

TOWN OF PARADISE VALLEY

Andaz Resort

Intermediate Special Use Permit Amendment
6160 N Scottsdale Rd

Rezoning of 6041 N Quail Run Rd
From R-43 to SUP Resort

Town Council
Study Session
May 11, 2023



TODAY'S GOAL

- Background:
 - Go over updated submittal (in response to April 27th Council direction)

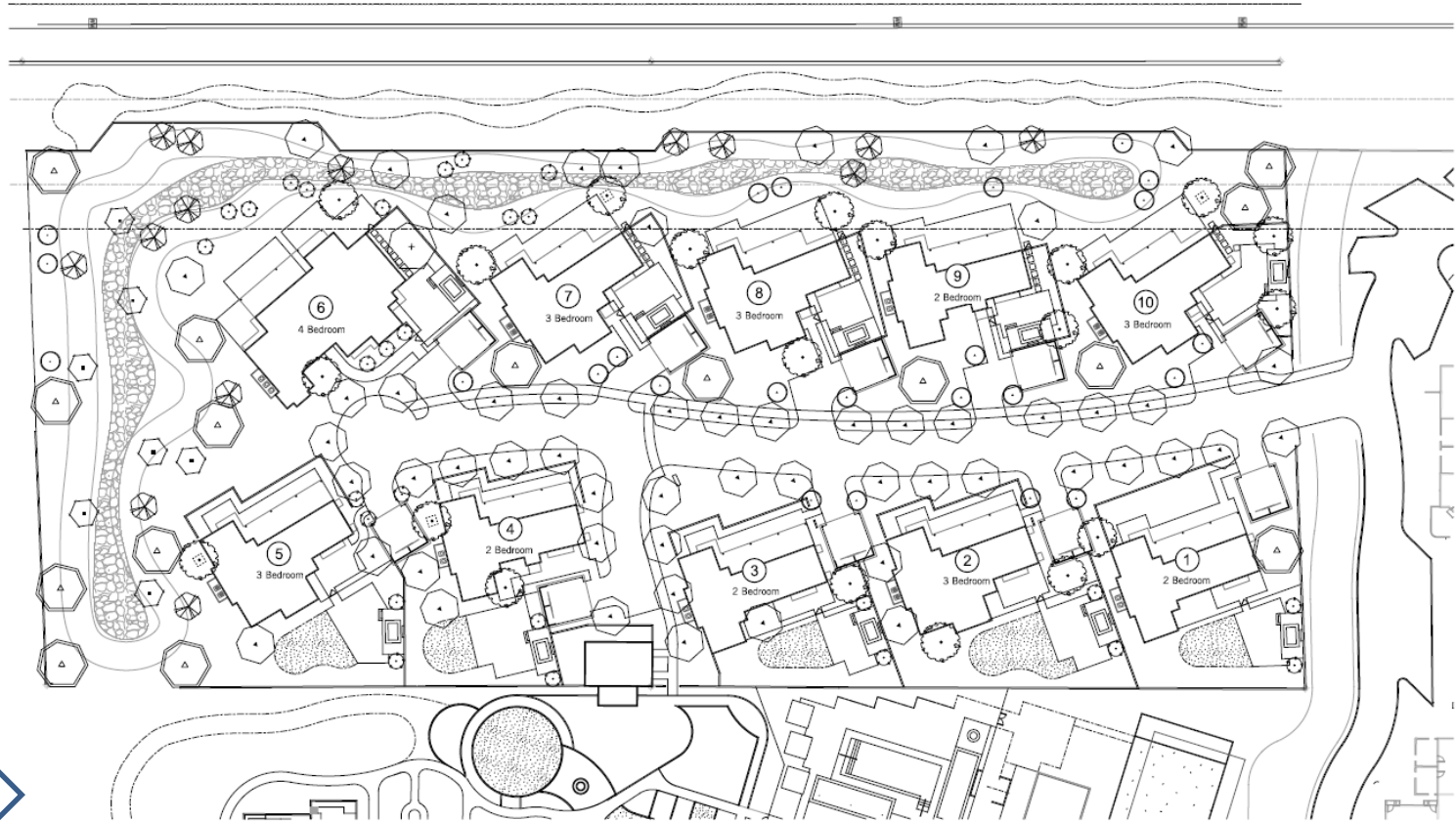
- Public Hearing during Tonight's Business Meeting:
 - Applicant Presentation
 - Public Comment
 - Council Action

