

TOWN OF PARADISE VALLEY

Smoke Tree Resort Minor Special Use Permit Amendment 7101 E Lincoln Drive Work Session

Planning Commission
June 3, 2025



TODAY'S GOAL

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- **Staff**
 - Review request
 - Review compliance
- **Applicant**
 - Opportunity to explain request
- **Commission**
 - Discuss request
 - Identify any direction to staff/applicant



MINOR SUP AMENDMENT PROCESS

3

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



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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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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)



GUESTROOMS (KEYS)

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- 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)

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- 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

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- 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



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- This aerial view shows the proposed development site on Lincoln Drive. The site is bounded by Oval Run to the west and a proposed road to the east. The plan includes a central building complex with various colored sections (yellow, blue, green, pink, purple) representing different building types or phases. Surrounding the building are extensive parking areas, landscaped zones with trees and shrubs, and a central courtyard area with a circular feature. The site is bordered by Lincoln Drive to the north and south, and Oval Run to the west. A proposed road runs along the eastern boundary. The plan also shows existing infrastructure like sidewalks and utility lines.

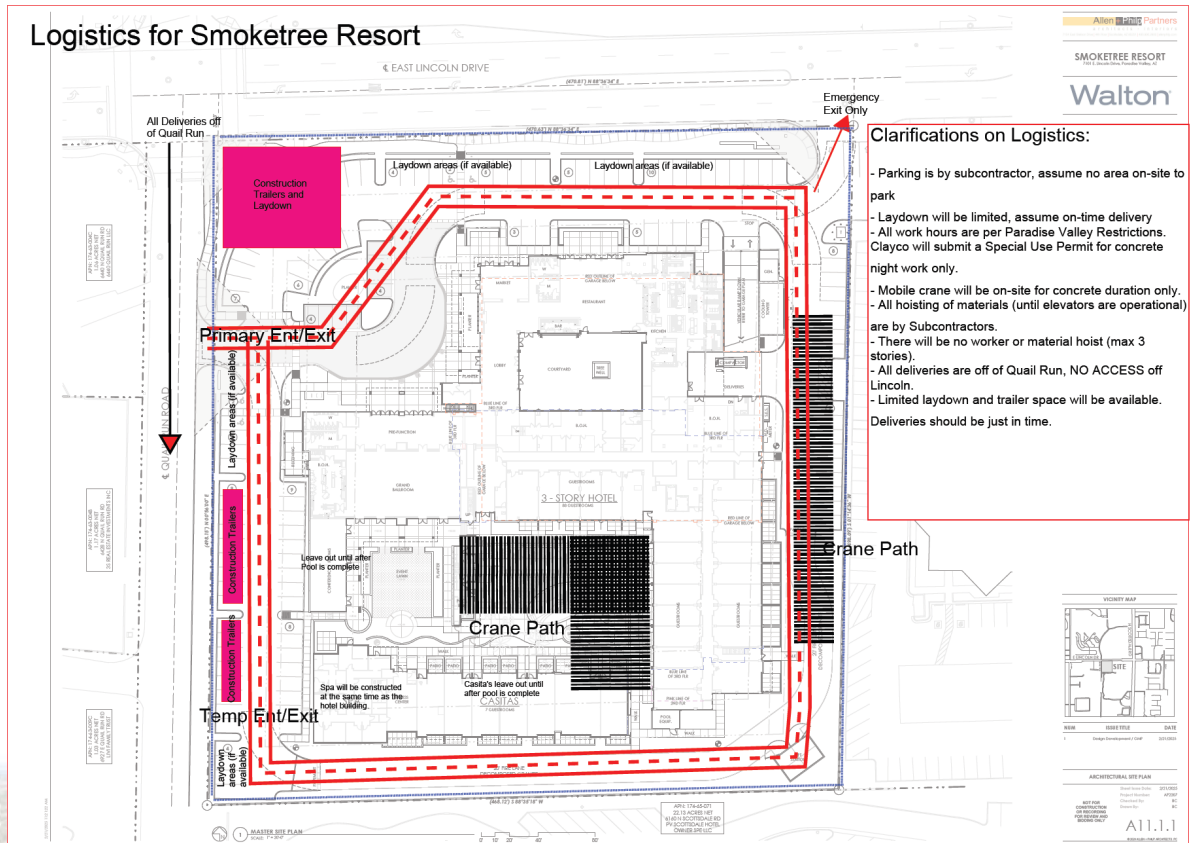
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CONSTRUCTION ACCESS

