

Andaz Resort
Resort History & Scope of Work Summary
May 25, 2023
Town Council Work Session

Below is a history of the resort property, a detailed description of the Andaz Resort Intermediate Special Use Permit (SUP) amendment application to incorporate 6041 N Quail Run Road (a 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools or spas, a new service building, and a new perimeter wall to enclose this area, and a summary of the Statement of Direction (SOD).

History/Background:

The original SUP for the resort was issued on July 10, 1975 and has been amended several times. In 2014, Ordinance 673 was issued approving a Major SUP Amendment to renovate the existing resort with the building area and keys as shown in the Project Data table below. A Major General Plan Amendment was also processed in conjunction with the 2014 SUP Amendment that changed the land use designation on 6041 N Quail Run Road from Low Density Residential to Resort/Country Club (via Resolution No. 1267). However, the original scope of the project changed and the proposed development for 6041 N Quail Run Road was removed from 2014 SUP Amendment, but the General Plan designation of Resort/Country Club remained. The last amendments were in 2015. These included a Managerial SUP Amendment for modifications and site improvements (i.e. relocation of the spa/fitness building, replacement of a permanent tent with an enclosed structure, and relocation of existing parking area) and a Minor SUP Amendment for resort lighting and signage.

In response to Council direction from the April 27, 2023 study session, the applicant provided an updated and master site plan showing the reorientation of the pools/hot tubs and the expansion of the retention basin to reduce the areas that guest may congregate. Below is a detailed description of the proposed improvements.

Scope of Request:

Project 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%

- *Guest Units.* In response to the increasing demand for larger units and increased lengths of stay, the applicant is proposing to place 10 villa style one-story (12 feet to 14 feet tall) guest units/resort keys with carports on this parcel. The new units will match the architecture on campus and will range in size from 2,853 square feet (four 2-bedroom units), 3,278 square feet (five 3-bedroom units), and 5,410 square feet (one 4-bedroom unit). These square footages are the total floor area and include the carports, covered entry, and covered patios of the guest units. Also, the units will be part of and managed by the resort and the new guest units will not have lock-offs.

These guest units will be setback a minimum of 100 feet from the south property line and a minimum setback of 70 feet from the post dedication property line adjoining Quail Run Road (to match the alignment of the existing guest units to the north). The 70-foot setback requirement from post dedication property line is less than the 100-foot setback recommended by the SUP Guidelines and was a topic of review outlined in the Andaz SOD. The proposed 70-foot setback from the post dedication property line is also in alignment with the existing guest units to the north.

- *Private Pools/Hot Tubs.* Each guest unit will have a small private pool/hot tub which will have a minimum/approximately setback of 80 feet from post dedication/west property line. The SUP Guidelines do not identify recommended setbacks for private pools and spas, but recommend a 65 foot setback for pools available to all resort guests. Also, each guest unit and pool/hot tub will be enclosed with a 5-foot to 6-foot-tall fence wall for privacy and pool barrier requirements.
- *Parking & Circulation.* Each guest unit will have separate parking via a two-vehicle carport (which is compliant with the SUP Guideline requirement of 1.2 spaces per guest unit) and these units will only be accessible from the existing resort entrance from Scottsdale Road (with no access to or from Quail Run Road). Per the 2014 SUP approval, 201 parking spaces were required and 276 spaces are existing/provided. Each new unit will have a 2-car carport, which will increase the parking count to 296 spaces.
- *Service Building.* A new one-story (12 feet tall) service building matching the architectural style of the resort buildings will be located on the east side of the subject site and will be used to service the event lawn and new guest units. The service building is compliant with the SUP Guidelines. It is setback over 200 feet from the south and west (post dedication) property lines and consists of a storage area, men and women's restroom, and a bar.
- *Walls.* Andaz adjoins five properties at its southern border. Most of the

existing walls are masonry fence walls that vary from six-feet-tall to eight feet tall. Also, there is a split rail fence that adjoins the southwestern part of the subject site. The applicant is proposing to construct an 8-foot-tall masonry wall with a stucco and paint finish along the western part of the southern property line and a 6-foot-tall masonry wall with a stucco paint finish adjoining the western property line. The western wall (along Quail Run Road) will have a design and alignment that matches the existing perimeter wall to the north. The meandering wall will be setback between 10 feet and 30 feet from post dedication property line. Also, 6-foot-tall masonry walls will also be constructed around each guest unit to create private backyards with a pool or spa. The new walls are compliant with the SUP Guidelines. However, one neighbor suggested that the applicant raise the height of all the existing southern walls to eight feet tall for consistency.

The condition of the existing wall along the southern property line of the resort has not been fully assessed. However, the applicant agreed to add block to raise the height to 8 feet tall or will replace the wall with a new 8-foot-tall wall based upon the structural soundness of the existing wall. In either event, the wall will have an 8-foot height with a stucco and paint finish.

