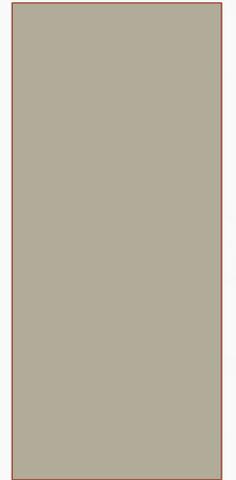


AMEYALLI

MASTER PLAN AMENDMENT

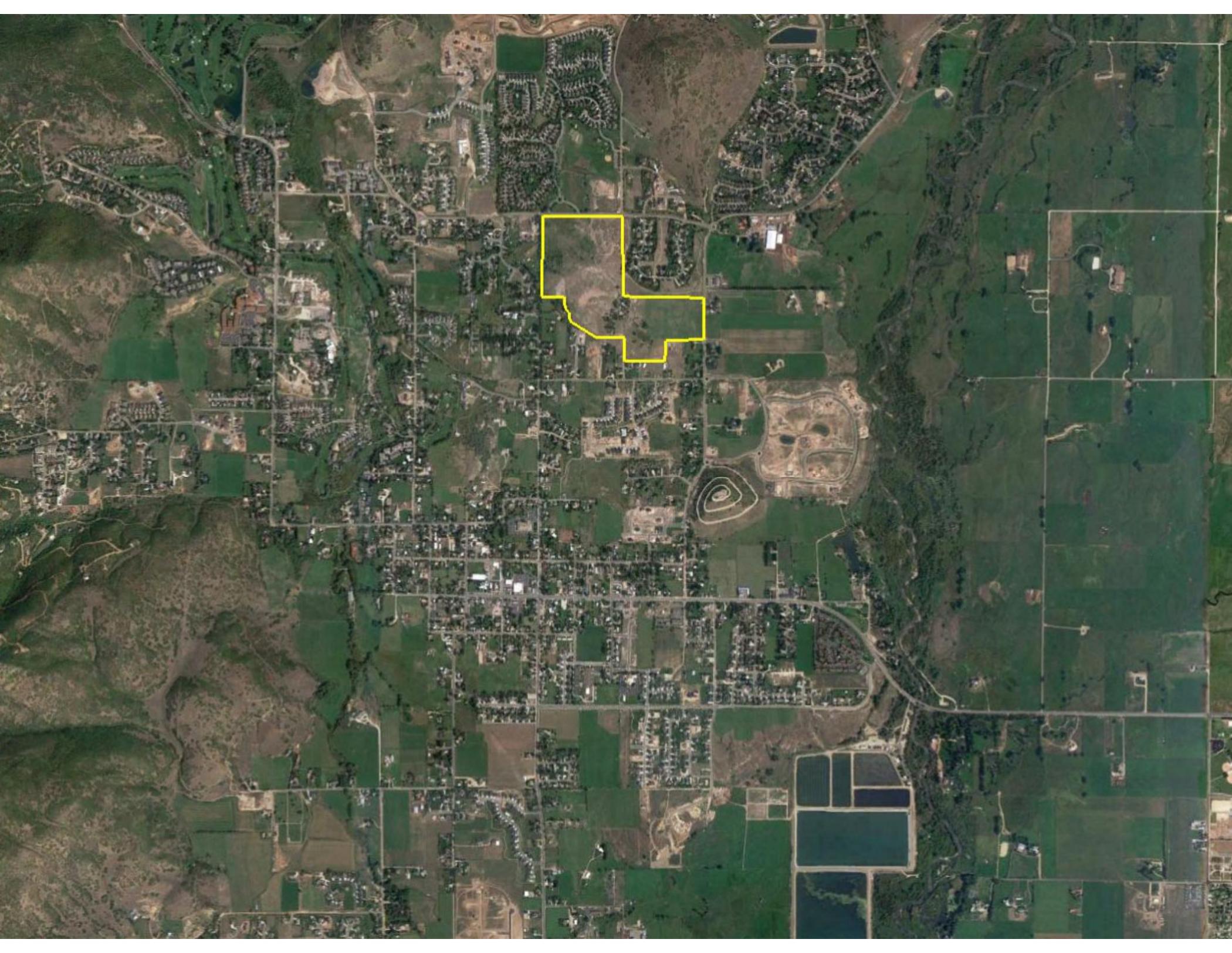


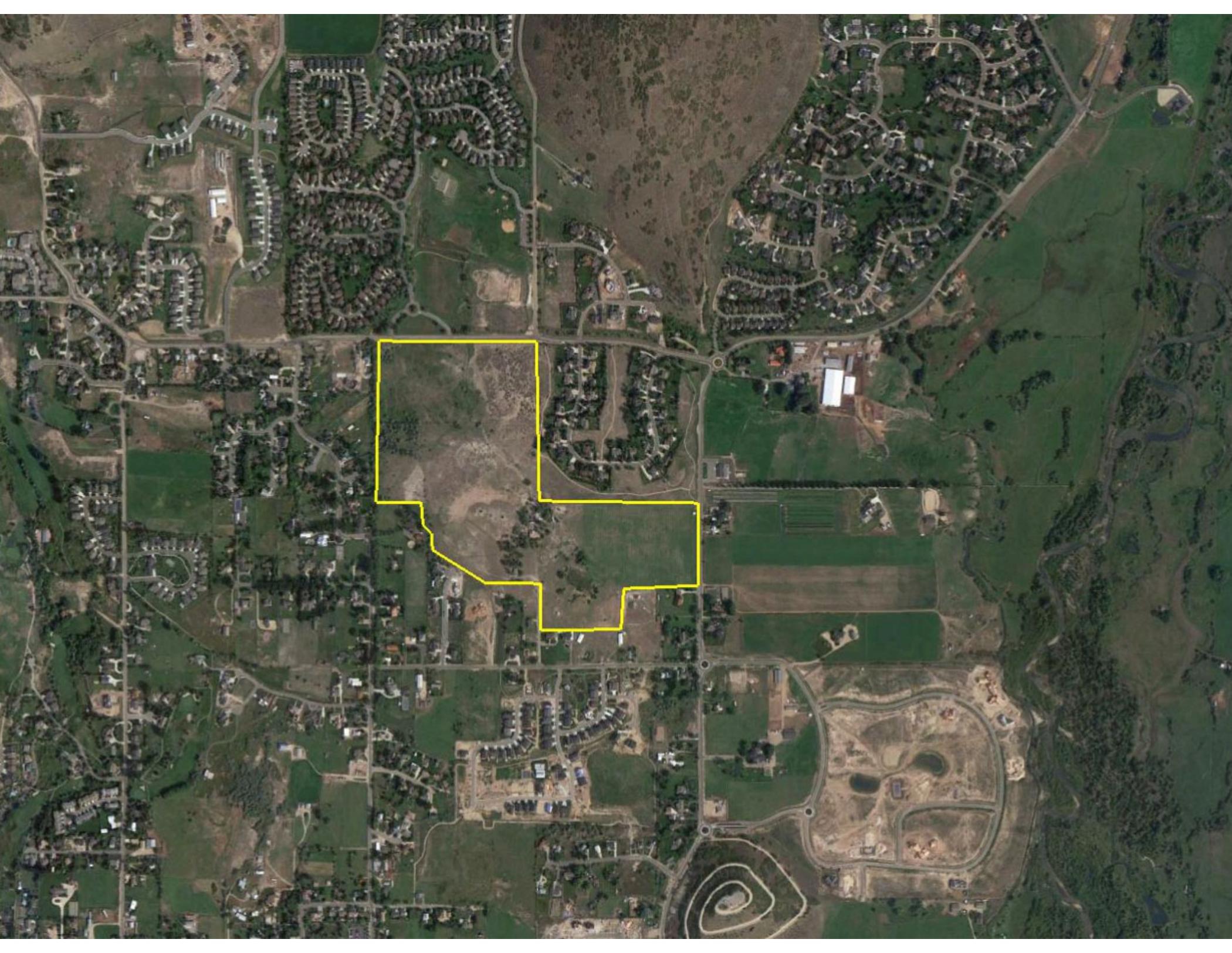
