

TOWN OF PARADISE VALLEY

Smoke Tree Resort Statement of Direction

Town Council Meeting
May 24, 2018



REQUEST

- Statement of Direction (SOD) for Major Special Use Permit (SUP) amendment for Smoke Tree Resort at 7101 E Lincoln Dr
 - Council Work Sessions May 24th & May 31st
 - SOD Action (Tentative) June 14th
- Points to keep in mind
 - Several aspects of project do not meet SUP Guidelines and/or may be in conflict with General Plan policies
 - Density, height, building setbacks, and depth of the perimeter landscape buffers are of particular concern
 - Many application submittal items are not fully complete, but do provide the nature of the proposed redevelopment



GENERAL PLAN

- Several policies apply (refer to attachment)
- Primary policies include:
 - Policies in Goal LU 2.1.2, Special Use Permit Property Revitalization
 - Several of the policies of Goal DA 2.2.1, Development Area Policy

LU 2.1.2.4 Special Use Permit Property Maintenance. The Town shall encourage, and where subject to redevelopment require, owners of closed or poorly maintained Special Use Permit properties to upgrade existing structures and properties to improve their physical condition to acceptable standards or require such structures to be removed or demolished.

DA 2.2.3.3 East Lincoln Drive Development Areas. 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.

SOD CODE PROVISIONS

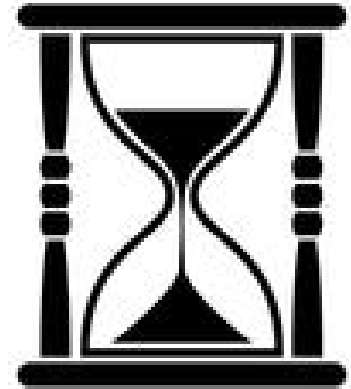
- SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review
- SOD issuance begins the SUP review process
- The SOD is not a final decision of the Council
- It creates no vested right to a SUP approval
- Applicant shall not rely on the SOD as the same as what may be part of an approved SUP
- Commission, by majority vote, can request clarification and/or expansion of SOD to Council



