

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chairman and Planning Commission Members

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: January 3, 2023

DEPARTMENT: Community Development
George Burton, Senior Planner 480-349-3525

AGENDA TITLE:

Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

RECOMMENDATION:

It is recommended that the Planning Commission forward Ordinance 2023-01, the Rezoning of 6041 N Quail Run Road from R-43 to SUP Resort and Ordinance 2023-02, Intermediate SUP Amendment to incorporate and develop 6041 N Quail Run Road into the Andaz Resort, with a recommendation of approval to the Town Council.

SUMMARY STATEMENT:

Request

The applicant, PV Hotel Venture SPE LLC, is requesting an Intermediate Special Use Permit Amendment (SUP-22-01), a Rezoning (MI-22-01), and a Non-Administrative Land Modification/Lot Combination (LLA-22-03) to incorporate and develop a vacant 5-acre residential property (6041 N Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Andaz Resort (6160 N Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071). Proposed development on the 5-acre site consists of 10 one-story guest units (2,853 square feet to 5,410 square feet under roof) with private pools, a new one-story service building, and new perimeter walls.

Location

Andaz Resort is located east of Quail Run Road, north of McDonald Drive, and west of Scottsdale Road. Quail Run Road is a Local Street, McDonald Drive is a Minor Arterial Street, and Scottsdale Road is a Major Arterial Street. The resort is approximately 22 acres in size and is accessible from Scottsdale Road. The 5-acre parcel that is the subject of this application, 6041 N Quail Run Road, is located

north of McDonald Drive and east of Quail Run Road.

History/Background:

PV Hotel Owners SPE LLC owns the Andaz Resort property and PV Hotel Venture SPE LLC owns 6041 N Quail Run Road. 6041 N Quail Run Road is a residential lot, zoned R-43, has a General Plan designation of Resort/Country Club, and is located at the southwest corner of the resort property. Andaz Resort is zoned Special Use Permit (SUP) - Resort and has a General Plan designation as Resort/Country Club.

Scope of Request

The scope of the request is an Intermediate SUP amendment and rezoning to incorporate and develop 6041 N Quail Run Road into the resort. The request is an Intermediate SUP amendment since it meets the three criteria outlined in Section 1102.7.C of the Zoning Ordinance in that the improvements do not: (1) change or add uses otherwise allowed on a resort property, (2) increase the floor area more than 40% (the request is an increase of 25% or 34,809 square feet), and is not expected to have a significant material effect that cannot be sufficiently mitigated. On October 13th, the Town Council issued a Statement of Direction (SOD) regarding the Intermediate SUP Amendment (see Attachment G). The SOD identifies that the Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors.

In summary, the five-acre parcel will be developed with ten new single story guest units and one single story service building. The guest units and service building will match the architecture of the existing buildings on campus. Each guest unit will have a private yard with a pool or spa. The area will be enclosed with a six-foot-tall meandering wall to the west and an eight-foot-tall wall to the south. The new guest units are only accessible from the main entrance at Scottsdale Road and will not be accessible from Quail Run Road. The applicant will dedicate twenty feet of land to bring the Quail Run Road right-of-way (ROW) into compliance with the Town's standards of a fifty-foot-wide ROW.

December 20th Planning Commission Review

The Planning Commission reviewed both draft ordinances and was agreeable with the draft stipulations. Staff noted that Stipulation No. 17 (of Ordinance 2023-02) will be updated to identify that the existing 6-foot-tall fence along the southern property line will be raised to 8 feet tall. Also, the Commission discussed increasing the pavement width on Quail Run Road (adjoining the length of the five-acre parcel). Commissioner Campbell, Commissioner Liepmann, and Commissioner Georgelos were in support of improving the pavement on the east side of Quail Run Road.

November 15th Planning Commission Review

The Planning Commission reviewed the areas of the request that deviated from the SUP Guidelines. The Commission identified support for 1) the proposed setbacks of the guest units and pools and 2) the one light fixture exceeding the recommended output of 300 lumens.

The Commission also identified that: 1) the applicant must provide a detailed landscape plan adjoining Quail Run Road (submitted), 2) the conceptual landscape plan for the interior area around the new guest units is sufficient (with a stipulation identifying that the quantity and type of plants inside the area of improvement shall match that of the existing campus – refer to Stipulation No. 7 of Ordinance 2023-02), 3) add a stipulation for the phasing of the improvements (e.g. infrastructure first, perimeter wall second, and remaining improvements last – refer to Stipulation No. 10 of Ordinance 2023-02), and 4) add a stipulation prohibiting outdoor amplified music or public announcement (PA) system between 10 p.m. – 7 a.m. – refer to Stipulation No. 4 of Ordinance 2023-02). Lastly, Commissioner Campbell, Commissioner Liepmann, and Commissioner Georgelos expressed preference for the widening of Quail Run Road to the typical Town local street cross section width.