APPLICANT'S PROPOSED AMENDMENTS

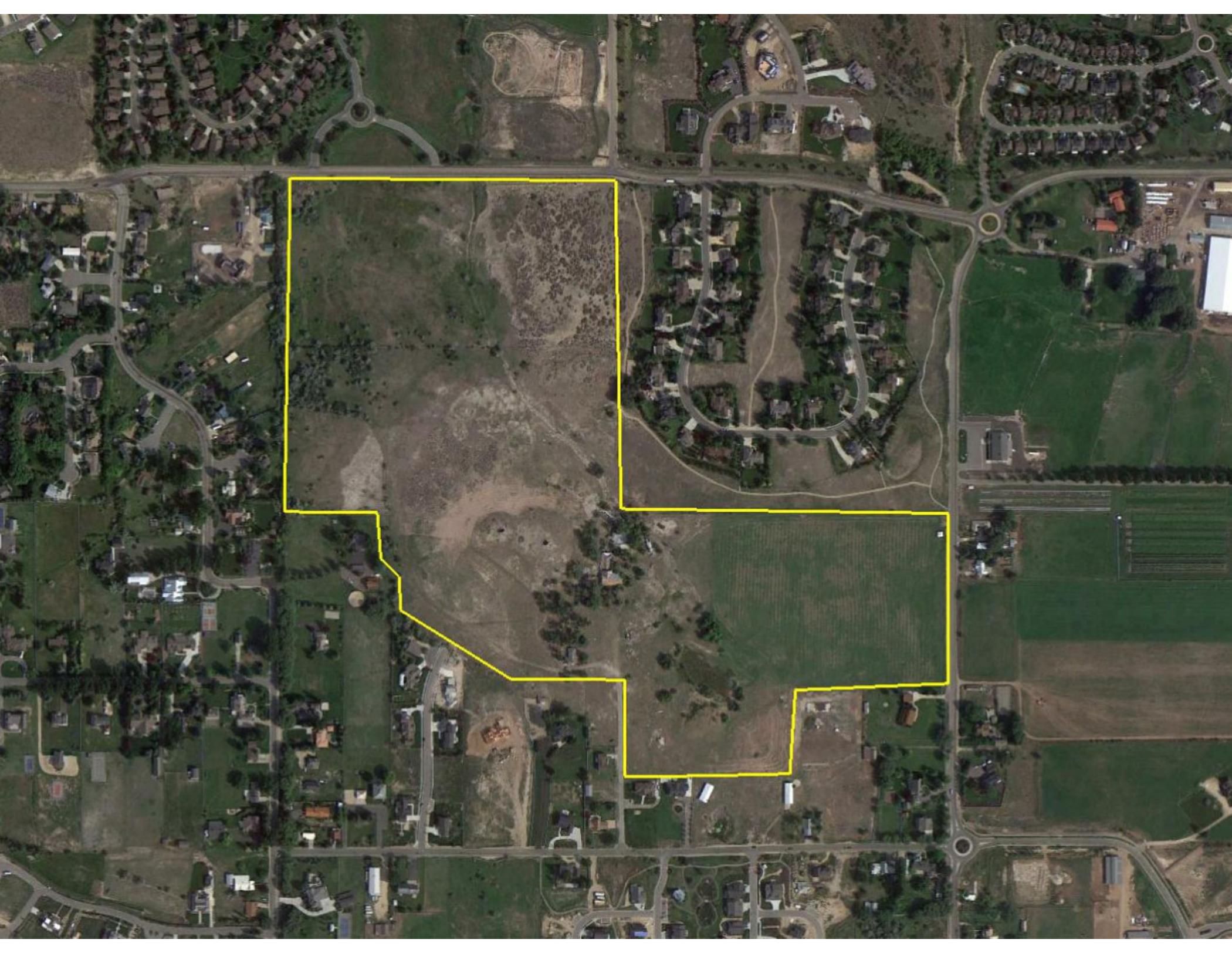
- Height Limit increased from 35' to 48' measured from natural grade (removed from application)
- Request to reduce the number of required parking stalls
- Reduce the number of phases from four to two
- Remove one of the inner private roads and replace it with a walking path

