

**SUP18-05 Smoke Tree Resort  
-Statement of Direction (SOD)-  
Consideration Points  
September 27, 2018 Council Work Session**

Below is an initial list of points for Council consideration for its SOD on the Smoke Tree Resort Major Special Use Permit amendment application for a complete redevelopment of this 5.3-acre property for resort and resort-related uses. Edits and/or additional points may be discussed and considered.

No.	Topic	Town Code/Special Use Permit Guideline/Town Policy	Proposed by Applicant and/or Suggested SOD Focus
1	Context-appropriate site/building design	<p>Several General Plan policies relate to context-appropriate design, including:</p> <p>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.</p> <p>LU 2.1.3.1 Visual Openness. The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights.</p>	<p>The application includes several visuals on conceptual architectural design, material, and colors.</p> <p>More precise information may be necessary to verify how the project meets the vision and policies of the General Plan related to exterior lighting, screening of mechanical equipment, and material pallet of the improvements. This may include additional building cross-sections, renderings, building elevations, and related documents.</p>
2	Density – Lot Coverage	<p>1 unit per 4,000 sf of site area (SUP Guideline) or 10.9 units/acre. The existing resort at 32 units has a density of 6.0 units/acre. The Guideline allows for 58 total units on 5.3 acres.</p> <p>General Plan Polices consider alternative uses and density in Development Areas</p> <p>DA 2.2.3.3 East Lincoln Drive Development Areas, encourage moderate intensity, mixed-use, and context appropriate resort development</p> <p>CC&amp;H 3.2.1.2 Other Housing Types. The Town shall consider less than one acre per residence housing only on Special Use Permit resort properties</p> <p>25% lot coverage (SUP Guideline). Existing resort at approximately 11% lot coverage</p>	<p>180 units (30 units as resort residential) at a density 34.0 units/acre. 122 units higher than the 58 unit total pursuant to the Guideline.</p> <p>The applicant requests consideration for a density and lot coverage above the SUP Guidelines due to the site being ¼ the size of the 20-acre minimum for resorts, located in a Development Area, and adjoining non-residential uses on three sides.</p> <p>Proposed lot coverage of 34% with a floor area ratio of 62%.</p>

3	Height	<p>Maximum height for resorts are 36' for principal structures, 24' for accessory structures, and 18' for services structures (SUP Guidelines). The existing structures are all generally one-story and 18' in height or less.</p> <p>SOD to address heights (SUP Section 1102.3.B.4 Zoning Ordinance)</p> <p>Existing heights</p> <ul style="list-style-type: none"> <li>• 16'3" to top of parapet on restaurant building, majority height 12'0"</li> <li>• 12' (estimated) guest cottages</li> </ul>	<p>As presented, the majority of the proposed buildings are 3-story at 44'0" in height, with some architectural elements at 48'0". The 44' height is approximately 20' from the south and east property line.</p>
4	Open Space Criteria - Viewshed	<p>Open Space Criteria is reviewed as a means to preserve viewsheds, encouraging the massing of tall structures in the center of the site (SUP Guideline).</p> <p>SOD to address massing/scale (SUP Section 1102.3.B.4 Zoning Ordinance)</p> <p>Existing structures comply</p>	<p>Open Space Diagram Site Section provided illustrates criteria is not met on the south and east sides of the site and may not be met for some buildings on the west and north sides.</p> <p>The owner of the Andaz expressed concerns over the height and loss of views along the south property line</p>
5	Setbacks – Principal Structures	<p>Principal Structure 100' (SUP Guideline)</p> <p>SOD to address setbacks (SUP Section 1102.3.B.4 Zoning Ordinance)</p> <p>Existing Guest Unit Cottages</p> <ul style="list-style-type: none"> <li>• 57' from Lincoln Dr (31' with full ROW dedication)</li> <li>• 33' from Quail Run Rd (8' with full ROW dedication)</li> <li>• 33' (estimated) rear/side</li> </ul>	<p>Building C/M/E, J/K , and G are principal structures. In particular, the rear and east side setbacks are less than the SUP Guideline of 100'</p> <p>Minimum proposed –</p> <ul style="list-style-type: none"> <li>• 75' from Lincoln Dr (43' with full ROW dedication)</li> <li>• 90' from Quail Run Rd (65' with full ROW dedication)</li> <li>• 20' rear and east side</li> </ul>
6	Setbacks – Accessory Structures	<p>Accessory Structure 40' (SUP Guideline)</p> <p>Existing restaurant building</p> <ul style="list-style-type: none"> <li>• 57' from Lincoln Dr (31' with full dedication); patio cover 40' (8' with full dedication)</li> <li>• 34' from Quail Run Rd (9' with full dedication)</li> <li>• 50' (estimated) side</li> <li>• 310' (estimated) rear</li> </ul>	<p>Remaining proposed buildings have larger setbacks than the SUP Guideline of 40'</p> <p>Minimum proposed –</p> <ul style="list-style-type: none"> <li>• 133' from Lincoln Dr (100' with full dedication)</li> <li>• 120' from Quail Run Rd (95' with full dedication)</li> <li>• 180' rear and 215' east side</li> </ul>

