

**Andaz Resort**  
**-Statement of Direction (SOD)-**  
**Comparison & Consideration Points**  
**May 25, 2023**  
**Planning Commission Work Session**

Below is an initial list of points for Council consideration for its SOD on the Andaz Resort Intermediate Special Use Permit amendment application to incorporate 6041 N Quail Run Rd (a 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools or spas, a new service building, and a new perimeter wall to enclose this area. Edits and/or additional points may be discussed and considered.

**Red** highlighted text indicates where not meeting guidelines.

<b>No.</b>	<b>Topic</b>	<b>SUP Guideline - Town Code - Town Policy - General Plan</b>	<b>Proposed by Applicant</b>
<b>1</b>	<b>Heights</b>	<p><u>SUP Guidelines:</u>  36' – Principal Structures (guest registration, admin offices, and guest units).</p> <p>24' - Accessory Structures</p> <p>18' – Service Structures</p> <p><u>SUP Guidelines:</u>  Open Space Criteria starting at 16' height at 20' setback in which height increases via 20-degree slope</p> <p><u>SUP Guidelines Recommend compliance with Article XXIV Zoning Ordinance Walls &amp; Fences</u></p> <p>8' Adjoining Residential</p> <p>6' Adjoining Non-Residential</p>	<p><u>Guest Units</u>  14' from LNG</p> <p><u>Guest Unit Car Ports</u>  9' from LNG</p> <p><u>Service Building</u>  12' from LNG</p> <p><u>Guest Units, Car Ports, &amp; Service Building:</u>  9' to 14' tall at 40' setback</p> <p>8' South Fence</p> <p>6' West Fence and Interior Fence Walls</p>
<b>2</b>	<b>Setbacks</b>	<p><u>SUP Guidelines (from Residential):</u>  100' – Principal Structures</p> <p>60' - Accessory Structures</p>	<p><u>Guest Units</u>  100' from Neighbor to South</p> <p>N/A</p>

		<p>100' – Service Structures</p> <p><u>SUP Guidelines (from Street or Non-Residential):</u></p> <p>100' – Principal Structures</p> <p>40' - Accessory Structures</p> <p>65' – Service Structures</p> <p><u>SUP Guidelines Recommend compliance with Article XXIV Zoning Ordinance Walls &amp; Fences</u></p> <p>40' – Front Yard</p> <p>20' – Straight along Side/Rear with Street</p> <p>15' – Meandering along Side/Rear with Street</p> <p>0' – Side/Rear with Neighbor</p> <p><u>SUP Guidelines:</u></p> <p>40' – Interior Drives/Drive Aisles</p> <p><u>SUP Guidelines (Landscape Buffers):</u></p> <p>40' – Adjoining Residential from PL</p> <p>30' – Adjoining Local Street from PL</p>	<p><u>Service Building</u></p> <p>250' (+/-) from Neighbor to South</p> <p><u>Guest Units</u></p> <p>70' from Quail Run Rd (Post Dedication) – Matches Setback of Existing Guest Units to the North</p> <p>N/A</p> <p><u>Service Building</u></p> <p>250' (+/-) from Quail Run Rd (Post Dedication)</p> <p><u>Fence Walls</u></p> <p>N/A</p> <p>N/A</p> <p>10' to 30' from Quail Run Rd with average of 20' Setback (Post Dedication)</p> <p>0' from Neighbor to South</p> <p><u>Drive Aisle</u></p> <p>150' (+/-) from South PL</p> <p>130' (+/-) from West PL</p> <p><u>Landscape Areas</u></p> <p>100' from South PL</p> <p>10' to 30' from West PL (Post Dedication Quail Run Rd)</p> <p>30' to 50' from Existing PL</p>
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		<u>SUP Guidelines have No Recommended Setbacks for Private Pools/Spas</u> N/A for Private Pools. 65' setback for Common/All Resort Guests use pools N/A for Private Pools	<u>Pools/Spas for Guest Units</u>  85' from West Property Line  160' from South Property Line
3	Lot Coverage	<u>SUP Guidelines:</u>  25% Lot Coverage  60% Impervious Surface  40% Open Space  1 guest unit per 4,000 sq ft = 295 maximum guest units	14.36% Existing 14.65% Proposed  TBD. Additional Info Needed for Planning Commission Review  201 per SUP 185 Existing 195 Proposed
4	Lighting	<u>SUP Guidelines:</u> Light source/bulb hooded and shielded so not visible from adjacent properties  Up lighting - 300 lumens Pole lights: <ul style="list-style-type: none"> <li>16' Max Height</li> <li>16' Setback (height of pole determines setback)</li> </ul> 5.0-foot candles – Interior Driveways  5.0-foot candles – Service Bldgs  3.0-foot candles – Other Structures  5.0-foot candles – Pool Areas	Light source shielded and/or recessed into hood of fixture  955 lumens (Fixture AA2)  14' Tall  200' (+/-)  0-foot candles at west and south property lines (PL)  0-foot candles at west and south property lines  0-foot candles at west and south property lines  0-foot candles at west and south property lines

