

# **TOWN OF PARADISE VALLEY**

## **Smoke Tree Resort Minor Special Use Permit Amendment 7101 E Lincoln Drive Public Hearing**

Planning Commission  
June 17, 2025



# TODAY'S GOAL

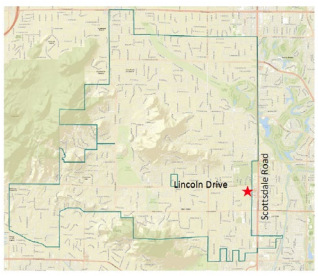
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- **Staff**
  - Review request
  - Review compliance
- **Applicant**
  - Presentation/Address questions
- **Commission**
  - Discuss request
  - Take action





# VICINITY MAP



# REQUEST

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- Increase guestroom count from 82 keys to 95 keys (modifies Stip 37)
  - Modification of a stipulation requires a Minor Special Use Permit
- Other modifications
  - Increase the number of parking spaces
  - Modification of the spa and fitness area
  - Changes in certain public area and back-of-house square footages
- Applicant's reasons for the request
  - Aligns with boutique resort market for this region
  - Early in the construction process (best time to make changes)





# PLANNING COMMISSION DISCUSSION

5

## ■ Planning Commission Work Session (June 3, 2025)

Explain difference in setbacks

- Substantially compliant with SUP-23-01
- Shifted few inches/feet

Provide detail on how additional keys were accommodated

- 1<sup>st</sup> floor - 7 keys moving fitness ctr and optimizing casita layout
- 2<sup>nd</sup> floor – 3 keys remove open area to lobby
- 3<sup>rd</sup> floor – 3 keys convert some suites

Verify increase in meeting space

- Widened the pre-function area

Provide estimated construction timing

- Plans ready July 2025, Nov 2025 (full)
- Project start 1<sup>st</sup> quarter 2026
- Project completion 3<sup>rd</sup> quarter 2027

Understand pool differences

- Area is comparable to SUP-23-01
- Pool shape change
- Fixed seating capacity 95 persons



# PLANNING COMMISSION DISCUSSION

6

- Planning Commission Work Session (June 3, 2025)

Provide spa marketing info

- Spa marketed to resort guests
- Additional parking/traffic demand is factored into studies to address any non-guest use

Inquire on any off-site parking capacity for employee use

- Applicant exploring off-site options
- Decreased demand for resort staffing
- SUP approvals factor a buffer for added parking capacity on-site
- Peak parking demand 146 spaces – capacity at 187 (209 parking spaces with valet)
- SUP requires a parking management plan if demand is expected to exceed onsite capacity





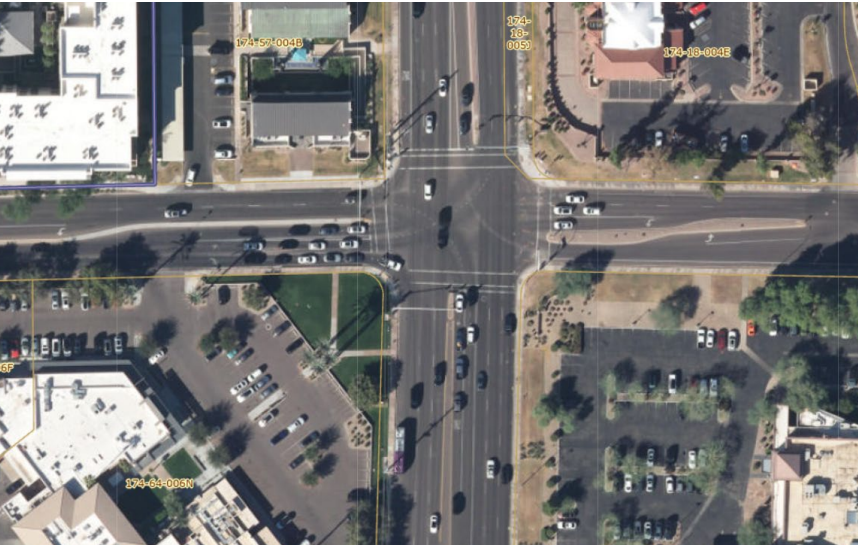
# PLANNING COMMISSION DISCUSSION

7

- Planning Commission Work Session (June 3, 2025)

Explain functioning - interaction regarding dual left turn lanes at Lincoln Drive/Scottsdale Road

- Intersection in City of Scottsdale
- Right-of-way constraints exist
- As needed, Town Engineer will coordinate with the adjoining municipal engineering staff
- SUP-23-01 traffic analysis analyzed nearby intersections including this one
- The net change in trips is small and creates no additional impact to the intersection when compared to the SUP-23-01 Traffic Impact Analysis



# GUESTROOMS (KEYS)

8

- SUP-23-05
  - Maximum of 82 keys (request 95 keys)
  - Minimum key size of 475 square feet (compliant)
- Increase in key count result of space reallocation (not additional area)
  - Convert 5 suites into standard guestrooms (18 to 13)
  - Reduction of back-of-house space
- Key sizes are the same or slightly larger compared to the SUP-23-01 approval

Key Type	Amount (SUP-23-01)	Amount (SUP-25-03)	Size (SUP-23-01)	Size (SUP-25-03)
Standard Room	59	75	475 sf	478-480 sf
Suite	18	13	735 sf 982 sf 1,472 sf	+/- 750 sf +/- 980 sf 1,512 sf
Casita	5	7	750 sf 1,301 sf	780 sf 1,305 sf
TOTALS	82	95		





# GUESTROOMS (KEYS)

9

- Density increases  
(which is function of key total)
- 15.3 units per acre to 17.6 units per acre
- Impact
  - Increased density not apparent from external viewpoint
  - Total floor area above grade is decreasing (106,030 sf to 105,826 sf)
  - Lot coverage is decreasing (73,940 sf to 72,184 sf)
  - Perimeter of the site will be landscaped with trees & hopbush hedge (south ½)



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# PARKING

10

- SUP-23-05
  - Requires minimum of 159 striped parking spaces (Stipulation 50)
  - Requires minimum 181 parking spaces in valet mode (Stipulation 50)
- SUP-25-03
  - Site will have 187 striped parking spaces (more than the minimum)
  - There will be 209 parking spaces in valet mode (more than the minimum)
- Impact
  - Less required parking and more parking provided from SUP-23-01

Parking	SUP-23-01	SUP-25-01	Change
Minimum Required Peak Season	142	146	+ 2.8%
Minimum Required Off-Peak Season	120	89	- 74.2%
Striped On-Site Total	159	187	+ 17.6%
Valet-Assist On-Site Total	181	209	+ 15.5%
Peak Additional Parking Above Minimum	17	41	+ 241.0%
Peak Additional Parking Above Minimum (inc valet)	39	63	+ 161.5%
Off-Peak Additional Parking Above Minimum	39	98	+ 251.0 %
Off-Peak Additional Parking Above Minimum (inc valet)	61	120	+ 196.7%





