

# 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

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- Background:
  - Go over updated submittal (in response to May 11<sup>th</sup> 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 11<sup>TH</sup> COUNCIL DIRECTION

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- Applicant updated site plan illustrating relocation of pools/hot tubs to east and north part of guest units
- Continued to May 25<sup>th</sup> 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

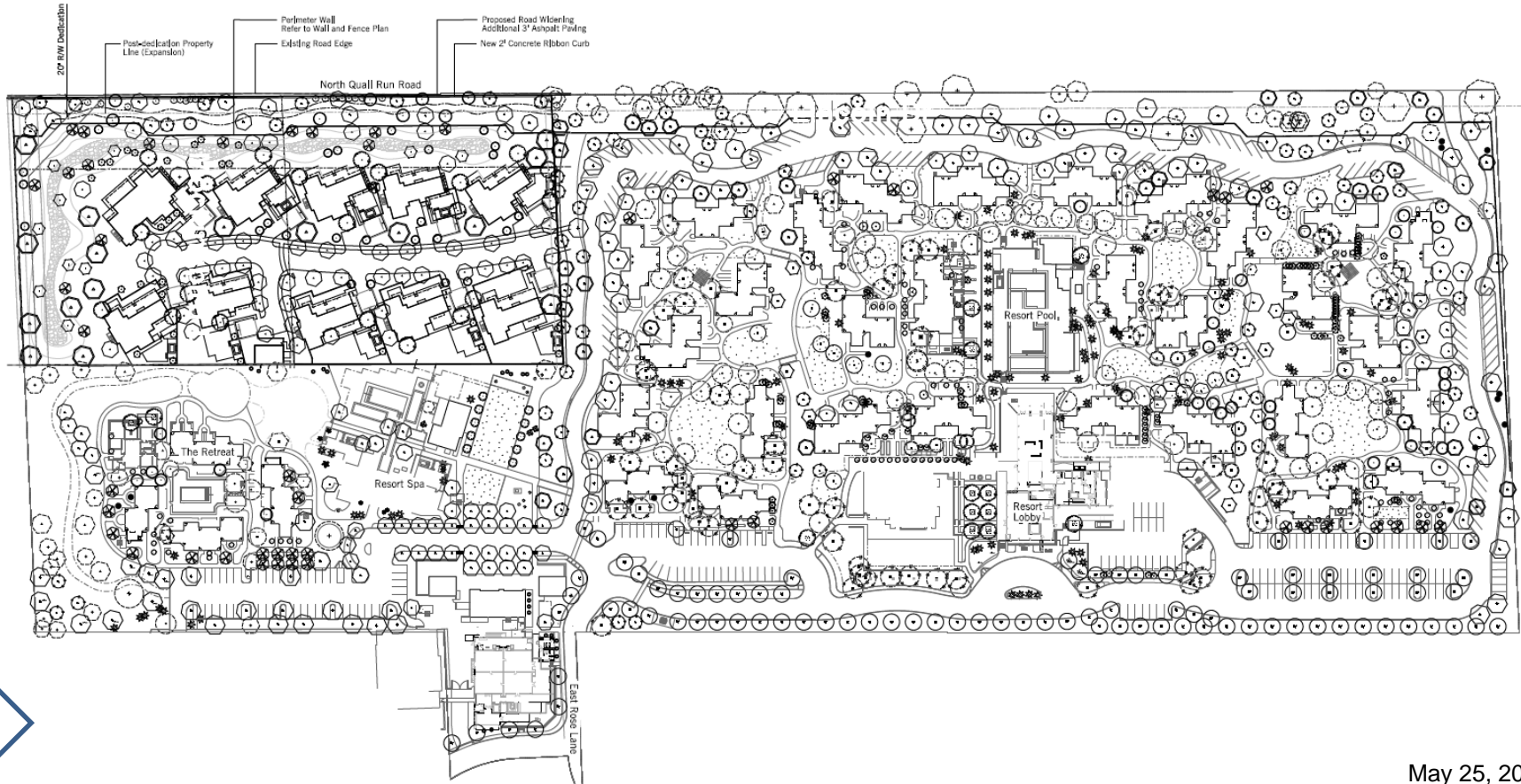
# UPDATED SUBMITTAL

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- 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