November 1st Planning Commission Review

Noise and the improvement of the dedicated portion of Quail Run Road were identified as areas of concern.

Discussion

The purpose of this meeting is to take public comment on the application and forward a recommendation to the Town Council. Staff is supportive of the proposed improvements and Attachment C provides the history of this SUP, a detailed description of the proposed improvements, identifies which improvements deviate from the SUP Guidelines, and summarizes the SOD.

Staff drafted two ordinances to address the proposed improvements. Ordinance 2023-01 (Attachment D) identifies that the SUP-Resort rezoning applies to 6041 N Quail Run Road and that the applicant shall provide the required executed Proposition 207 waiver form regarding the rezoning does not diminish the value of the property.

Ordinance 2023-02 (Attachment E) outlines the stipulations associated with the Intermediate SUP Amendment SUP-22-01 and list the current SUP stipulations that apply to the resort. The new stipulations prohibit outdoor amplified music after 10:00 p.m. from the new guest units and note that all improvements must be in substantial compliance with the approved plans and documents.

However, it was unclear during the December 20th meeting if there is Commission consensus to widen Quail Run Road since only Commissioners Campbell, Georgelos, and Liepmann stated their support for improving Quail Run Road with additional asphalt and curb on the east side of the street. Based upon the initial public comment, one neighbor identified support for widening the pavement on Quail Run Road and another was against increasing the pavement on Quail Run Road. Including the December 20th email that was sent to the Planning Commission, a total of seven neighbors in the area are in support of widening Quail Run Road and one neighbor in favor of not widening the road. Four of the seven neighbors in support of widening the road live on Quail Run Road and the one opposed to widening the road also lives on Quail Run. Staff recommends no additional pavement on Quail Run Road to maintain a consistent and non-scalloped streetscape that matches the northern portion of right-of-way (in accordance with the 2014 SUP).

Plans

The Conceptual Site Plan (page 11 of Attachment F) needs to be updated to show the correct setbacks. This plan shows the correct layout/design of the improvements but lists the incorrect setbacks (to match the setbacks shown on the Contextual Context Plan – page 10 of Attachment F). As a result, this plan will be updated prior to Town Council review.

Updates

The Non-Administrative Land Modification/Lot Combination to incorporate and develop a vacant 5-acre residential property into the Andaz Resort is something the applicant would like to delay due to the way financing is structured for this property and the associated improvements. However, staff recommends that the parcel be combined with the resort prior to issuance of the first building permit as described in Stipulation x of Ordinance 2023-02.

Public Comment

Staff received public comments during the SOD process with Town Council and the Planning Commission review (Attachment R). These comments included: Support for the proposed improvements along with concerns regarding noise and lighting, Quail Run Road and a desire to have it not connect to Lincoln Drive, maintenance of the landscaping on Quail Run Road adjoining the Andaz Resort, the desire to see a few feet of extended pavement on Quail Run Road, reorientating the layout of the ten guest units, and increasing the height of all the southern walls to 8 feet tall along the entire southern resort property line.

In accordance with the Town Code, the applicant held a neighborhood/citizen review meeting on December 1st at the resort to explain and discuss the proposed improvements. Attachment S is the summary minutes of the applicant's neighborhood meeting and the list of attendees at that meeting.

Next Steps

Based upon the action by the Planning Commission, the Town Council will discuss and take action on the Rezoning (Ordinance 2202-01) and the Intermediate SUP Amendment (Ordinance 2023-02) to the Town Council.

ATTACHMENT(S):

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Resort History, Scope of Work & SOD Summary
- D. Ordinance 2023-01
- E. Ordinance 2023-02
- F. Narrative/Plans/Application
- G. Statement of Direction (SOD)
- H. Comparison & Consideration Points
- I. Quail Run Rd ROW Pavement Pros & Cons
- J. Applicant Response Letter to September 8th SOD Work Session
- K. Noise Impact Study
- L. Addendum to Noise Impact Study
- M. Trip Generation Comparison

- N. Water System Analysis Report
- O. Sewer System Analysis Report
- P. Conceptual Drainage Design Memo
- Q. Summary of Andaz Preliminary Meeting with Neighbors
- R. Public Comment
- S. Neighborhood/Citizen Review Summary Meeting Minutes
- T. Town of PV Andaz Noise Study 10.21.21
- U. Notification Materials