

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 25, 2023



TODAY'S GOAL

- Background:
 - Go over updated submittal (in response to May 11th 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



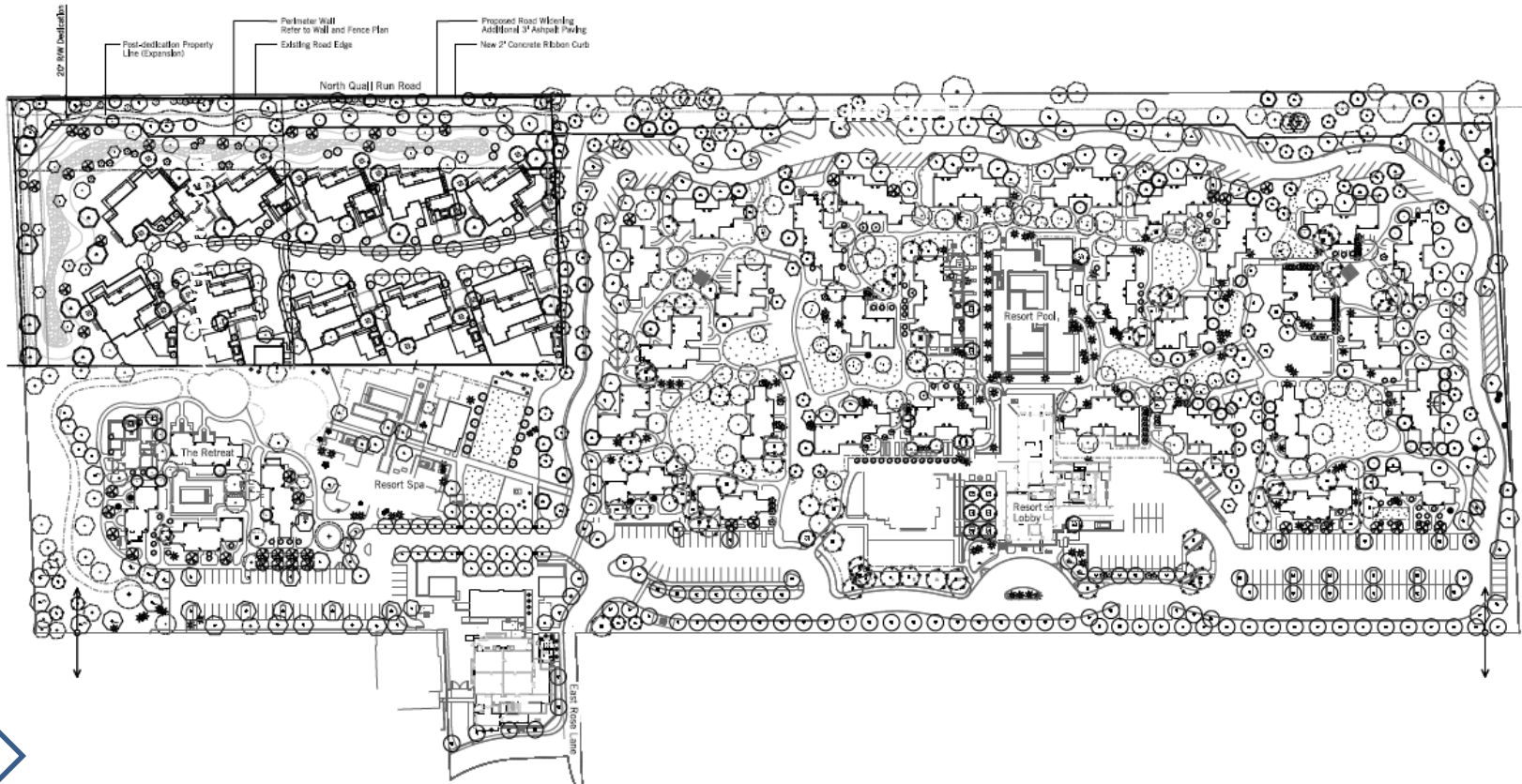
MAY 11TH COUNCIL DIRECTION

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

- 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

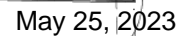
OVERALL SITE PLAN





SAMPLE RETENTION BASIN PHOTOS

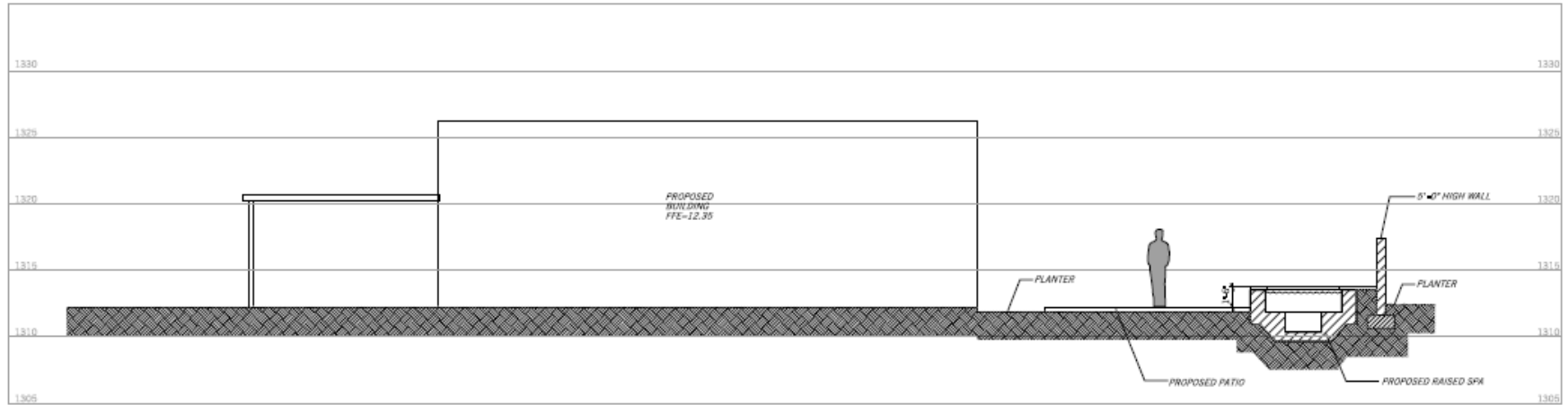
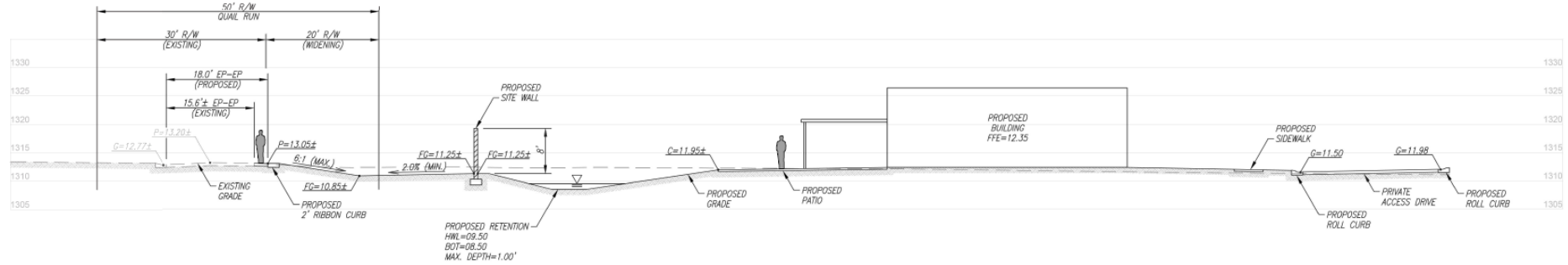




FENCE WALL



CROSS SECTIONS



ORD 2023-01

- 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.)

