

SmokeTree Resort

Minor SUP Amendment



SUP 25-03

7101 E. Lincoln Drive



WITHEY
MORRIS
BAUGH

Development Team

Walton®



About the Site

- SEC Lincoln Drive & Quail Run Road
- 5.36 gross acres
- Zoned SUP-R
- Surrounding Land Uses:
 - **North:** Ritz Carlton Paradise Valley (SUP-R)
 - **East:** Lincoln Plaza Medical Center (SUP-M)
 - **South:** ANdAZ Scottsdale Resort & Bungalows (SUP-R)
 - **West:** Single-Family Residential (R-43)
- Existing SmokeTree resort demolished Spring 2025 - site currently vacant and pending construction.



SmokeTree Resort SUP

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- Major Amendment SUP 23-01 approved January 2024 for 82-key boutique luxury resort.
 - 77 guestrooms in main building
 - 5 single-story casitas
 - Upscale hotel restaurant with indoor/outdoor cocktail bar and dining, adjacent to lobby and main entrance with primary frontage on Lincoln Drive.
 - Café and market with outdoor seating areas facing Lincoln Drive and arrival court.
 - Short-term surface parking for quick visits.
- 3,500 SF event space with adjacent event lawn.
- 4,800 SF resort spa facility.
- Subterranean parking structure with 68 parking spaces.



Post-Approval Planning

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- Following SUP approval, Walton moved into next phase of planning for construction drawings.
- Refining plans through more specific definition of spaces:
 - Oversized back-of-house space
 - Kitchen
 - Employee lockers/break room
 - Engineer's shop
 - Admin offices
 - Oversized restaurant (8,000+ SF)
 - Sub-optimal fitness center location
 - Oversized spa (5,000+ SF)
 - Top-heavy unit mix
 - Excessive number of standard suites
- Room for additional surface and subgrade parking.



Amendment Overview

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- Guiding principle for plan revisions: no net impact.
 - Parking ratio, building footprint, FAR, etc. must stay the same or be improved upon.
- Hotel back of house areas right-sized and restaurant SF reduced by approximately 2,900 SF.
 - Allowing additional space for first-floor guest rooms in east wing.
- Fitness center relocated from first floor of main building to southwest corner of site adjacent to spa, providing space for additional first-floor guest rooms in east wing.
- Spa/fitness center floor area reduced, allowing for two additional spa casitas.
- Standard suites reduced from 18 to 13.
 - Bifurcated into standard guestrooms.
- Parking increased by 28 spaces.



By the Numbers

- Hotel Keys: 82 → 95
 - Standard rooms: 59 → 75
 - Suites: 18 → 13
 - Spa Casitas: 5 → 7
- Parking Spaces: 159 → 187
- Parking Ratio (Spaces/Key): 1.94 → 1.97
- Gross Building Area: 0.19% **decrease**
- Lot Coverage: 1,756 SF **decrease**
- FAR: 0.001 decrease
- All changes occurring within approved building envelope with slight decrease in overall building area and mass.

