

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

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

DATE: January 26, 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

SUMMARY STATEMENT:

Request

The applicant, PV Hotel Venture SPE LLC, is requesting an Intermediate Special Use Permit Amendment (SUP-22-01) and a Rezoning (MI-22-01) 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).

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 (these improvements are existing/typical resort uses which are permitted uses as defined in Section 1102.2.A of the Zoning Ordinance), (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 (e.g. stipulations limiting the use of amplified music and PA systems, limiting the hours of operation on the service building, raising the southern wall fence wall height to eight feet tall, and a noise study demonstrating noise effects of the improvements, etc.). 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. These are existing resort uses that will be applied to the five-acre parcel with its incorporation into the resort. 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.

Planning Commission Review

The Planning Commission reviewed these improvements at the November 1st, November 15th, and December 20th work sessions. In response to direction from the Commission, the applicant updated the submittal by providing a detailed landscape plan for the area adjoining Quail Run Road and agreed with adding a stipulation that required phasing of the improvements (refer to Stipulation 10 of Ordinance 2023-02), adding a stipulation that prohibits outdoor amplified music or public announcement (PA) system between 10 p.m. – 7 a.m. (refer to Stipulation 4 of Ordinance 2023-02), and included a stipulation clarifying that the existing southern fence wall be raised to eight feet tall (refer to Stipulation 17 of Ordinance 2023-02).

During the January 3rd public hearing, the Commission took public comment and added three stipulations to draft Ordinance 2023-02. In summary, the three new stipulations include requiring the widening of Quail Run Road adjoining the five-acre site with approximately three feet of additional pavement and a two-foot-wide ribbon curb (refer to Stipulation 21 of Ordinance 2023-02), that there be no walking path developed within the south retention area (refer to Stipulation 22 of Ordinance 2023-02), and the north-south wall between the existing resort and five-acre site connect with the south restroom portion of the proposed service building

with the bar used only for activities associated with functions on the event lawn and not used past 10:00 p.m. (refer to Stipulation 23 of Ordinance 2023-02).

Discussion

The purpose of this meeting is to update the Town Council on the recommendation by the Planning Commission, review the two draft ordinances, and get direction from Town Council.

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. Stipulations 21 – 23 were added to the ordinance by the Planning Commission during the January 3rd public hearing.

If the Council would like Quail Run Road widened with additional asphalt and curb (adjoining the five-acre parcel), then the plan set must be updated to reflect these improvements. Specifically, Landscape Plan Sheets LP 0.01 – LP 1.03 (pages 25 – 28 of Attachment F), Civil Sheets C301 and C401 (pages 31 – 34 of Attachment F), and the Typical Street Section of the new drive aisle (page 35 of Attachment F) will need be updated to reflect the additional pavement. As a result, these plans must either be updated for the Town Council public hearing or a stipulation added to Ordinance 2023-02 requiring the affected plan sheets to be updated accordingly. Council reviewed pros and cons during the SOD (Attachment I).

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.

During the Commission's public hearing, neighbors identified that they do not want Quail Run Road to connect to Lincoln Drive, expressed concern regarding noise, and one neighbor expressed concern that this should be classified as a Major SUP amendment instead of an Intermediate SUP amendment. As noted above, the scope of request qualifies as an Intermediate SUP amendment. Also, the process for a Major and Intermediate amendment is the same.

Next Steps

The Rezoning (Ordinance 2202-01) and the Intermediate SUP Amendment (Ordinance 2023-02) are scheduled for public hearing review and action on February 9, 2023. Staff will incorporate any edits to the draft ordinances based upon Council direction from this meeting.

ATTACHMENT(S):

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Resort History & Scope of Work 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
- V. Power Point Presentation