

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



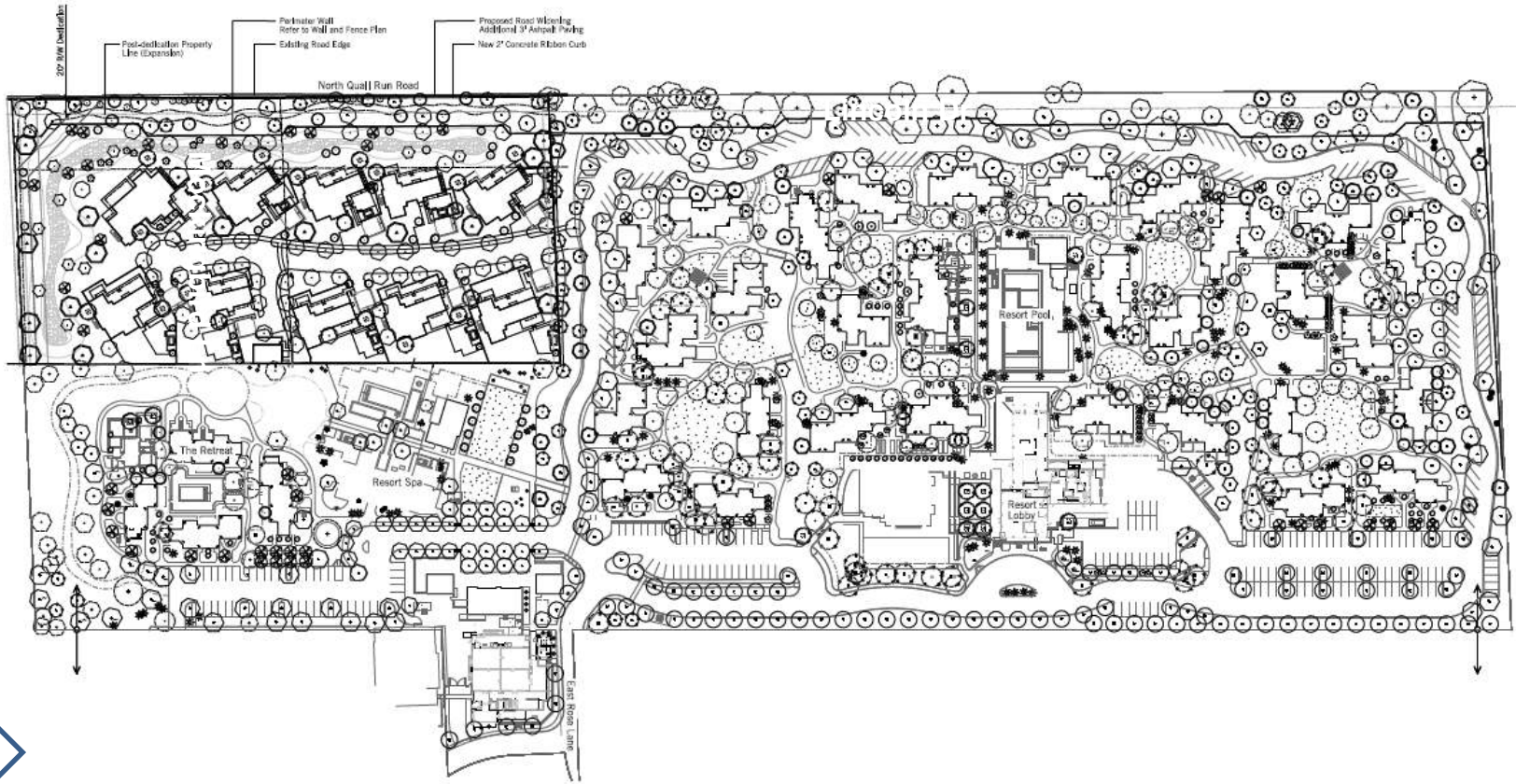
MAY 11TH COUNCIL DIRECTION

- 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



