

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
Public Hearing
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



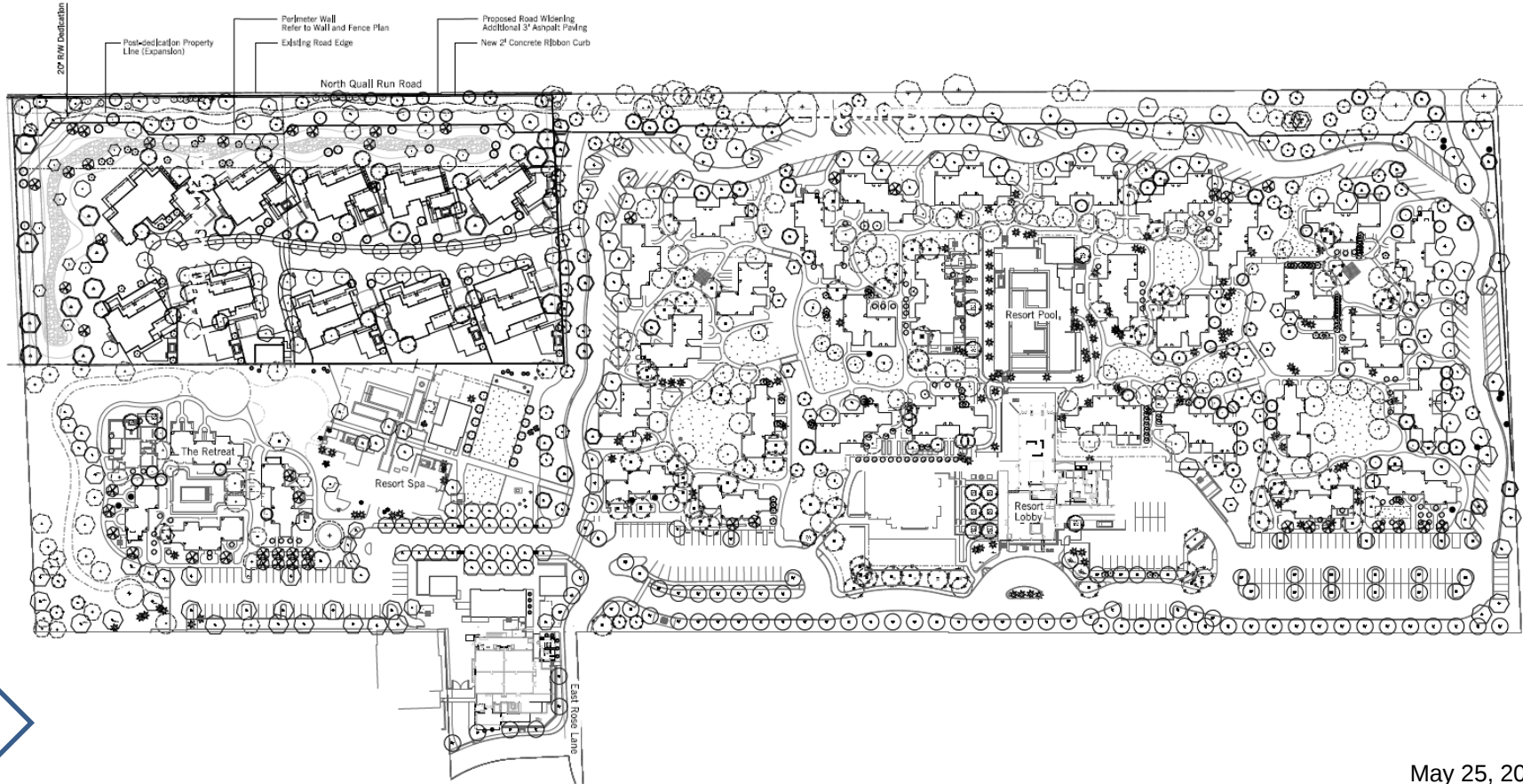
MAY 11TH COUNCIL DIRECTION

- 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

