

# 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 8, 2022



# TODAY'S GOAL

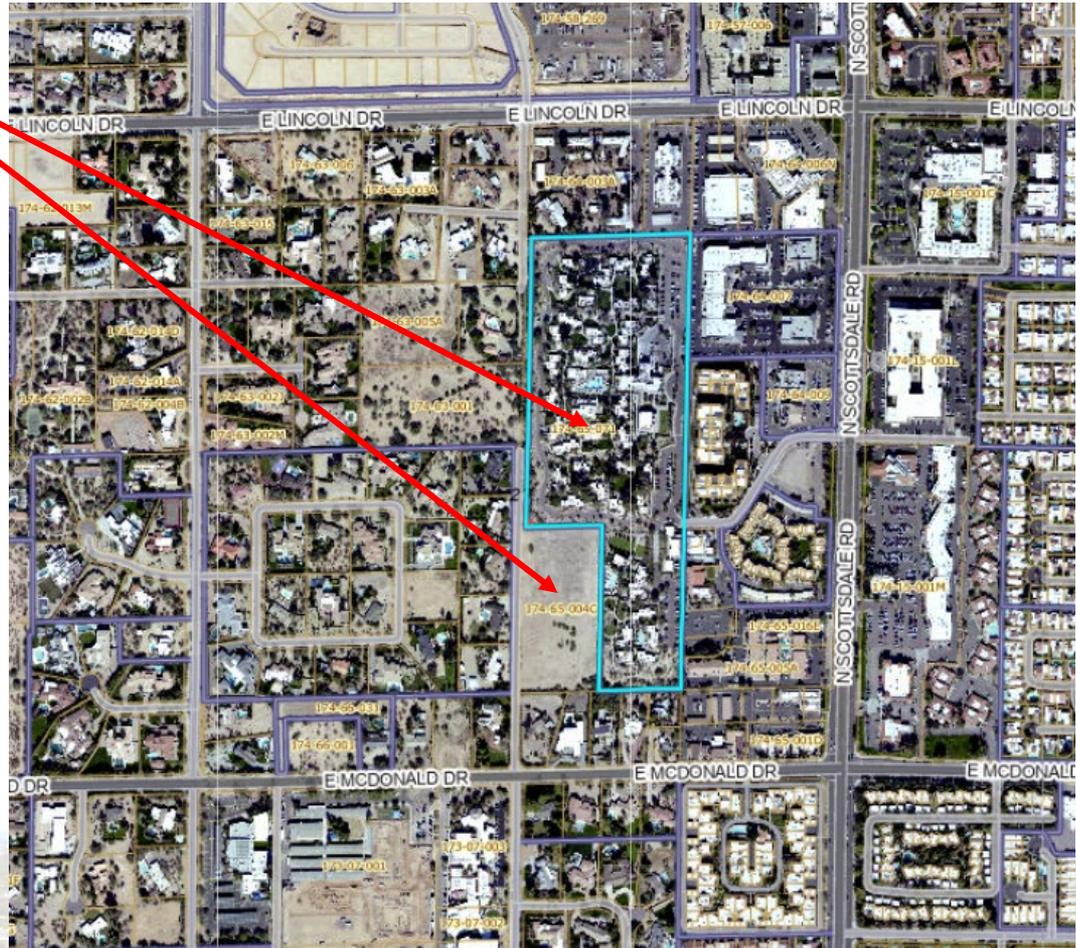
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- Review Draft Statement of Direction (SOD)



# VICINITY MAP

Subject Properties



# BACKGROUND

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- 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 development of 6041 N Quail Run was removed from 2014 Amendment
  - GPA not required since 6041 Quail Run already designated as Resort/Country Club
- 2015:
  - Managerial & Minor Amendments
  - Relocation of spa/fitness building, replacement of permanent tent with enclosed structure, resort lighting, signage

# SCOPE OF REQUEST

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- Intermediate SUP Amendment:
  - Incorporate & Develop 6041 N Quail Run Rd into Resort
- 10 luxury single-story guest units:
  - 2,853 sq ft - 5,410 sq ft with 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

