

From: [Duncan Miller](#)
To: [George Burton](#); [Lisa Collins](#)
Cc: [Jill Keimach](#); [Andrew McGuire](#)
Subject: FW: New eComment for Andaz Resort Item on Thursday's Town Council Meeting agenda
Date: Tuesday, September 6, 2022 3:05:46 PM

Mayor Bien-Willner and Town Council (bcc),

Here is another public comment received regarding the Andaz Resort SUP SOD. This comment will also appear in your iLegislate app.

Thank you,
Duncan

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, September 6, 2022 2:25 PM
To: Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: [BULK] New eComment for Town Council on 2022-09-08 3:00 PM

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[SpeakUp](#)

New eComment for Town Council on 2022-09-08 3:00 PM

Jeremy Chandler submitted a new eComment.

Meeting: Town Council on 2022-09-08 3:00 PM

Item: 22-257 Discussion of Statement of Direction Andaz Resort Intermediate Special Use Permit Amendment 6160 N Scottsdale Rd & 6041 N Quail Run Rd 45 Minutes

eComment: The proposal to build 10 units in the open space behind The Andaz is probably the least onerous of the options available. However, there needs to be careful consideration with regard to noise and lighting. The two largest units (3 and 4 bedroom) will run adjacent to our property and "scream" party house for bachelorette, wedding, guys golf trip; etc. Each unit has a pool and outdoor entertainment area closest to the property wall and I'm very concerned that we will experience excessive noise.

[View and Analyze eComments](#)

From:

To:

Cc:

Subject:

Date:

FW: Andaz and Quail Run Road

Wednesday, September 7, 2022 8:21:41 AM

[Jill Keimach](#); [Lisa Collins](#); [George Burton](#); [Paul Michaud](#)

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Mayor Bien-Willner and Paradise Valley Town Council Members –

My name is Gary Stougaard and I am the Manager of the ownership group of the Andaz Scottsdale Resort & Bungalows.

Council Member Dembow forwarded the below email from Mr. Robert Rasmussen, the owner of a home on the west side of Quail Run Road across from the 5 acre parcel for which we have submitted a development plan for a proposed expansion of the Resort for your consideration.

Following, please see my thoughts about our expansion plans together with responses to Mr. Rasmussen's comments below in **RED**.

A few notes:

In the nine years that I have been involved with the Andaz Scottsdale Resort & Bungalows property, I have never met or spoken to Mr. Rasmussen nor has he ever attempted to reach out to me directly.

As we prepared our submittal materials for the proposed expansion of the Resort, we reached out to all of our neighbors to the south and west of the Resort and the property upon which we are proposing for the Resort expansion, to give them a preview of our plans and discuss their thoughts about the proposed project. In advance of this meeting, Resort executive committee team members hand delivered notices to the homes of all of these neighbors 3 weeks in advance of our presentation meeting – and again 4 days before. Therefore what Mr. Rasmussen says below about the timing of such notice is therefore simply untrue.

We believe that the plan we are proposing for the development of this 5 acre parcel is the least invasive and most respectful plan we could come up with with respect to our neighbors. When we completed the Resort renovations in 2016, our plan was to add 40 to 50 units on this parcel at some future date – a density consistent with the balance of the Resort. However, subsequent to our reopening, we determined that the addition of more “standard” guestrooms would not substantively

improve our operating results or the overall quality of the Resort.

Thereafter, we considered a plan to build 3 to 4 for sale single family residences on this site, but determined that the sound from our existing nearby event lawn we would create a perpetual source of contention with these new neighbors – and do nothing to mitigate the sound and other concerns of our existing neighbors.

As a result, we arrived at the plan we are submitting for Council's consideration. This plan includes 10 luxury residential style units: 4, 2 bedroom units of approximately 2,100 sq ft; 5, 3 bedroom units of approximately 2,600 sq ft and 1, 4 bedroom unit of just over 4,000 sq ft, each occupying approximately ½ acre. This plan maintains the existing 100 foot set back on the south side of the property and includes a total setback of 65 ft on the west (Quail Run) side including a 25 foot dedication for the possible future widening of Quail Run Road. These single story units will be between 12 and 14 feet tall and, per our acoustics consultant, will provide excellent sound protection to all of our neighbors to the south and west.

