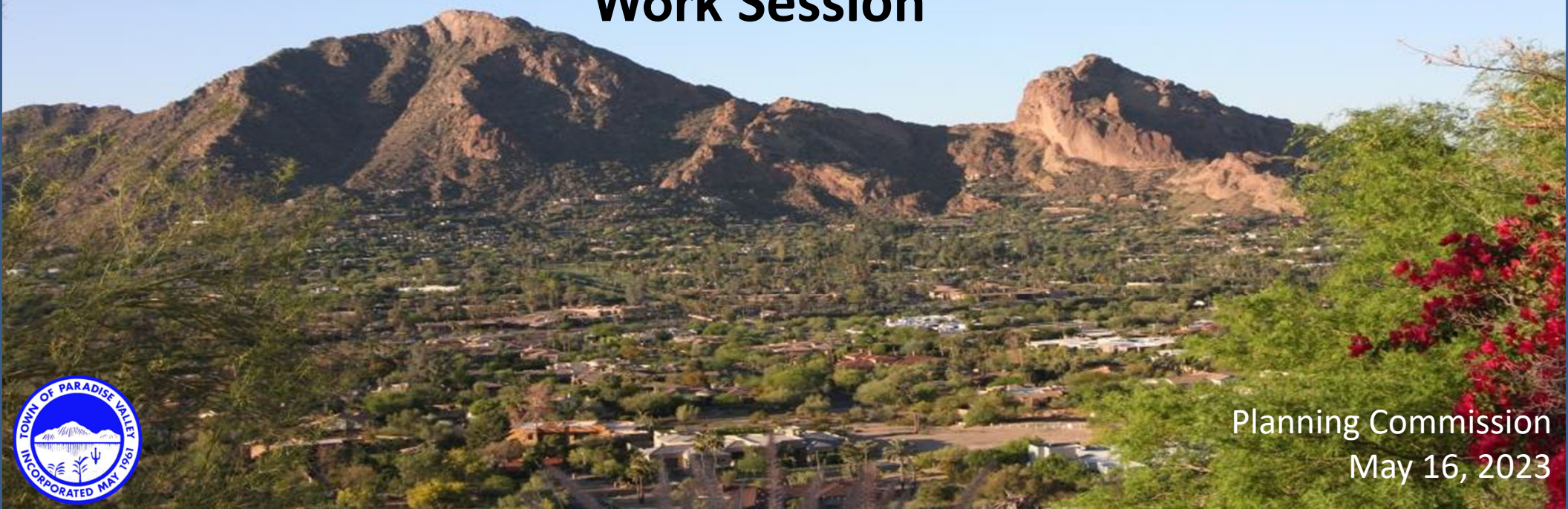


TOWN OF PARADISE VALLEY

Smoke Tree Resort Major Special Use Permit Amendment 7101 E Lincoln Drive Work Session



Planning Commission
May 16, 2023



TODAY'S GOAL

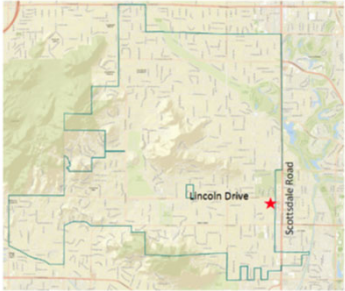
2

- **Applicant Presentation**
- **Staff Presentation**
 - Review scope (focused on structures & SUP Guidelines)
 - Review Statement of Direction (SOD) with preliminary analysis
- **Commission Discussion**



5/16/2023

VICINITY MAP

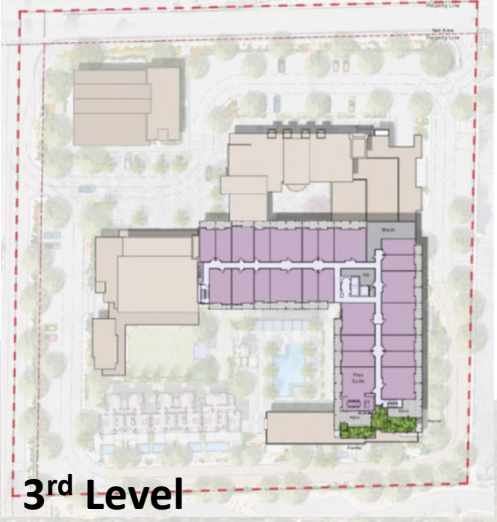
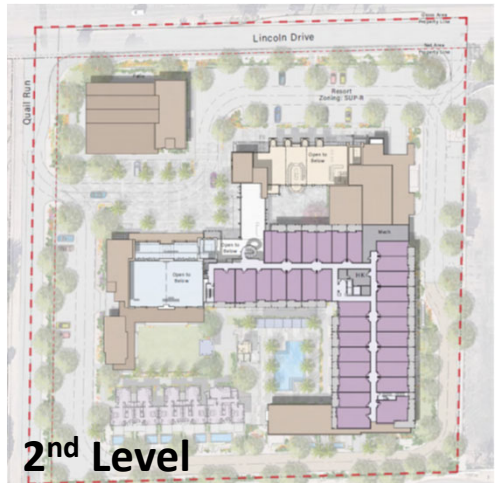
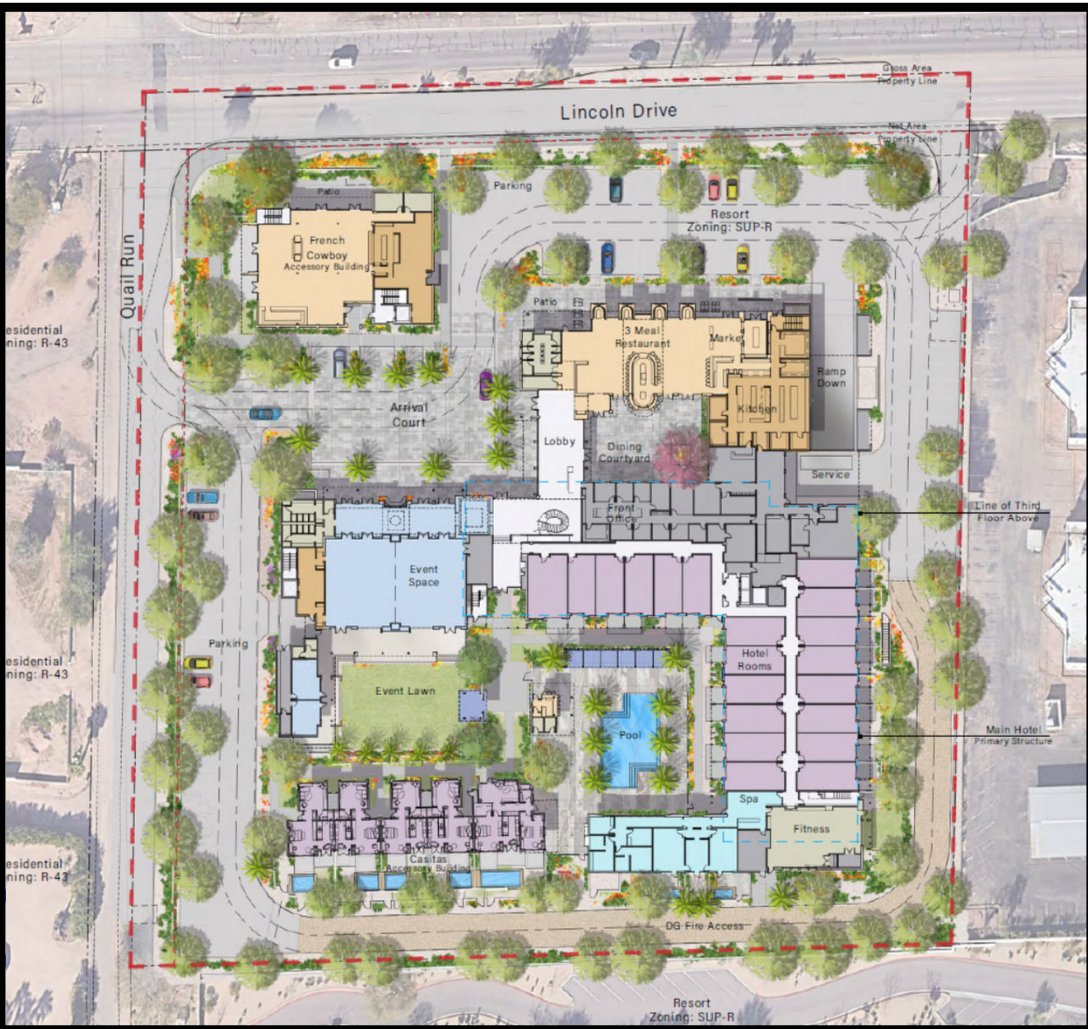


BACKGROUND

- Began operation in 1954
- Annexed 1961
- Original SUP Zoning in 1969
- Closed since 2020
- 30-room resort, 25 rooms in service
- No physical improvements since 2008
- New owner 2022
- Last SUP amendment 2018 (sign)
- Designated SUP-Resort, zoned SUP-Resort





