

TOWN OF PARADISE VALLEY

Discussion of Statement of Direction
Andaz Resort Intermediate Special Use Permit Amendment
6160 N Scottsdale Rd & 6041 N Quail Run Rd
Town Council
Work Study

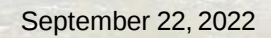
September 22, 2022



TODAY'S GOAL

- Review Draft Statement of Direction (SOD)





BACKGROUND

- SUP issued July 10, 1975
- 2014:
 - Major SUP Amendment to renovate resort
 - General Plan Amendment changed land use designation of 6041 N Quail Run Rd from Low Density Residential to Resort/Country Club (Resolution No. 1267)
 - Scope of project changed and 6041 N Quail Run was removed from amendment
 - GPA not required since 6041 Quail Run already designated as Resort/Country Club
- 2015 - Managerial & Minor Amendments for site improvements

SCOPE OF REQUEST

- Intermediate SUP Amendment:
 - Incorporate & Develop 6041 N Quail Run Rd into Resort
- 10 single-story guest units:
 - 2,853 sq ft - 5,410 sq ft (under roof including carports)
 - Private pools
- New one-story service building
- New perimeter walls:
 - 6' and 8' tall
- Process: SUP Amendment, Rezoning of 6041 Quail Run Rd, and Non-Admin Lot Combo
- Today: Review Draft SOD

TOWN COUNCIL DISCUSSION

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- September 8th – First Review of SOD:
 1. Issues are noise, setbacks, and assurance that guest units will not be “for sale product”
 2. Quail Run Rd fence should align with existing fence
 3. Remove residential standards from SOD
 4. Update and streamline SOD item No. 5.
 5. Provide more analysis on Quail Run Road ROW dedication and improvements
- Draft SOD Updated
- Applicant response letter and exhibits to address concerns (Attachment D)

OVERALL SITE PLAN

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- Managed by resort
- No lock-offs
- Resort Keys Only
- 12 – 14' tall
- 9' tall carports
- Private Pools



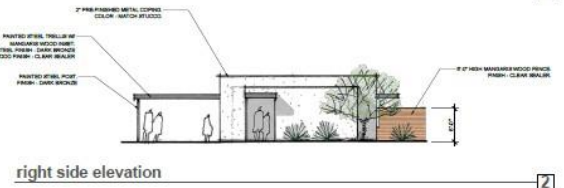
PERIMETER FENCE WALLS

- 8' tall fence along south p.l.
- 6' tall fence adjoining west p.l.
 - Will align fence with existing north wall
 - Meandering with approx. 5' to 25' setbacks
- 6' tall fences between guest units for pool barrier & privacy