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

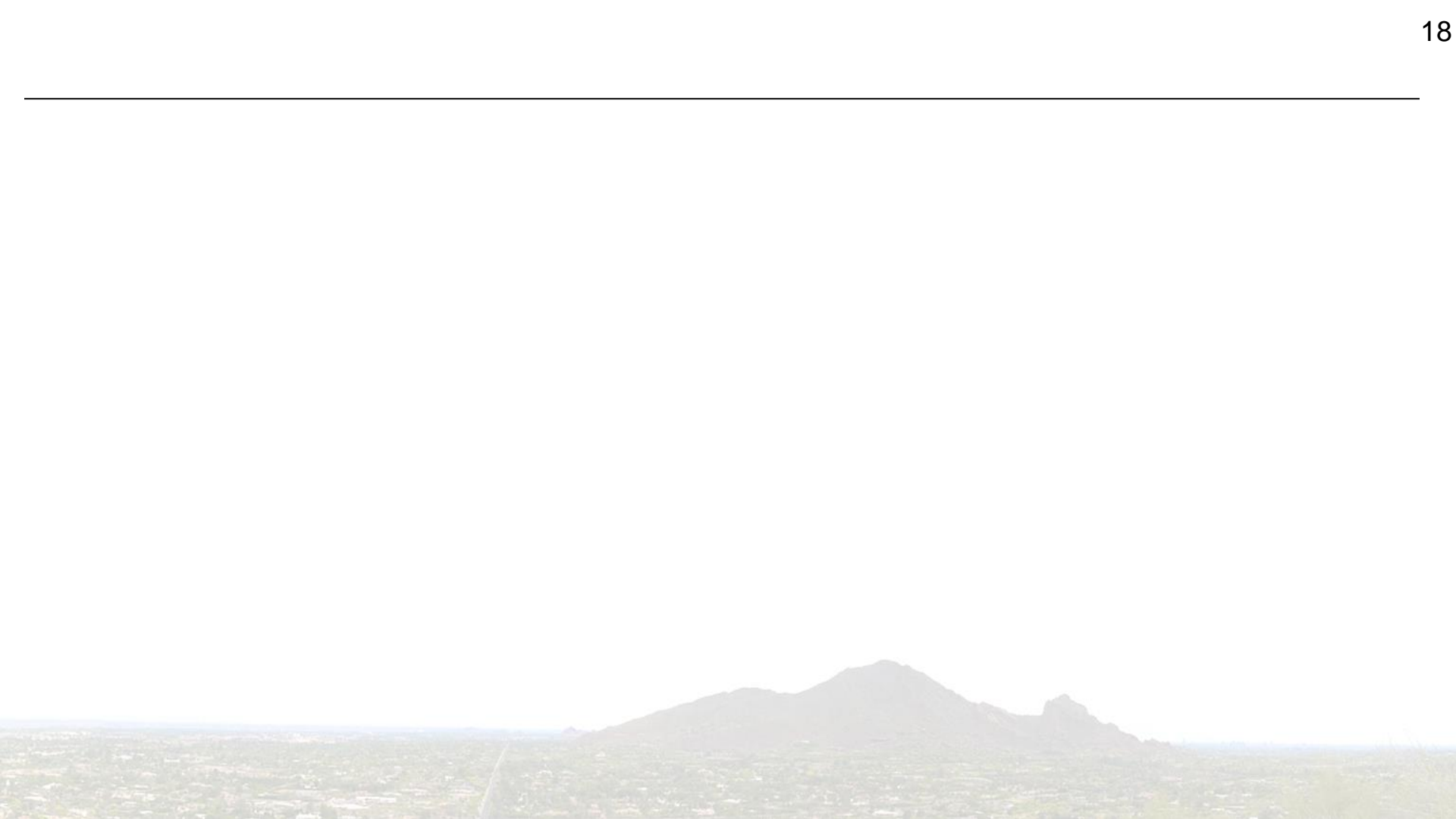


PUBLIC COMMENT

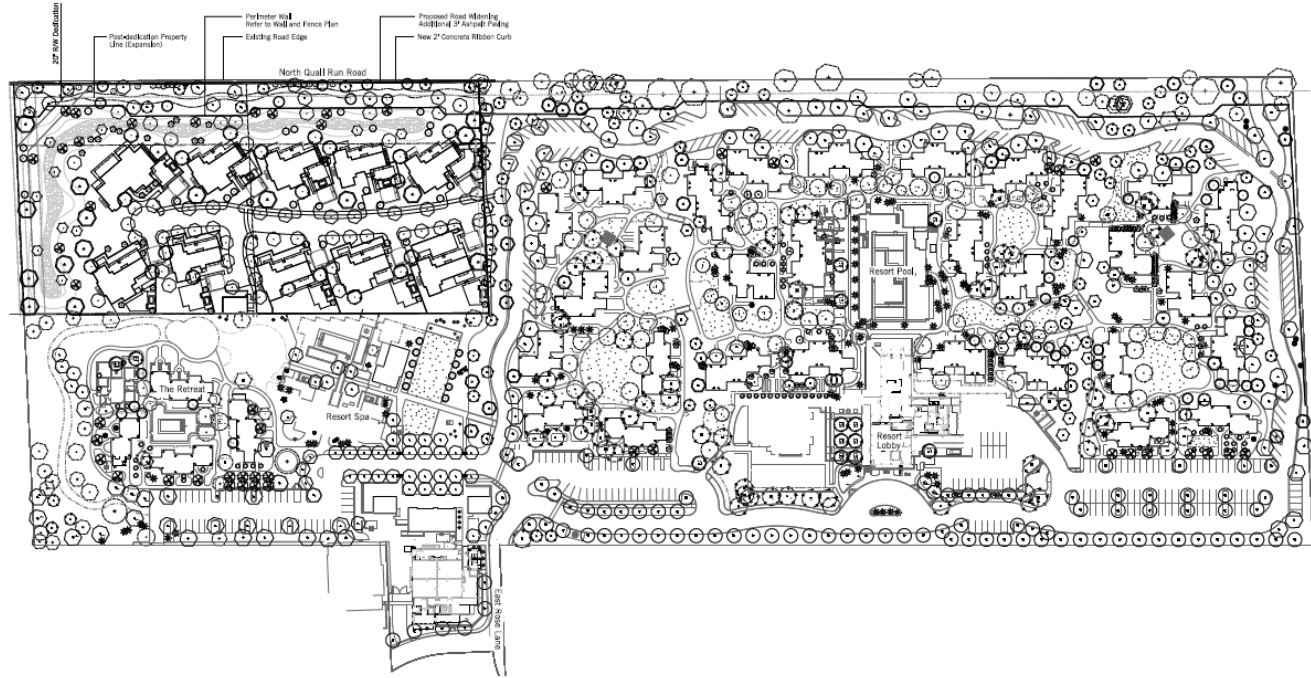
- No additional public comments since May 11th study session
- Previous public comment included in packet