SCOPE – OVERALL SITE PLAN

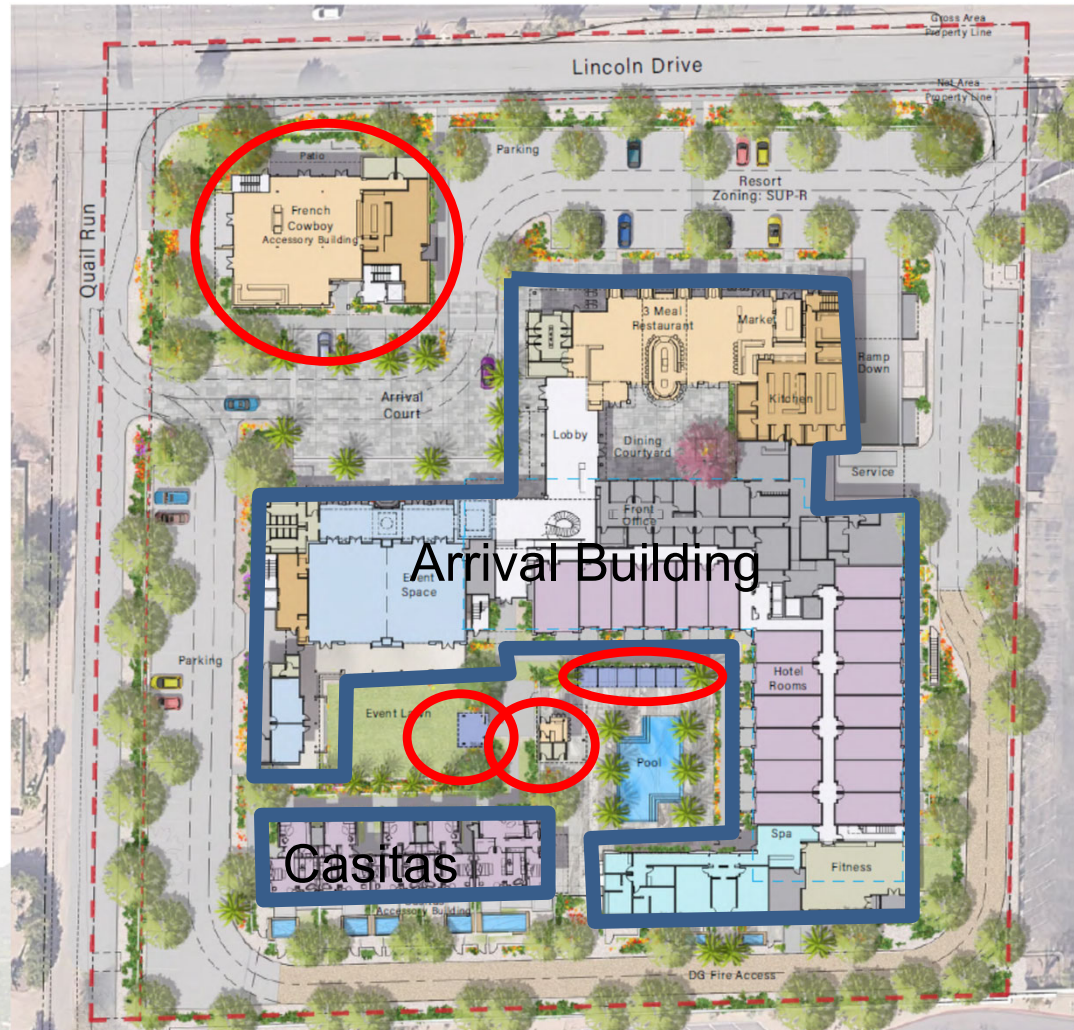


- 5.4 acres (gross)
- 5 acres (net)
- 4.8 acres (net) *
- 20 acres (Guideline)

* After Quail Run Rd dedication

SCOPE – BUILDINGS

- 2 principal buildings 
 - Arrival building
 - Lobby
 - 77 guest units
 - Market (3-meal service)
 - Event space
 - Back of house (office, etc.)
 - Casitas
 - 5 guest units
- 4 accessory buildings 
 - French Cowboy Restaurant
 - Event Lawn Gazebo
 - Cabannas
 - Pool bar/restrooms

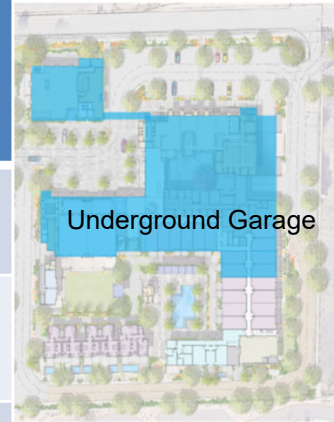


Text in purple indicates existing conditions not within the SUP Guidelines. Text in red indicates proposed conditions not within the SUP Guidelines.

SCOPE – ARRIVAL BUILDING

- Height
 - Original Natural Grade Elevation 1312.5'
 - Varies from 14', 18', 22', **36'3"**
 - Varies in stories from 1 to 3
 - Within SUP Guideline Maximum 36' **except measured from pool courtyard and southeast elevation**
 - **Portion 3rd floor penetrates Open Space Criteria**
- Setbacks
 - **Not fully within 100' SUP Guideline**
 - 2nd & 3rd floors east portion setback away from Quail Run Rd
- Connects with the underground garage
- Applicant design stated as "French agrarian" arranged around courtyard

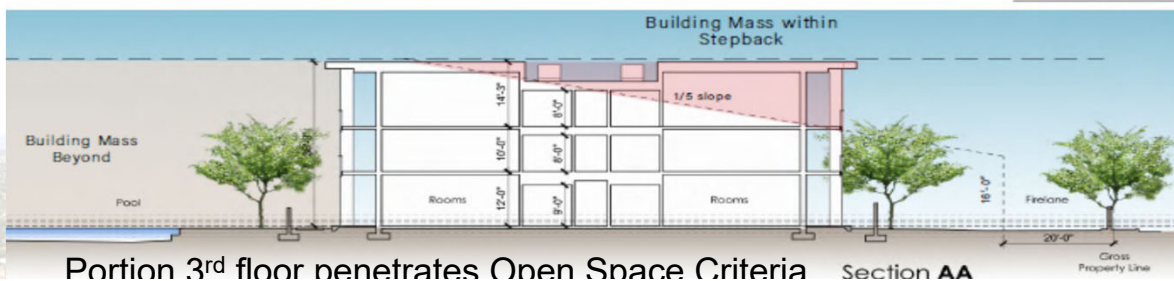
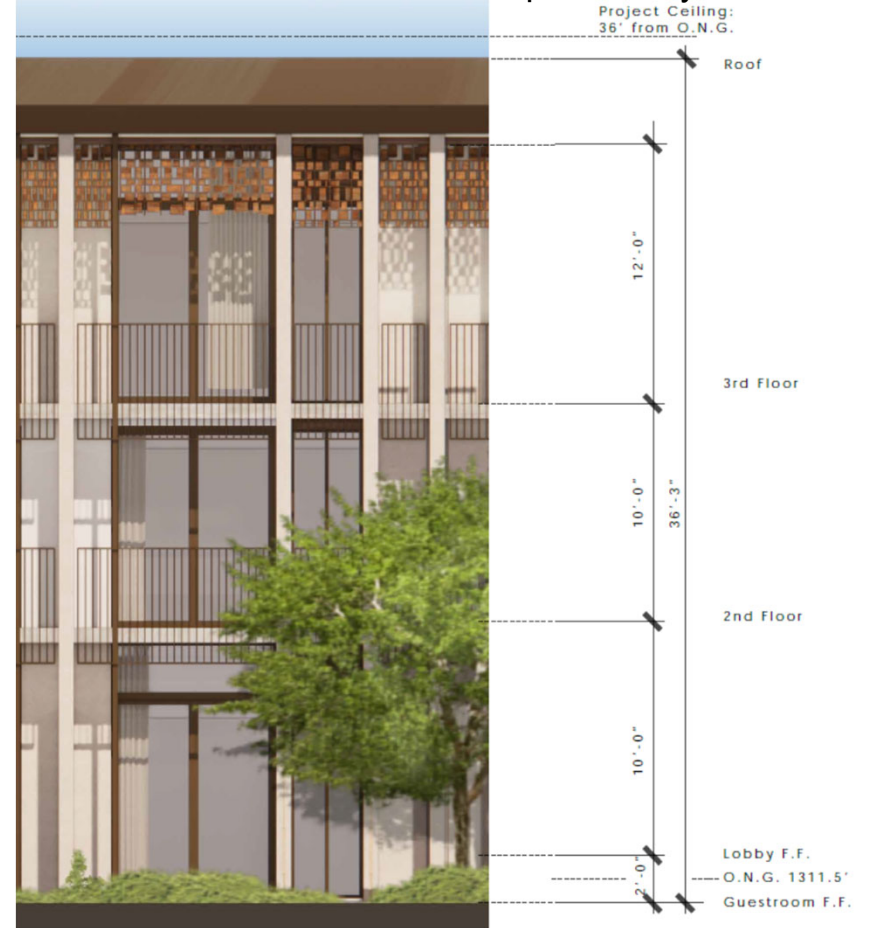
Setbacks	Principal Arrival Building
Guideline	100 feet
North Front Lincoln Drive	95 feet 175 feet (2 nd /3 rd stories)
West Street Side Quail Run Road	55 feet 175 feet (2 nd /3 rd stories)
East Adjoins Medical	50 feet (all 3 stories)
South Adjoins Andaz	44 feet (1 st /2 nd stories) 75 feet (3 rd story)