MASTER PLAN AMENDMENT

- Amending the approved master plan is a discretionary decision.
- The City Council is under no obligation to amend the approved and recorded agreement unless they feel it is in the best interest of the community.
- The City Council may also ask for changes to the master plan agreement during this process.
- If both parties agree to the proposed amendments that either side is petitioning, then the master plan may be amended, and the new agreement may be recorded.
- If either party does not agree, then the existing master plan continues to govern the development.







MASTER SITE PLAN

OVERALL RESORT



PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 WELL-BEING CENTER
- 4 HOTEL GUESTROOMS
- 5 COTTAGES
- 6 RESIDENCES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 MED SPA
- 11 RESTORED EXISTING POT ROCK STRUCTURE
- 12 HOT POTS
- 13 POTENTIAL EMERGENCY ACCESS PATH
- 14 RECREATION COURTS
- 15 RESTORED EXHISTING HISTORIC BUILDING

APPLICANT'S PROPOSED AMENDMENT

- Required parking is 302 stalls
- Applicant is proposing to reduce parking to 287 stalls
- Proposal is to reduce parking by 15 stalls
- Reduction proposal is based on the resort having vans on site: *“One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three vans are proposed for the resort.”*

PROPOSED LAND USE PLAN |

PARKING COUNTS



PROGRAM | GROSS SF

80 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	66,393
2 Family Lodges:	10,542
Farm Kitchen:	2,500
TOTAL:	212,445
TOTAL PHASE 1	76,935

PARKING | SURFACE / SUBGRADE

TOTAL PARKING SHOWN	304 spots
<i>EXCLUDING TANDEM VALET SPOTS</i>	
TOTAL PARKING SHOWN	348 spots
<i>INCLUDING TANDEM VALET SPOTS</i>	
*RESORT TOTAL REQUIRED:	302 spots