SCOPE OF REQUEST (OVERALL)

- Request – Incorporate and develop 5-acre parcel into resort
- 10 single-story guest units:
 - 2,853 sq ft - 5,410 sq ft (under roof including carports)
 - Private pools/hot tubs
- New one-story service building:
 - Bar
 - Restrooms & Storage
- New perimeter walls:
 - 6' and 8' tall



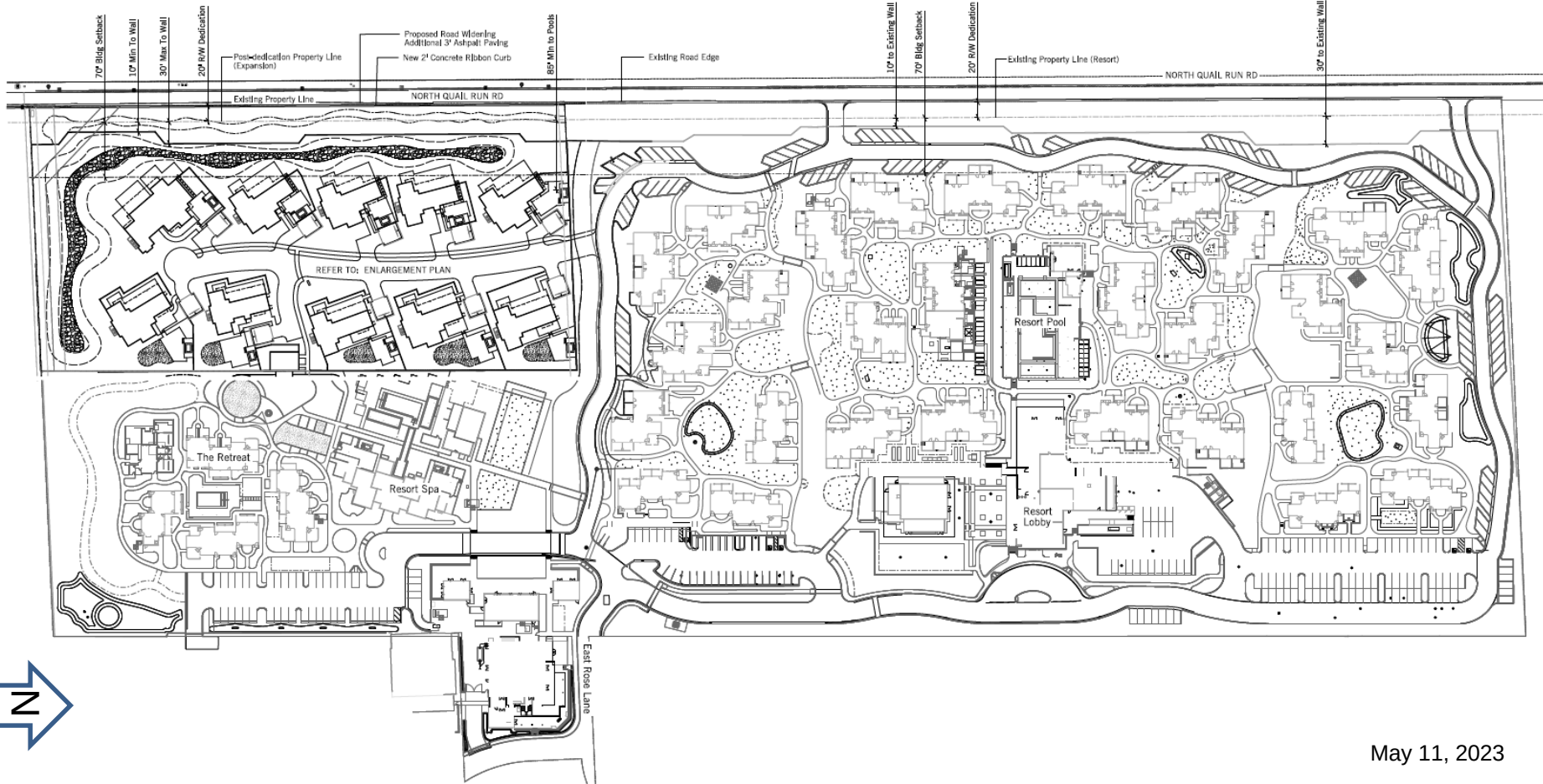
UPDATED SITE PLAN



UPDATED SITE PLAN (IN COLOR)



OVERALL SITE PLAN



SAMPLE RETENTION BASIN PHOTOS



BACKGROUND

- April 27th Study Session:
 - Council identified 3 items of direction

- Applicant modified site plan in response to Council direction

COUNCIL DIRECTION #1

- *Relocate the pools/hot tubs in front of guest units:*
 - Eastern Guest Units (Adjoining the Event Lawn):
 - Pools/hot tubs relocated to east side of units
 - Enclosed with 5' tall wall for pool barrier protection
 - Setbacks:
 - 250' minimum from west/post dedication property line
 - 175' minimum from south property line
 - SUP Guidelines - 65' setback for resort pools available to all guests
 - Pools/hot tubs raised 18 inches to eliminate ADA lift



COUNCIL DIRECTION #1 (CONT.)

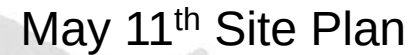
- *Relocate the pools/hot tubs in front of guest units:*
 - Five Western Guest Units (Adjoining Quail Run Rd):
 - Pools/hot tubs relocated to eastern or northern part of units
 - Enclosed with 5' tall wall for pool barrier protection
 - Setbacks:
 - 85' minimum setback from west/post dedication property line
 - 175' minimum from south property line
 - SUP Guidelines - 65' setback for resort pools available to all guests
 - Pools/hot tubs raised 18 inches to eliminate ADA lift



COUNCIL DIRECTION #2

- *Use of guest unit areas adjacent to Quail Run Road:*
 - Reduced size of western guest unit “yard” areas by 70 percent