SCOPE – ARRIVAL BUILDING



Maximum 36'3" measured from pool courtyard

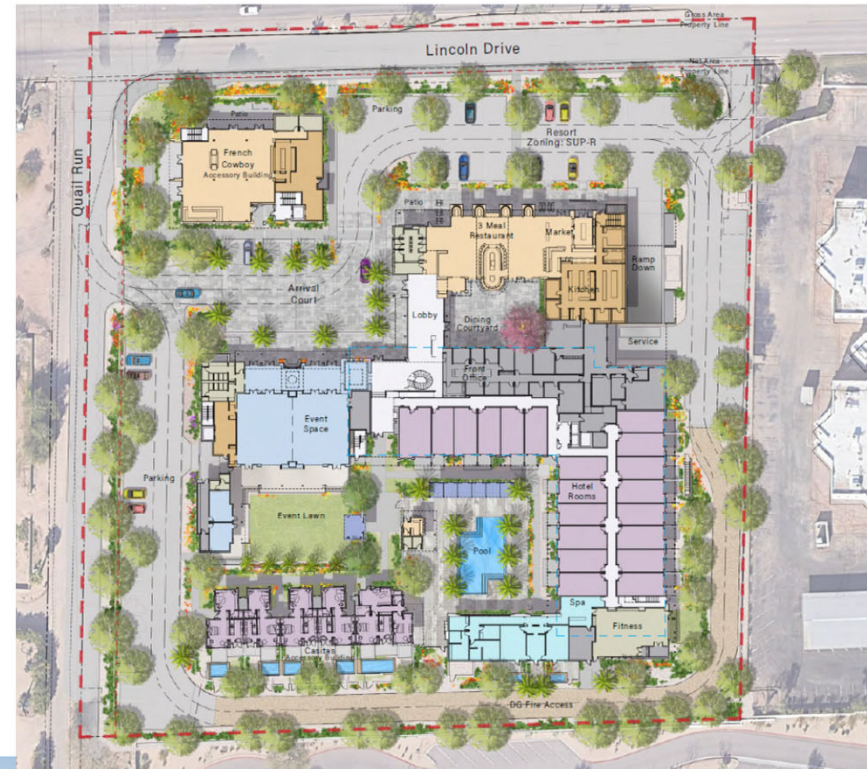


SCOPE – ARRIVAL BUILDING

Pool Looking East

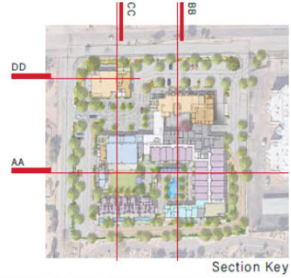
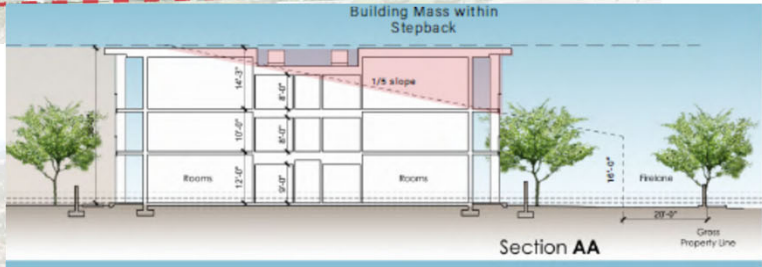
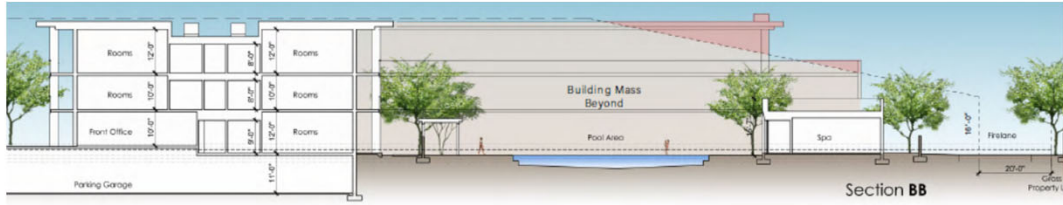
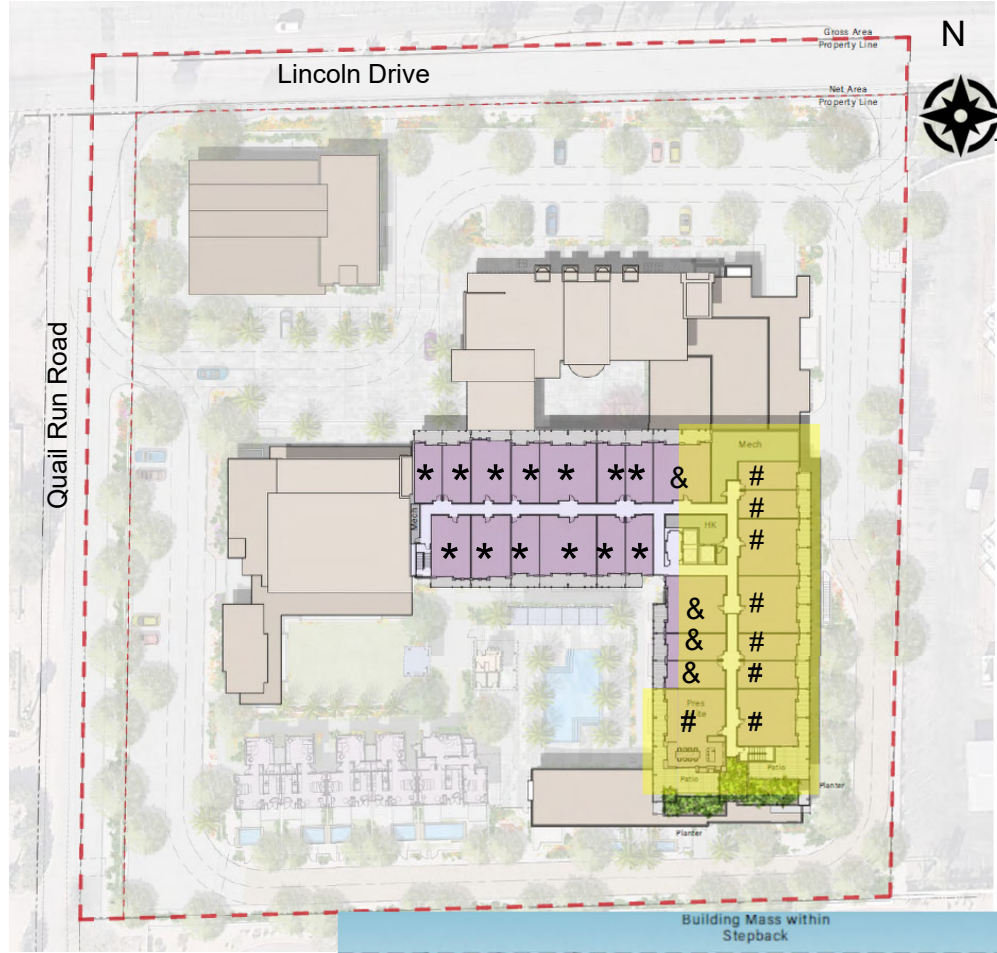


Maximum 36'3" measured from pool courtyard



3RD FLOOR 10

- No public areas, 25 guest units
- Units include private balconies
- 2 southernmost units have patios & setback from roof edge with planters
- Open Space Criteria encroachments
 - 13 rooms no encroachment (*)
 - 8 rooms almost fully encroaching (#)
 - 4 rooms minor roof portion encroaches (&)



SCOPE – CASITAS BUILDING

- Height
 - 14' tall, 1 story
 - Within SUP Guideline Maximum 36'
 - Meets Open Space Criteria
- Setbacks
 - **Not within 100' SUP Guideline for principal structure to west and south property line**
 - As a comparison, meets the SUP Guideline for accessory structure (under 24' tall/40' setback)
 - Completes the courtyard to help mitigate noise
- Architectural Design
 - Applicant design stated as “French agrarian”

Setbacks	Principal Casitas Building
Guideline	100 feet
North Front Lincoln Drive	365 feet
West Street Side Quail Run Road	60 feet
East Adjoins Medical	230 feet
South Adjoins Andaz	50 feet



SCOPE – CASITAS BUILDING



Pool and Fitness



West Elevation

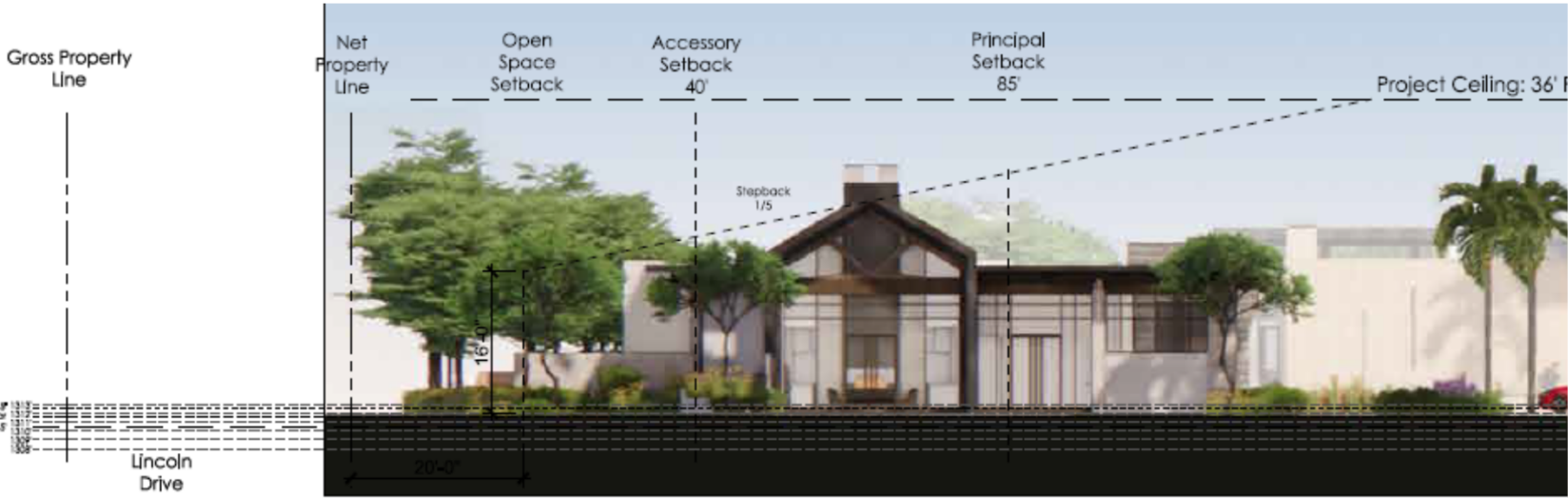
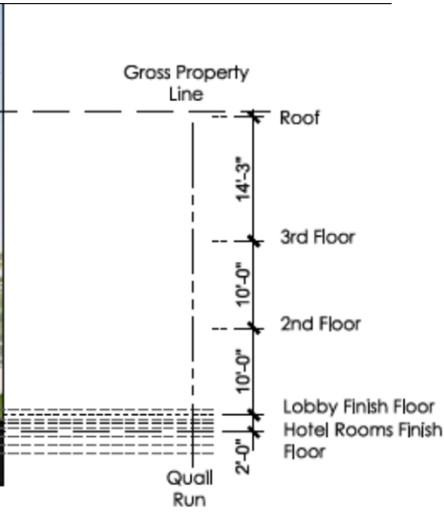
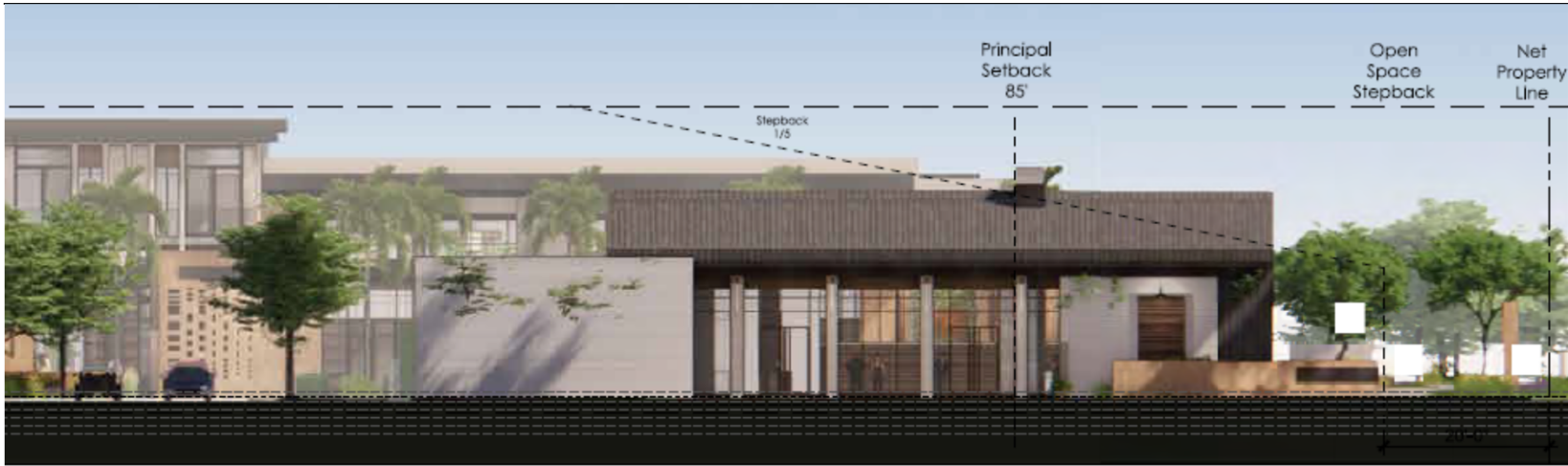
SCOPE – FRENCH COWBOY BUILDING