NEXT STEPS

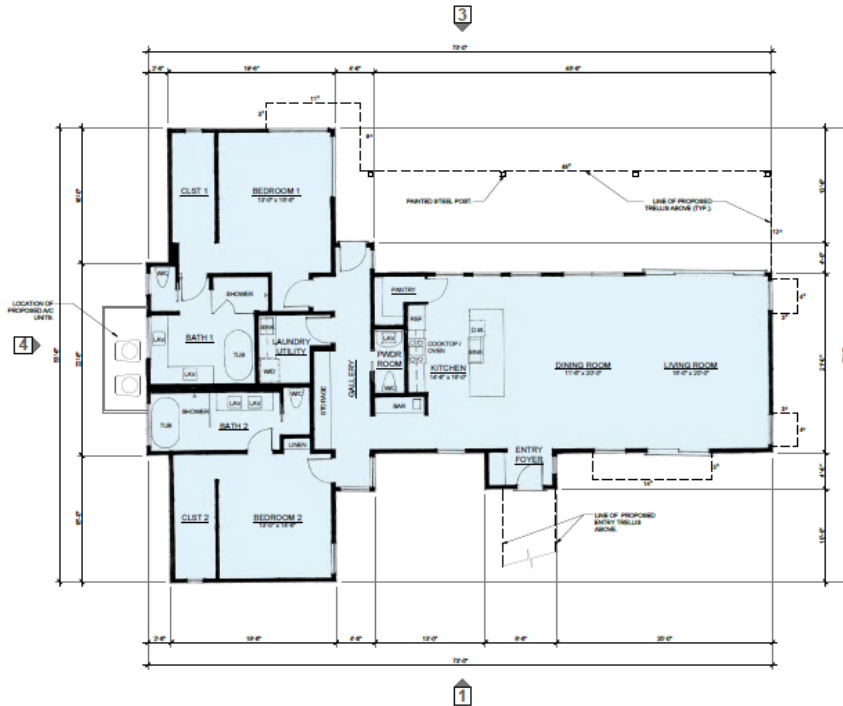
- Scheduled for public hearing and action during tonight's business meeting
- Three possible actions:
 - Approve subject to stipulations and plans noted in Ordinance 2023-01 and Ordinance 2023-02
 - Deny the request
 - Continue to a date certain for further review and action



