

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 11, 2023



TODAY'S GOAL

- Background:
 - Go over updated submittal (in response to April 27th Council direction)

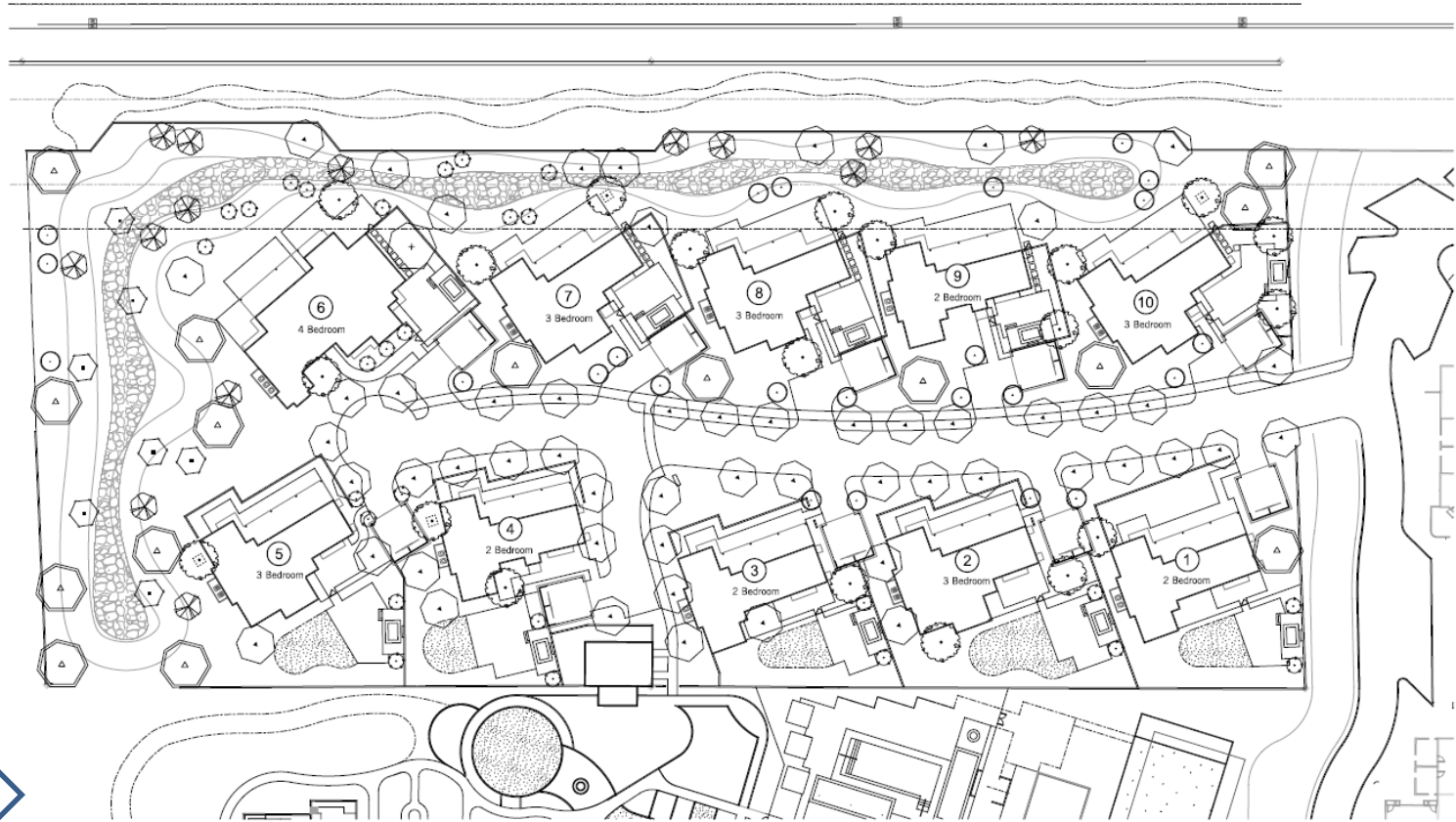
- Public Hearing during Tonight's Business Meeting:
 - Applicant Presentation
 - Public Comment
 - Council Action

SCOPE OF REQUEST (OVERALL)

