

SmokeTree Resort

SUP 25-03 – Minor Amendment

7101 E. Lincoln Drive
Project Narrative

1st Submittal: March 5, 2025

2nd Submittal: April 23, 2025

3rd Submittal: May 19, 2025



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Introduction

This application is submitted on behalf of Walton Global Holdings, the owner and developer of approximately 5.36 gross acres located at 7101 E. Lincoln Drive in Paradise Valley, Arizona (the “Property”), as illustrated by the Aerial Map attached as **Exhibit 1**. The Property is currently zoned SUP-R (Special Use Permit – Resort) as shown in the Zoning Map at **Exhibit 2** and identified on the 2022 General Plan with a land use designation of Resort/Country Club, as shown in the General Plan Map at **Exhibit 3**.

The Property was originally the site of the SmokeTree Resort, a bungalow-style resort ranch built in 1954. On January 11, 2024 the Paradise Valley Town Council approved SUP 23-01 – a major amendment to the SmokeTree Resort SUP to allow the redevelopment of the Property with an 82-guestroom luxury boutique hotel (the “Resort”). See Approved Site Plan at **Exhibit 4**.

Since approval in January 2024, Walton has worked closely with the Resort operator to refine the site plan, floor plans, and room layouts to prepare the project for construction document submittals. Through this process, spaces became more defined, and efficiencies were discovered that allowed for better use of the limited space. This iterative process produced a slightly smaller spa with a more appropriately located fitness center, more efficient back-of-house spaces and operations, and yielded 13 additional guestrooms supported by an additional 28 parking spaces. Importantly, all of these refinements were accomplished within the same building envelope and a slight reduction in overall floor area ratio and lot coverage.

Project Overview

The proposed site plan/floor plan adjustments are focused on refining individual spaces to create the most efficient use of the Resort within the framework of the existing building envelope. The guiding principle of these refinements to the Resort is “no net impact”, which is achieved by maintaining fidelity to the existing building envelope and parking ratio. See Proposed Site Plan at **Exhibit 5**.

Main Building Guestrooms

As noted above, a total of 13 guestrooms were added to the Resort – 11 additional guestrooms in the main building and 2 additional pool suites. In the main building, the additional guestrooms were a confluence of two factors: reducing the number of standard suites and refining the sizing and layouts of the public areas and employee areas within the main building.

The approved floor plan offered a total of 18 standard suites, mostly on the 2nd and 3rd floors of the main building. This ratio turned out to be somewhat top-heavy for standard suites relative to comparable boutique resorts in the market, and consequently 5 standard suites were removed from the main building and the space reconfigured for standard guest rooms.

Additionally, the fitness center, restaurant, and employee/back-of-house areas were oversized relative to the needs of the resort in the approved site plan. The applicant right-sized the fitness center and relocated it to the southwest corner of the site adjacent to the spa – a more appropriate location and a complementary use. The restaurant was considerably oversized at nearly 8,600 SF and resized to a more appropriate and manageable 5,167 SF.

With respect to the back-of-house areas adjacent to the east wing of the first floor, once the specific areas were defined and configured (laundry, workshop, staff lockers, etc.) the floor area shrank and opened up space for two additional guest rooms in the northeast corner of the east wing. The combination of these two changes allowed for five (5) additional guest rooms on the first floor of the east wing.

Spa/Fitness Center/Spa Casitas

As noted above, the fitness center has been relocated between the spa and casitas in the southwest corner of the site – a more intuitive location and complementary use along with the spa. The floor areas of both the fitness and spa were recalibrated to reflect market needs and guest expectations – freeing up floor area for two (2) additional spa casitas along the south side of the Property.

Parking

In order to accommodate the additional guest rooms and maintain the “no net impact” principle, the updated site plan provides an additional 28 parking spaces and slightly improves the overall parking ratio. The approved site plan provides a parking ratio of 1.94 parking spaces per guest room and the proposed site plan offers 1.97 parking spaces per guest room. Additional surface parking spaces are provided on the west side adjacent to the buildings, in the northwest corner adjacent to the entry auto court, and on the east side opposite the back-of-house areas. Additional below-grade spaces were also added in the subterranean garage through more efficient circulation design. Minimum parking stall dimensions in SUP 23-01 are 18’ x 9’ and are unchanged in the proposed amendment.