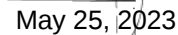
OVERALL SITE PLAN

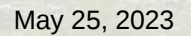




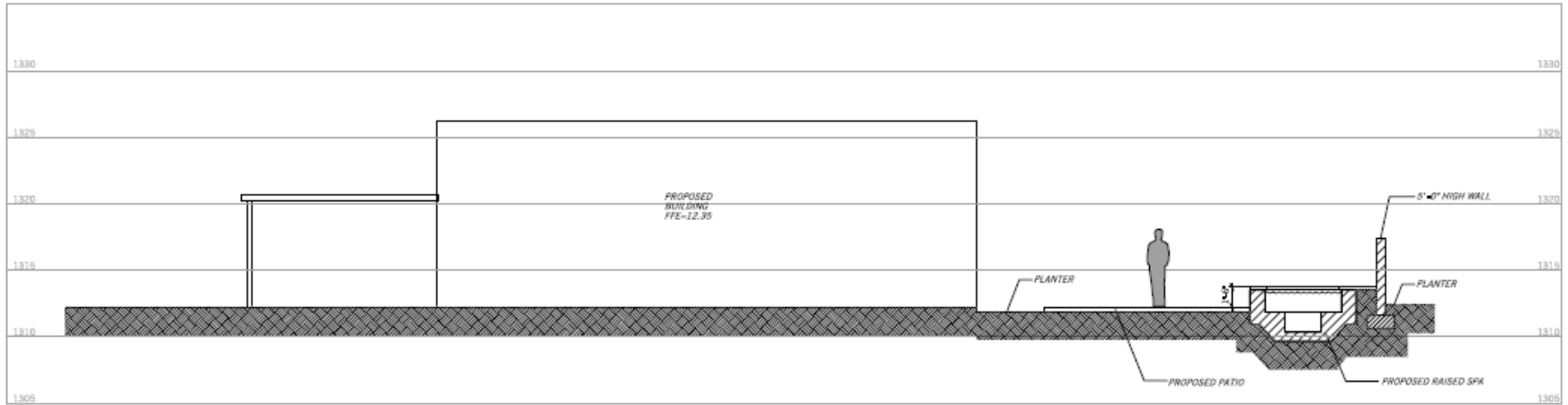
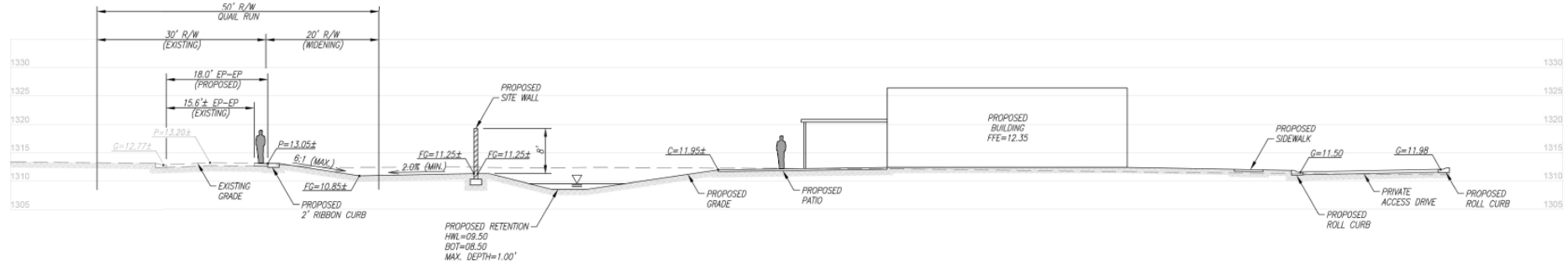
SAMPLE RETENTION BASIN PHOTOS