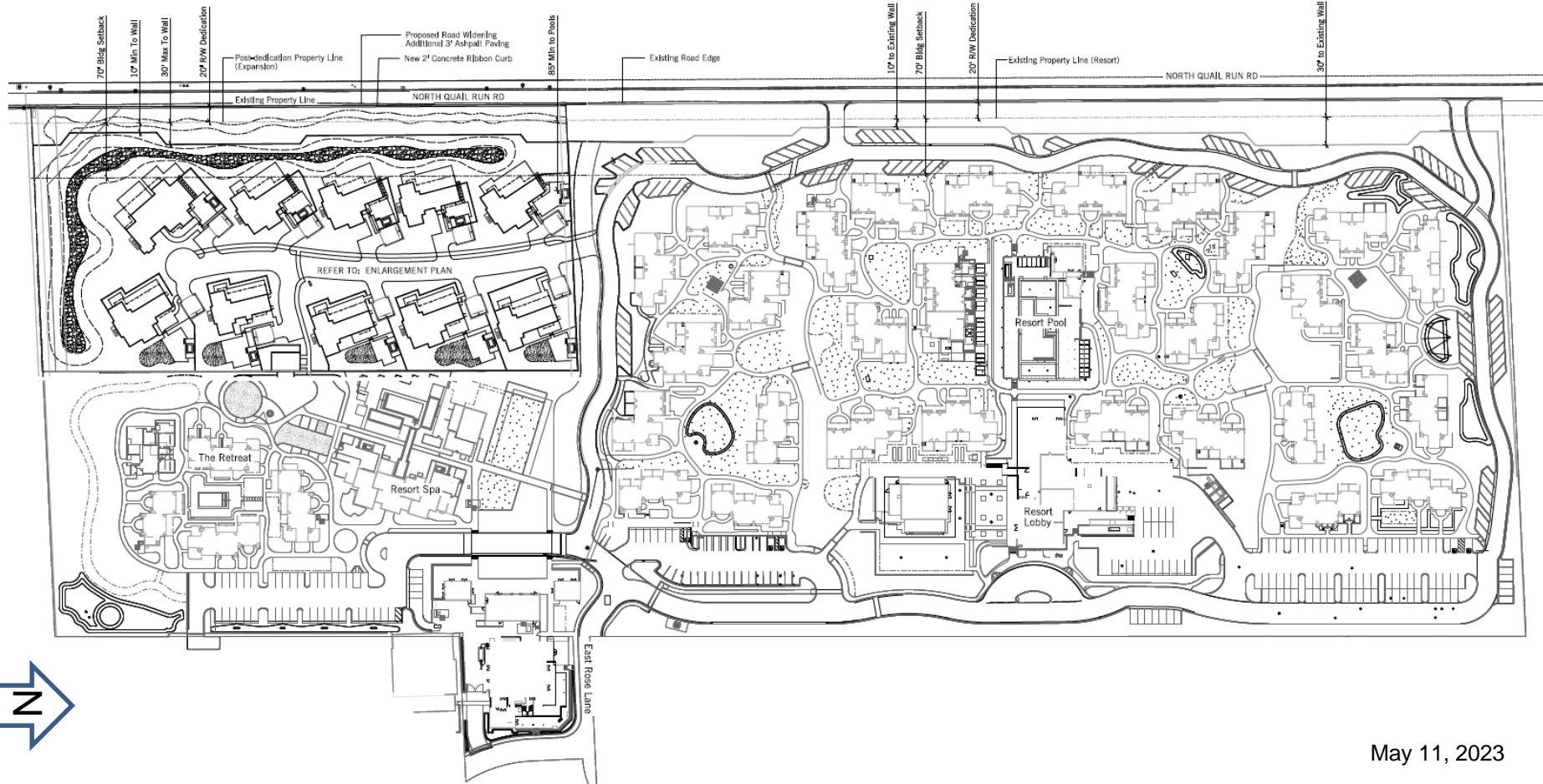
- Request – Incorporate and develop 5-acre parcel into resort
- 10 single-story guest units:
 - 2,853 sq ft - 5,410 sq ft (under roof including carports)
 - Private pools/hot tubs
- New one-story service building:
 - Bar
 - Restrooms & Storage
- New perimeter walls:
 - 6' and 8' tall



UPDATED SITE PLAN



OVERALL SITE PLAN



SAMPLE RETENTION BASIN PHOTOS



BACKGROUND

- April 27th Study Session:
 - Council identified 3 items of direction
- Applicant modified site plan in response to Council direction

COUNCIL DIRECTION #1

- *Relocate the pools/hot tubs in front of guest units:*
 - Eastern Guest Units (Adjoining the Event Lawn):
 - Pools/hot tubs relocated to east side of units
 - Enclosed with 5' tall wall for pool barrier protection
 - Setbacks:
 - 250' minimum from west/post dedication property line
 - 175' minimum from south property line
 - SUP Guidelines - 65' setback for resort pools available to all guests
 - Pools/hot tubs raised 18 inches to eliminate ADA lift



COUNCIL DIRECTION #1 (CONT.)