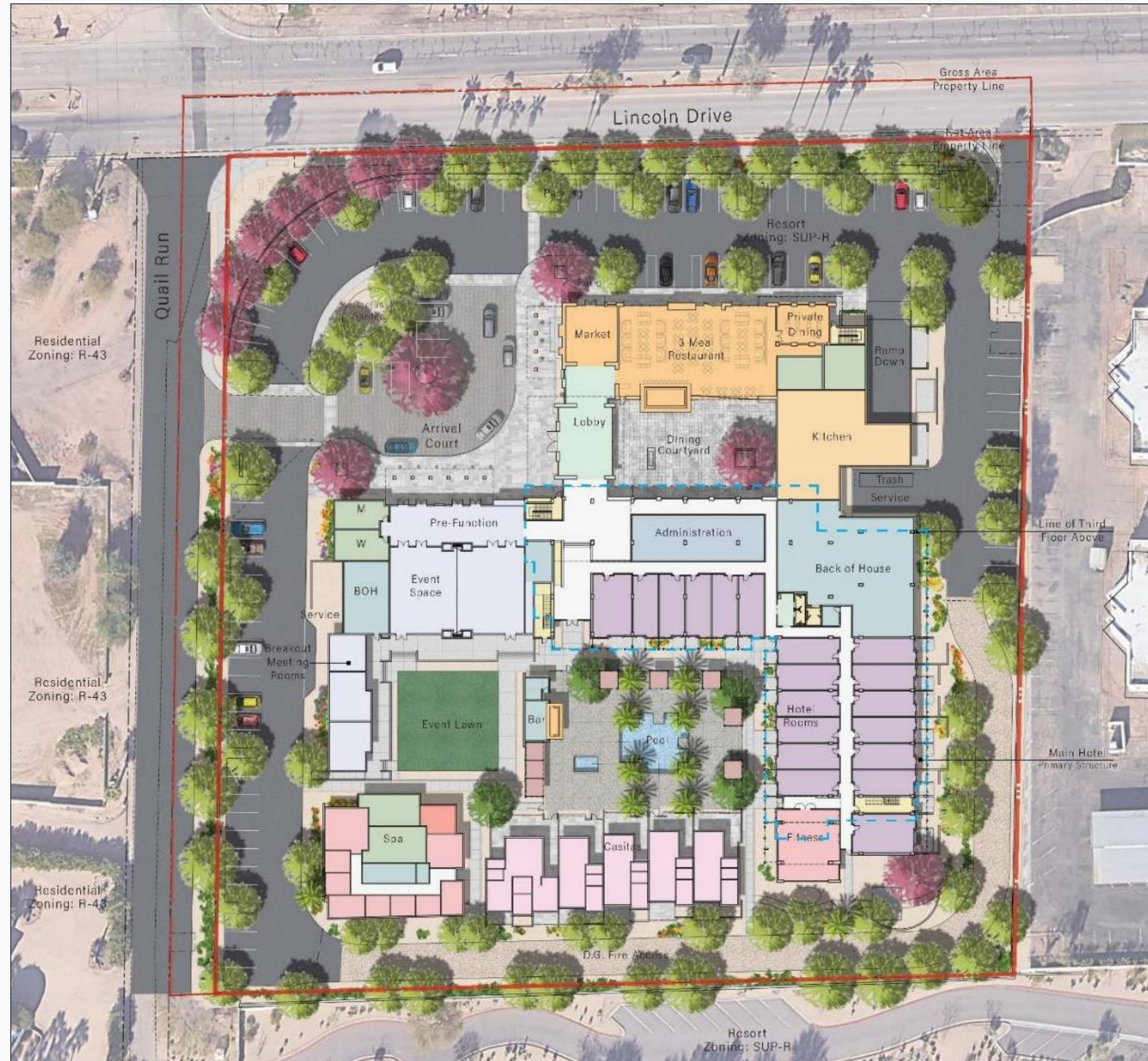
Development Standard	Approved	Proposed	Difference
Gross Building Area Above Grade	106,030 SF	105,826 SF	-0.19%
Lot Coverage % (Drip Line Net)	35.00%	34.96%	-0.04%
Lot Coverage SF (Drip Line Net)	73,940 SF	72,184 SF	-1,756 SF
Floor Area Ratio (Net)	0.514	0.513	-0.001
Hotel Keys	82 Keys	95 Keys	+13 Keys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