- Height
 - 18' (pitched roof/chimney higher)
 - 25'5" on cross section (clarify)
 - 1 story
 - Portions of roof/chimney penetrates Open Space Criteria and 24' height
- Setbacks
 - Not fully within 40' SUP Guideline
- Connects with the underground garage
- Architectural Design
 - Applicant design stated as "French agrarian"

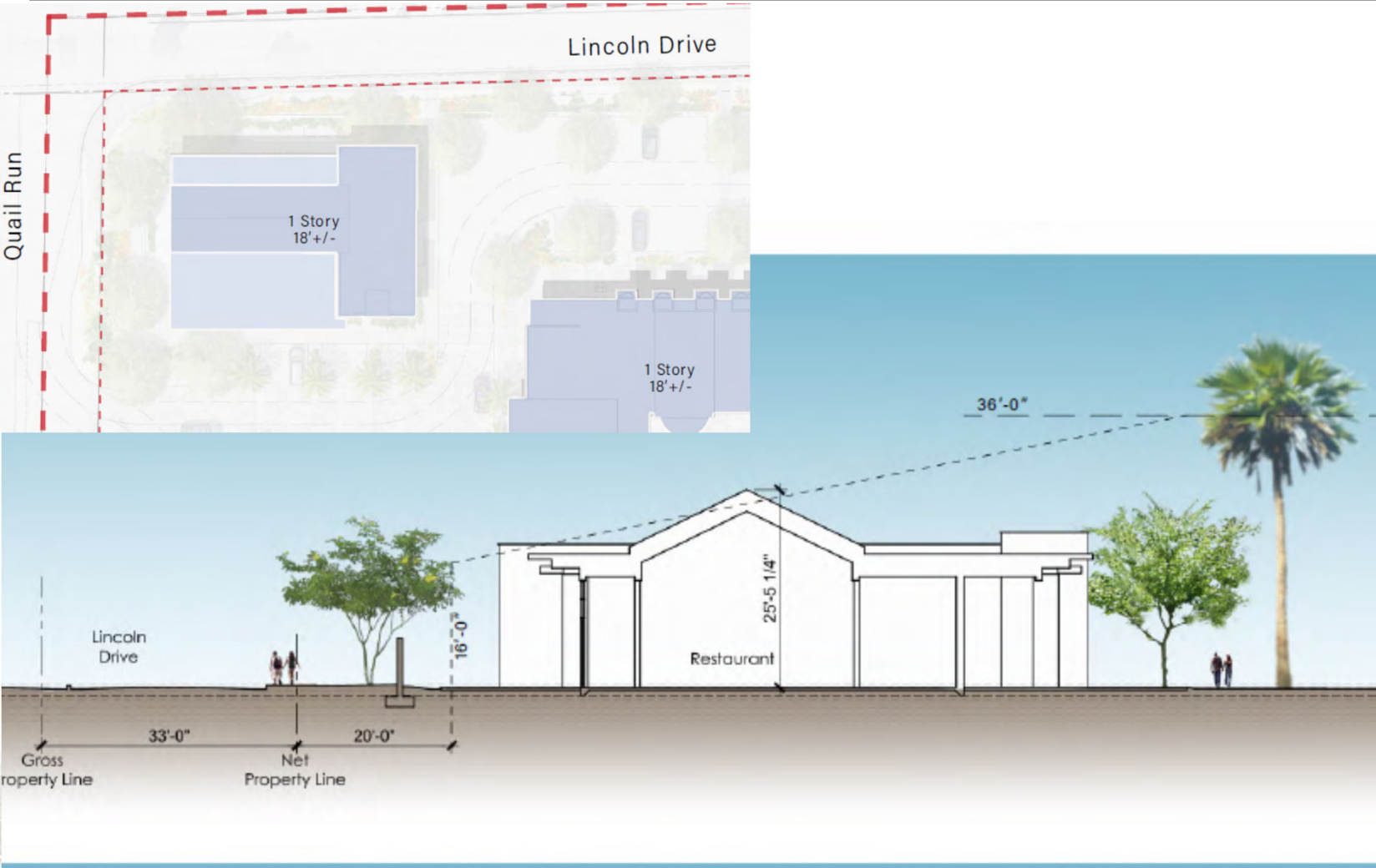
Setbacks	Accessory Building French Cowboy
Guideline	40 feet
North Front Lincoln Drive	25 feet
West Street Side Quail Run Road	39 feet
East Adjoins Medical	305 feet
South Adjoins Andaz	360 feet



SCOPE – FRENCH COWBOY BUILDING



SCOPE – FRENCH COWBOY BUILDING



SCOPE – EVENT LAWN GAZEBO

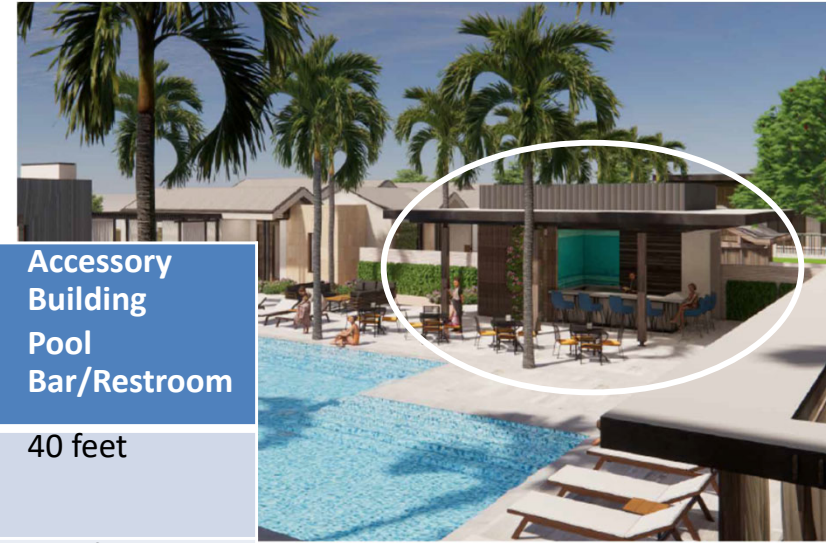
- Height
 - Expected to be under 24' tall (more info needed)
 - SUP Guideline 24' tall maximum
 - 400 sf (20' x 20')
- Setbacks
 - All more than the 40' SUP Guideline

Setbacks	Accessory Building Gazebo
Guideline	40 feet
North Front Lincoln Drive	320 feet
West Street Side Quail Run Road	160 feet
East Adjoins Medical	270 feet
South Adjoins Andaz	135 feet



SCOPE – POOL BAR/RESTROOMS

- Height
 - 11 feet tall
 - Less than the SUP Guideline of 24'
 - 1,050 sf (30' x 35') [Bar 225 sf and restroom 125 sf]
- Setbacks
 - All more than the 40' SUP Guideline



Setbacks	Accessory Building Pool Bar/Restroom
Guideline	40 feet
North Front Lincoln Drive	315 feet
West Street Side Quail Run Road	200 feet
East Adjoins Medical	220 feet
South Adjoins Andaz	125 feet



