

TOWN OF PARADISE VALLEY

Andaz Resort

Intermediate Special Use Permit Amendment
6160 N Scottsdale Rd

Rezoning of 6041 N Quail Run Rd
From R-43 to SUP Resort

Town Council
Study Session
May 25, 2023



TODAY'S GOAL

- Background:
 - Go over updated submittal (in response to May 11th Council direction)
- Public Hearing during Tonight's Business Meeting

SCOPE OF REQUEST (OVERALL)

- Request – Incorporate and develop 5-acre parcel into resort
- 10 single-story guest units:
 - 2,853 sq ft - 5,410 sq ft (under roof including carports)
 - 12' – 14' tall
 - Private pools/hot tubs
- New one-story service building:
 - Bar
 - Restrooms & Storage
 - 12' tall
- New perimeter walls:
 - 8' tall



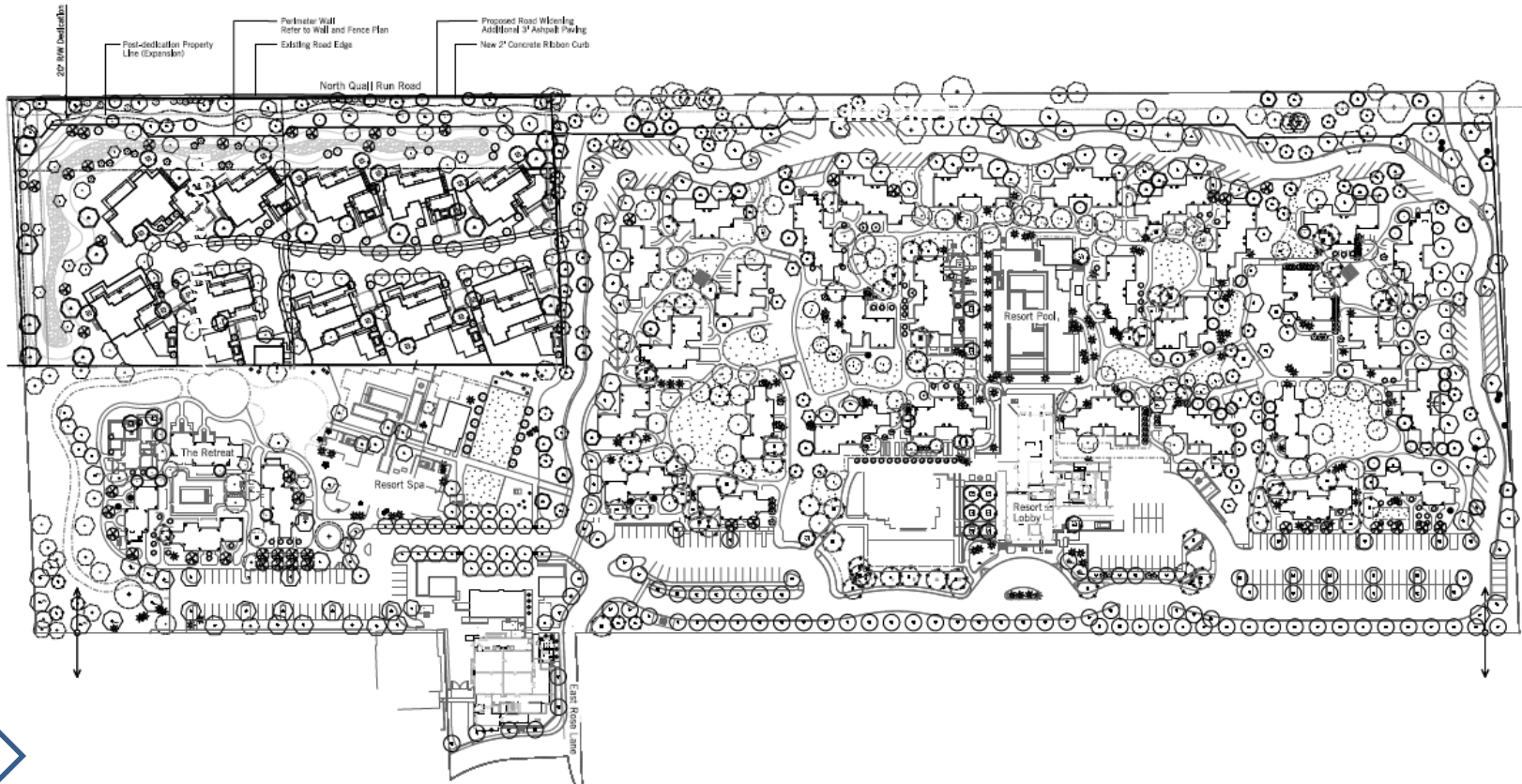
MAY 11TH COUNCIL DIRECTION

- Applicant updated site plan illustrating relocation of pools/hot tubs to east and north part of guest units
- Continued to May 25th to enable applicant to update plans:
 - Label all improvements on plans
 - Raise height of Quail Run Road wall to 8 feet tall
 - Provide cross section showing Quail Run Road wall and guest unit
 - Update plans so they match
 - Update stipulation to clarify that there shall be no amplified music or PA system at these guest units at any time

UPDATED SUBMITTAL

- Site design and stipulations to address noise concerns
- Pools/hot tubs:
 - Relocated to east and northern part of guest units
 - 85' setback from west PL and 160' setback from south PL
 - 65' setback recommended per SUP Guidelines
 - 5' tall solid wall on west side of pool/hot tub
 - No use of pools from 10 pm – 7 am
- Southern and western fence walls raised to 8' height
- Placed retention basin between guest units and Quail Run Rd fence to prevent guest from congregating in this area
- Event sound management system installed June of 2023

