

Andaz Resort
Resort History, Detailed Scope of Proposed Improvements, and Summary of SOD
December 20, 2022
Planning Commission Work Session

Below is a history of the resort property, a detailed description of the Andaz Resort Intermediate Special Use Permit amendment application to incorporate 6041 N Quail Run Rd (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.

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 Rd 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/County 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.

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 is a topic of review outlined in the Andaz SOD.

- *Private Pools.* Each guest unit will have a small private pool or spa which will be setback 45 feet from post dedication/west property line. The SUP Guidelines do not identify recommended setbacks for private pools and spas. Also, each guest unit and pool will be enclosed with a 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 space are existing/provided. Each new unit will have a 2-car carport, which will increase the parking count to 298 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-foot-tall to eight feet tall. Also, there is a split rail fence that adjoin 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 (please reference the Wall and Fence Plan dated 16 August 2022). 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. Since this is an intermediate amendment, improvements are limited to the geographical area of the request (unless the applicant agrees to address issues on other areas of campus).

- *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 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.

- *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 Town Engineer recommends that the applicant add an additional 3 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. However, the applicant is proposing to landscape the entire 20 feet of dedicated 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. Attachment G provide a "pros and cons" list of

improving the ROW dedication with additional asphalt and curb or just landscaping the area with no new pavement.

- *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.

Improvements that Deviate from SUP Guidelines Recommendations

The information below identifies the deviations from the SUP Guidelines and potential topics of concern for 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 H:

- *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 fixtures 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.

Also, the SOD identifies that the Planning Commission shall review a detailed landscape plan. The applicant would like to provide a conceptual landscape plan since they will be using the same palette as the existing campus. The applicant provided a Conceptual Illustrative Plan dated October 25, 2022, Planting Palette Plan dated August 16, 2022, and Existing Site Photos Representing Proposed Landscaping Plan dated October 25, 2022. Staff recommends that the applicant provide a detailed landscape plan for the area between the west fence wall and the edge of curb/asphalt adjoining Quail Run Road and a conceptual landscape plan for the interior part of the development (with a stipulation identifying that the quantity and type of plants inside the area of improvement shall match that of the existing campus). Attachment O is the public comment that staff received to date. Several of the neighbors expressed concern about the landscaping and maintenance of the right-of-way adjoining Quail Run Road. During the November 15th work session, the Commission identified that the applicant must provide a detailed landscape plan outside of the Quail Run fence wall and the conceptual landscape plan is sufficient for the interior improvements (with a stipulation that the interior landscaping shall match the pallet and quantity of the existing resort).

- *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.

While the Town Engineer noted the typical asphalt cross-section that adds an additional 3 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 would not be consistent with the northern portion of Quail Run. The applicant is proposing to landscape the entire 20 feet of dedicated 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. Attachment G provide a

“pros and cons” list of improving the ROW dedication with additional asphalt and curb or just landscaping the area with no new pavement. All of the various options are safe for this low traffic volume street and staff is supportive of the applicant’s request to landscape the dedication without additional pavement since it will match the existing ROW to the north.

In total, 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 and the one neighbor opposed to widening the road also lives on Quail Run (see Attachment R for the public comment). During the November 15th and December 20th work sessions, Commissioner Campbell, Commissioner Liepmann, and Commissioner Georgelos expressed interest in adding additional pavement to the dedicated portion of Quail Run Road. Staff recommends no additional pavement on Quail Run Road to maintain a consistent and non-scalloped streetscape that matches the northern portion of right-of-way (in accordance with the 2014 SUP).

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 the November 1st meeting. The applicant provided a noise impact study that measured ambient noise at 38 to 52 decibels and projected noise using amplification devices between 44 and 52 decibels at the property line. This noise impact study proposes no specific recommendations other than the proposed guest units acting as a sound barrier. The measured and projected decibels exceed the 45 decibels for nighttime between 10:00 p.m. and 7:00 a.m. and all-day Sunday and on legal holidays. There is an existing stipulation for no amplified music or public address system after 10:00 p.m. However, outdoor use at the resort is not prohibited nor is the use of the pools in private enclosed yards. In 2021/2022, the Town partnered with MD Acoustics (See Attachment P) and a few resorts 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.

During the November 15th work session, the Commission identified that a stipulation must be added which prohibits amplified music or a PA system between 10 pm – 7 am in order address potential noise issues from these improvements. The applicant also provided an addendum to the noise study reiterating that only noise source from the new guest units are from the backyard areas and that noise levels are consistent with the existing noise environment at 42 – 47 bda (see Attachments K & L). This is compliant with the daytime noise limits but is 2 decibels over the nighttime limit of 45 bda. Staff is supportive of this since due to stipulation that prohibits amplified music or public announcement (PA) systems from 10 pm – 7 am. Staff also spoke with the acoustical engineer and the engineer clarified that the modeling excluded the ambient noise and PA systems at the guest units. Also, the Town is working with

Andaz to implement a noise management system on the existing event lawns (which includes a hardware noise limit on the audio system or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events).

The applicant provided an addendum updating their acoustical study (which was presented at the December 20th work session). The addendum identifies that the modeling used a worst-case scenario and the noise levels of the new improvements will be consistent the existing noise environment at 42 – 47 dba. This is compliant with the daytime noise limits but is 2 decibels over the nighttime limit of 45 bda. Staff is supportive of this since the applicant has agreed to a stipulation that prohibits outdoor amplified music or public announcement (PA) systems from 10 pm – 7 am. Staff also spoke with the acoustical engineer and the engineer clarified that the modeling excluded the ambient noise and PA systems at the guest units.

Statement of Direction (SOD)

Attachment G is the SOD that was issued by Town Council. Also, Attachment C is included for reference and provides further detail of how the proposed request compares to the SUP Guidelines. Below is a summary of the SOD:

1. **Use.** The Planning Commission shall evaluate and determine if additional changes or measures are needed to mitigate any adverse effects created by the new guest units, carports, service building, pools, and/or fence walls. The Planning Commission shall also craft stipulations that ensure that these guest units remain as resort keys and will not be sold as private/individual residences.
2. **Noise.** The Planning Commission shall evaluate noise generated by these improvements. The Planning Commission shall assess the applicants noise impact study and identify how and when they will implement the recommendations of the Town's sound study.
3. **Setbacks & Heights.** The Planning Commission shall evaluate the location and setbacks of the new guest units, carports, service building, and shall evaluate the setbacks and heights of the new fence walls.
4. **Quail Run Rd Right-of-Way (ROW) Dedication.** The Planning Commission must consider input from the residents along with the safety aspects of the Quail Run Rd ROW improvements regarding the pavement and landscaping of the dedicated ROW. Per Council's request at the September 8th work study, staff provided a "pros and cons" list for paving or landscaping this area (see Attachment G).
5. **Landscaping & Lighting.** The Planning Commission shall review a detailed landscape and lighting plan with particular attention to the west and south areas nearest existing residential properties.

6. **Grading & Drainage, Water, & Sewer.** Preliminary drainage, grading, water, and wastewater reports have been provided and are reviewed by staff 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 may provide general input should the drainage, grading, and utilities affect the design or impact to nearby properties.
7. **Traffic, Parking, and Circulation.** Parking is compliant with the SUP Guidelines and the Planning Commission may provide general input should parking and circulation affect the design or impact to nearby residents.
8. **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 SOD identifies that 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 request and/or require only the necessary plans and documents needed to evaluate and complete the Intermediate SUP Amendment. The SOD also identifies that the Planning Commission shall complete their review by February 10, 2023.