



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, January 3, 2023

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Rose called the meeting to order at 6:00 p.m.

STAFF MEMBERS PRESENT

Community Development Director Lisa Collins
Town Attorney Andrew McGuire
Planning Manager Paul Michaud
Senior Planner George Burton

2. ROLL CALL

Commission Members Georgelos, Liepmann, Locke, and Covington attended remotely.

Present 7 - Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas
Commissioner James Rose

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

- A. [23-002](#) 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

Mr. Burton provided an overview of the agenda item, covering the background, scope of the request, actions, and next steps. The applicant wants to rezone a five-acre parcel that is currently part of the Andaz Resort in order to build single-story guest units ranging in size from 2,100 to 5,400 square feet. The units will be managed by the resort and will have private pools and spas. The architecture will match the existing buildings on the resort campus. There will also be a new service building for the units, which will be enclosed with a 6-foot to 8-foot tall fence. The units will be accessed via a new drive aisle off the existing internal resort driveway circulation. The Commission has reviewed the request three times and has agreed with most of the draft stipulations, including a modification to Stipulation 17 regarding the height of the south property line along the resort. The Commission also discussed the options in widening the pavement on Quail Run Road adjoining the subject five-acre site. Mr. Burton continued that the applicant originally submitted an application for a lot combination in conjunction with this request but has decided to delay it. Two ordinances are being proposed, one for rezoning the property and one for the stipulations for post improvements. The stipulations include requirements for compliance with plans and documents, a prohibition on loud music from 10:00 p.m. to 7:00 a.m. at the new guest units and service building, and a requirement for the applicant to maintain landscaping.

After Commission Member discussion, Chairman Rose opened the meeting for public comment.

Joy MacLean, a homeowner in the area, supported the homeowners living on Quail Run Road north of McDonald Drive, who will be more impacted by the project. She believed that the project was heading toward a win-win situation. She also suggested preventing the extension of Quail Run Road from Lincoln Drive to McDonald Drive by placing a dead end inside the chain link fence at the present end of this road, as it could potentially be used as an emergency exit. She believed that a solution could be found for emergency vehicles to still access the area.

Bill MacLean, a resident, supported preventing the extension of Quail Run Road between Lincoln Drive to McDonald Drive. He mentioned that the idea has come up multiple times in the past and has been determined to be a bad idea. He suggested that the Commission permanently prevent the extension of the road in order to avoid future discussions about it.

Robert Rasmussen, a resident on Quail Run Road across from the proposal, stated that he had lived in the same house for 40 years. He was concerned about the expansion of the resort, which would be located closer to the western property line and may affect the four houses facing the expansion. He suggested that the resort units be placed in a loop driveway with the party side facing inward and that the western fencing should be aligned with the northern fence to minimize the impact on the surrounding houses. He was also concerned about the proposal to widen Quail Run Road and connect it to Lincoln Drive, as it would turn the residential street into a highway. Finally, he asked for serious consideration to be given to the rights of the homeowners on Quail Run Road.

Lee Storey, a resident that borders the south part of the resort, stated that she was concerned about the removal of the north-south boundary wall located between the existing resort and this five-acre site for the purpose of drainage and the potential for increased noise and access from the units to the event lawn through the removed section of the wall. She suggested that the landscaping should discourage walking along the southern boundary and request that a stipulation be added prohibiting walking or using golf carts through the area. She also raised a question about the use of the service building for purposes beyond servicing the units, including a bar, which she believed might require a major amendment rather than an intermediate amendment. She also expressed concerns about the increased density of the development and the impact on the surrounding neighborhood, including the potential for increased traffic and noise.

Commissioner Campbell asked for clarification on the uses of the service building.

Mr. Burton replied that the service building would be used for storage, restrooms, and a bar area that replaces the portable bar at the event lawn.

Commissioner Locke asked if the service building would be open to all guests or just those staying in the ten units.

Mr. Burton clarified that it would be for the use of all guests.

Chairman Rose asked about the length in feet the north-south wall will be removed and the setback the service building was from the south boundary wall.

Mr. Burton estimated about 80 feet of wall to be removed with the proposed service building setback approximately 250 feet.

Commissioner Liepmann asked for more information regarding Ms. Storey's statement that the service building should not be used as an amenity for the events area to avoid this being considered a major amendment.

Mr. Burton explained that the addition of any new uses would constitute a major amendment, but customary resort uses are not considered new. He added that there is no difference in process between intermediate and major amendments, but the focus of the amendment differs. Intermediate amendments focus on specific parts of a resort, while major amendments focus on the entire resort.

Ms. Storey expressed concerns about the proposal, stating that it involves changes and additions of uses, which should constitute a major amendment rather than an intermediate amendment. She cited the Special Use Permit provisions and pointed out that the proposal involves removing a wall to add five new acres, changing zoning, and adding new units. She suggested that using a portable bar instead of the proposed service building would avoid the need for a major amendment. She argues that the service building should be strictly for the use of the ten units and that the wall should remain in place to serve those

units.