# OVERALL SITE PLAN



# GUEST UNITS

- 10 New Guest Units with Carports:
  - Managed by resort
  - No lock-offs

	Guest Units	SUP Guideline/Town Code/SUP
<b>Height</b>	12' - 14' tall Units Single Story 9' tall Carport	36' Tall
<b>Setbacks</b>	100' from South PL 40' from West PL	100' from Residential (SUP Guide) 100' from Street (SUP Guide) 40' Rear (Zoning Ord)
<b>Square Footage</b>	14.65% Lot Coverage Four 2 bedroom (2,853 SF) Five 3 bedroom (3,278 SF) One 4 bedroom (5,410 SF)	25% Lot Coverage
<b>Keys</b>	195 Keys 10 New Units/No Lock-offs	201 Keys Approved

# GUEST UNIT POOLS & FENCE WALLS

- Private pools for each Guest Unit

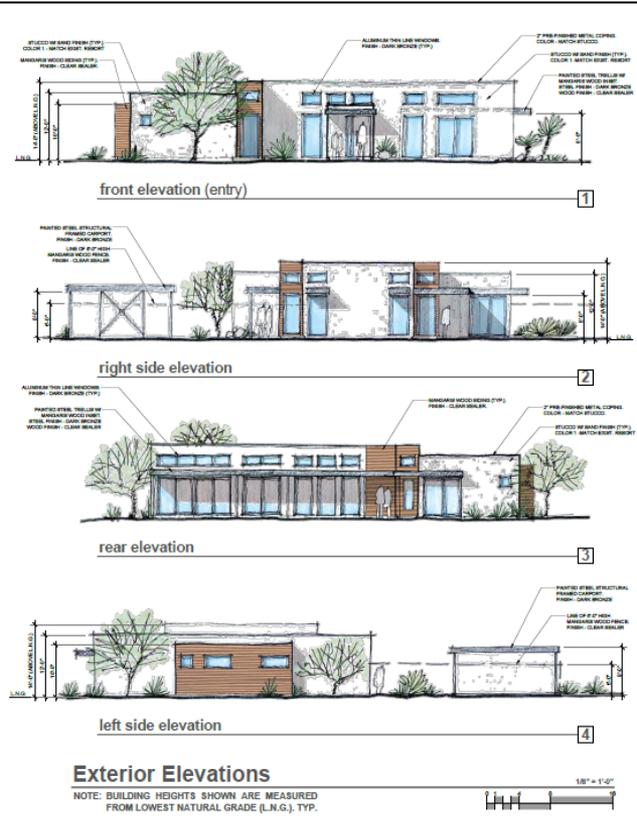
	Pools	SUP Guideline/Town Code/SUP
<b>Setbacks</b>	70' from South PL 20' from West PL (Post Dedication)	20' Side/Rear (Zoning Ord) No Recommended Setbacks (SUP Guidelines)