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■ Construction access via Quail Run Rd driveway



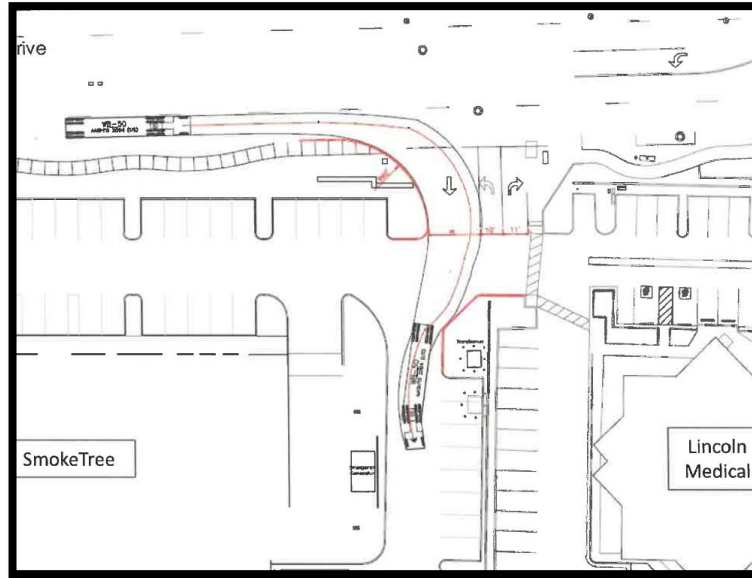
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SHARED DRIVEWAY

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- 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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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

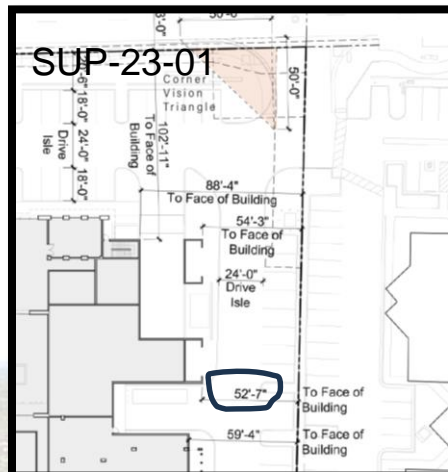
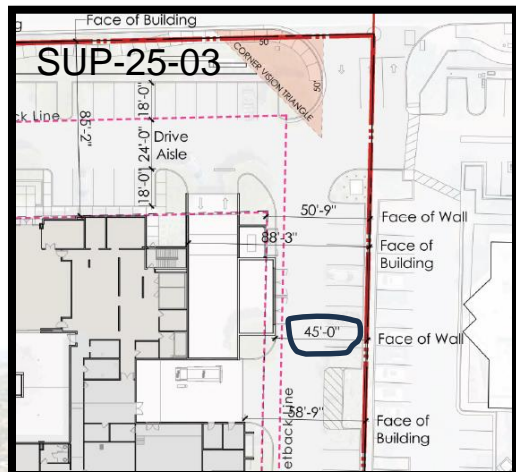
Uses in Square Footage (SF)	SUP-23-01	SUP-25-01	Change
Total Open Space (Net)	92,222 SF	81,571 SF	- 11.5%
Total Impervious Surfaces (Net)	123,881 SF	159,937 SF	+ 29.1%
Gross Floor Area (Includes Basement Level)	138,249 SF	137,091 SF	- 0.8%
Gross Floor Area (Above Grade)	106,030 SF	105,826 SF	- 0.2%
Back-of-house (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 st floor) 187' 7" (upper floors)	85'3" (1 st floor) 186'1" (upper floors)	380'	380'
West Street Side Quail Run Road	60'2" (1 st floor) 167'10" (upper floors)	69'0" (1 st floor) 167'6" (upper floors)	59'8"	73'6"
East Adjoins Medical	52'7" (1 st floor–north) 55'3" (1 st floor–south) 55'11" (upper floors) 48'8" (balconies)	45'0" (1 st floor–north)* 55'3" (1 st floor–south) 55'0" (upper floors) 48'9" (balconies)	150'	145'
South Adjoins Andaz	54'3" (1 st floor) 64'0" (2 nd floor) 86'0" (3 rd floor)	57'8" (1 st floor) 64'4" (2 nd floor) 86'8" (3 rd floor)	40'0" (building) 33'7" (patio)	40'2" (building) 34'8" (patio)

