

January 30, 2019

Jeremy Knapp
Community Development Director
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

Re: Major Special Use Permit Amendment Review (SUP-18-05)
Revitalization of The Smoke Tree Resort

Dear Mr. Knapp:

Thank you and thank you to the Staff and Planning and Zoning Commission for your guidance through this Amendment process. This letter responds to the Planning and Zoning Commission's request for additional information and clarifications from the January 22nd, 2019 meeting.

1. Quail Run Road

- a. Is it centered and what are the extent of the improvements?
 - i. Yes, it is centered on the existing Property Line, which in turn should align with Palmerie Blvd across Lincoln Drive. Quail Run Road will be two lanes, 22' width of asphalt, 11' per lane, with an additional 2' curb on each side. The total width of improvements to be 26'. There will also be 12' of landscaping on the East side of the new curb.

2. Parking

- a. Garage parking space sizes
 - i. Where no overhang is possible, 9'x 20' spaces are to be provided. If overhang is possible, then up to 2' overhang will be factored into the calculation.
- b. Garage parking spaces count
 - i. 2 parking spaces per Dwelling Unit will be provided.
- c. Valet
 - i. In the event that the parking garage cannot accommodate sufficient cars, the parking garage may be converted to Valet Only to accommodate tandem or stacked parking.
- d. Right of Way (ROW) dedications
 - i. As part of any potential ROW dedication, an acceptable landscape easement would be requested to accommodate for a future widening of any roadways and preserve the proposed surface parking.

3. Height

- a. Compelling reasons
 - i. In order to achieve a 4-star or better resort rating with a economically feasible unit count, the Resort must have a minimum of 36-foot plate height in selected areas, which is comprised of 12 feet for each floor (10-foot clear ceiling heights and 2 feet of structure and for mechanical, electrical, and plumbing).

- ii. An architectural element of a hip roof has been proposed to serve as mechanical screening on top the 36' plate buildings. Alternatively, a flat roof design with more traditional vertical mechanical screening could also be used. Using the hip roof as a mechanical screen was favored among those we spoke to as it stood in contrast to other recent developments that had opted for a flat roof design and received mixed feedback from Town residents.
 - iii. General Plan *LU 2.1.2.5 Building Design and Site Planning*. The Town shall encourage context-appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.
 - 1. The General Plan designated this site and those adjacent to it as part of a development area. The creation of this development area acknowledged the context of the site within the higher density properties along Scottsdale Road and encouraged revitalization of underutilized SUP properties to serve as a buffer between the Town's 1-acre residential parcels and Scottsdale's higher intensity, as well as providing recurring sources of revenue to the Town that would not adversely impact Residents. Please see the attached Zoning Exhibit.
 - 2. The proposed amendment attempts to follow the guidance to "careful[ly] use...building massing, setbacks, façade articulation, fenestration, varied parapets and roof planes, and pedestrian scale architectural details to create a Resort that meets the goal of the General Plan with only one-quarter the land area as envisioned by the Town Guidelines.
- 4. South Property Line – Andaz – Open Space Criteria (OSC)
 - a. Step the building back from the South property line
 - i. The building adjacent to the South property line has been redesigned per this request. The Set Back Exhibit has been revised to reflect a two-story building stepping back to a three-story maximum. A revised Open Space Criteria Section has been attached.
- 5. Density
 - a. Door count
 - i. Total door count reduced to 165. As part of the redesign to move units away from the South Property line, 15 of the lock-off doors were eliminated to provide a more efficient use of space and access. The revised door count is comprised of 120 hotel doors, 30 residential doors, and 15 lock-offs.
 - b. Open Space Criteria
 - i. The revised proposed Amendment complies with the OSC on the West boundary (which is adjacent to residential property) and the North boundary on Lincoln Drive, which is a Visually Significant Corridor, with limited encroachment on the South boundary.
- 6. For-sale units
 - a. Percentage of For Sale Units v. Resort Rooms
 - i. Please reference the letter provided October 1, 2018.

