

Andaz Resort -Statement of Direction- September 8, 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, 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, the service building, pools, and/or fence walls. This includes, but are not limited to:

- a. Location and orientation of guest units, pools, service building, and fence walls,
 - b. Evaluation of the applicant's Noise Impact Study. The 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,
 - c. Evaluating the location and screening of mechanical equipment, and
 - d. Evaluating the lighting associated with these improvements (e.g. location, types of fixtures, output, and color temperature).
2. **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. The guest units will be setback a minimum of 100' from the south property line and a minimum setback of 40' from the post dedication property line adjoining Quail Run Rd. The 40' setback requirement from the Quail Run Rd post dedication property line is less than the 100' setback recommended by the SUP Guidelines but is compliant with the primary residence rear yard setback for the R-43 zoning district.
 - 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 has a slight meander with much of the fence on the western property line (0' setback) and portions of wall setback 6' to 14' from property line. Also, many of the internal yard walls connect to the perimeter fence at the western property line.
3. **Quail Run Rd Right-of-Way (ROW) Dedication.** The Town Engineer recommends that the applicant pave this area with asphalt and ribbon curb to provide safe passage for two vehicles. However, the applicant is proposing to landscape the 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 evaluate if this dedicated portion of ROW should be paved or landscaped. If it is determined

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

4. **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 and if landscaping the Quail Run ROW dedication is an appropriate and sufficient buffer. The Commission shall also evaluate the proposed lighting for any potential impacts to the adjoining residential properties.
5. **Grading & Drainage, Water, & Sewer.** Conceptual grading & drainage plans and preliminary drainage memo, water system analysis, and sewer system analysis have been provided. More detailed plans and reports shall be provided for Planning Commission review and evaluation. The Commission shall review and examine storm water flows, on-site retention, the location of utility cabinets and pedestals, preliminary sewer plans, preliminary water basis of design report, and fire flow rate for this area.
6. **Traffic, Parking, and Circulation.** 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. The Planning Commission shall evaluate the Trip Generation Report and the applicant must provide preliminary paving plans of the internal drive aisle/roadway for Planning Commission review. 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 Commission may require a Parking Analysis if necessary.
7. **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.

As 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.