*Due to the chiller screening



GROUND FLOOR COMPARISON

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SUP-25-03

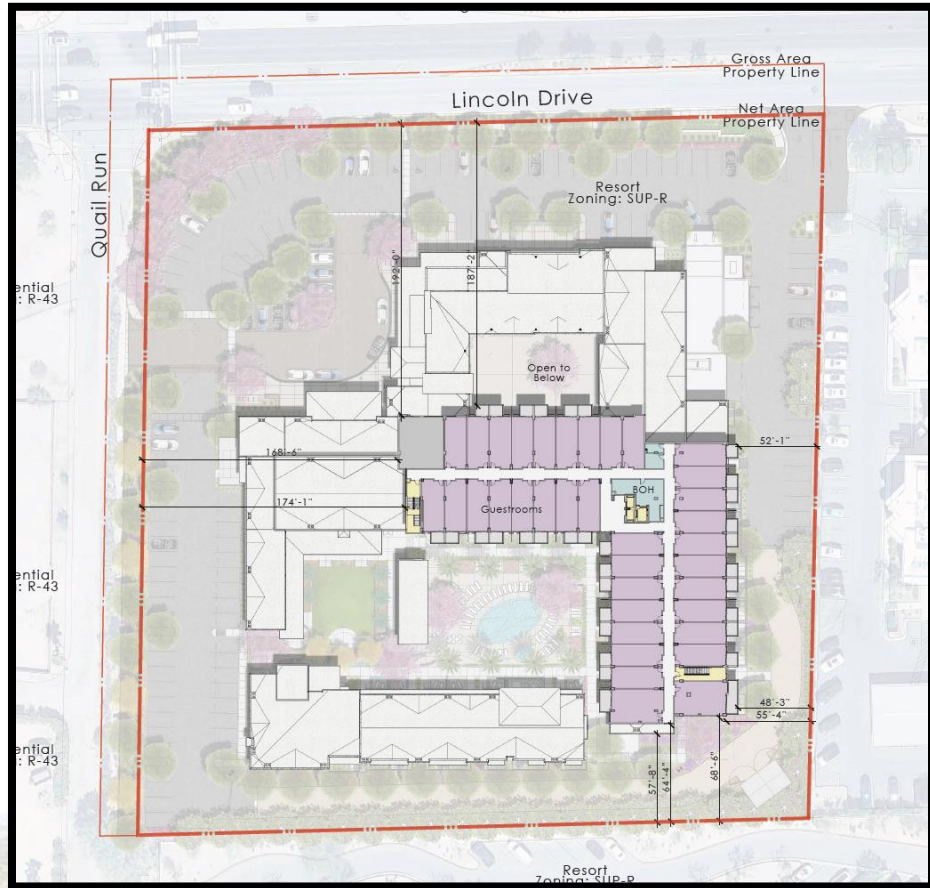


SUP-23-01

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2ND FLOOR COMPARISON