Also, like our neighbors, we have no desire to see Quail Run Road widened. Therefore, these proposed new units will be accessible only from within the existing Resort and there will be no access to them from Quail Run Road – which should eliminate any traffic related concerns from our neighbors.

Similar residential style units with access to resort facilities currently exist at many other area resorts and exist or are being built at other resorts in resort destinations across the country. Our feedback from Hyatt is that these will be rented primarily to high end luxury and longer term stay guests, who by their nature typically keep to themselves. Plus having these units on property will enable us to better manage the behavior of our guests.

All things considered, in light of the existing Resort, we firmly believe that this is the best possible use for this property considering the concerns of our neighbors.

We have and continue to strive to be good neighbors – and Paradise Valley community members.

We look forward to an open and direct dialogue with our neighbors, the Planning Commission and Council with respect to our plan for development of this property and the operation of the Resort.

Thank you for your time.

Respectfully,

Gary Stougaard

From: BOB BER [REDACTED]
Subject: Andaz and Quail Run Road
Date: September 6, 2022 at 8:11:44 AM MST
To: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, jpace@paradisevalleyaz.gov, mstanton@paradisevalleyaz.gov, pdembow@paradisevalleyaz.gov, smoore@paradisevalleyaz.gov
Cc: bobber [REDACTED]
Reply-To: BOB BER [REDACTED]

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9/8/2022

This letter is for council consideration regarding the Andaz 5 acre project.

Good morning PV Council,

My name is Robert Rasmussen, [REDACTED]

Quail Run Road has been a quiet street for the forty years that we have lived here, with the exception of the loud parties that have occurred at the resort now known as Andaz.

There have been many additional problems on Quail Run from the resort, such as flooding, **FLOODING ONTO MR. RASMUSSEN'S PROPERTY FROM OURS IS NOT POSSIBLE AS THE WATER RUN OFF TRAVELS EAST – TOWARD OUR PROPERTY.** trees down blocking the road **I DO NOT BELIEVE THAT ANY TREE FROM THIS PROPERTY HAS FALLEN ON QUAIL RUN ROAD – AND IF IT DID THAT IT WAS NOT REMOVED IMMEDIATELY**, construction noise and dust and traffic, and lots of weeds from poor landscaping maintenance that I have had to clean up from my property. **AGAIN, THE PREVAILING WIND GOES FROM EAST TO WEST SO THE LIKLIHOOD OF WEEDS FROM OUR PROPERTY FINDING THEIR WAY TO HIS PROPERTY WOULD BE REMOTE.**

Quail Run has it's history going back to the Town's inception, 1961, when our house was built. I want the town to know that Andaz gave a one day notice to the Quail Run residents for their private presentation, even tho they've been working on their plans with the town for months. No wonder not many residents could attend. **THIS IS NOT TRUE. WE HAND DELIVERED TWO SEPARATE NOTICES TO ALL OF OUR NEIGHBORS TO THE SOUTH AND WEST OF THE PROPERTY BOTH 3 WEEKS AND AGAIN 4 DAYS IN ADVANCE OF OUR PRESENTATION MEETING TO THE NEIGHBORS.**

I'm not sure where the survey measurements are taken from, but I'd like to see the Andaz's new west fence replicate the back and forth style of their fence at the north and aligned with that north fence. Right now, while there is a back and forth style in the new fence, the set back is no where close to matching their north fence. The new fence is encroaching on the 50 foot right of way and appears to be right on the survey line. **IT DOES NOT – AS CONFIRMED BY THE SURVEY.** It looks like it was purposefully placed there to encroach on the Quail Run residents. **WE DID NOT – AND I AM NOT SURE WHY I WOULD EVER WANT TO DO THIS.**

The new fence set back should be aligned with their north fence giving more space east of Quail Run Road. Having the fence so close to Quail Run is like sticking it to the residents living there. Andaz is a resort and should not be granted special considerations over and above what should be done to protect the town residents. **WE ARE ASKING FOR NO SUCH SPECIAL CONSIDERATIONS.**