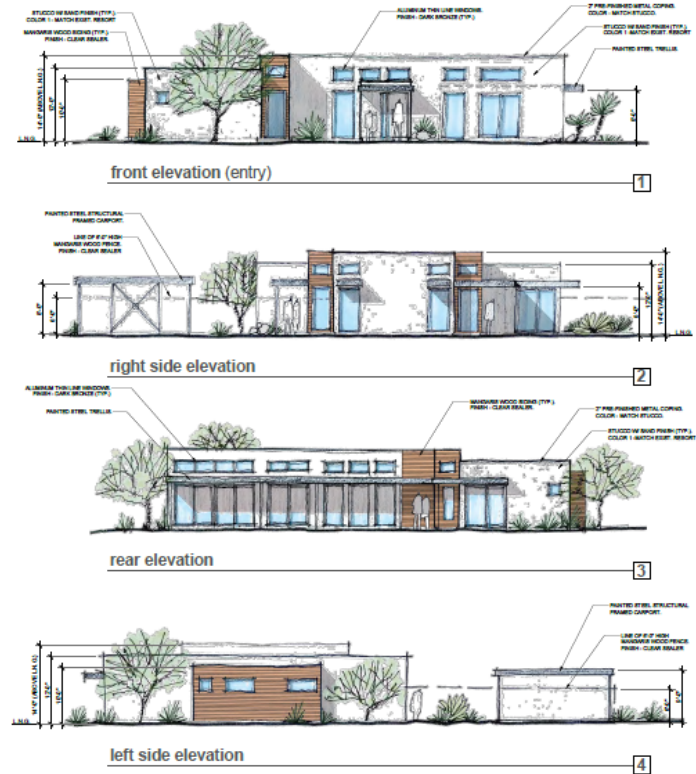
PLANS







Floor Plan
2,145 SF

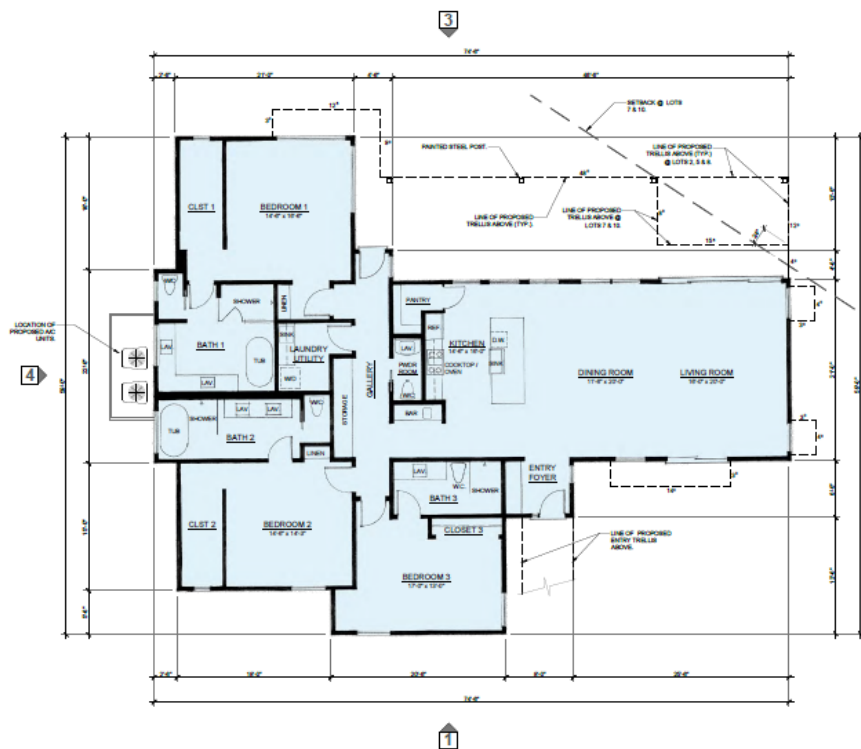


Exterior Elevations

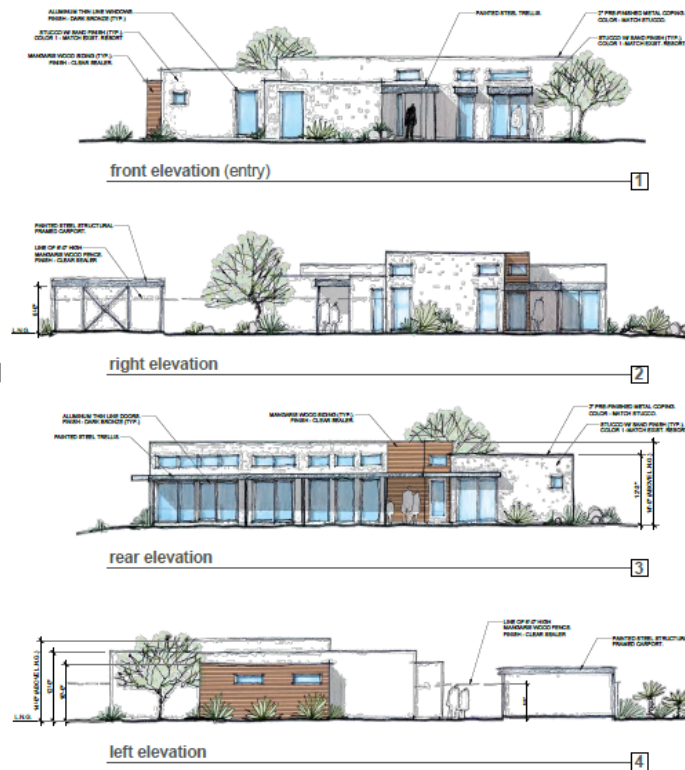
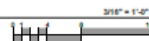
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED
FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



TWO BEDROOM VILLA

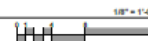


Floor Plan
2,446 SF

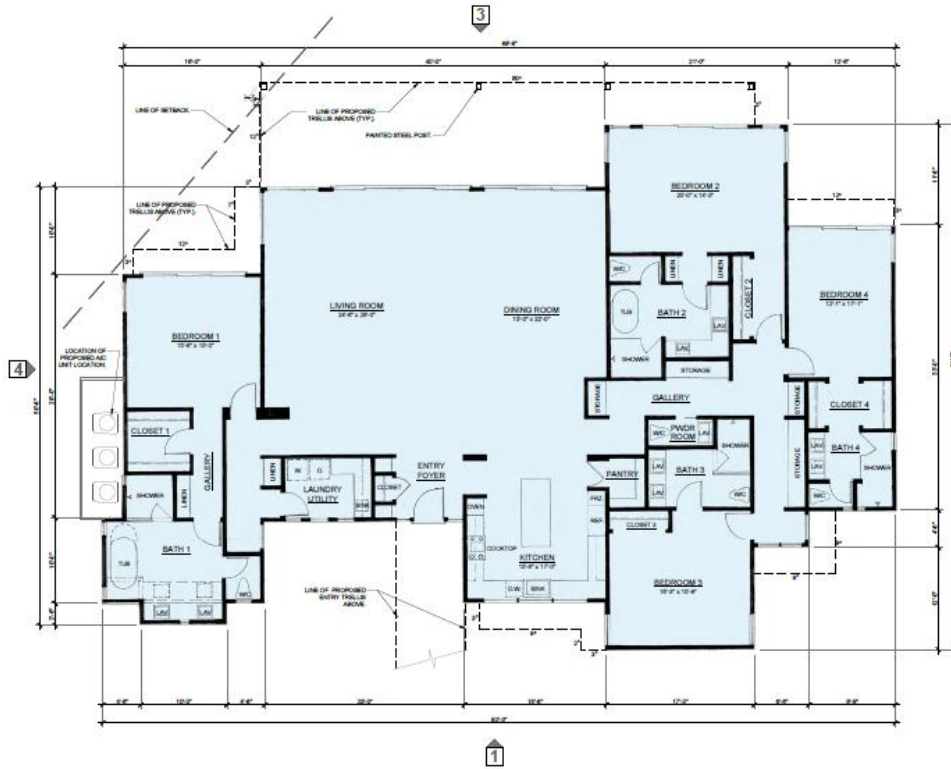


Exterior Elevations

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



THREE BEDROOM VILLA



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.