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SUP-25-03

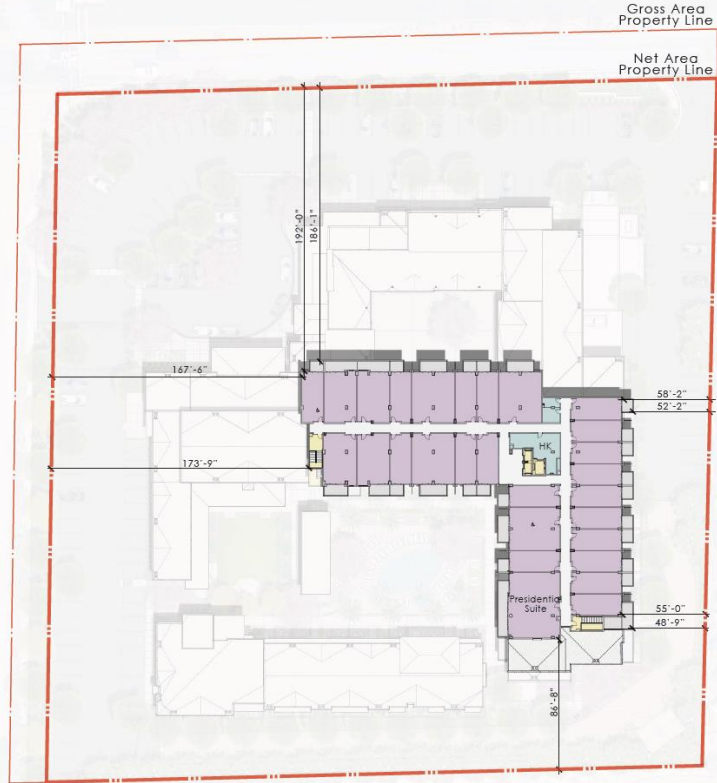


SUP-23-01

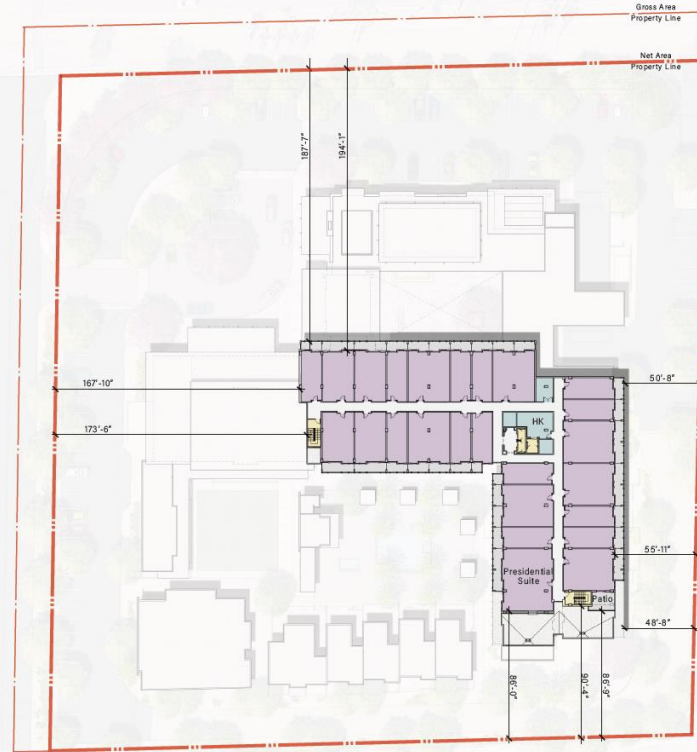
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3RD FLOOR COMPARISON

