

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Chairman and Planning Commission Members

**FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner**

DATE: November 15, 2022

**DEPARTMENT: Community Development
George Burton, Senior Planner 480-349-3525**

AGENDA TITLE:

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

SUMMARY STATEMENT:

Request

The applicant, PV Hotel Venture SPE LLC, is requesting an Intermediate Special Use Permit Amendment (SUP-22-01), a Rezoning (M-22-01), and a Non-Administrative Land Modification/Lot Combination (LLA-22-03) to incorporate and develop a vacant 5-acre residential property (6041 N Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Andaz Resort (6160 N Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071). Proposed development on the 5-acre site consists of 10 one-story guest units (2,853 square feet to 5,410 square feet under roof) with private pools, a new one-story service building, and new perimeter walls.

Location

Andaz Resort is located east of Quail Run Road, north of McDonald Drive, and west of Scottsdale Road. Quail Run Road is a Local Street, McDonald Drive is a Minor Arterial Street, and Scottsdale Road is a Major Arterial Street. The resort is approximately 22 acres in size and is accessible from Scottsdale Road. The 5-acre parcel that is the subject of this application, 6041 N Quail Run Road, is located north of McDonald Drive and east of Quail Run Road.

History/Background:

PV Hotel Venture SPE LLC owns the Andaz Resort property, and 6041 N Quail Run Road. 6041 N Quail Run Road is a residential lot, zoned R-43, has a General Plan designation of Resort/Country Club, and is located at the southwest corner of the

resort property. Andaz Resort is zoned Special Use Permit (SUP) - Resort and has a General Plan designation as Resort/Country Club.

Scope of Request

The scope of the request is an Intermediate SUP amendment and rezoning to incorporate and develop 6041 N Quail Run Road into the resort. The request is an Intermediate SUP amendment since it meets the three criteria outlined in Section 1102.7.C of the Zoning Ordinance in that the improvements do not: (1) change or add uses otherwise allowed on a resort property, (2) increase the floor area more than 40% (the request is an increase of 25% or 34,809 square feet), and is not expected to have a significant material effect that cannot be sufficiently mitigated. On October 13th, the Town Council issued a Statement of Direction (SOD) regarding the Intermediate SUP Amendment (see Attachment E). The SOD identifies that the Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors.

In summary, the five-acre parcel will be developed with ten new single story guest units and one single story service building. The guest units and service building will match the architecture of the existing buildings on campus. Each guest unit will have a private yard with a pool or spa. The area will be enclosed with a six-foot-tall meandering wall to the west and an eight-foot-tall wall to the south. The new guest units are only accessible from the main entrance at Scottsdale Road and will not be accessible from Quail Run Rd. The applicant will dedicate twenty feet of land to bring the Quail Run Road right-of-way (ROW) into compliance with the Town's standards of a fifty-foot-wide ROW.

The purpose of this meeting is to focus on the areas of improvement that are not compliant with the SUP Guidelines, identify if the Planning Commission has concerns with other areas of the proposed improvements, and get direction from Planning Commission on what changes are needed and/or what stipulations should be drafted to address any issues or concerns. Attachment C provides the history of this SUP, a detailed description of the proposed improvements, and a summary of the SOD.

November 1st Planning Commission Review

The Planning Commission reviewed this application and the SOD at the November 1st work study session. Noise and the improvement of the dedicated portion of Quail Run Road were identified as areas of concern, with Commissioner Campbell expressing that he would like to see the dedicated portion of Quail Run Rd paved in accordance with the Town Engineer's recommendation.

Discussion

The information below identifies the deviations from the SUP Guidelines and potential topics of concern for Planning Commission review. These topics are also areas of review outlined in the SOD. A list of comparison and consideration points that identifies which areas of the proposed improvements are not meeting the SUP Guidelines is outlined in Attachment F:

- *Guest Units.* The new guest units will be setback a minimum of 100 feet from the south property line and a minimum setback of 70 feet from the post dedication property line adjoining Quail Run Road (to align with the location of the guest units to the north). The 70-foot setback from post dedication property line applies to the five western units and is less than the 100-foot setback recommended by the SUP Guidelines. The 70-foot setback is similar to the existing staggered guest units north of the proposed site along the Quail Run Road right-of-way that have an approximate setback of 70 feet.
- *Lighting.* The same lighting on the existing campus will be used for this area of improvement. Six 14-foot-tall pole lights will be placed on the eastern side of the new drive aisle that provides access to the guest units and service building and matches the parking lot pole lights that are currently on site. All but one landscape light fixture is compliant with the SUP Guidelines. The one light fixture that is noncompliant (Fixture AA2) exceeds the recommended lumens for up-lights. This fixture has an output of 955 lumens at the fixture and the SUP Guidelines recommend an output of 300 lumens. However, the output of the proposed lighting is 0-foot candles measured at the adjoining property lines (and the maximum output of 0.75-foot candles is recommended at the property line).
- *Landscaping.* The landscaping will match the existing resort. The applicant will use the same plant palette that is currently on site. The SUP Guidelines recommend a 40-foot-wide landscape buffer adjoining a residential property and a 30-foot-wide landscape buffer adjoining a local road (measured from property lines). The southern part of this area is compliant with the 40-foot-wide landscape buffer; however, the west side is not compliant with the recommended 30-foot landscape buffer from post dedication property line. Due to the proposed meandering wall, the landscape buffer along the west side varies from 10 feet to 30 feet wide from post dedication property line.