# UPDATED SITE PLAN



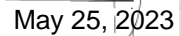
May 25, 2023



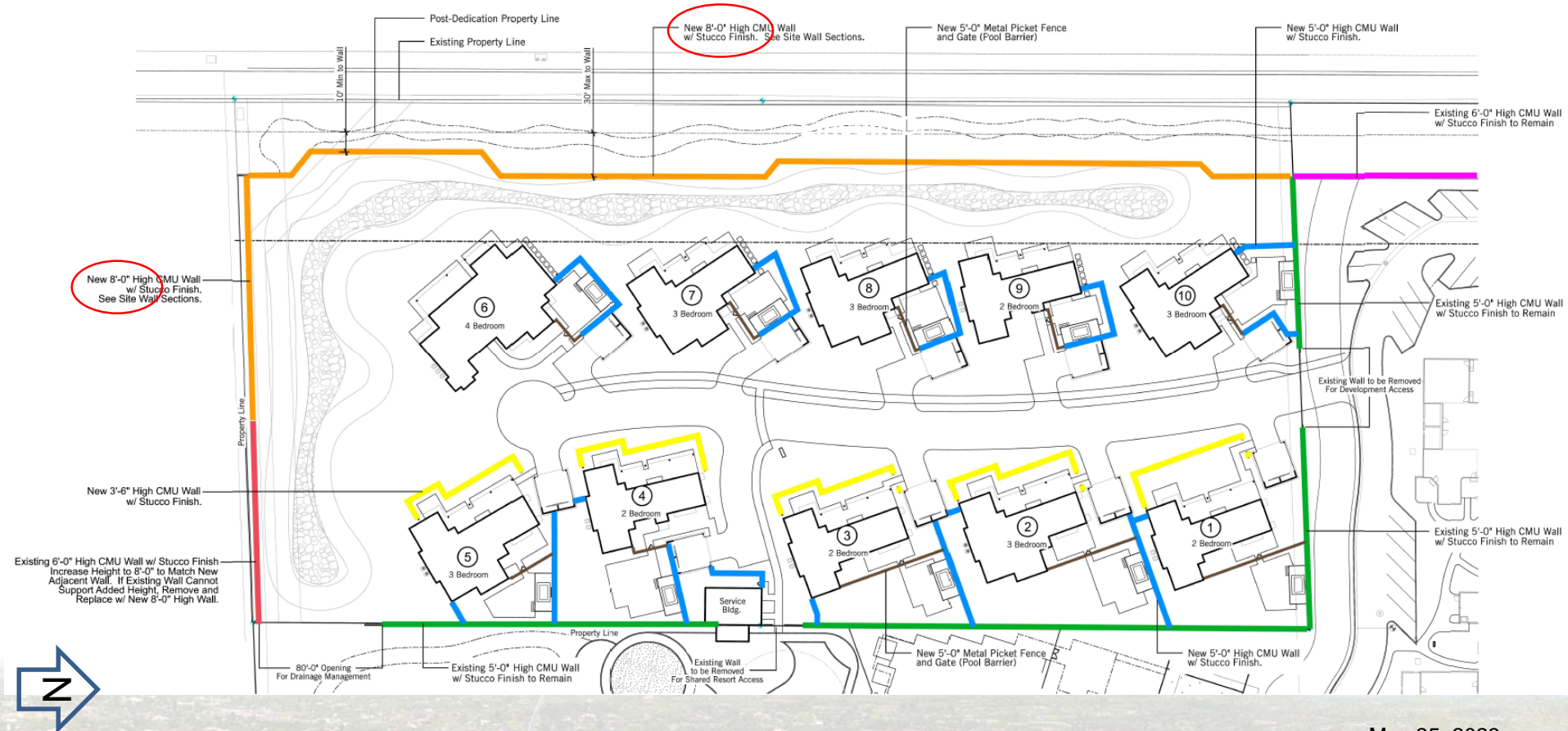
# SAMPLE RETENTION BASIN PHOTOS



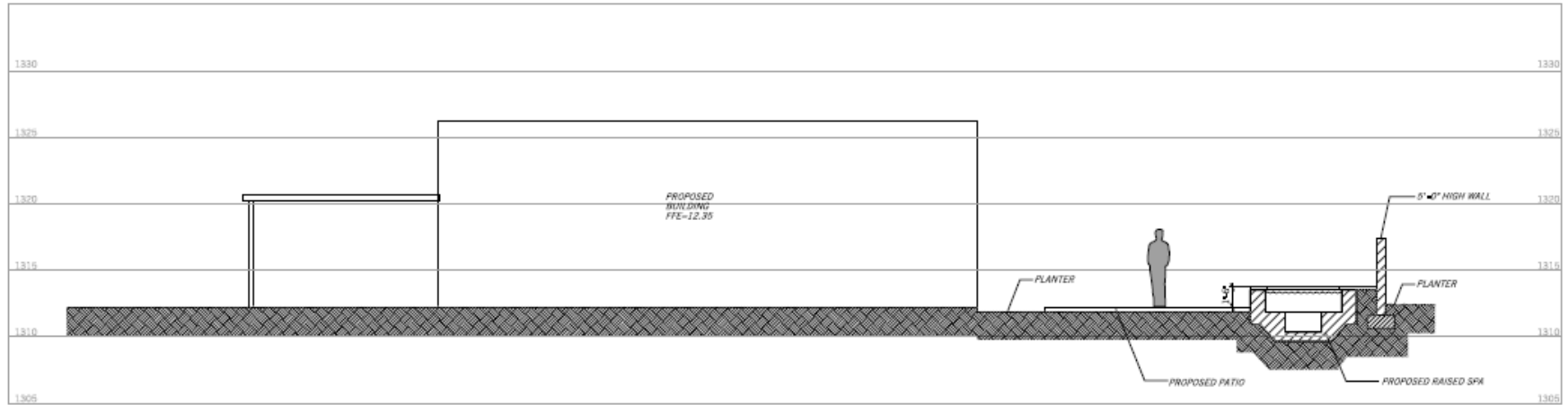
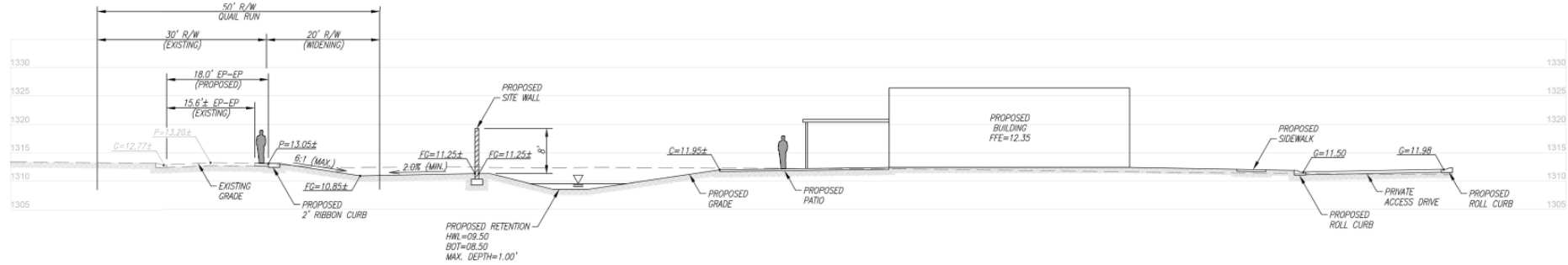




# FENCE WALL



# CROSS SECTIONS





# ORD 2023-01

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- 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.)