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SUP-25-03



SUP-23-01

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HEIGHTS

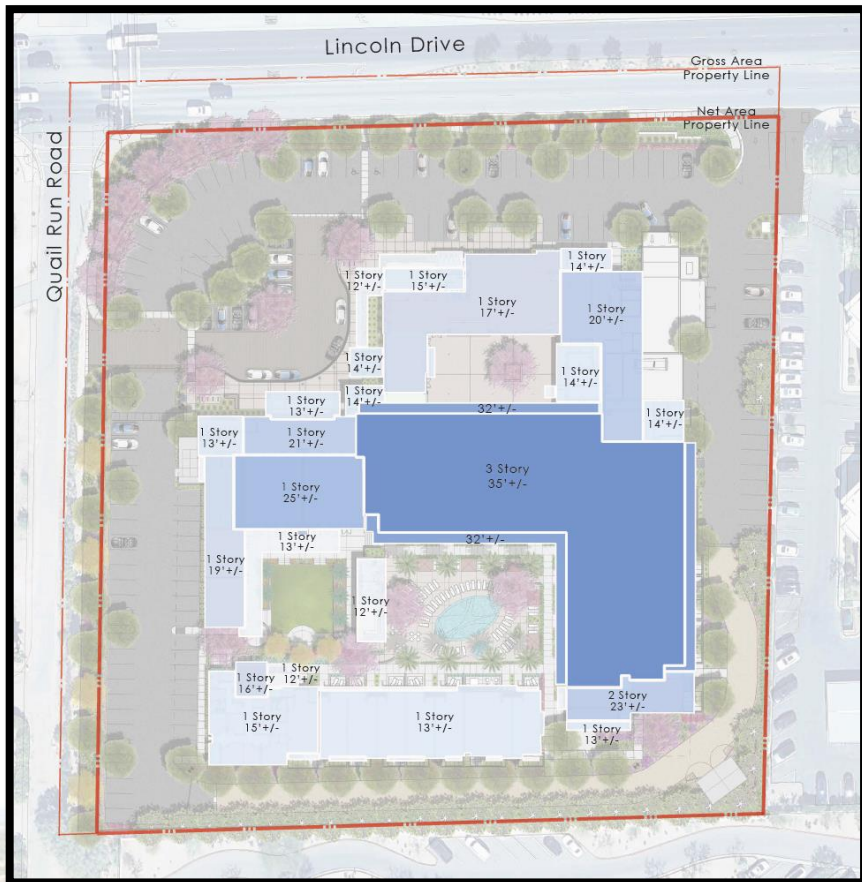
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- Principal structure – arrival building
 - SUP Guideline has 36-foot maximum height
 - 3-story portion (no change from SUP-25-03 @ 36-foot tall – mechanical screen)
 - More varied heights than SUP-23-01 (some areas lower and some taller)
 - Open Space 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 rd story along east	Meets, except part of 3 rd story along east
Casitas	16'	13'	Meets	Meets
Spa	14'	12', 15', 16'	Meets	Meets