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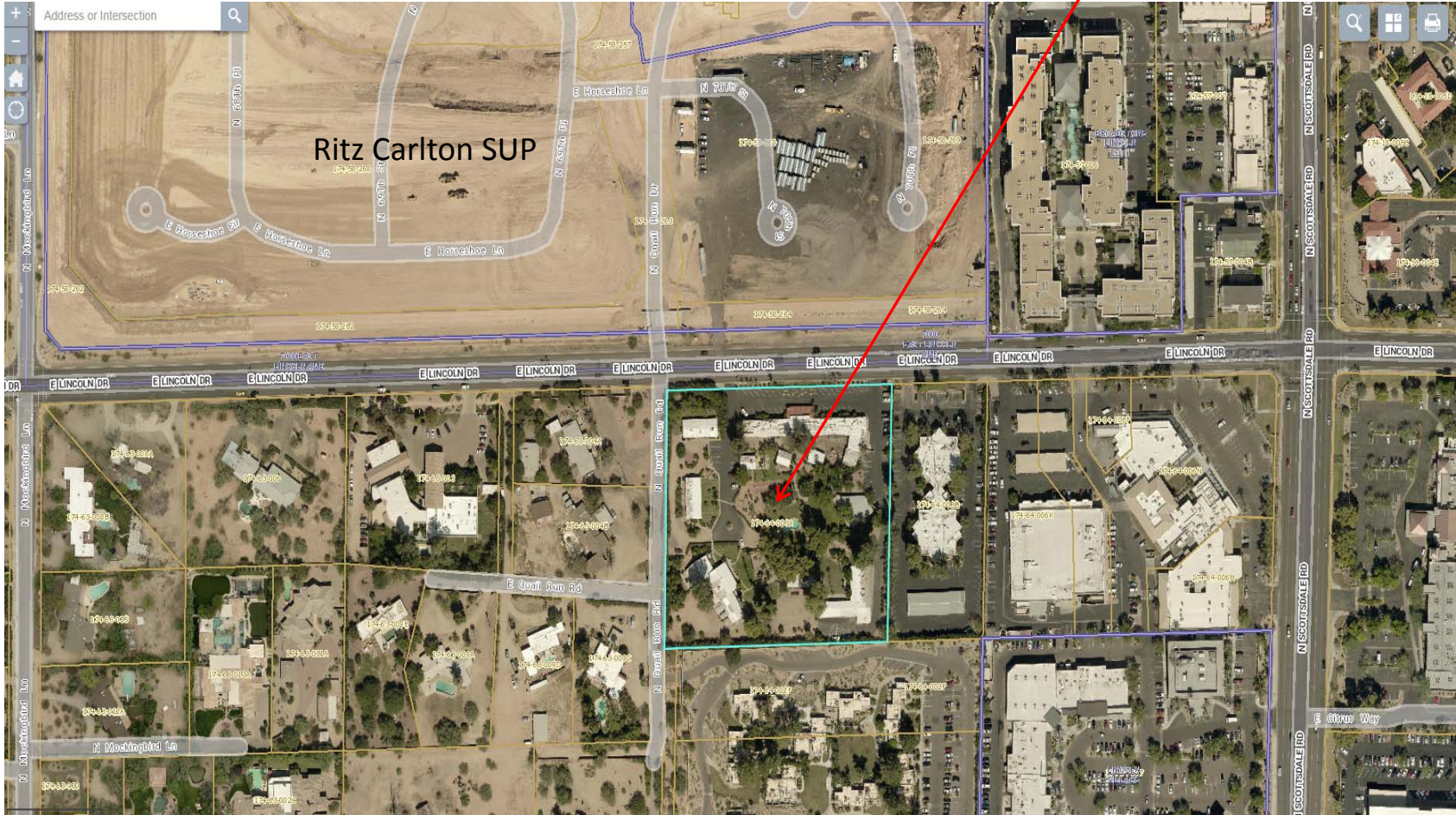
TIMING CODE PROVISIONS

- Commission must hear, approve or disapprove, and forward the SUP within time period specified in SOD or the lesser of 90 days from SOD or 150 days from the SUP filing
 - Suggestion is specified time period since 90-day period falls early Sept 2018
 - Commission date of Oct 16th or Oct 2nd
- Council must issue SOD within 45 days from the date of staff presentation
 - Dependent upon application completeness
 - If use May 24th, then issuance is by July 8th



VICINITY MAP

Smoke Tree Resort



EXISTING CONDITIONS

- 32-room resort, 23 rooms in service
- A restaurant not in use the last decade
- No physical improvements since 2008
- Essentially the same buildings/condition since 1969
- Built ~ 1954
- Site designated for SUP-Resort and zoned SUP-Resort
- 2012 General Plan designating site in a Development Area
- Development area is encouraged to have moderate intensity, mixed-use, and context-appropriate resort development



EXISTING RIGHT-OF-WAY (ROW)

- Lincoln Drive
 - Major Arterial
 - General Plan suggests 130' ROW
 - Existing 65' dedication on north side (Ritz)
 - 33' ROW on south side (Smoke Tree)
 - Clarification needed if 33' ROW dedicated
 - Applicant desires not to dedicate additional 32' of ROW
- Quail Run Road
 - Local Road
 - General Plan suggests 50' ROW
 - Existing 25' dedication from properties to the west of site
 - Existing 0' ROW on east side (Smoke Tree)
 - Applicant desires not to dedicate additional 25' of ROW
 - Town typically requires dedication/easement



COMPONENTS – PROPOSED MAJOR SUP AMENDMENT

- 150 traditional hotel guest room keys
- 30 resort residential units
 - Approx. 1,250 sf
 - Lock-off feature
 - Available to rent through resort
- Restaurant and bar/lounge
- Accessory uses such as:
 - Fresh food market
 - Café/Eatery
 - Micro-brewery
 - Speakeasy
 - Pop-up retail
 - Coffee shop
 - Florist,
 - Sandwicheria
 - Bakery
 - Epicurean retail and sundries
- Indoor/outdoor event space
 - Resort pavilion for banquets/meetings
 - Pool