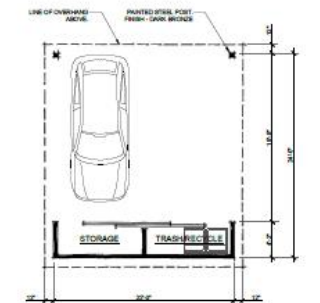
FOUR BEDROOM VILLA

ANdAZ | Resort Expansion

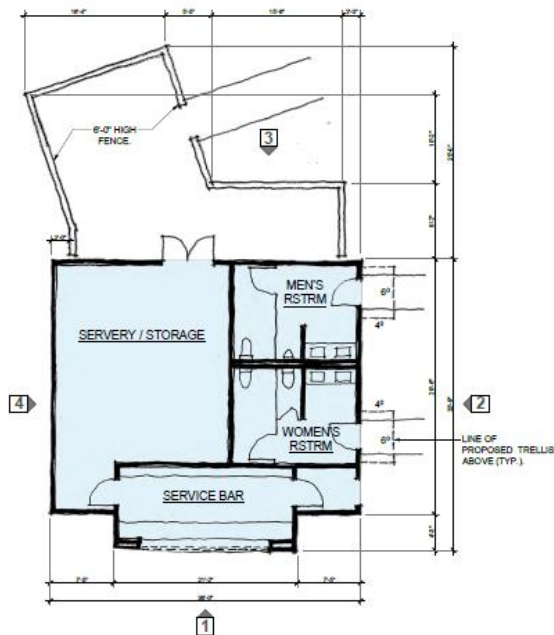
Four Bedroom Villa



2023

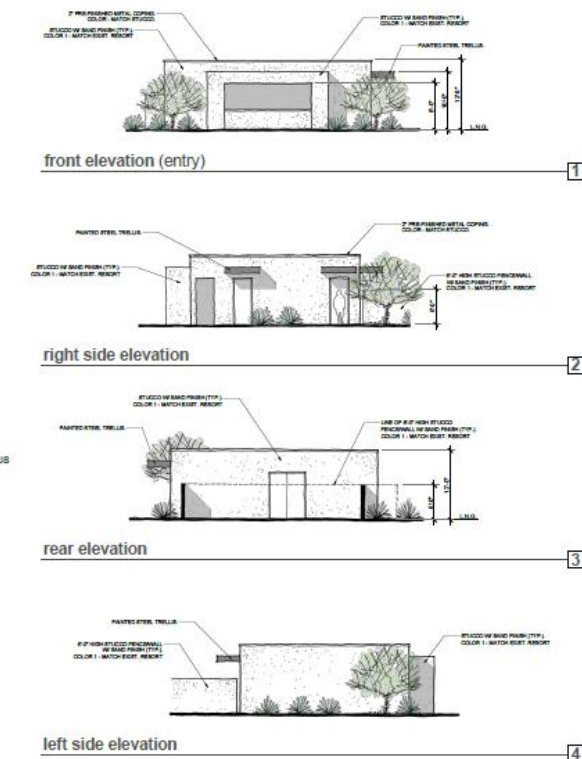
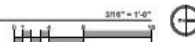


Carport Plan (Typical)