HEIGHT COMPARISON



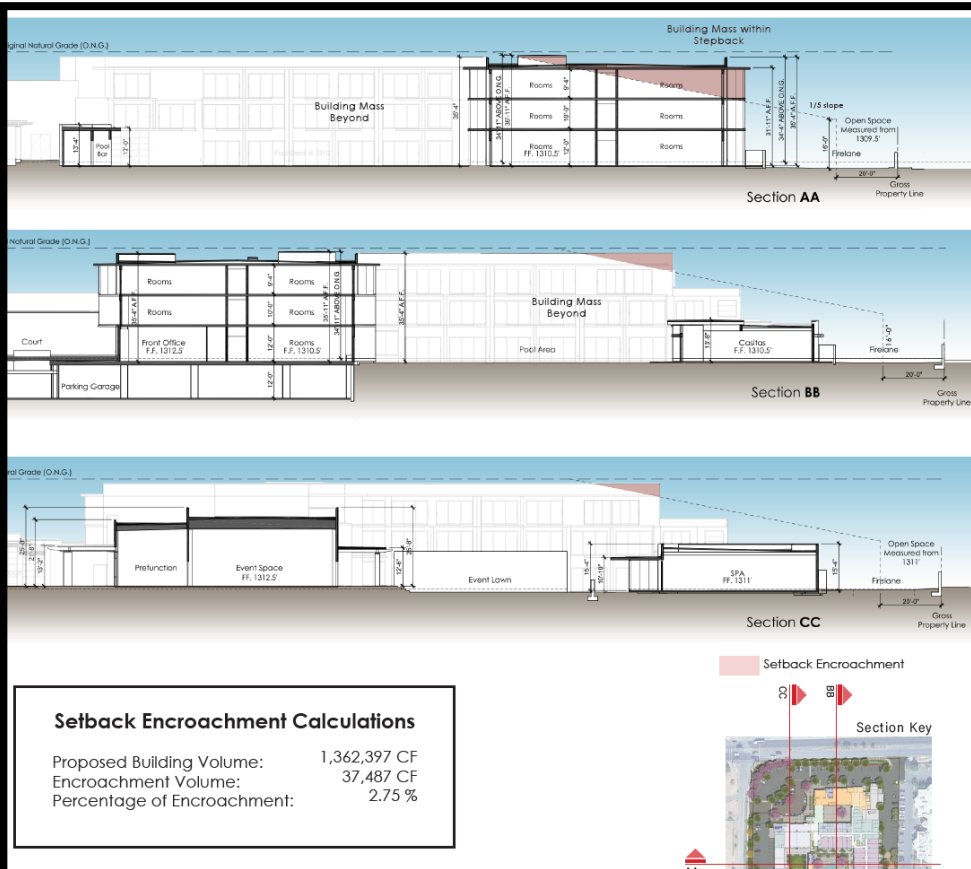
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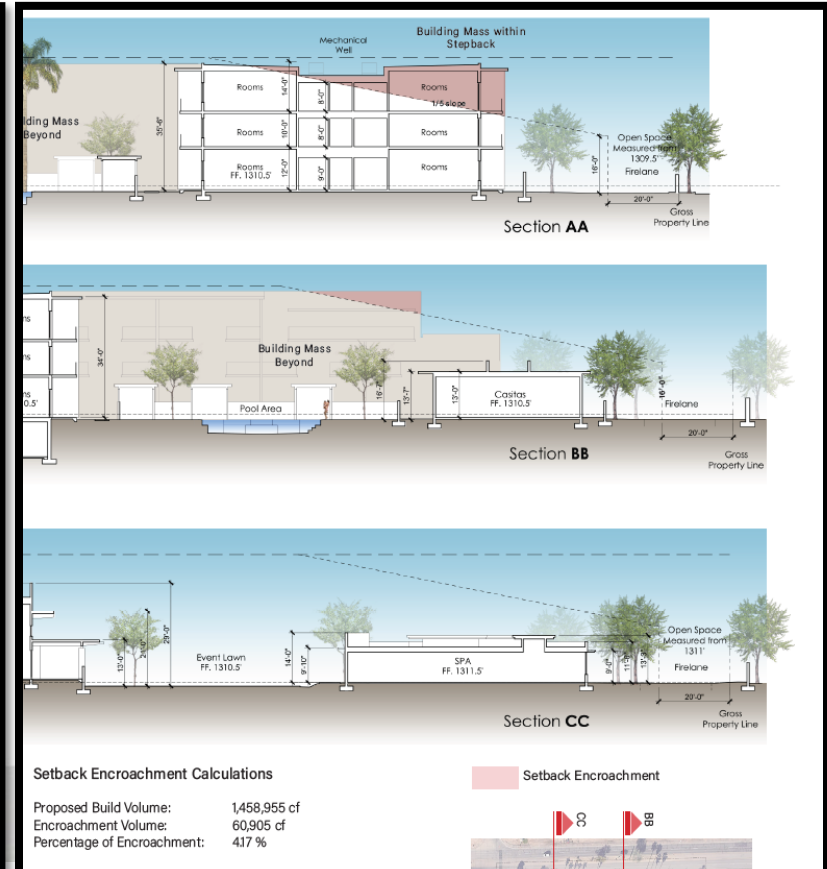
SUP-23-01

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



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LANDSCAPING

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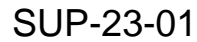
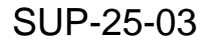
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SUP-23-01