Obviously I say with a resounding **NO** to any widening of Quail Run to fill the fifty foot right

of way. I would be in favor of maybe 3 to 4 feet of extra pavement on the east edge of Quail Run with a roll curb to allow a safer passing of two cars. This should be no problem if the new fence is aligned with their north fence. **THE NEW FENCE IS ALIGNED WITH THE EXISTING FENCE.**

Now comes the topic of Andaz's landscaping of the area between the fence west to Quail Run. This is Andaz's property, they should landscape it accordingly to tone down the fence while maintaining it with an adequate watering system. This also should include no bushes or trees right at the east edge of Quail Run like exist now. **WE WILL INSTALL AND MAINTAIN LANDSCAPE IN THIS RIGHT OF WAY AREA.**

I'd like to see the light poles be shorter, maybe 12 feet, as these light poles will be closer to Quail Run than others on the property and possibly be seen from our houses on Quail Run. **THE PROPOSED NEW ROADWAY TO SERVE THE NEW UNITS WILL BE MUCH FARTHER AWAY THAN THE EXISTING PERIMETER ROAD. REGARDLESS, OUR PLAN DOES NOT REFLECT ANY NEW LIGHTING TALLER THAN 7 FEET.**

And a second resounding **NO** to any consideration of extending Quail Run north to Lincoln. We don't need traffic flowing north and south between Lincoln and McDonald Drive making Quail Run a Major Arterial Street. **WE AND WE UNDERSTAND OUR QUAIL RUN NEIGHBORS SHARE MR. RASMUSSEN'S PERSPACTIVE ABOUT THE WIDENING OF QUAIL RUM ROAD. THEREFORE, OUR PLAN DOES NOT PROVIDE ANY PERMANENT ACCESS TO THE RESORT OR THE PROPOSED EXPANSION FROM QUAIL RUN ROAD.**

Thank you for reviewing and considering the points I raised in this letter.

Robert & Eileen Rasmussen

[REDACTED]

Paradise Valley, AZ 85253

Begin forwarded message:

From: Colleen Manley [REDACTED]
Subject: Re: Andaz and Quail Run Road
Date: September 8, 2022 at 8:21:06 AM MST
To: BOB BER [REDACTED]
Cc: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, "jpace@paradisevalleyaz.gov" <jpace@paradisevalleyaz.gov>, "mstanton@paradisevalleyaz.gov" <mstanton@paradisevalleyaz.gov>, "pdembow@paradisevalleyaz.gov" <pdembow@paradisevalleyaz.gov>, "smoore@paradisevalleyaz.gov" <smoore@paradisevalleyaz.gov>

External email: use caution with links & attachments

I totally agree. This does not sound like a few Casitas. Let me know what ever I can do to help. I love our street so much. As I said before I make sure there's no trash on the street. It is absolutely precious and we cannot let this impact our Quail Run community.

Colleen Manley
[REDACTED] Paradise Valley Arizona

Sent from my iPhone. Please excuse any grammatical errors.

On Sep 8, 2022, at 8:03 AM, BOB BER [REDACTED] wrote:

9/8/2022

What does Andaz want to be?

A resort? A village? Residential R-43? Or as much as they can get?

I think the answer to that is, "As much as they can get!"

In the SOD, they refer to and quote residential R-43 zoning standards applicable

to them, and then shortly thereafter, they refer to and quote resort SUP standards

applicable to them.

Which is it? The answer to that again is, "Whatever benefits Andaz the most!"

I have to ask the council, what about the Quail Run residents? Where are our

protections from commercial, resort, SUP encroachments?

There was talk some time ago about building 4 houses on that 5 acres with Quail

Run addresses. What happened?

I personally can't believe Andaz is building a 5410 square foot unit, 3278 square

foot units, and 2853 square foot units. I reckon they're going to have to rent each

of those extended stay units for about \$15,000 a month, every month for 30 years

to recoup their investment.

To keep Andaz a resort within their limits and not impact the surrounding Quail

Run residents, I implore the town to keep Andaz's western Quail

Run fence aligned

with their northern fence. That will keep the total western fence showing as an

architecturally naturally flowing fence line without any major shift westward at

the 5 acre parcel transition.