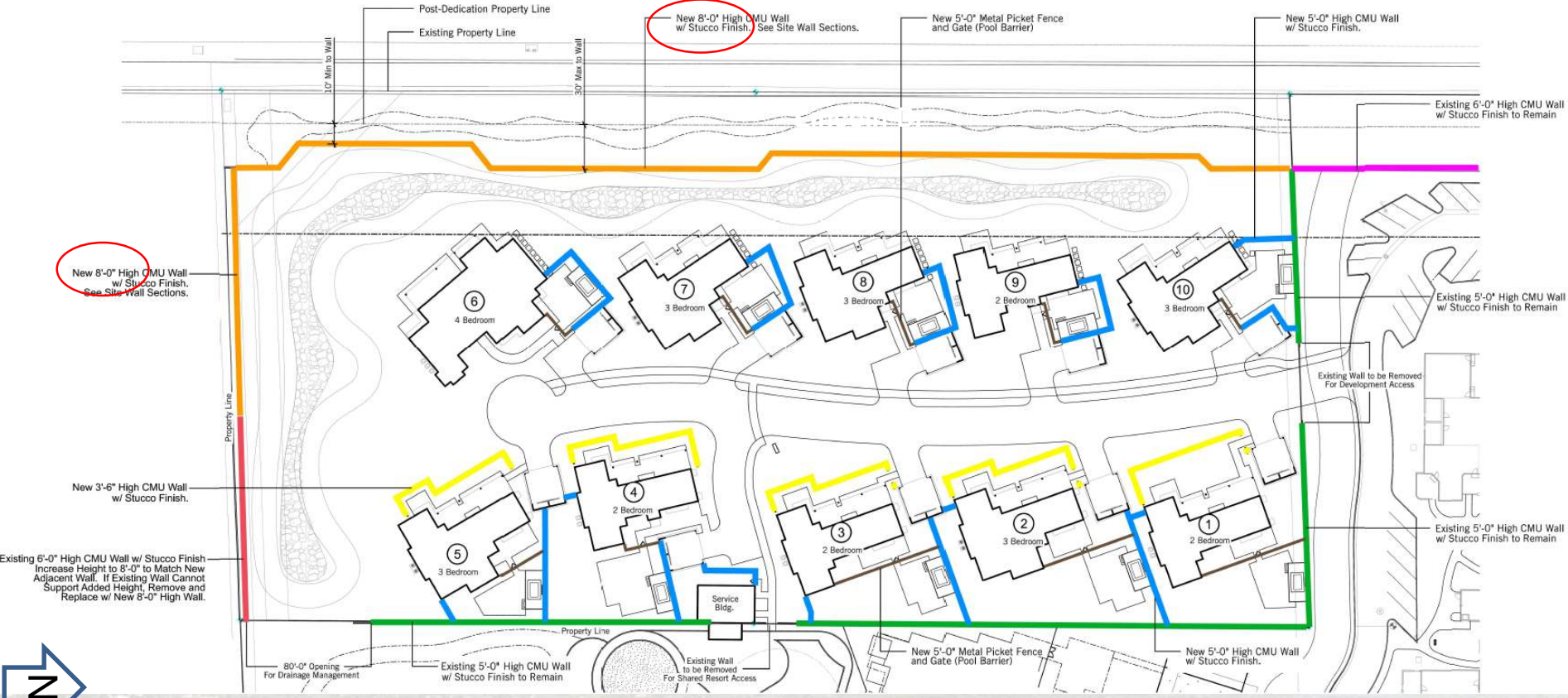
UPDATED SITE PLAN



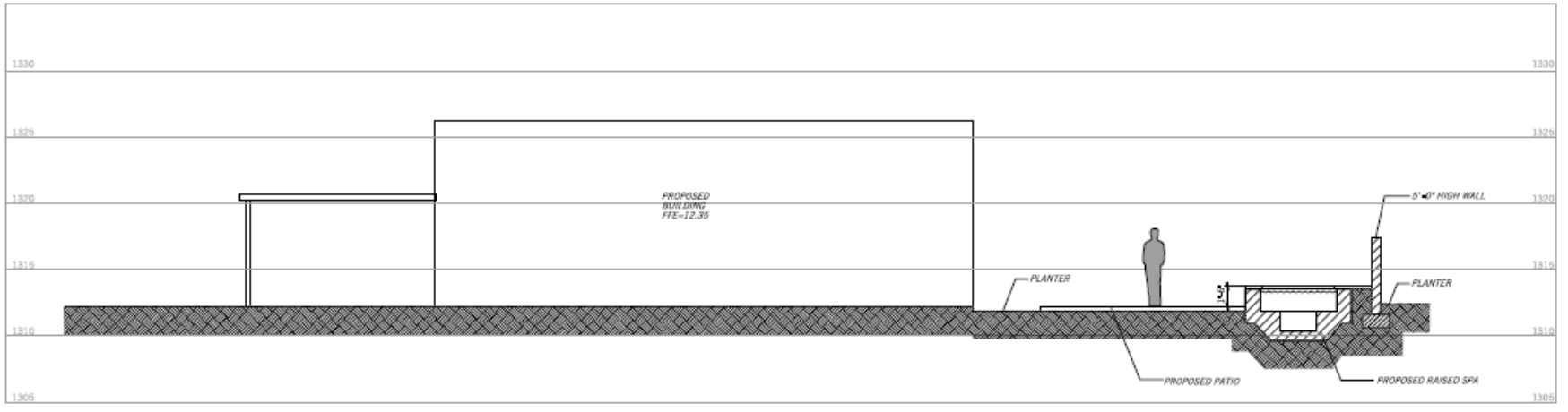
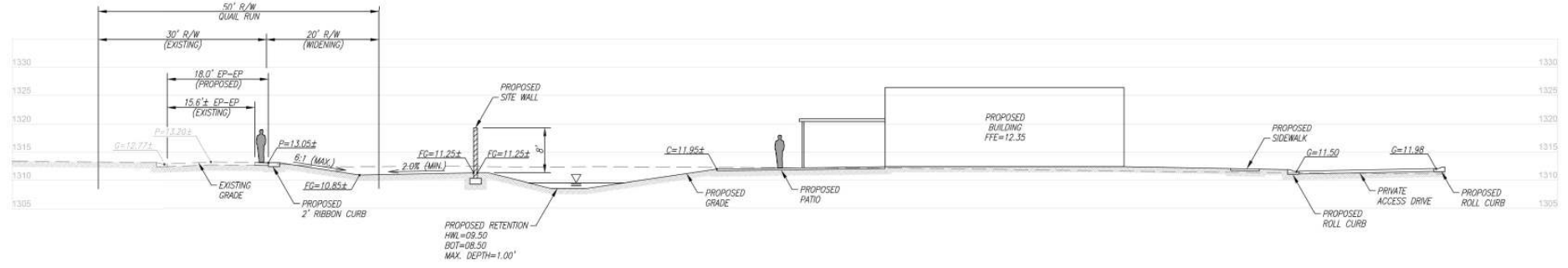
SAMPLE RETENTION BASIN PHOTOS



