

TOWN OF PARADISE VALLEY

Smoke Tree Resort

Major Special Use Permit Amendment

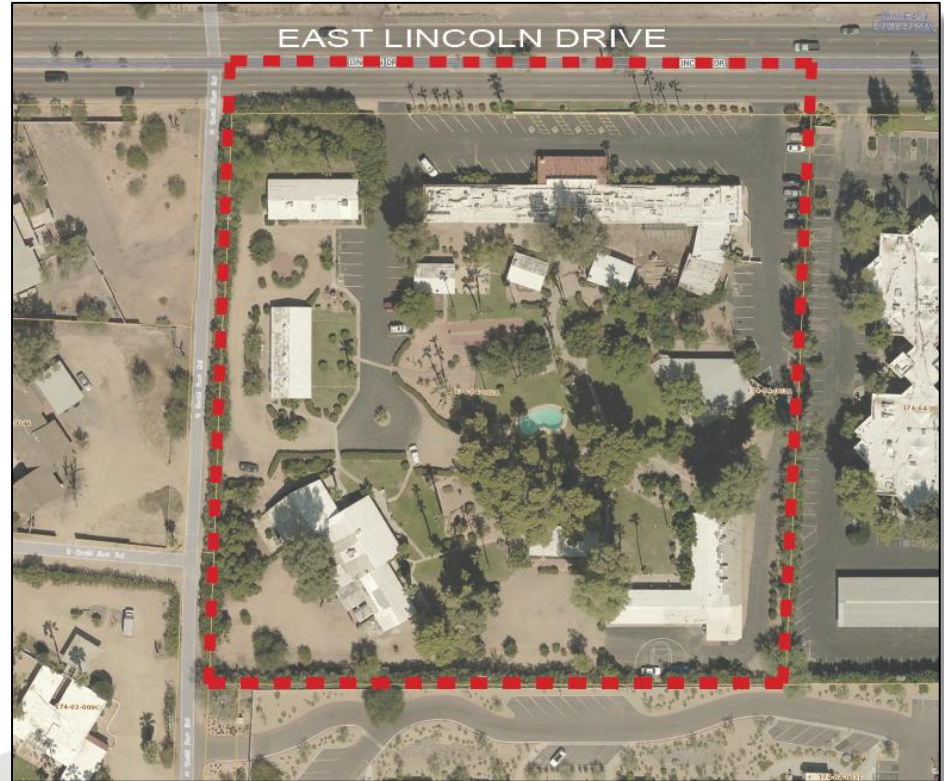
Town Council Work Study Session #1

March 28, 2019



AGENDA

- **Background and Summary**
- **Planning Commission Recommendation**
- **Revisions to Request**
- **SOD Items**
- **Next Steps**



March 28, 2019



BACKGROUND



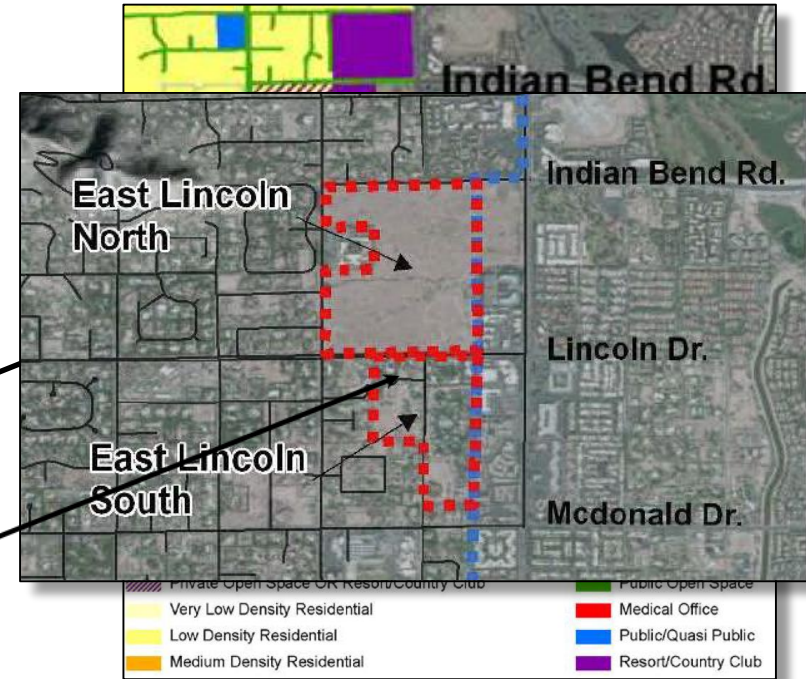
March 28, 2019



BACKGROUND

Existing Conditions

- Operating since 1954
- 32 Rooms resort, 23 rooms in service
- Restaurant not in use
- General Plan Designation is SUP-Resort
- Within the Lincoln Drive South Development Area
- Zoning is SUP-Resort



BACKGROUND

- Primary policies include:
 - Policies in Goal LU 2.1.2, Special Use Permit Property Revitalization
 - Several of the policies of Goal DA 2.2.1, Development Area Policy

LU 2.1.2.4 Special Use Permit Property Maintenance. The Town shall encourage, and where subject to redevelopment require, owners of closed or poorly maintained Special Use Permit properties to upgrade existing structures and properties to improve their physical condition to acceptable standards or require such structures to be removed or demolished.

DA 2.2.3.3 East Lincoln Drive Development Areas. The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.



PROJECT SUMMARY

- **120 traditional hotel guest room keys**
- **30 resort residential units**
 - Approx. 1,250 sf
 - Lock-off feature (15)
 - Available to rent through resort
- **Restaurant and bar/lounge**
- **Accessory uses such as:**
 - Fresh food market
 - Café/Eatery
 - Micro-brewery
 - Speakeasy
 - Pop-up retail
 - Coffee shop
 - Florist
 - Sandwicheria
 - Bakery
- **Indoor/outdoor event space**
 - Resort pavilion for banquets/meetings
 - Pool



PROJECT SUMMARY



PROGRAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception (Approx. 1,000 sf.)
- D. Resort Market (Approx. 2,500 sf.)
- E. Resort Restaurant (Approx. 3,500 sf.)
- F. Resort Clubhouse (Approx. 5,000 sf.)
- G. Resort Villas
- H. Surface Parking
- I. Resort Pool
- J. Resort Bedrooms (first 2 floors)
- K. Resort Residences (3rd floor)
- L. Underground parking access
- M. Resort Retail (Approx. 400 sf.)
- N. Resort Public Area (Approx. 3,500 sf.)
- O. Signage
- P. Garbage Bins w/Landscape buffer, walls & gates
- Q. Delivery Location
- R. Employee Break Area

HOTEL UNITS - 120 Units

- Connected building
- Rooms on first and second levels

RESORT RESIDENCES (30 Units)

VILLAS

- 12 units

RESORT PENTHOUSE RESIDENCES

- 18 Units
- 3rd Level of Resort buildings
- 60 Underground dedicated parking (2 per unit)

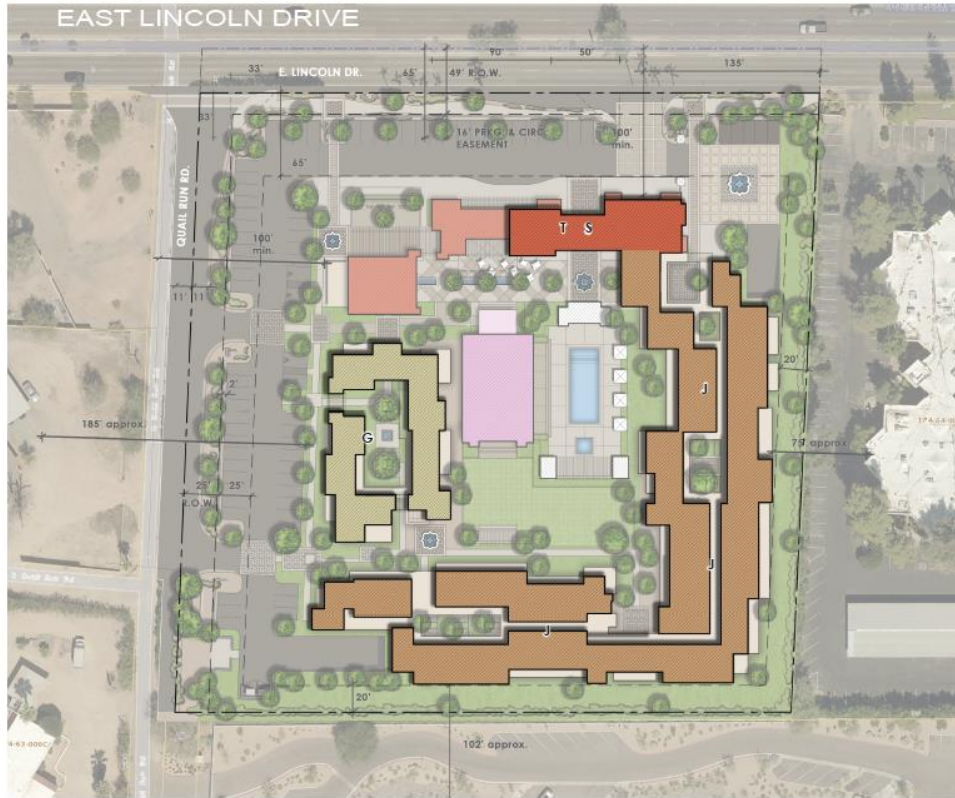
SURFACE PARKING

- 76 Spaces (4 ADA)



0' 40' 80' 160'

PROJECT SUMMARY



PROGRAM

- G. Resort Villas
- J. Resort Guestrooms (First Two Floors)
- S. Resort Administration
- T. Resort Spa (Approx. 2,500 sf.)

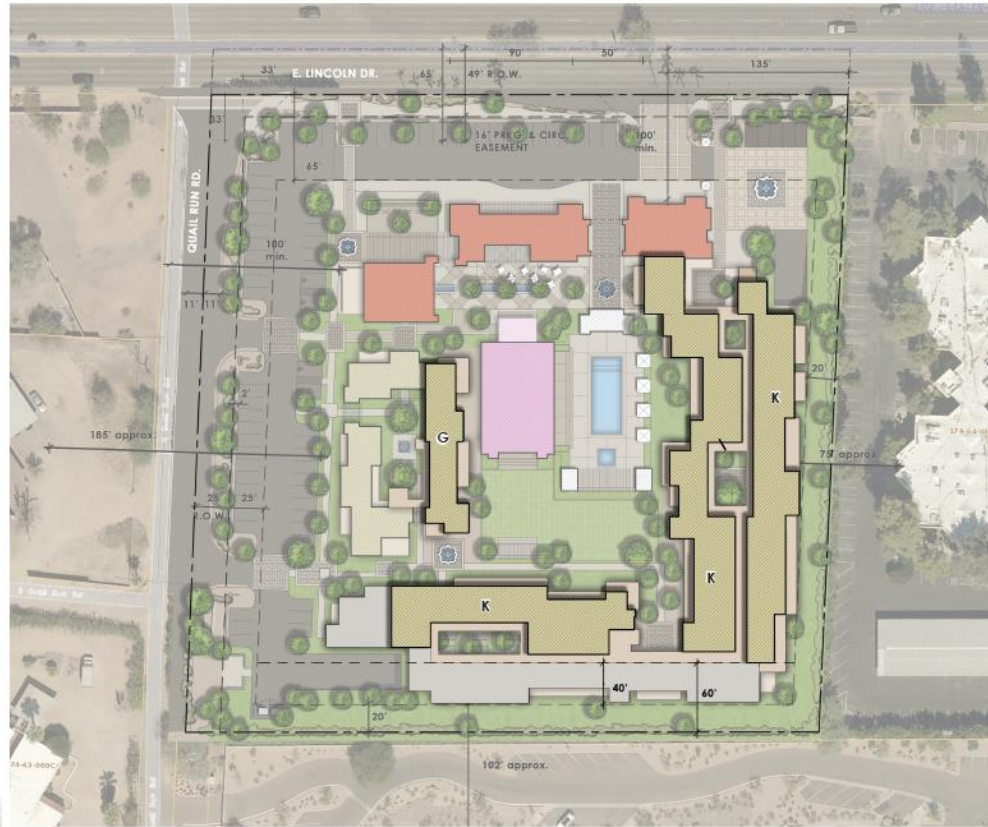


0' 40' 80' 160'

March 28, 2019



PROJECT SUMMARY



PROGRAM

- G. Resort Villas
- K. Resort Residences (3rd Floor)



0' 40' 80' 160'

March 28, 2019





PLAN COMMISSION RECOMMENDATION

- Planning Commission recommended 4 -3 denial of the requested Major SUP Amendment
- SOD Required Planning Commission to take action on March 5th
- Issues stated for denial include:
 - Density
 - Intensity of Use
 - Height
 - Incomplete information



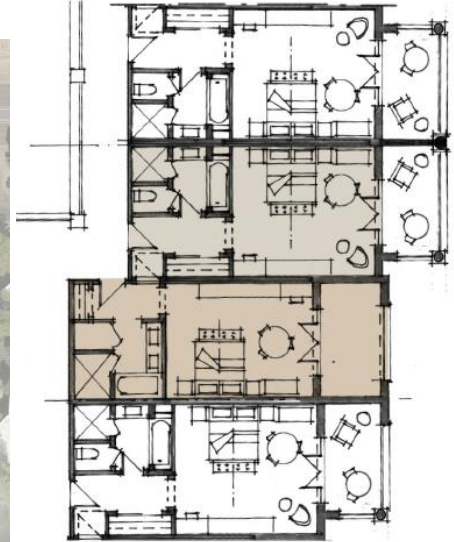
REVISIONS TO REQUEST

- **No major changes to the scope of the request although many documents have been updated to match the Planning Commissions discussion on certain items:**
 - **Height to top of mechanical screening lowered from 44' to 42'**
 - **Parts of the third story roof removed**
 - **Changes to signage plan, internal signs removed/resized**



-

Unit A - 1,200 sf.
Unit B - 1,200 sf.
esc. 1/8" = 1'-0"



esc. $1/8'' = 1'-0''$

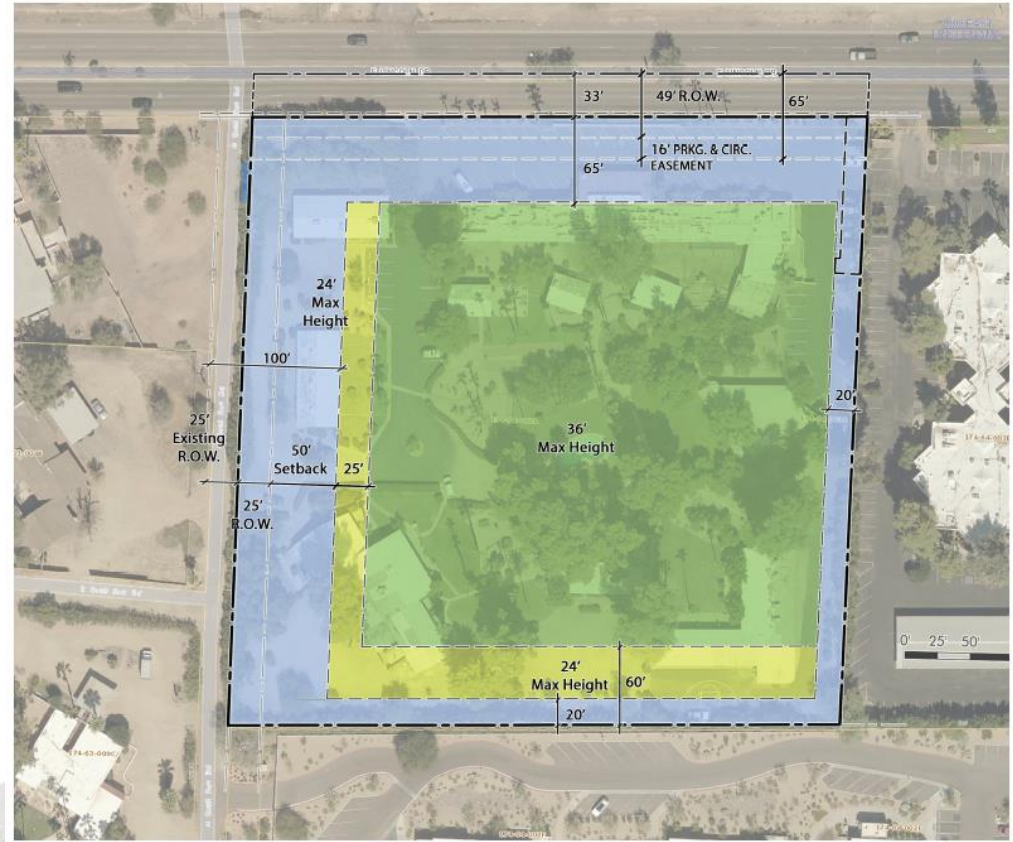
LOT COVERAGE/FAR

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf	Maximum Total Residential Floor Area, sf	Maximum Total Resort Related Floor Area, sf	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage	Maximum Height, ft
	The Smoke Tree Resort Hotel	5.3	Public Space				75,500	45,958		36'
			120 Hotel Rooms							36'
	Accessory & Service Structures						12,000	8,000		24' / 36'
	Food & Beverage						10,000	6,667		24'
	Resort Related Attached Residences with Lock-Off		15		1,250	18,750		9,375		24' / 36'
	Resort Related Attached Residences without Lock-Off		15		1,250	18,750		-		24' / 36'
	Resort Related Retail						5,000	5,000		24'
	Accessory & Service Structures						5,000	5,000		24'
	Total All Parcels	5.3				37,500	107,500	80,000	34.2%	

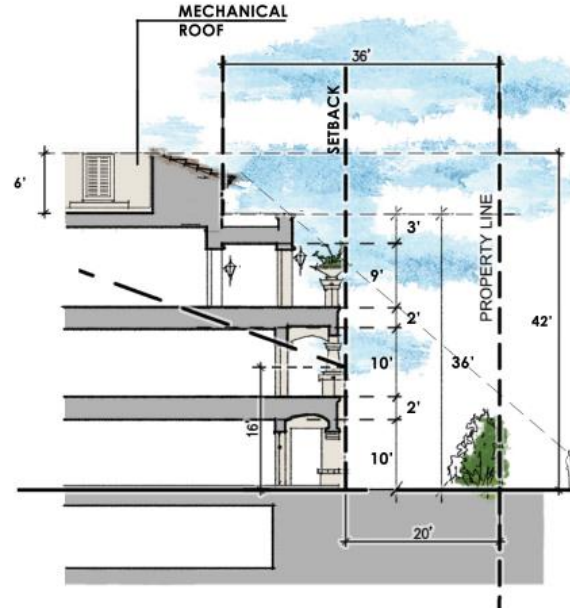
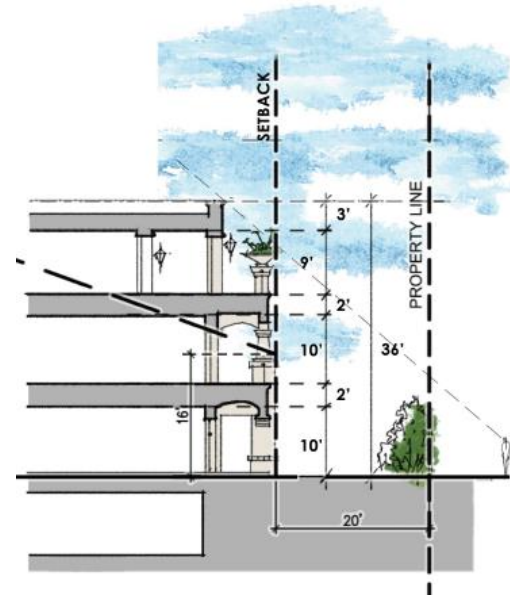


HEIGHT

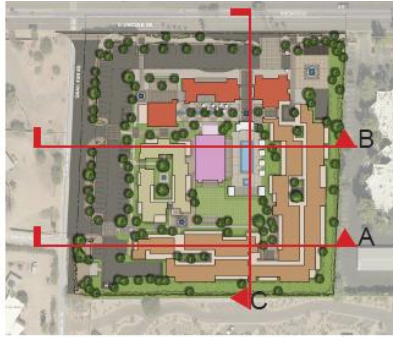
- Maximum height of 36 feet
- In certain areas, for mechanical screening, height can be increased up to 42' for up to 35% of the roof area
- Other allowed projections:
 - Elevator Enclosures – 3'
 - Chimneys – 3' (max of 15 total)
 - Towers or other architectural features – 3' (max of 8 total)



HEIGHT



VIEWSHEDS



KEY MAP- NOT TO SCALE

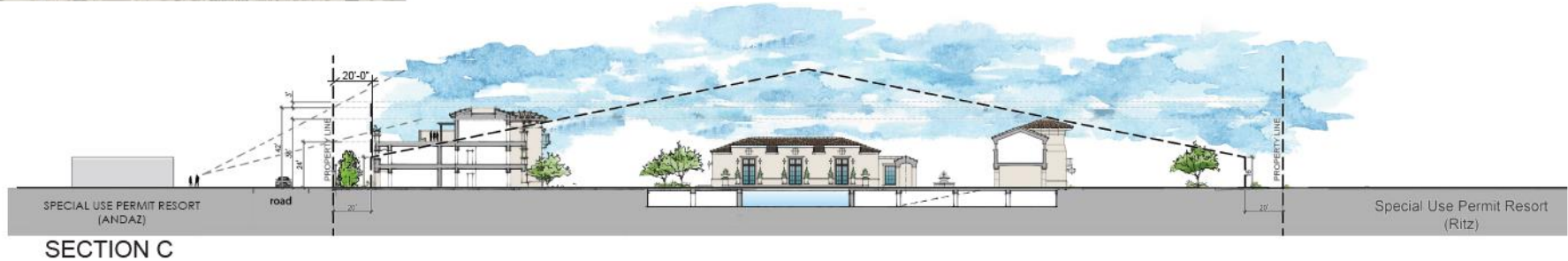
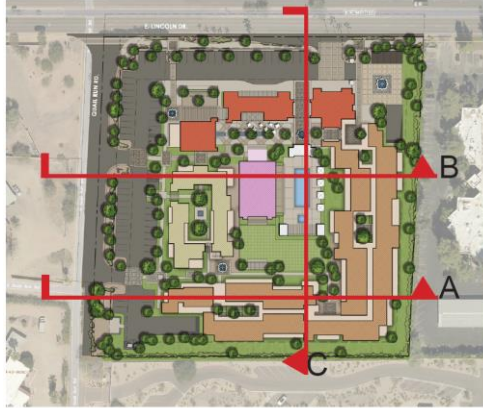


SECTION A



SECTION B

VIEWSHEDS



CONTEXT APPROPRIATE



SOUTH ELEVATION - NOT TO SCALE

Requesting a total of

- 15 chimneys (1 chimneys per 2 resort residential units)
- 8 towers (elevator overruns, stair wells, architectural articulation)



CONTEXT APPROPRIATE



EAST ELEVATION - NOT TO SCALE

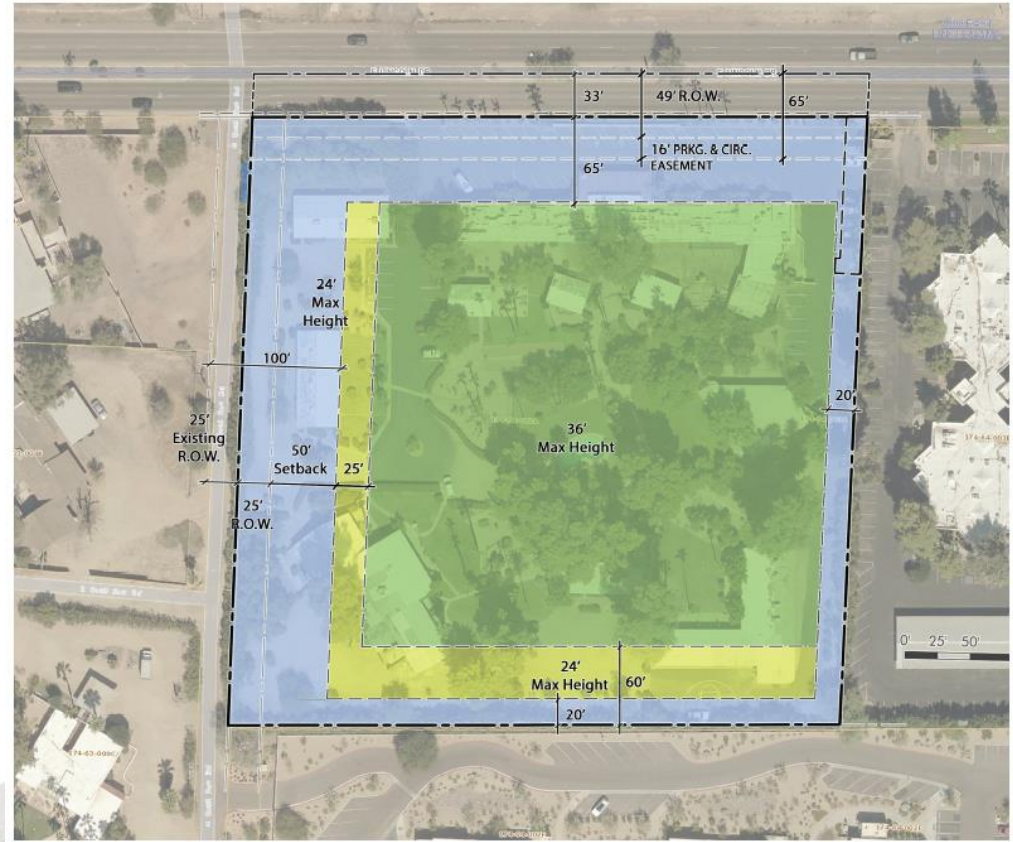


WEST ELEVATION - NOT TO SCALE



SETBACKS

- **Western Property Line:**
 - 100' setback to adjacent residential
 - 50' setback to new ROW
- **Southern Property Line:**
 - 20' setback to 24' height
 - 60' setback to 36' height
- **Eastern Property Line:**
 - 20' setback to 36' height
- **Northern Property Line**
 - 49' setback new ROW

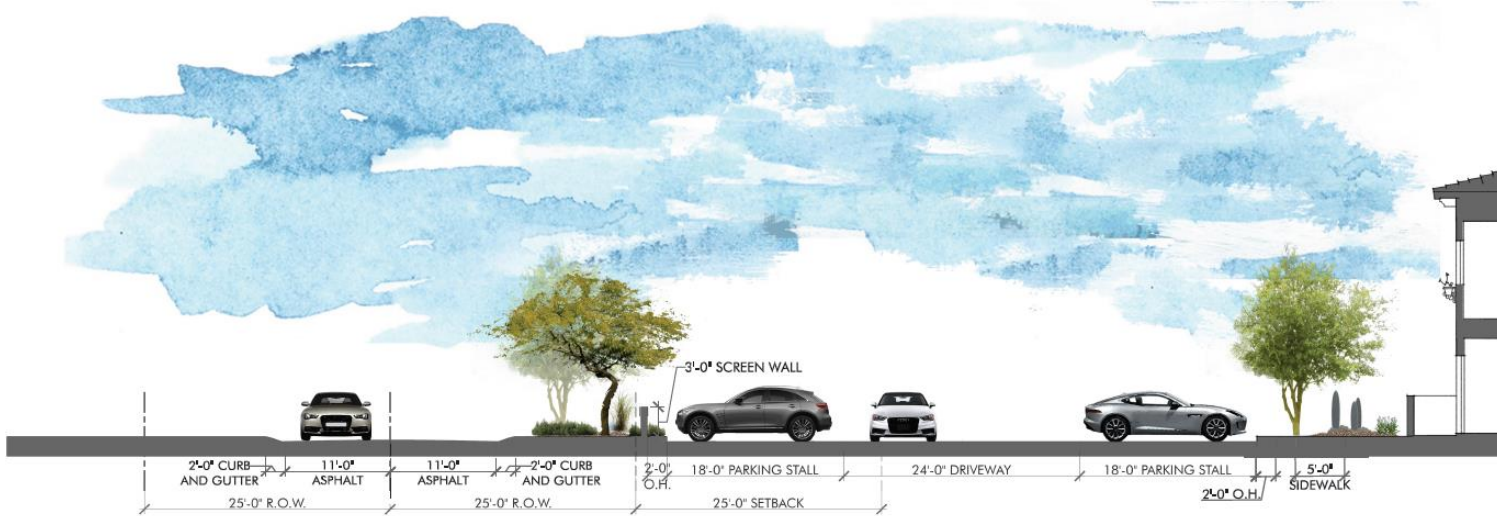


RIGHT-OF-WAY

- **Town Codes identify 25' on Quail Run and 65' on Lincoln**
- **Planning Commission recommended to Town Council for Lincoln Medical Plaza 49' of dedicated ROW and 16' of easement**
- **Applicant is open to multiple options**
- **Request to use ROW for Landscape buffers and Parking**
- **Impacts setbacks, Lot Coverage, FAR, etc.**
- **Full dedication of both Lincoln and Quail Run is approximately 25% of site**
- **Open to full dedication if relief is given from other SUP Guidelines**



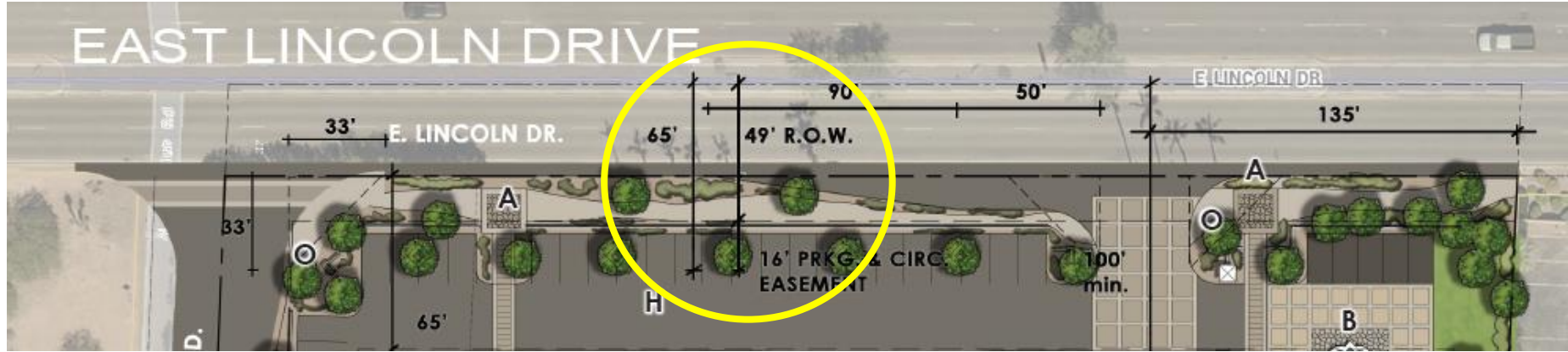
RIGHT-OF-WAY



- Full improvements to both side of the road from intersection to southern driveway
- Showing 25' of ROW on Quail Run



RIGHT-OF-WAY

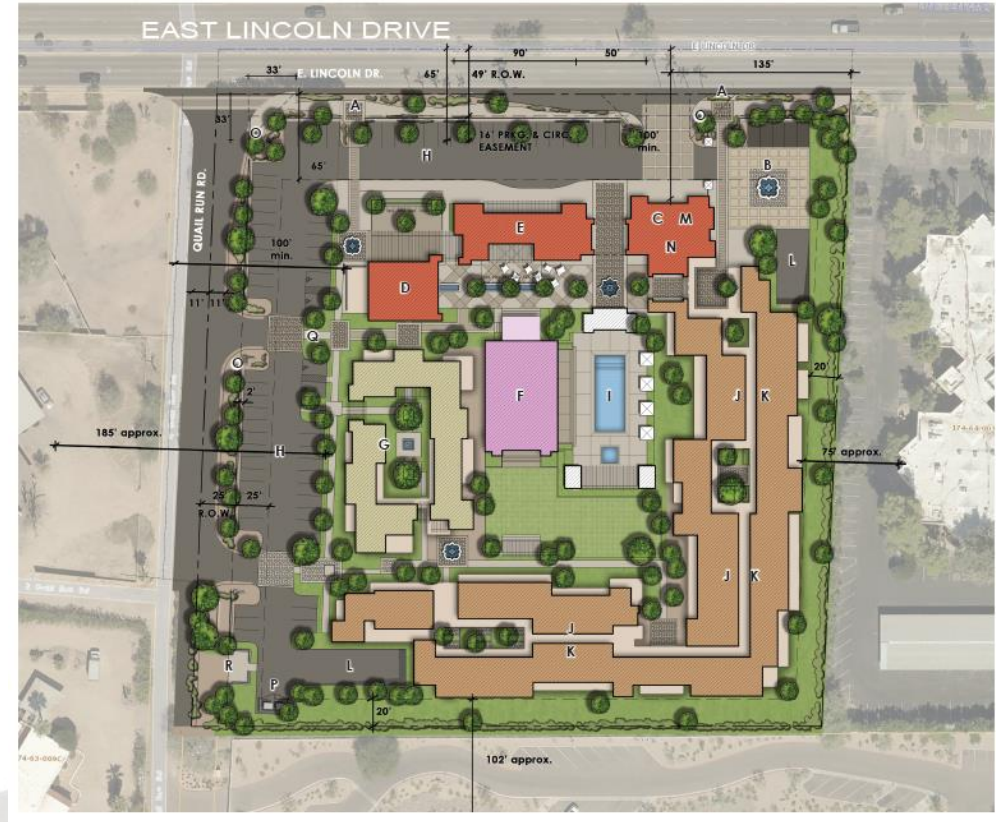


- 65' of ROW on Lincoln with a 16' easement to the benefit of the property owner for parking and circulation or 49' with a 16' easement



PARKING

- 9x18 with 2' overhang on surface
- 1 space per 50 sq ft of meeting room
- 2 spaces per resort residential unit
- 1.05 spaces per hotel room proposed, not supported by third party analysis (1.2 per guideline)
- Internal capture rate for event lawn simultaneous use issue
- Engineering Dept with other internal capture assumptions



PARKING

- Sample layout of garage
- Residence parking area with controlled access
- 9x20 dimensions in the garage
- No valet plan provided, 15% assumption



PARKING COUNT

SURFACE PARKING= 75 SPACES

UNDERGROUND PARKING

PUBLIC= 120 SPACES

RESORT RESIDENCES= 57 SPACES

TOTAL= 252 SPACES

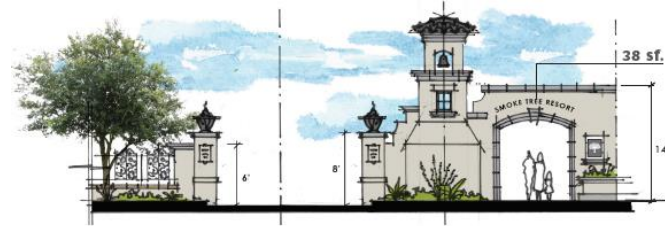


0' 40' 80' 160'

March 28, 2019



SIGNAGE



1. Hotel Auto Courtyard Access
esc. 3/16" = 1'-0"



2. Hotel Courtyard Pedestrian Access
esc. 3/16" = 1'-0"



3. Street Corner Signage
esc. 3/16" = 1'-0"



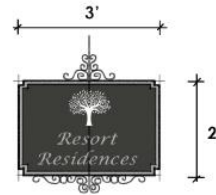
SIGNAGE



4. Street Signage
esc. 3/16" = 1'-0"



5. Garbage Enclosure Walls
esc. 3/16" = 1'-0"



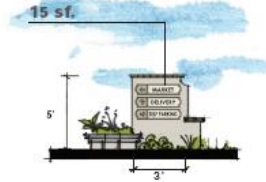
6. Resort Residence
Street Sign
esc. 1" = 1'-0"



SIGNAGE



7. Concept Unit Sign
esc. 2" = 1'-0"

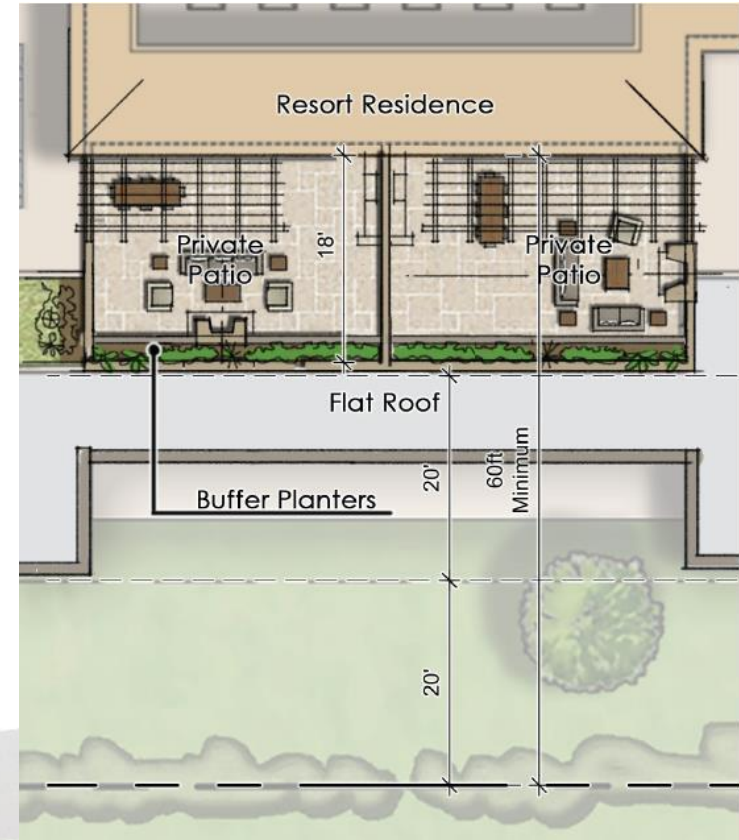
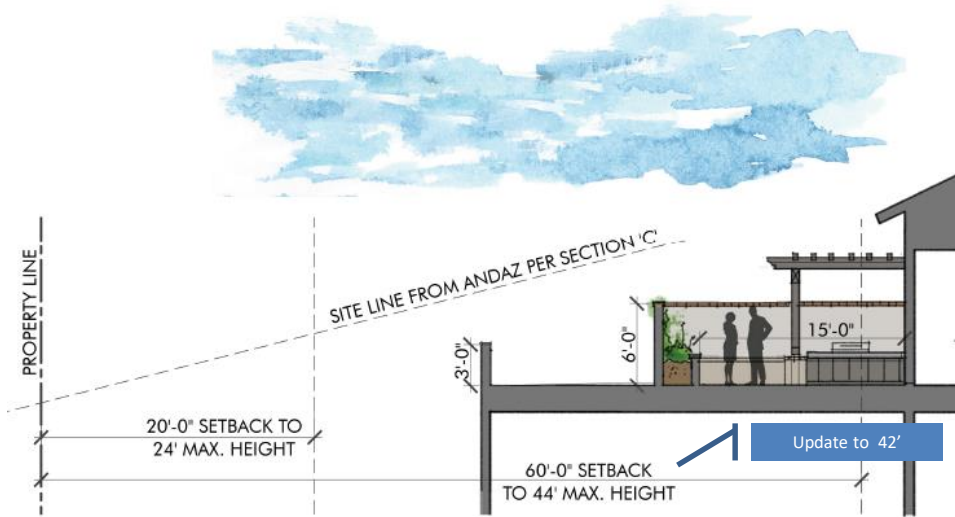


8. Street Signage
esc. 3/16" = 1'-0"



IMPACTS TO ADJACENT USES

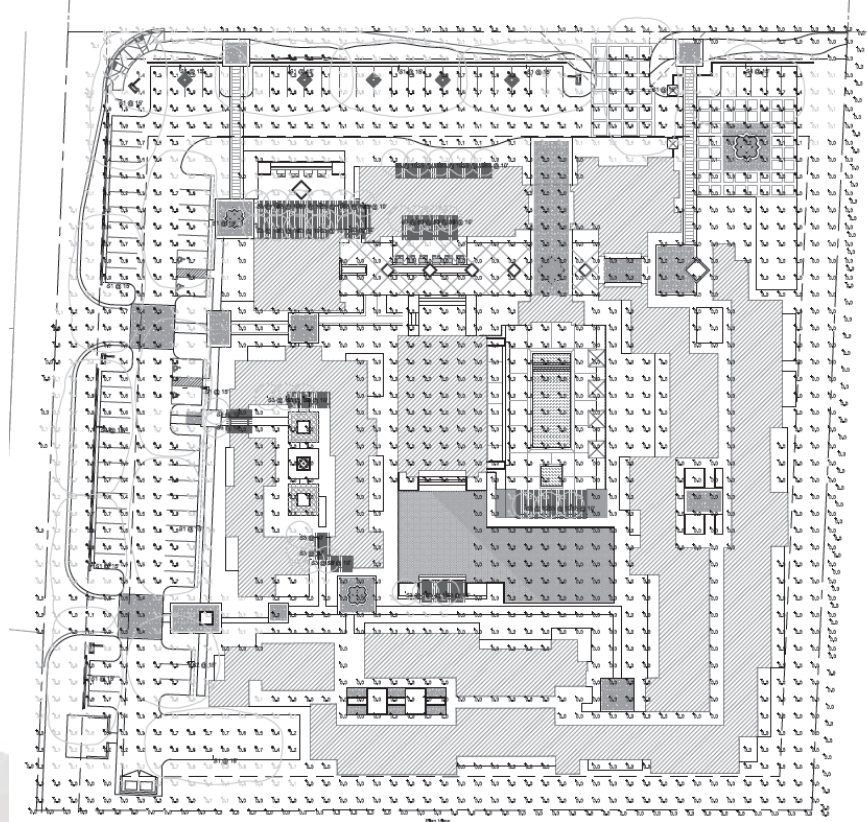
- Patios / Balconies removed from west property line
- South property line adjusted to not be seen from Andaz units



IMPACTS TO ADJACENT USES

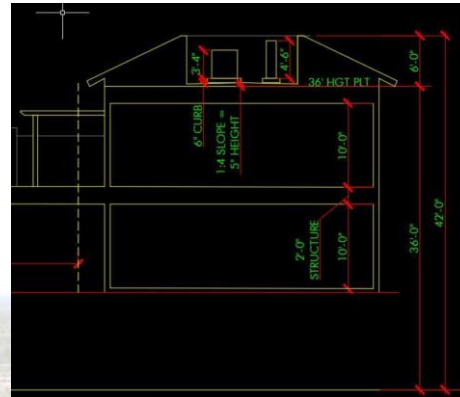
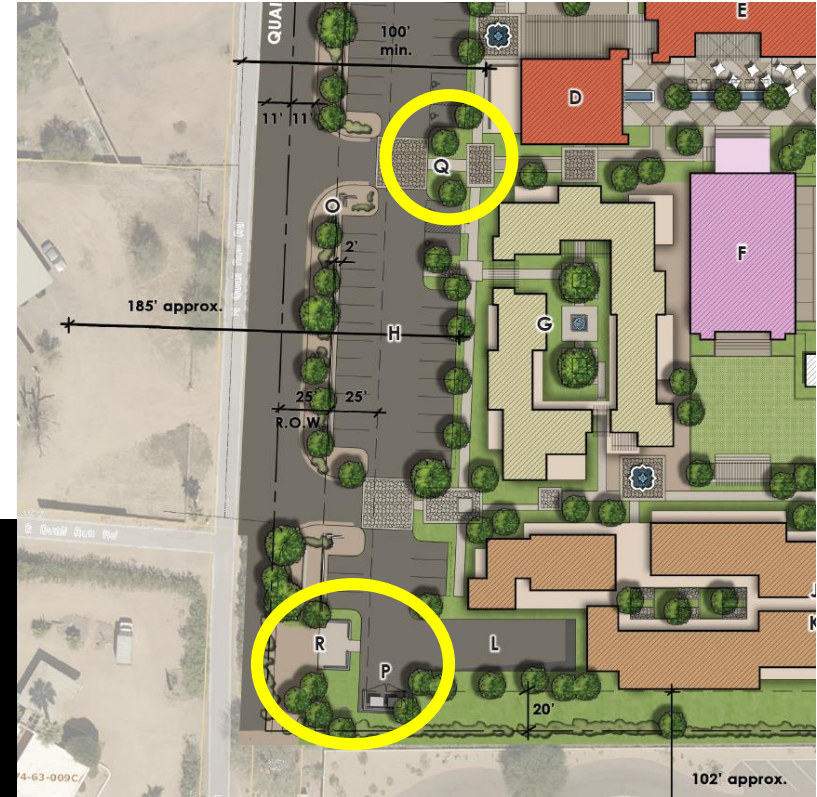
Lighting

- To meet guidelines for Foot Candles and lumens
- Parking lot lights adjusted to be equidistant from property line as height of structure
- Light to be 3000K or less



IMPACTS TO ADJACENT USES

- Trash Collection and Employee break area located at the southwest corner of the site
- Deliveries occur on site, stipulation that they do not happen on Quail Run
- Three foot screen wall along western property line
- Rooftop mechanical equipment to be screened (35% of roof)



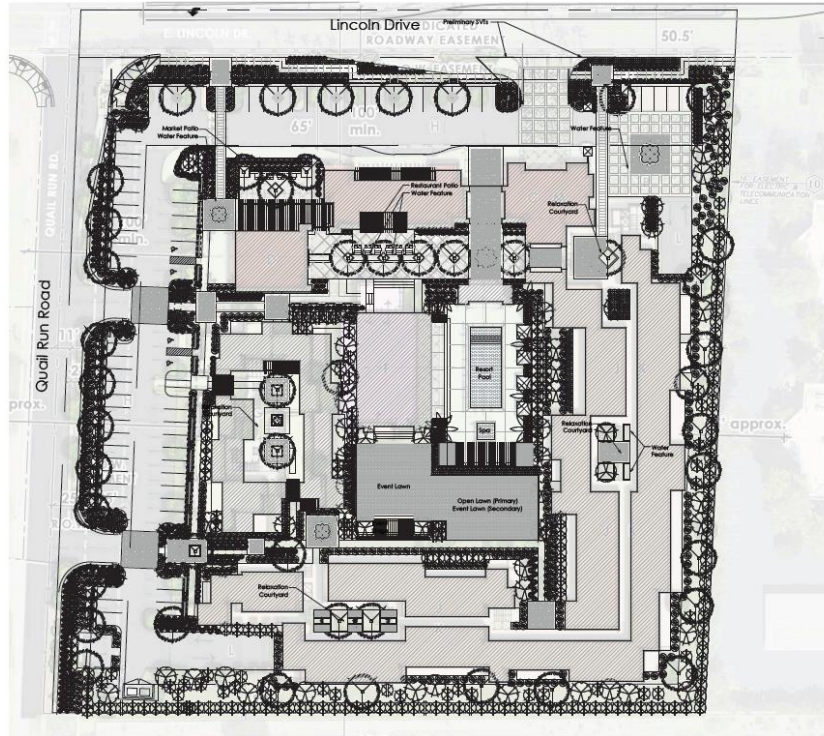
LANDSCAPING

• Meet VSC requirements

RESORT LIVING CHARACTER ZONE Design Guidelines

Resort Living Plant List

Botanical Name Common Name	H	W	Color & Season of Bloom	On Town Plant List?	Botanical Name Common Name	H	W	Color & Season of Bloom	On Town Plant List?
Bauhinia laurifolia Acaciae Corded Tree	8'	6'	Spring Summer	No	Gaura lindheimeri Gaura	10'	3'	Spring Summer	No
Chilopsis linearis Desert Willow	25'	25'	Spring Fall	Yes	Hardenbergia violacea Purple Coral Pea Vine	8'	15'	Spring Fall	No
Ostrya laevis Ironwood	30'	25'	Spring Fall	Yes	Lantana hybrid Hybrid Lantana	2'	3'	Spring Fall	Yes
Parkinsonia x Desert Museum Palo Verde	25'	25'	Spring Fall	No	Muhlenbergia capillaris Pink Mist Grass	3'	3'	Spring Fall	No
Pistacia chinensis Chinese Pistache	40'	35'	Spring Fall	No	Abutilon palmieri Palmer's Indian Mallow	5'	5'	Spring Fall	No
Prosopis spp. Mesquite	40'	35'	Spring Fall	Yes	Anisacanthus thurberi Desert Honeysuckle	3'	4'	Spring Fall	No
Sophora secundiflora Texas Mountain Laurel	25'	25'	Spring Fall	No	Caesalpinia gilliesii Desert Bird of Paradise	6'	8'	Spring Fall	Yes
Vachellia farnesiana Sweet Acacia	35'	35'	Spring Fall	Yes	Caesalpinia pulcherrima Red Bird-of-Paradise	10'	10'	Spring Fall	Yes
Vitex agnus-castus Chastetree	25'	25'	Spring Fall	No	Duranta erecta Skyflower	15'	15'	Spring Fall	No
Agave desertiana Smooth Agave	3'	3'	Spring Fall	No	Eremophila maculata var. brevifolia Valentine Emu Bush	6'	6'	Spring Fall	No
Agave victoriae-reginae Queen Victoria Agave	1.5'	1.5'	Spring Fall	No	Hesperaloe parviflora Red-Yucca	6'	6'	Spring Fall	No
Agave vilmoriniana Octopus Agave	4'	6'	Spring Fall	Yes	Justicia spicigera Firecracker Plant	3'	5'	Spring Fall	Yes
Aloe davisii Davis's Aloe	3'	3'	Spring Fall	No	Leucophyllum langmaniae Langman's Sage	5'	5'	Spring Fall	No
Asclepias tuberosa Rush Milkweed	4'	4'	Spring Fall	No	Pendemon pseudospectabilis Canyon Penstemon	2'	2'	Spring Fall	No
Carnegiea gigantea Saguaro	25'	5'	Spring Fall	Yes	Plumbago auriculata Cape Plumbago	8'	12'	Spring Fall	No
Enchinocactus grusonii Golden Barrel	5'	3'	Spring Fall	No	Savisa greggii Autumn Sage	3'	3'	Spring Fall	Yes
Fouquieria splendens Coccolito	20'	5'	Spring Fall	Yes	Savisa leucantha Mexican Bush Sage	4'	4'	Spring Fall	No
Bougainvillea spectabilis Great Bougainvillea Vine	15'	20'	Spring Fall	No	Tecoma capensis Cape Honeysuckle	8'	8'	Spring Fall	No
Bulbine frutescens Bulbine	18"	3"	Spring Fall	No	Trinia californica Trinia	5'	5'	Spring Fall	No
Chrysantha mexicana Daisy	2'	2'	Spring Fall	No					



PLANT MATERIALS LEGEND

- Sym. Plant Type
- Trees**
- Large / Medium Shade Tree
36" min. Box
 - Accent Tree
36" min. Box
 - Phoenix dactylifera (Date Palm)
16 min.
- Shrubs / Ground Cover / Accent**
- Large Shrub
5 gal / 15 gal / 24" Box
 - Medium Shrub
5 gal / 15 gal
 - Small Shrub
5 gal / 15 gal
 - Rose / Rose Garden
15 gal
 - Ground Cover
1 gal / 5 gal
 - Accent Plants / Cacti
5 gal / 15 gal / 24" Box



0' 40' 80' 160'

March 28, 2019



INFRASTRUCTURE

- **Water Impact Study**

Meets Fire Flows

Improvements necessary to tie Lincoln Road main into Quail Run (Epcor Reviewing)

- **Drainage Report**

Providing Pre vs Post retention per direction of Town Engineer

Using underground storage tanks

Need to provide specific information on how underground garage will be handled

Clarification on how offsite flows are handled



NEXT STEPS

- **Receive Updated Drainage Report and WIS**
- **Receive Updated information per Council Request**
- **Subsequently schedule Town Council Work Session(s)**
- **Town Council Public Hearing TBD**



THANK YOU

Additional Questions?

