

TOWN OF PARADISE VALLEY

Smoke Tree Resort

Major Special Use Permit Amendment

Statement of Direction

October 25th, 2018



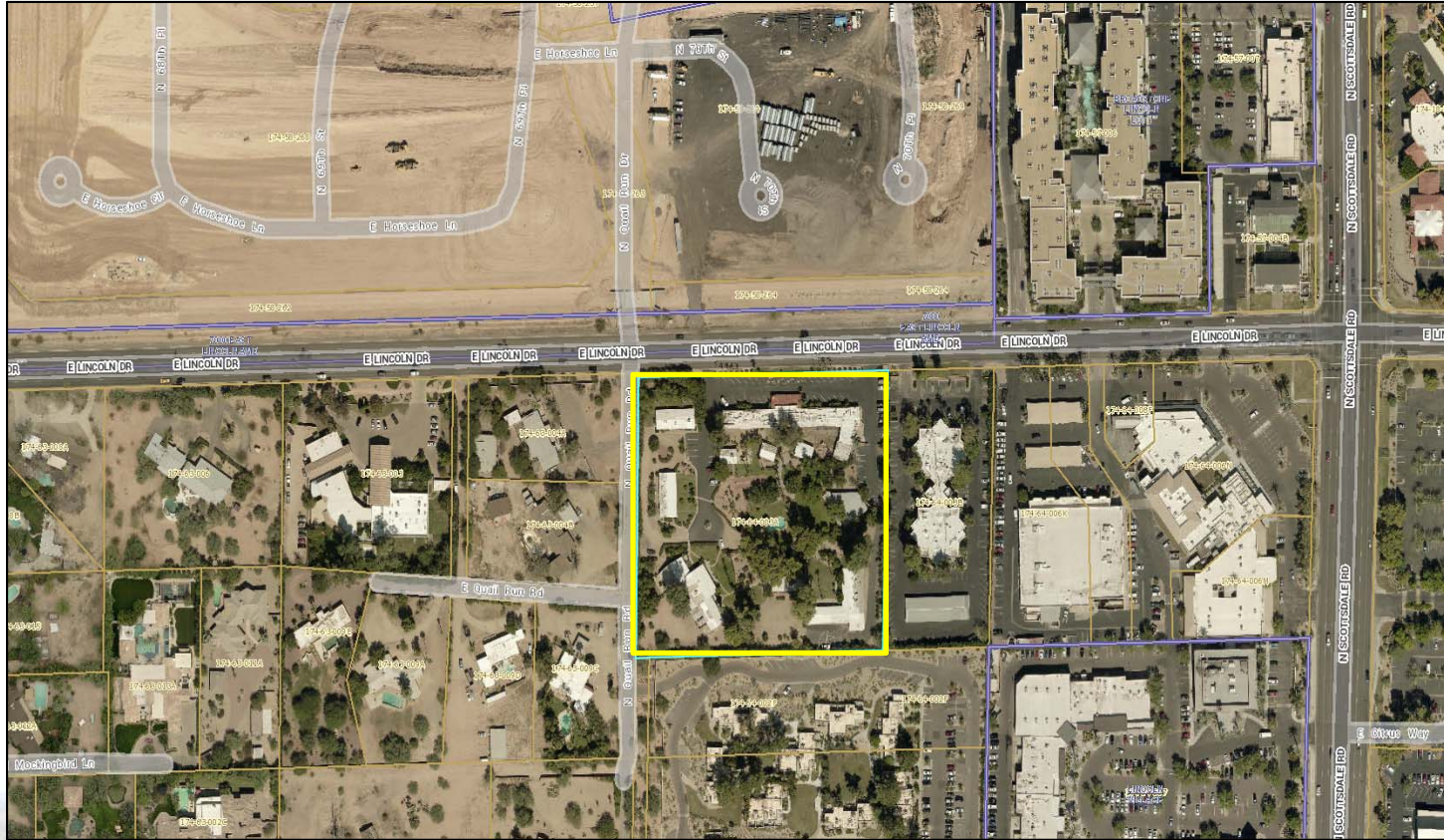
TODAY'S GOAL

Receive and take action on the revised Statement of Direction for the Smoke Tree Resort Major Special Use Permit Amendment



