

# TOWN OF PARADISE VALLEY

## Smoke Tree Resort

### Major Special Use Permit Amendment

### Statement of Direction

### Work Study #1



September 27<sup>th</sup>, 2018

## TODAY'S GOAL

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**Receive information regarding the Statement of Direction for the Smoke Tree Resort Major Special Use Permit Amendment and identify additional information necessary for Council to approve a Statement of Direction on October 25<sup>th</sup>, 2018**



September 27<sup>th</sup>, 2018

# AGENDA

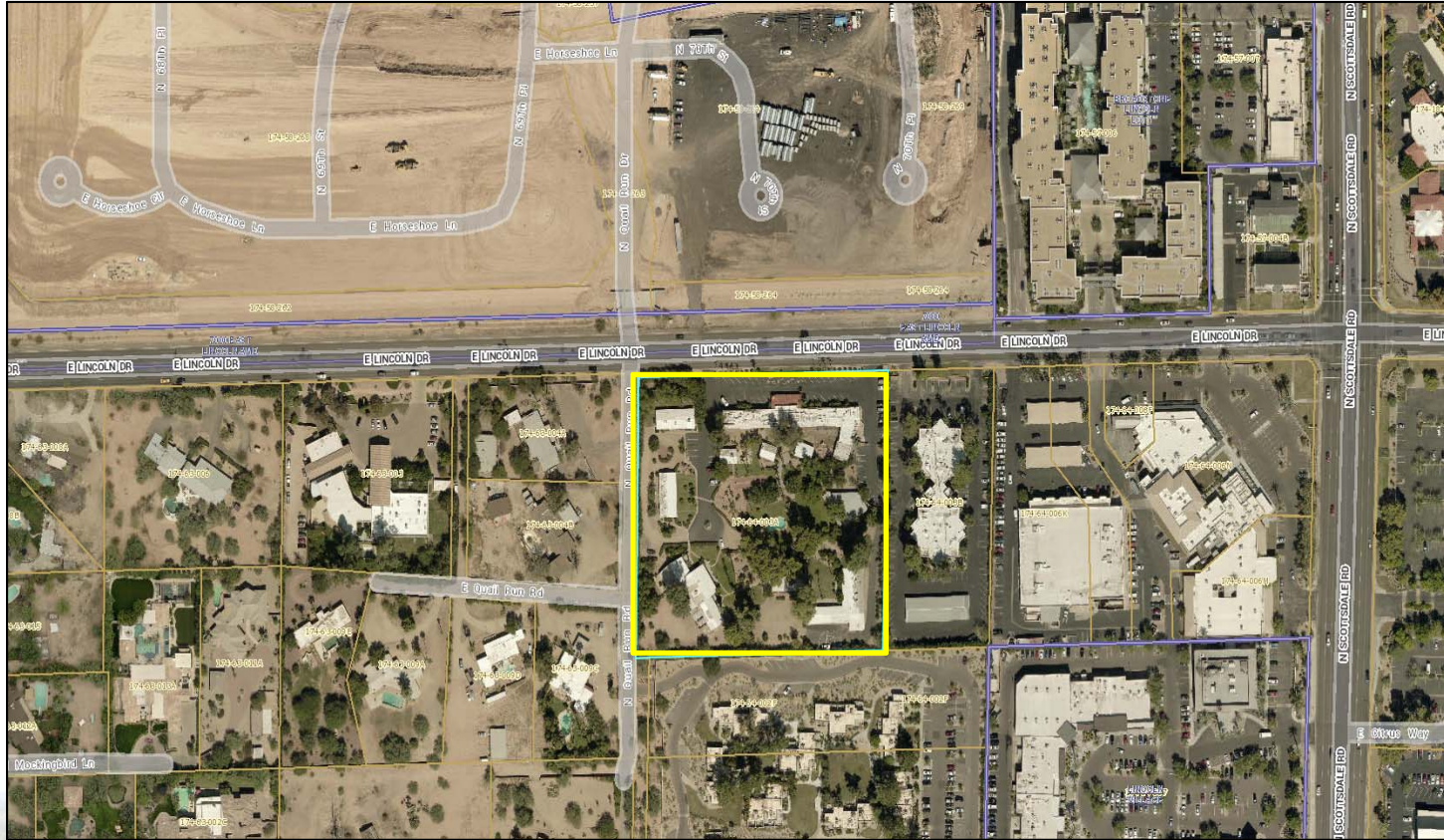
- **Summary of Smoke Tree Resort Request**
- **General Plan Policies**
- **SOD Consideration Points**
- **Draft SOD**
- **SOD Timeline**