7	Landscape/ Buffering	<p>50' along major roads 30' along local roads (SUP Guideline)</p> <p>General Plan Policy EP 6.1.1.3 Mature Landscape Preservation. The Town shall require new development and redevelopment to preserve mature indigenous and compatible landscaping on-site where feasible. Several large trees on the site.</p> <p>Existing buffers</p> <ul style="list-style-type: none"> <li>• 7' Lincoln Dr (in right-of-way)</li> <li>• 33' or greater Quail Run Rd</li> <li>• 10' and 33' or greater in rear</li> <li>• 0' to 10' east side</li> </ul> <p>Existing tall hedges act as perimeter buffers</p>	<ul style="list-style-type: none"> <li>• 20' along Lincoln Dr (includes portion in the right-of-way)</li> <li>• 10' and 25' along Quail Run (includes portion in the right-of-way)</li> </ul> <p>In addition to rear/side property line buffering, particular attention shall be paid to the buffer along Lincoln Drive based on the proposed Visually Significant Corridor study and the improvements proposed at the Ritz property just to the north, including replacement of any buffer should the landscaping die.</p> <p>The submitted narrative explains that the existing vegetation condition is not recommended for salvage due to age, size, and diseased quality. Evaluation of the existing mature trees shall be reviewed.</p>
8	Traffic, Parking, and Circulation	<p>Parking space calculations, parking lot screening guidelines, distance requirements for loading/unloading/trash in the SUP Guidelines</p> <ul style="list-style-type: none"> <li>• 60' setback for parking lots/internal driveways adjoining residential</li> <li>• 40' setback for parking lots/internal driveways adjoining non-residential</li> <li>• 3' screening of parking lots</li> <li>• Parking calcs by use (i.e. 1.2 spaces for each guest unit, 2.0 spaces each dwelling unit, etc.)</li> <li>• Landscape islands every 100' in parking lots</li> <li>• 100' setback for load/unloading/trash adjoining residential</li> </ul>	<p>The proposed density, 5.3-acre property size, 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. Some considerations for review should include:</p> <ul style="list-style-type: none"> <li>▪ Number of access points in/out of the site</li> <li>▪ Fire access to the site</li> <li>▪ Design of entry/exit and roadway medians related to the restriction of vehicular movements in/out of site (e.g. right in/right out movements)</li> <li>▪ Deceleration turn lane for eastbound traffic entering the site.</li> <li>▪ Cross-access easement with the owners of the Lincoln Medical Plaza to the east/Andaz to the south.</li> <li>▪ Sidewalk and other pedestrian circulation</li> <li>▪ Necessary roadway dedication/easement</li> <li>▪ Number of parking spaces for guests, residents, employees, overflow needs; use of shared parking; and ride-share</li> <li>▪ Full build-out of the Ritz-Carlton Resort SUP</li> </ul>