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

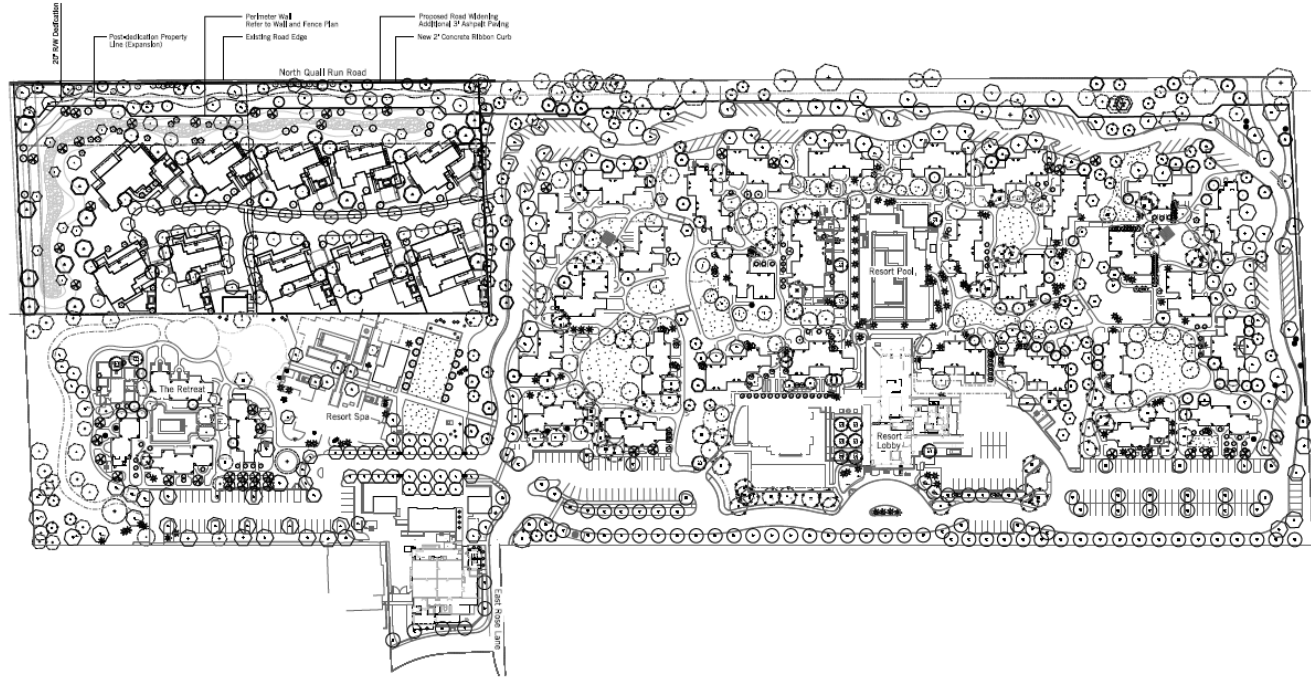
- No additional public comments since May 11th study session
- Previous public comment included in packet

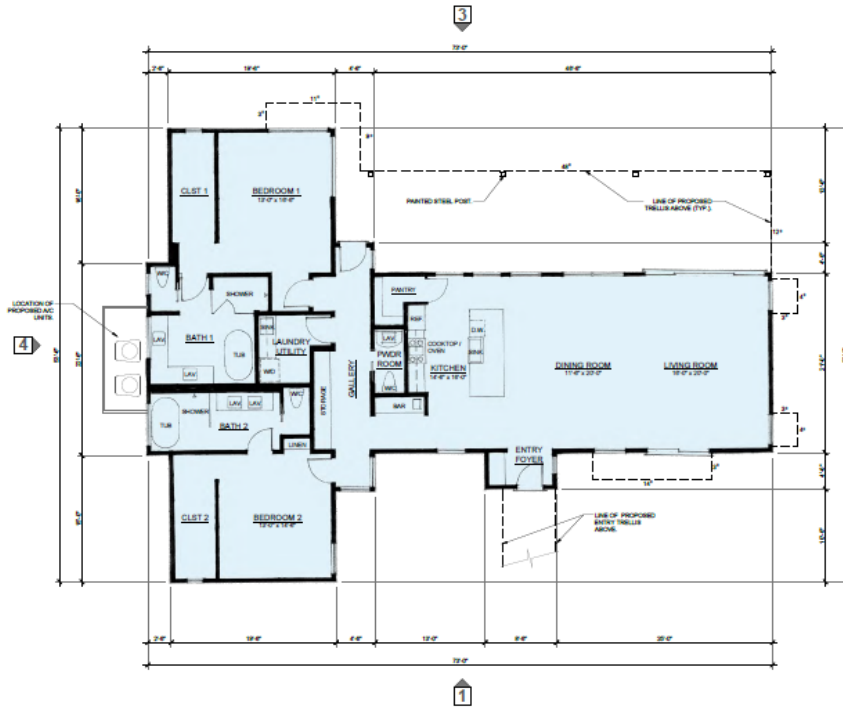
ACTION

- Three possible actions:
 - Approve subject to stipulations and plans noted in Ordinance 2023-01 and Ordinance 2023-02
 - Deny the request
 - Continue to date certain for further review and action
- Ordinance 2023-01: Rezoning of 6041 N Quail Run Road from R-43 to SUP Resort
- Ordinance 2023-02: Intermediate SUP Amendment to incorporate and develop 6041 N Quail Run Road into the Andaz Resort