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

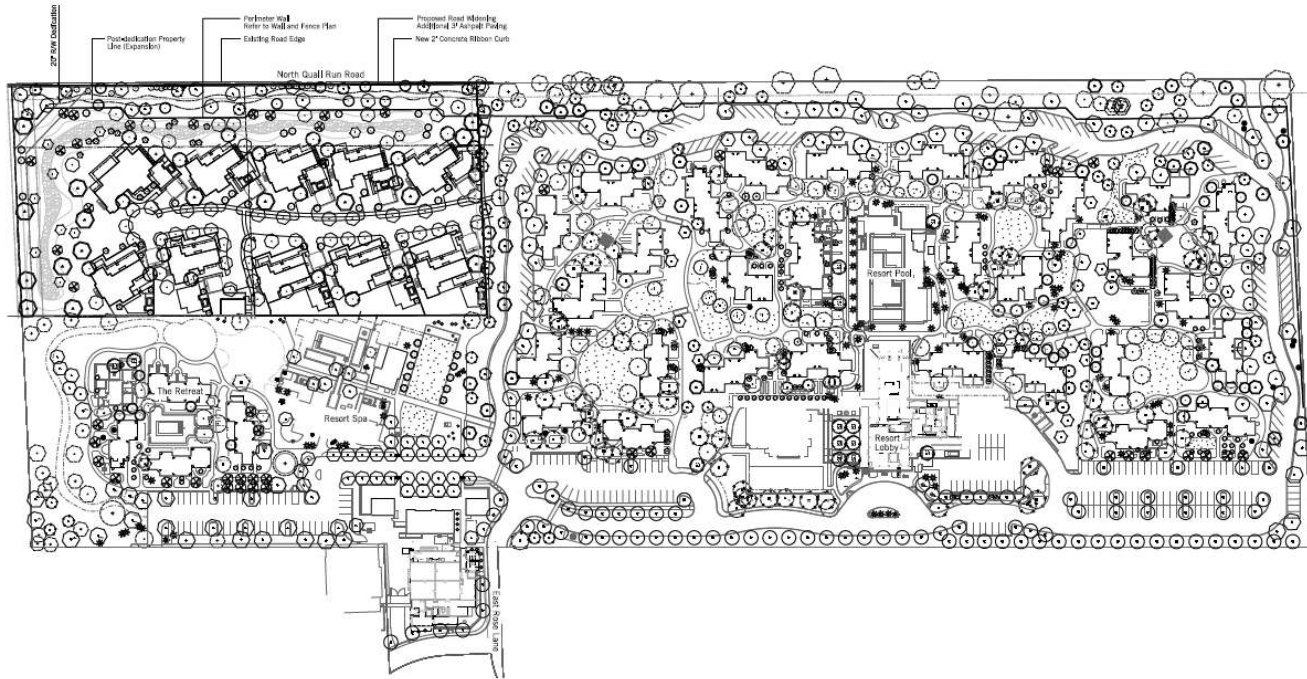
- No additional public comments since May 11th study session
- Previous public comment included in packet