SERVICE BUILDING

- Service event lawn and new guest units:
 - 12 tall
 - Single story



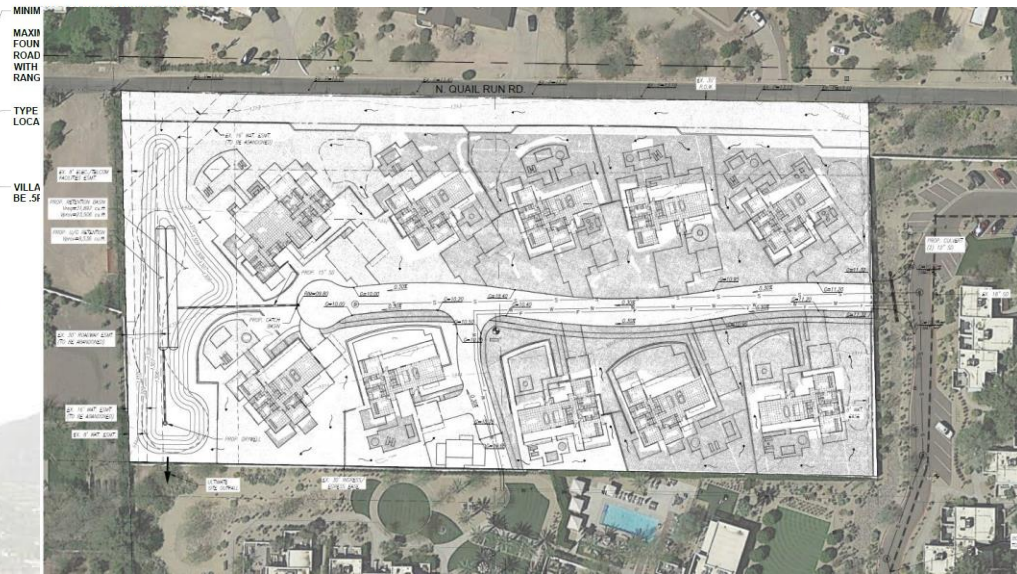
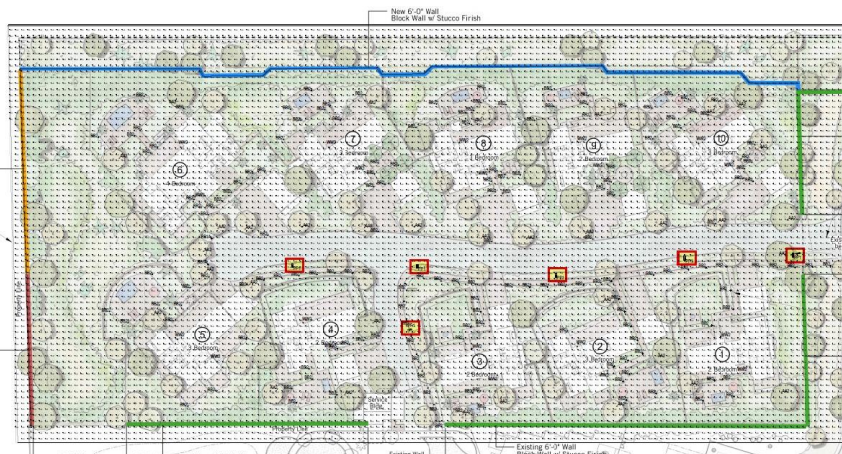
Exterior Elevations

NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



ASSOCIATED IMPROVEMENTS

- Lighting & Landscaping
- Signage
- Parking & Circulation
- Quail Run Rd ROW Dedication
- Grading & Drainage



GENERAL PLAN POLICIES

Primary policies fall under Goals LU 3 and LU 4 Special Use Permit Property

LU 3.2 - The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering.

LU 3.1 - Consideration of Special Use Permit applications for development or redevelopment should balance a need for the Town's fiscal health against a steadfast commitment to protect the Town's low-density residential character and quality of life.



SOD CONSIDERATION POINTS

- SOD provides general guidelines and/or project parameters
Council wants Commission to review and/or not review
- SOD issuance begins SUP review process
- SOD is not a final decision of the Council
- SOD creates no vested right to a SUP approval
- Commission, by majority vote, can request clarification and/or expansion of SOD to Council



DRAFT SOD - OVERALL

- Commission to review visible, audible, and operational effects on neighbors
- Commission to complete review by February 10, 2023
- Council to issue SOD within 45 days of first staff presentation:
 - Issued by October 23, 2022
- Draft SOD broken into 7 Sections

Incorporation and development of the residential lot into the resort brings the resort uses closer to the existing residential properties.

The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors that include the following:

1. Use:

- Evaluate if additional changes or measures needed to mitigate any adverse effects (such as noise and lighting) of improvements
- Craft stipulations that ensure guest units remain as resort keys and not be sold as private/individual residences

2. Setbacks & Heights:

- Evaluate location and setbacks of new guest units, carports, and service building
- Evaluate setbacks and heights of new fence walls

3. Quail Run Rd ROW Dedication:

- Evaluate the pavement and landscaping of dedicated ROW
- Staff provided “pros and cons” list for paving or landscaping this area (Attachment C in packet)

4. Landscaping & Lighting:

- Evaluate a detailed landscape & lighting plan with particular attention to west and south areas nearest existing residential properties



DRAFT SOD – G&D, WATER, AND SEWER

5. Grading & Drainage, Water, & Sewer:

- Evaluate conceptual G&D plans and preliminary drainage memo, water system analysis, and sewer system analysis
- Provide general input should improvements affect design of project or impact the neighbors

6. Traffic, Parking, and Circulation:

- Ensure the parking is compliant with the SUP Guidelines and provide general input should parking and circulation affect the design or impact to nearby residents.