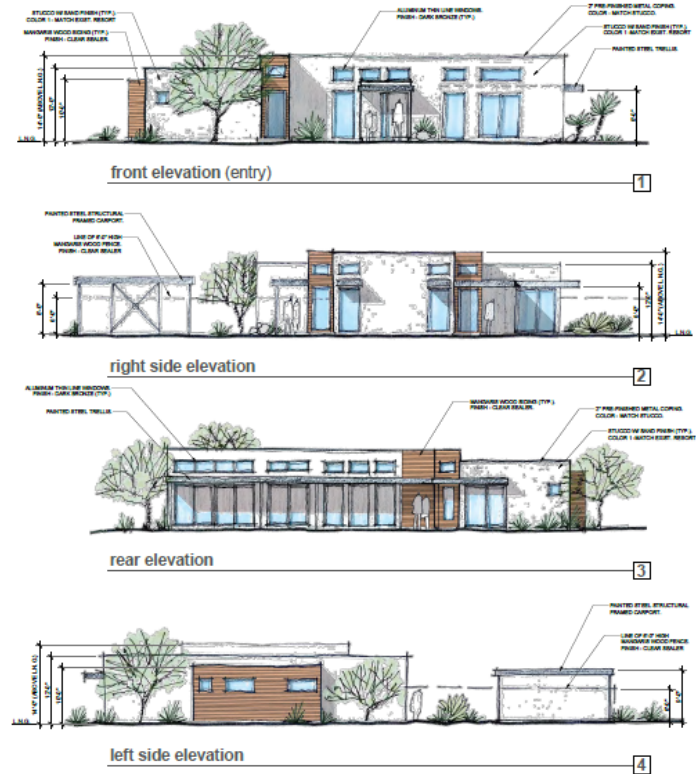


PLANS





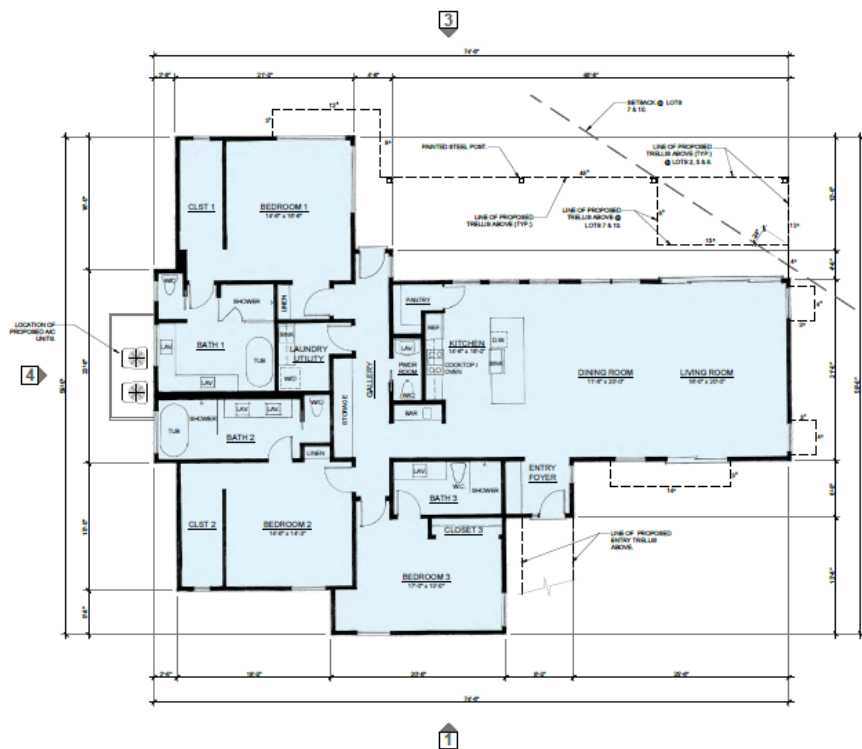
Floor Plan
2,145 SF



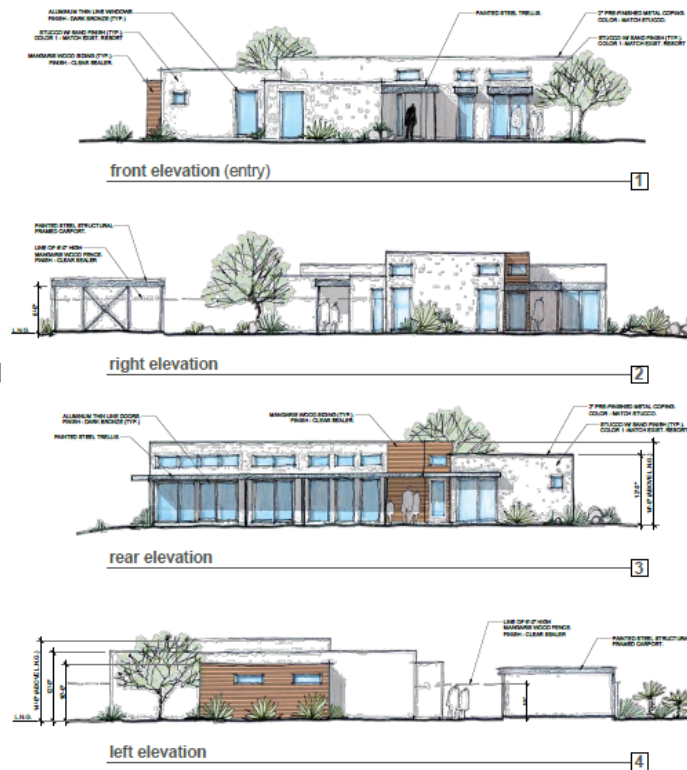
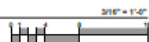
Exterior Elevations