- Perimeter Fence Walls and Enclosed Yard Walls

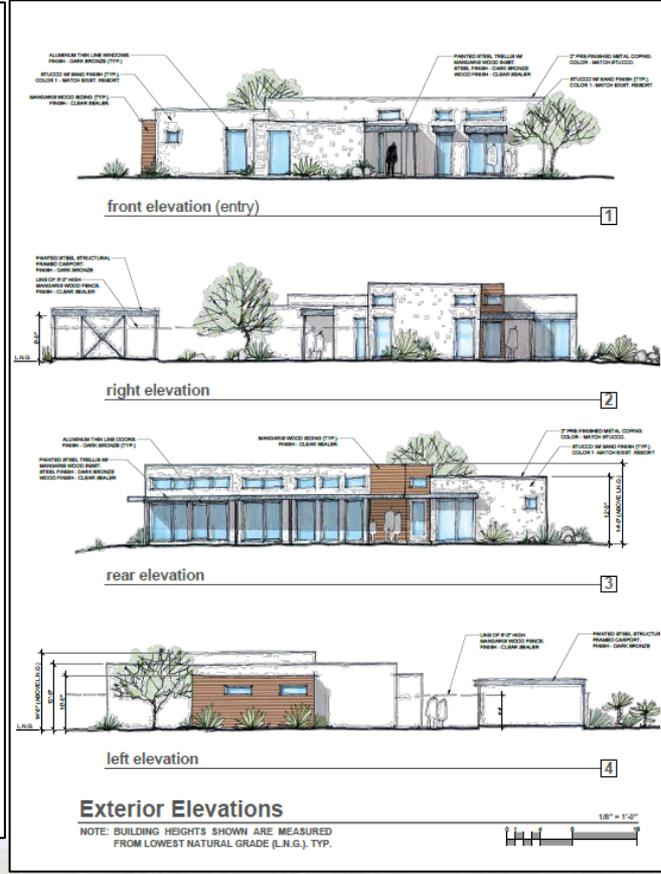
	Perimeter Fences	Yard Fences	SUP Guideline/Town Code/SUP
<b>Setbacks</b>	0' from South PL 0' -14' Meander from West PL	50' from South PL 0' from West PL	0' from Neighbor/South 15' Meander from Street 20' Straight from Street
<b>Height</b>	8' tall along South PL 6' tall along West PL	8' tall along South PL 6' tall along West PL	8' adjoining Residential 6' adjoining Street



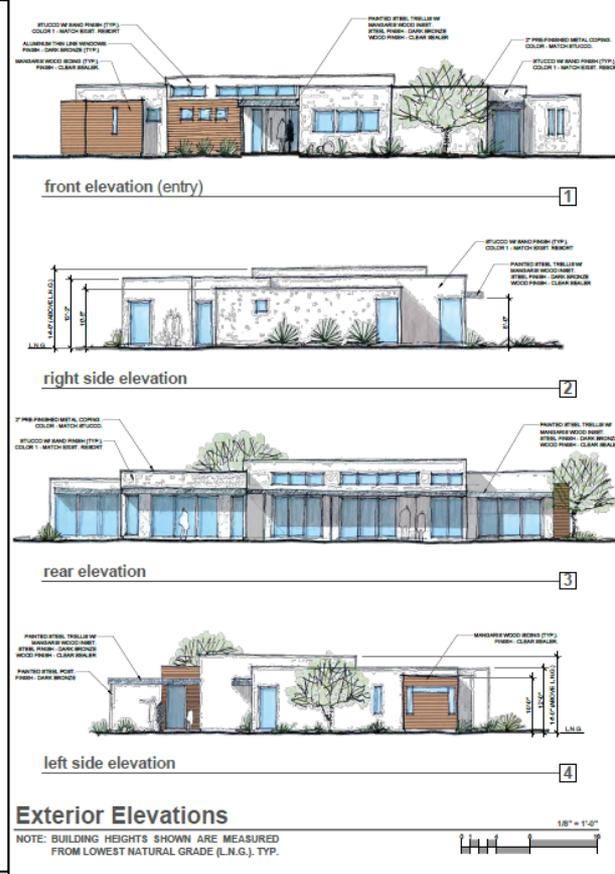
# GUEST UNIT ELEVATIONS



2 Bedroom



3 Bedroom



4 Bedroom

# PERIMETER FENCE WALLS







# 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

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



# SOD CONSIDERATION POINTS (CONT.)

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## General Items

- Anticipated time frame for completion
- Evaluate Development Standards
- Policy preferences, mitigate undesired outcomes (e.g. noise, lighting, etc.), or areas where no further review is necessary

## SUP Items

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights
- View Corridors
- Circulation
- Known issues, if any



# DRAFT SOD - OVERALL

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- 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

# DRAFT SOD - USE

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1. Evaluate if changes or measures needed to mitigate adverse effects :
  - a. Location and orientation of guest units, pools, service building, and fence walls,
  - b. Evaluation of Noise Impact Study. Study identifies that worst-case scenario of all pools being occupied during an event should have noise level which does not exceed 56 dba. However, Code also limits output to 45 dba on Sundays, legal holidays, and between hours of 10 pm – 7 am. Commission shall consider and evaluate following:
    - i. Limiting hours of use/operation of pools
    - ii. Limiting hours of operation of outdoor events at guest units
    - iii. Limiting hours of operation of service building
    - iv. Limiting or prohibiting exterior amplified music or PA system
  - c. Evaluating location and screening of mechanical equipment
  - d. Evaluating lighting (location, types of fixtures, output, color temp)

# DRAFT SOD – SETBACKS & HEIGHT

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2. Evaluate location and setbacks of new guest units/carports and evaluate location, setback, and heights of new fence walls:
  - a. Guest units setback minimum of 100' from south property line and minimum setback of 40' from post dedication property line adjoining Quail Run Rd. 40' setback requirement from Quail Run Rd post dedication property line is less than 100' setback recommended by SUP Guidelines but compliant with primary residence rear yard setback for R-43 zoning district.
  - b. SUP Guidelines recommended fences meet residential fence walls standards in Article 24 of ZO. Western fence wall and portions of internal "yard" walls adjoining Quail Run Rd not compliant with standards in Article 24; which identifies 6' tall meandering fence wall shall meander between 10' and 20' setback lines with average setback of 15'. Proposed fence has slight meander with much of fence on the western property line (0' setback) and portions of wall setback 6' to 14' from property line. Also, many internal yard walls connect to perimeter fence at western property line.

3. Engineer recommends applicant pave ROW dedication with asphalt and ribbon curb to provide safe passage for two vehicles.

Applicant proposing to landscape dedicated area due to limited use of this street and to match northern portion of ROW that was landscaped with 2014 SUP amendment.

Commission to evaluate if dedicated portion of ROW should be paved or landscaped. If it is determined that ROW dedication shall be paved, applicant must provide preliminary paving plans for review. If it is determined that this area should be landscaped, detailed landscape plan must be provided for PC to examine amount and type of proposed landscaping in this area

# DRAFT SOD – LANDSCAPE & LIGHTING

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4. Detailed landscape plan must be submitted for PC review. SUP Guidelines recommend 40' wide landscape buffer adjoining residential property and 30' wide landscape buffer adjoining a local road. Southern part is compliant with 40' wide landscape buffer but west side not compliant with 30' landscape buffer.

Since applicant is proposing to landscape dedicated portion of right-of-way along Quail Run Rd, PC to evaluate southern and western landscape areas to determine if there is sufficient landscaping in these areas and if landscaping Quail Run ROW dedication is an appropriate and sufficient buffer.

Commission shall also evaluate proposed lighting for any potential impacts to the adjoining residential properties.

# DRAFT SOD – G&D, WATER, AND SEWER

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5. Conceptual G&D plans and preliminary drainage memo, water system analysis, and sewer system analysis have been provided.

More detailed plans and reports shall be provided for PC review and evaluation. Commission shall review and examine storm water flows, on-site retention, location of utility cabinets and pedestals, preliminary sewer plans, preliminary water basis of design report, and fire flow rate for this area.

6. Resort entrance will remain the same from Scottsdale Road and guest units will not be accessible from Quail Run Rd.

New 24' wide drive aisle/roadway will connect to existing resort to provide access to 10 new guest units. Commission shall evaluate Trip Generation Report and applicant must provide preliminary paving plans of internal drive aisle/roadway for PC review.

Also, resort currently has 278 parking spaces on site and each guest unit will have a 2-car detached carport; which is compliant with SUP Guidelines. PC may require a Parking Analysis if necessary.