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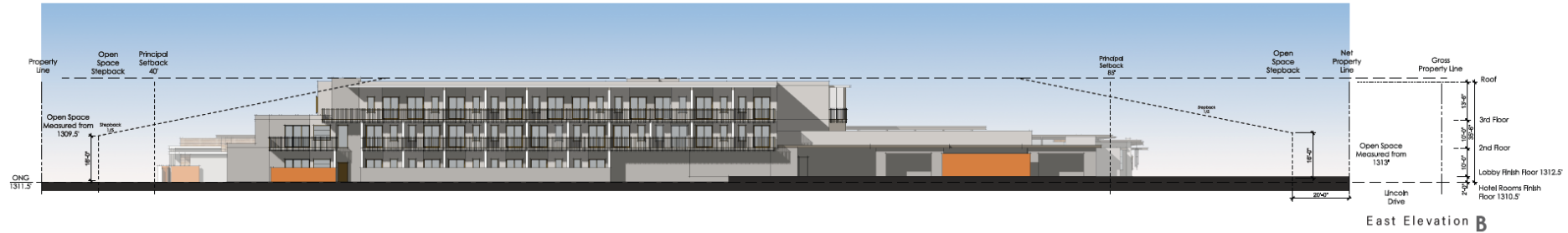


EAST ELEVATION

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SUP-25-03



SUP-23-01



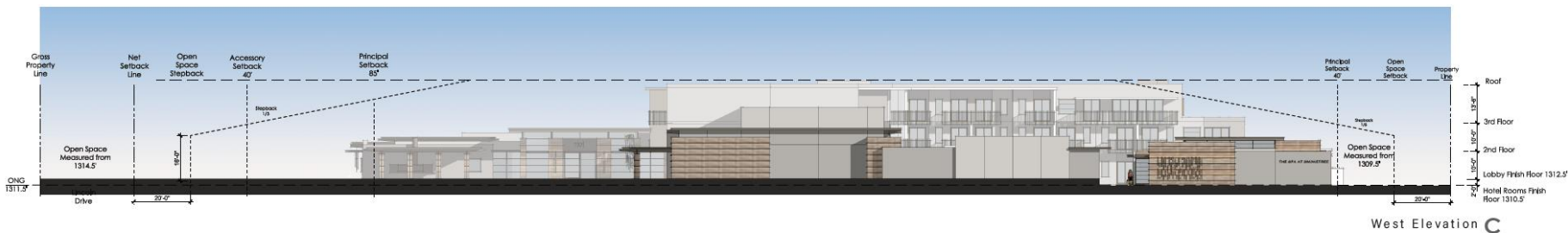
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WEST ELEVATION

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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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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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- *No noticing requirements for work sessions*
- *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 for more information*



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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



DRAFT STIPULATIONS (SUMMARY)

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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

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- Scheduled discussion and action on June 17th