 - Placing retention basin between guest units and Quail Run Rd fence wall to create a passive area and moving the active pool area to the front or side of the units.
 - Retention basins lined with river rock and landscaped to prevent guests from walking and congregating in these areas





COUNCIL DIRECTION #3

- *Use of the guest unit trellis/patio covers:*
 - Trellis placed on west side of guest units and above some of windows:
 - Help shield units from sun and match existing architecture on campus
 - Passive use area – e.g. sitting area for guests
 - Trellis placed above entry to provide cover for guest when entering units

COUNCIL DIRECTION #4

- *Update the no amplified music stipulation:*
 - Stipulation No. 4 on Ordinance 2023-02 updated:
 - “There shall be no amplified outdoor music and no public announcement (PA) system between 10:00 pm – 7:00 am. Noise must at all times adhere to the Town Code”

ORDINANCE 2023-02

- Updated to identify edits to Stipulation No. 4
- Added Stipulation 1.b that May 1, 2023 Conceptual Site Plan is primary or master plan that identifies new layout for these improvements
- May 1st site plan will supersede layout of other plans in packet
- Applicant in process of updating other plans to match May 1, 2023 Conceptual Site Plan
- Updated ordinance enclosed for Council review

PUBLIC COMMENT

- No additional public comments since April 27th study session
- Previous public comment included in packet

NEXT STEPS

- Scheduled for public hearing and action during tonight's business meeting
- Three possible actions:
 - Continue to a date certain for further review and action (and enable applicant to update plans and docs accordingly)
 - Approve subject to stipulations and plans noted in Ordinance 2023-01 and Ordinance 2023-02
 - Deny the request