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



1



2



3



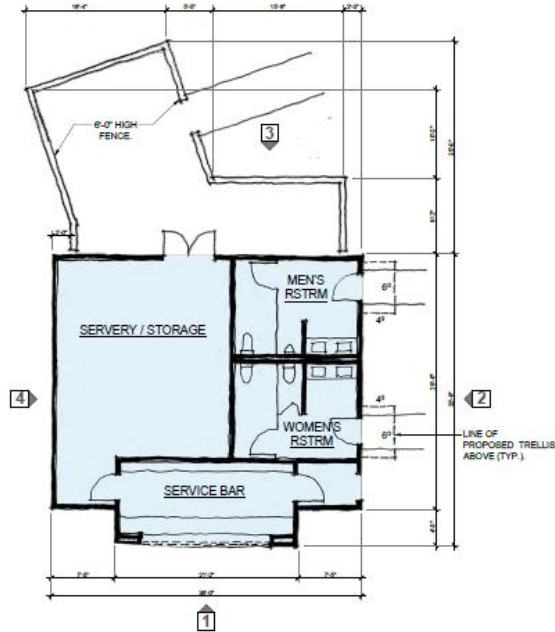
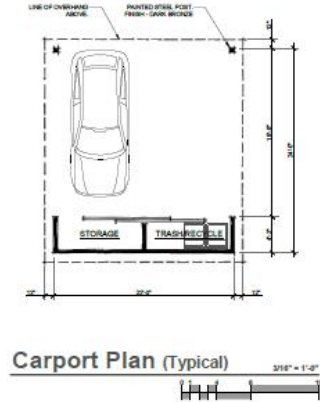
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Exterior Elevations