Approved

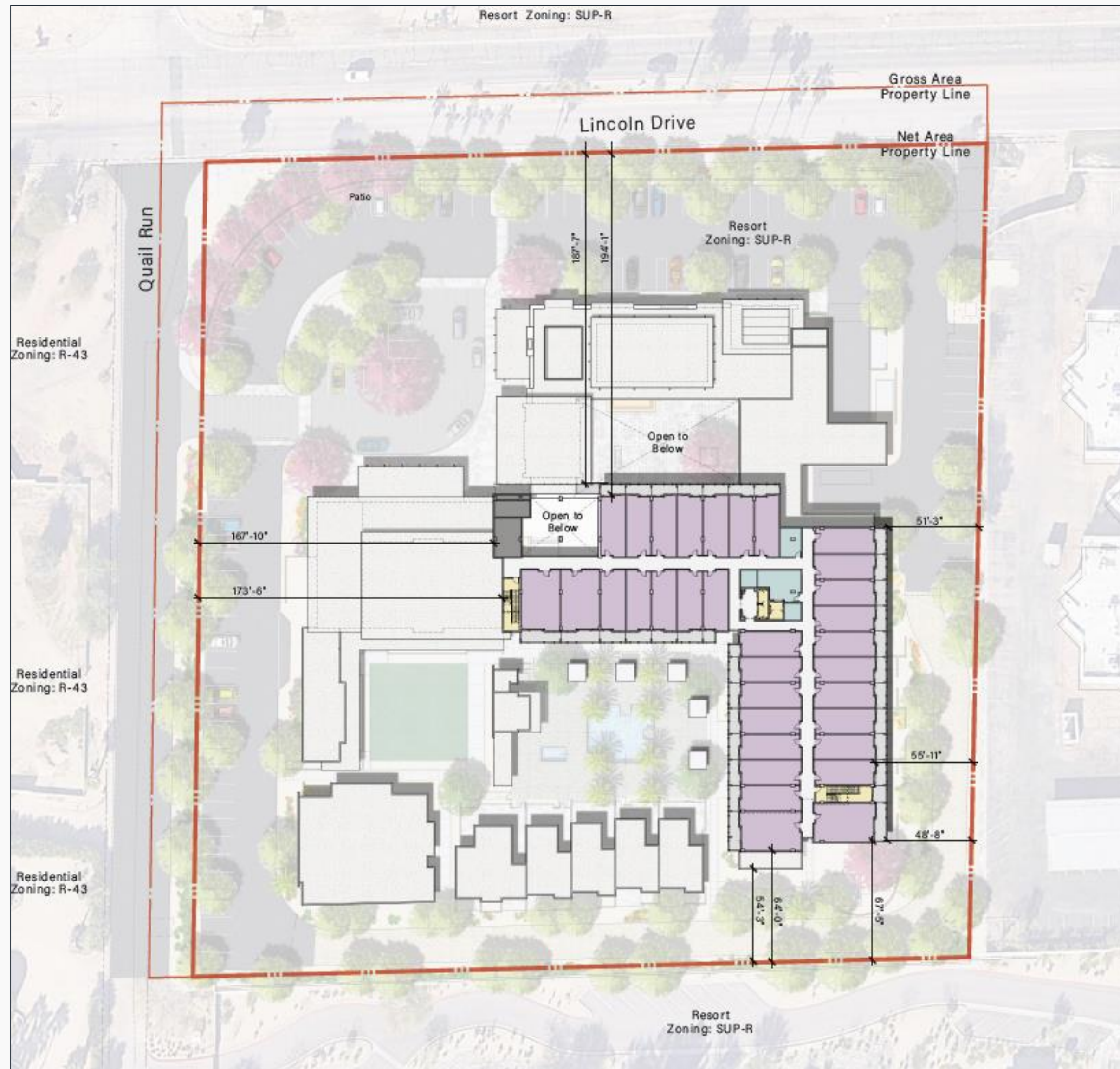
Ground Floor

Proposed