Also, the SOD identifies that the Planning Commission shall review a detailed landscape plan. The applicant would like to provide a conceptual landscape plan since they will be using the same palette as the existing campus. The applicant provided a Conceptual Illustrative Plan dated October 25, 2022, Planting Palette Plan dated August 16, 2022, and Existing Site Photos Representing Proposed Landscaping Plan dated October 25, 2022. Staff recommends that the applicant provide a detailed landscape plan for the area between the west fence wall and the edge of curb/asphalt adjoining Quail Run Road and a conceptual landscape plan for the interior part of the development (with a stipulation identifying that the quantity and type of plants inside the area of improvement shall match that of the existing campus). Attachment O is the public comment that staff received to date. Several of the neighbors expressed concern about the landscaping and maintenance of the right-of-way adjoining Quail Run Road.

- *Quail Run Road Right-of-Way Dedication.* Quail Run Road is classified as a local street. The Town's right-of-way (ROW) design standards recommend a minimum ROW width of 50 feet. Quail Run Road is currently 30 feet wide with approximately 14 feet to 15 feet of existing asphalt. The applicant will dedicate an additional 20 feet of ROW to bring the width into compliance.

While the Town Engineer noted the typical asphalt cross-section that adds an additional 3 to 4 feet of asphalt and 2 feet of ribbon curb in the dedicated portion of ROW to comply with standards (which will result in a total of 18 feet of asphalt with 2 feet of ribbon curb on the east side of the road), this would not be consistent with the northern portion of Quail Run. The applicant is proposing to landscape the entire 20 feet of dedicated ROW due to the limited use of this street and to match the northern portion of ROW that was landscaped with the 2014 Major SUP amendment. Attachment G provide a "pros and cons" list of improving the ROW dedication with additional asphalt and curb or just landscaping the area with no new pavement. All of the the various options are safe for this low traffic volume street. One of the neighbors expressed support for adding asphalt and curb on Quail Run Road dedication (see Attachment O for the public comment).

- *Noise.* Noise was identified as an area of study in the SOD and the Planning Commission also identified noise as an area of concern during the November 1st meeting. The applicant provided a noise impact study that measured ambient noise at 38 to 52 decibels and projected noise using amplification devices between 44 and 52 decibels at the property line. This noise impact study proposes no specific recommendations other than the proposed guest units acting as a sound barrier. The measured and projected decibels exceed the 45 decibels for nighttime between 10:00 p.m. and 7:00 a.m. and all-day Sunday and on legal holidays. There is an existing stipulation for no amplified music or public address system after 10:00 p.m. However, outdoor use at the resort is not prohibited nor is the use of the pools in private enclosed yards. In 2021/2022, the Town partnered with MD Acoustics (See Attachment P) and a few resorts to assess noise and offer mitigation strategies. Andaz resort was one of these resorts with a recommendation to implement a hardware noise limit on the audio system (noise limiter) and/or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events. Discussion is warranted on any additional stipulations to address or mitigate any impacts from the potential noise associated with the proposed improvements.

Plans & Documents

The applicant is in process of updating plans. The Conceptual Context Plan with a revised dated of September 19, 2022 shows the correct/proposed location of the guest units, new fence walls, pools/spas, service building, existing property lines, and Quail Run Road ROW post dedication property line. The other plans in the packet (e.g. Conceptual Site Plan, Wall and Fence Plan, Lighting Site Plan, Conceptual Grading & Drainage Plan, Conceptual Utility Plan, etc.) will be updated so the location and

setback of all the proposed structures match the Conceptual Context Plan.

Public Comment

Staff received public comments during the SOD process with Town Council (Attachment N). These comments include: concerns regarding noise and lighting, Quail Run Road and a desire to have it not connect to Lincoln Drive, better maintenance of the landscaping on Quail Run Road adjoining the Andaz Resort, the desire to see a few feet of extended pavement on Quail Run Road to enable two cars to pass through safely, reorientating the layout of the ten guest units, and increasing the height of all the southern walls to 8 feet tall along the entire southern resort property line.

Next Steps

This application is scheduled for several work study sessions and a public hearing, where the Planning Commission will forward a recommendation on the Intermediate SUP Amendment and the Rezoning to the Town Council. The applicant must also hold a neighborhood meeting at least 10 days prior to the public hearing date and must provide summary minutes of that meeting for Planning Commission review. The neighborhood meeting will be scheduled in the beginning of December 2022.

Staff recommends scheduling the next work session on the December 20th to allow the applicant time to update all the plans so they match and to enable staff to prepare a draft ordinance for Commission evaluation. Due to the upcoming holidays and time needed to make any corrections from the December 20th work session, staff recommends the public hearing be held on January 18th.

ATTACHMENT(S):

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Resort History, Scope of Work & SOD Summary
- D. Narrative/Plans/Application
- E. Statement of Direction (SOD)
- F. Comparison & Consideration Points
- G. Quail Run Rd ROW Pavement Pros & Cons
- H. Applicant Response Letter to September 8th SOD Work Session
- I. Noise Impact Study
- J. Trip Generation Comparison
- K. Water System Analysis Report
- L. Sewer System Analysis Report
- M. Conceptual Drainage Design Memo
- N. Summary of Andaz Preliminary Meeting with Neighbors
- O. Public Comment
- P. Town of PV Andaz Noise Study 10.21.21