OWNERSHIP

- Williams family sold site 2018
- Phoenix-based Geneva Holdings LLC new owner
- Operated by independent hotel – Ventana Hotels



SITE PLAN — GROUND LEVEL



PROGRAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza
- C. Resort Reception (2,000 sf.)
- D. Resort Market (2,500 sf.)
- E. Resort Restaurant (3,500 sf.)
- F. Resort Clubhouse (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. Administration (2nd floor)

HOTEL UNITS - 150 Units

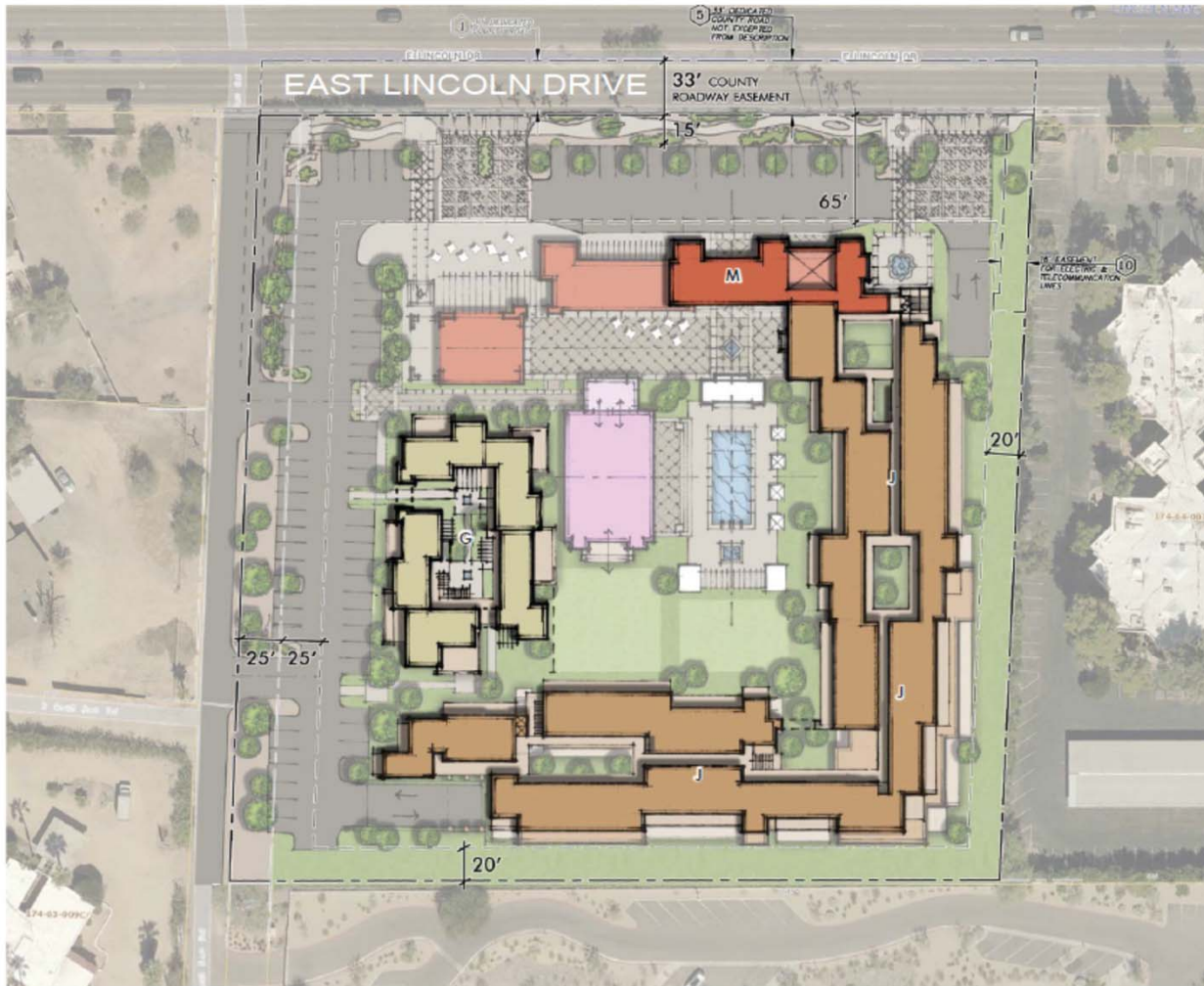
- Connected building
- On first and second levels