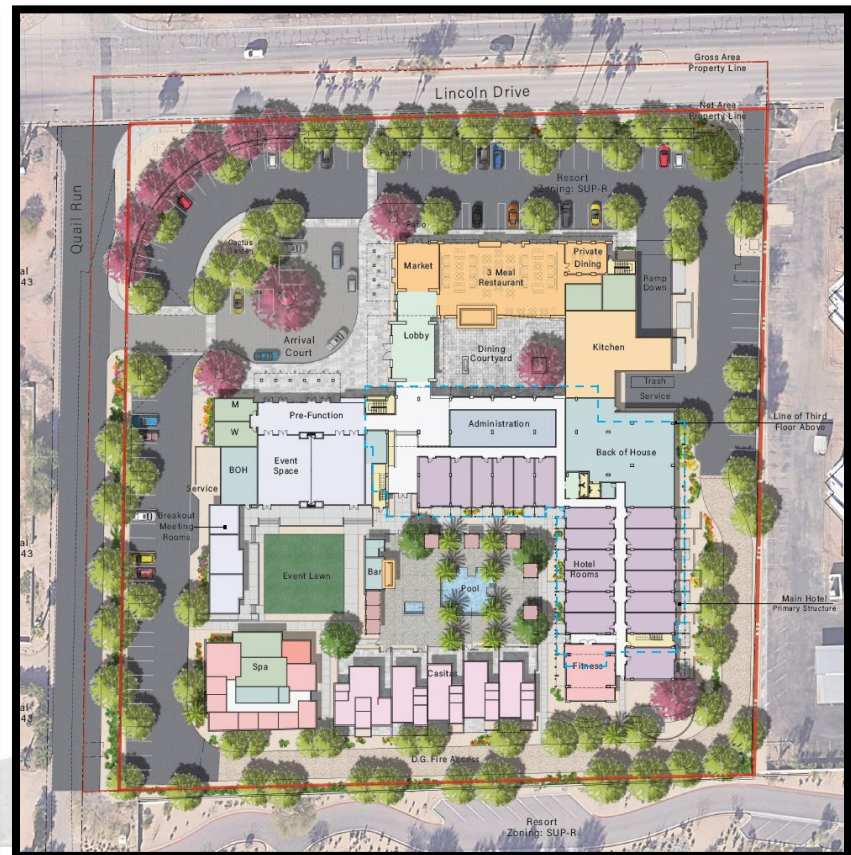
- Increase of 28 striped parking spaces

# PARKING

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SUP-25-03



SUP-23-01

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- SUP-23-05
  - 918 external weekday daily trips  
(41 morning peak hour trips and 73 evening peak hour trips)
- SUP-25-03
  - 962 external weekday daily trips  
(46 morning peak hour trips and 75 evening peak hour trips)
- Impact
  - Results in an increase of 44 daily trips (4.8% increase)  
(5 morning peak hour trips and 2 evening peak hour trips)
  - No change in circulation and driveway access  
(including widening/striping the shared driveway with medical plaza)
  - Maintains level of service levels in SUP-23-01 traffic analysis



# SQUARE FOOTAGE MODIFICATIONS

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- Spa/Fitness
  - Relocated the fitness area (ground floor of 3-story building) next to the spa
  - Approximate 700 square-foot reduction in spa/fitness area (@ 4,300 sf)
- Meeting Areas
  - Increase of ~300 square feet (@ 5,386 sf)
  - Result of expanding pre-function at ballroom to improve circulation/queuing
- Impact
  - Less open space and more impervious surface while substantially maintaining the perimeter landscape buffers
  - Less overall building area and changes in allocation of interior space

Uses in Square Footage (SF)	SUP-23-01	SUP-25-01	Change
Total Open Space (Net)	92,222 SF	81,571 SF	- 11.5%
Total Impervious Surfaces (Net)	123,881 SF	159,937 SF	+ 29.1%
Gross Floor Area (Includes Basement Level)	138,249 SF	137,091 SF	- 0.8%
Gross Floor Area (Above Grade)	106,030 SF	105,826 SF	- 0.2%
Back-of-house (excludes Basement Level)	37,407 SF	35,469 SF	- 5.2%
Guestrooms (Keys)	48,022 SF	53,275 SF	+ 11.0%
Lobby	4,386 SF	2,787 SF	- 36.5%
Food & Beverage (Public Areas)	6,137 SF	4,606 SF	- 25.0%
Spa/Fitness	4,996 SF	4,303 SF	- 13.9%
Meeting Areas	5,082 SF	5,386 SF	+ 6.0%

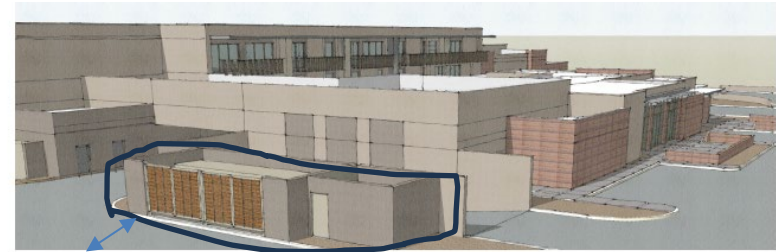
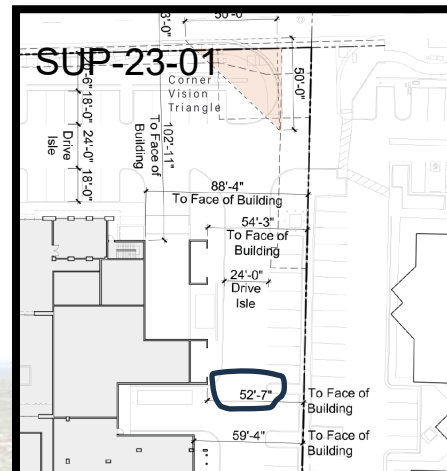
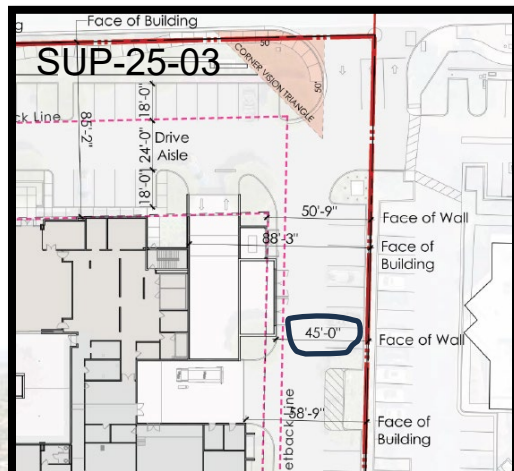


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# PRINCIPAL STRUCTURE SETBACKS

- Principal structure – arrival building
  - SUP Guidelines suggest 100-foot setback
  - SUP-23-01 allowed reduced setbacks (in part due to site is ¼ of the SUP Guideline of 20 acres and site adjoins non-residential uses)
  - Closer to Lincoln Drive (7 inches up to 2 feet)
  - Further from Quail Run Road (4 inches to 14 feet)
  - Further from south property line (8 inches to 3.5)
  - Closer to east property line (0 to 7 inches, 9 feet at northeast part of building)



### Additional Detail & Color Variation at Service Area

# ACCESSORY STRUCTURE SETBACKS

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- Accessory structures - spa/fitness, 7 casitas, restroom/bar at pool, pool cabanas
  - Setback further from Quail Run Road and south property line