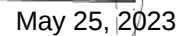
OVERALL SITE PLAN



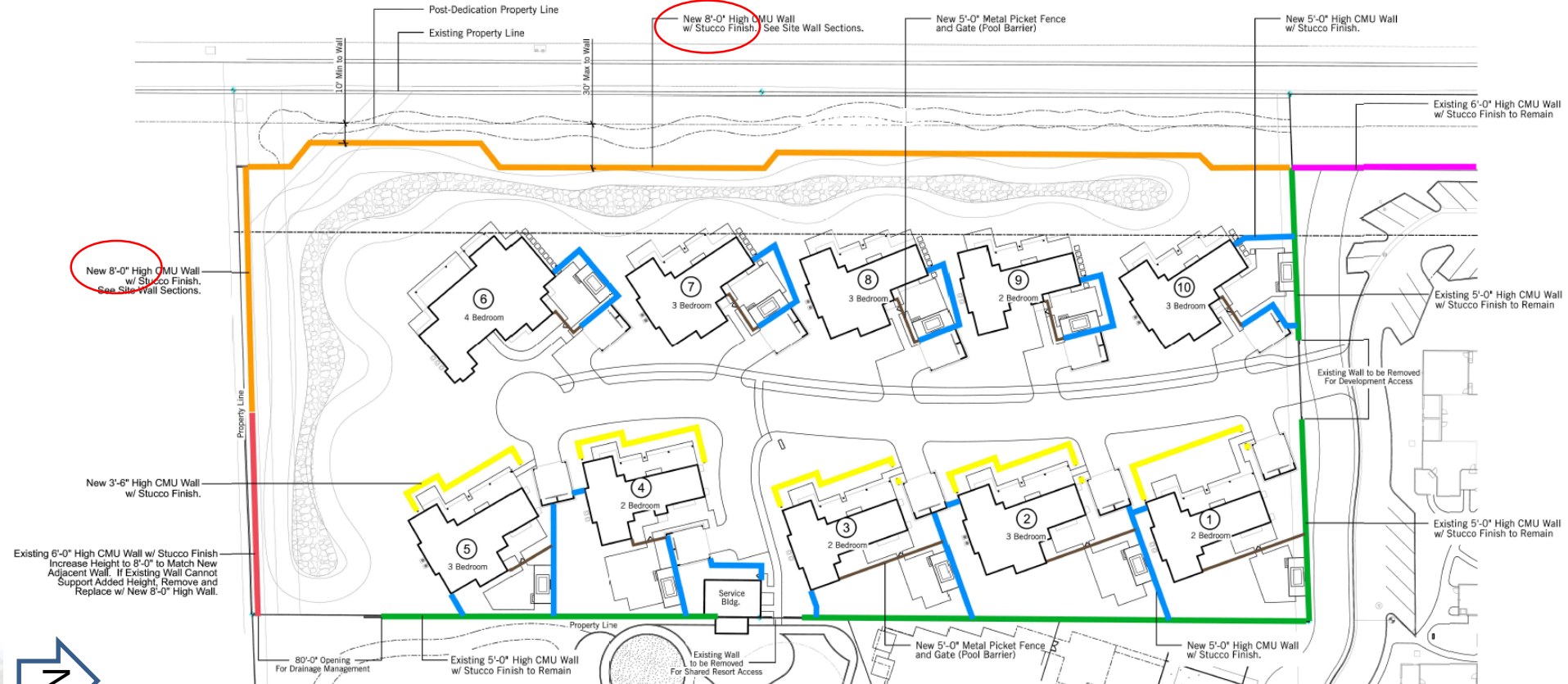


SAMPLE RETENTION BASIN PHOTOS

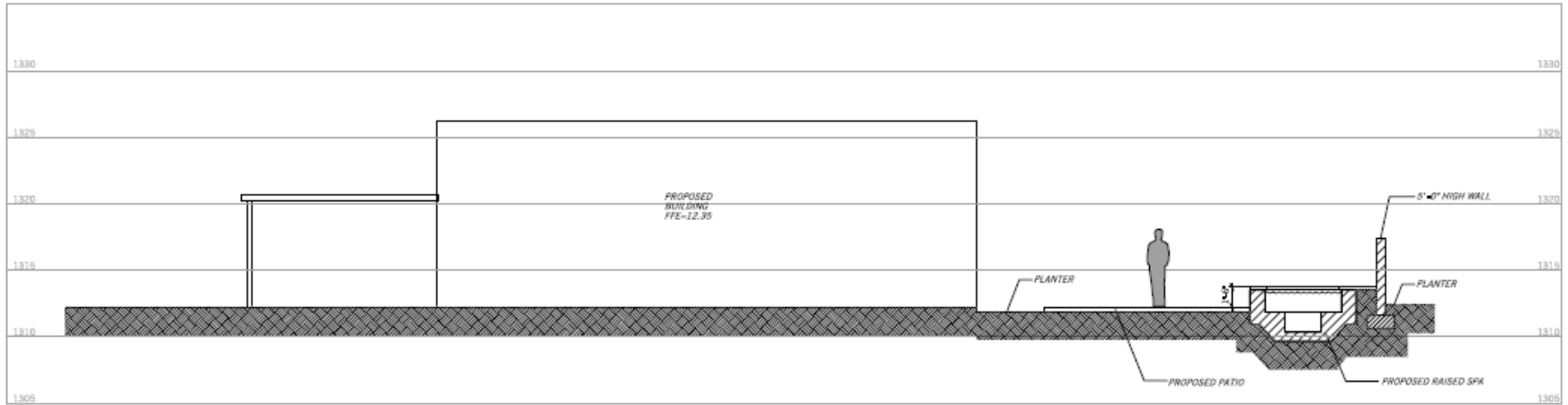
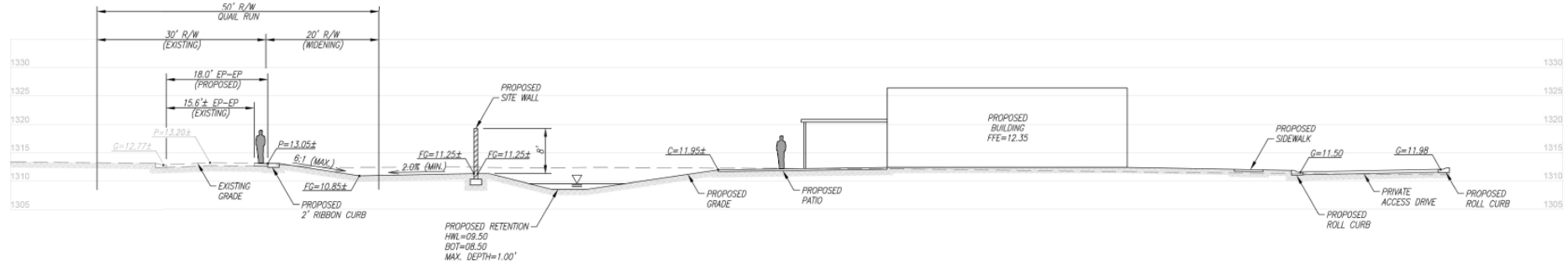




FENCE WALL



CROSS SECTIONS



ORD 2023-01

- Rezoning of 5-acre parcel from R-43 SFR to SUP Resort
- 2 Conditions:
 - Rezoning applies to subject property
 - Applicant shall provide executed Proposition 207 waiver form

ORD 2023-02

- Lists new and existing stipulations
- Summary of New Stipulations:
 - Improvements in substantial compliance with plans and documents
 - No lock-offs in guest units and units cannot be sold as private residences
 - Noise:
 - No amplified outdoor music or PA system
 - Pools/hot tubs cannot be used from 10 pm – 7 am