October 25th, 2018

SUMMARY OF REQUEST



October 25th, 2018

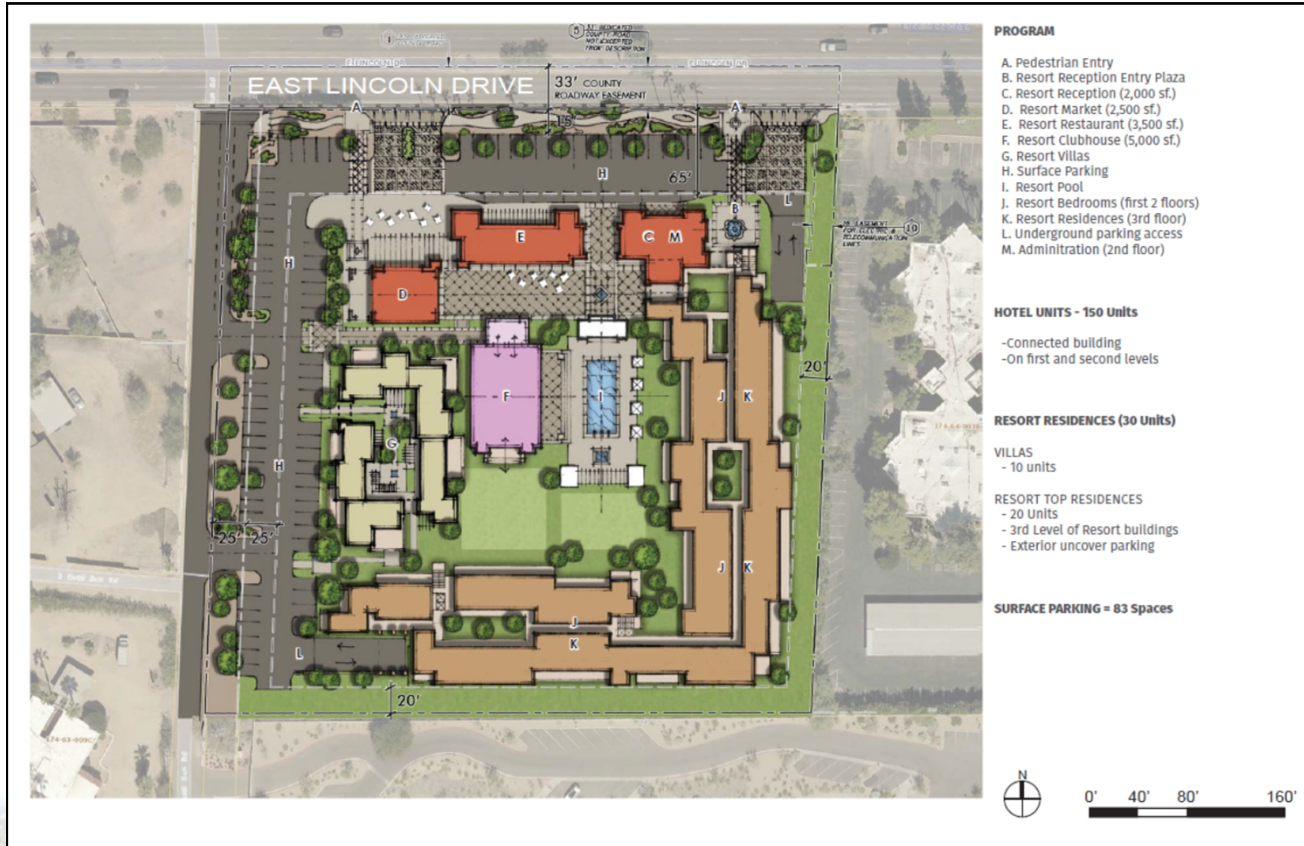
SUMMARY OF REQUEST

- **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



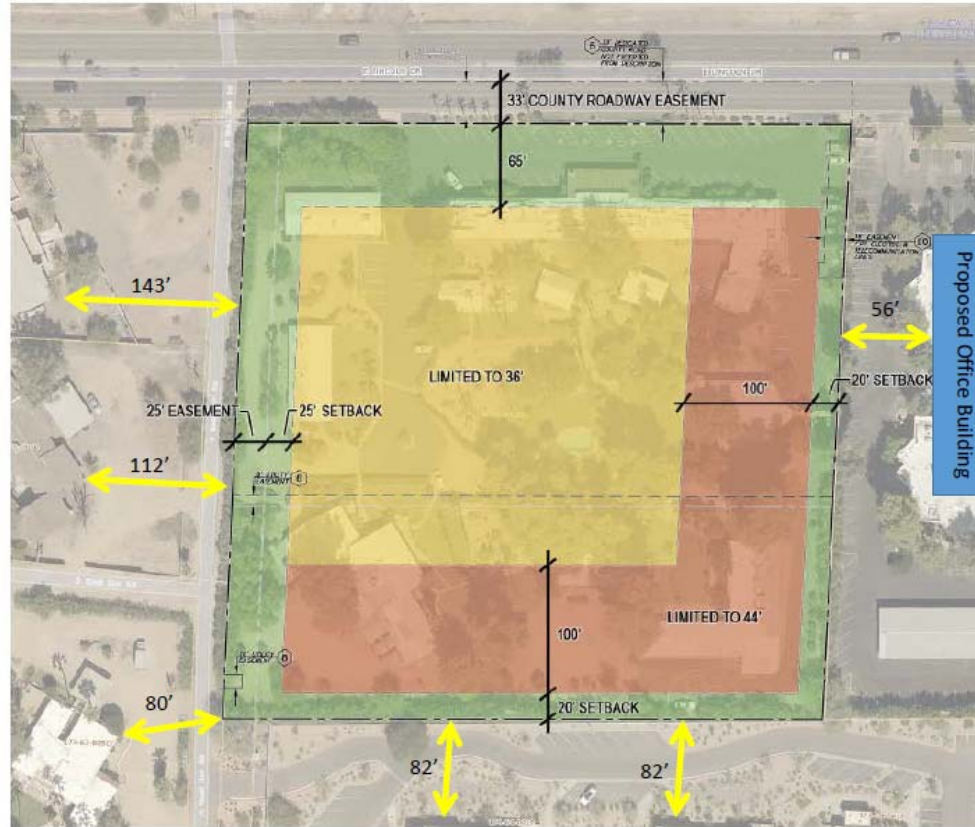
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SETBACK EXHIBIT



October 25th, 2018

GENERAL PLAN POLICIES

- **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

- **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

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 EDITS

1. Use.

While the primary resort use will not change, more information is needed on the new accessory uses (retail and function space/event gardens) and the proposed resort residential to ensure such uses are accessory to the resort. When reviewing the resort residential component, consider FF&E for consistency with hotel, lock-off feature, parking, guest access, and availability through the hotel rental program to ensure these units are part of the resort. ~~Resort residential may require certain parameters such as fit and finish and/or availability through the hotel rental program to ensure these units are part of the resort.~~

2. Density.

The proposed 180 units (resort and residential) creates a density of approximately 34 units per acre. The Planning Commission shall take into consideration, the 5.3 acre site area what is defined as moderate intensity, mixed use, and context appropriate resort development and reduce density on the west and south sides of the site. ~~They shall compare density to other similar Paradise Valley resorts and ensure that the density will~~ Consider how the density not negatively impacts safety and quality of life of town residents.



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SOD EDITS

3. Lot Coverage/Floor Area Ratio.