Property Side	Setbacks Arrival Building (SUP-23-01)	Setbacks Arrival Building (SUP-25-03)	Setbacks Casitas & Spa/Fitness (SUP-23-01)	Setbacks Casitas & Spa/Fitness (SUP-25-03)
North Front Lincoln Drive	85'10" (1 <sup>st</sup> floor) 187' 7" (upper floors)	85'3" (1 <sup>st</sup> floor) 186'1" (upper floors)	380'	380'
West Street Side Quail Run Road	60'2" (1 <sup>st</sup> floor) 167'10" (upper floors)	69'0" (1 <sup>st</sup> floor) 167'6" (upper floors)	59'8"	73'6"
East Adjoins Medical	52'7" (1 <sup>st</sup> floor–north) 55'3" (1 <sup>st</sup> floor–south) 55'11" (upper floors) 48'8" (balconies)	45'0" (1 <sup>st</sup> floor–north)* 55'3" (1 <sup>st</sup> floor–south) 55'0" (upper floors) 48'9" (balconies)	150'	145'
South Adjoins Andaz	54'3" (1 <sup>st</sup> floor) 64'0" (2 <sup>nd</sup> floor) 86'0" (3 <sup>rd</sup> floor)	57'8" (1 <sup>st</sup> floor) 64'4" (2 <sup>nd</sup> floor) 86'8" (3 <sup>rd</sup> floor)	40'0" (building) 33'7" (patio)	40'2" (building) 34'8" (patio)

\*Due to the chiller screening



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# GROUND FLOOR COMPARISON

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SUP-25-03

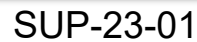
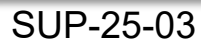


SUP-23-01

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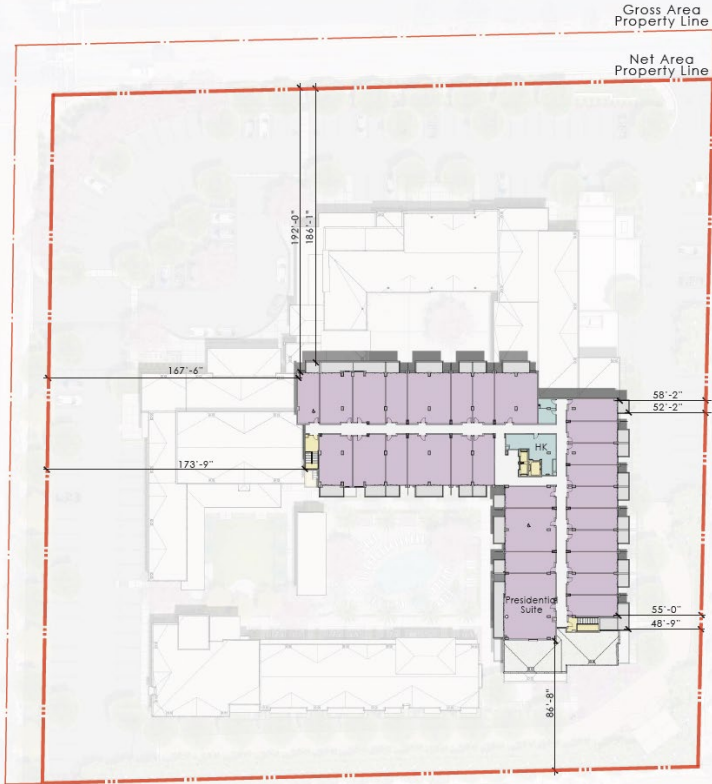


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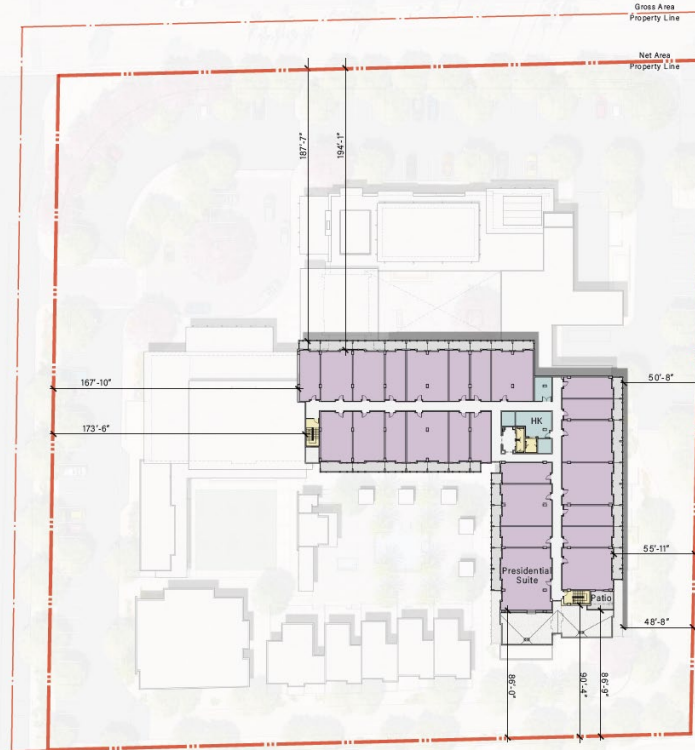


# 3<sup>RD</sup> FLOOR COMPARISON

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SUP-25-03



SUP-23-01

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# HEIGHTS

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- Principal structure – arrival building
  - SUP Guideline has 36-foot maximum height
  - 3-story portion (no change from SUP-25-03 @ 36-foot tall – mechanical screen)
  - More varied heights than SUP-23-01 (some areas lower and some taller)
  - Open Space Criteria (still on east portion, less volume)
- Accessory structures – spa/fitness, 7 casitas, restroom/bar at pool, pool cabanas
  - SUP Guideline has 24-foot maximum height
  - Lower, except spa building (up to 2-foot taller)

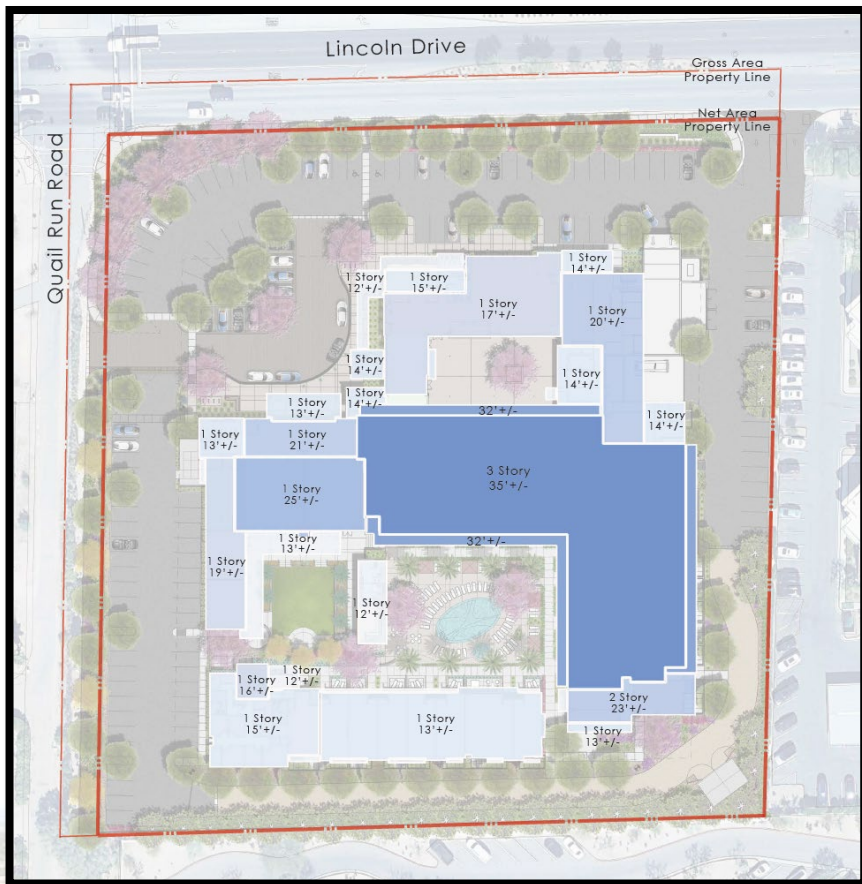
Height	Height (SUP-23-01)	Height (SUP-25-03)	Open Space Criteria (SUP-23-01)	Open Space Criteria (SUP-25-03)
Arrival Building	12', 14' 16', 22', 26', 30', 36'	12', 13', 14', 15', 19', 20', 21', 23', 25', 36'	Meets, except part of 3 <sup>rd</sup> story along east	Meets, except part of 3 <sup>rd</sup> story along east
Casitas	16'	13'	Meets	Meets
Spa	14'	12', 15', 16'	Meets	Meets