9	<p>Impact to adjacent uses</p> <p>Privacy Noise</p>	<p>Several General Plan policies relate to mitigation of nuisances to residential neighborhoods and adjacent land uses (Policies LU 2.1.2.2 Require Impact Assessments, LU 2.1.2.3 Compatibility of Adjoining Uses, et al.)</p>	<p>The west side of the site has a larger setback, although in some areas it is still less than 100'. This side might be a focus because the property borders residential (on the other side of Quail Run Road). Attention shall be paid to privacy for these residents and the use of balconies, or other noise generating elements, facing the residential properties is discouraged.</p> <p>The Commission shall identify the need for a noise study and/or any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.).</p> <p>The resort market (with outside tables) is at the western side of the property near the existing residential uses. The resort restaurant is also proposed in direct line of sight from a residential property. The Commission shall address the use and operation in relationship to mitigating impact on noise and privacy.</p> <p>Service uses such as maintenance, maid service, trash collection, laundry, mechanical equipment (roof/ground), etc. should be explained or shown. In particular, trash pickup/storage shall be studied.</p>
10	<p>Infrastructure Improvements</p>	<p>General Plan policy DA 2.2.3.1 Public Infrastructure to direct orderly and well-planned development within Development Areas to support infrastructure improvements</p>	<p>Waiting on water impact service study, additional utility information, and hydrology report. 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.</p>

11	Signage - Gateway	<p>1 ground-mounted sign at a maximum height of 8' and sign area of 40 square feet (SUP Guideline)</p> <p>Ritz SUP approval showing an entry monument sign on the south side of Lincoln Dr near Smoke Tree Resort/Lincoln Medical</p> <p>General Plan policies on highlighting the entrance into Town</p> <p>CC&amp;H 3.1.3.3 Enhanced Town Gateways. The Town shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the Town through consistent decorative elements such as signage, landscaping, and art that captures the values of the Town and its setting.</p> <p>Existing resort identification</p> <ul style="list-style-type: none"> <li>• Small lettering on 2 entry columns</li> <li>• Monument sign at west entrance</li> </ul>	<p>Landscape plan shows 4 entry signs. Planning Commission review shall focus on impact of project sign location, dimensions, and illumination.</p> <p>Direction needed on Planning Commission discussion regarding Town entry monument sign and potential allowance for off-site Andaz signage</p>
12	Uses	<p>Section 1102.2 of the Zoning Ordinance identifies allowable uses.</p> <p>Primary use is guest units, including facilities necessary for administering and servicing the facility and on-site parking.</p> <p>Accessory uses may include:</p> <ul style="list-style-type: none"> <li>• Indoor or outdoor recreation facilities</li> <li>• Retail sales and office and business services, so long as they are primarily for the support and service of guests or visitors to functions at the site</li> <li>• Restaurants, banquet rooms and food service facilities which may include live music, entertainment and dancing</li> <li>• Meeting and public assembly facilities</li> <li>• Dwelling units</li> <li>• Any other resort-related use specifically approved in the SUP</li> </ul>	<p>Proposed uses include 150 hotel rooms, 30 resort dwelling units, restaurant, market/retail, and meeting space described on Sheet 9 (narrative) that appear to align with the Special Use Permit zoning for SUP-Resort. The property is within a designated Development Area per the General Plan that encourages moderate intensity, mixed-use, and context appropriate resort development. Accessory uses such as the market, retail, florist and related uses must be accessory to the resort for the support and service of guests or visitors to functions at the site.</p>

13	Community Spaces/Public Benefit	There are General Plan policies that address Development Areas providing public gathering areas, pedestrian amenities, public art, and resort properties providing private recreation programs/activities for Town residents. (Refer to attached General Plan Policies attachment)	<p>The application material proposes pedestrian walkways into the resort from the future sidewalk on Lincoln Dr.</p> <p>The applicant's narrative points to additional local café/market/restaurant/bar options as neighborhood amenities.</p> <p>More review and information should be explored regarding the project offering community spaces/services that will provide public benefit(s) to Town residents.</p>
14	SUP Timing	150 days from filing for Planning Commission to act or as required by SOD (Section 2.5.2.D of the Town Code)	Suggestion to identify February 5, 2019 for Commission action