Andaz Resort
-Statement of Direction-
October 13, 2022

Andaz Resort submitted an Intermediate Special Use Permit (SUP) application to incorporate 6041 N Quail Run Rd (an adjoining 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools, a new service building, and new perimeter walls to enclose this area. The last major SUP amendment was to renovate the resort in 2014; which approved approximately 141,000 square feet of building area and 201 keys (and the current build out has approximately 139,000 square feet of building area and 185 keys). The proposed improvements will add 34,809 square feet of building space, increase the net lot size to 27.16 acres, and will increase the lot coverage from 14.36% to 14.65%.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before October 23,2022.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any application for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit. Therefore, the Town Council issues the following Statement of Direction for the Andaz Resort:

- The General Plan encourages the renovation of SUP sites while protecting the Town's low-density residential character and quality of life. 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 (General Plan Land Use Policy LU.3.2).

- Other General Plan policies related to SUP properties encourage the use of enhanced aesthetics, buffers between uses of significantly differing function and intensity, the integration of pedestrian amenities, attractive streetscapes, use of shade trees, and the integration of art.

The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. **Use.** Guest units, guest unit carports, pools, and a service building are resort uses that do not change the use of Andaz resort. However, incorporating and developing this residential lot into the resort brings the resort uses closer to the existing residential properties. The Planning Commission shall evaluate if additional changes or measures are needed to mitigate any adverse effects (such as noise and lighting) created by the new guest units, carports, the service building, pools, and/or fence walls. This includes, but are not limited to:

a. Location, design/size, and orientation of guest units, carports, pools, service building, and fence walls,
b. Evaluating the lighting associated with these improvements (e.g. location, type, output, and color temperature of fixtures), and
c. Adding stipulations that include, and are not limited to, ensuring that these guest units remain as resort keys and cannot be sold as private residences and stipulations that further compliance on the visible, audible, and operational effects the amendment may have on the neighbors.

2. **Noise**. The Planning Commission shall evaluate noise generated by these improvements and the noise impact study:
   a. On October 28, 2021, the Town performed a sound and implementation efforts study in partnership with several of the Town Resorts (which included Andaz). This study for Andaz recommended implementation of 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 must identify how and when they will implement this recommendation via their noise study for Planning Commission and staff review.
   b. The August 3, 2022 MD Acoustics noise study identifies that the worst-case scenario of all pools being occupied during an event, should have a noise level which does not exceed 56 dba. However, the Town Code also limits output to 45 dba on Sundays, legal holidays, and between the hours of 10:00 pm – 7:00 am. The Commission shall consider and evaluate the following:
      i. Limiting the hours of use/operation of the pools,
      ii. Limiting the hours of operation of outdoor events at these guest units,
      iii. Limiting the hours of operation of the service building,
      iv. Limiting or prohibiting exterior amplified music or PA system at these guest units and service building, Have Commission and staff examine how these limits will be enforced and implemented. List/separate noise as a separate SOD item.
      v. Confirming consistency in enforcement with other Town resorts.
      vi. Considering new technology to mitigate noise such as, and not limited to, monitoring devices at the property line.
   c. Evaluate the location and screening of the mechanical equipment and pool equipment.

3. **Setbacks & Heights.** The Planning Commission shall evaluate the location and setbacks of the new guest units with carports and evaluate the location, setback, and heights of the new fence walls:

    a. All ten guest units will be setback a minimum of 100' from the south property line and the current plans show 5 of the guest units will have a minimum setback of 40' from the post dedication property line adjoining Quail Run Rd. However, the 40' setback requirement from the Quail Run Rd post dedication property line is less than the 100' setback recommended by the SUP Guidelines. The Planning Commission and applicant shall evaluate the feasibility of relocating and/or reorientating the new guest units further east to bring them more into compliance with the recommended 100' setback and more in alignment with the setbacks of the existing guest units. The applicant also indicated that the plans will be updated with the five western guest units having an approximate setback of 70' from post dedication property line.