September 27<sup>th</sup>, 2018



# SUMMARY OF REQUEST



September 27<sup>th</sup>, 2018

# SUMMARY OF REQUEST

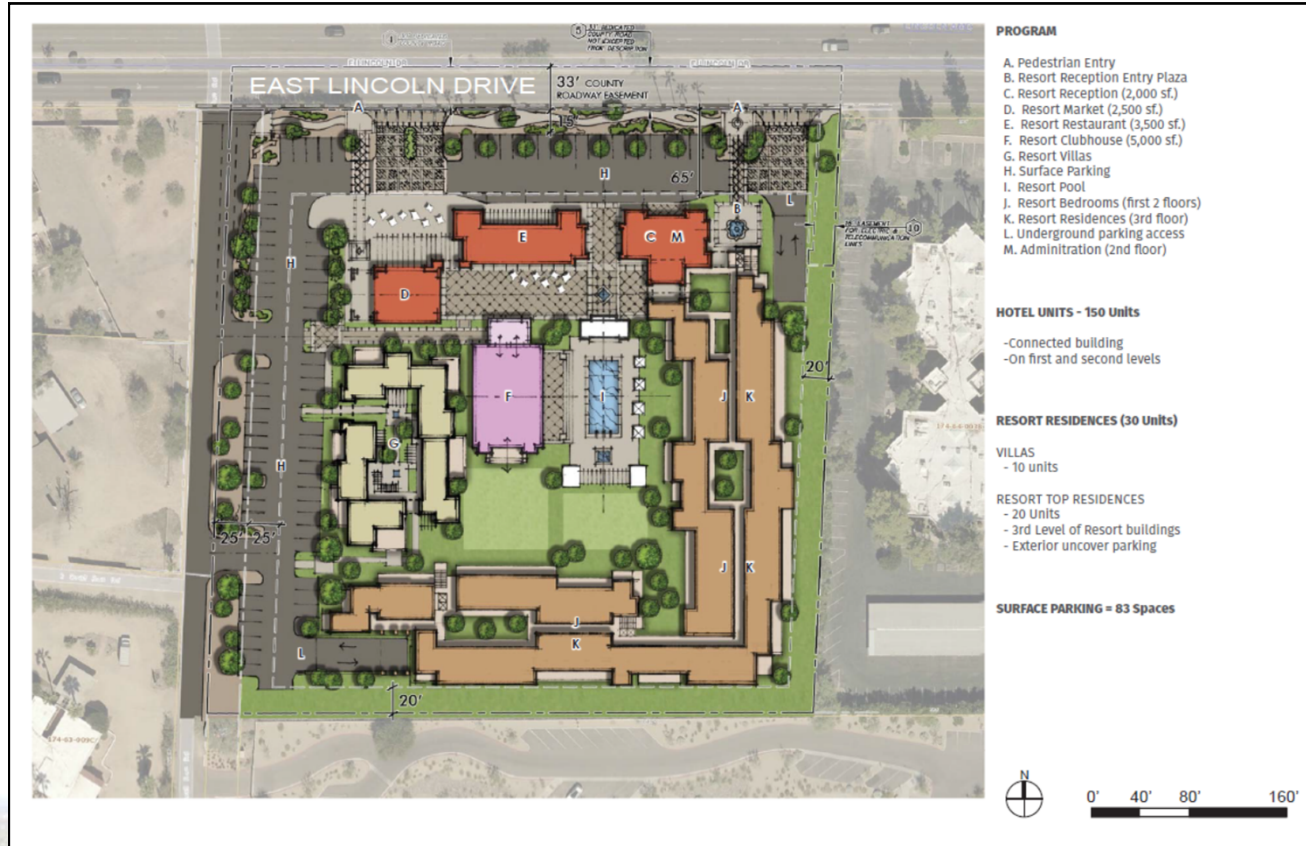
- **150 traditional hotel guest room keys**
- **30 resort residential units**
  - Approx. 1,250 sf
  - Lock-off feature
  - Available to rent through resort
- **Restaurant and bar/lounge**
- **Accessory uses such as:**
  - Fresh food market
  - Café/Eatery
  - Micro-brewery
  - Speakeasy
  - Pop-up retail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



