

- 1 NEW HOTEL ROOMS OR APARTMENTS
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 MULTI-FAMILY (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS
- 11 HIGHLINE CANAL (Buried)
- 12 LAS PALMAS EVENT CENTER
- 13 TOWER/FOUNTAIN
- 14 KITCHEN
- 15 PLAZA

CIRCULATION PLAN LEGEND

- MAJOR INTERSECTION/ENTRY
- PRIVATE STREET
- PEDESTRIAN PASEO
- PEDESTRIAN NODE OR PLAZA
- DROP-OFF & VALET
- NEW PARKING
- VEHICLE/PEDESTRIAN SHARED STREET



CITY OF PHOENIX
 JAN 11 2024
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CONCEPTUAL CIRCULATION PLAN
ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 July 6, 2023



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