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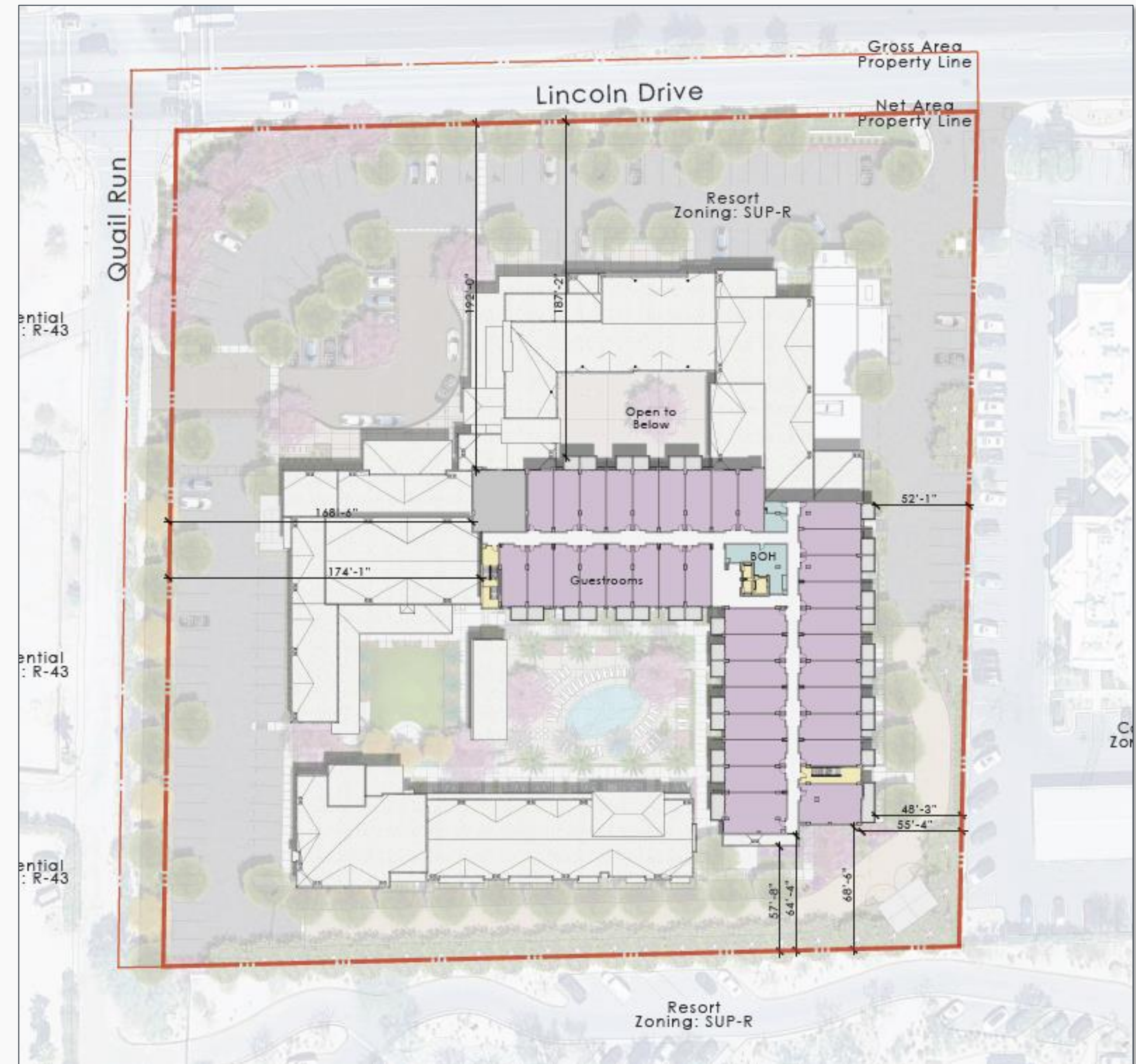