The current north fence has a meandering design with a seemingly equal number

of bump outs (westward) as there are bump ins (eastward). The new five acre

fence should follow that design style having the same set backs as the north fence

and never encroach on the 50 foot right of way.

The town needs to protect the Quail Run residents from the Andaz.

Robert & Eileen Rasmussen

[REDACTED]

From: [REDACTED]
To: [Mayor Jerry Bien-Willner](#); [Vice Mayor Anna Thomasson](#); [Council Member Ellen Andeen](#); [Council Member Julie Pace](#); [Council Member Mark Stanton](#); [Council Member Paul Dembow](#); [Council Member Scott Moore](#)
Subject: Andaz SUP Amendment
Date: Monday, September 12, 2022 1:13:17 PM

Dear Mayor, Vice Mayor and Council,

I am reaching out as a neighbor regarding the proposed SUP Amendment for the Andaz Resort. We have been residents on Quail Run Road adjacent to the resort for over twenty years. We appreciate having a quality resort so close and frequent the resort often as well as encourage visiting family and friends to patronize the Andaz. We are cautiously optimistic about the prospect of development on the empty five acre parcel as it has been an eyesore for years.

That said, we have concerns. Finishing off Quail Run in a functional and aesthetically pleasing way is a top priority. Quail Run has been in limbo for decades with debate during various development projects as to whether or not Quail Run should be pushed through to Lincoln. It now seems decided by all parties; neighbors, developers and the Town, that Quail Run does not need to extend north from McDonald to Lincoln. Currently, Quail Run is narrow and it is difficult for two cars to pass safely. Extending the current pavement by a few feet and adding a flat ribbon curb would be very helpful. The curb is needed to preserve the asphalt as well, it crumbles and erodes quickly in it's current state. Storm water runoff drains to the west and many vehicles drive off the edge of the street in order to pass other cars causing the asphalt to degrade quickly.

I am in agreement with the council members who noted that this addition to the resort needs to reflect the designation of resort use and not a higher density housing cluster. The 40 foot set back from the west side neighbors is quite different from the recommended 100 foot set back. I believe additional setback for the neighbors could be gained by reducing/eliminating the carports and driveways in lieu of more traditional casita/resort style parking. With the addition of these larger units, and larger parties occupying these units, the neighbors need a more reasonable set back as guests will tend to congregate on back patios and in the hot tub/plunge pools which are closest to our properties. In addition to the street improvements, I believe the landscape buffer should be the recommended 30'.

In regards to a landscape plan, I invite you to drive down Quail Run and compare the "landscape plan" created as a buffer for the neighbors in this case to other resorts in town. With the last revision to the SUP in 2014 there was a detailed landscape plan. It looked good on paper. Mature desert trees with a variety of various sized desert plants. In reality, the mature desert trees were existing ones that have been there since the inception of the resort. They are random in placement and have never been well trimmed/shaped. There are a smattering of oleanders left over from another era, some bushes that have probably resulted

from bird droppings and a lot of things that turn into tumbleweeds and blow into the yards on Quail Run during storms. There were some small desert bushes added in 2014 but they were so small they died or were eaten by rabbits within the year. Contrast that with the neighbor's buffer to Mountain Shadows on 56th street, or the landscape on McDonald for Sanctuary, or what residents see from the Camelback Inn when they drive on Desert Fairway. It is my understanding that once the resort grants a 25' right of way to the Town it is no longer their responsibility to maintain or provide water to any landscape. This presents a big problem for the neighbors whose "landscape buffer" then becomes an unmaintained no man's land. I'm sure all interested parties can come up with a more workable solution.

Lastly, with regard to the noise issues, I am hopeful that having the most expensive hotel units bordering their neighbors will make Andaz management more diligent in keeping the decibel level in the range allowed and shutting down music at 10pm. I am also hopeful that the Town will enforce any violations.

In conclusion, I believe this expansion will be a nice enhancement to the Andaz Resort. I know the Town stands to benefit from the additional bed tax. As a neighbor, I just want to make sure it is not at the expense of the enjoyment, peace and privacy of our homes. I welcome the opportunity to speak with any of you if you wish.

Respectfully,

Colleen Steinberg

[REDACTED]

[REDACTED]