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

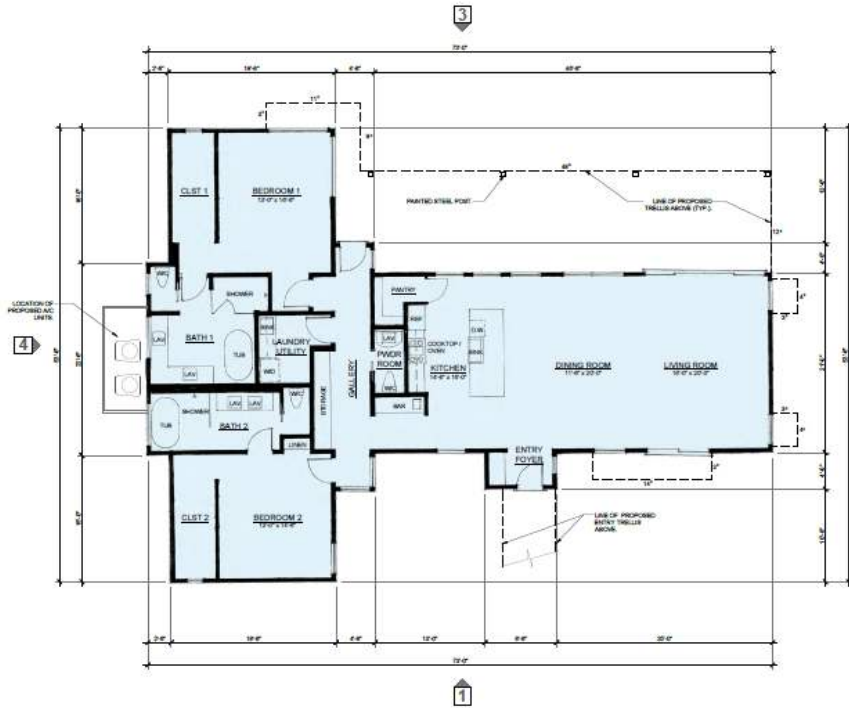


PLANS

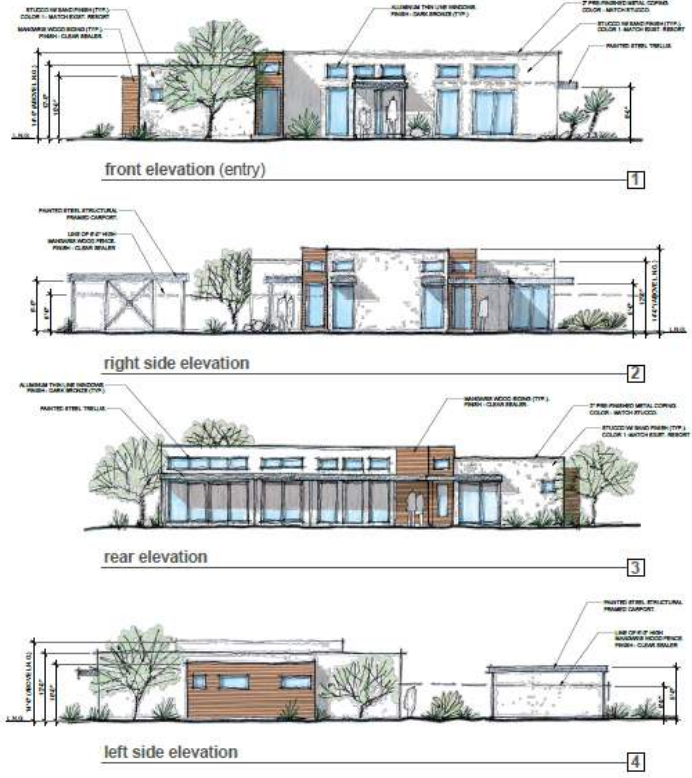




ANdAZ | Resort Expansion
Conceptual Site Plan
 15 May 2023



Floor Plan
2,145 SF

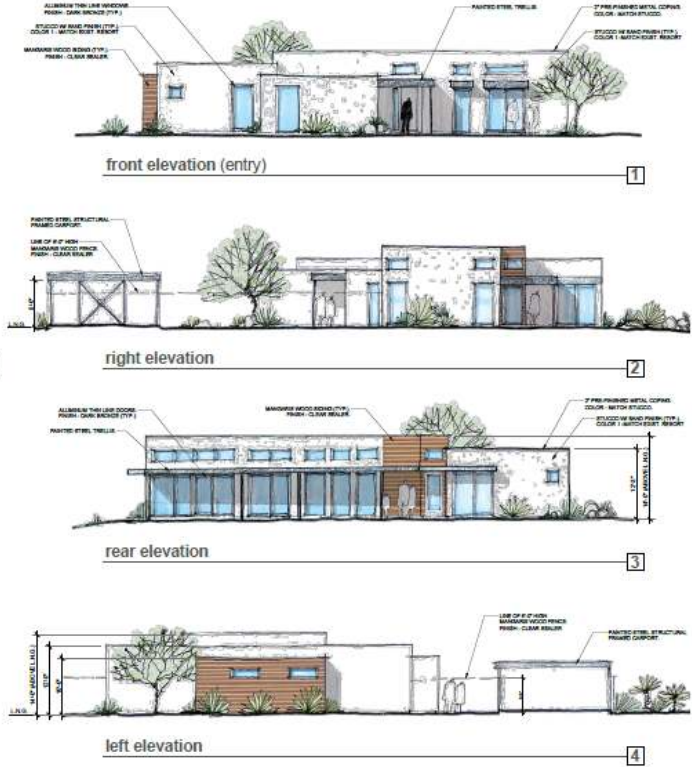
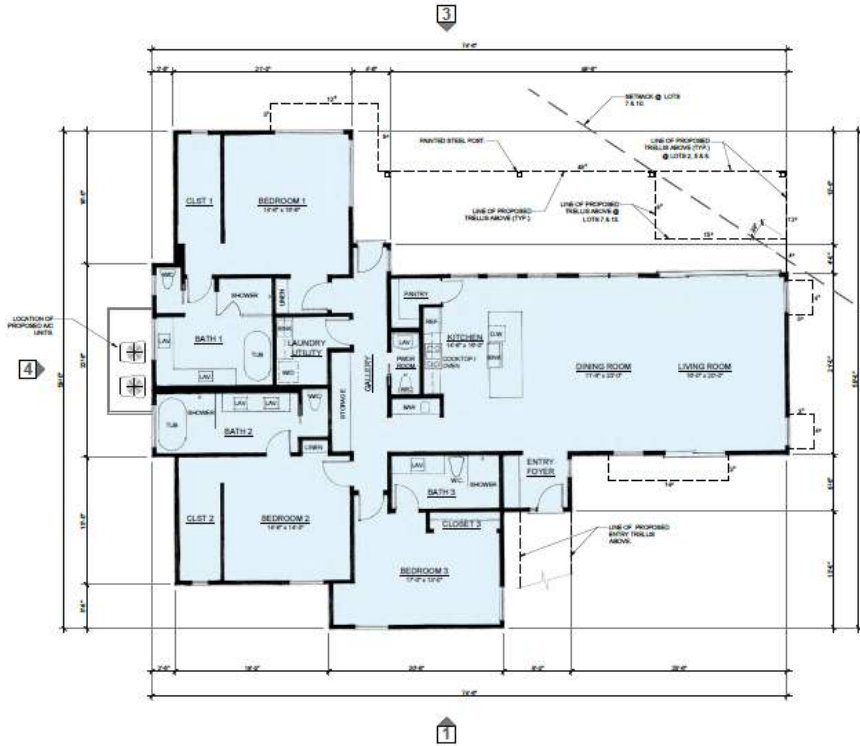


Exterior Elevations

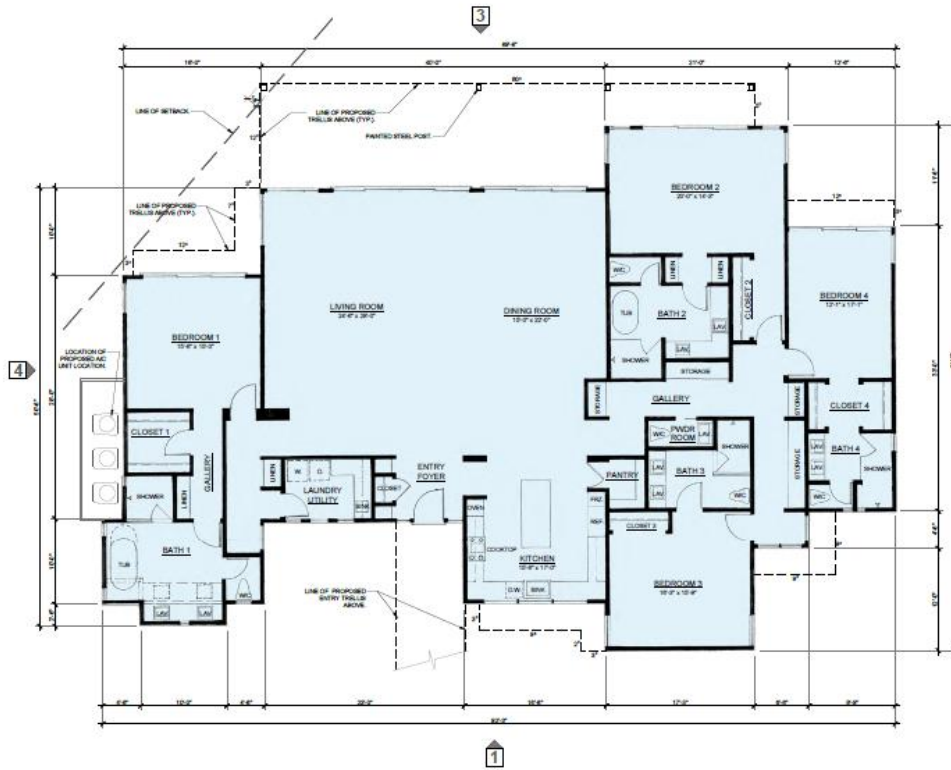
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