RESORT RESIDENCES (30 Units)

- VILLAS**
- 10 units
- RESORT TOP RESIDENCES**
- 20 Units
- 3rd Level of Resort buildings
- Exterior uncover parking

SURFACE PARKING = 83 Spaces

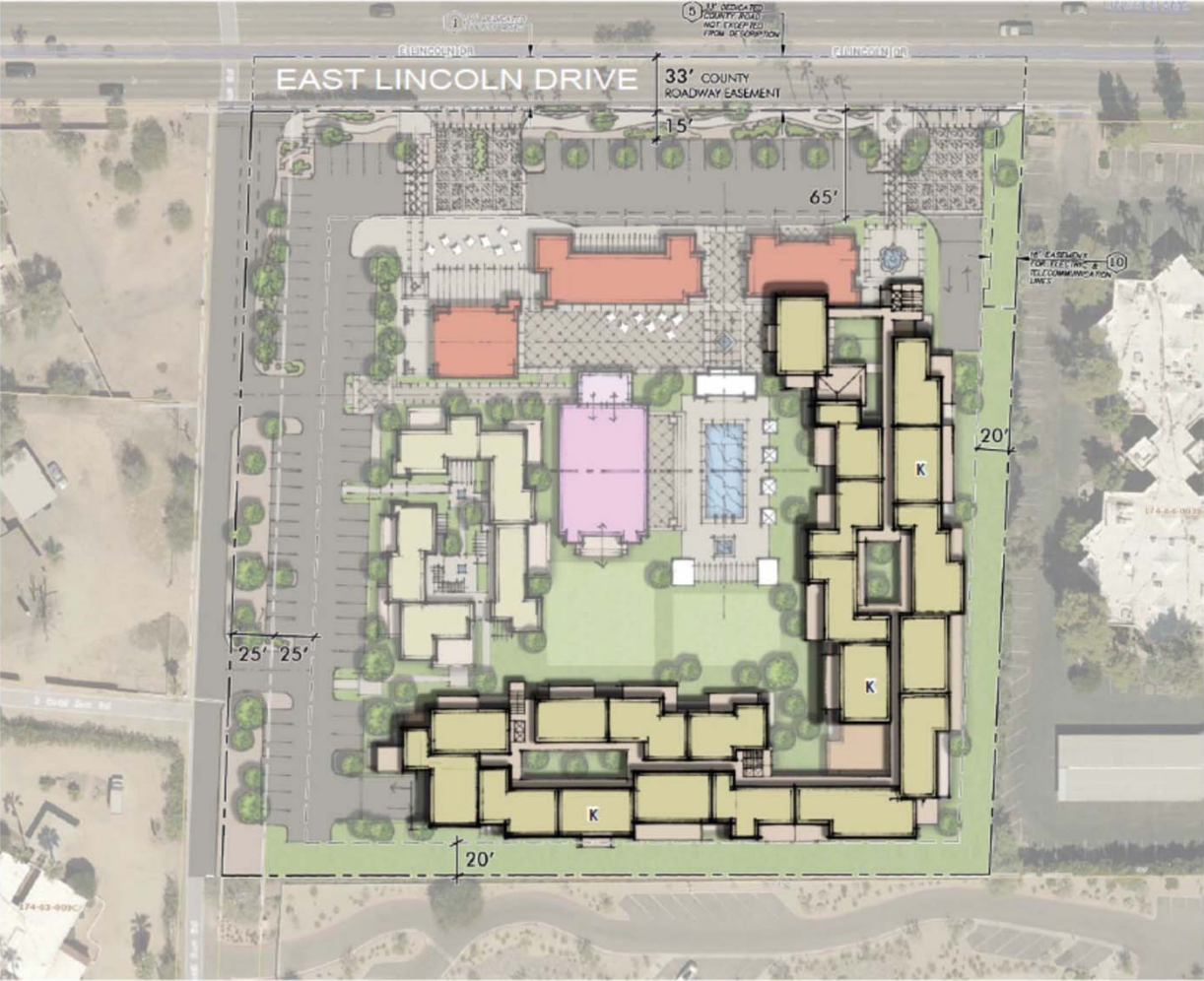
SITE PLAN — SECOND LEVEL



PROGRAM

- G. Resort Villas
- J. Resort Bedrooms (first 2 floors)
- M. Administration (2nd floor)

SITE PLAN — THIRD LEVEL



PROGRAM

K. Resort Residences (3rd floor)



ALLOWABLE COVERED ITEMS IN SOD

General Items

- Anticipated time frame for completion
- When and if drafts should be referred back to Council
- Expectations for public participation
- Process for new policy considerations
- Policy preferences, undesired outcomes, or areas where no further review is necessary

SUP Items

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights
- View Corridors
- Circulation
- Known issues, if any

SOD CONSIDERATION POINTS — CONTEXT

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
<p>Context-appropriate site/building design</p>	<p>Several General Plan policies relate to context-appropriate design, including:</p>	<p>The application includes several visuals on conceptual architectural design, material, and colors.