SCOPE – CABANAS

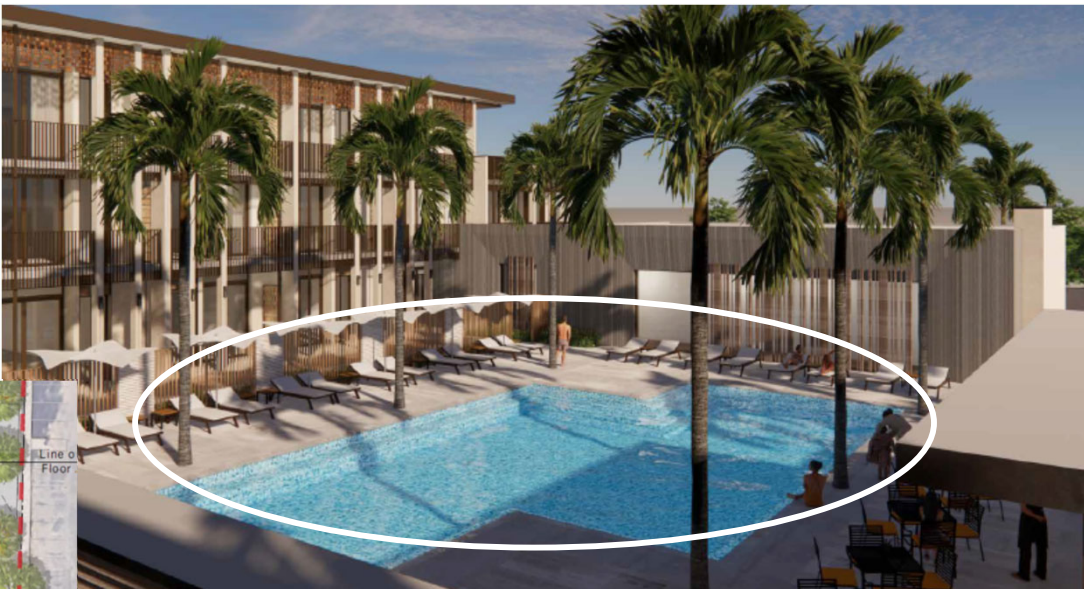
Setbacks	Accessory Building Cabanas
Guideline	40 feet
North Front Lincoln Drive	285 feet
West Street Side Quail Run Road	225 feet
East Adjoins Medical	165 feet
South Adjoins Andaz	165 feet



- Height
 - Under 16' tall (more info needed)
 - SUP Guideline 24' tall maximum
 - 700 sf (10' x 70' area)
- Setbacks
 - All more than the 40' SUP Guideline

SCOPE – POOLS

Setbacks	Accessory Building Main Pool
Guideline	65 feet
North Front Lincoln Drive	315 feet
West Street Side Quail Run Road	240 feet
East Adjoins Medical	170 feet
South Adjoins Andaz	95 feet



- Main Resort Pool
 - 2,000 square feet
 - Adjacent hot tub
- Setbacks
 - All more than the 65' SUP Guideline for pools generally available to all guests

SCOPE – PLUNGE POOLS 20

Setbacks	Accessory Building Main Pool
Guideline	None
North Front Lincoln Drive	350 feet
West Street Side Quail Run Road	65 feet
East Adjoins Medical	125 feet
South Adjoins Andaz	30 feet 35 feet

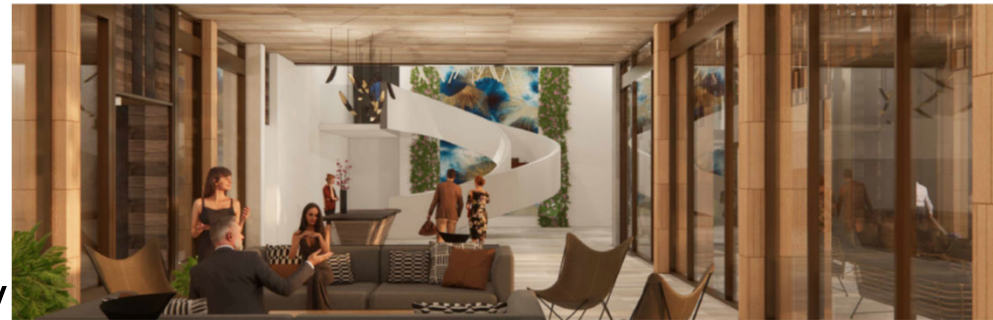


- Plunge Pools (7)
 - 2 at 70 square feet
 - 4 at 150 square feet
 - 1 at 250 square feet
- Setbacks
 - No guideline on pools not available to all guests



SCOPE – DESIGN

- No specific SOD on architectural design
- 3 broad policies on architecture in General Plan (context appropriate and high-quality built environment)
- SOD requires only requesting necessary plans/documents to complete review
- Applicant’s narrative describes the design as “French agrarian”
- Identify any additional renderings/information needed
 - More views from the street
 - View north from Andaz
 - More views inside the event lawn/resort pool area
 - View of the plunge pools at a casita



STATEMENT OF DIRECTION (SOD)

22

- SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review
- SOD issuance begins SUP review process
- The SOD is not a final decision of the Council
- SOD creates no vested right to a SUP approval
- Commission shall focus their review on the visible, audible, and operational effects the major amendment may have on the neighbors
- Commission to complete review by Sept 19, 2023
- Commission, by majority vote, can request clarification and/or expansion of SOD to Council
- 12 sections to the SOD



5/16/2023

GENERAL PLAN POLICIES

- Preamble of the SOD refers to the General Plan
- Primary policies fall under Goals LU 3 and LU 4
- Refer to applicable polices in staff report attachment

LU 3.2 - The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering.

LU 3.1 - Consideration of Special Use Permit applications for development or redevelopment should balance a need for the Town's fiscal health against a steadfast commitment to protect the Town's low-density residential character and quality of life.



[1] SOD USE

The primary areas for the Planning Commission to study include, and are not limited to, the design/layout, impact of said uses to the surrounding area outside the site (specifically noise and light), as well as the specific operational factors (hours of operation, outdoor seating, etc.) and resort quality standards. For-sale product is not proposed nor desired at this location.

Analysis

- *Uses comply with Zoning Ordinance (Section 1102.2)*
- *Guest units*
- *Accessory uses*
 - *Meeting spaces*
 - *Resort pool*
 - *Spa/fitness area*
 - *Lobby and administrative offices*
 - *Food/beverage*



[2] SOD NOISE/IMPACT

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), outdoor areas (e.g., restaurant dining, patios/balconies), and all other noise generating elements shall be studied. The review shall address site design, location, and orientation; along with the reasonable separation between incompatible uses and effective buffering of unwanted noise, light, traffic, views of the buildings offsite, and other adverse impacts. The Planning Commission take into account mitigation measures based upon design (e.g., courtyards, walls), technology (e.g., installation of a distributed audio system), and operational means through stipulations.

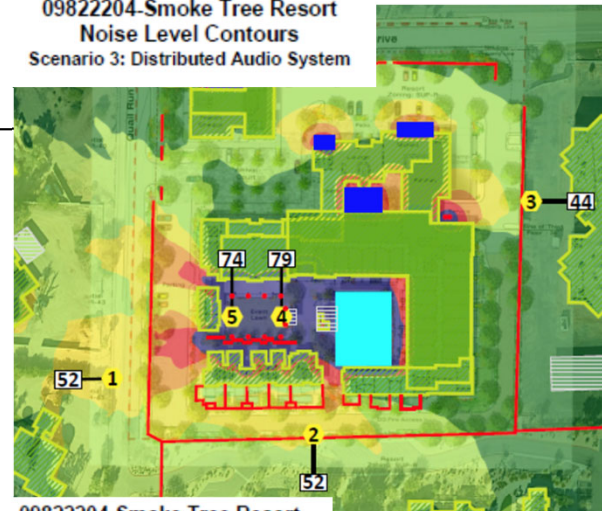
[2] SOD NOISE/IMPACT

Noise study provided
45 and 56 code decibel limit

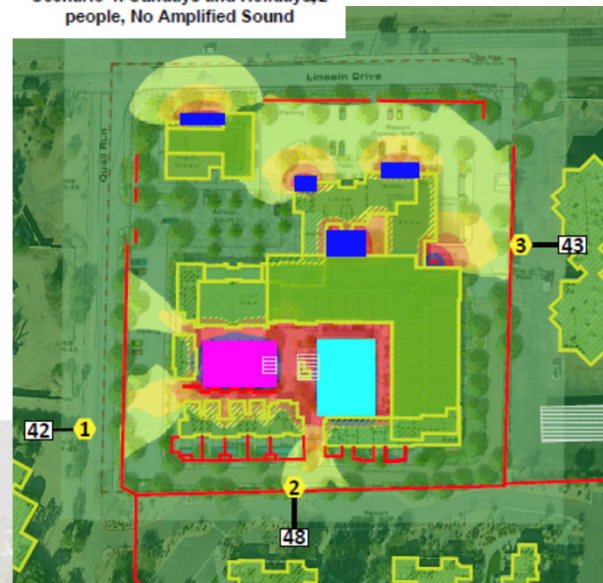
Analysis

- Meets day limits
- Awaiting applicant response
 - Clarify impact of plunge pools/patios
 - Clarify referenced decibel levels
- Consideration of stipulations to meet night/holiday limit
 - Restrictions on use of certain outdoor areas after 10:00 p.m. and on Sundays/legal holidays
 - Technological noise mitigation and/or other design modifications
- Compliance with noise mitigation under review and will be revisited

09822204-Smoke Tree Resort
Noise Level Contours
Scenario 3: Distributed Audio System



09822204-Smoke Tree Resort
Noise Level Contours
Scenario 4: Sundays and Holidays 32 people, No Amplified Sound



Levels in dB(A)	
Green	< 45
Yellow	45 - 50
Orange	50 - 55
Red	55 - 60
Blue	60 - 65
Dark Blue	>= 65

Signs and symbols	
Level table, dB(A)	
Yellow dot	Point Receiver
Red dot	Noise Sources (Speaker, Trucks)
Green hatched	Buildings
White hatched	Canopies
Cyan	Pool Area
Blue	Dining Areas
Red line	Wall



[3] SOD – DENSITY

The Planning Commission shall evaluate how the proposed density impacts safety and quality of life. The site adjoins non-residential zoning on three sides, and the proposed site plan has reduced density on the west and south sides of the site.