The Planning Commission shall ~~compare~~ consider lot coverage and floor area ratio ~~to other Paradise Valley resorts,~~ while acknowledging the unique characteristics considered in the Development Area. The review shall address reasonable separation between incompatible uses and effective buffering of unwanted noise, light, traffic, views of the buildings offsite, and other adverse impacts. There shall be consideration of lowering the proposed lot coverage and floor area ratio and/or requiring specific mitigation measures.

4. Height.

The Planning Commission shall evaluate the proposed height and its impact on adjacent properties. The ~~maximum~~ minimum height is encouraged ~~in the center and toward the east on the west~~ side of the site ~~with Lincoln Medical Plaza closest to existing residential properties, transitioning to higher heights on the east side of the site adjacent to Lincoln Medical Plaza.~~ A compelling reason must be given for heights proposed over 36', with such height to be limited in area and considered when necessary for mechanical screening and architectural elements. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.



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SOD EDITS

5. Viewsheds.

The Planning Commission shall ~~evaluate~~consider the impact to adjoining properties of any encroachment outside of the imaginary plane suggested by the Open Space Criteria. Due to the size of this property being one quarter the suggested 20-acre size per the Special Use Permit Guideline and the location adjoining other commercial uses, a limited amount of encroachment may be permissible. Structures are suggested to generally stair-step from one-story/lowest height closer to the subject site 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 and special consideration shall be given to the views from the south side bordering the Andaz resort and the west side bordering Quail Run Road.