**based on parking study*

PARKING CALCULATIONS

PARKING COUNTS



PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542

Med Spa:	5,500
Farm Kitchen:	1,300

TOTAL: 213,030

TOTAL PHASE 2 134,171

PARKING | SURFACE / SUBGRADE

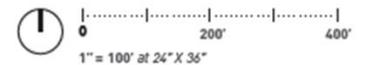
*RESORT TOTAL REQUIRED: 287 spots

TOTAL PARKING SHOWN 330 spots
INCLUDING TANDEM VALET SPOTS
AND 1 PER DUPLEX DRIVE

TOTAL PARKING SHOWN 307 spots
INCLUDING TANDEM VALET SPOTS

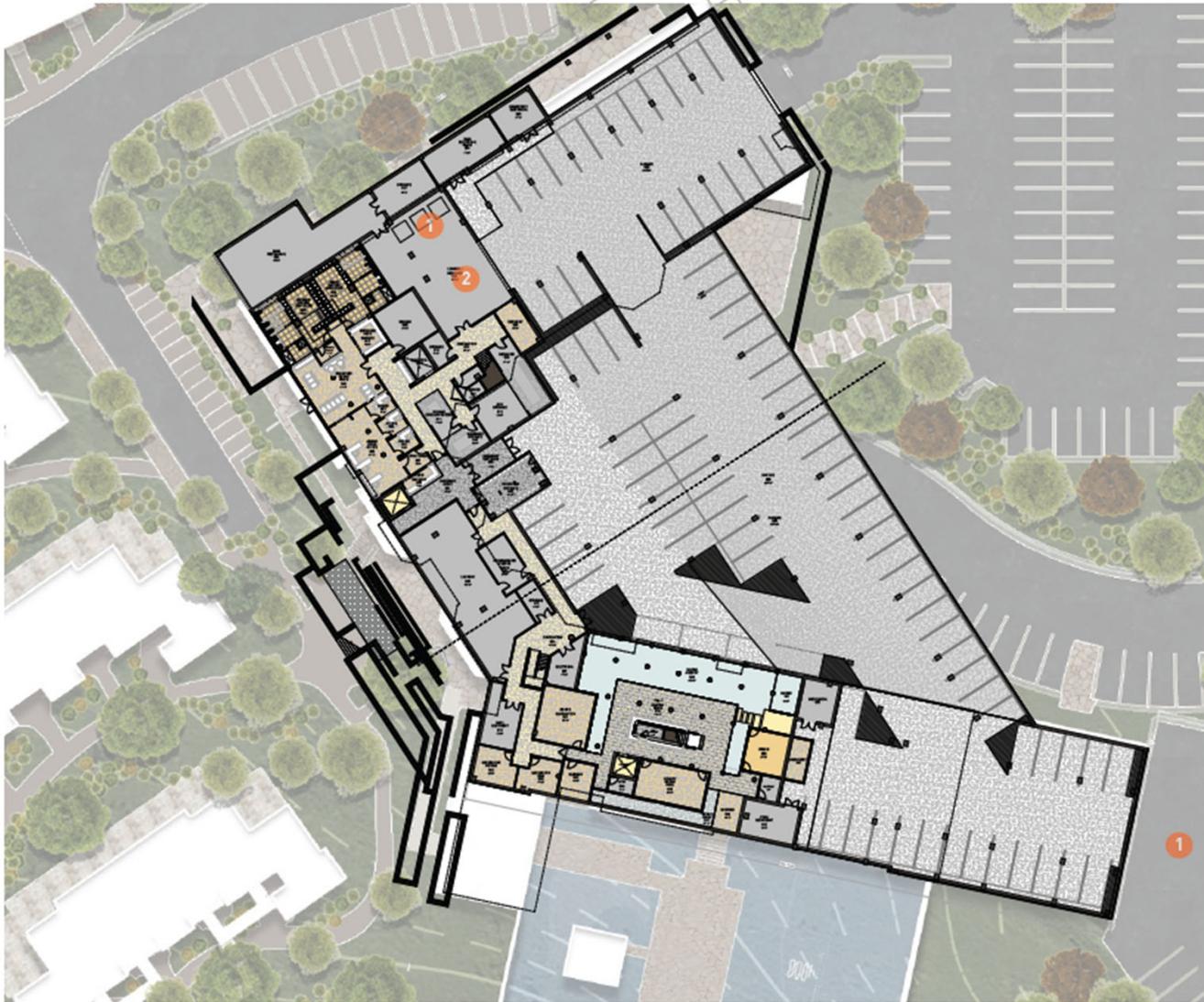
TOTAL PARKING SHOWN 292 spots
EXCLUDING TANDEM VALET SPOTS
AND 1 PER DUPLEX DRIVE