7. Signage
 - a. ROW
 - i. Signage will not be placed in the ROW unless an applicable easement is granted by the Town.
8. Traffic and Parking
 - a. Lincoln Drive access
 - i. As the Town considers additional alternatives for the Lincoln Medical Center's access, most available options provide for at least one full turning movement access between 50' and 105' from the Smoke Tree Resort's Eastern boundary. The access has been shown in this location and may be fine-tuned depending on Council's final determination. Traffic counts and designs will be based on Smoke Tree Resort's use of the access point.
9. Civil Engineering
 - a. Drainage
 - i. This item is in process and has been discussed with the Town Engineer. Once the Amendment is adopted, the designs can be completed receive a complete review.
 - b. Water impact service study
 - i. This item is in process and has been discussed with the Town Engineer. Once the Amendment is adopted, the final figures can be incorporated, and the Study will receive a complete review.
10. Stipulations
 - a. Applicant comments
 - i. Comments will be provided on Draft Stipulations once the Stipulations have been made available to the Applicant.
 - ii. It requested that the Stipulations account for possible future development to the South or West.
11. Public Meeting
 - a. Tentative schedule
 - i. The Public Meeting has been tentatively scheduled for Feb 18th, 2019 at 6:00pm. Official notices and mailings are being generated and cross referenced with the Town to ensure compliance with requirements. The final location is being coordinated.
12. Complete Packet Update
 - a. Recommendation
 - i. So as to provide more specific and direct information, additional information will be presented in the most efficient form and in consultation with Jeremy Knapp. The Complete Amendment Application packet will be updated to incorporate all comments for the date that the commission is scheduled to take action on a Recommendation for the Amendment.

I look forward to the upcoming Planning and Zoning Meetings and welcome open dialogue to address any questions that may arise.