# HEIGHT COMPARISON

20



SUP-25-03

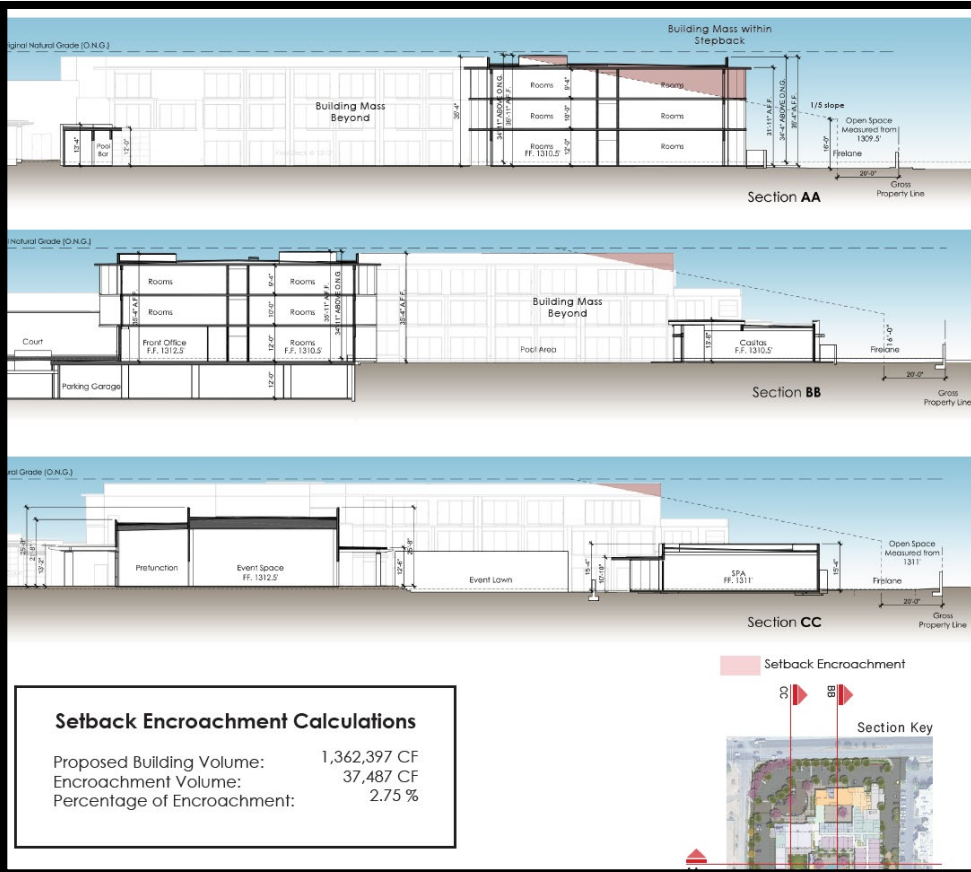


SUP-23-01

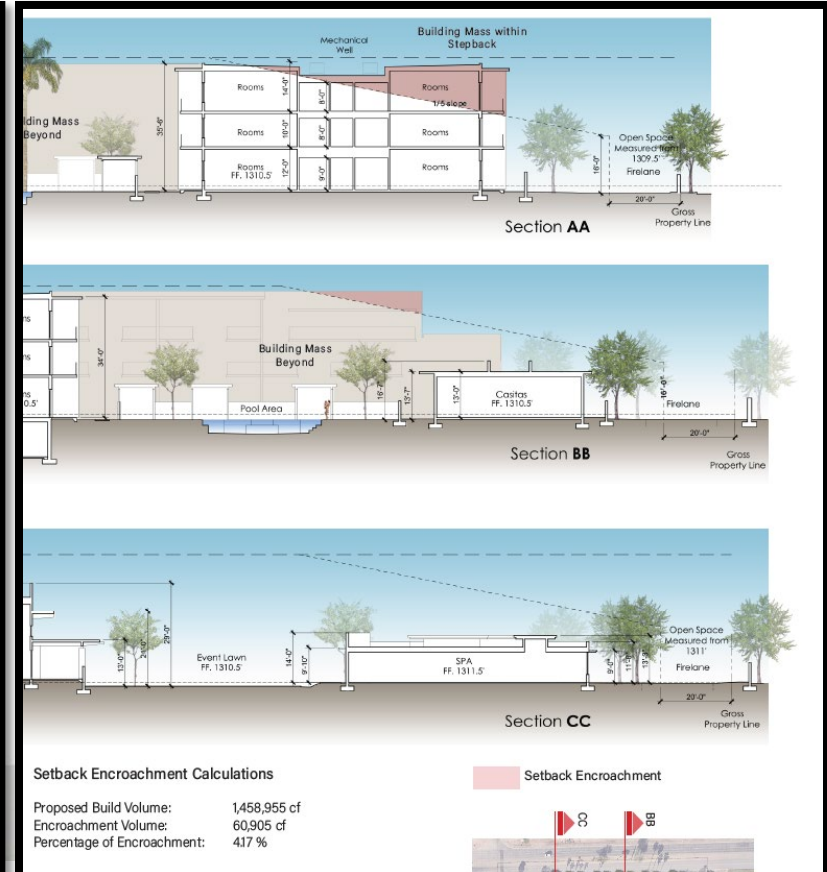
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# OPEN SPACE CRITERIA

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SUP-25-03



SUP-23-01

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# LANDSCAPING & OTHER

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- Landscaping remains substantially-complaint with SUP-23-01.
- Changes reflect the modifications due to the addition of parking spaces.
- No substantive changes to the grading and drainage, lighting, signs, utility, and noise approvals from SUP-23-01.