- *Lighting & Landscaping.* The landscaping and lighting will match the existing resort. The applicant will use the same plant palette and exterior light fixture that are currently on site. Six 14-foot-tall pole lights will be placed on the eastern side of the new drive aisle that provides access to the guest units and service building and matches the parking lot pole lights that are currently on site. All but one landscape light fixture is compliant with the SUP Guidelines. The one light fixture that is noncompliant (Fixture AA2) exceeds the recommended lumens for up-lights. This fixture has an output of 955 lumens at the fixture but has an output of 0-foot candles at the adjoining property lines (a maximum output of 0.75-foot candles is recommended at the property line). The Planning Commission discussed this fixture and found it acceptable due to the low output of the proposed lighting at the property line and since this fixture will be screened by the perimeter fence walls.

The SUP Guidelines also recommend a 40-foot-wide landscape buffer adjoining a residential property and a 30-foot-wide landscape buffer adjoining a local road (measured from property lines). The southern part of this area is compliant with the 40-foot-wide landscape buffer; however, the west side is not compliant with the recommended 30-foot landscape buffer from post dedication property line. Due to the proposed meandering wall, the landscape buffer along the west side varies from 10 feet to 30 feet wide from post dedication property line. The Planning Commission discussed this buffer and found the detailed landscape plans adjoining Quail Run

Road and the conceptual interior landscape plan acceptable.

However, based upon Council's February 9th direction, the applicant provided an overall/detailed landscape plan illustrating the landscaping around the new guest unit area and along Quail Run Road. The applicant also provided an enlarged landscape plan along Quail Run Road to clearly identify the landscaping which will be visible to the neighbors. The enlarged landscape plan along Quail Run Road is broken down into three sections and has a key map identifying each applicable section. The landscape pallet is similar to and consistent with the existing landscape on campus and the adjoining right-of-way (ROW).

- *Quail Run Road Right-of-Way Dedication.* Quail Run Road is classified as a local street. The Town's right-of-way (ROW) design standards recommend a minimum ROW width of 50 feet. Quail Run Road is currently 30 feet wide with approximately 14 feet to 15 feet of existing asphalt. The applicant will dedicate an additional 20 feet of ROW to bring the width into compliance.

The Planning Commission recommendation is for an additional 3 feet to 4 feet of asphalt and 2 feet of ribbon curb in the dedicated portion of ROW to comply with standards (which will result in a total of 18 feet of asphalt with 2 feet of ribbon curb on the east side of the road). This leaves 15 feet of dedicated ROW that can be landscaped. The applicant agreed to installing half street improvements adjoining the 5-acre parcel and updated the plans to illustrate these half street improvements.

- *Supplemental Information.* The applicant included a conceptual Grading & Drainage Plan showing the location and volume of the retention basin and tank, conceptual drainage design memo, preliminary trip generation report, preliminary water system analysis report, preliminary sewer system analyst report, preliminary noise impact study, preliminary sign plan, site project data, and parking data for review and reference. These preliminary reports and plans identify the general design and impacts associated with the proposed improvements.

Part of the retention basin adjoining the southern property lines will be located in existing easements. The applicant is in the process of abandoning these easements and will provide the Town with the recorded documents once these easements have been abandoned. A stipulation was added to Ordinance 2023-02 identifying that the applicant must provide the Town with a copy of the easement abandonments prior to release of the first building permit.

Improvements that Deviate from SUP Guidelines Recommendations

The information below identifies the deviations from the SUP Guidelines which were discussed during the Planning Commission review. These topics are also areas of review outlined in the SOD. A list of comparison and consideration points that

identifies which areas of the proposed improvements are not meeting the SUP Guidelines is outlined in Attachment O:

- *Guest Units.* The new guest units will be setback a minimum of 100 feet from the south property line and a minimum setback of 70 feet from the post dedication property line adjoining Quail Run Road (to align with the location of the guest units to the north). The 70-foot setback from post dedication property line applies to the five western units and is less than the 100-foot setback recommended by the SUP Guidelines. The 70-foot setback is similar to the existing staggered guest units north of the proposed site along the Quail Run Road right-of-way that have an approximate setback of 70 feet. During the November 15th work session, the Commission identified that the proposed setbacks and location of the guest units are ok since they are in alignment with the existing guest units.
- *Lighting.* The same lighting on the existing campus will be used for this area of improvement. Six 14-foot-tall pole lights will be placed on the eastern side of the new drive aisle that provides access to the guest units and service building and matches the parking lot pole lights that are currently on site. All but one landscape light fixture is compliant with the SUP Guidelines. The one light fixture that is noncompliant (Fixture AA2) exceeds the recommended lumens for up-lights. This fixture has an output of 955 lumens at the fixture and the SUP Guidelines recommend an output of 300 lumens. However, the output of the proposed lighting is 0-foot candles measured at the adjoining property lines (and the maximum output of 0.75-foot candles is recommended at the property line). During the November 15th work session, the Commission identified that the additional output of this one light fixture is acceptable.
- *Landscaping.* The landscaping will match the existing resort. The applicant will use the same plant palette that is currently on site. The SUP Guidelines recommend a 40-foot-wide landscape buffer adjoining a residential property and a 30-foot-wide landscape buffer adjoining a local road (measured from property lines). The southern part of this area is compliant with the 40-foot-wide landscape buffer; however, the west side is not compliant with the recommended 30-foot landscape buffer from post dedication property line. Due to the proposed meandering wall, the landscape buffer along the west side varies from 10 feet to 30 feet wide from post dedication property line.