TWO BEDROOM VILLA



THREE BEDROOM VILLA



Floor Plan
4,068 SF



front elevation (entry)



right side elevation



rear elevation

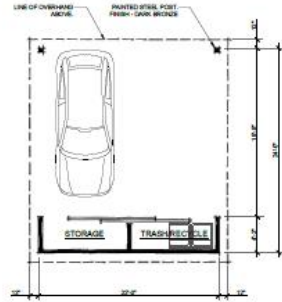


left side elevation

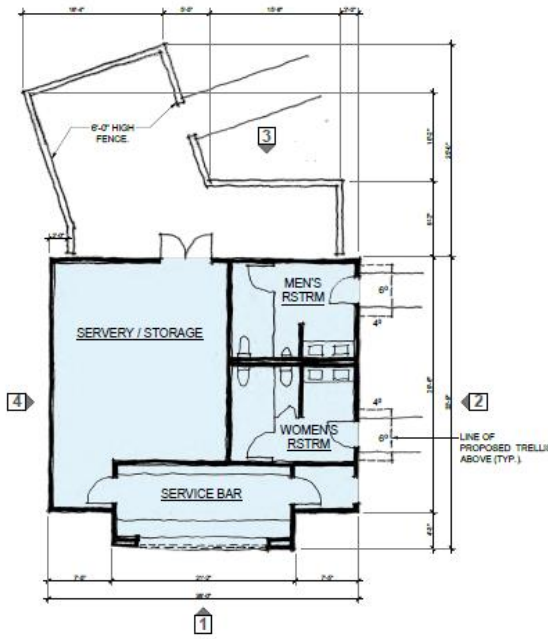
Exterior Elevations

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

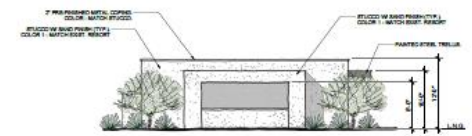
FOUR BEDROOM VILLA



Carport Plan (Typical)
3/16" = 1'-0"



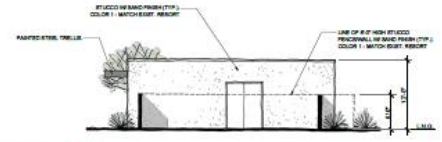
Floor Plan
1,152 SF
3/16" = 1'-0"



front elevation (entry) 1



right side elevation 2



rear elevation 3

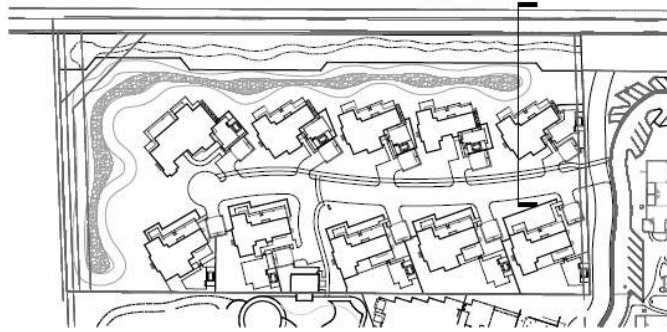


left side elevation 4

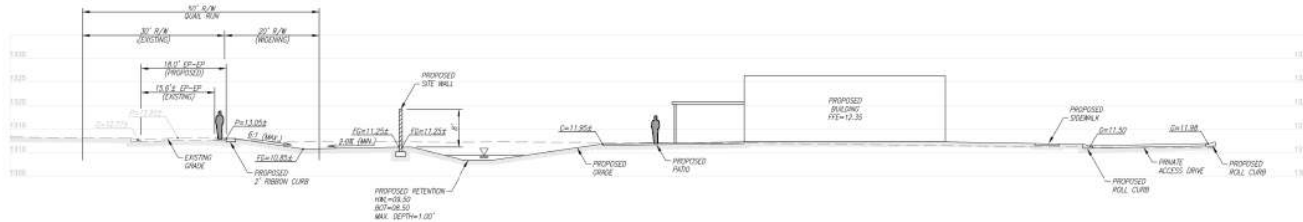
External Elevations
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.
1/8" = 1'-0"

SERVICE BUILDING





KEY MAP
NOT TO SCALE



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



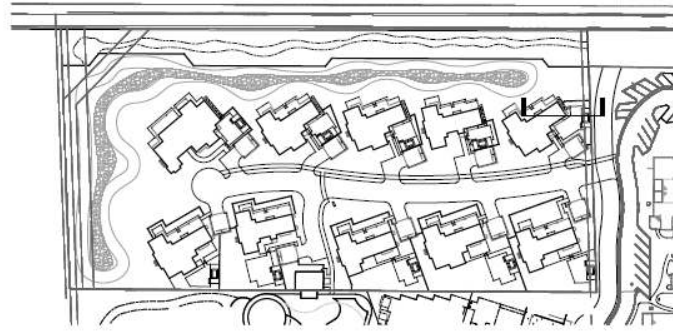
CONCEPTUAL SITE CROSS SECTION
ANDAZ QUAIL RUN PARCEL
TOWNHIP 7 NORTH, RANGE 2 WEST, 103RD MERIDIAN
UNAPPROVED FOR RECORD

Date: 05/15/23
Project No: 22721
Project Mgr: BRS
Project Eng: BRS

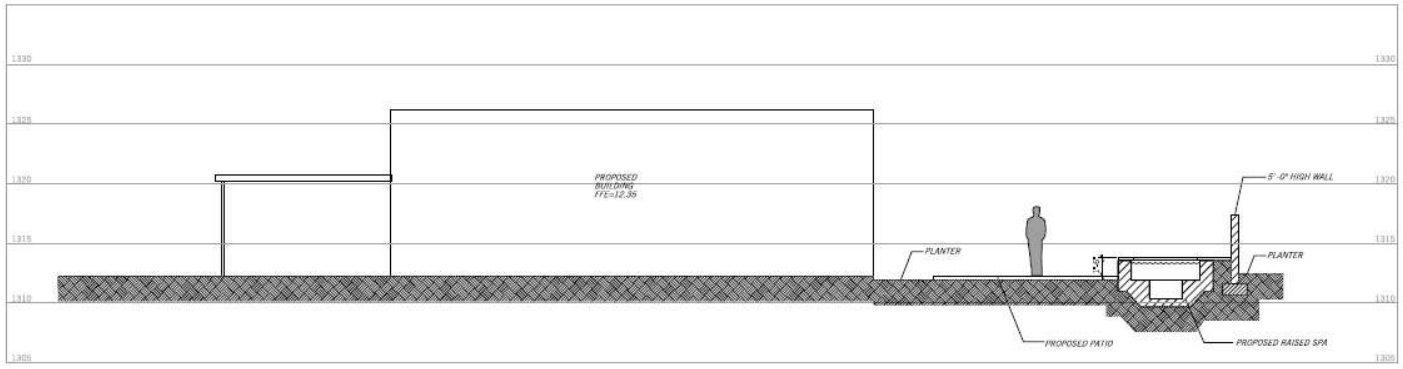


SHEET 02 OF 03
C302

2023



KEY MAP
NOT TO SCALE



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

10115 ANDERSON BL
SUITE 1000
DALLAS, TX 75243
PH: 462.262.3373
WWW.HUBBARDENGINEERING.COM

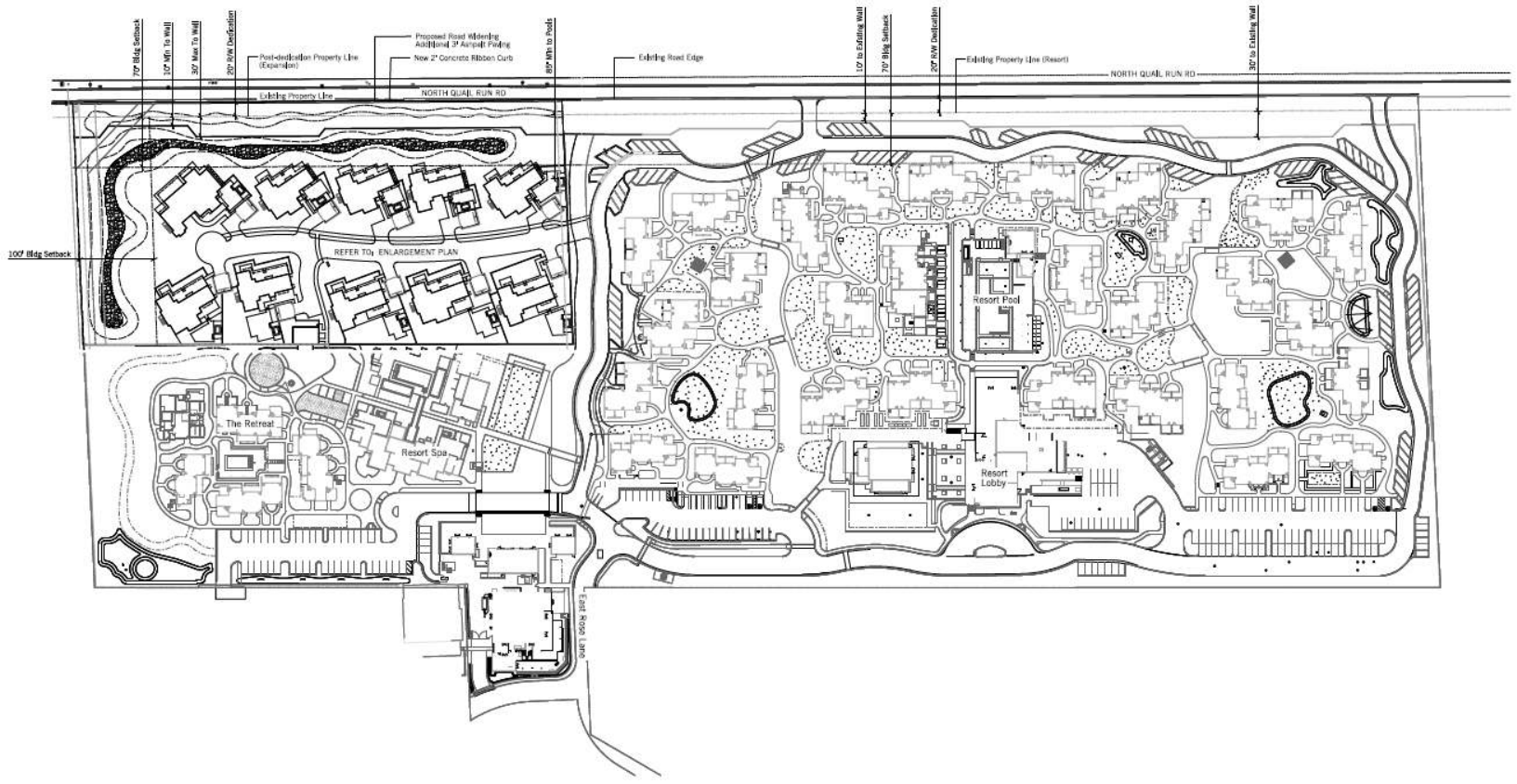
HUBBARD
ENGINEERING

CONCEPTUAL SITE CROSS SECTION
ANDALZ QUILN RUN PARCEL
AN APPROVED DEVELOPMENT OF THE CITY OF DALLAS
DALLAS, TEXAS

Date:	05/15/23	Project Eng:	MSF
Project No.:	22121	Project Mgr.:	IBS












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662.263.1181



Plant Legend













Trees

Symbol	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 (Brewer's AZT Desert Armchay)</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>Pandanus badius ++</i>	Blue Palm Yards	15 gal	16
	<i>Panicum x 'Desert Museum'</i>	No Common Name	24" box	60
	<i>Prosopis juliflora</i>	Honey Mesquite	24" box	3
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	15 gal	23