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- Summary of New Stipulations:
  - Development agreement prohibiting sale of guest units and adding 1' VNAE along western property line



# PUBLIC COMMENT

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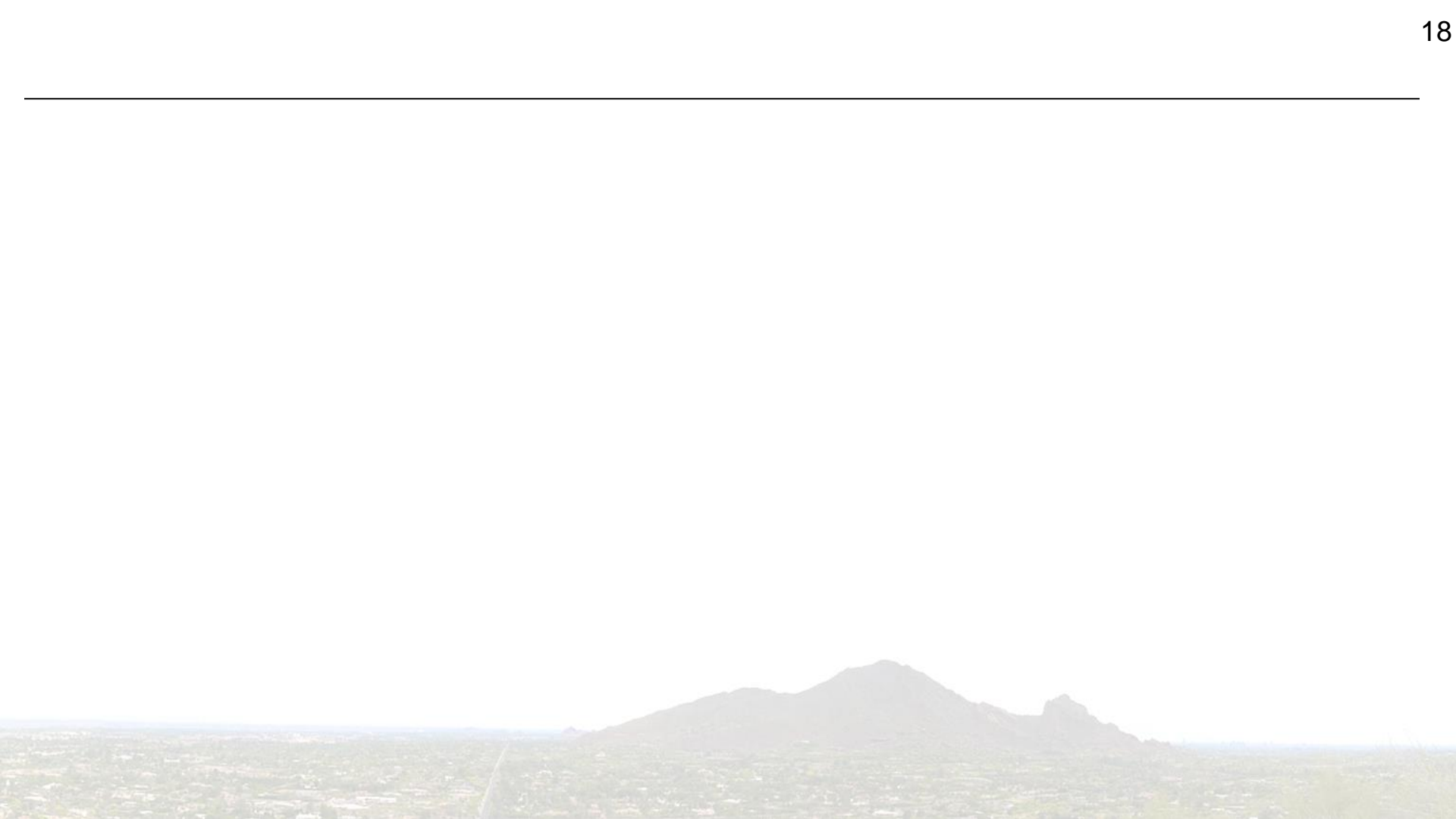
- No additional public comments since May 11<sup>th</sup> study session
- Previous public comment included in packet