Analysis

- *Smallest resort by site area in Town*
- *15.2 – 17.1 units per acre falls within density range of existing resorts (3.9 -20.1)*
- *Evaluate density so not impacting safety and quality of life per SOD*

	SUP Guidelines	Existing	Proposed
Lot Size	Minimum 20 acres	233,630 gross square feet (sf) 218,096 net sf 5.4 gross acres/ 5.0 net acres	233,630 sf 207,250 sf 5.4 gross acres/ 4.8 net acres
Guest Units Density	58 units (gross) 52 (net) * or 55 (net) 1 unit per 4,000 sf 10.7 units per gross acre 10.8 units per net * acre 11.0 units per net acre	30 units 1 unit per 7,788 sf (gross) 5.6 units per gross acre 1 unit per 7,720 sf (net) 6.0 units per net acre	82 units 1 unit per 2,849 sf (gross) 15.2 units per gross acre 1 unit per 2,660 sf (net) 16.4 units per net acre 1 unit per 2,527 sf (net) * 17.1 units per net * acre

* Net includes Quail Run Road post dedication



[4] SOD – LOT COVERAGE

The Planning Commission shall consider lot coverage and floor area ratio while taking into consideration the unique characteristics of the site located on five acres, its proximity to the City of Scottsdale, and that non-residential zoning adjoins three sides of the site with the fourth side adjoining Quail Run Road adjacent to residential R-43 zoning. The Planning Commission shall also evaluate the lot coverage and floor area ratio within the context of the immediately adjacent properties. The lot coverage and floor area ratio shall be calculated based on both net and gross area.

Analysis

- Lot coverage falls near the range of existing resorts (7.8% - 28.7%)
- Two resorts allow > 25%
 - Montelucia which breaks 25% footprint and 31% with overhangs & certain accessory structures
 - Camelback Inn fully enclosed buildings at 20% gross area, all other structures 10% gross area, and public areas 30% gross area
- More detail needed

	SUP Guidelines	Existing	Proposed
Lot Coverage	25% 58,408 sf (gross) 54,524 sf (net)	10.3% (24,100 sf – gross) 11.1% (24,100 sf – net)	27.5% (64,350 sf – gross) 29.5% (64,350 sf – net) 31.0% (64,350 sf – net) *

* Net includes Quail Run Road post dedication



[4] SOD – FLOOR AREA RATIO (FAR)

The Planning Commission shall consider lot coverage and floor area ratio while taking into consideration the unique characteristics of the site located on five acres, its proximity to the City of Scottsdale, and that non-residential zoning adjoins three sides of the site with the fourth side adjoining Quail Run Road adjacent to residential R-43 zoning. The Planning Commission shall also evaluate the lot coverage and floor area ratio within the context of the immediately adjacent properties. The lot coverage and floor area ratio shall be calculated based on both net and gross area

Analysis

- *No guideline on FAR*
- *Results in highest FAR compared to existing resorts (9.8% - 35.1%)*
- *More detail needed to evaluate context of the immediately adjacent properties (e.g. FAR on nearby resorts within Scottsdale)*

	SUP Guidelines	Existing	Proposed
Floor Area Ratio	No guideline	10.3% (24,100 sf – gross) 11.1% (24,100 sf – net)	50.0% (116,570 sf – gross) 53.4% (116,570 sf – net) 56.2% (116,570 sf – net) *

* Net includes Quail Run Road post dedication



[5] SOD – HEIGHT/VIEWSHEDS

The Planning Commission shall evaluate the proposed height and viewsheds based on its visibility of proposed buildings as seen from off-site which may require additional visuals (e.g. sight line representation, rendering, etc.). Lower height is encouraged on the west side of the site nearest to existing residential properties. Heights shall comply with the SUP Guidelines with mechanical screening and architectural elements included in the maximum height.

This site is one quarter the suggested 20-acres per the SUP Guidelines and the location adjoins other non-residential uses. 36 feet or three-story resort development is the exception in the Town, and will only be considered where contextually appropriate and mitigated by design. The Planning Commission focus shall be that the overall mass of the structures are of an appropriate scale, with special consideration given to the views from the south side bordering the Andaz resort and the west side bordering Quail Run Road



[5] SOD – HEIGHT/VIEWSHEDS

	SUP Guideline	Existing Minimum	Principal Building Guest Units, Market etc.	Principal Building Casitas	Accessory French Cowboy
Height Original Grade	36 feet principal 24 feet accessory	10 feet	36 feet 3 inches and portions at 14, 18, and 22 feet	14 feet	18 feet 25 feet 5 inches
Height Open Space Criteria	16 feet increases based on setback to 36 feet at 100-foot setback	Meets, except 3 west buildings are within the 20-foot setback	Meets, except part of 3 rd story along east	Meets	Meets, except some roof sections

Analysis

- Meets guidelines except French Cowboy and portions of arrival building
- Need to determine contextually appropriate and mitigated by design if exceeds guideline
- More detail needed – explore options
 - Lower French Cowboy roof
 - Lower 3rd floor ceiling height
 - Stepback east 3rd floor units
 - Remove units



[6] SOD – SETBACKS

The Planning Commission shall explore appropriate setbacks for structures and outdoor spaces, with particular attention to the setback along Quail Run Road for the residents west of the site, visitors to the medical plaza to the east of the site, and the Andaz resort guests south of the site related to privacy and noise levels. 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.)



[6] SOD – SETBACKS

Setbacks	Principal Arrival Building	Principal Casitas Building	Accessory Building French Cowboy
Guideline	100 feet	100 feet	40 feet
North Front Lincoln Drive	95 feet 175 feet (2 nd /3 rd stories)	365 feet	25 feet
West Street Side Quail Run Road	55 feet 175 feet (2 nd /3 rd stories)	60 feet	39 feet
East Adjoins Medical	50 feet (all 3 stories)	230 feet	305 feet
South Adjoins Andaz	44 feet (1 st /2 nd stories) 75 feet (3 rd story)	50 feet	360 feet

Analysis

- Most existing and proposed buildings are not within SUP Guidelines
- 2nd & 3rd story of the arrival building greater than the setback of 100 feet from both streets
- “L” shaped design of the arrival building and 3rd floor planters place balconies away from homes and Andaz
- French Cowboy building redesign to meet 40’ to west and consider larger setback along Lincoln Dr

















[7] SOD – LANDSCAPING/BUFFERS

The Planning Commission focus on landscaping/buffers shall be along the perimeter of the site. This includes, and is not limited to, appropriate screening or relocation of the utility cabinets along Lincoln Drive, locations and screening of loading zones and dumpsters, suggested guidelines along Lincoln Drive from the Town's Visually Significant Corridors Master Plan (e.g., Resort Living Character Zone), buffers along the rights-of-way adjoining the proposed restaurant (particularly the two outdoor patios) at the Lincoln Drive and Quail Run Road intersection, harmony of the proposed landscaping with the adjacent landscaping (e.g., Lincoln Drive medians), appropriate type of plant material for the location (e.g., drought tolerance, scale, seasonal color), review of plant impact (e.g., fire/fall hazard, pollen irritants), and appropriate stipulations (such as maintenance, early phasing of street frontage/perimeter landscaping, and replacing dead plant material).



[7] SOD – LANDSCAPING/BUFFERS

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
	<i>EUCALYPTUS PAPUANA</i> GHOST GUM	36" BOX	1.5" CAL 9' H X 4' W	19
	<i>PROSOPIS JULIFLORA</i> NATIVE MESQUITE	36" BOX MULTI	2.5" CAL 11' H X 6' W	29
	<i>QUERCUS VIRGINIANA</i> LIVE OAK	48" BOX	4" CAL 15' H X 9' W	3
SHRUBS				
	<i>DODONAEA VISCOSA</i> HOPBUSH	5 GAL		91
	<i>LARREA TRIDENTATA</i> CREOSOTE BUSH	5 GAL		41
	<i>LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'</i> TEXAS RANGER	5 GAL		18
ACCENTS				
	<i>AGAVE WEBERI</i> WEBER'S AGAVE	5 GAL		105
	<i>ASCLEPIAS SUBULATA</i> DESERT MILKWEED	5 GAL		56
	<i>HESPERALOE PAVIFLORA 'MSWNERED'</i> SANDIA GLOW RED YUCCA	5 GAL		177
	<i>OPUNTIA FICUS-INDICA</i> INDIAN FIG PRICKLY PEAR	15 GAL		14
VINES				
	<i>BOUGAINVILLEA 'BARBARA KARST'</i> BARBARA KARST BOUGAINVILLEA	50		
GROUND COVER				
	<i>LANTANA 'NEW GOLD'</i> NEW GOLD LANTANA	100		
	<i>MUHLENBERGIA 'DUBIA'</i> PINE MUHLY	100		
	<i>SPHAGNETICOLA TRILOBATA</i> YELLOW DOT	500		
TOPDRESS / DUST CONTROL 3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH; COLOR: DESERT BROWN				



	SUP Guidelines	Existing	Proposed
Total Area Impervious	60% all impervious area 953,616 sf	29.8% gross, 32.0% net (Estimated 69,700 sf)	58.8% gross, 63% net and 66.3% net * (137,360 sf)
Open Space	Minimum 40%	65.0% gross, 70.0% net (Estimated 152,000 sf)	41.2% gross, 44.1% net and 46.5% net * (96,271 sf)

* Net includes Quail Run Road post dedication

[7] SOD – LANDSCAPING/BUFFERS

Analysis

- Existing and proposed buffer setbacks not within guidelines
- Maximum impervious surface meets the guideline using gross acreage, but not the net acreage
- More detail needed – explore options
 - French Cowboy greater setback to street
 - Wider landscape buffer south of the access along Quail Run Road
 - More color/plant variety along Lincoln Drive
 - Evaluate hedge material along the south and east property lines
 - Draft applicable stipulations