## DRAFT SOD – SIGNAGE

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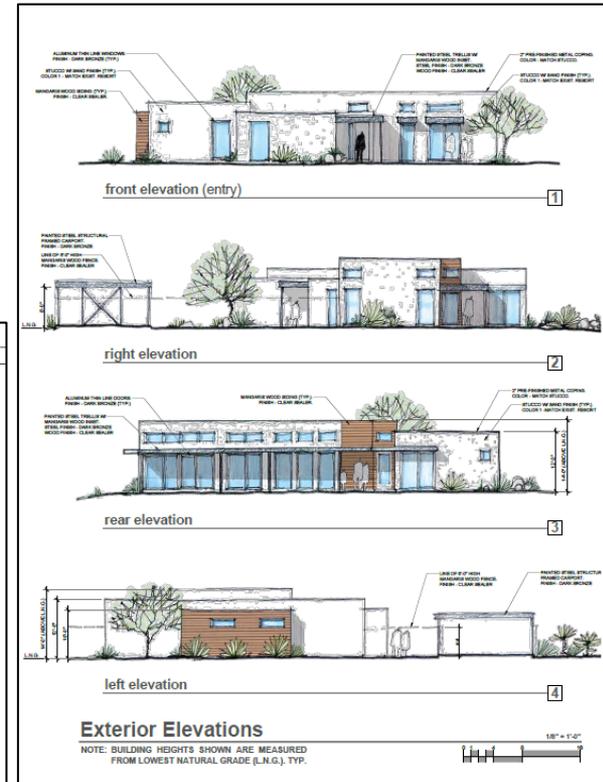
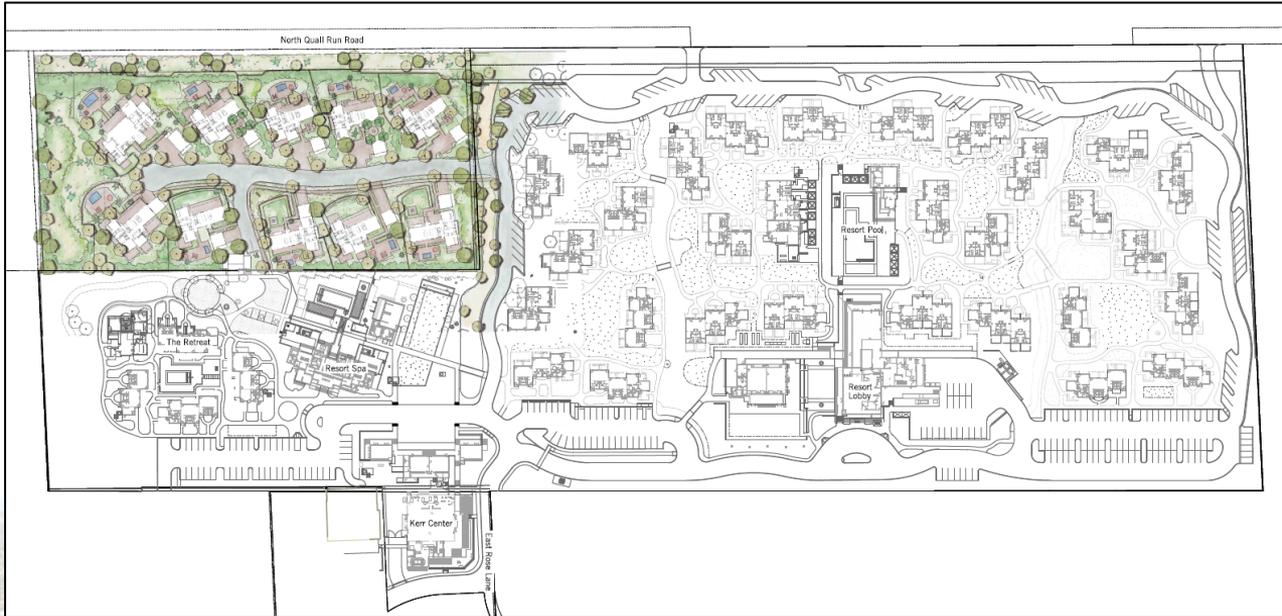
7. New building and directional signage will accommodate improvements. SUP Guidelines identify recommended standards for monument and directional signs, but do not provide recommended standards for building signage. Commission shall evaluate the size, height, location, and illumination of all proposed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