		<p>Outdoor Lighting in Setback Area:</p> <ul style="list-style-type: none"> <li>○ 0.5-foot candle</li> <li>○ 3' (or 36") height limit</li> </ul> <p>Building lighting (no guidelines)</p>	<p>0-foot candles at west and south property lines (PL)</p> <p>17" to 36" path and landscape lights</p> <p>7'6" Guest Unit Sconces</p>
<b>5</b>	<b>Parking &amp; Circulation</b>	<p><u>SUP Guidelines:</u></p> <p>1.2 parking spaces per guest unit</p> <p>1.0 parking spaces per 300 sq ft of office and service establishment</p> <p>Parking &amp; driveway areas situated to prevent lights shining onto adjacent residential properties</p> <p>Parking and driveway areas within 200' of residential to be screened with 3' tall wall or landscape berm</p> <p>No loading trucks, truck parking, trash containers within 100' of residential property</p>	<p>278 Parking Space Existing</p> <p>2 Car – Carports with Each Unit</p> <p>298 Parking Spaces (including new Carports)</p> <p>278 Parking Space Existing</p> <p>298 Parking Areas (Including new Carports)</p> <p>8' tall fence at south property line and 6' tall fence along west property line (PL)</p> <p>6' tall fence adjoining west property line and 8' tall fence at south property line (PL)</p> <p>6' tall fence adjoining west property line and 8' tall fence at south property line</p> <p>Daily trash pick-up via housekeeping</p> <p>No dumpster or trash trucks in this area</p>

6	Traffic	<p><u>General Plan Policy LU 6.2 relates to traffic:</u></p> <p>LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution</p> <p>Policy 77 (which incorporates the 2012 General Plan Street Cross Sections and Details until the Town's Engineering Design Standards Manual is completed) identifies a local street with 18' of pavement plus ribbon curb.</p>	<p>New guest units accessed from main entrance on Scottsdale Rd (No Quail Run Rd access).</p> <p>Trip Generation report states that improvements will generate less trips than the current residential land use</p> <p>Applicant proposed to dedicate and landscape 25' of Quail Run Rd similar to the existing ROW to the north that adjoins the resort. Town Engineer recommends 18' of pavement with ribbon curb.</p>
7	Signs	<p><u>SUP Guidelines:</u></p> <p>ID/Monument Signs on Arterial Street:</p> <ul style="list-style-type: none"> <li>○ 8' tall</li> <li>○ 40 sq ft aggregate size</li> <li>○ Placed at resort entrance</li> </ul> <p>ID/Monument Signs on Other Street:</p> <ul style="list-style-type: none"> <li>○ 4' tall</li> <li>○ 32 sq ft aggregate size</li> <li>○ Placed at resort entrance</li> </ul> <p>Traffic &amp; Directional Signs:</p> <ul style="list-style-type: none"> <li>○ 5' tall</li> <li>○ 12 sq ft aggregate size</li> </ul>	<p>N/A</p> <p>N/A</p> <p>3' tall 6 sq ft</p>

		<p>Building Signs:</p> <ul style="list-style-type: none"> <li>○ Not addressed in SUP Guidelines</li> <li>○ Deferred to Fire/Bldg Codes</li> </ul> <p>No moving or animated signs</p> <p><u>SUP Guidelines Recommend Sign Illumination in Compliance with Article XXV Zoning Ordinance (Signs):</u></p> <p>Light source/bulb to be shielded so bulb not visible from off property</p> <p>0.75- foot candles at property line for Internally illuminated</p> <p>3000K for external illumination</p>	<p>Varies from 10"x10" to 8"x29"</p> <p>None</p> <p>None</p> <p>TBD. Additional Info Needed for Planning Commission Review</p> <p>0-foot candles at west and south property lines (PL) per photometric</p> <p>TBD. Additional Info Needed for Planning Commission Review</p>
8	Uses	<p><u>Section 1102.2 of the Zoning Ordinance identifies allowable uses for a resort:</u></p> <ul style="list-style-type: none"> <li>○ Guest Units</li> <li>○ Indoor/outdoor recreational facilities</li> <li>○ Retail Sales</li> <li>○ Office &amp; Business Services</li> <li>○ Restaurants/Food Services</li> <li>○ Meeting Spaces</li> <li>○ Dwelling Units</li> </ul>	<p>Applicant is maintaining the resort use of guest units. Adding 10 more luxury guest units. Increasing key count to 195 but below 201 approved keys per SUP.</p> <p>Each guest unit will have a private pool or spa.</p> <p>Adding new service building to service existing event area and new guest units.</p>
9	Landscaping	<p><u>General Plan LU 3.2.</u></p> <p>Town shall require redevelopment within SUP properties to provide necessary mitigation through context and scale, architectural design, setbacks, sound moderation, resort property programming, and landscape buffering</p>	<p>Using similar landscaping that's currently on campus and in ROW</p> <p>Planning Commission to evaluate if Quail Run dedication should be landscaped or paved</p>

10	<b>Context Appropriate Design</b>	<p><u>General Plan Policies LU 6.5 and CC&amp;H 2.2 relate to context appropriate design:</u></p> <p>LU 6.5 - Town shall encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details</p> <p>CC&amp;H 2.2 - Town shall encourage building design that respects and responds to local context, massing and scale, including use of energy saving and sustainable materials where feasible, responsiveness to the Sonoran Desert climate, and consideration of the cultural and historic context of the Town of PV neighborhoods</p>	<p>New guest units, carports, and service building are single story and vary in height from 9' tall to 14' tall and meet recommended height limits</p>
11	<b>Traffic</b>	<p><u>General Plan Policy LU 6.2 relates to traffic:</u></p> <p>LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to</p>	<p>New guest units accessed from main entrance on Scottsdale Rd (No Quail Run Rd access).</p> <p>Trip Generation report states that improvements will generate less trips than the current residential land use</p>

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