The Planning Commission discussed this buffer and found the detailed landscape plans adjoining Quail Run Road and the conceptual interior landscape plan acceptable.

However, based upon Council's February 9th direction, the applicant provided an overall/detailed landscape plan illustrating the landscaping around the new guest unit area and along Quail Run Road. The applicant

also provided an enlarged landscape plan along Quail Run Road to clearly identify the landscaping which will be visible to the neighbors. The enlarged landscape plan along Quail Run Road is broken down into three sections and has a key map identifying each applicable section. The landscape pallet is similar to and consistent with the existing landscape on campus and the adjoining right-of-way (ROW). The landscape plans should also be updated to match the new/master site plan layout (prepared by Burton Landscape Architecture Studio and dated May 1, 2023).

- *Quail Run Road Right-of-Way Dedication.* Quail Run Road is classified as a local street. The Town's right-of-way (ROW) design standards recommend a minimum ROW width of 50 feet. Quail Run Road is currently 30 feet wide with approximately 14 feet to 15 feet of existing asphalt. The applicant will dedicate an additional 20 feet of ROW to bring the width into compliance.

Seven neighbors in the area expressed support for widening the road and one neighbor expressed support for leaving the road as is. Four of the seven neighbors in support of widening the road live on Quail Run Road and one neighbor opposed to widening the road also lives on Quail Run Road. During the January 3rd public hearing, the Planning Commission added as stipulation requiring additional pavement and ribbon curb adjoining the dedicated portion of Quail Run Road.

Based upon Commission recommendation and Council direction, the applicant agreed to install the additional pavement adjoining the 5-acre parcel.

- *Noise.* Noise was identified as an area of study in the SOD and the Planning Commission also identified noise as an area of concern during their work session reviews. Over the course of review of this request, the applicant has provided three noise studies: 1) August 3, 2022 noise study prepared by MD Acoustics, December 5, 2022 Noise Impact Study Addendum prepared by MD Acoustic, and a March 17, 2023 Noise Impact Study prepared by MD Acoustics.

The August 3rd noise impact study measured ambient noise at 38 to 52 decibels and identified a projected noise output using amplification devices between 44 and 52 decibels at the property line. This noise impact study proposed no specific recommendations other than the proposed guest units acting as a sound barrier. The measured and projected decibels comply with the daytime limit of 56 decibels but exceed 45 decibels for nighttime between 10:00 p.m. and 7:00 a.m. and all-day Sunday and on legal holidays. The Planning Commission added a stipulation prohibiting the use of amplified music from 10:00 pm – 7:00 am to help mitigate potential noise impact from the new guest units and pools/hot tubs. In accordance with recent Council direction, the applicant agreed to prohibit the use of the guest unit pools/hot

tubs after 10 pm and will place a four-foot to five-foot tall screen walls adjoining the pools/hot tubs to provide additional noise attenuation.

The December 5th noise addendum identified that the modeled noise levels show that worst-case scenario noise levels will be consistent with the existing noise environment (42-47 dBA daytime noise levels). The only source of noise for the proposed Bungalows is the backyard areas, which will be subject to the regulations of Paradise Valley.

The March 17th noise study shows how the proposed audio system on the event lawn will reduce noise impact to the community, how the new guest units will reduce/buffer the event lawn noise and identifies how the combined event lawn audio system and guest units will reduce the noise impact to the neighbors. The report concludes that the noise levels from the special events with the proposed distributed audio system do not exceed the 45 decibels noise limit and therefore are compliant.

The Town also partnered with MD Acoustics and a few resorts in 2021/2022 to assess noise and offer mitigation strategies. Andaz resort was one of these resorts with a recommendation to implement a hardware noise limit on the audio system (noise limiter) and/or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events. The applicant is in the process of finalizing the Event Sound Management Reimbursement Agreement with the Town and anticipates the new sound system on the Albers and Cholla Event Lawns will be installed in May or June of 2023 (to reduce the event noise).