Lighting

The overall lighting concept for the SmokeTree Resort remains relatively unchanged. The precise locations of some building and site lighting may vary slightly in the southwest corner

of the Property due to the relocation of the fitness center and reconfiguration of the casitas, but the overall lighting plan and site photometrics will conform to the approved plans.

Comparative Project Data

As illustrated in the Data Table embedded in the Proposed Site Plan at **Exhibit 5**, the proposed amendment will have no net impact on the project as a whole – and in many ways improves upon the approved plans by marginally reducing the overall project area and increasing the parking capacity. Gross building area, lot coverage, and FAR are all decreasing slightly while the parking ratio and overall parking capacity are increasing to accommodate the additional 13 hotel keys. As noted above and demonstrated by the comparative data table below, the applicant has honored the intent of the original approvals by maintaining (or slightly reducing) the overall impact/massing/scale of the project while simultaneously increasing the overall parking capacity to accommodate the additional 13 keys.

Development Standard	Approved	Proposed	Difference
Gross Building Area Above Grade	106,030 SF	105,826 SF	-0.19%
Lot Coverage % (Drip Line Net)	35.00%	34.96%	-0.04%
Lot Coverage SF (Drip Line Net)	73,940 SF	72,184 SF	-1,756 SF
Floor Area Ratio (Net)	0.514	0.513	-0.001
Hotel Keys	82 Keys	95 Keys	+13 Keys
Parking Stalls	159 Stalls	187 Stalls	+28 Stalls
Parking Ratio (Spaces/Key)	1.94	1.97	+0.03

Parking/Traffic

Traffic

Updated parking and traffic studies prepared by CivTech, Inc. were submitted with this Minor SUP amendment. The Traffic Impact Analysis demonstrates that the additional 13 hotel keys, combined with a slight reduction in restaurant/bar floor area, results in a negligible increase in weekday trips: five (5) additional AM peak trips and two (2) additional PM peak trips, with a total of 44 additional weekday trips over a 24-hour period. This marginal increase in trips has no impact on the proposed improvements nor the anticipated levels of service at intersections in the vicinity of the Property.

	Approved	Proposed	Difference
Total Weekday Average Daily Trips (With Internal Capture Reduction)	918 Trips	962 Trips	+44 Trips
Weekday AM Peak Trips (In/Out Total)	41 Trips	46 Trips	+5 Trips
Weekday PM Peak Trips (In/Out Total)	73 Trips	75 Trips	+2 Trips

Parking

As noted above, the proposed amendment includes an increase of 28 parking spaces to accommodate the additional 13 hotel keys, improving the overall parking ratio from 1.94 to 1.97 spaces per key. Notably, due to the reductions in the restaurant and spa floor areas in conjunction with the increase in hotel keys, the peak season demand increases by only four (spaces) while the peak off-season demand decreases by 31 spaces in the shared parking model. Relative to the approved plans, the proposed amendment provides a significantly improved parking ratio in the shared parking model as indicated in the table below.

	Approved	Proposed	Difference
Peak In-Season Net Stalls Required	168 Stalls	163 Stalls	-5 Stalls
Peak Off-Season Net Stalls Required	145 Stalls	135 Stalls	-10 Stalls
Peak Time Demand (In-Season)	142 Stalls	146 Stalls	+4 Stalls
Peak Time Demand (Off-Season)	120 Stalls	89 Stalls	-31 Stalls
Parking Capacity to Peak Time Demand Ratio (In-Season)	1.12	1.28	+0.16
Parking Capacity to Peak Time Demand Ratio (Off-Season)	1.33	2.10	+0.77

Minor SUP Amendment Criteria

1. Change or add any uses

The proposed SUP amendment is not adding or changing any uses within the Resort. The proposed changes will modify the square footages and densities of existing uses within the resort, but no uses within the approved Resort are being added or changed.

2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing

The proposed amendment reduces the overall floor area and floor area ratio of the resort, as outlined above and in the submitted plans.