Gary Stoutgaard, the applicant, clarified that the service building will only be used for events and will not be open to the general public.

Mr. Michaud distinguished between the procedural process for intermediate and major amendments and noted that the scope of the changes in the plan could be addressed through a major amendment at a higher cost.

Chairman Rose explained that the purpose of the intermediate amendment process is to focus on the five acres of new development and that the procedural process is the same as for a major amendment.

Commissioner Locke asked for clarification on the uses of the service building.

Mr. Burton clarified that the service building would be used as a bar and access point to the events area.

Commissioner Campbell asked about the physical barriers between the service area and the south property line.

Mr. Burton explained that there was currently a wall separating the existing resort from the service building, but the last 80 feet of the wall will be removed for drainage purposes.

Commissioner Georgelos asked about pedestrian access and the layout of the service building, including the bar, storage, and restrooms.

Mr. Burton explained that there would be pedestrian access along the north side of the service building. He showed the layout of the service building.

Commissioner Georgelos asked for a bar description, including its layout and use.

Mr. Stoutgaard explained that it would be a nicer bar with better service and higher quality products than a portable bar.

Commissioner Georgelos asked about the nature of the portable bar

Chairman Rose responds that he has seen it.

Commissioner Liepmann asked if there was anything in the application that limits the bar's use to only special events.

Mr. Burton replied that there was not.

Commissioner Campbell offered to create a stipulation that mirrors the applicant's intention to use only the bar for events.

Commissioner Georgelos agreed with this direction.

Commissioner Liepmann asked if it would satisfy Ms. Storey.

Ms. Storey responded that an affirmative statement that the bar will only be used during events and cannot be changed in the future would be helpful.

Commissioner Covington asked if the bar is subject to a closing time of 10:00 p.m.

Mr. Stoutgaard responded that he did not understand the question because he was building the bar for events, not regular use.

Ms. Collins noted that the bar is not a different use from the resort's existing bars and restaurants but an extension of them.

Commissioner Georgelos raised concerns about the nature of the new uses on the five-acre property.

Ms. Collins explained that the rezoning from residential to the resort is in conformance with the General Plan and that the Intermediate Special Use Permit does not introduce any new uses to the resort.

Ms. Storey disagreed, pointing out that the new bar is a permanent structure and that the location and structure of the bar have been a concern in previous discussions.

Mr. Gordon Berry, an adjacent neighbor to the project, expresses support for the current stipulations.

Chairman Rose closed the public hearing.

Commissioner Campbell stated that Quail Run Road needs to be brought up to current standards in order to ensure safety, particularly once the nearby five acres of land were developed and were no longer available for parking or turning around. He also noted that it was important to make this improvement now, as it would not be feasible to do so once the area was fully developed. He would only be able to support the project with a stipulation to include the improvement of three feet of pavement and a curb on the road. He argued that this would not significantly increase traffic on the road, as it is currently unsafe, and drivers will not want to use it twice.

Commissioner Locke supported Commissioner Campbell's statement.

Commissioner Georgelos emphasized the importance of having a safe, passable road and mentioned concerns about garbage trucks and emergency vehicles having no place to turn around on the narrow road after the five acres are developed.

Commissioner Liepmann agreed with the need to widen the road.

Commissioner Covington agreed with the need to widen the road .

Chairman Rose mentioned a letter from Ms. Steinberg in support of widening the road with a ribbon curve and added that there are tire tracks in the five acres where trash trucks and other vehicles may be turning around .

Commissioner Campbell noted that if the five acres were being developed with a large home, the road would have to be widened to meet standards and clarified that the proposal is to widen the east side of the street .

Commissioner Covington confirmed that the discussion is only about the east side of the street adjoining the five-acre site .

Commissioner Georgelos reiterated the importance of having a safe road for all users and suggested that the road be widened to meet current standards .

A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to recommend Ordinance 2023-01, the rezoning of 6041 N Quail Run Road from R-43 to SUP Resort and Ordinance 2023-02, Intermediate SUP Amendment to incorporate and develop 6041 N Quail Run Road into the Andaz Resort to the Town Council, subject to the stipulations in the draft ordinances plus three additional stipulations for Ordinance 2023-02. These additional stipulations included requiring the widening of Quail Run Road adjoining the five-acre site per the Town Engineer recommendation with approximately three feet of additional pavement and a two-foot wide ribbon curb, that there be no walking path developed within the south retention area, 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. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

6. ACTION ITEMS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud identified the three items for the January 17th meeting.

11. ADJOURNMENT

A motion was made by Commissioner Locke at 7:21 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary