

SUP-18-05 Smoke Tree Resort
-Statement of Direction-
October 25th, 2018 (~~DRAFT 10-11-18~~)

Gentree LLC submitted a Major Special Use Permit amendment application for redevelopment of the Smoke Tree Resort located at 7101 E Lincoln Drive. The proposal is for a complete redevelopment of the 5.3-acre site with 150 hotel guest rooms, 30 resort residences, a restaurant, bar, associated resort retail, group meeting function space, event gardens, and resort pool areas.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. The first presentation was on May 24, 2018. The applicant voluntarily put this Statement of Direction on hold on May 25, 2018. The application was re-initiated in September of 2018 and the first presentation for purposes of calculating the 45-day requirement for Town Council to issue a Statement of Direction will be September 27, 2018.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the Smoke Tree Resort:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The site is in a designated Development Area pursuant to the General Plan. As such, in addition to other applicable policies, the following policies may be considered:
 - a. Consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life (General Plan Land Use Policy 2.2.1.2).
 - b. The Town shall require development or redevelopment within Development Areas to provide reasonable separation of incompatible land uses from adjacent residential areas through context and scale appropriate land planning and architectural design, greater setback distances, noise mitigation, resort property programming, and landscape buffering (General Plan Land Use Policy 2.2.1.3).
 - c. 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 (General Plan Land Use Policy 2.2.3.3).

The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. Use.

While the primary resort use will not change, more information is needed on the new accessory uses (retail and function space/event gardens) and the proposed resort residential to ensure such uses are accessory to the resort. When reviewing the resort residential component, consider FF&E for consistency with hotel, lock-off feature, parking, guest access, and availability through the hotel rental program to ensure these units are part of the resort. ~~Resort residential may require certain parameters~~

~~such as fit and finish and/or availability through the hotel rental program to ensure these units are part of the resort.~~

2. Density.

The proposed 180 units (resort and residential) creates a density of approximately 34 units per acre. The Planning Commission shall take into consideration; ~~the 5.3 acre site area what is defined as moderate intensity, mixed use, and context appropriate resort development and reduce density on the west and south sides of the site. They shall compare density to other similar Paradise Valley resorts and ensure that the density will~~ Consider how the density not negatively impacts safety and quality of life of town residents.

3. Lot Coverage/Floor Area Ratio.

The Planning Commission shall ~~compare-consider~~ lot coverage and floor area ratio ~~to other Paradise Valley resorts,~~ while acknowledging the unique characteristics considered in the Development Area. The review shall address reasonable separation between incompatible uses and effective buffering of unwanted noise, light, traffic, views of the buildings offsite, and other adverse impacts. There shall be consideration of lowering the proposed lot coverage and floor area ratio and/or requiring specific mitigation measures.

4. Height.

The Planning Commission shall evaluate the proposed height and its impact on adjacent properties. The ~~maximum-minimum~~ height is encouraged ~~in the center and toward the east on the west~~ side of the site ~~with Lincoln Medical Plaza closest to existing residential properties, transitioning to higher heights on the east side of the site adjacent to Lincoln Medical Plaza.~~ A compelling reason must be given for heights proposed over 36', with such height to be limited in area and considered when necessary for mechanical screening and architectural elements. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

5. Viewsheds.

The Planning Commission shall ~~evaluate-consider~~ the impact to adjoining properties of any encroachment outside of the imaginary plane suggested by the Open Space Criteria. Due to the size of this property being one quarter the suggested 20-acre size per the Special Use Permit Guideline and the location adjoining other commercial uses, a limited amount of encroachment may be permissible. Structures are suggested to generally stair-step from one-story/lowest height closer to the subject site property lines to not more than three-story/36 feet in height from Lincoln Drive, Quail Run Road, and the adjoining Andaz resort. The overall mass of the structures shall be reviewed to make sure it is of appropriate scale and special consideration shall be given to the views from the south side bordering the Andaz resort and the west side bordering Quail Run Road.