 - Perimeter Fence Walls at 8' tall
 - Exterior noise monitoring system around perimeter fence walls



ORD 2023-02 (CONT.)

- Summary of New Stipulations:
 - Landscaping:
 - Planted in accordance with approved plans
 - Must be maintained and dead vegetation replaced
 - Construction:
 - Must obtain all required permits
 - Phasing as follows:
 1. Infrastructure
 2. Perimeter Fence Walls
 3. Improvements – Guest Units, Service Bldg., Landscape, Hardscape



ORD 2023-02 (CONT.)

- Summary of New Stipulations:
 - Development agreement prohibiting sale of guest units and adding 1' VNAE along western property line



PUBLIC COMMENT

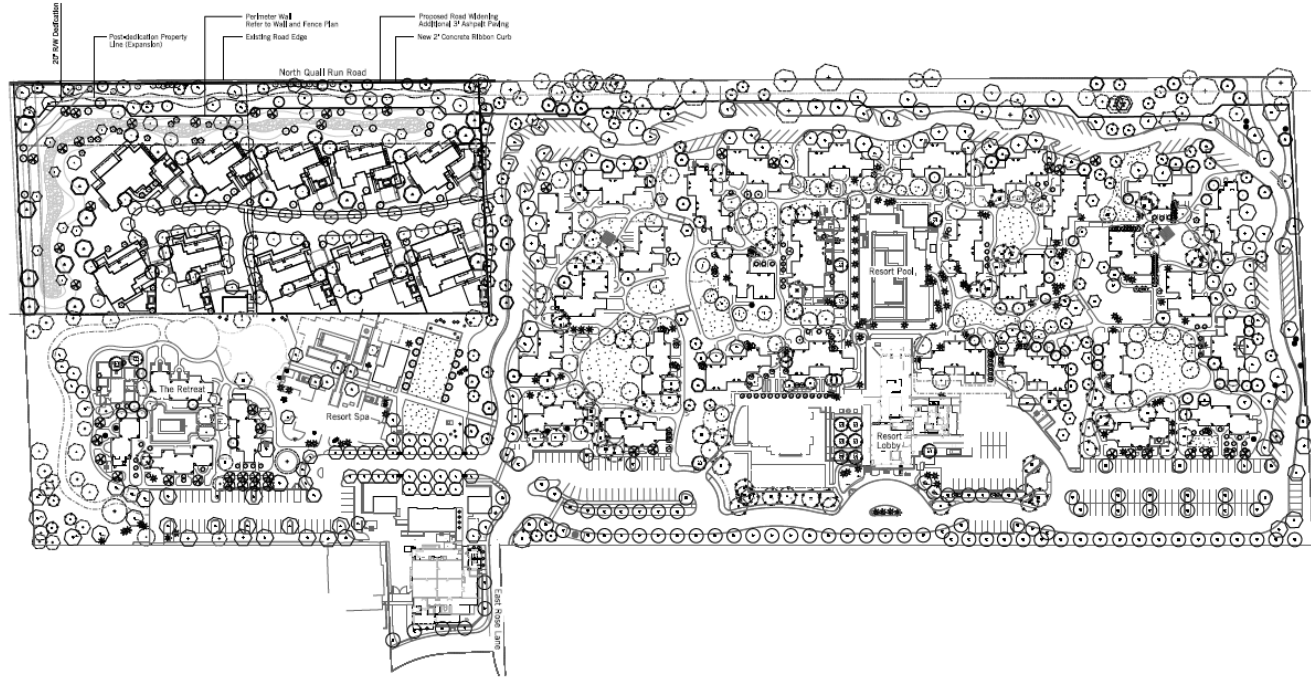
- No additional public comments since May 11th study session
- Previous public comment included in packet