6. Setbacks.

The Planning Commission shall explore appropriate setbacks ~~larger than the 20' proposed~~ along the east and south property lines considering the adjacent uses. The west side shall also be a focus because the property borders residential. Attention shall be paid to privacy and noise levels for these residents. ~~Consideration should be given to a 100 foot SUP guideline setback to the adjacent residential property lines and the use of balconies, or other noise generating elements, facing the residential properties is discouraged.~~ The Commission shall also identify any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.).



SOD EDITS

7. Impact to Adjacent Uses

The proposal has the resort market (with outside tables) along the western side of the property near the existing residential uses, with the resort restaurant in direct line of sight from a residential property. Balconies for the hotel guest room keys and resort residential units also face west. ~~Relocation or buffering of these uses shall be explored with elimination of balconies that overlook existing residential properties strongly encouraged.~~ In addition, the Planning Commission shall consider impacts including noise, light, traffic and any other adverse impacts, particularly for those existing residential properties west of the site along Quail Run Road. In particular, outdoor employee areas and service uses such as maintenance, maid service/laundry, trash collection/storage, mechanical equipment (roof/ground), ~~etc. and all other noise generating elements~~ shall be studied. Relocation or buffering of uses shall be considered.

8. Landscaping/Buffering

Attention shall be paid to the ~~buffers~~ landscaping along Lincoln Drive and along Quail Run Road. A landscape plan shall be required. Hardscaping and pedestrian access shall be considered with the landscape plan. Special attention shall be given to the Lincoln Drive frontage as this is a gateway to the Town. The Draft Visually Significant Corridors Plan shall be considered as well as cohesion with the planned landscape improvements along the north side of Lincoln Drive. A stipulation may be considered to ensure replacement of any ~~buffer should the landscaping~~ landscaping should it die.



SOD EDITS

9. Infrastructure Improvements. Drainage and related improvements shall be reviewed. 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. Water impact service study, utility information, and hydrology report shall be reviewed.
10. Traffic, Parking, Access, and Circulation. The proposed density 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. The Commission shall consider staffs review and recommendations regarding:
- Number of access points in/out of the site
 - Emergency access to the site
 - Location and screening of loading zones and dumpsters
 - Coordination with Town improvements along Lincoln, i.e. the entry/exit and roadway medians
 - Deceleration turn lane for eastbound traffic entering the site
 - Cross-access easement(s) with Lincoln Medical Plaza and Andaz Resort.
 - Sidewalk and other pedestrian circulation
 - Necessary roadway dedication for Lincoln Drive and Quail Run Road
 - Number of parking spaces, use of shared parking, and ride-share
 - Full build-out of The Ritz-Carlton Resort Special Use Permit
 - Coordination of improvements/impacts with neighboring non-residential properties
 - Coordination with Town improvements along Lincoln Drive
 - ~~Type of uses and possible limits on uses~~ Uses that generate quick turn-around trips such as a coffee shop or take-out food



SOD EDITS

11. Signage.

Planning Commission review shall focus on the impact of project sign location, dimensions, and illumination on the resulting impact to the streetscape. The Commission shall look at the broader signage plan for Lincoln Drive including proposed gateway signs, identification signs, and Ritz-Carlton and Lincoln Medical Plaza signage, and any Andaz signage that may be re-located to Lincoln Drive.

~~43-12.~~ Context -Appropriate Design. ~~As necessary, t~~The Planning Commission may require that the applicant provide more precise information pursuant to General Plan Section LU 2.1.2.5~~to verify how the project meets the vision and policies of the General Plan related to context appropriate design.~~ This includes impact related to exterior lighting, screening of mechanical equipment, and the choice of material pallet of the improvements. This may include providing renderings as they relate to neighboring properties.



October 25th, 2018

SOD TIMELINE

- **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 5th, 2019**
- **Council must issue SOD within 45 days from the date of staff presentation which is November 11th, 2018**
- **Current Schedule is:**
 - **First Work Study Session was September 27th**
 - **Second Work Study was October 11th**
 - **SOD Issuance is October 25th**



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