Quail Run Looking Southeast



Quail Run Looking Northeast





# LANDSCAPING

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SUP-25-03



SUP-23-01

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# SUP AMENDMENT CRITERIA

- The request is classified as a Minor SUP due to change of a stipulation.
- The amendment ***does not***:
  - **Change or add any uses**
    - *Functions and activities with SUP-23-01 remain the same*
    - *Primary use is for resort keys with ancillary uses (i.e., dining)*
    - *Uses align with the uses in Zoning Ordinance*
  - **Increase the floor area more than 5,000 square feet/15% existing**
    - *Reduction of floor area*
    - *Gross area from 106,030 square feet to 105,826 square feet*



# SUP AMENDMENT CRITERIA

- **Have material effect that cannot be sufficiently mitigated**
  - *Resort mass remains relatively the same*
  - *Perimeter walls/landscaping substantially compliant to SUP-23-01*
  - *Noise stipulations from SUP-23-01 not changing*
  - *No change in max height/less encroachment Open Space Criteria*
  - *4.6% increase in traffic balanced by adding more parking to the site above the minimums required*
- **Change the architectural style**
  - Architecture, exterior materials, and colors associated with the proposed modifications are compliant with SUP-23-01





# PUBLIC COMMENT SUMMARY

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- *Owner of medical plaza comment since work session*
  - *Construct west/south walls 1<sup>st</sup> phase*
  - *Restrict construction traffic use of shared entrance*
  - *Stipulate shared drive entrance widened by 18 feet*
- *Public meeting noticing met for public meeting*
  - *Newspaper*
  - *Property notice*
  - *1,500-foot mailing*
- *Owner of medical plaza*
  - *Construction dust*
  - *Shared driveway use*
  - *Shared driveway design & timing*
  - *Perimeter wall timing*
- *Refer to attachments E & I*



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# RECOMMENDATIONS

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## **RECOMMENDATION A:**

Recommended that the Planning Commission deem amendment to the Smoke Tree Resort Special Use Permit as a Minor Amendment per the criteria listed in Section 1102.7.B of Zoning Ordinance.

## **RECOMMENDATION B:**

Recommended that Planning Commission approve a Minor SUP Amendment to the Smoke Tree Resort Special Use Permit to increase the guestroom count from 82 keys to 95 keys (along with the other modifications in SUP-25-03), subject to the 5 stipulations noted in the packet.



# STIPULATIONS (SUMMARY)

1. The improvements shall be in substantial compliance with the submitted plans/documents.
2. Owner widen the shared driveway on the resort property to allow for two outbound lanes and one inbound lane subject to the approval the Town Community Development Department.
3. During construction the shared driveway shall be used for emergency access only (unless otherwise authorized by the Town's Community Development Director with notice to the medical plaza ownership).
4. The Owner shall provide the Town with a signed Waiver of Claims.
5. All existing SUP stipulations shall remain in full force and effect, unless changed or modified by SUP-25-03.





# NEXT STEPS

- If approved by the Planning Commission, the action becomes final after the 15-day appeal period

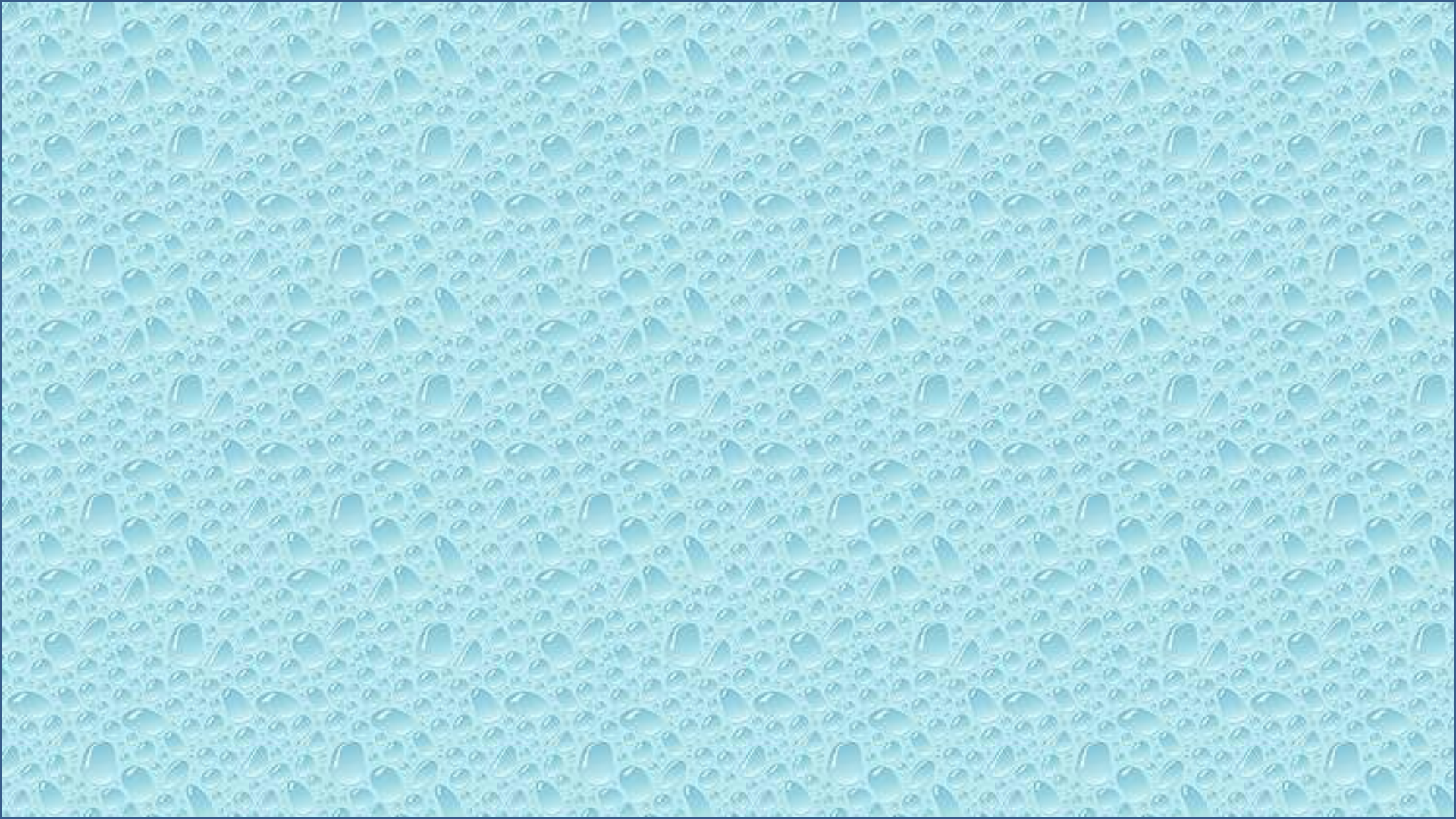




# QUESTIONS?

30







# BACKGROUND

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- Began operation in 1954
- Annexed 1961
- Original SUP Zoning in 1969
- Closed since 2020
- No physical improvements since 2008
- Changed ownership in 2022
- Last SUP amendment 2024
  - SUP-25-03, Ordinance 2023-05
- Designated SUP-Resort, zoned SUP-Resort



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# MINOR SUP AMENDMENT PROCESS

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PROCESS STEPS	STATUS
<b>Pre-Application</b>	Completed (Jan 2025)
<b>Minor SUP Submittal</b>	Completed (Mar 2025)
<b>Planning Commission Review</b>	Completed (Jun 2025)
<b>Planning Commission Action</b>	In Process (Jun 2025)