Vines and Espallers

Symbol	Botanical name	Common Name	Size	Qty.
	Bougainvillea species	No Common Name	5 gal + staked	111

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	1' o.c.	<i>Bougainvillea 'La Jolla'</i>	La Jolla Bougainvillea	1 gal	x
	7' o.c.	<i>Ceanothus palmifolius *</i>	Red Sky of Paradise	1 gal	17
	1' o.c.	<i>Cercia arborescens</i>	Festery Cercia	5 gal	14
	1' o.c.	<i>Eriodaphne</i>	Birdhouse	1 gal	60
	30" o.c.	<i>Eriodaphne indica</i>	Turquoise Bush	1 gal	13
	40" o.c.	<i>Flou microserena obbia</i>	Indian Laurel Fig	15 gal	181
	30" o.c.	<i>Jardine schimperae</i>	Mexican Honeycreeper	1 gal	106
	1' o.c.	<i>Larrea tridentata</i>	Cholla Bush	1 gal	21
	1' o.c.	<i>Leucophyllum frutescens 'Swan Cloud'</i>	Swan Cloud Texas Ranger	1 gal	86
	30" o.c.	<i>Myrica communis</i>	Myrtle	5 gal	243
		<i>Mulberry x 'California 'Royal Blue'</i>	Pink Mulberry	1 gal	227
		<i>Mulberry x 'Cobb'</i>	Pink Mulberry	1 gal	363

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	1' o.c.	<i>Nerium oleander</i>	Oleander	5 gal	137
	30" o.c.	<i>Oliva europaea 'Monte'</i>	Little Olive Desert Olive	5 gal	84
	30" o.c.	<i>Ruellia peruviana</i>	Desert Ruellia	1 gal	138
	30" o.c.	<i>Sida acuta</i>	Autumn Sage	1 gal	46

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	30" o.c.	<i>Agave 'Blue Flame' ++</i>	Blue Flame Agave	5 gal	8
	30" o.c.	<i>Agave 'Blue Glow' ++</i>	Blue Glow Agave	5 gal	66
	40" o.c.	<i>Agave desertiana 'Vulgate' ++</i>	Vulgate Smooth Agave	5 gal	20
	Per plan	<i>Agave victoria-reginae ++</i>	Victoria Agave	1 gal	64
	5' o.c.	<i>Agave 'Octopus' ++</i>	Octopus Agave	5 gal	39
	30" o.c.	<i>Aloe arborescens ++</i>	Corn Aloe	1 gal	22
	24" o.c.	<i>Aloe vera ++</i>	Medicinal Aloe	1 gal	185
		<i>Carnegiea gigantea ++</i>	Saguaro	per plan	6
	5' o.c.	<i>Cercus pendulifera ++</i>	Night Blooming Cereus	15 gal	24
	30" o.c.	<i>Dasylirion wheeleri ++</i>	Desert Spoon	15 gal	68
	1' o.c.	<i>Fouquieria splendens ++</i>	Cholla	15 gal	25
	40" o.c.	<i>Hesperaloe parviflora ++</i>	Red Yucca	1 gal	36
	40" o.c.	<i>Hesperaloe parviflora 'TERP' Bract Lights ++</i>	Bract Lights Yucca	1 gal	23
	30" o.c.	<i>Lophoceros marginatus ++</i>	Mexican Porcupine Cactus	15 gal	10
	Per plan	<i>Opuntia sp.</i>	Paddles to be Transplanted	1 gal	41
	10" o.c.	<i>Opuntia 'Pinky Pear' ++</i>	Pinky Pear	1 gal	101
	10" o.c.	<i>Opuntia 'Purple Pear' ++</i>	Purple Pinky Pear	5 gal	54
	30" o.c.	<i>Phyllanthus macrocarpus</i>	Slipper Plant	15 gal	10
	60" o.c.	<i>Yucca glauca ++</i>	Spanish Dagger	single trunk 360" min	10
	30" o.c.	<i>Yucca rostrata ++</i>	Beaked Yucca	20 gal	18

Groundcover

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	1' o.c.	<i>Euphorbia 'Yellow' ++</i>	Yellow Surge	1 gal	27
	30" o.c.	<i>Lantana x 'New Gold'</i>	No Common Name	1 gal	23
	30" o.c.	<i>Portulacaria afra ++</i>	Elephant's Foot	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 albertus</i>	Saguaro	Protect in place	1

Trees

Symbol	Botanical name	Common Name	Size	Qty.
	<i>Olneya tesota</i>	Ironwood	24" box	10
	<i>Parthenocle Horkum ++</i>	Blue Palo Verde	24" box	12
	<i>Chrysothrix filiformis</i>	Desert Willow	5 gal	9

Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	24" x 24"	<i>Baccharis sarothroides</i>	Desert Broom	1 gal	26
	3' x 3'	<i>Encelia farinosa</i>	Bitterbush	1 gal	50
	36" x 36"	<i>Edimonia bidetata</i>	Turquoise Bush 'Desert Mountain'	1 gal	34
	18" x 18"	<i>Larrea tridentata</i>	Creosote Bush	1 gal	43
	24" x 24"	<i>Ambrosia deltoidea</i>	Chesebush	1 gal	55