NEXT STEPS

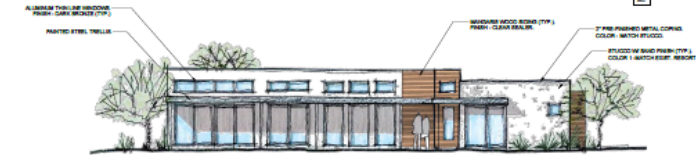
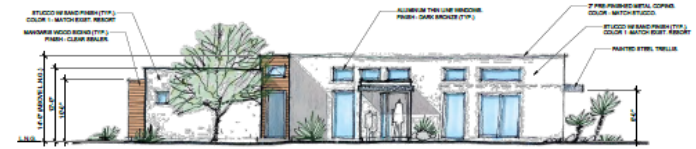
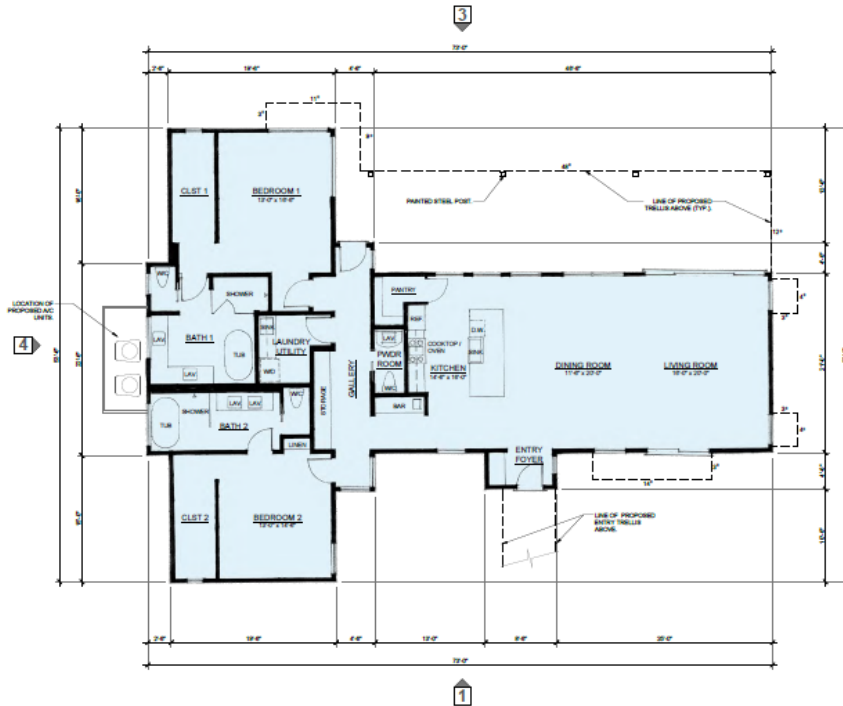
- Scheduled for public hearing and action during tonight's business meeting
- Three possible actions:
 - Approve subject to stipulations and plans noted in Ordinance 2023-01 and Ordinance 2023-02
 - Deny the request
 - Continue to a date certain for further review and action