# ACTION

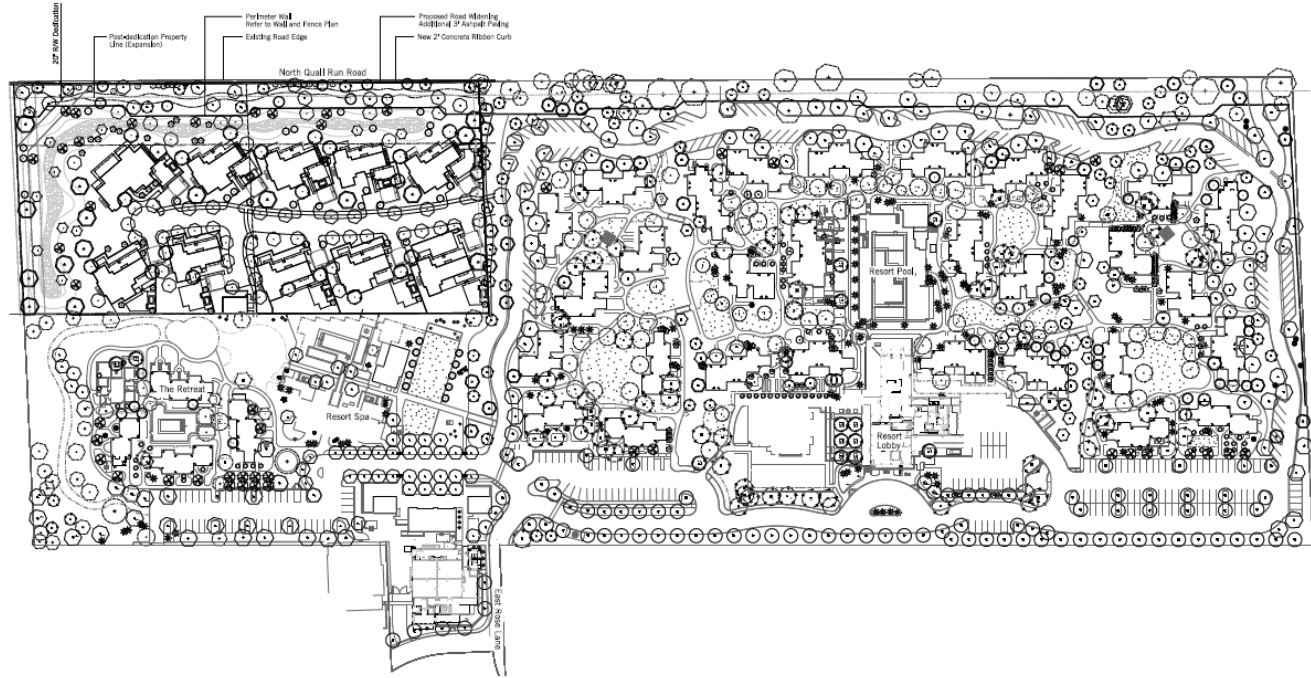
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- Three possible actions:
  - Approve subject to stipulations and plans noted in Ordinance 2023-01 and Ordinance 2023-02
  - Deny the request
  - Continue to date certain for further review and action
- Ordinance 2023-01: Rezoning of 6041 N Quail Run 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



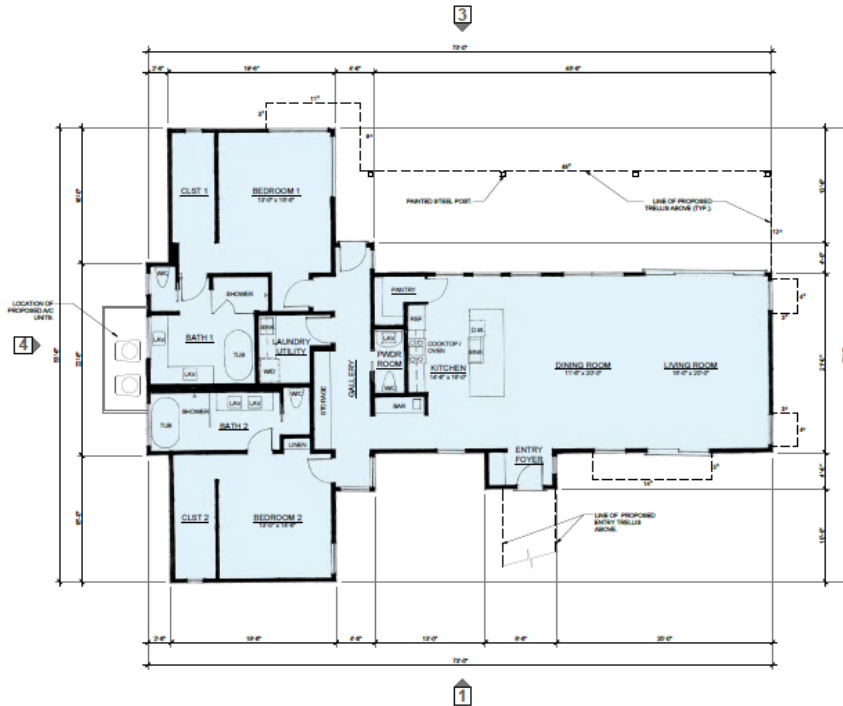


# PLANS

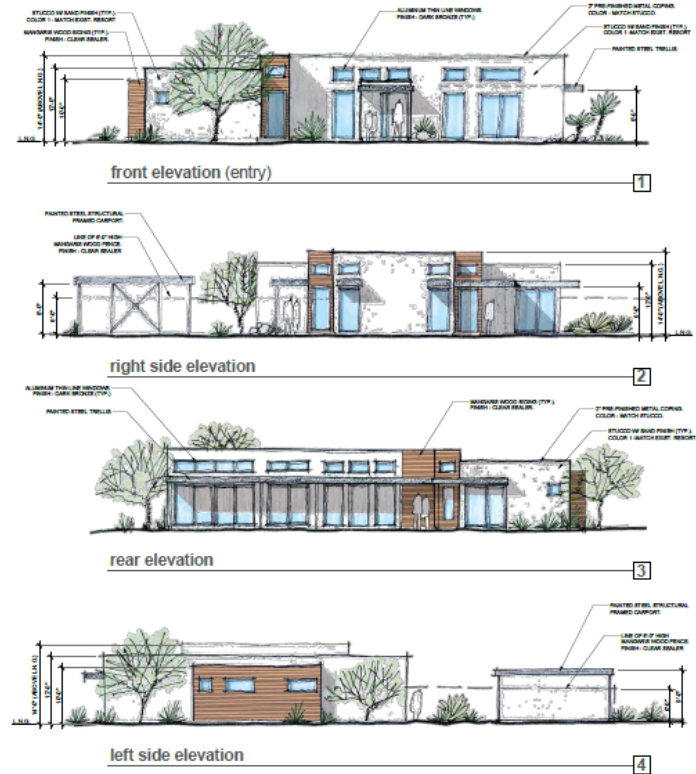








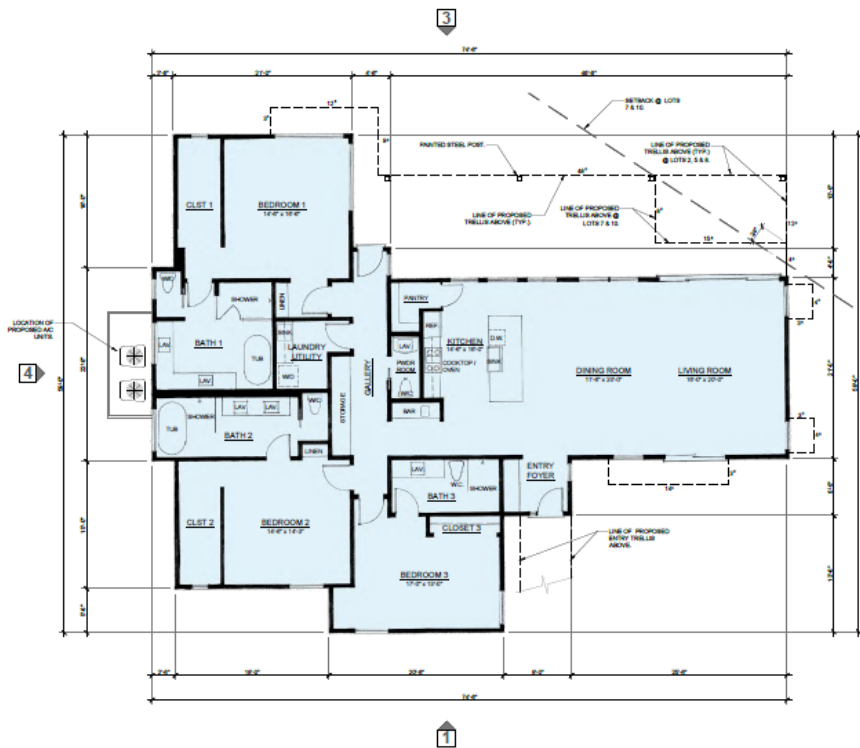
**Floor Plan**  
2,145 SF

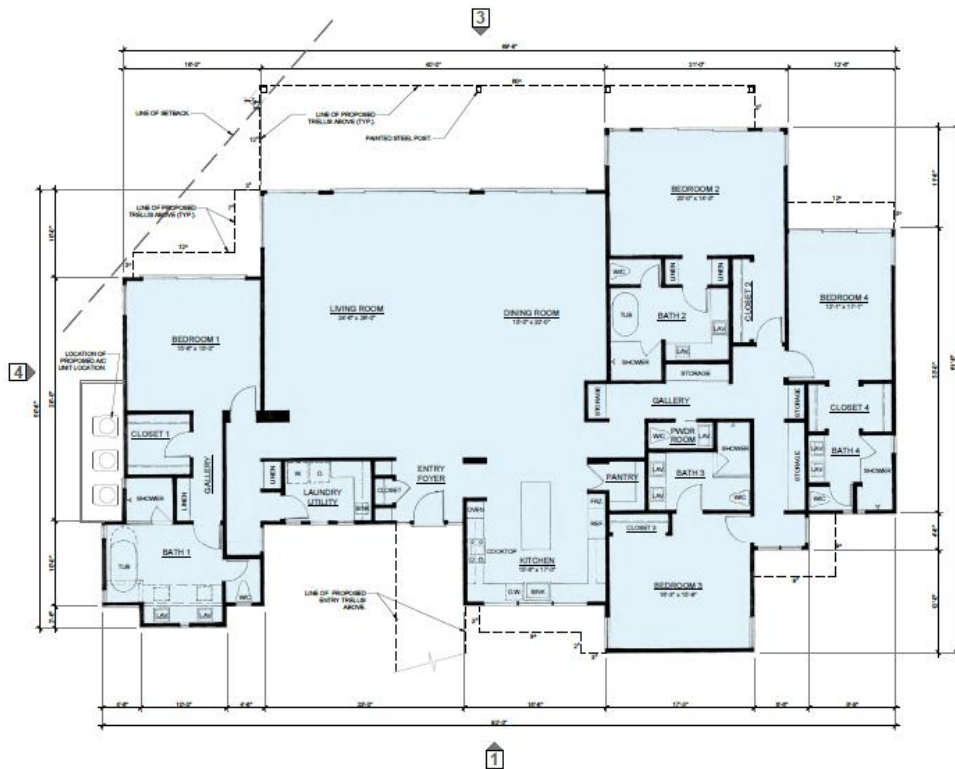


**Exterior Elevations**

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

## TWO BEDROOM VILLA



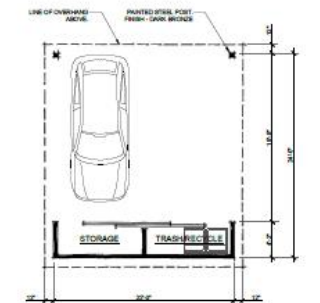


### Exterior Elevations

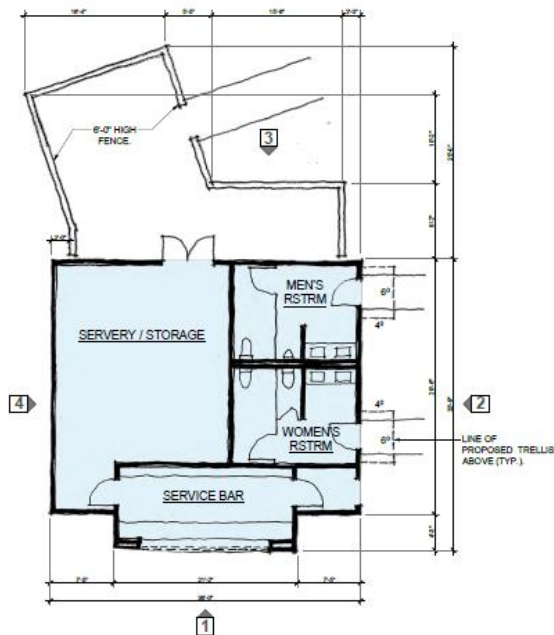
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



## FOUR BEDROOM VILLA

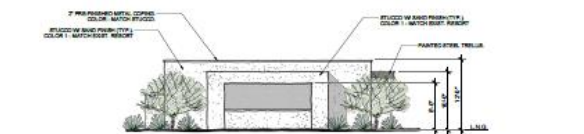
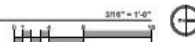


Carport Plan (Typical)



Floor Plan

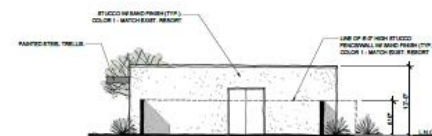
1,152 SF



front elevation (entry)



right side elevation



rear elevation



left side elevation

Exterior Elevations

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



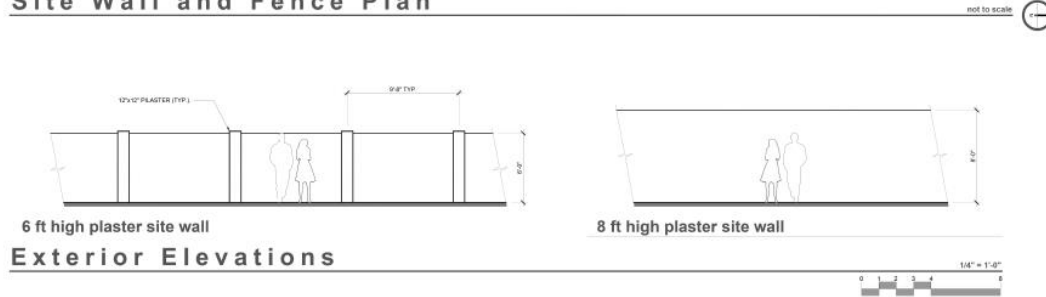
## SERVICE BUILDING



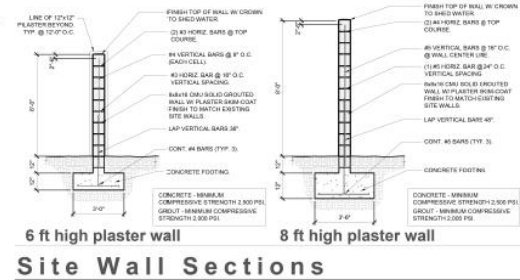




## Site Wall and Fence Plan



## Exterior Elevations



## Site Wall Sections

## SITE WALLS & FENCES

**CONCEPTUAL SITE CROSS SECTION**  
ANDAZ QUAIL RUN PARCEL

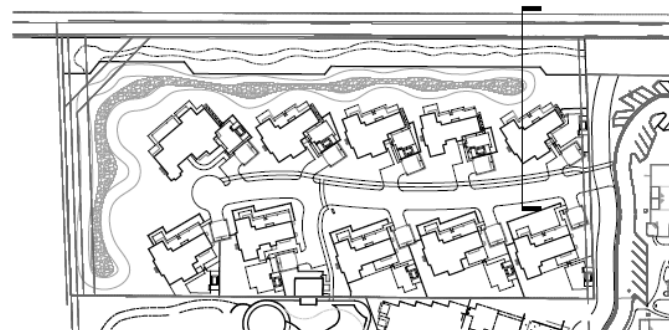
A PORTION OF SOUTHEAST CORNER OF SECTION 10  
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE 6TH AND 541.7 RIVER MECHAN