# NEXT STEPS

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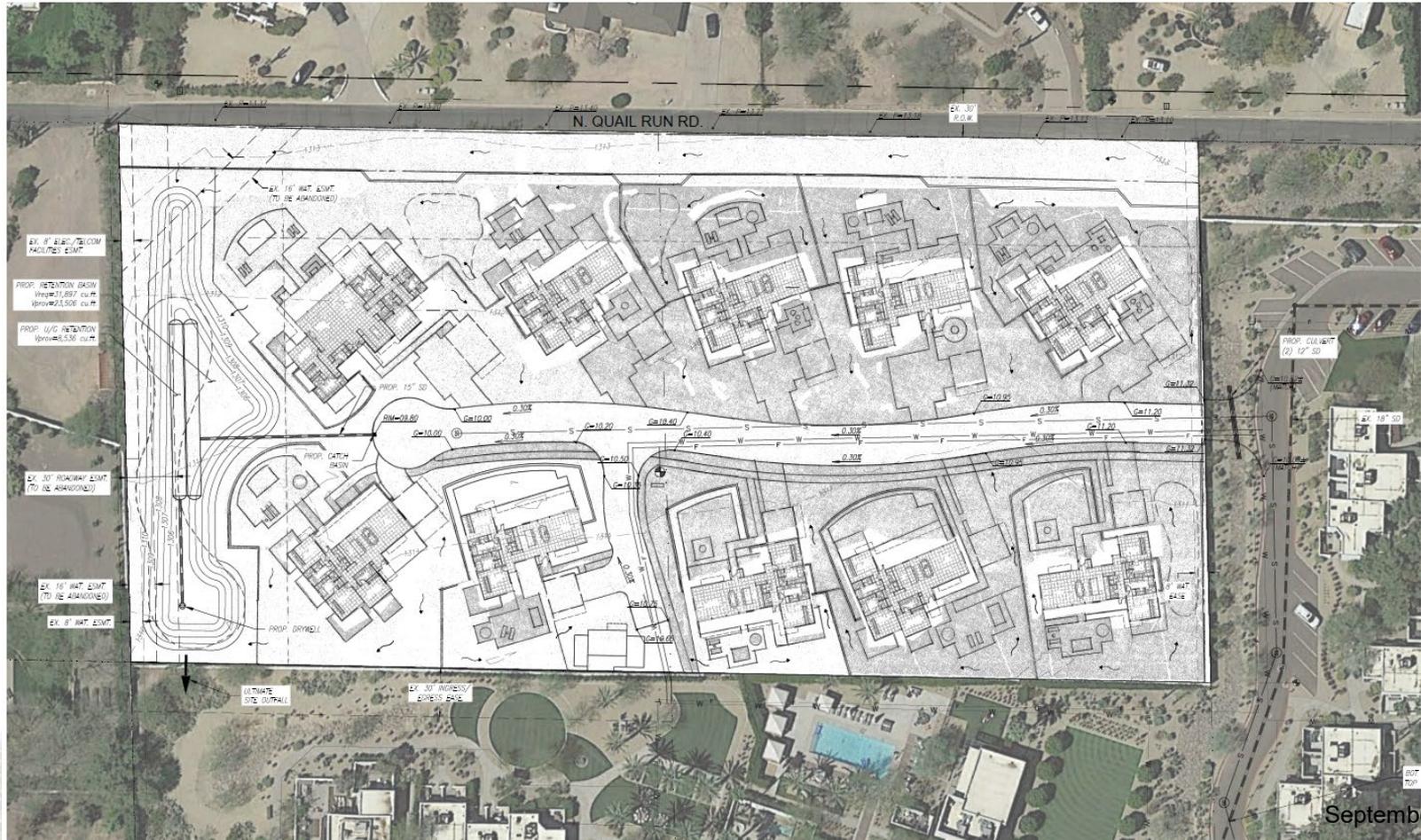
- Update Draft SOD with Direction Received Today
- September 22<sup>nd</sup> TC WS – 2<sup>nd</sup> Review of Draft SOD
- October 13<sup>th</sup> TC PM - Action on Final SOD Draft