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

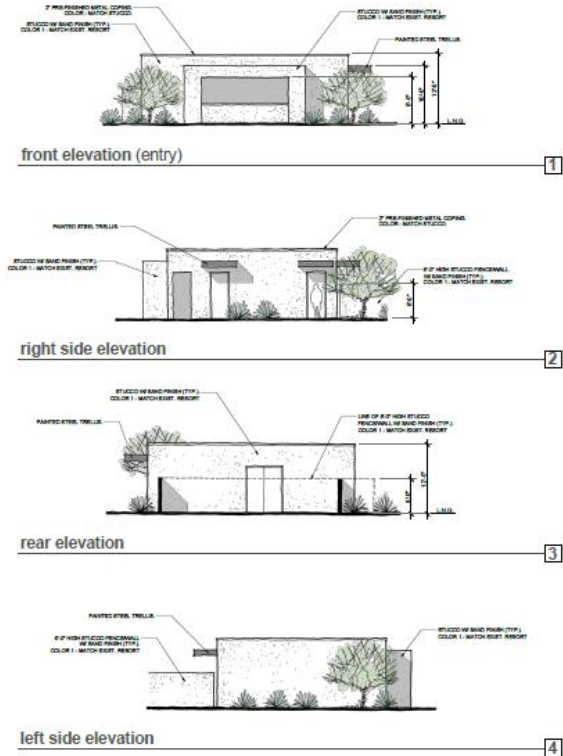


FOUR BEDROOM VILLA



Floor Plan
1,152 SF

SERVICE BUILDING



Exterior Elevations

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



Site Wall and Fence Plan

not to scale

6 ft high plaster site wall

6 ft high plaster site wall

The figure contains two technical drawings of plaster walls. The left drawing is for a 6 ft high wall, and the right drawing is for an 8 ft high wall. Both drawings show a cross-section of the wall assembly, including the concrete footing, vertical bars, horizontal bars, and the plaster finish. Dimensions and material specifications are provided for each component.

6 ft high plaster wall

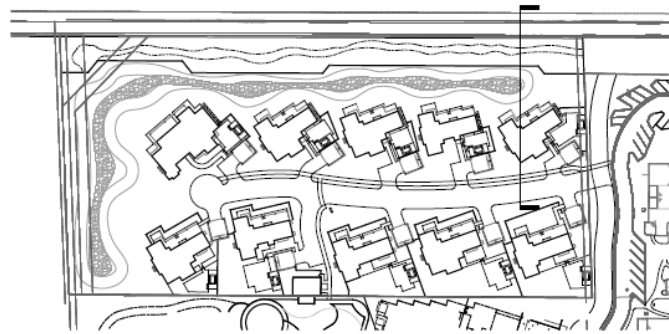
- LINE OF "FINISH" PLASTER BEYOND TOP OF "FOOTING".
- FINISH TOP OF WALL IN CONCRETE TO BEED WATER.
- (1) NO HORIZONTAL BARS @ TOP COURSE.
- IN VERTICAL BARS @ 16" O.C. (SAP CELL).
- REINFORCING BARS @ 16" O.C. VERTICAL SPACING.
- BARS END BARS GROUTED INTO PLASTER BARS CONT. TO MATCH EXISTING STEEL WALLS.
- LAP VERTICAL BARS 36".
- CONF. 40 BARS (TYPE 3).
- CONCRETE - MINIMUM COMPRESSIVE STRENGTH 2,000 PSI. GROUT - MINIMUM COMPRESSIVE STRENGTH 2,000 PSI.

8 ft high plaster wall

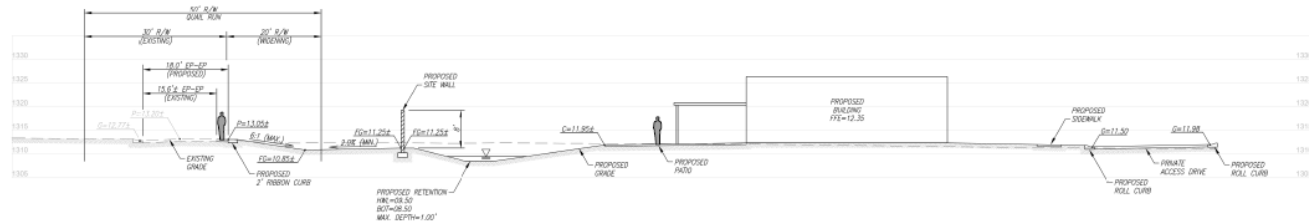
- FINISH TOP OF WALL IN CONCRETE TO BEED WATER.
- (1) NO HORIZONTAL BARS @ TOP COURSE.
- IN VERTICAL BARS @ 16" O.C. @ WALL CENTER LINE.
- (1) NO HORIZONTAL BARS @ 16" O.C. VERTICAL SPACING.
- IN VERTICAL BARS @ 16" O.C. @ WALL CENTER LINE.
- REINFORCING BARS @ 16" O.C. VERTICAL SPACING.
- BARS END BARS GROUTED INTO PLASTER BARS CONT. TO MATCH EXISTING STEEL WALLS.
- LAP VERTICAL BARS 48".
- CONF. 40 BARS (TYPE 3).
- CONCRETE - MINIMUM COMPRESSIVE STRENGTH 2,000 PSI. GROUT - MINIMUM COMPRESSIVE STRENGTH 2,000 PSI.