Project No. 22121	Date 05/15/21
Project Mgr. BRS	Project E MSW

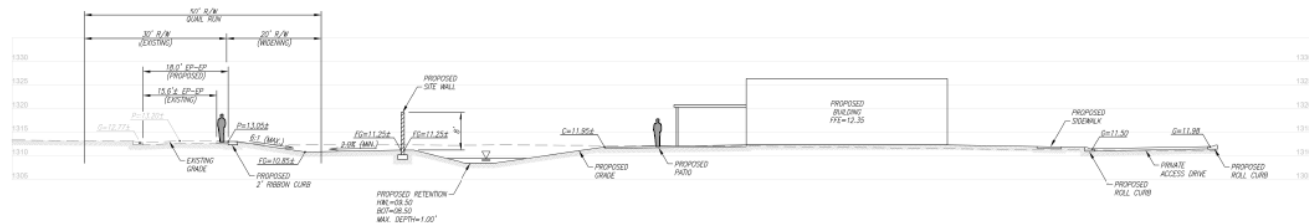


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SHT: 02 OF 03  
C302



KEY MAP  
NOT TO SCALE



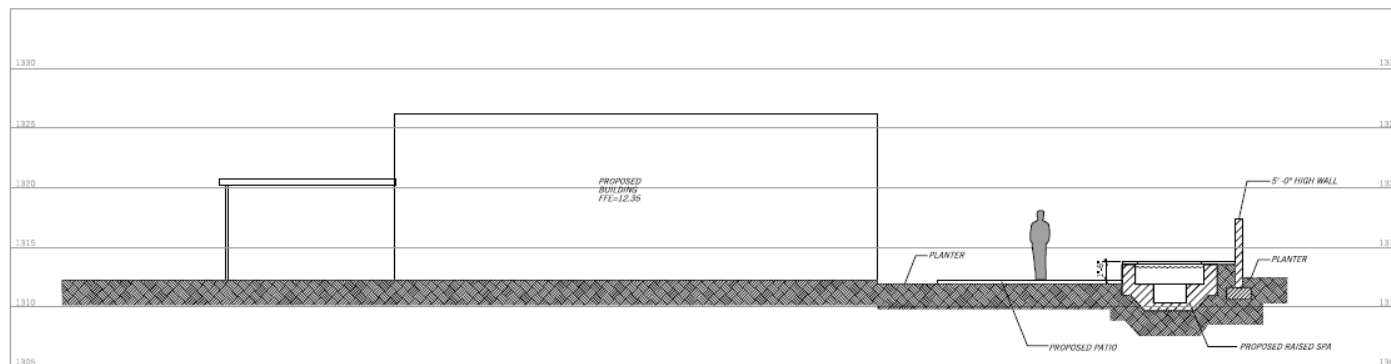
**SITE CROSS-SECTION AT NW BUILDING**  
SCALE: 1"=10'





KEY MAP

NOT TO SCALE



SITE CROSS-SECTION AT SPA AND TYPICAL YARD

NOT TO SCALE

HUBBARD  
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10115 Avenida Santa Fe  
Suite 1000  
San Diego, CA 92121  
PH: 619.592.0213  
WWW.HUBBARDENGINEERING.COM

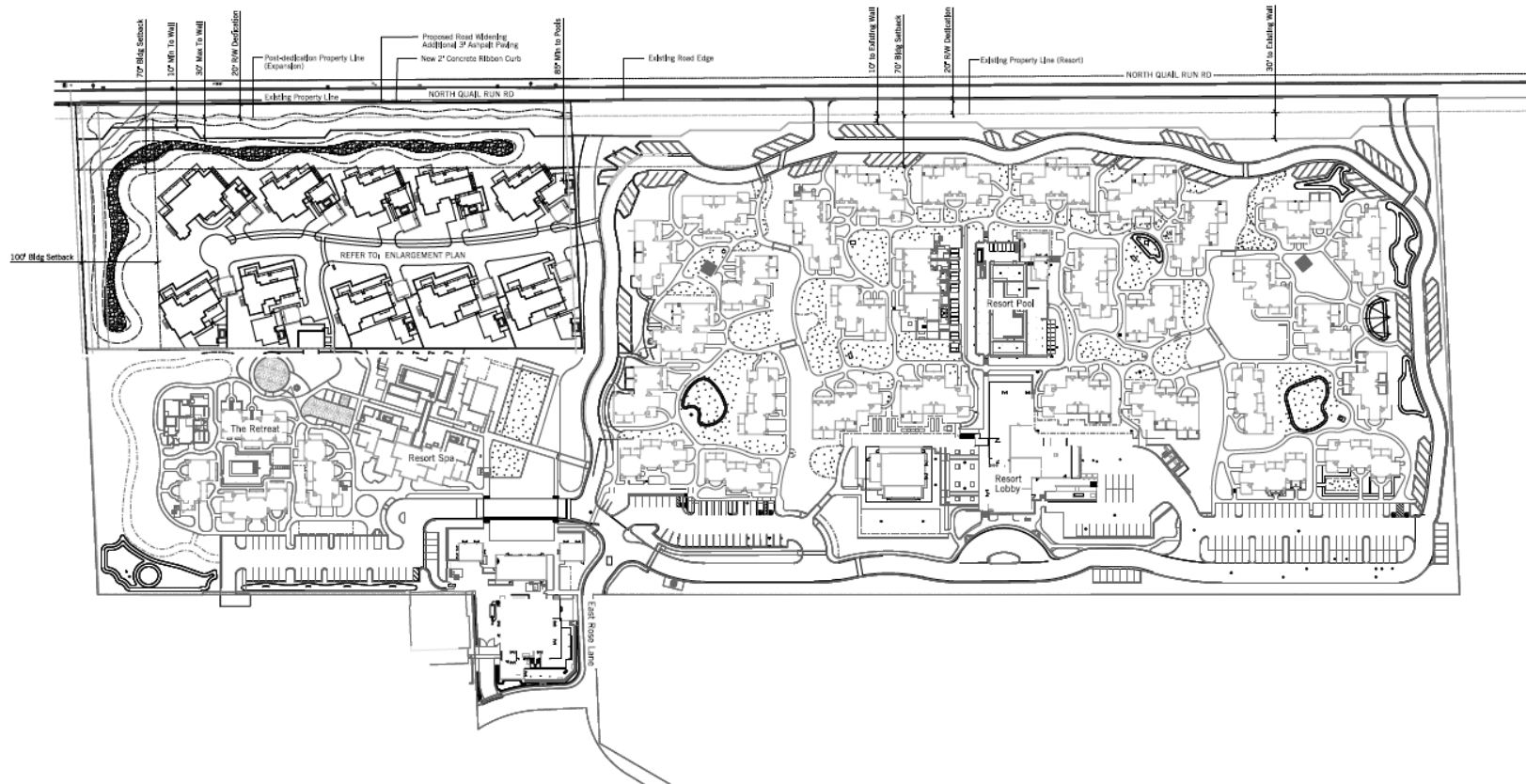
CONCEPTUAL SITE CROSS SECTION  
ANDAZ QUIL RUN PARCEL  
A portion of a previously approved project is  
shown for informational purposes only.  
THIS DRAWING IS NOT FOR CONSTRUCTION.