</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>More precise information may be necessary to verify how the project meets the vision and policies of the General Plan related to context-appropriate design that includes 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>
	<p>Existing complies since context/design was approved by prior SUP action</p>	

SOD CONSIDERATION POINTS — DENSITY/COVERAGE

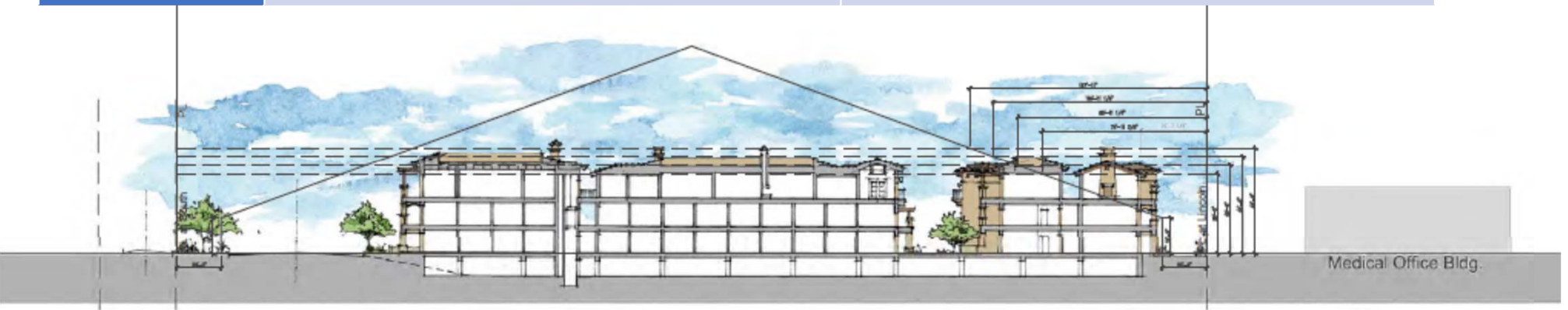
Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
Density – Lot Coverage	<p>Density at 1 unit per 4,000 sf of site area (SUP Guideline), being 10.9 units/acre.</p> <p>25% lot coverage (SUP Guideline).</p> <p>General Plan Polices consider 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&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>The existing resort at 32 units has a density of 6.0 units/acre; Guideline allows for 58 total units on 5.3 acres.</p> <p>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>Proposed lot coverage of 34% with a floor area ratio of 62%.</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>Consider a maximum drip line lot coverage, maximum floor area, and/or maximum number of units.</p>