PLANS



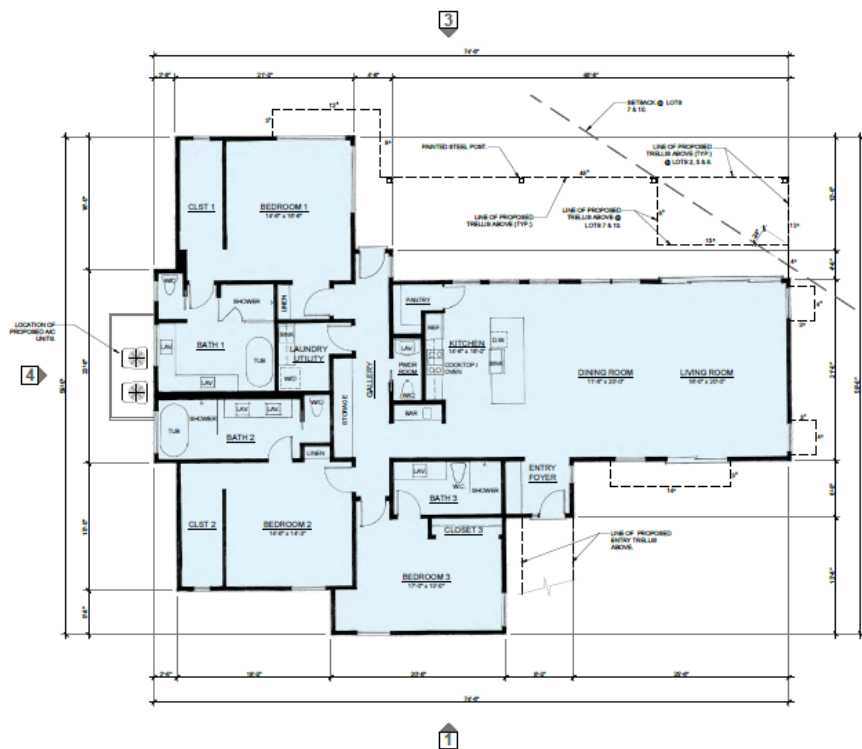




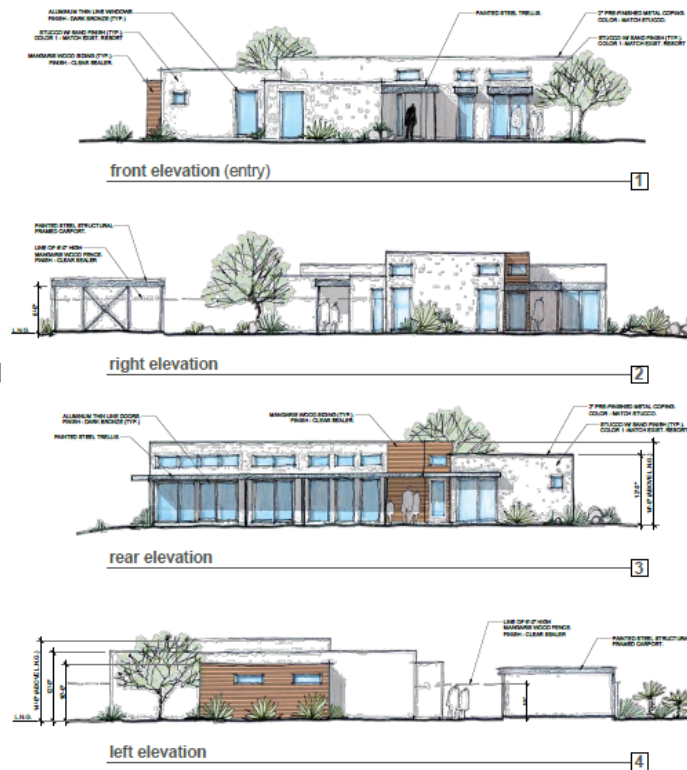
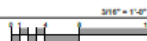
Exterior Elevations