Date: 05/15/23  
Project: Eng  
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) AZT Desert Armchill</i>	Desert Willow	15 gal	12
		<i>Yucca wrightii</i>	Desert Fern	15 gal	6
		<i>Olea europaea 'Swan Hill'</i>	Swan Hill Olive	36" box	82
		<i>Pavane 'Blue Verde'</i>	Blue Phil Verde	15 gal	16
		<i>Pavane 'Desert Museum'</i>	No Common Name	24" box	65
		<i>Prosepe glandulosa</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>Larrea tridentata</i>	La Jolla Bougainvillea	1 gal	x
		<i>Ceanothus pulcherrimus</i>	Red Shrub of Paradise	1 gal	17
		<i>Cordia alliodora</i>	Fragrant Cordia	9 gal	14
		<i>Eriodaphne</i>	Bird's-foot	1 gal	60
		<i>Larrea tridentata</i>	Torpedine Bush	1 gal	13
		<i>Ficus microcarpa</i>	Indian Laurel Fig	15 gal	181
		<i>Jatropha gossypifolia</i>	Mexican Honeysuckle	1 gal	106
		<i>Larrea tridentata</i>	Creosote Bush	1 gal	21
		<i>Leucophyllum frutescens</i>	Green Cloud Texas Ranger	1 gal	86
		<i>Myrica communis</i>	Myrtle	5 gal	243
		<i>Mulleberry californica</i>	Pink Mulberry	1 gal	227
		<i>Mulleberry edulis</i>	Pink Mulberry	1 gal	363




## Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Nerium oleander</i>	Oleander	9 gal	197
		<i>Olea europaea 'Mortini'</i>	Little Olive Desert Olive	9 gal	84
		<i>Rosa perfrutens</i>	Desert Rose	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	9 gal	8
		<i>Agave 'Blue Glow'</i>	Blue Glow Agave	9 gal	66
		<i>Agave desertiana 'Virens'</i>	Virens Smooth Agave	9 gal	20
		<i>Persea 'Victoria'</i>	Victoria Agave	1 gal	64
		<i>Agave 'Octopus'</i>	Octopus Agave	9 gal	39
		<i>Agave 'Coral'</i>	Coral Agave	1 gal	22
		<i>Agave 'Medusa'</i>	Medusa Agave	1 gal	185
		<i>Sagittaria</i>	Sagittaria	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 'Tropicana'</i>	Brilliant Yucca	1 gal	23
		<i>Lophoceros marginatus</i>	Mexican Porcupine Cactus	15 gal	10
		<i>Paddle to be Transplanted</i>	Paddle to be Transplanted	1 gal	41
		<i>Pistia</i>	Pistia	1 gal	101
		<i>Pistia</i>	Purple Pistia	9 gal	54
		<i>Pistia</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</i>	Yellow Spurge	1 gal	27
		<i>Larrea</i>	No Common Name	1 gal	23
		<i>Portulaca</i>	Elephant's Foot	1 gal	207



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# Plant Legend






## Existing Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Larrea tridentata	Creosote bush	Protect in place	18
	Quercus agrifolia	Saguaro	Protect in place	1

## Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Quercus laevis	Ironwood	24" box	10
	Parthenocle Hickum ++	Blue Palo Verde	24" box	12
	Chilopsis linearis	Desert Willow	5 gal	9


## Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	42" o.c.	Baccharis sarothraoides	Desert Broom	1 gal	26
	8' o.c.	Eriodictyon californicum	Bitterbrush	1 gal	50
	36" o.c.	Eriodictyon californicum	Turpentine Bush 'Desert Mountain'	1 gal	34
	8' o.c.	Larrea tridentata	Creosote Bush	1 gal	43
	24" o.c.	Amorpha canescens	Cheesebush	1 gal	55

## Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" o.c.	Opuntia basilaris ++	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 furnished shall have priority over quantities designated.

A





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ENGINEERING



CONCEPTUAL GRD./DRN PLAN  
ANDAZ QUAIL RUN PARCEL

DESIGNED BY: J. HUBBARD  
DRAWN BY: J. HUBBARD  
CHECKED BY: J. HUBBARD  
APPROVED BY: J. HUBBARD

Date:  
05/15/23

Project: Exp.

Project No.:  
2712

Project: Exp.



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SHEET 01 OF 03  
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**CONCEPTUAL UTILITY PLAN**  
ANDAZ QUAIL BURN PARCEL

OF SOUTHWEST CORNER OF SECTION 20

Date	5/15/23
Project Eng.	

Project No.	22121
Project Mgr.	



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