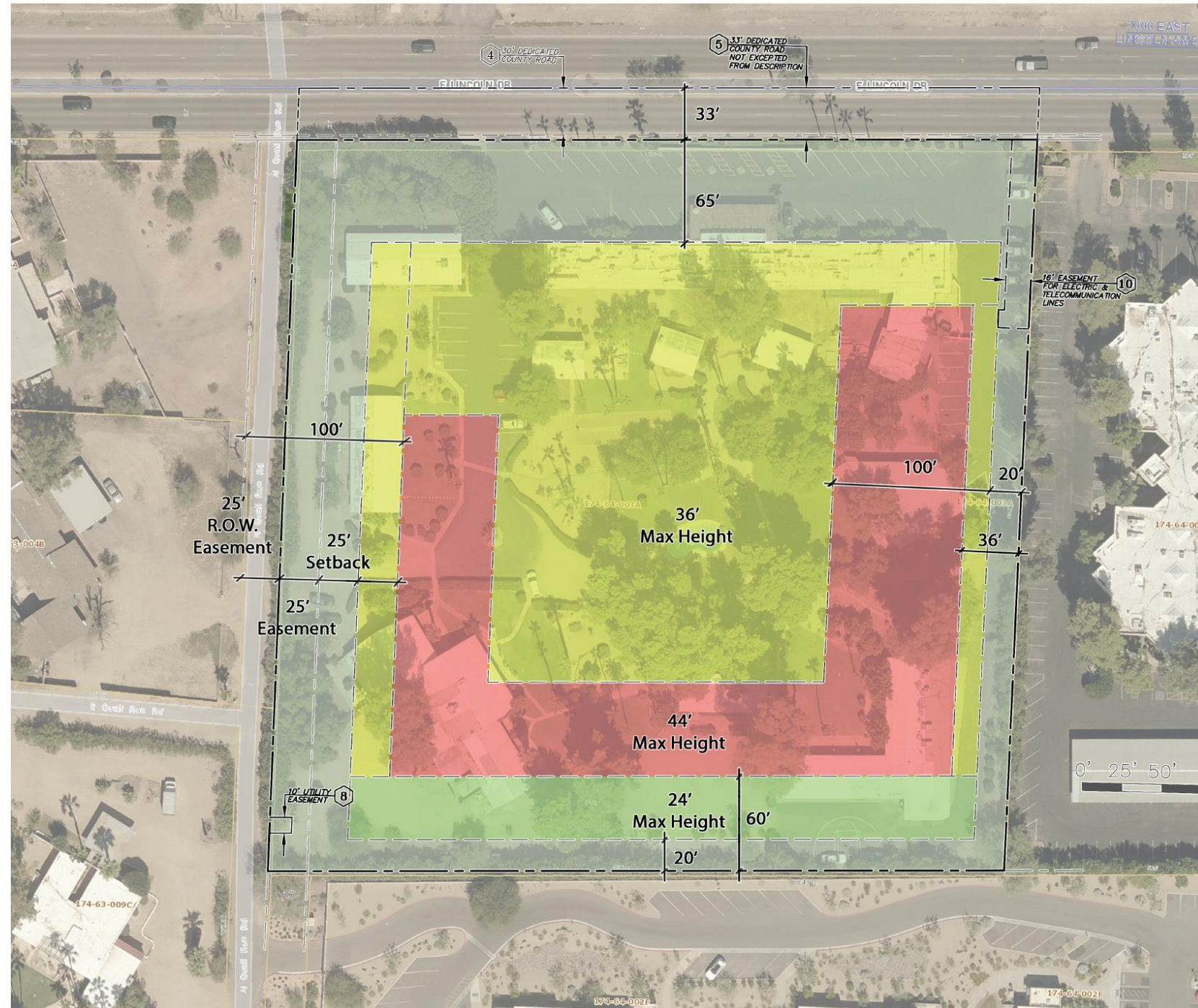
Regards,

Taylor Robinson

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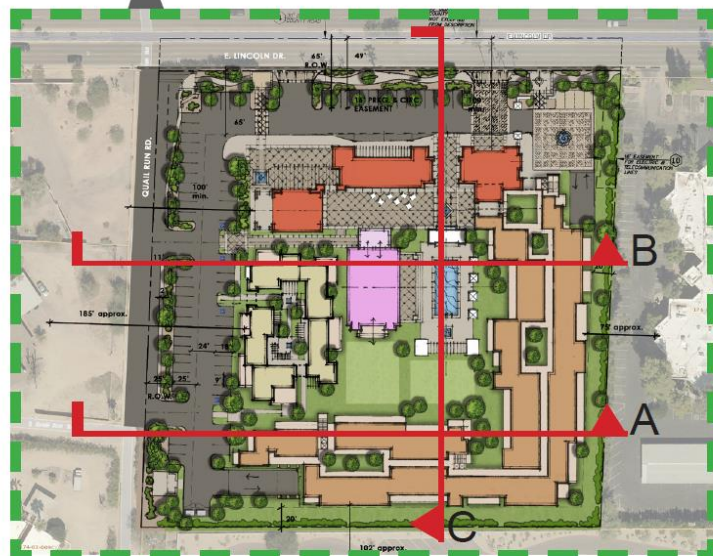
PROPOSED SITE SET BACKS



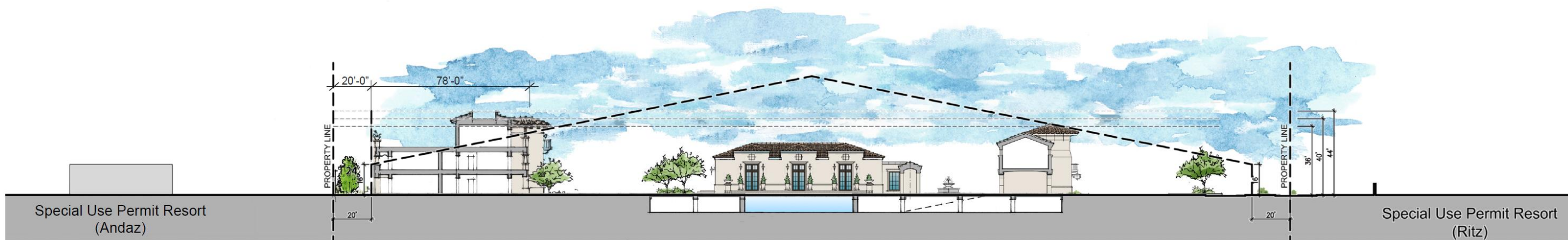
0' 40' 80' 160'