7. Signage:

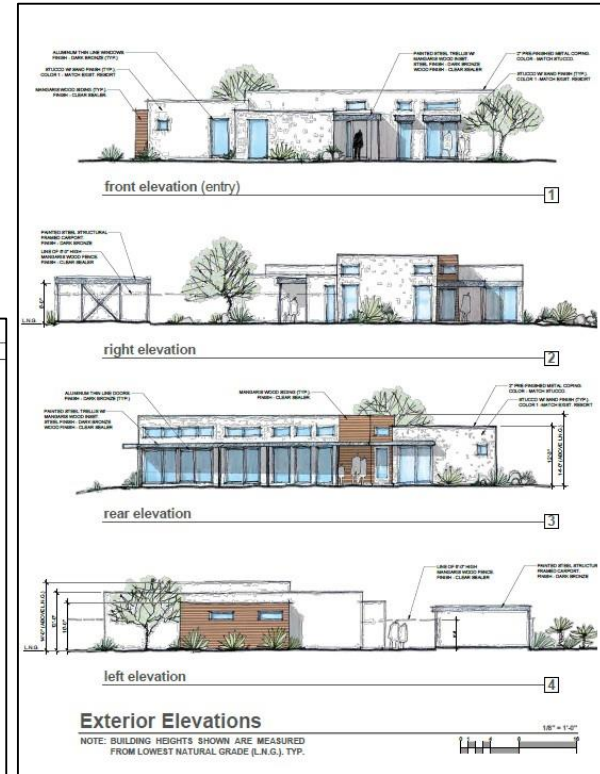
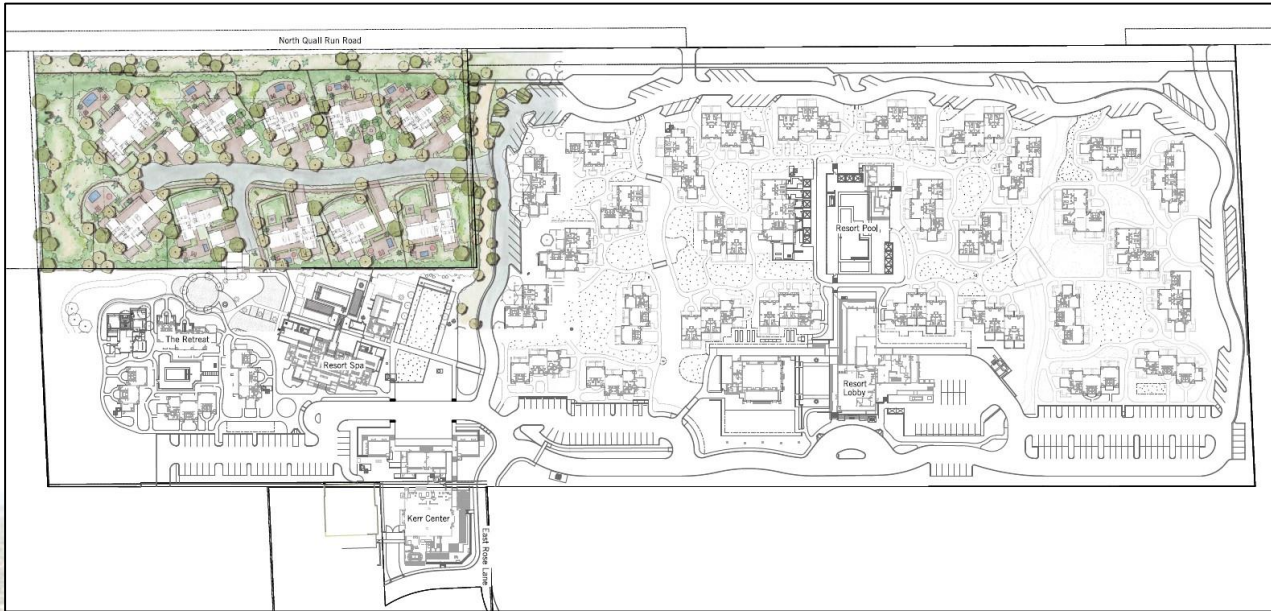
- Evaluate the size, height, location, and illumination of signs for appropriateness with SUP and compliance with SUP Guidelines

NEXT STEPS

- Update Draft SOD with Direction Received Today
- October 13th TC PM - Action on Final SOD Draft

QUESTIONS?