    b. The SUP Guidelines recommended that fences meet the residential fence walls standards in Article 24 of Zoning Ordinance. The western fence wall and portions of the internal "yard" walls adjoining Quail Run Rd are not compliant with the standards outlined Article 24; which identifies a 6' tall meandering fence wall shall meander between the 10' and 20' setback lines with an average setback of 15'. The proposed fence will match the design and alignment of the existing fence to the north and the current plans show a setback of that varies approximately 5' to 25' from the post dedication property line. However, the applicant indicated that the plans will be updated to show that the western meandering fence will have an approximate setback between 10' and 30' from post dedication property line. Also, many of the internal yard walls connect to the perimeter fence at the western property line. The Planning Commission shall focus on the perimeter wall setbacks in maintaining buffers to nearby residential properties.

4. **Quail Run Rd Right-of-Way (ROW) .** The Town Engineer recommends that the applicant pave this area with 3' to 4' of asphalt and 2' ribbon curb to provide safe passage for two vehicles (for a total of 18' of asphalt and 2' of ribbon curb). However, the applicant is proposing to landscape the total 20' of dedicated portion of ROW due to the limited use of this street and to match the northern portion of ROW that was landscaped with the 2014 Major SUP amendment.

    The Planning Commission shall provide the Council a recommendation regarding the pavement and landscaping along Quail Run Road adjacent to the subject site with the applicant submitting revised paving/landscape plans for Town staff and Planning Commission review as applicable. The Planning Commission must consider input from the residents and consider the safety aspects associated with improving this portion of ROW.

5. **Landscaping & Lighting.** A detailed landscape plan must be submitted for Planning Commission review. The SUP Guidelines recommend a 40' wide landscape buffer adjoining a residential property and a 30' wide landscape buffer adjoining a local road. The southern part of this area is compliant with the 40' wide landscape buffer but the west side is not compliant with the 30' landscape buffer. Since the applicant is proposing to landscape the dedicated portion of right-of-way along Quail Run Rd, the Planning Commission shall evaluate the southern and western landscape areas to determine if there is sufficient landscaping in these areas that match the seasonal color, plant density, and quality of a Town resort. The Planning Commission shall consider using the same landscape pallet and light fixtures that are on the existing portion of the resort and shall craft a stipulation regarding the maintenance of the new landscaping. The Planning Commission shall also evaluate the proposed lighting for any potential impacts to the adjoining residential properties, maintaining a low-density character in design and fixture height.

6. **Grading & Drainage, Water, & Sewer.** Conceptual grading & drainage plans and preliminary drainage memo, water system analysis, and sewer system analysis have been provided and are reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards. The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should the grading, drainage, and utilities affect the design or impact to nearby residents.

7. **Traffic, Parking, and Circulation.** The Trip Generation Report is reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards which may require additional parking analysis. The resort entrance will remain the same from Scottsdale Road and these guest units will not be accessible from Quail Run Rd. A new 24' wide drive aisle/roadway will connect to the existing resort to provide access to the 10 new guest units. Also, the resort currently has 278 parking spaces on site and each guest unit will have a 2-car detached carport; which is compliant with the SUP Guidelines. The applicant must provide preliminary paving plans of the internal drive aisle/roadway for review. The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should parking and circulation affect the design or impact to nearby residents.

8. **Signage.** New building and directional signage will accommodate the improvements. The SUP Guidelines identify recommended standards for monument and directional signs, but do not provide recommended standards for building signage. The Planning Commission shall evaluate the size, height, location, and illumination of all proposed signs for appropriateness with the SUP and compliance with the SUP Guidelines.

The Town Council recognizes that too many and/or overly detailed plans and documents may create a substantial financial burden on the applicant. Therefore, the Planning Commission shall be mindful in requesting and/or requiring only the necessary

plans and documents needed to evaluate and complete the Intermediate SUP Amendment.

Per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application no later than February 10, 2023.