OPEN SPACE DIAGRAM - SITE SECTIONS



SITE SECTION KEY MAP - NOT TO SCALE

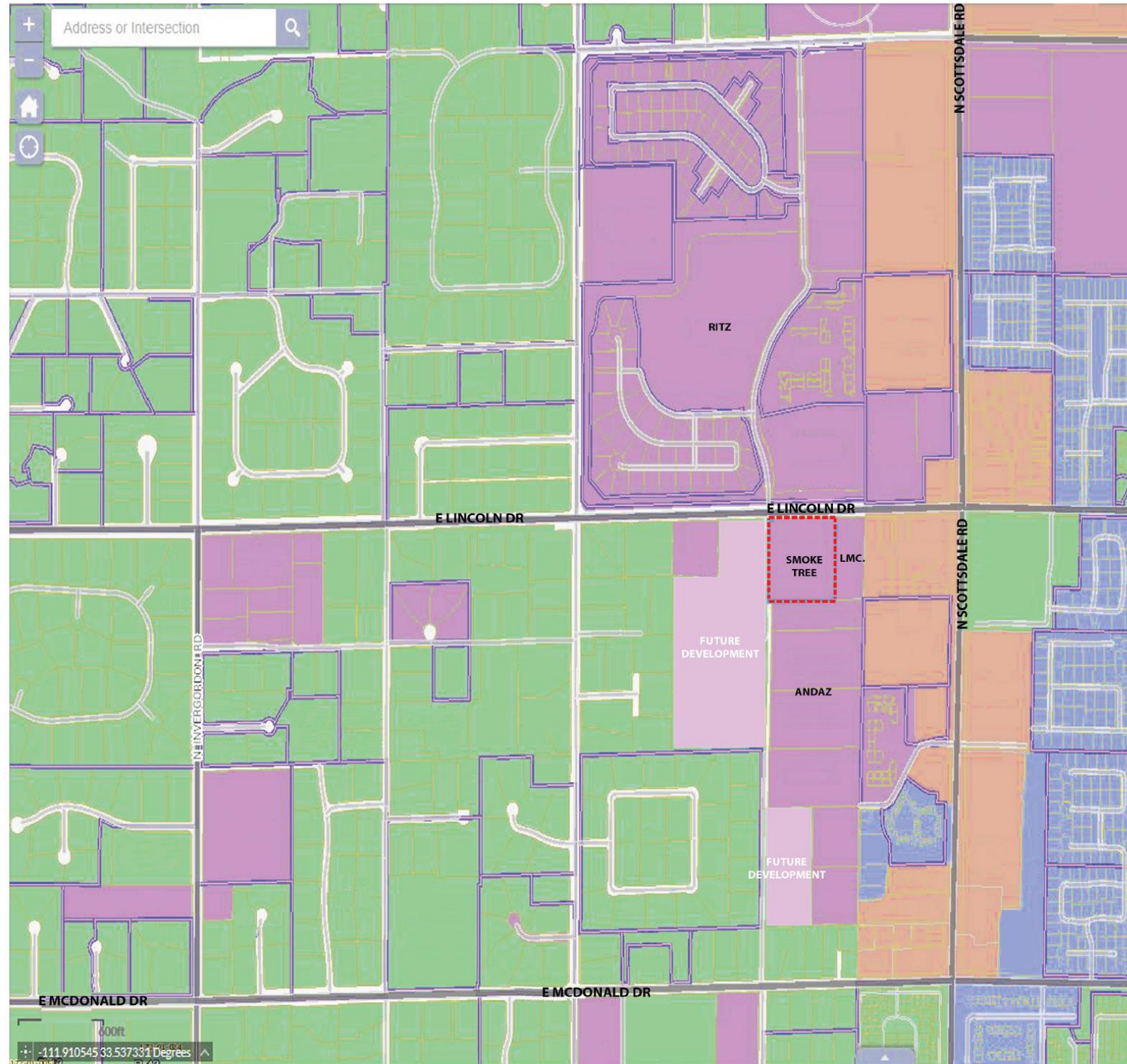


SECTION C

0' 25' 50' 100'



ZONING EXHIBIT



- SUP/PUD
- Commercial
- High Density Residential
- Low Density Residential



Proposed Smoke Tree Resort SUP- Amendment Supplement

Resort Dwelling Units

Consistent with existing and currently approved Town of Paradise Valley Resorts, a small number of Resort Residences (30) will be marketed and sold to individual owners in compliance with Section 1102.2 of the Zoning Ordinance:

- Average size of approximately 1,250 sf, two bedrooms, with lock off feature (lock-off included in 180 total door count).
- Access to Rental Program, defined by CC&Rs, and under unified management with Hotel.
- All Owner use period is covered under "In-Lieu Fee"; collected by the HOA.
 - CC&Rs in alignment with the Town of Paradise Valley's Ordinances.
- FF&E packages available, mandatory FF&E required for Rental Program.
- Rental Program will abide by the Town's Bed and Non-Residential Rental Business Activity Tax code
- Adaptation of the "In-Lieu Fee" concept from the Mountain Shadows SUP Development Agreement

Please refer to pages 24-32 of the Amended and Restated Development Agreement dated April 18, 2013 in connection with the Mountain Shadows Special Use Permit for additional detail.

Resort	Total Units	Guest Units	Resort Residences	Percentage for Sale
Proposed Smoke Tree Resort	180	150	30	17%
Ritz Carlton	458	200	258	56%
Andaz	201	201	0*	0%*
Mountain Shadows	331	183	148	45%
Sanctuary	174	161	54	31%
Montelucia	327	303	124	38%
Scottsdale Plaza	404	404	0	0%
Doubletree	378	378	0	0%
Hermosa Inn	49	49	0	0%
Camelback Inn	458	458	458	100%
Notes:				
* Cottonwoods (Andaz) SUP 12-08 had 27 Resort Residences under consideration before current ownership withdrew the request prior to approval				