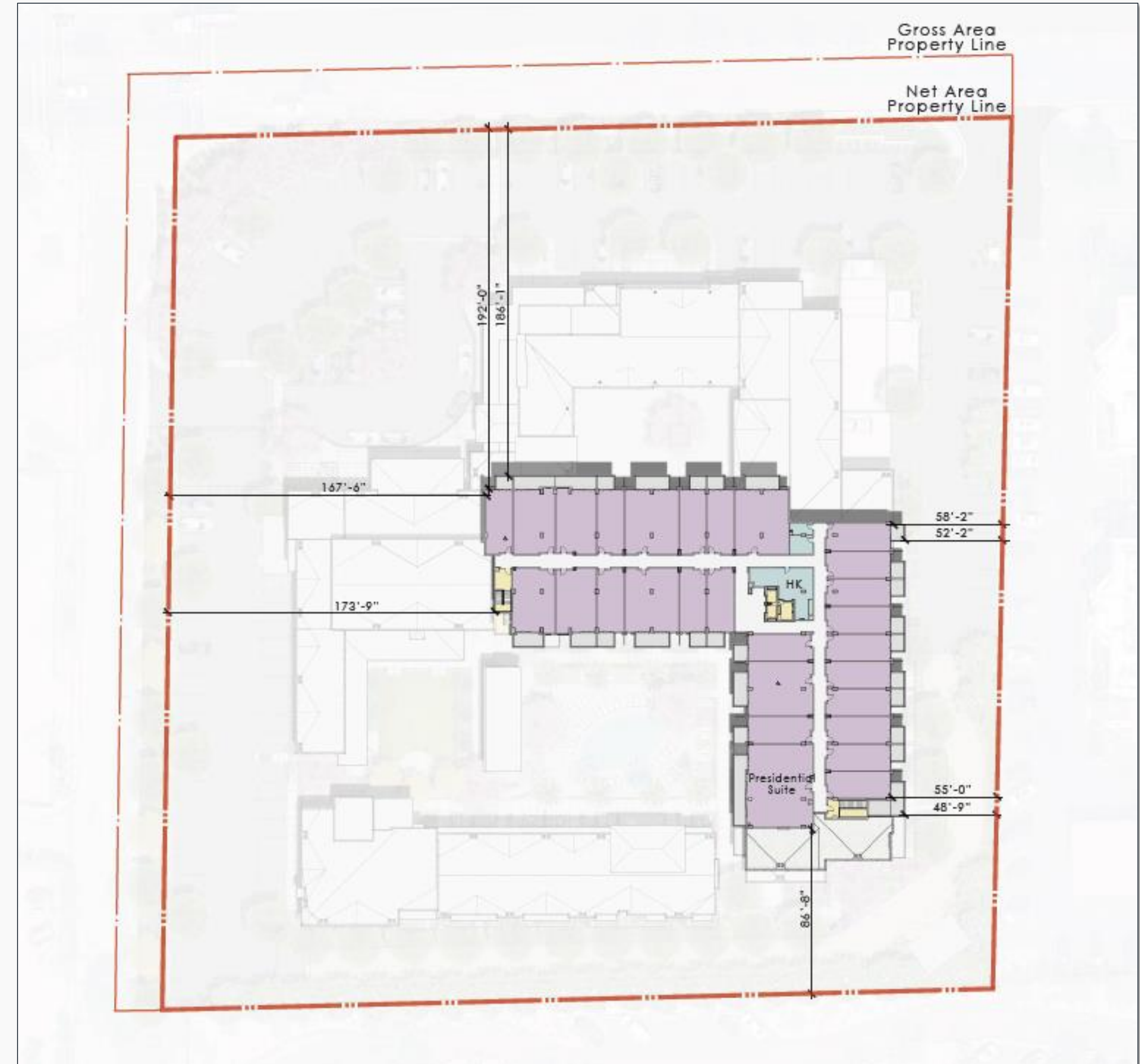
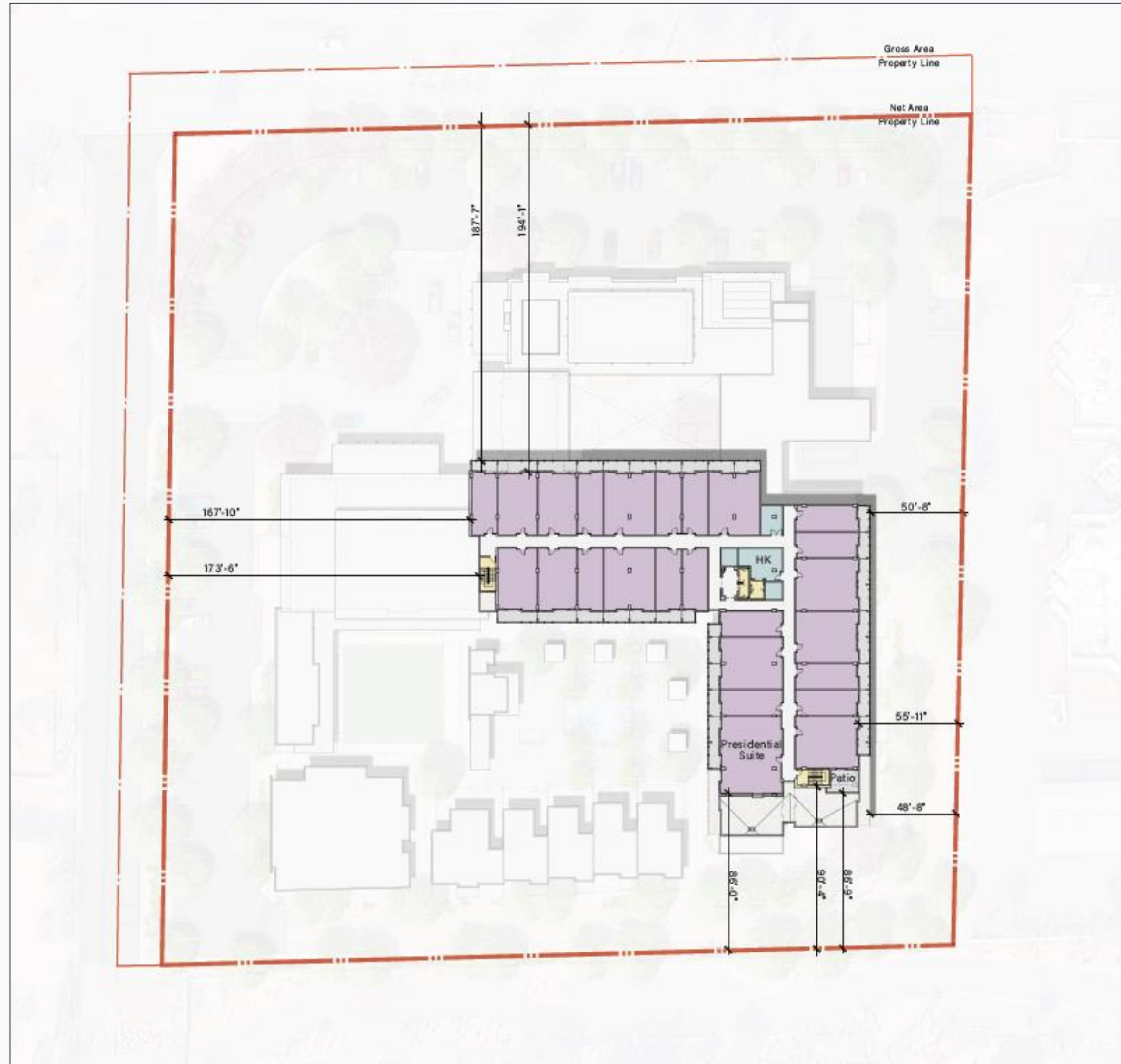
Approved



Second Floor

Proposed





Parking and Traffic

- Total parking spaces increased by 28 spaces from 159 to 187.
 - Parking ratio (spaces/key) improved from 1.94 to 1.97
- Significant decrease in parking demand due to shift in land use composition (decreased restaurant and spa SF, etc.)
 - Improved ratio of parking capacity to peak time demand both in-season and off-season.
- Negligible increase in average daily trips - only 44 additional trips over 24-hour period (average of less than two per hour).
 - Increase of 5 trips (in/out combined) in AM peak.
 - Increase of 2 trips (in/out combined) in PM peak.
- No change in LOS or required traffic improvements.

Parking

	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

Traffic

	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

Summary

- Post-approval refinement of site plan and floor plans allows for 13 additional keys within approved building envelope.
- Improved unit mix, building layout, and composition of uses.
- “No net impact” guiding principle for amendment:
 - 28 additional parking spaces.
 - Improved parking ratio.
 - Slight decreases in lot coverage, FAR, and building area.
 - Negligible increase in average daily trips with no change in LOS or traffic improvements.
- Amendment allows most efficient and economical use of small site for boutique luxury resort.



QUESTIONS



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