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# CIRCULATION/VALET

34

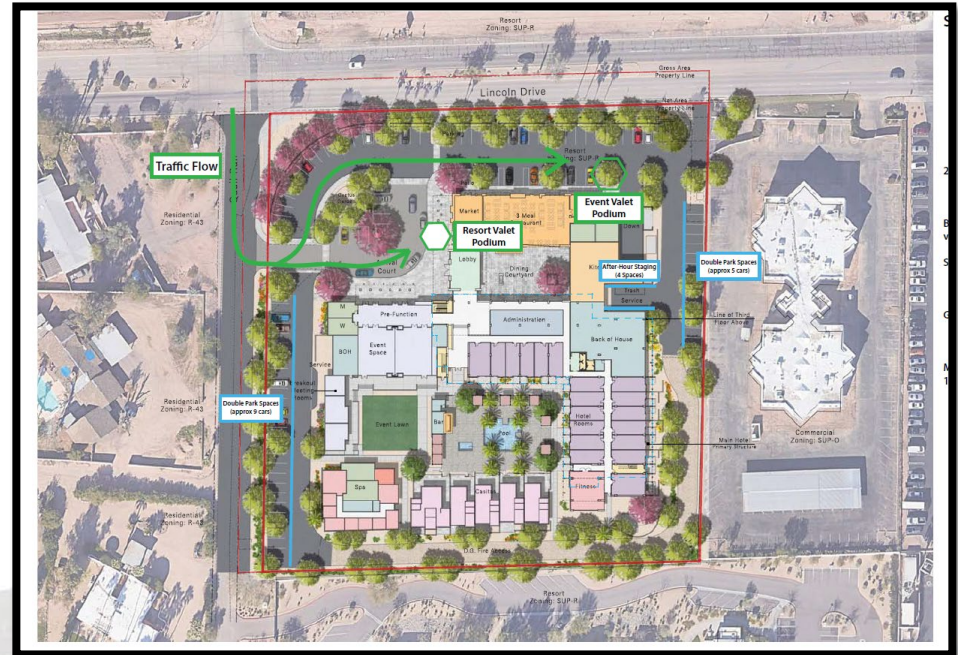
- No changes to circulation from SUP-23-01
- Valet plan via Quail Run Rd driveway



SUP-25-03



SUP-23-01



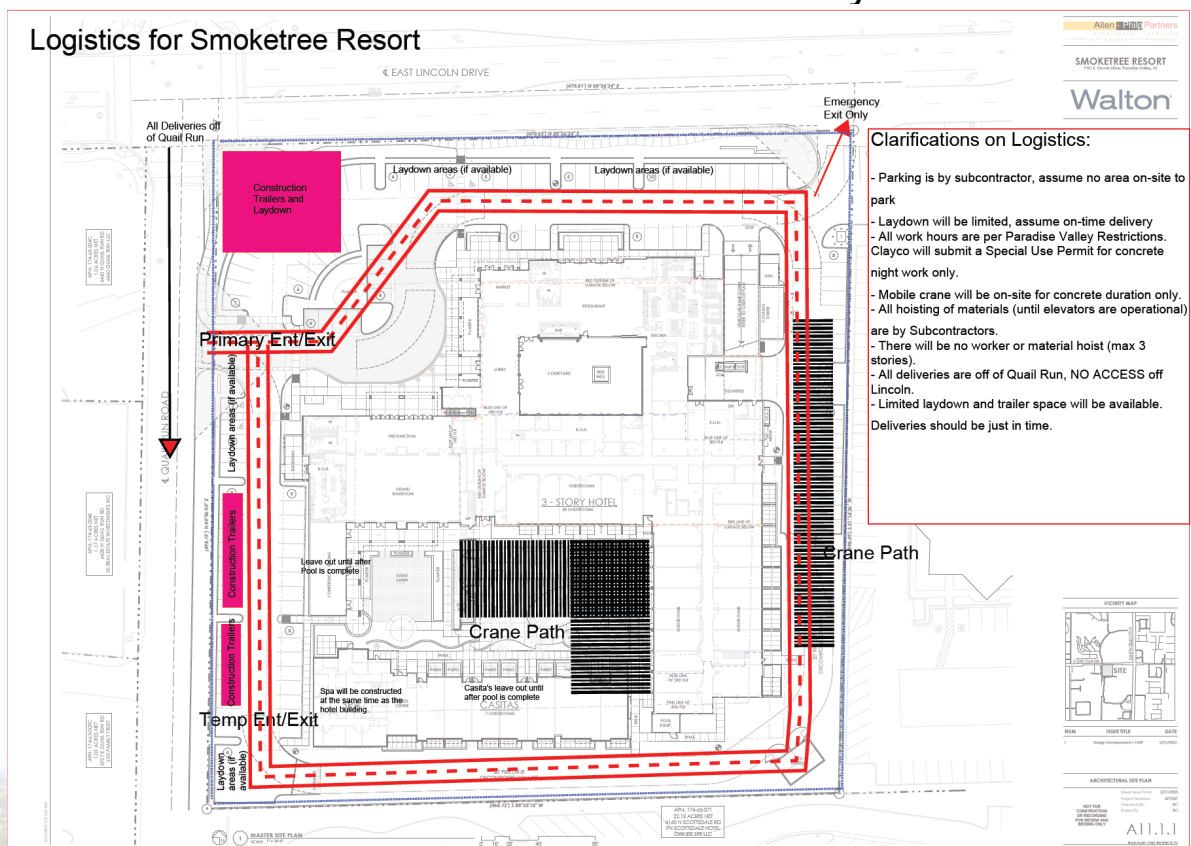
Valet Plan

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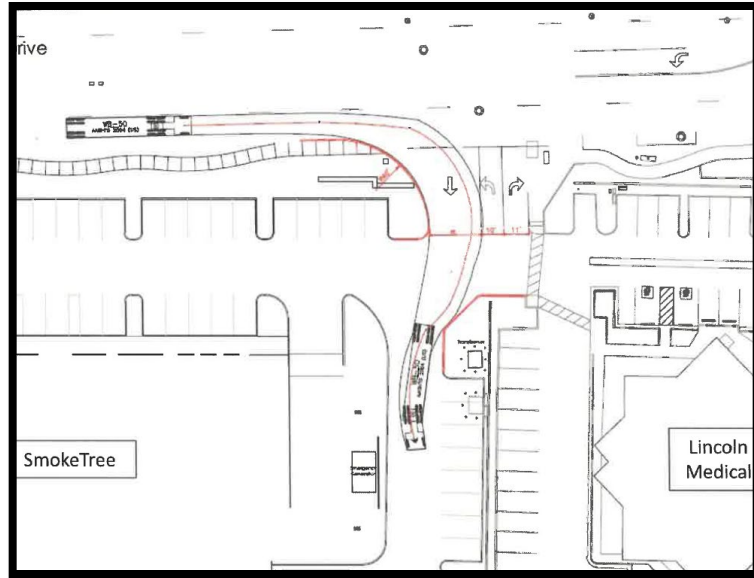
## Logistics for Smoketree Resort