Site Wall Sections

2023



KEY MAP
NOT TO SCALE



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



**HUBBARD
ENGINEERING**
www.hubbardengineering.com

Date: 05/15/23
Project No: 22221
Project Name: BPS



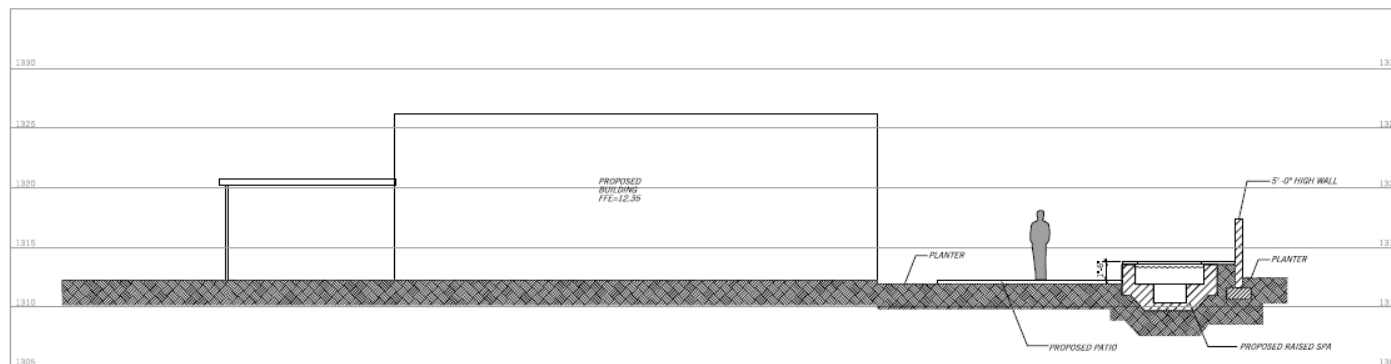
Call when you see
1.800.STAY.AT.IT
800.333.1161