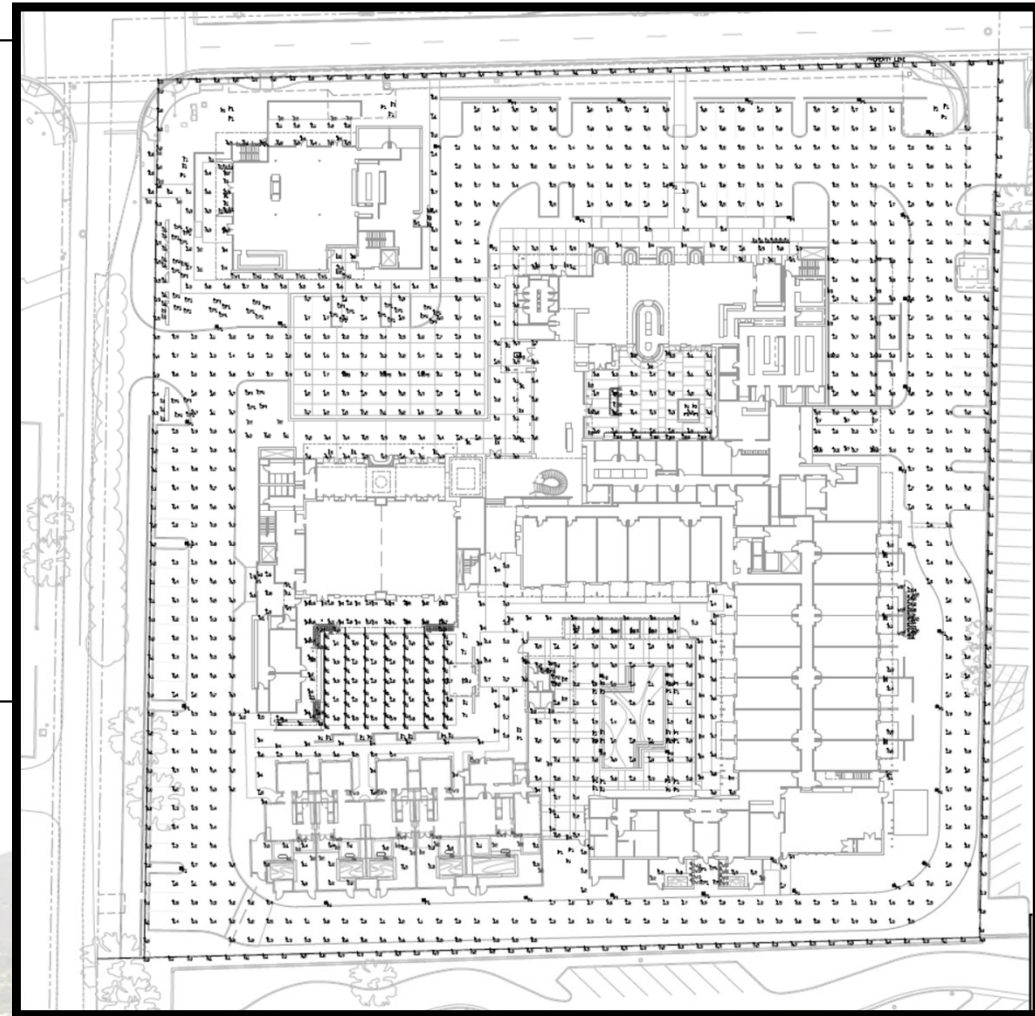
Property Side	Existing Minimum	Proposed Minimum
Guideline	40' parking drives 0', 30', or 50' landscaping	
North Front Lincoln Drive	0 to 2 feet 2 feet	12 to 16 feet 8 to 12 feet
West Street Side North of Access Quail Run Road	0 feet 55 feet	Not Applicable 18 feet
West Street Side South of Access Quail Run Road	0 feet 55 feet	2 feet 2 feet
East Adjoins Medical	2 feet 2 feet	2 feet 2 feet
South Adjoins Andaz	7 feet 40 feet	5 feet 5 feet

Table above -The top number being the parking setback and the lower number being the landscape setback. Red text indicating below the SUP Guideline. 5/16/2023



[8] SOD – EXTERIOR LIGHTING

The Planning Commission focus on exterior lighting shall be how it meets SUP Guidelines and that the fixtures are of a quality expected for a Town resort. In particular, some focus areas include lighting along the perimeter of the site, how illumination might wash building elevations, limits on the visual impact of string lights and palm tree lights, and impact of lighting at the second and third floor elevations.



[8] SOD – EXTERIOR LIGHTING

Analysis

- *Maximum illumination at property line 0.75 foot-candles (at 5.0)*
- *Lighting appears to be within SUP Guidelines*
- *More detail needed*
 - *Hooding/shielding of fixtures CP1, M1, and N1*
 - *Fixtures for the second and third floors*

Garota Hang

Design: Designer
 Date: November 2019
 Typology: Product Lamp
 Location: Paradise Valley, AZ
 Environment: Outdoor
 Architect: Lerner



Technical description: Contemporary outdoor lamp design
 Lamp description: Contemporary outdoor lamp design

Net Weight: 3.47 lbs
 Price: \$120.00

B-U-G-G
 200 LUMENS
 2700K
 90CRI

exp. Smoke Tree Paradise Valley, Arizona
 330 N Grand Blvd, Suite 1200
 Chandler, CA 91323
 918.530.1110

1 of 1
 Release: 13 FEB 23
 Revision: 06/2023

TYPE CP1

PRIMUS LED - DECOSTRING SERIES

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PERFORMANCE

LED COLOR	WIDTH	LUMENS	INCANDESCENT EQUIVALENT
WARM WHITE	0.6	200	100 WATT
WARM WHITE	0.6	400	200 WATT
WARM WHITE	1.2	800	400 WATT
WARM WHITE	2.4	1600	800 WATT

B-U-G-G
 200 LUMENS
 2700K
 90CRI

exp. Smoke Tree Paradise Valley, Arizona
 330 N Grand Blvd, Suite 1200
 Chandler, CA 91323
 918.530.1110

1 of 1
 Release: 13 FEB 23
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TYPE M1


Floren

Technical

- Product
- L200
- L300
- L500

This hydro without the in condensation method.

Outdoor



- Moisture resistance: water and many other organic substances have no effect on this coating
- No light loss: same lumen output as the IP68 tape
- No shift in color temperature: CCTs stay the same as with IP68 tape
- No temperature increase: no heat build-up as in encapsulated products guarantees longer lifetime and quality stability

134,307,433 LUMENS
 2700K
 90CRI

exp. Smoke Tree Paradise Valley, Arizona
 330 N Grand Blvd, Suite 1200
 Chandler, CA 91323
 918.530.1110

1 of 1
 Release: 13 FEB 23
 Revision: 06/2023

TYPE N1

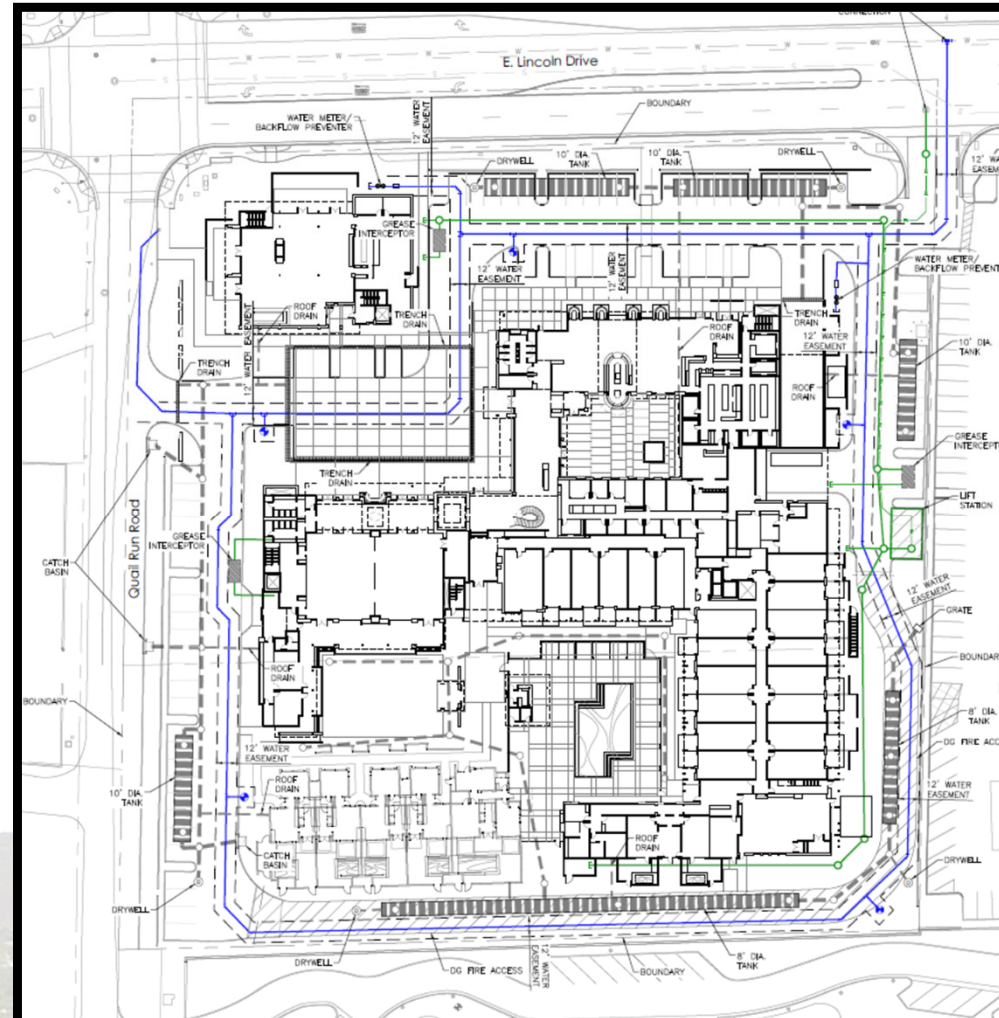
AREA	AVERAGE ILLUM (FC)
PARKING LOT	0.61
ENTRANCE DRIVE	1.13
POOL/ENT	1.32
OUTDOOR DINING	1.58
EGRESS STAIRS	11.53
LOADING DOCK	2.52
PROPERTY LINE	MAX. 0.50

[9] SOD –GRADING/DRAINAGE & UTILITIES 39

The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should the drainage, grading, and utilities affect the design or impact to nearby properties.