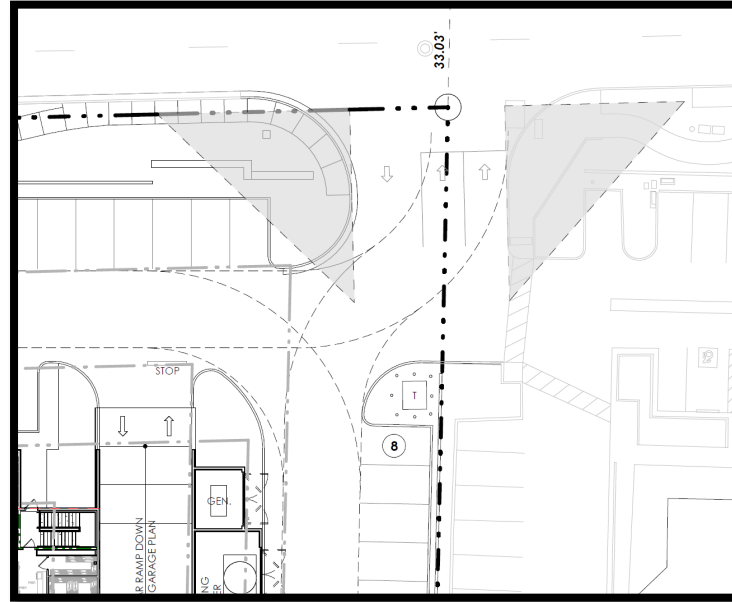
# SHARED DRIVEWAY

36

- Lincoln Drive shared driveway improvements with SUP-23-01
- Resort owner to submit detailed plans as part of permit process



Excerpt from private MOU



Excerpt plan set/parking



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**37**

# Logistics for Smoketree Resort

EAST LINCOLN DRIVE

All Deliveries off  
of Quail Run

Construction Trailers and Laydown

Laydown areas (if available)

Laydown areas (if available)

Emergency Exit Only

Primary Ent/Exit

Crane Path

Temp Ent/Exit

Clarifications on Logistics:

- Parking is by subcontractor, assume no area on-site to park
- Laydown will be limited, assume on-time delivery
- All work hours are per Paradise Valley Restrictions. Clayco will submit a Special Use Permit for concrete night work only.
- Mobile crane will be on-site for concrete duration only.
- All hoisting of materials (until elevators are operational) are by Subcontractors.
- There will be no worker or material hoist (max 3 stories).
- All deliveries are off of Quail Run, NO ACCESS off Lincoln.
- Limited laydown and trailer space will be available.

Deliveries should be just in time.

VICINITY MAP

SITE

ARCHITECTURAL SITE PLAN

MASTER SITE PLAN

CONSTRUCTION PERMIT

DATE

ISSUE TITLE

NUMBER

ALLIUM

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ARCHITECTURAL SITE PLAN

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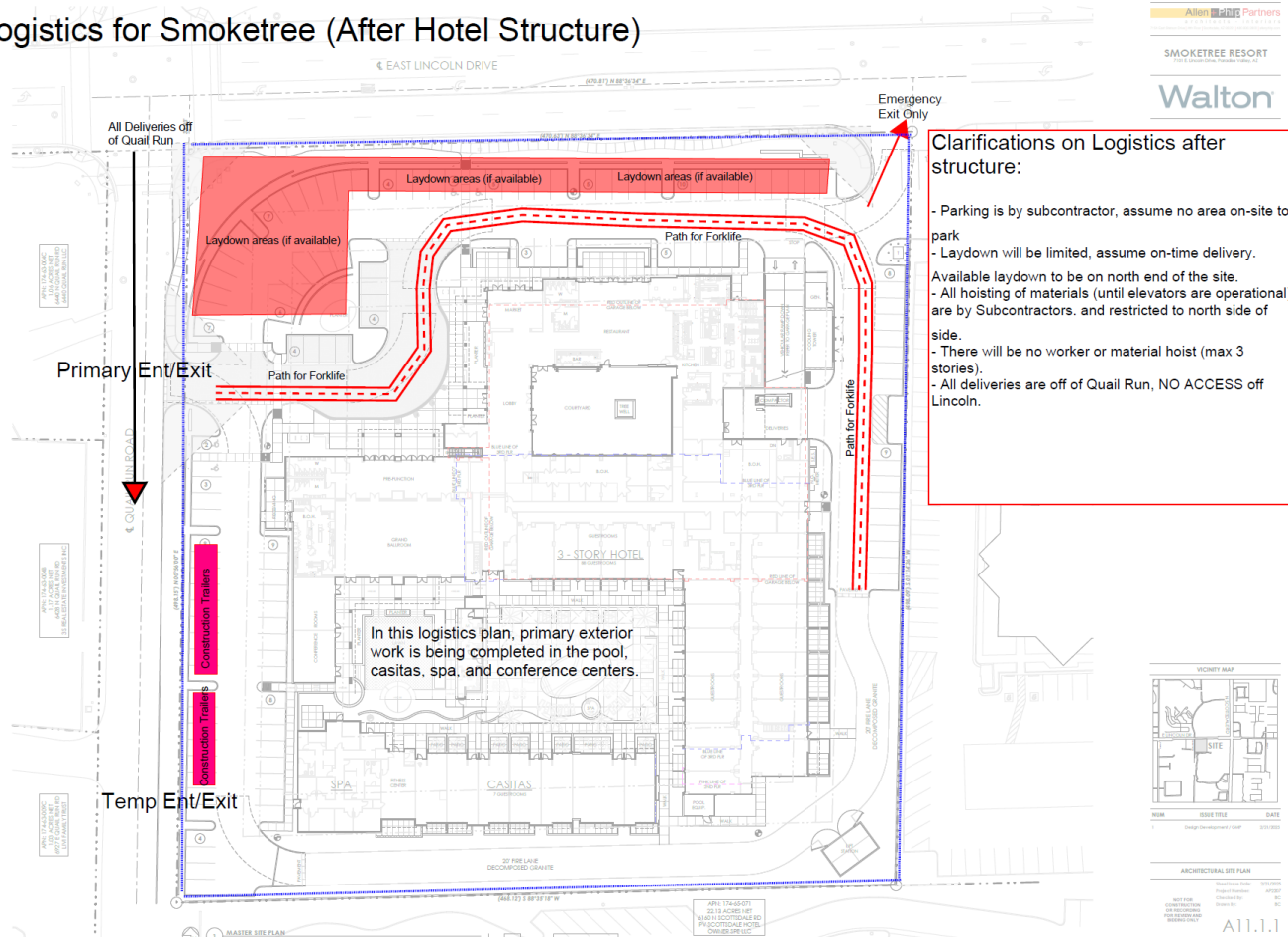
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# CONSTRUCTION ACCESS