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

TWO BEDROOM VILLA

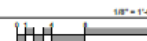


Floor Plan
2,446 SF

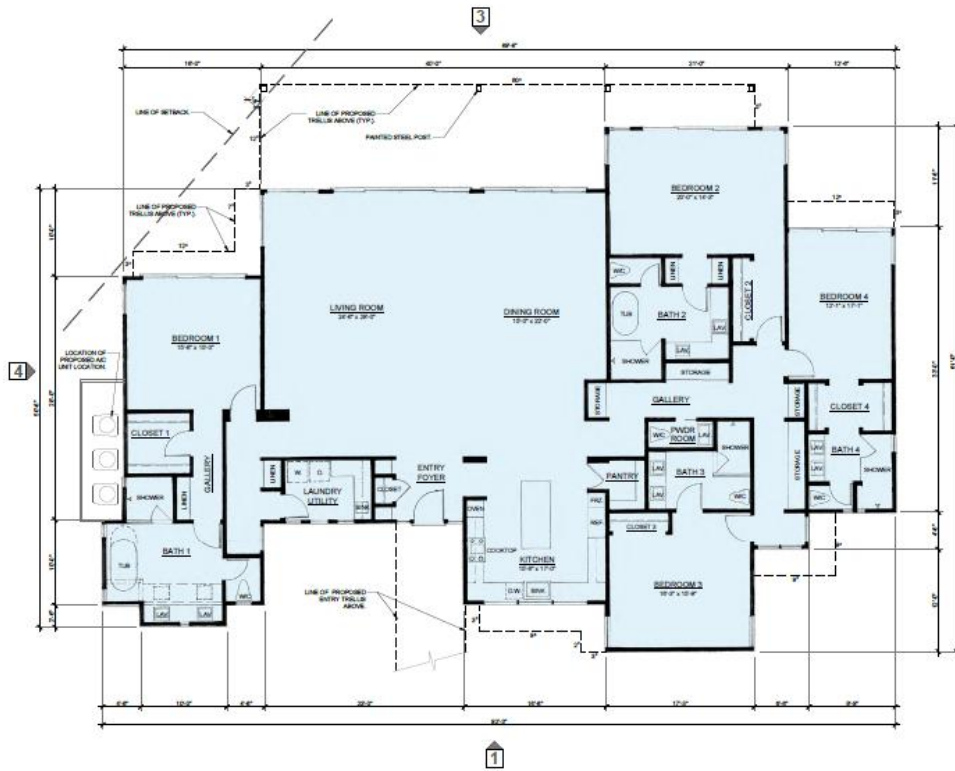


Exterior Elevations

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



THREE BEDROOM VILLA



Exterior Elevations

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



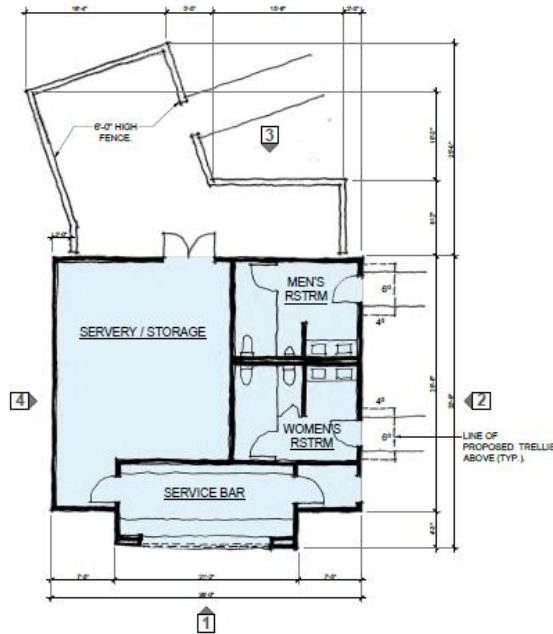
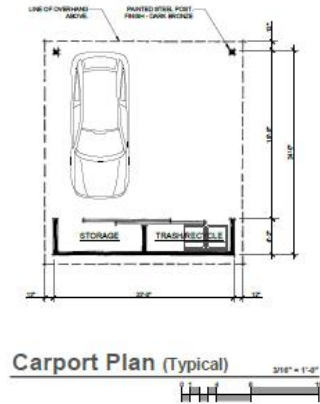
FOUR BEDROOM VILLA

ANdAZ | Resort Expansion

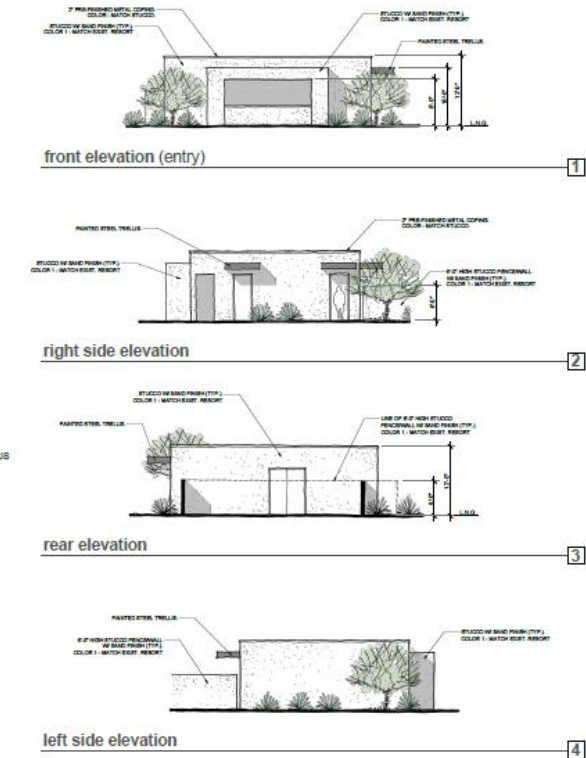
Four Bedroom Villa



2023



Floor Plan
1,152 SF



Exterior Elevations

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

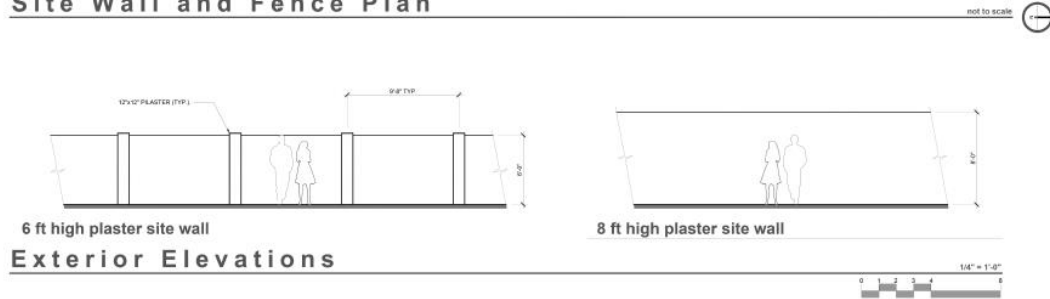


SERVICE BUILDING



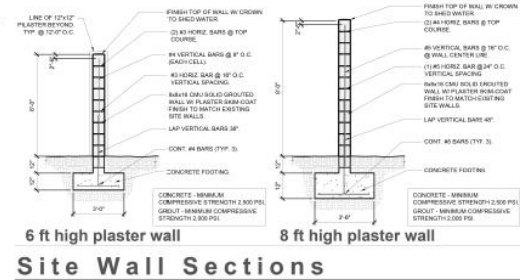


Site Wall and Fence Plan



6 ft high plaster site wall
Exterior Elevations

8 ft high plaster site wall



Site Wall Sections

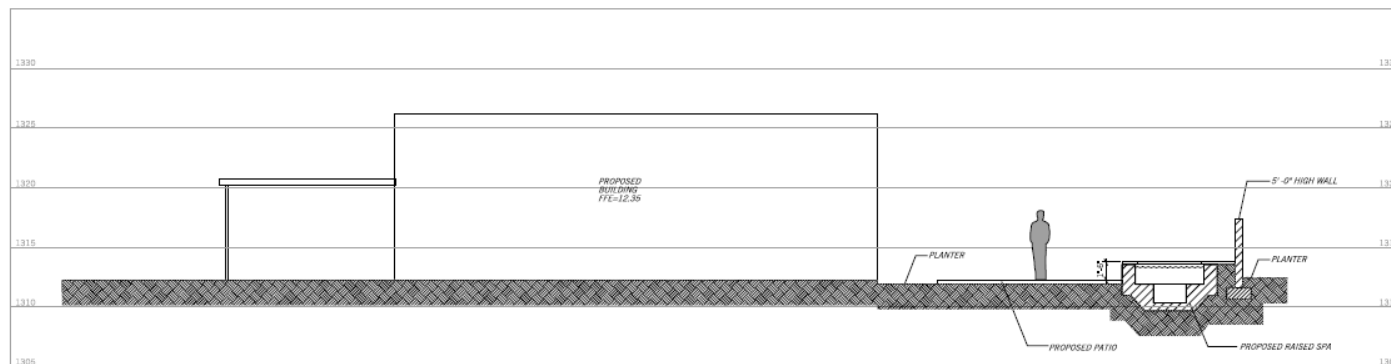
SITE WALLS & FENCES

KEY MAP
NOT TO SCALE

SITE CROSS-SECTION AT NW BUILDING
SCALE: 1"=10'