DATE: 05/15/23
C302



KEY MAP

NOT TO SCALE



SITE CROSS-SECTION AT SPA AND TYPICAL YARD

NOT TO SCALE

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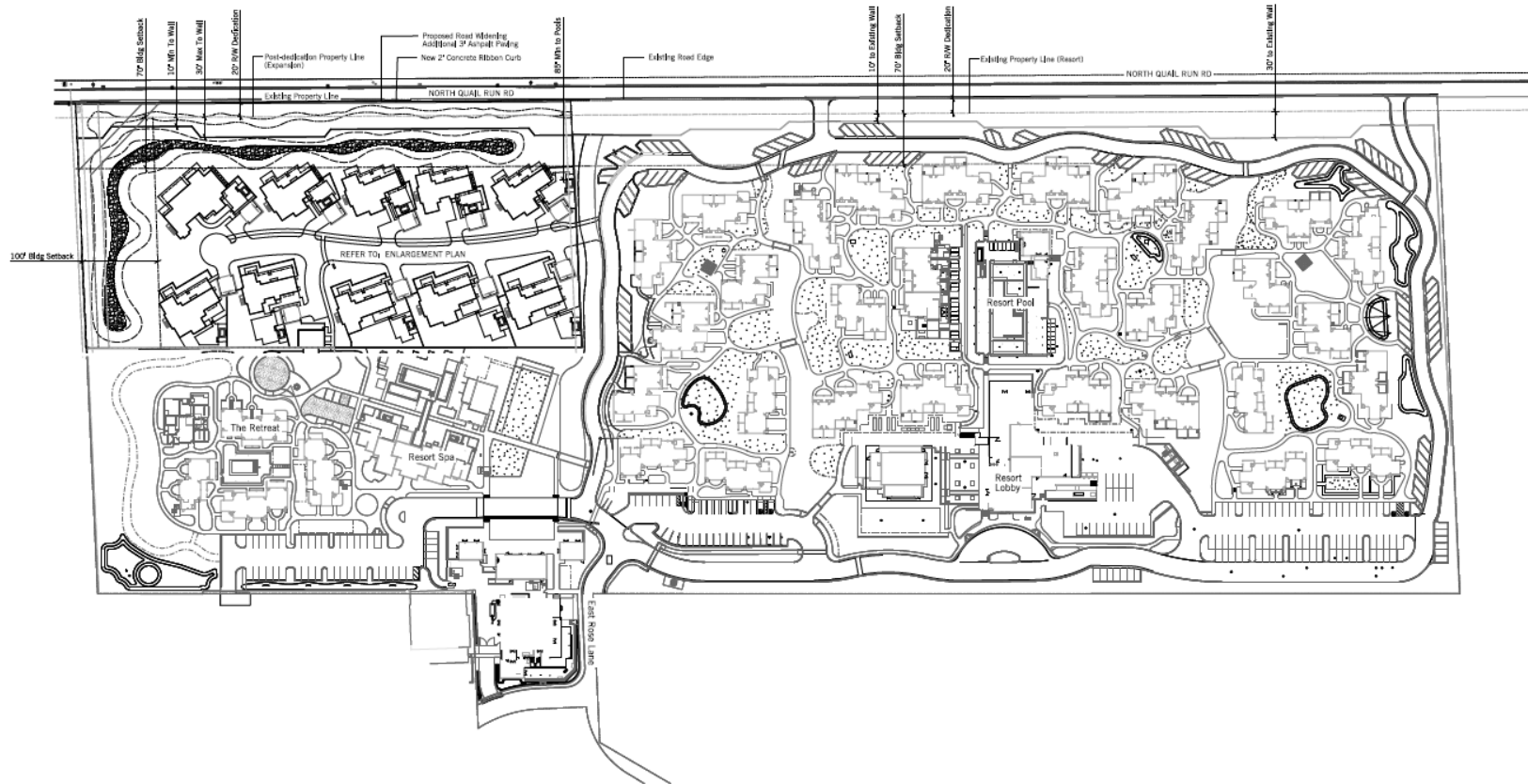
CONCEPTUAL SITE CROSS SECTION
ANDAZ QUIL RUN PARCEL
A portion of a previously approved project is
shown for informational purposes only.
THIS DRAWING IS NOT FOR CONSTRUCTION.

Date: 05/15/23	Project Eng: MGB
Project No.: 22121	Project Mgr: BBS



SHT: 02 OF 03
C302

2023



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 Anemone)</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 Pink 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>	Creosote 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 'Mantle'</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>	Coral 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>Portulacaria afra</i>	Elephant's Food	1 gal	207

31

Plant Legend

Existing Trees

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

Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Olneya tesota</i>	Ironwood	24" box	10
	<i>Parkinsonia florida</i>	Blue Palo Verde	24" box	12
	<i>Chrysothamnus</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>Encelia farinosa</i>	Bitterbrush	1 gal	50
	36" o.c.	<i>Eriogonum fasciculatum</i>	Turpentine Bush 'Desert Mountain'	1 gal	34
	8' o.c.	<i>Larrea tridentata</i>	Creosote Bush	1 gal	43
	24" o.c.	<i>Ambrosia artemisiifolia</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 installed shall have priority over quantities designated.

A



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CONCEPTUAL UTILITY PLAN
ANDAZ QUAIL BURN PARCEL

QUAIL POINT / ANTELL
OF SOUTHWEST CORNER OF SECTION 40

Project No. 22121	Date 03/15/23
Project Mgr. ERS	Project Eng. MSW



Call before you dig
1.800.STAKE.IT
602.263.1100

SHT: 03 OF 03
C401

2023