SOD CONSIDERATION POINTS — HEIGHT

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
Height	<p>Maximum height for resorts are 36' for principal structures, 24' for accessory structures, and 18' for services structures (SUP Guidelines).</p> <p>SOD to address heights (SUP Section 1102.3.B.4 Zoning Ordinance)</p>	<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>
	<p>Existing heights</p> <ul style="list-style-type: none"> • 16'3" to top of parapet on restaurant building, majority height 12'0", 1-story • 12' (estimated) guest cottages 	<p>Recommend that the Planning Commission evaluate the proposed height as to its impact to adjacent properties. A maximum 36 feet is anticipated, with the maximum height encouraged in the center and on the east side of the site with Lincoln Medical Plaza. Structures generally stair-step from one-story/lowest height closer to the resort 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.</p>

SOD CONSIDERATION POINTS — OPEN SPACE CRITERIA

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
Open Space Criteria - Viewshed	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). SOD to address massing/scale (SUP Section 1102.3.B.4 Zoning Ordinance)	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. The owner of the Andaz expressed concerns over the height and loss of views along the south property line
	Existing structures comply	The Planning Commission should evaluate the impact to adjoining properties of any encroachment outside of the imaginary plane suggested by the Open Space Criteria



SOD CONSIDERATION POINTS — SETBACKS

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
Setbacks – Principal Structures	Principal Structure 100' (SUP Guideline) SOD to address setbacks (SUP Section 1102.3.B.4 Zoning Ordinance)	Building C/M/E, J/K , and G are principal structures. In particular, the rear and east side setbacks are well under the SUP Guideline of 100'
	Existing Guest Unit Cottages <ul style="list-style-type: none"> • 57' from Lincoln Dr (31' with full dedication) • 33' from Quail Run Rd (8' with full dedication) • 33' (estimated) rear/side 	Minimum proposed – <ul style="list-style-type: none"> • 75' from Lincoln Dr (43' with full dedication) • 90' from Quail Run Rd (65' with full dedication) • 20' rear and east side
	* 40' setback for accessory structures are met	The Commission shall identify any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.)