3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated

Approval will have no material impact on adjoining property owners. As noted above, the total floor area and lot coverage of the resort is being reduced, the parking ratio is being increased, and the additional trip generation is negligible.

4. Change the architectural style of the existing Special Use Permit.

The proposed amendment will have no impact on the architectural style of the existing Special Use Permit.

Construction Process and Timeline

The construction is anticipated to be completed in the third quarter of 2027. The applicant will implement several proactive measures to minimize impacts on surrounding areas:

- Prioritizing early construction of the east site wall to reduce visibility from the adjacent medical plaza.
- Installing privacy screens on the south side to limit views from the Andaz Resort.
- Maintaining all worker parking on sites specifically procured for this project.
- Positioning all construction trailers on the west side of the property, away from neighboring properties.

Traffic and Access

- All construction traffic will be routed exclusively through Quail Run.
- No vehicles will enter or exit from Lincoln Drive.
- No access will be permitted through the shared driveway with the medical plaza, ensuring uninterrupted operations for medical facilities unless coordinated ahead with medical plaza owner. When shared driveway use is required and with medical plaza approval, deployment of spotters and flaggers will be required.

Dust Control and Environmental Management

- Implementation of comprehensive dust control measures in full compliance with Arizona Department of Environmental Quality (ADEQ) requirements.
- Multiple daily street sweepings during peak construction periods to maintain clean and safe roadways.

Construction and Pedestrian Safety

- Deployment of spotters and flaggers for all large vehicles and deliveries entering and exiting the construction zone
- Installation of clearly marked pedestrian walkways, protective barriers, and warning signage around the perimeter

The applicant is committed to maintaining a safe, efficient, and considerate construction process. The development team will continue to collaborate closely with the Town of Paradise Valley and neighboring properties to address any concerns that may arise throughout the project timeline.

Summary

The proposed changes to the SmokeTree Resort site plan are a reflection of the applicant's diligent work over the past year with its design team and hotel operator to refine the project plans and deliver a world-class luxury boutique hotel/resort to the Town of Paradise Valley. These refinements will allow the Resort to operate more efficiently and intuitively for both guests and employees and meet the needs and expectations of even the most discerning guests and visitors. The right-sizing of the various internal areas within the Resort allowed the applicant to add an additional 13 keys while slightly reducing the overall lot coverage and floor area of the resort. All of this was accomplished in conjunction with adding 28 parking spaces to the Resort and improving the parking ratio from 1.94 to 1.97 spaces per key. The cumulative effect of these adjustments paves the way for a win-win scenario for the applicant and the Town, improving the experience for Resort guests/visitors and reducing the relative impact on the Town.

EXHIBIT 1

Aerial Map



WITHEY
MORRIS
BAUGH

7101 E. Lincoln Drive - Paradise Valley, AZ



EXHIBIT 2

Zoning Map

E Lincoln

ASSISTED
LIVING

SITE




 R-175	 R-35	 R-18	 R-18CP	 SUP-R Special Use Permit- Resort
 R-43	 R-35CP	 R-18A	 SUP-P Special Use Permit- Public	 SUP-O Special Use Permit- Medical
 R-43CP	 R-35A	 R-10	 OSP- Open Space Preserve	 Hillside
				 Public School