- *Relocate the pools/hot tubs in front of guest units:*
 - Five Western Guest Units (Adjoining Quail Run Rd):
 - Pools/hot tubs relocated to eastern or northern part of units
 - Enclosed with 5' tall wall for pool barrier protection
 - Setbacks:
 - 85' minimum setback from west/post dedication property line
 - 175' minimum from south property line
 - SUP Guidelines - 65' setback for resort pools available to all guests
 - Pools/hot tubs raised 18 inches to eliminate ADA lift

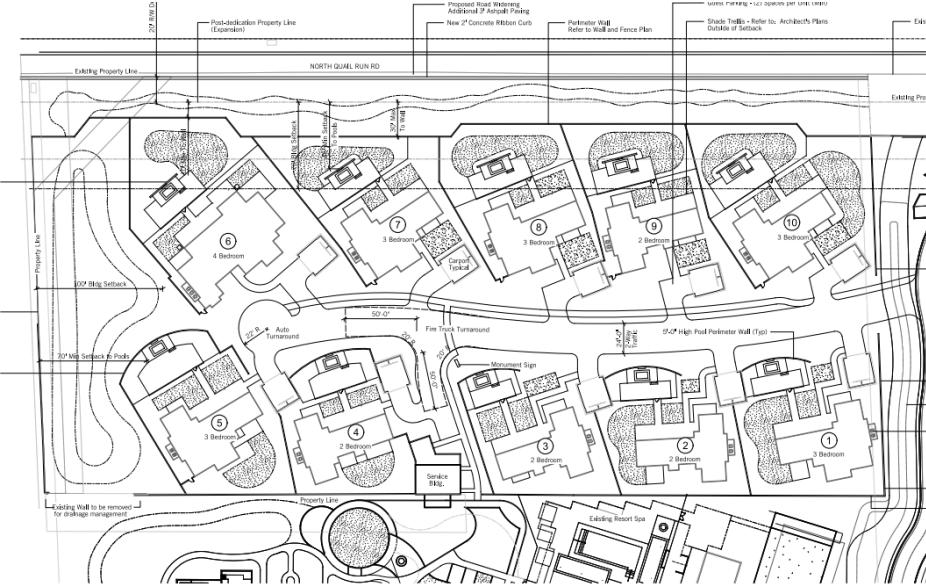


COUNCIL DIRECTION #2

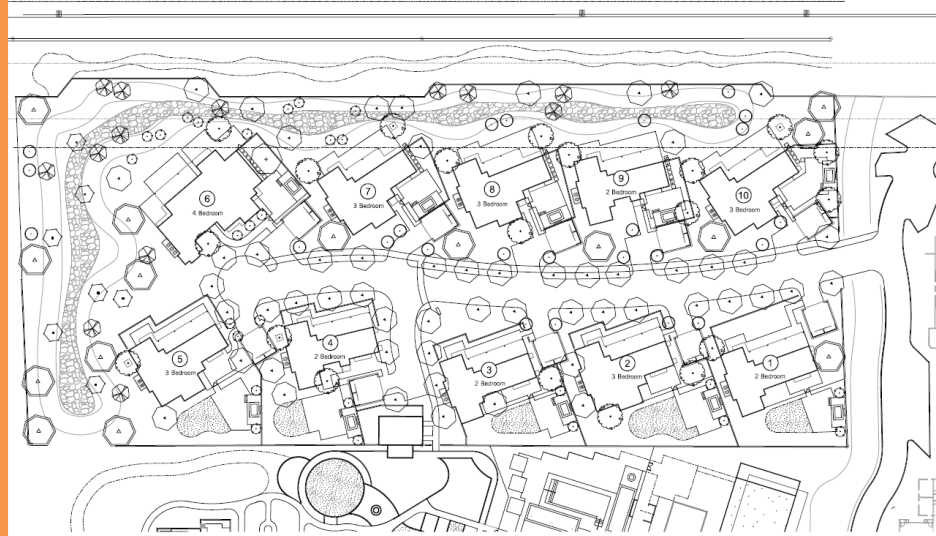
- *Use of guest unit areas adjacent to Quail Run Road:*
 - Reduced size of western guest unit “yard” areas by 70 percent
 - Placing retention basin between guest units and Quail Run Rd fence wall to create a passive area and moving the active pool area to the front or side of the units.
 - Retention basins lined with river rock and landscaped to prevent guests from walking and congregating in these areas



SITE PLAN COMPARISON



April 27th Site Plan



May 11th Site Plan



COUNCIL DIRECTION #3

- *Use of the guest unit trellis/patio covers:*
 - Trellis placed on west side of guest units and above some of windows:
 - Help shield units from sun and match existing architecture on campus
 - Passive use area – e.g. sitting area for guests
 - Trellis placed above entry to provide cover for guest when entering units

COUNCIL DIRECTION #4

- *Update the no amplified music stipulation:*
 - Stipulation No. 4 on Ordinance 2023-02 updated:
 - “There shall be no amplified outdoor music and no public announcement (PA) system between 10:00 pm – 7:00 am. Noise must at all times adhere to the Town Code”

ORDINANCE 2023-02

- Updated to identify edits to Stipulation No. 4
- Added Stipulation 1.b that May 1, 2023 Conceptual Site Plan is primary or master plan that identifies new layout for these improvements
- May 1st site plan will supersede layout of other plans in packet
- Applicant in process of updating other plans to match May 1, 2023 Conceptual Site Plan
- Updated ordinance enclosed for Council review

PUBLIC COMMENT

- No additional public comments since April 27th study session
- Previous public comment included in packet

NEXT STEPS

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