Setbacks



PROGRAM

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- B. Resort Reception Entry Plaza
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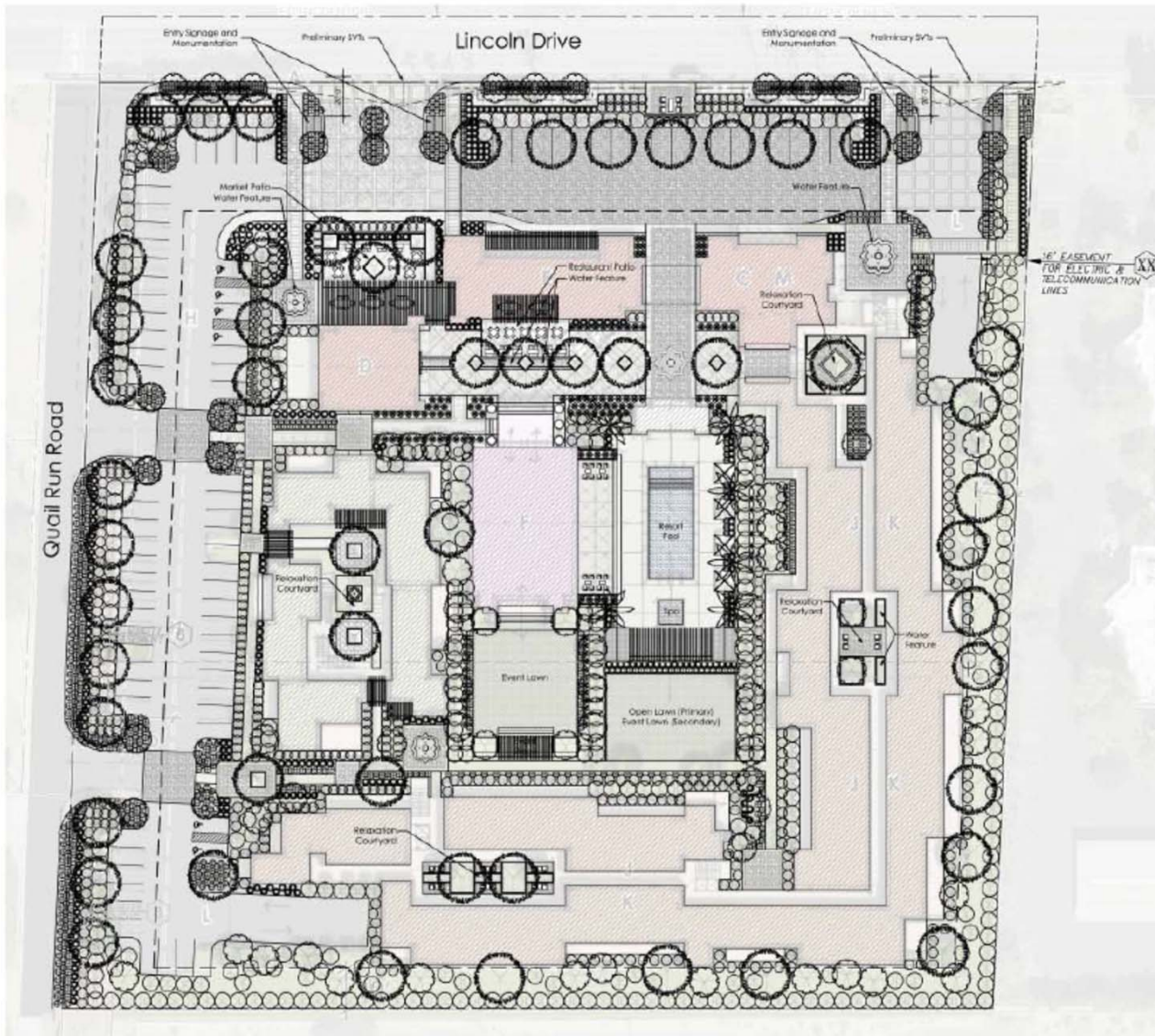
SURFACE PARKING = 83 Spaces



0' 40' 80' 160'

SOD CONSIDERATION POINTS — BUFFERING

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
Landscape/ Buffering	50' along major roads 30' along local roads (SUP Guideline)	<ul style="list-style-type: none"> • 20' along Lincoln Dr (includes portion in the right-of-way) • 10' and 25' along Quail Run (includes portion in the right-of-way)
	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.	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.
	Existing buffers <ul style="list-style-type: none"> • 7' Lincoln Dr (in right-of-way) • 33' or greater Quail Run Rd • 10' and 33' or greater in rear • 0' to 10' east side Existing tall hedges act as perimeter buffers	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.



PLANT MATERIALS LEGEND

Sym. Plant Type

Trees

-  *Large / Medium Shade Tree*
36" min. Box
-  *Accent Tree*
36" min. Box
-  *Phoenix dactylofera (Date Palm)*
16" min.

Shrubs / Ground Cover / Accent

-  *Large Shrub*
5 gal / 15 gal / 24" Box
-  *Medium Shrub*
5 gal / 15 gal
-  *Small Shrub*
5 gal / 15 gal
-  *Rose / Rose Garden*
15 gal
-  *Ground Cover*
1 gal / 5 gal
-  *Accent Plants / Cacti*
5 gal / 15 gal / 24" Box