EXHIBIT 3

General Plan Map

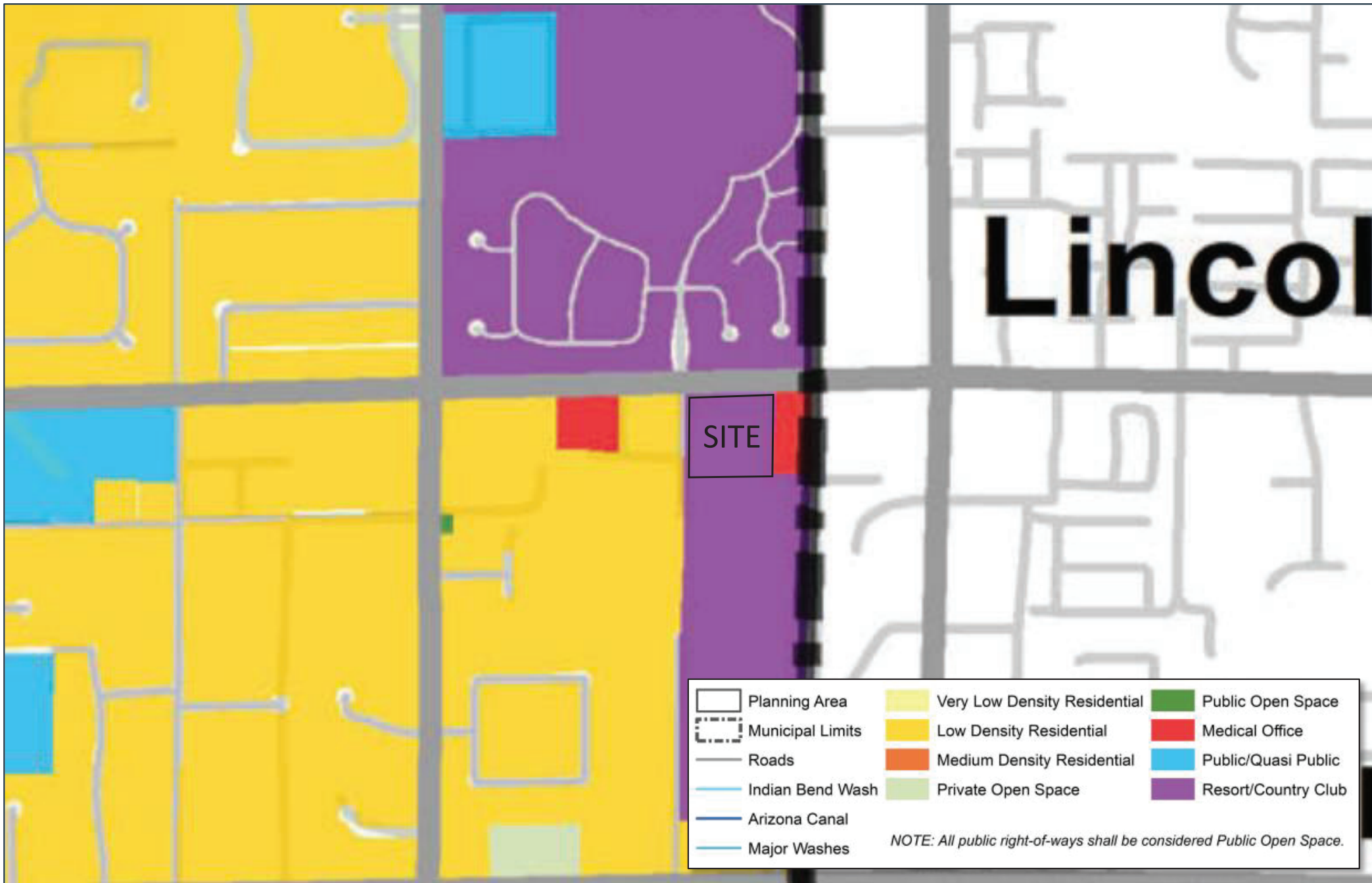
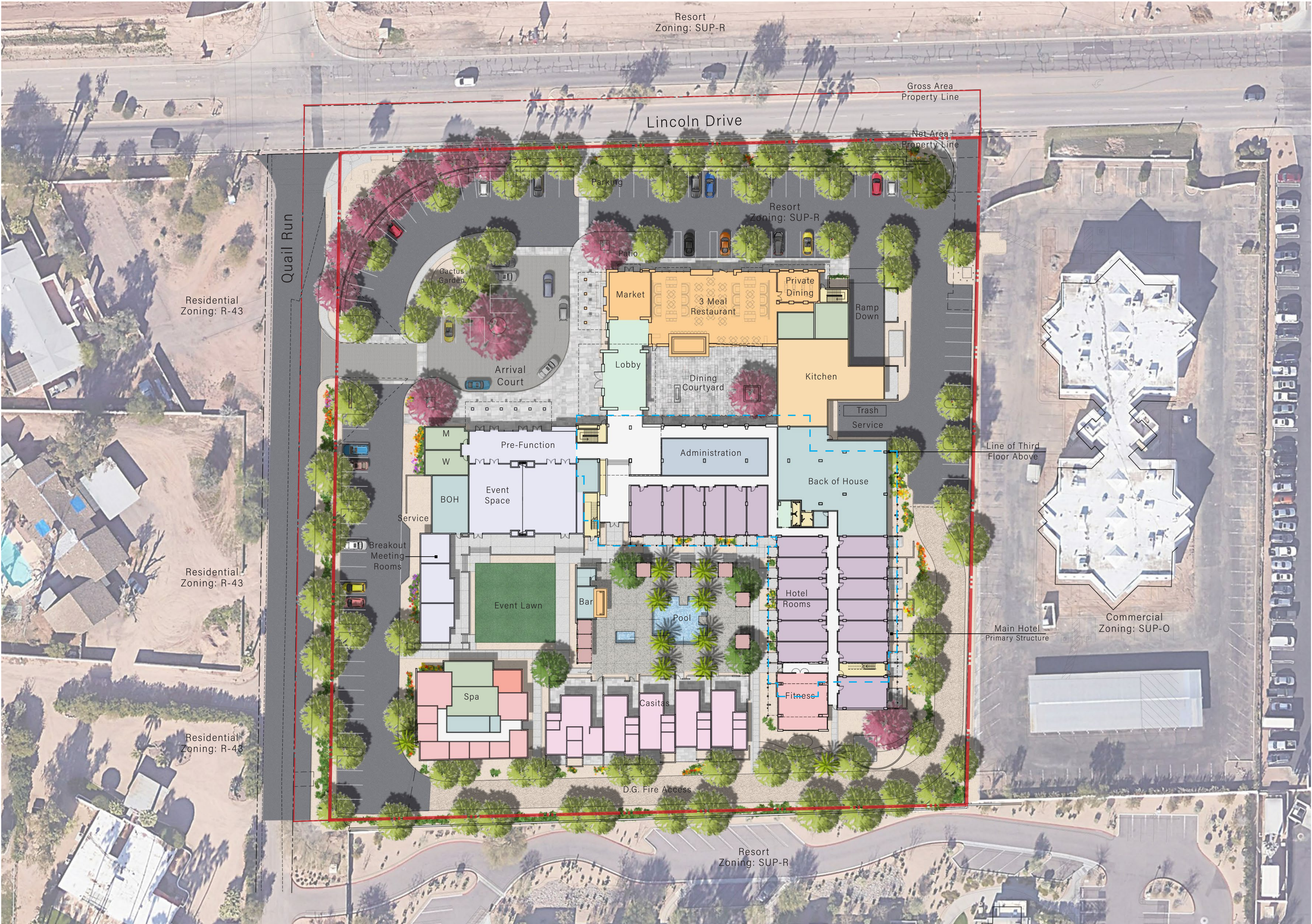
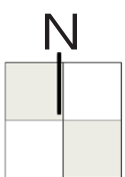