# QUESTIONS?



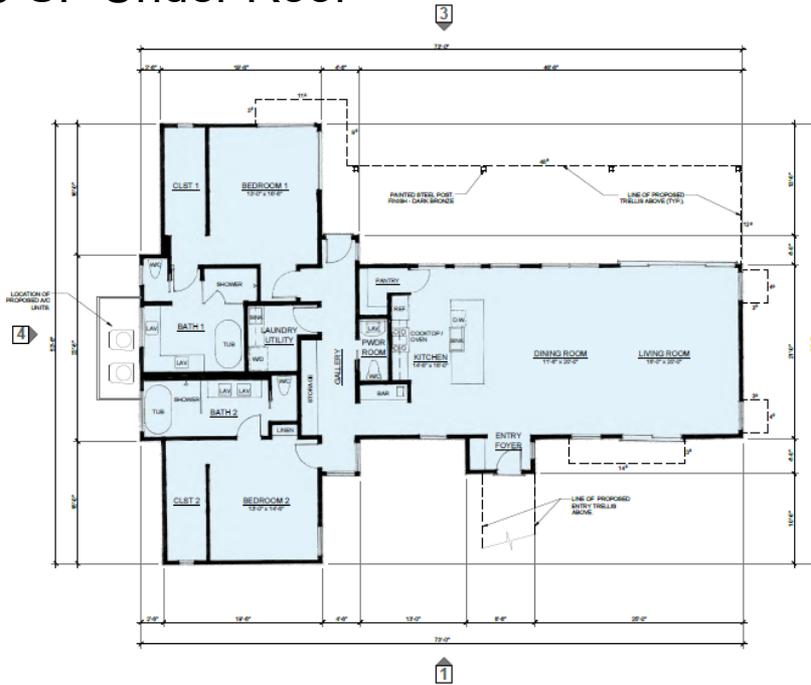


# G&D PLAN



# TWO BEDROOM UNIT/VILLA

2,853 SF Under Roof



Floor Plan  
2,145 SF



front elevation (entry)



right side elevation



rear elevation



left side elevation

Exterior Elevations

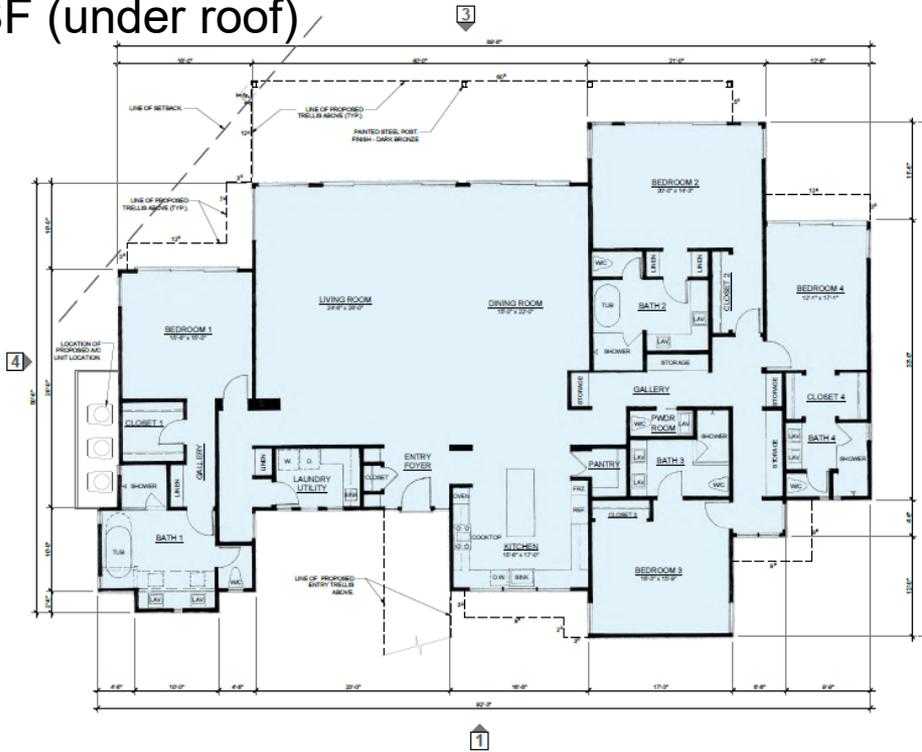
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.