Floor Plan

1,152 SF



Exterior Elevations

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



SERVICE BUILDING



Site Wall and Fence Plan

not to scale

6 ft high plaster site wall

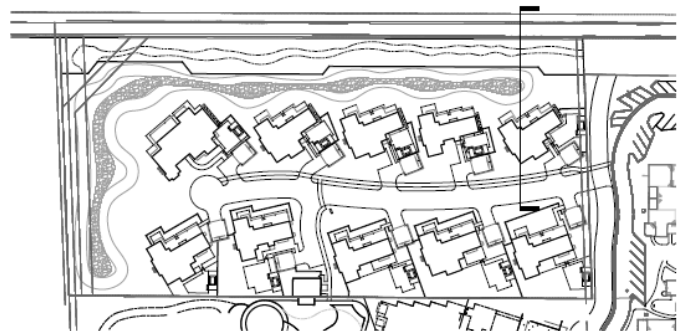
8 ft high plaster site wall

6 ft high plaster wall

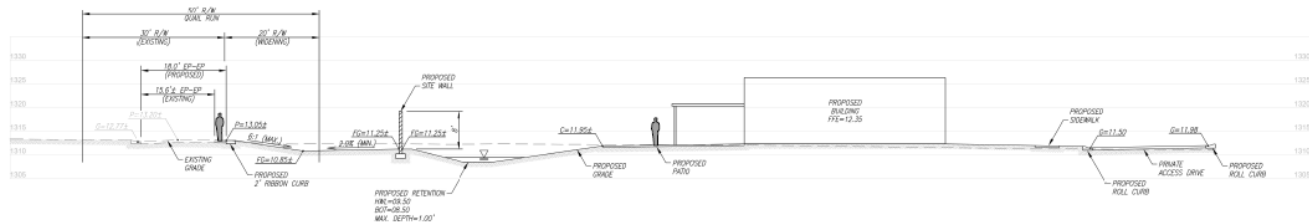
8 ft high plaster wall

Site Wall Sections

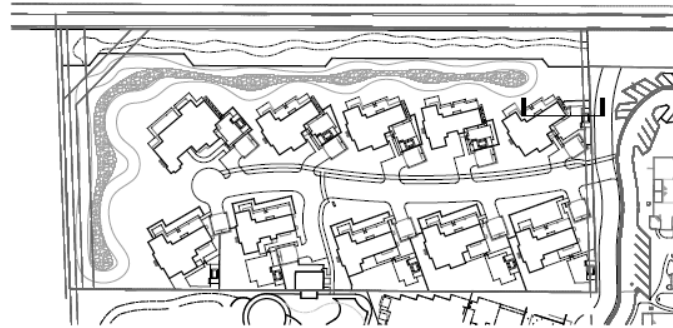
2023



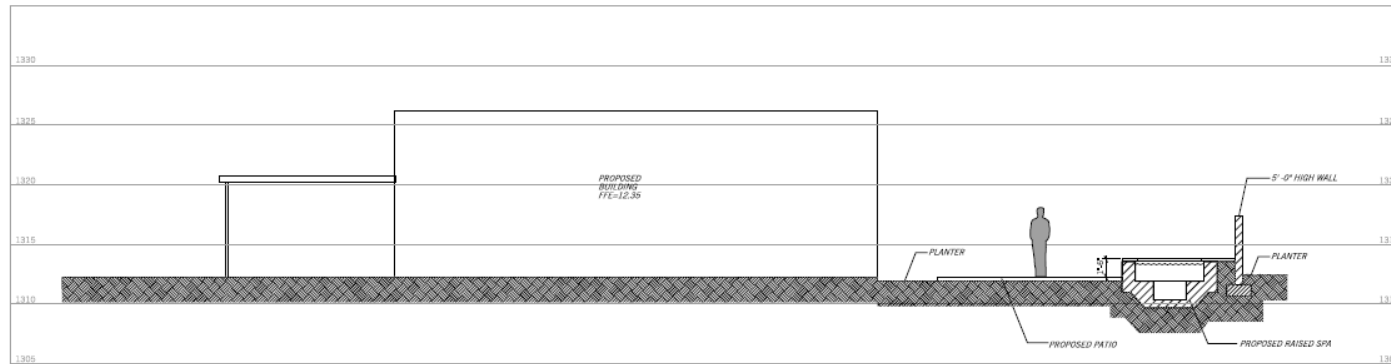
KEY MAP
NOT TO SCALE



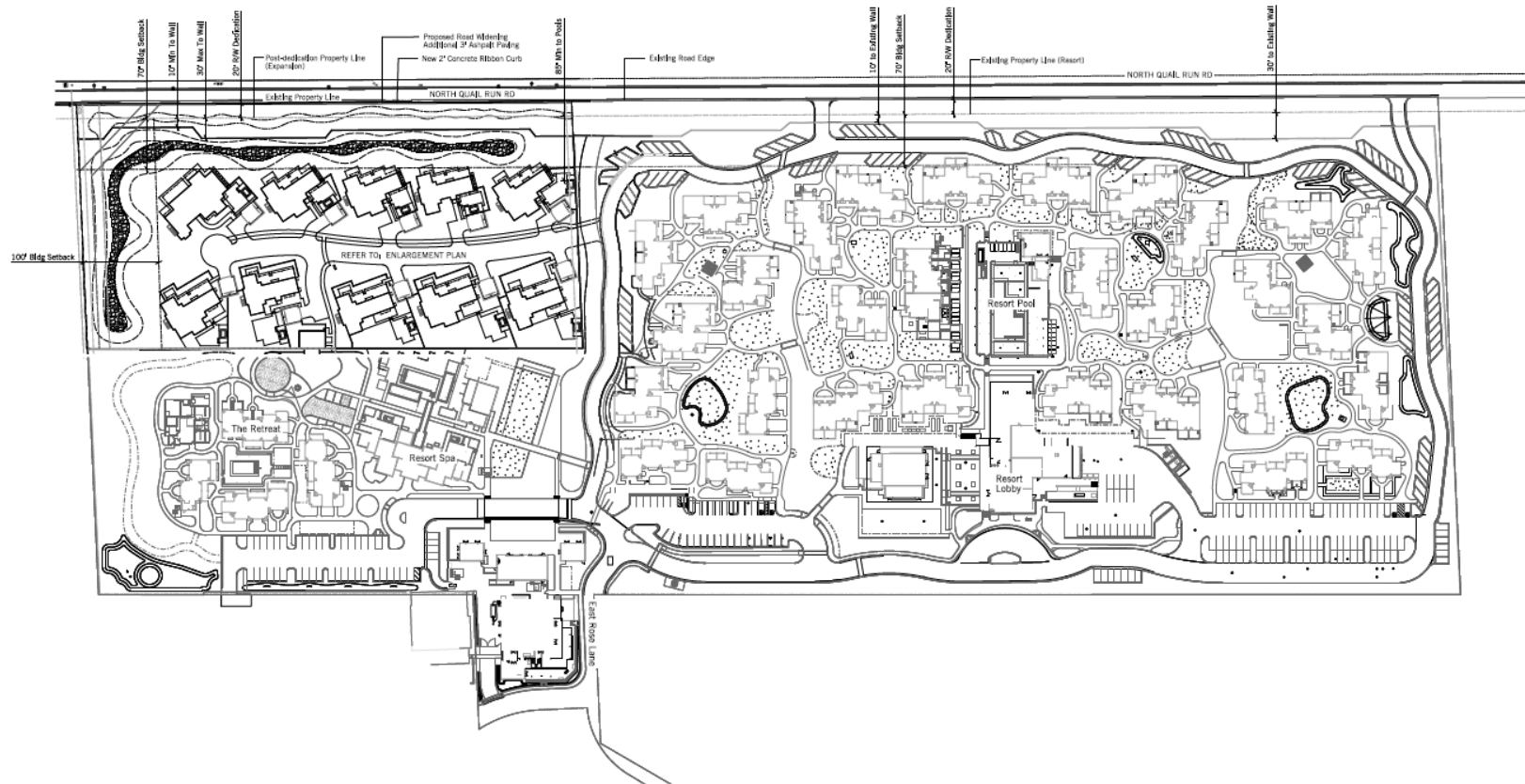
SITE CROSS-SECTION AT NW BUILDING
SCALE: 1"=10'