EXHIBIT 4

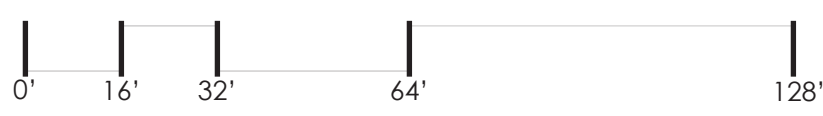


Color Key

Vertical Circulation	Lounge Seating
Lobby	BOH
Food & Beverage	Event Space
Admin	Kitchen
Spa/Fitness	Retail
Pool	Restrooms
Casitas	Guestrooms



Scale: 1/32" = 1'-0"



Conceptual Illustrated
Site Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

6 | Date: 2023.12.12
Project#: AP2207

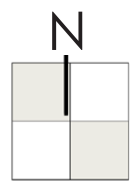
Walton

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EXHIBIT 5



- Color Key
- Guestrooms
 - Back of House
 - Vertical Circulation
 - Corridor
 - Balcony/Patio
 - Restaurant/Market
 - Kitchen
 - Lobby
 - Meeting/Event Space
 - Restrooms
 - Administration
 - Spa/Fitness
 - Casitas



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Conceptual Illustrated
Site Plan / First Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

6 | Date: 2025.03.05
Project#: AP2207

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