Buffering


SOD CONSIDERATION POINTS — TRAFFIC/PARKING/CIRC

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
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"> • 60' setback for parking lots/internal driveways adjoining residential • 40' setback for parking lots/internal driveways adjoining non-residential • 3' screening of parking lots • Parking calcs by use (i.e. 1.2 spaces for each guest unit, 2.0 spaces each dwelling unit, etc.) • Landscape islands every 100' in parking lots • 100' setback for load/unloading/trash adjoining residential <hr/> <ul style="list-style-type: none"> • 2 driveways onto Lincoln Drive • No existing access onto Quail Run Rd 	<p>Need to submit study</p> <hr/> <p>The proposed density, 5-acre property size, and location within a heavily-traveled and mixed-use density area near Scottsdale creates a heightened need for ensuring there is no negative impact on traffic safety, parking, and circulation. Some considerations for review should include:</p> <ul style="list-style-type: none"> ▪ Number of access points in/out of the site ▪ Fire access to the site ▪ 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) ▪ Deceleration turn lane for eastbound traffic entering the site. ▪ Any cross-access easement(s) with the owners of the Lincoln Medical Plaza to the east/Andaz to the south. ▪ Sidewalk and other pedestrian circulation ▪ Necessary roadway dedication/easement ▪ Number of parking spaces for guests, residents, employees, overflow needs; use of shared parking; and ride-share ▪ Full build-out of the Ritz SUP ▪ Coordination of improvements/impacts with neighboring non-residential properties

SOD CONSIDERATION POINTS — IMPACT

Topic	Town Code/Special Use Permit Guideline/Town Policy Existing Condition	Proposal by Applicant Suggested SOD Focus
<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>To be determined</p>
	<p>Existing complies since site was approved by prior SUP action</p>	<p>West side of site has larger setback, although 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>

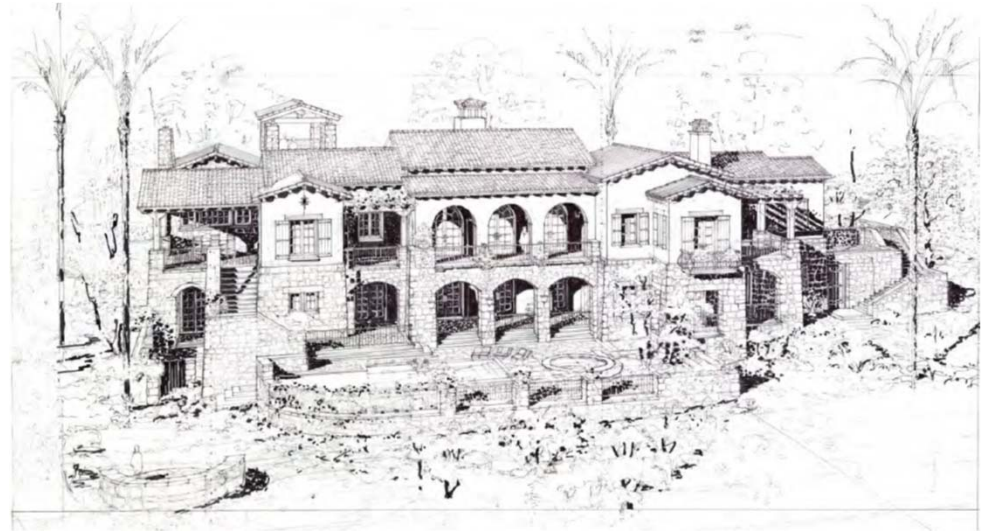
SOD CONSIDERATION POINTS — SIGNS

Topic	Town Code/Special Use Permit Guideline/Town Policy	Proposed by Applicant and/or Suggested SOD Focus
<p>Signage - Gateway</p>	<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&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"> • Small lettering on 2 entry columns • Monument sign at west entrance 	<p>Landscape plan shows 4 entry signs.</p> <p>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</p>  <p>Existing monument sign</p>



SOD CONSIDERATION POINTS — OTHER ITEMS

- Understand impact of any infrastructure improvements
- Review regarding potential community spaces/ services that will provide public benefit(s)
- Review accessory uses to ensure these uses are accessory to the resort and support/service guests or visitors
- SUP timing
- Drainage
- Refer to action report for more information



NEXT STEPS

- Find General Plan policies attached
- Find prior SODs attached
- Identify information needed for next work session and/or SOD action



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QUESTIONS?



VICINITY MAP

Smoke Tree Resort