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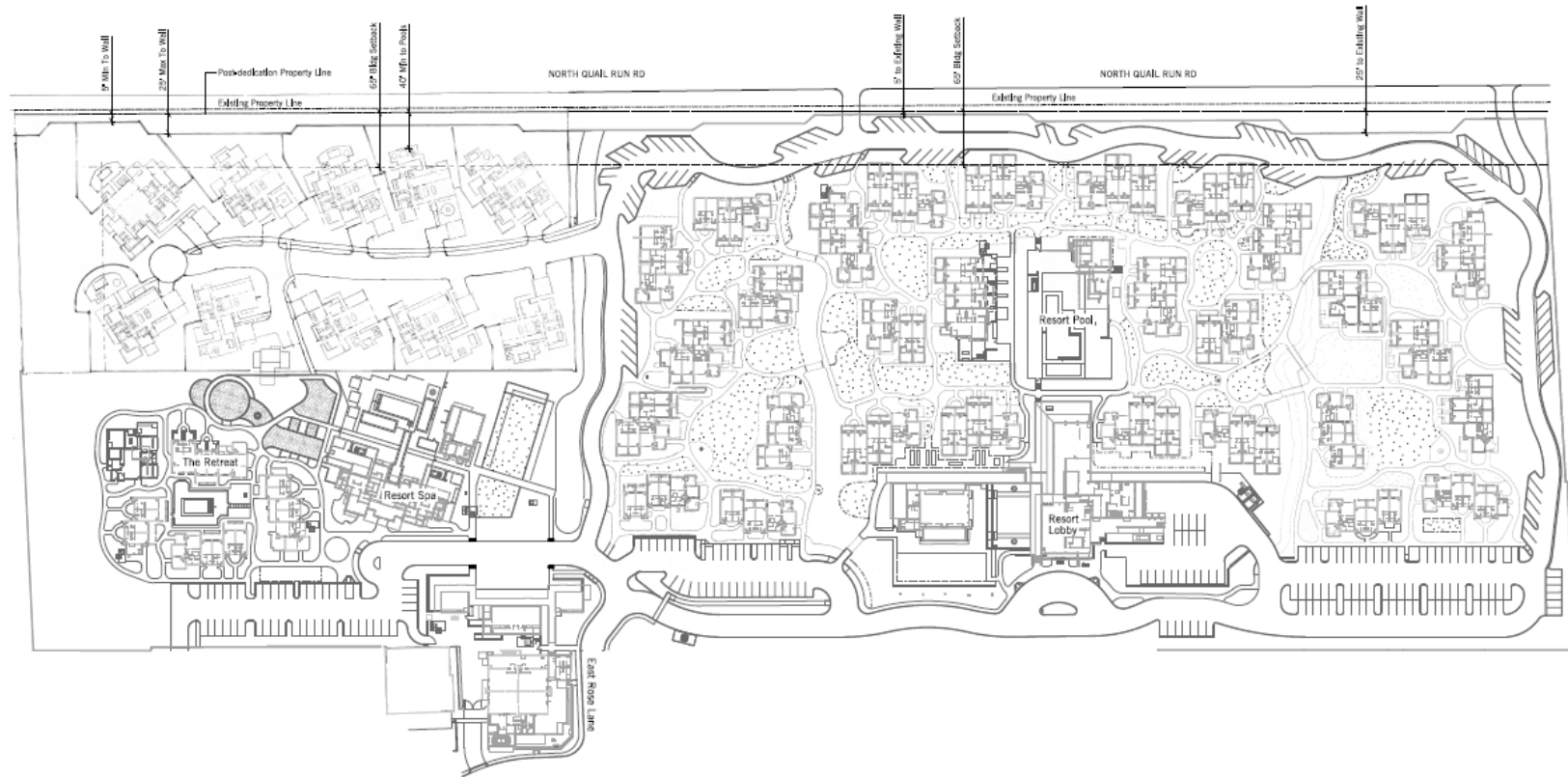


September 22, 2022

APPLICANT EXHIBITS

APPLICANT EXHIBIT – ATTACHMENT D

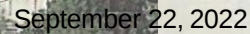
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The floor plan shows the second floor of a building with the following rooms and dimensions:

- CLUST 1**: 12'0" x 13'0"
- BEDROOM 1**: 12'0" x 13'0"
- BATH 1**: 5'0" x 7'0"
- LAUNDRY/UTILITY**: 5'0" x 7'0"
- CLUST 2**: 12'0" x 13'0"
- BEDROOM 2**: 12'0" x 13'0"
- BATH 2**: 5'0" x 7'0"
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- CLUST 50**: 12'0" x 13'0"
- BEDROOM 50**: 12'0" x 13'0"
- BATH 50**: 5'0" x 7'0"

3/16" = 1'-0"



[illegible]

This is a detailed floor plan for a 4-bedroom house. The overall dimensions are 58'-0" wide by 52'-0" deep. The layout includes:

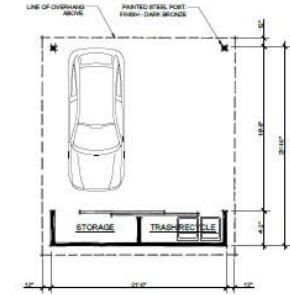
- Bedrooms:** Four bedrooms are shown, each with dimensions: Bedroom 1 (12'-0" x 12'-0"), Bedroom 2 (12'-0" x 12'-0"), Bedroom 3 (12'-0" x 12'-0"), and Bedroom 4 (12'-0" x 12'-0").
- Bathrooms:** Four bathrooms are shown, each with dimensions: Bath 1 (6'-0" x 6'-0"), Bath 2 (6'-0" x 6'-0"), Bath 3 (6'-0" x 6'-0"), and Bath 4 (6'-0" x 6'-0").
- Living Areas:** A large living room (18'-0" x 24'-0") and a dining room (12'-0" x 12'-0").
- Kitchen:** A kitchen (12'-0" x 12'-0") with an adjacent pantry and a small breakfast nook.
- Entry:** An entry foyer (12'-0" x 12'-0") with a closet.
- Laundry:** A laundry utility room (6'-0" x 6'-0").
- Storage:** Multiple closets throughout the house, including a large closet in the entry foyer and several smaller closets in the bedrooms and bathrooms.
- Other Features:** A shower, a bathtub, and a fireplace are also indicated.

The plan includes numerous dimensions for walls, windows, and furniture placement. Annotations include "LINE OF PROPOSED TRAILER ABOVE (TYP)", "PAINTED STEEL POST - FINISH: DARK BRONZE", and "LINE OF PROPOSED ENTRY TRAILER ABOVE".

A graphic scale bar is shown at the bottom of the page. It consists of a horizontal line with vertical tick marks. Above the line, the text "3/16" = 1'-0"" is written, indicating that the length of the bar represents 1 foot (12 inches) at a scale of 3/16 inch to 1 foot.

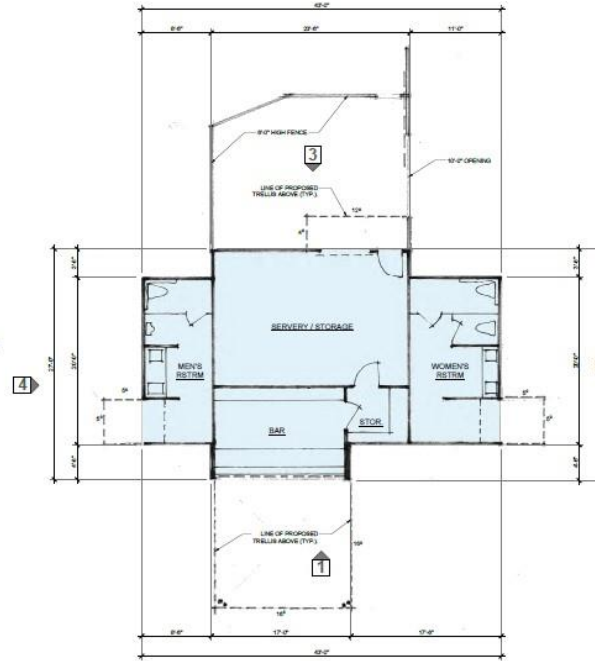


SERVICE BUILDING



Carport Plan (Typical)

3/16" = 1'-0"