6. Setbacks.

The Planning Commission shall explore appropriate setbacks ~~larger than the 20' proposed~~ along the east and south property lines considering the adjacent uses. The west side shall also be a focus because the property borders residential. Attention shall be paid to privacy and noise levels for these residents. ~~Consideration should be given to a 100 foot SUP guideline setback to the adjacent residential property lines and the use of balconies, or other noise-generating elements, facing the residential properties is discouraged.~~ The Commission shall also identify any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.).

7. Impact to Adjacent Uses

The proposal has the resort market (with outside tables) along the western side of the property near the existing residential uses, with the resort restaurant in direct line of sight from a residential property. Balconies for the hotel guest room keys and resort residential units also face west. ~~Relocation or buffering of these uses shall be explored with elimination of balconies that overlook existing residential properties strongly encouraged.~~ In addition, the Planning Commission shall consider impacts including noise, light, traffic and any other adverse impacts, particularly for those existing residential properties west of the site along Quail Run Road. In particular, outdoor employee areas and service uses such as maintenance, maid service/laundry, trash collection/storage, mechanical equipment (roof/ground), ~~etc. and all other noise generating elements~~ shall be studied. Relocation or buffering of uses shall be considered.

8. Landscaping/Buffering.

Attention shall be paid to the ~~buffers-landscaping~~ along Lincoln Drive and along Quail Run Road. A landscape plan shall be required. Hardscaping and pedestrian access shall be considered with the landscape plan. Special attention shall be given to the Lincoln Drive frontage as this is a gateway to the Town. The Draft Visually Significant Corridors Plan shall be considered as well as cohesion with the planned landscape improvements along the north side of Lincoln Drive. A stipulation may be considered to ensure replacement of any ~~buffer should the landscaping~~ landscaping should it die.

9. Infrastructure Improvements. Drainage and related improvements shall be reviewed. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated. Water impact service study, utility information, and hydrology report shall be reviewed.

10. Traffic, Parking, Access, and Circulation. The proposed density and location within a heavily-traveled and mixed-use density area near the City of Scottsdale creates a heightened need for ensuring the proposed redevelopment does not have a negative impact on traffic safety, parking, and circulation. The Commission shall consider staffs review and recommendations regarding:

- Number of access points in/out of the site
- Emergency access to the site
- Location and screening of loading zones and dumpsters
- Coordination with Town improvements along Lincoln, i.e. the entry/exit and roadway medians
- Deceleration turn lane for eastbound traffic entering the site
- Cross-access easement(s) with Lincoln Medical Plaza and Andaz Resort.
- Sidewalk and other pedestrian circulation
- Necessary roadway dedication for Lincoln Drive and Quail Run Road
- Number of parking spaces, use of shared parking, and ride-share
- Full build-out of The Ritz-Carlton Resort Special Use Permit
- Coordination of improvements/impacts with neighboring non-residential properties
- Coordination with Town improvements along Lincoln Drive
- ~~Type of uses and possible limits on uses~~ Uses that generate quick turn-around trips such as a coffee shop or take-out food

11. Signage.

Planning Commission review shall focus on the impact of project sign location, dimensions, and illumination on the resulting impact to the streetscape. The Commission shall look at the broader signage plan for Lincoln Drive including proposed gateway signs, identification signs, and Ritz-Carlton and Lincoln Medical Plaza signage, and any Andaz signage that may be re-located to Lincoln Drive.

~~12. Community Spaces/Public Benefit-~~

~~Pedestrian circulation shall be addressed, as well as any hardscape improvements. In addition, other options should be explored to provide benefits to both Town residents and/or immediate neighbors that may include discounted services or other amenities.~~

~~13.12. Context -Appropriate Design. As necessary, t~~The Planning Commission may require that the applicant provide more precise information ~~pursuant to General Plan Section LU 2.1.2.5 to verify how the project meets the vision and policies of the General Plan related to context-appropriate design.~~ This includes impact related to exterior lighting, screening of mechanical equipment, and the choice of material pallet of the improvements. This may include providing renderings as they relate to neighboring properties.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application no later than February 6, 2019.