KEY MAP
NOT TO SCALE



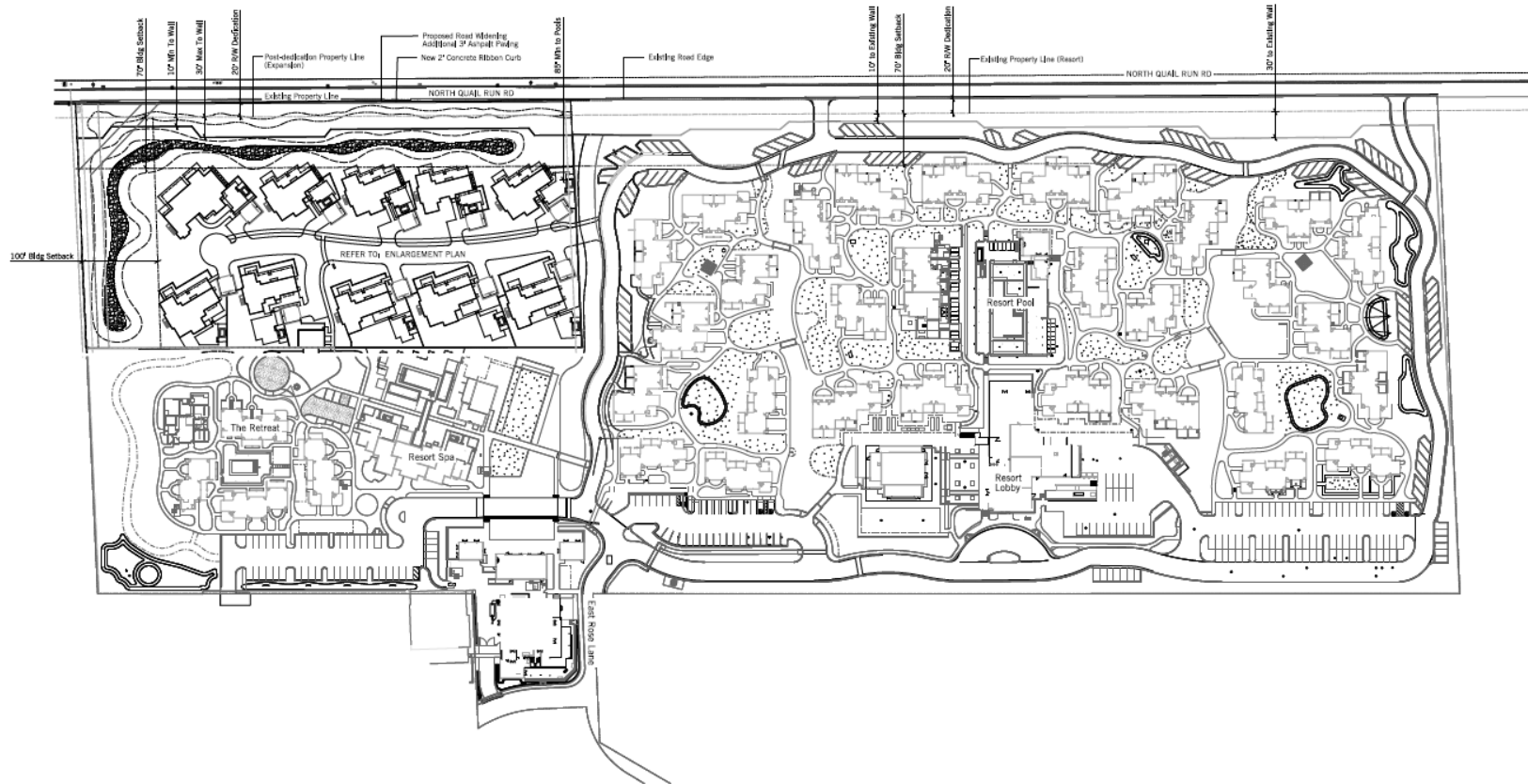
SITE CROSS-SECTION AT SPA AND TYPICAL YARD
NOT TO SCALE

**CONCEPTUAL SITE CROSS SECTION
ANDAZ QUAIL RUN PARCEL**
A PORTION OF SOUTHWEST CORNER OF SECTION 10
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE 6TH AND 54TH RIVER MERIDIAN
MADISON COUNTY, ARIZONA

Project No. 22121	Date 05/15/23
Project Mgr. BPS	Project Eng. MSW



SHT: 02 OF 03
C302



Plant Legend

Trees

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Acacia small</i>	Sweet Acacia	15 gal	3
		<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	Per plan (34 inches)	24
		<i>Cholla (Desert Arctostaphylos)</i>	Desert Willow	15 gal	12
		<i>Lycium wrightii</i>	Desert Fern	15 gal	6
		<i>Oliva europaea 'Swan Hill'</i>	Swan Hill Olive	36" box	82
		<i>Parkinsonia 'Buddum' ++</i>	Blue Palm Verde	15 gal	16
		<i>Parkinsonia 'Desert Museum'</i>	No Common Name	24" box	65
		<i>Prosopis juliflora</i>	Honey Mesquite	24" box	3
		<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 gal	23