## TWO BEDROOM VILLA



# FOUR BEDROOM UNIT/VILLA

5,410 SF (under roof)



**Floor Plan**  
4,068 SF



front elevation (entry)



right side elevation



rear elevation



left side elevation

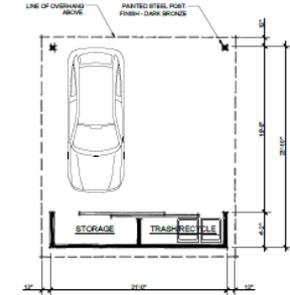
**Exterior Elevations**

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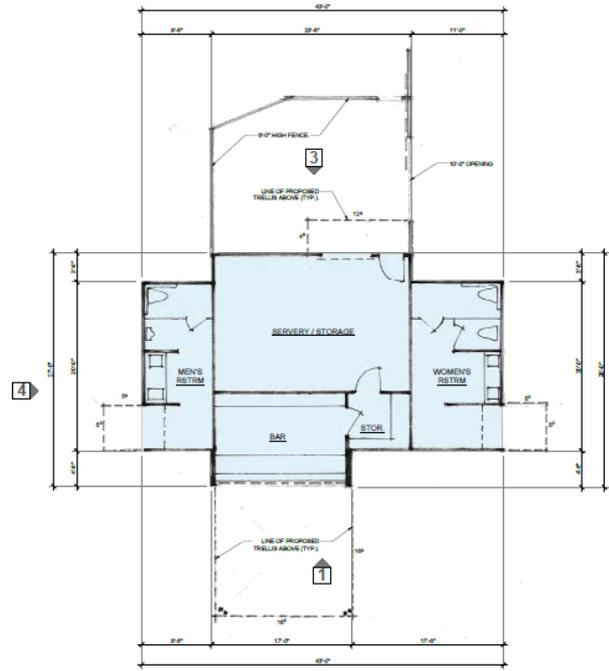


## FOUR BEDROOM VILLA

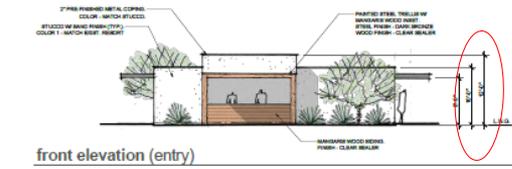
# SERVICE BUILDING



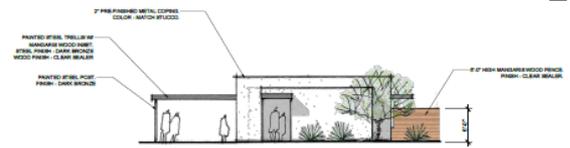
Carport Plan (Typical)  
3/16" = 1'-0"



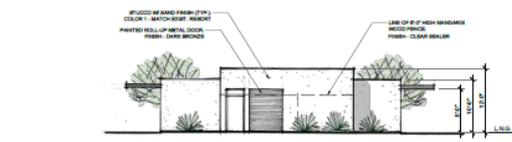
Floor Plan  
743 SF



front elevation (entry) 1



right side elevation 2



rear elevation 3



left side elevation 4

## Exterior Elevations

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



# SERVICE BUILDING

# 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%