

TOWN OF PARADISE VALLEY

Smoke Tree Resort

Major Special Use Permit Amendment

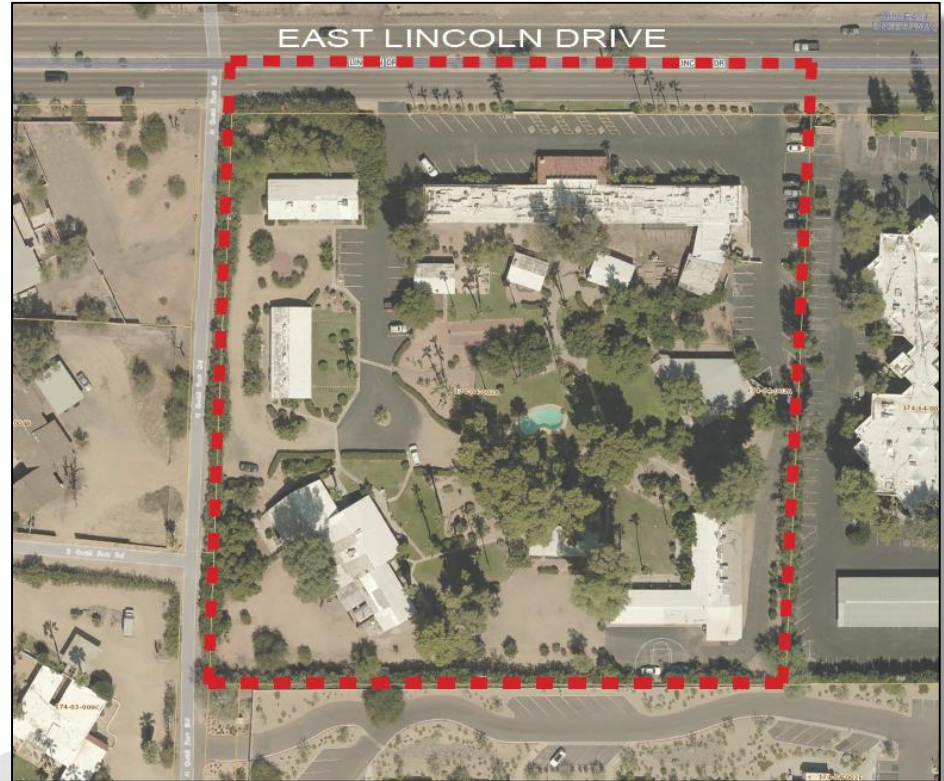
Town Council Presentation

May 23, 2019



AGENDA

- Background
- Summary
- SUP Guidelines
- Applicant Presentation

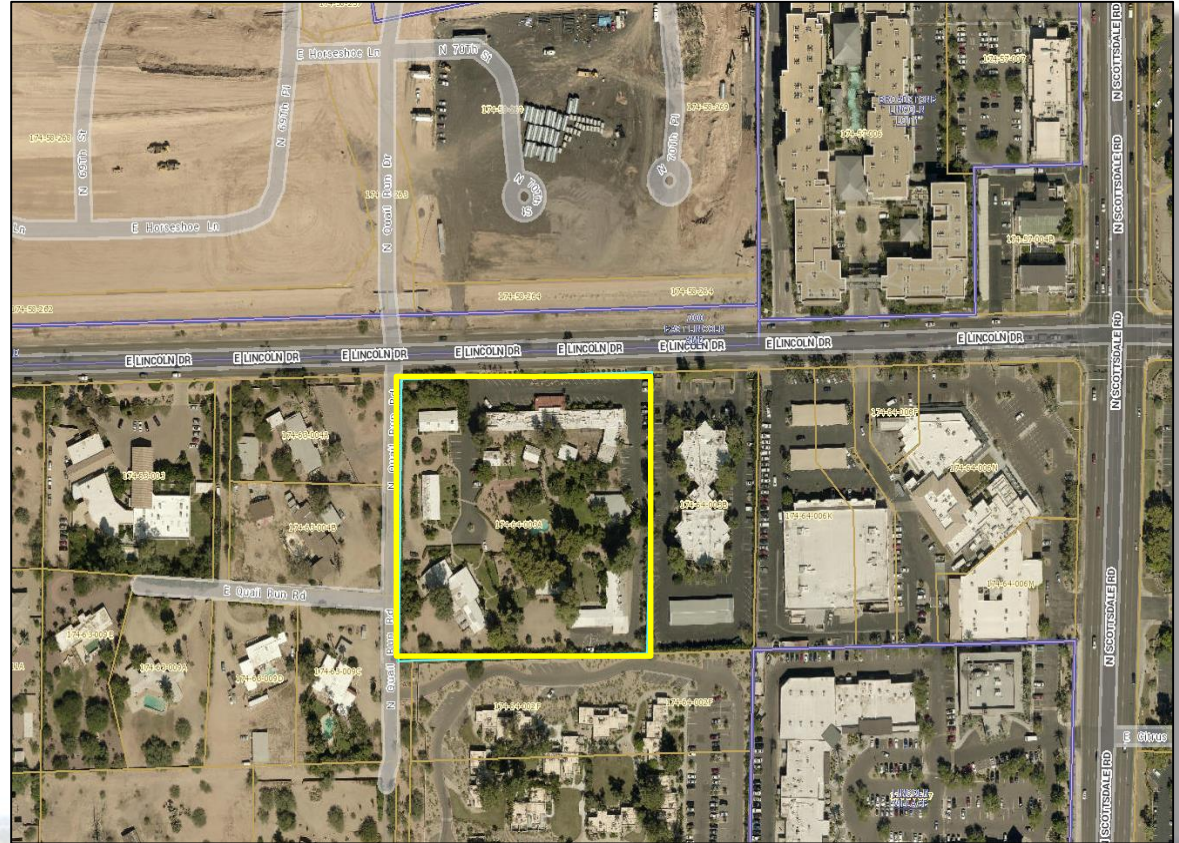


May 23, 2019



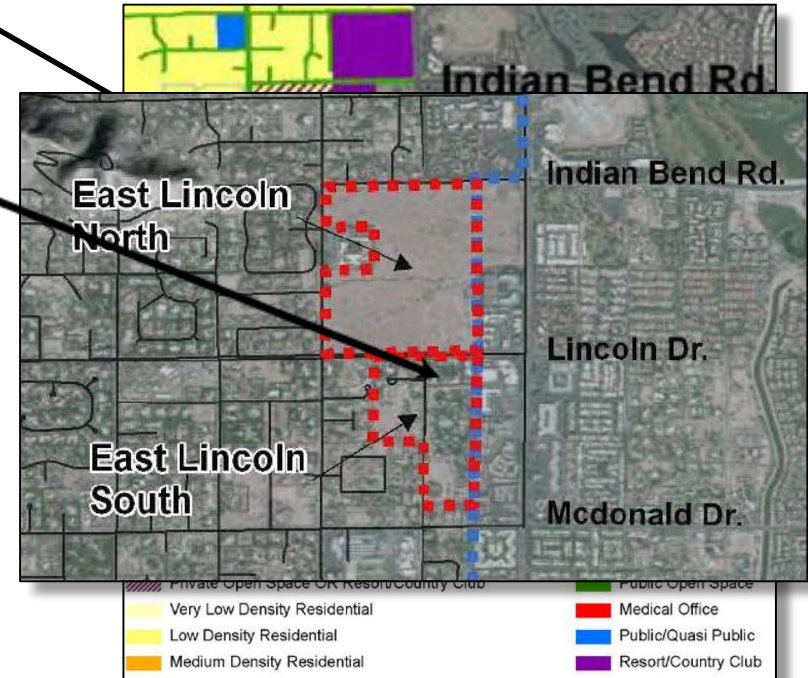
BACKGROUND

- Located at 7101 E Lincoln Drive
- 5.3 Gross Acres
- Lincoln Drive is a Major Arterial
- Quail Run Road is a Local Street



BACKGROUND

- General Plan Designation is SUP-Resort
- Within the Lincoln Drive South Development Area
- Zoning is SUP-Resort
- Council issued Statement of Direction on October 25, 2018
- Planning Commission reviewed in 10 Study Sessions and recommended denial 4-3 on March 5, 2019



PROJECT SUMMARY

- **165 Total Keys**
 - 120 traditional hotel guest room keys