*based on parking study - see page 26 of package



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 00



PROGRAM | LEGEND

- 1 TRASH ENCLOSURE
- 2 DELIVERIES



VIEW OF SPA ENTRY



VIEW OF LOWER LEVEL SPA

Table 2 - Required Parking Spaces for the Ameyalli Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces
			Quantity	Unit					
Hotel Units (1 bedroom)	80	unit	1	per unit	80	0.84	0.95	1.00	64
Cottage Units (2 bedrooms)	23	unit	1	per unit	23	0.84	0.95	1.00	18
Cottage Lock Out Units	23	unit	1	per unit	23	0.84	0.95	1.00	18
Presidential Units (3 bedrooms)	1	unit	2	per unit	2	0.84	0.95	1.00	2
Duplex units (6 - 7 bedrooms)	24	unit	2	per unit	48	0.84	0.95	1.00	38
Family Lodge (5 bedrooms)	2	unit	2	per unit	4	0.84	0.95	1.00	3
Yurt	4	unit	1	per unit	4	0.84	0.95	1.00	3
Restaurant	71	seats	1	per 2 people	36	1.00	1.00	0.40	14
Rooftop Bar	35	seats	1	per 2 people	18	1.00	1.00	0.40	7
Farm Kitchen	12	seats	1	per 2 people	6	1.00	1.00	0.40	2
Event Space / Conference Center	245	person	1	per 2 people	123	1.00	0.50	0.40	25
Swimming Pools	201	person	1	per 2 people	101	1.00	0.75	0.40	30
Spa - Main Full Service	102	person	1	per 2 people	51	1.00	0.75	0.40	15
Spa - Med Spa	73	person	1	per 2 people	37	1.00	0.75	0.40	11
Spa - Basement	51	person	1	per 2 people	26	1.00	0.75	0.40	8
Fitness Center	53	person	1	per 2 people	27	1.00	0.75	0.40	8
Hotel Staff and Employees	53	person	1	per employee	53	1.00	0.33	1.00	17
Kitchen Staff and Employees	18	person	1	per employee	18	1.00	1.00	1.00	18

Total Parking Space Subtotal 302
 Reduction in Spaces Needed per Resort Owned Shuttle Vans 15
Total Parking Spaces Required for the Resort 287

Total Parking Spaces in Master Plan (with 15 tandem valet spots and 1 per duplex driveway) 330
Total Parking Spaces in Master Plan (with 15 tandem valet spots) 307
Total Parking Spaces in Master Plan (without tandem valet or duplex driveways) 292

REDUCE THE NUMBER OF PHASES FROM 4 TO 2

MASTER SITE PLAN PHASE METRICS



PROGRAM | GROSS SF

PHASE 1: PREVIOUSLY APPROVED

24 Residences:	66,393
2 Family Lodges:	10,542
	76,935
	108 Bedrooms

PHASE 2:

Well-Being Center:	44,697
Med Spa	5,500
Farm Kitchen:	1,300
	51,497

PHASE 2:

80 Guestrooms:	42,020
	42,020
	80 Bedrooms

PHASE 2:

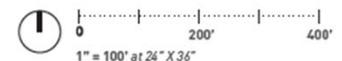
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
	40,654
	49 Bedrooms

PHASE 2:

Existing House (Restored)	1,924
	1,924

TOTAL: 213,030

TOTAL # of Bedrooms: 237



APPLICANT'S PROPOSED AMENDMENT

- Remove private road from phase 2 and replace it with a walking path
- This will allow more spacing between the cottage units
- Staff has reviewed the proposal for code requirements and no issues have been identified



PRESIDENTIAL

COTTAGES

CORE BUILDING

HOTEL

SPA

TION



CHOPRA HOUSE OF ENLIGHTENMENT

COTTAGES

GUESTROOMS

FARM KITCHEN

WELL-BEING CENTER

MED SPA

0.83mi NEW ROADS
26' WIDE

POSSIBLE FINDINGS

- It is currently unknown if there will be enough parking for the resort, much like any business, it is recommended that a contingency plan is developed in case parking is not sufficient.
- Reducing phasing from four to two phases should not have negative consequences.
- The removal of the private road from phase four will comply with fire code requirements and will create better spacing for the area.

RECOMMENDED CONDITIONS

- The developer identifies future potential parking areas that will be developed if parking is determined to be an issue at the resort.