Vines and Espallers

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Bougainvillea species</i>	No Common Name	9 gal + started	111

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Leucaena 'La Jolla'</i>	La Jolla Bougainvillea	1 gal	x
		<i>Cassia pulcherrima</i>	Red Silk of Paradise	1 gal	17
		<i>Cassia artemisioides</i>	Fleeting Cassia	9 gal	14
		<i>Encelia californica</i>	Birdfeeder	1 gal	60
		<i>Eriogonum fasciculatum</i>	Yucca-like Bush	1 gal	13
		<i>Eriogonum fasciculatum</i>	Indian Laurel Fig	15 gal	181
		<i>Eriogonum fasciculatum</i>	Medican Honeycreeper	1 gal	106
		<i>Eriogonum fasciculatum</i>	Grease Bush	1 gal	21
		<i>Eriogonum fasciculatum</i>	Green Cloud Texas Ranger	1 gal	86
		<i>Eriogonum fasciculatum</i>	Myrtle	5 gal	243
		<i>Eriogonum fasciculatum</i>	Pink Muli	1 gal	227
		<i>Eriogonum fasciculatum</i>	Pink Muli	1 gal	363

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Nerium oleander</i>	Oleander	9 gal	197
		<i>Oliva europaea 'Mantua'</i>	Little Olive Desert Olive	9 gal	84
		<i>Rhus microphylla</i>	Desert Rattle	1 gal	138
		<i>Salvia greggii</i>	Autumn Sage	1 gal	46

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Agave 'Blue Flame' ++</i>	Blue Flame Agave	5 gal	8
		<i>Agave 'Blue Glow' ++</i>	Blue Glow Agave	5 gal	66
		<i>Agave desertiana 'Vulgaris' ++</i>	Vulgaris Smooth Agave	5 gal	20
		<i>Agave victoriae-reginae</i>	Victoria Agave	1 gal	64
		<i>Agave victoriae-reginae</i>	Octopus Agave	5 gal	39
		<i>Aloe arborescens</i>	Corn Aloe	1 gal	22
		<i>Aloe vera</i>	Medicinal Aloe	1 gal	185
		<i>Carnegiea gigantea</i>	Saguaro	per plan	6
		<i>Cereus peruvianus</i>	Night Blooming Cereus	15 gal	24
		<i>Dasylirion wheeleri</i>	Desert Spoon	15 gal	68
		<i>Fouquieria splendens</i>	Candelabra	15 gal	25
		<i>Hesperaloe parviflora</i>	Red Yucca	1 gal	36
		<i>Hesperaloe parviflora</i>	Brilliant Yucca	1 gal	23
		<i>Lophoceros marginatus</i>	Medican Poinsett Cactus	15 gal	10
		<i>Opuntia</i>	Paddles to be Transplanted	1 gal	41
		<i>Opuntia basilaris</i>	Pinkish Pear	1 gal	101
		<i>Opuntia sententosa</i>	Purple Pinkish Pear	5 gal	54
		<i>Pseudotsuga macrocarpa</i>	Slender Plant	15 gal	10
		<i>Yucca glauca</i>	Spanish Dagger	single trunk 36" x 18"	10
		<i>Yucca rostrata</i>	Beaked Yucca	20 gal	18

Groundcover

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Euphorbia digitata</i>	Yellow Spurge	1 gal	27
		<i>Lantana 'New Gold'</i>	No Common Name	1 gal	23
		<i>Portulaca oleraceae</i>	Elephant's Food	1 gal	207

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Plant Legend

Existing Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Larrea tridentata</i>	Creosote bush	Protect in place	18
	<i>Conocarpus giganteus</i>	Saguaro	Protect in place	1

Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Quercus laevis</i>	Ironwood	24" box	10
	<i>Parthenocela hirtellum</i> ++	Blue Palo Verde	24" box	12
	<i>Chilopsis linearis</i>	Desert Willow	5 gal	9

Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	42" o.c.	<i>Baccharis sarothrae</i>	Desert Broom	1 gal	26
	8' o.c.	<i>Eriodictyon californicum</i>	Bitterbrush	1 gal	50
	36" o.c.	<i>Eriodictyon californicum</i>	Turniproot Bush 'Desert Mountain'	1 gal	34
	8' o.c.	<i>Larrea tridentata</i>	Creosote Bush	1 gal	43
	24" o.c.	<i>Amorpha canescens</i>	Cheesebush	1 gal	55

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" o.c.	<i>Opuntia basilaris</i> ++	Beavertail Cactus	1 gal	61

Cobble

Symbol	Description
	6-8" To match on-site cobble

Notes

1. The contractor shall verify all plant material quantities prior to plant installation. Plant material quantities are listed for the convenience of the contractor. Actual number of plants furnished shall have priority over quantities designated.

A





HUBBARD
ENGINEERING
www.hubbardengineering.com

CONCEPTUAL GRD./DRN PLAN

Date:

05/15/23

Project:

Exp. MDP

Project No.:

27121

Project Map:

BDC



Call before you dig
1-800-4-A- Dig
1-800-4-A- Dig

SHEET 01 OF 03
C301