KEY MAP
NOT TO SCALE



SITE CROSS-SECTION AT SPA AND TYPICAL YARD
NOT TO SCALE



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 Anemone)</i>	Desert Willow	15 gal	12
		<i>Lycium wrightii</i>	Desert Fern	15 gal	6
		<i>Oliva europaea 'Swan Hill'</i>	Swan Hill Olive	36" box	82
		<i>Parkinsonia 'Buddum ++'</i>	Blue Palm Verde	15 gal	16
		<i>Parkinsonia 'Desert Museum'</i>	No Common Name	24" box	65
		<i>Prosopis juliflora</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>Leucaena 'La Jolla'</i>	La Jolla Bougainvillea	1 gal	x
		<i>Cassia pulcherrima</i>	Red Silk of Paradise	1 gal	17
		<i>Cassia artemisioides</i>	Festive Cassia	9 gal	14
		<i>Encelia californica</i>	Birdfeeder	1 gal	60
		<i>Eriodendron latifolium</i>	Turpentine Bush	1 gal	13
		<i>Eriodendron latifolium</i>	Indian Laurel Fig	15 gal	181
		<i>Eriodendron latifolium</i>	Medican Honeycreeper	1 gal	106
		<i>Eriodendron latifolium</i>	Grease Bush	1 gal	21
		<i>Eriodendron latifolium</i>	Green Cloud Texas Ranger	1 gal	86
		<i>Eriodendron latifolium</i>	Myrtle	5 gal	243
		<i>Eriodendron latifolium</i>	Pink Mulberry	1 gal	227
		<i>Eriodendron latifolium</i>	Pink Mulberry	1 gal	363

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
		<i>Nerium oleander</i>	Oleander	9 gal	197
		<i>Oliva europaea 'Mantle'</i>	Little Olive Desert Olive	9 gal	84
		<i>Rhus microphylla</i>	Desert Rattle	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	5 gal	8
		<i>Agave 'Blue Glow' ++</i>	Blue Glow Agave	5 gal	66
		<i>Agave desertiana 'Virens' ++</i>	Virens Smooth Agave	5 gal	20
		<i>Agave victoriae-reginae ++</i>	Victoria Agave	1 gal	64
		<i>Agave victoriae-reginae ++</i>	Octopus Agave	5 gal	39
		<i>Aloe arborescens ++</i>	Corn Aloe	1 gal	22
		<i>Aloe vera ++</i>	Medicinal Aloe	1 gal	185
		<i>Carnegiea gigantea ++</i>	Saguaro	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 'TERA' Brakelights ++</i>	Brakelights Yucca	1 gal	23
		<i>Lophoceros marginatus ++</i>	Medican Porcupine Cactus	15 gal	10
		<i>Opuntia sp.</i>	Paddles to be Transplanted	1 gal	41
		<i>Opuntia basilaris ++</i>	Pinkish Pear	1 gal	101
		<i>Opuntia sententosa</i>	Purple Pinkish Pear	5 gal	54
		<i>Pseudotsuga macrocarpa</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 digitata ++</i>	Yellow Spurge	1 gal	27
		<i>Lantana x 'New Gold'</i>	No Common Name	1 gal	23
		<i>Portulacaria afra ++</i>	Elephant's Food	1 gal	207




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Plant Legend






Existing Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Larrea tridentata</i>	Creosote bush	Protect in place	18
	<i>Conocarpus elegans</i>	Saguaro	Protect in place	1


Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Quercus laevis</i>	Ironwood	24" box	10
	<i>Parthenocela hirsutum</i> ++	Blue Palo Verde	24" box	12
	<i>Chilopsis linearis</i>	Desert Willow	5 gal	9

Shrubs, Perennials, and Annuals

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

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" o.c.	<i>Opuntia basilaris</i> ++	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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CONCEPTUAL GRD./DRN PLAN
ANDAZ QUAIL RUN PARCEL
PREPARED BY: HUBBARD ENGINEERING
DATE: 05/15/23
PROJECT: 23121
SHEET: 01 OF 03
C301

Date: 05/15/23
Project: 23121

Project No.: 23121
Project Name: 23121

PROJECT NO.: 23121
PROJECT NAME: 23121

811
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SHEET: 01 OF 03
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CONCEPTUAL UTILITY PLAN
ANDAZ QUALITY RISK PARCEL

OF SOUTH-EAST CORNER OF SECTION A3
BEHIND A GALT OF THE GALT AND SALT WATER MEDICINE

Date	5/15/23
Project Eng.	MSW

Project No. 22121	Project Mgr. BRS
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C401

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