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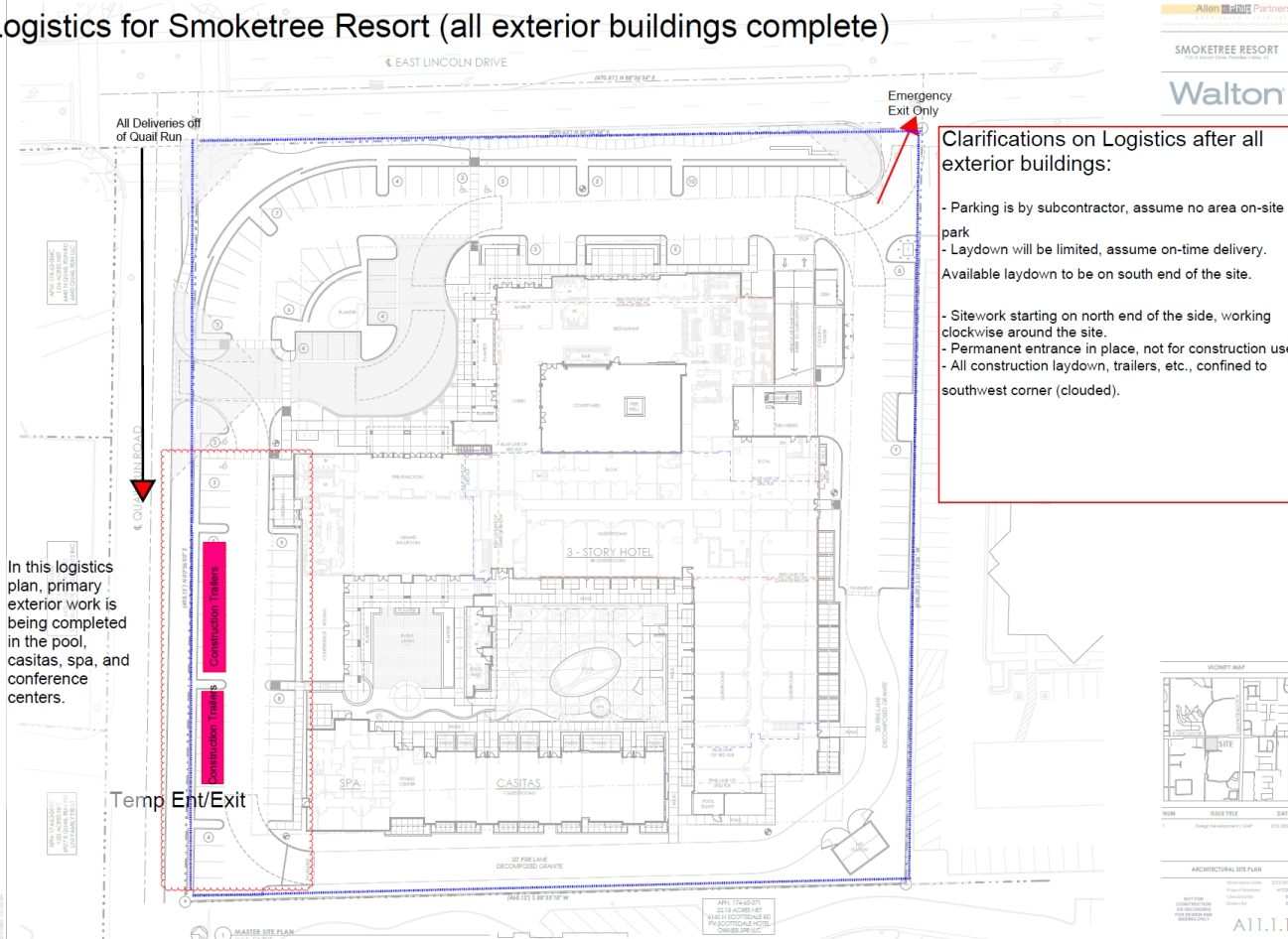
## Logistics for Smoketree (After Hotel Structure)



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## Logistics for Smoketree Resort (all exterior buildings complete)



Clarifications on Logistics after all exterior buildings:

- Parking is by subcontractor, assume no area on-site to park
  - Laydown will be limited, assume on-time delivery.
- Available laydown to be on south end of the site.
- Sitework starting on north end of the side, working clockwise around the site.
  - Permanent entrance in place, not for construction use.
  - All construction (laydown, trailers, etc.,) confined to southwest corner (clouded).

In this logistics plan, primary exterior work is being completed in the pool, casitas, spa, and conference centers.

Construction Trailers

## Construction Trailers

Temp Ent/Exit

VICINITY MAP



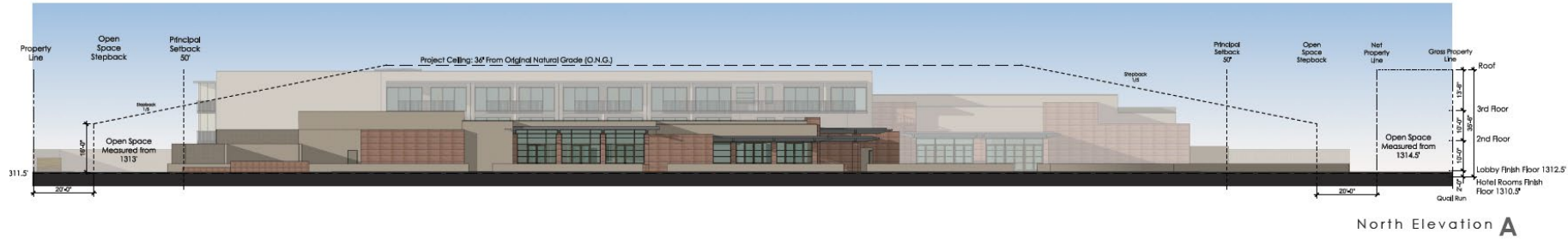
ARCHITECTURAL SITE PLAN

A11.1.

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# NORTH ELEVATION

40



SUP-25-03



SUP-23-01



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# EAST ELEVATION

41



SUP-25-03



SUP-23-01



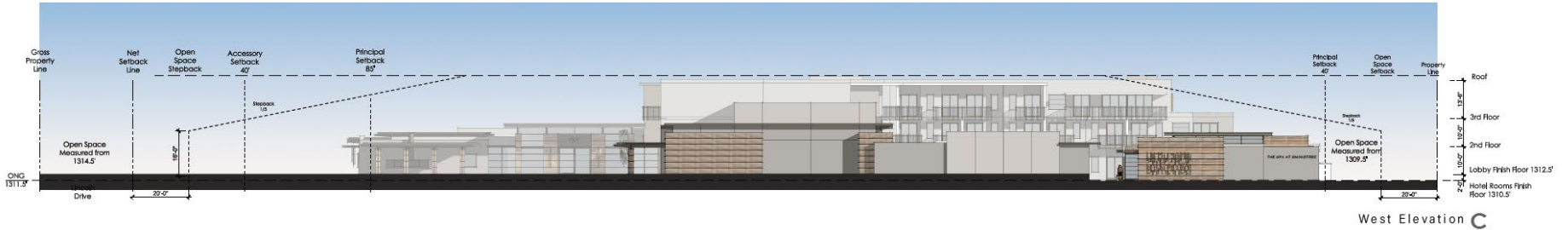
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# WEST ELEVATION

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SUP-25-03



SUP-23-01



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# SOUTH ELEVATION

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SUP-25-03



SUP-23-01



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# PUBLIC COMMENT SUMMARY

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- *Dust*
  - Follows state/county requirements and compliance process
  - Dust plan submitted with building permit
- *Shared Driveway (Use)*
  - Resort agrees will only be for emergency access during construction
  - Documented in narrative and draft stipulation
- *Shared Driveway (Design & Timing)*
  - SUP-23-01 noted verbal design (1 inbound/2 outbound lanes)
  - Timing is generally covered in Stipulation 14 of Ordinance 2023-05 which is Phase 2 (after garage – before buildings)
- *Perimeter Walls (Timing)*
  - Design with SUP-23-01 (no change)
  - Timing Phase 2