 - 30 resort residential units
 - 15 lock off units
- **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





- 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

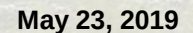
- 12 units

RESORT PENTHOUSE RESIDENCES

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

SURFACE PARKING

- 76 Spaces (4 ADA)



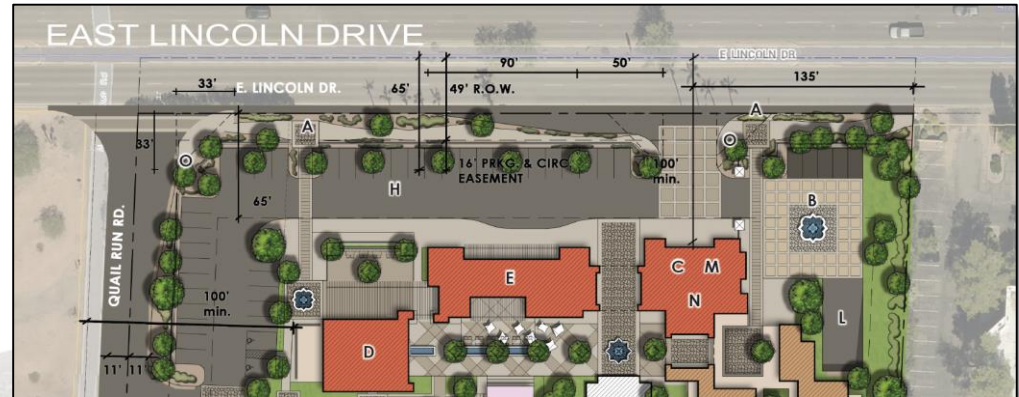
PROJECT SUMMARY

SUP Guideline Deficiencies Include:

- Height above 36 feet
- Penetration of Open Space Criteria
- Lot coverage, impervious coverage, and pervious coverage percentages
- Setbacks from right-of-way and perimeter property lines
- Landscape buffers
- Interior directional signage

Other Items:

- Proposed parking internal capture rate
- Dedication of right-of-way



THANK YOU

Applicant's Presentation to Follow



May 23, 2019