September 27<sup>th</sup>, 2018

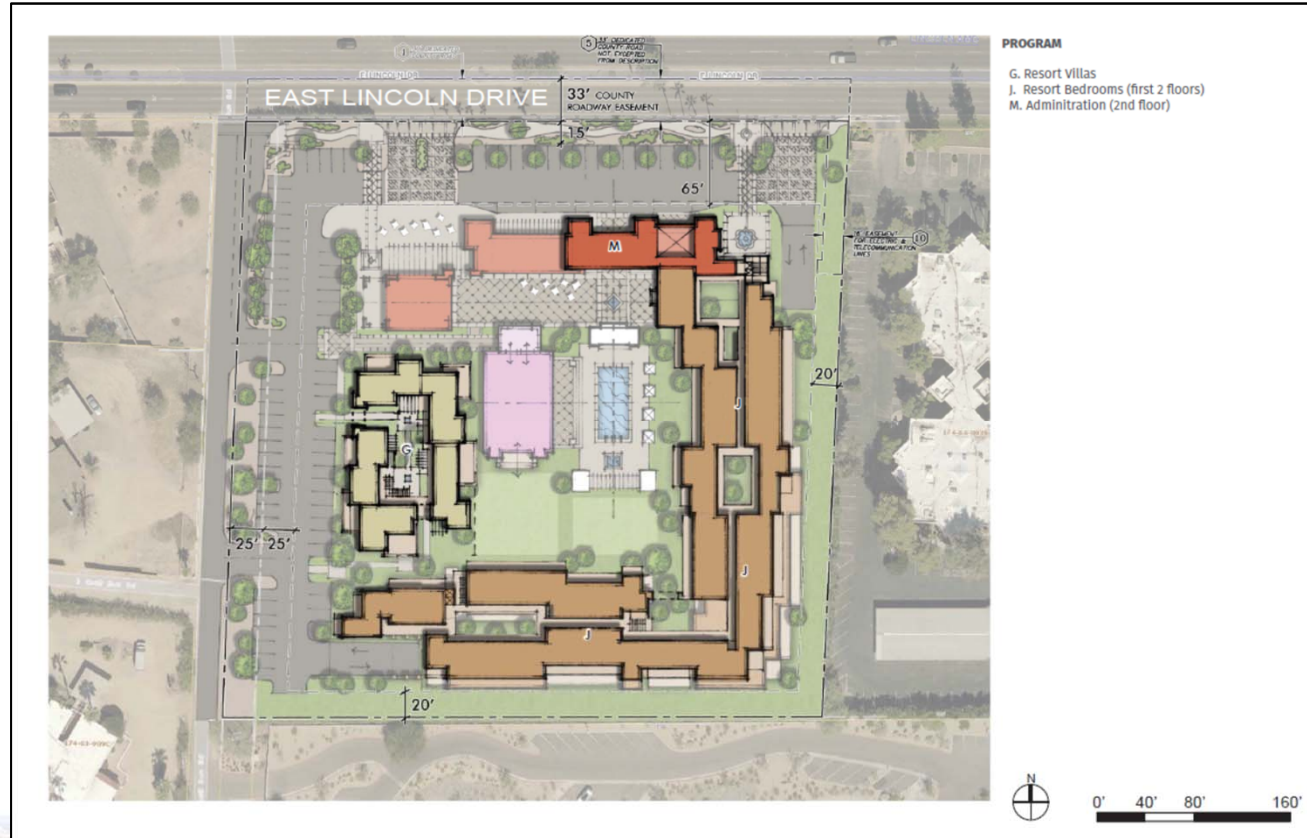


# SUMMARY OF REQUEST



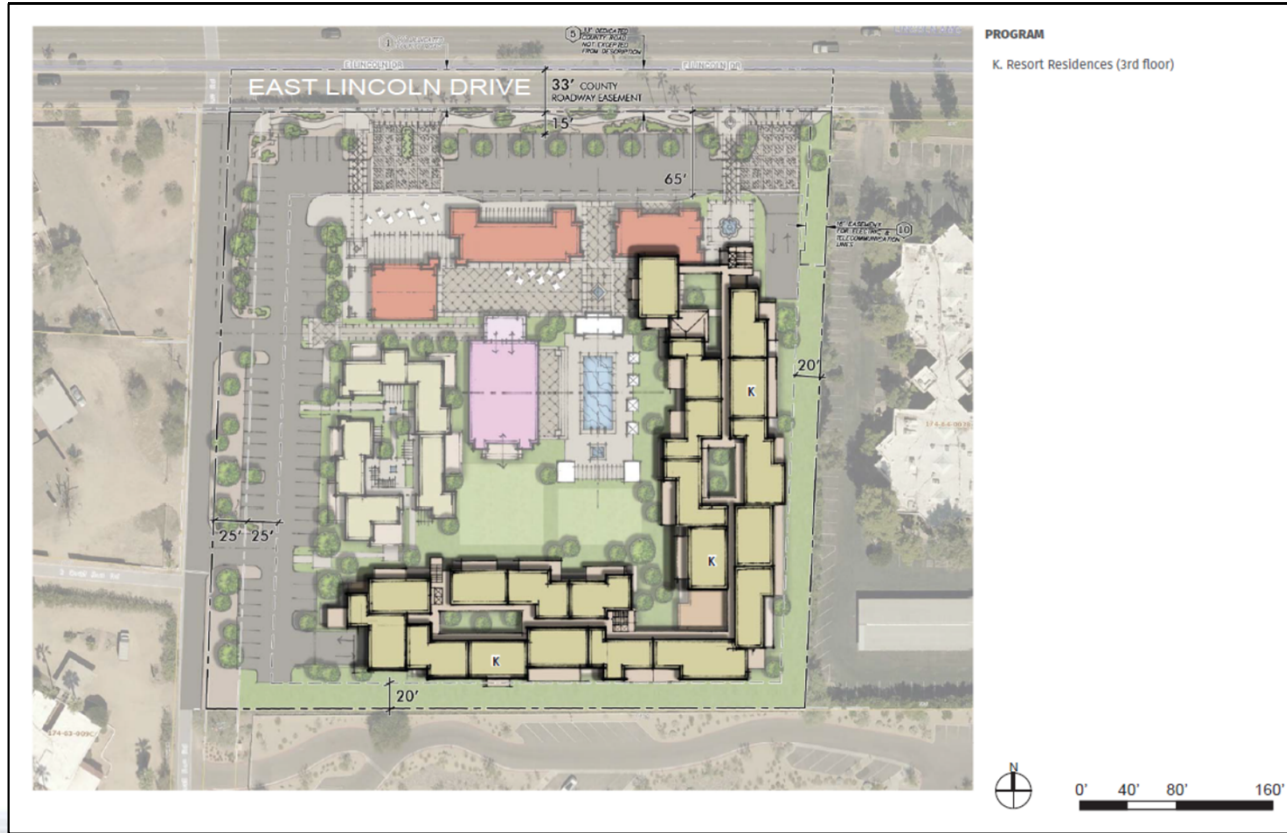
September 27<sup>th</sup>, 2018

# SUMMARY OF REQUEST



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# GENERAL PLAN POLICIES

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- **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 CONSIDERATION POINTS

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- **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**



# SOD CONSIDERATION POINTS

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## 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

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**Discuss Council Action Report Attachments:**

**Attachment G – SOD Consideration Points**

**Attachment H – Draft SOD**



September 27<sup>th</sup>, 2018

## SOD TIMELINE

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- **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 of February 5<sup>th</sup>, 2019**
- **Council must issue SOD within 45 days from the date of staff presentation which is November 11<sup>th</sup>, 2018**
- **Current Schedule is**
  - **Second Work Study is October 11<sup>th</sup>**
  - **SOD Issuance is October 25<sup>th</sup>**



September 27<sup>th</sup>, 2018

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