Floor Plan

743 SF

3/16" = 1'-0"

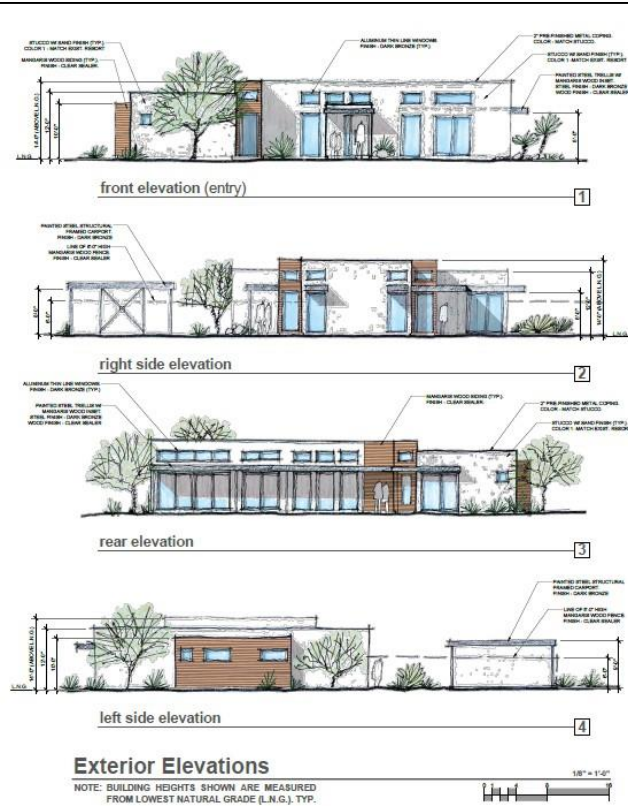


Exterior Elevations

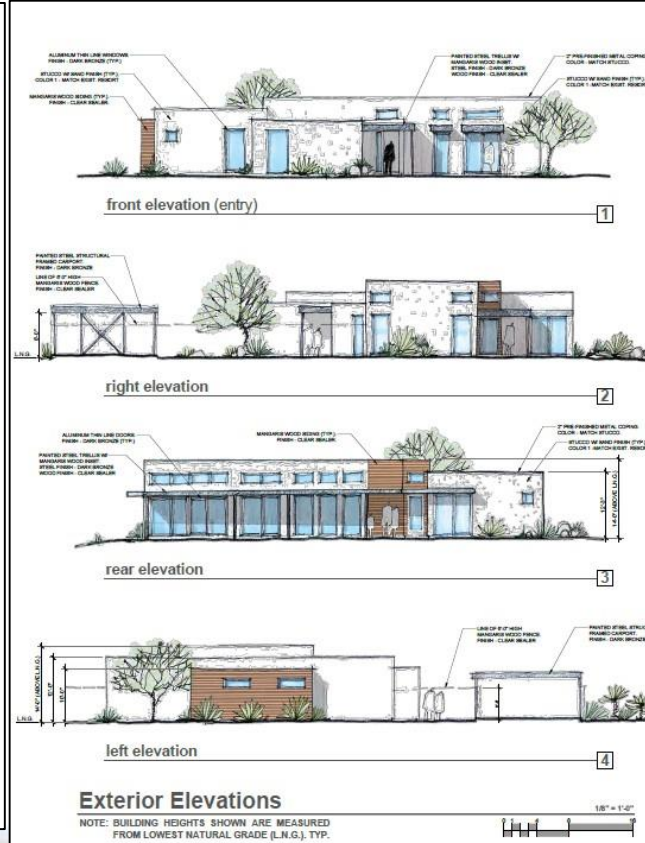
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.

1/8" = 1'-0"

GUEST UNIT ELEVATIONS



2 Bedroom



3 Bedroom



4 Bedroom

SITE DATA

	SUP Guidelines	Existing	Proposed
Lot Size	Minimum 20 Acres	964,042 S.F. (22.13 Acres)	1,183,069 S.F. (27.16 Acres)
Building Area	60% all impervious area 709,841 S.F.	138,466 S.F. (141,000 S.F. Approved)	173,275 S.F.
Keys	295 (1 per 4,000 S.F.)	185 (201 Approved)	195
Lot Coverage	25%	14.36%	14.65%