Analysis

- *Currently no onsite retention*
- *Stormwater historically flows east and exits northeast*
- *Existing drainage pattern to remain with series of catch basins & underground retention basins*



[10] SOD – TRAFFIC/PARKING/ACCESS

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 has a positive impact on traffic safety, parking, and circulation which is reviewed by the Town's professional staff to ensure compliance to safety and other standards which may require additional analysis. This analysis shall include, and is not limited to, necessary queuing areas (e.g., deceleration lanes) and driveway access functioning (e.g., allowed movements into and out from the driveway, favorable geometry, sight distance, Quail Run Road primary access considerations, and visibility). The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should these items affect the design or impact nearby residents.



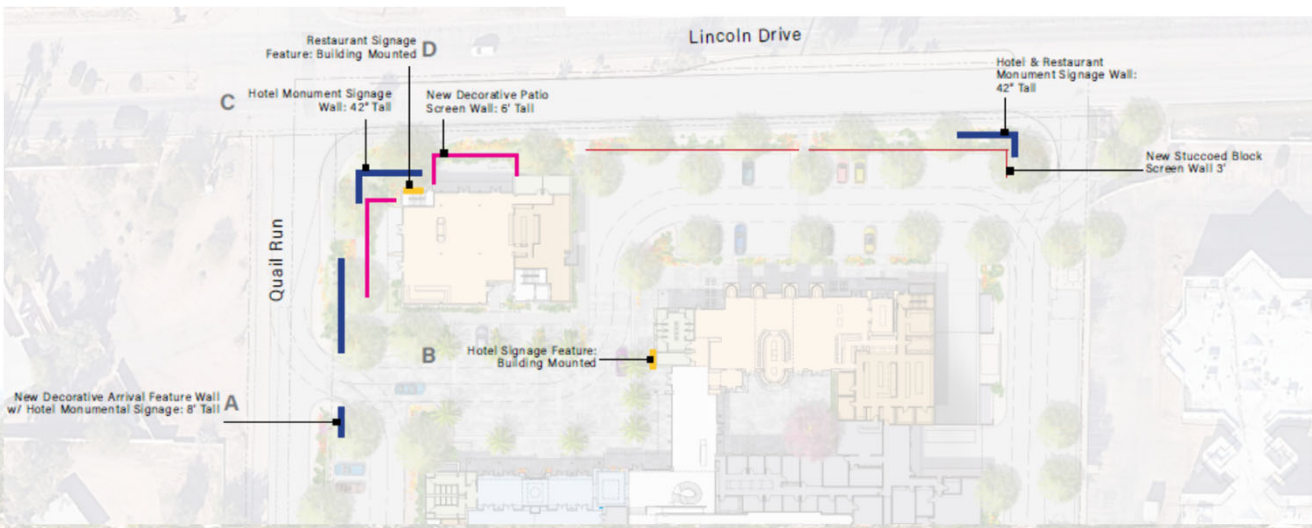
[11] SOD – SIGNAGE

Planning Commission review shall focus on the impact of sign location, dimensions, and illumination on the streetscape and compliance with SUP Guidelines.



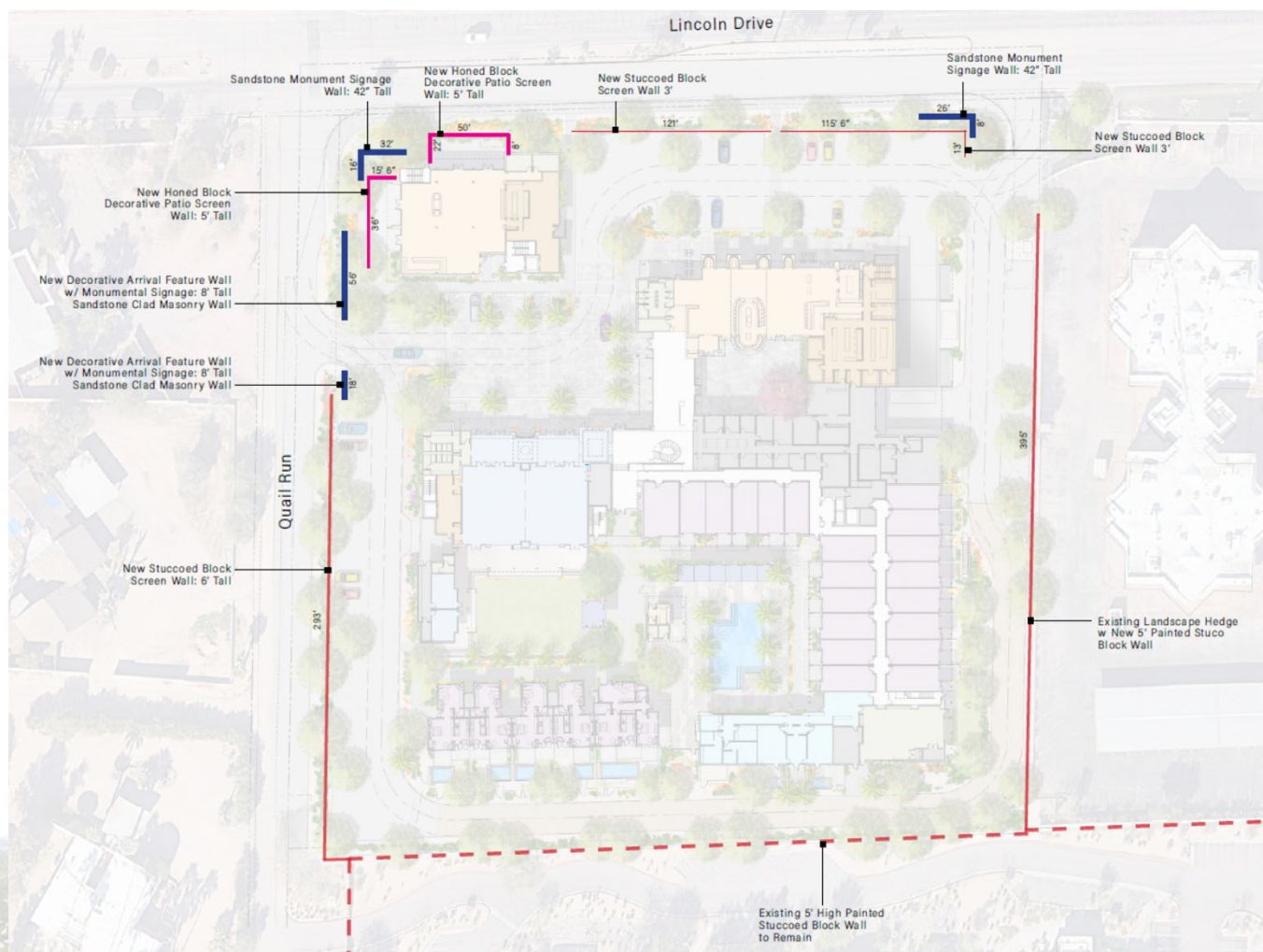
Analysis

- Signs are expected to comply with SUP Guidelines
- More detail needed
 - Table summarizing the proposed exterior signs with sign area, height, quantity, illumination
 - Detail with typical material identified and dimensions



[12] SOD – WALLS/FENCES

Planning Commission review shall evaluate the setback, height, and design of the proposed perimeter walls to ensure these walls are consistent with the quality and design of a Town resort. No walls shall be within the post-dedication rights-of-way.



[12] SOD – WALLS/FENCES

- Guidelines follow Article XXIV, Walls
 - No walls within 10’ setback along right-of-way
 - 3’ tall maximum between 10’ and 20’ setback
 - 6’ tall maximum setback > 20’ (Quail Run Rd)
 - 8’ tall on 2’ berm maximum setback > 20’ (Lincoln Dr)
- No walls allowed within the right-of-way
- Walls meet except the following
 - Height of feature walls along Lincoln Dr at 3’6”
 - Height of French Cowboy patio at 5’ tall
 - 6’ tall parking wall along Quail Run Rd in right-of-way
 - Height & setback of feature walls along Quail Run Rd at 8’ tall, 5’ setback

Setback Height	Proposed Feature Walls Lincoln Drive	Proposed Feature Walls Quail Run	Proposed Patio Walls	Proposed Parking Screen
North Lincoln Drive	10 feet & 0 feet 3 feet 6 inches	Not Applicable	12 feet 5 feet	12 feet 3 feet
West (North of Access)	12 feet 3 feet 6 inches	5 feet 8 feet	18 feet 5 feet	Not Applicable
West (South of Access)	Not Applicable	5 feet 8 feet	Not Applicable	In Right-of-Way 6 feet
East	Not Applicable	Not Applicable	Not Applicable	Not Applicable
South	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Note: The top number in the table is wall setback and lower number is the height



[12] SOD – WALLS/FENCES

Analysis

- *Parking screen wall along Lincoln Dr & walls along the east & south property lines are within SUP Guidelines*
- *4 feature walls, French Cowboy patio walls, and screen wall along Quail Run Rd are not within the SUP Guidelines*
- *More detail needed – explore options*
 - *Screening and/or relocation of APS cabinet at Lincoln*
 - *More clearly show setbacks on the plan*
 - *Show existing Andaz oleander hedge*
 - *Provide wall elevations*
 - *Modify 6' tall wall along Quail Run Rd to remove from right-of-way, larger setback, and redesign*
 - *Consider redesigning French Cowboy outdoor patio wall taller and with berms on outside mitigate noise*



NEXT STEPS

- Applicant to resubmit to respond to comments
- Continued discussion by Planning Commission

Event	Date
SUP submittal	Feb 17, 2023
SOD Approval	Apr 27, 2023
Citizen Review Session	To be scheduled
Planning Commission Meetings	[Jun – Sept 2023]; [Jun 20, 2023]; May 16, 2023
Council Meetings	[Oct – Dec 2023]; Apr 27, 2023; Apr 13, 2023; Mar 23, 2023

[Date] = tentative



QUESTIONS?