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" x 18"	<i>Opuntia basilaris ++</i>	Basenall Cactus	1 gal	61

Cobble

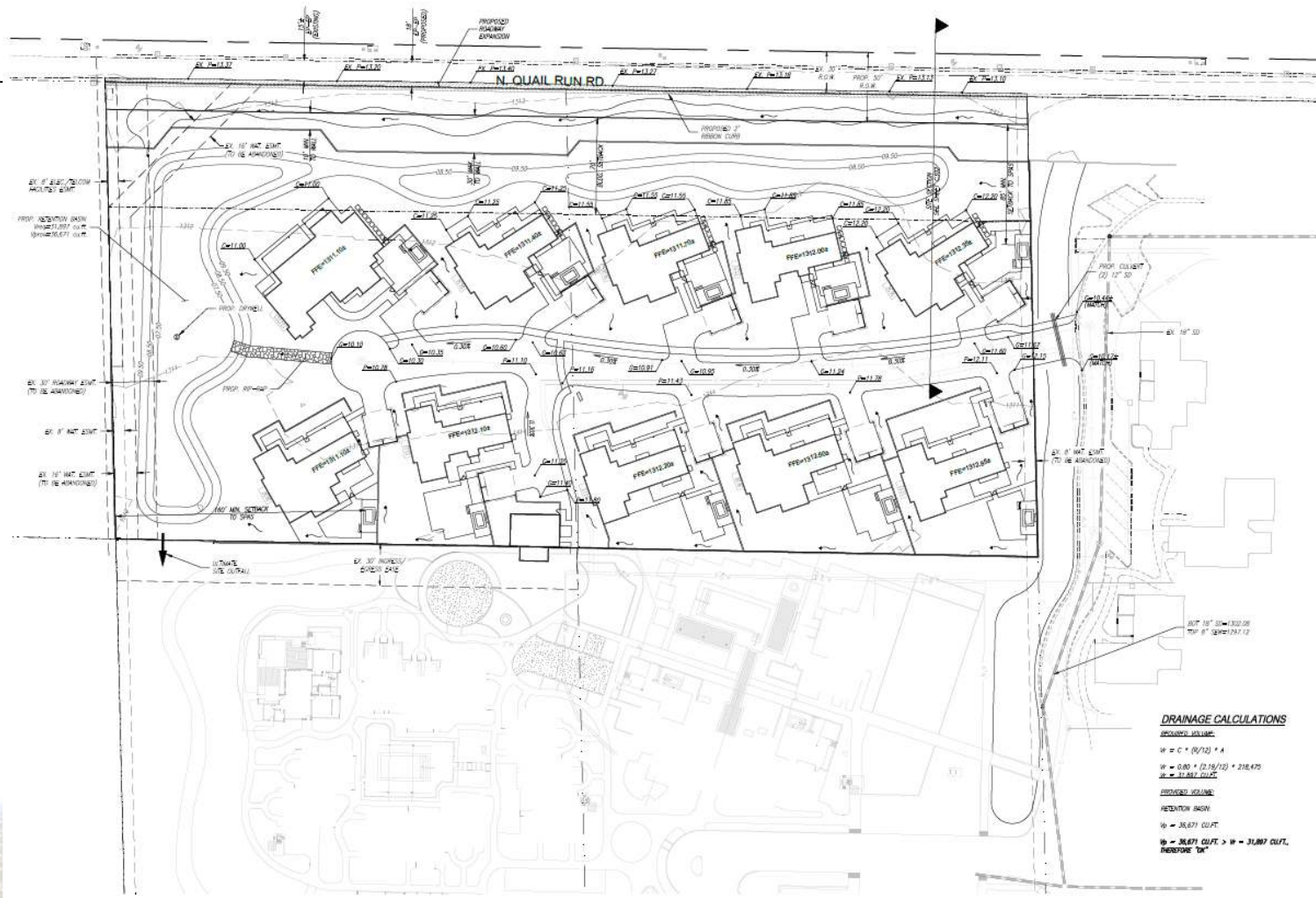
Symbol	Description
	6-8" to match on-site cobble

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 provided shall have priority over quantities designated.

A





1011 S. SANDHILL RD
 SUITE 300
 ANDAZ QUAIL RUN
 ANDAZ QUAIL RUN PARCEL
 HUBBARD
 ENGINEERING
 WWW.HUBBARDENGINEERING.COM

CONCEPTUAL GRD./DRN PLAN
ANDAZ QUAIL RUN PARCEL
STAMPED & SEALED BY PROFESSIONAL ENGINEER

Date: 02/15/23
 Project Eng: MDM
 Project No: 22121
 Project App: JDS



Call before you dig
 1-800-4-A- Dig
 1-800-425-3742

SHT. 01 OF 03
 C301

DRAINAGE CALCULATIONS
 REQUIRED DRAINAGE:
 $W = C \cdot I \cdot (A/12) \cdot A$
 $W = 0.80 \cdot (2.19/12) \cdot 218,475$
 $W = 31,881 \text{ CU.FT.}$
 PROPOSED DRAINAGE:
 RETENTION BASIN:
 $V_0 = 36,871 \text{ CU.FT.}$
 $V_0 = 36,871 \text{ CU.FT.} > W = 31,881 \text{ CU.FT.}$
 THEREFORE "OK"



CONCEPTUAL UTILITY PLAN
ANDAZ QUAIL RUN PARCEL
 DRAWING 7 - NORTH ANDAZ QUAIL RUN PARCEL AND NEIGHBORING AREAS
 PREPARED BY: HUBBARD ENGINEERS, INC.

Date:	05/15/21
Project No.:	27121
Project Name:	ANDAZ
Project Engineer:	ASAP



SHEET 03 OF 03
C401