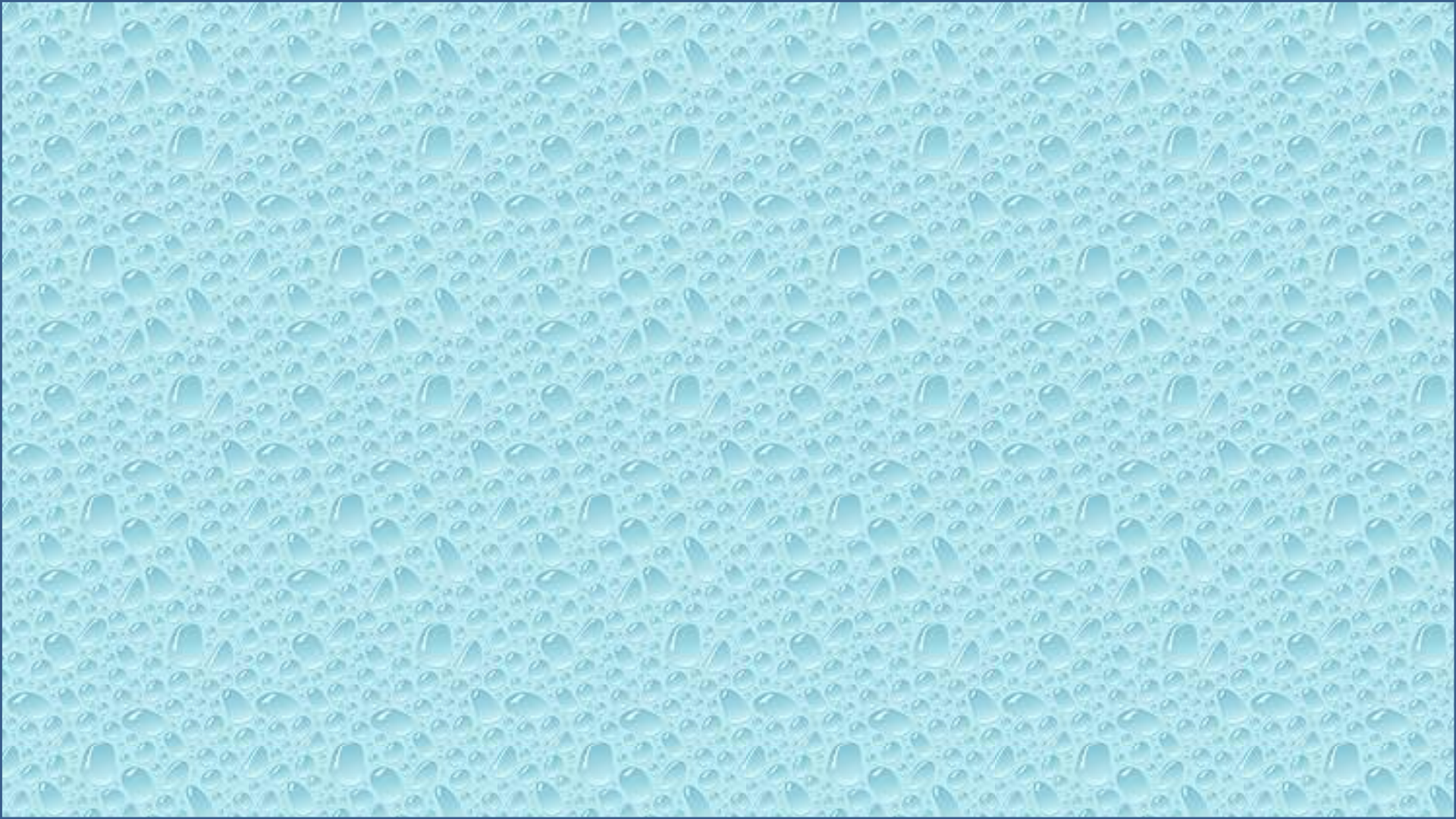


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QUESTIONS?

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Logistics for Smoketree Resort

Map showing the site plan for the 3-Story Hotel at Smoketree Resort, highlighting construction logistics. The map includes the hotel footprint, surrounding roads (East Lincoln Drive, Quail Run), and various construction zones and paths.

Key Features and Logistics:

- Primary Ent/Exit:** Located on the left side of the hotel footprint.
- Temp Ent/Exit:** Located at the bottom left of the hotel footprint.
- Crane Path:** A path running along the right side of the hotel footprint.
- Laydown areas (if available):** Indicated by red dashed lines along the perimeter of the construction site.
- Construction Trailers and Laydown:** Located in the top left corner of the site.
- Emergency Exit Only:** Located at the top right corner of the site.

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.

Map Details:

- Scale:** 0' 10' 20'
- North Arrow:** Indicated by a red arrow pointing towards the top right.
- Legend:** Includes symbols for Construction Trailers, Laydown areas, and Crane Path.
- Notes:** Various notes are present on the map, including "Spa will be constructed at the same time as the hotel building" and "Casita's leave out until after pool is complete".

Project Information:

ARCHITECTURAL SITE PLAN
PROJECT: 3-Story Hotel
DATE: 11/11/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

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Crane Path



ARCHITECTURAL SITE PLAN

Sheet Issue Order:	22142
Project Number:	AF2
Checked By:	
Drawn By:	

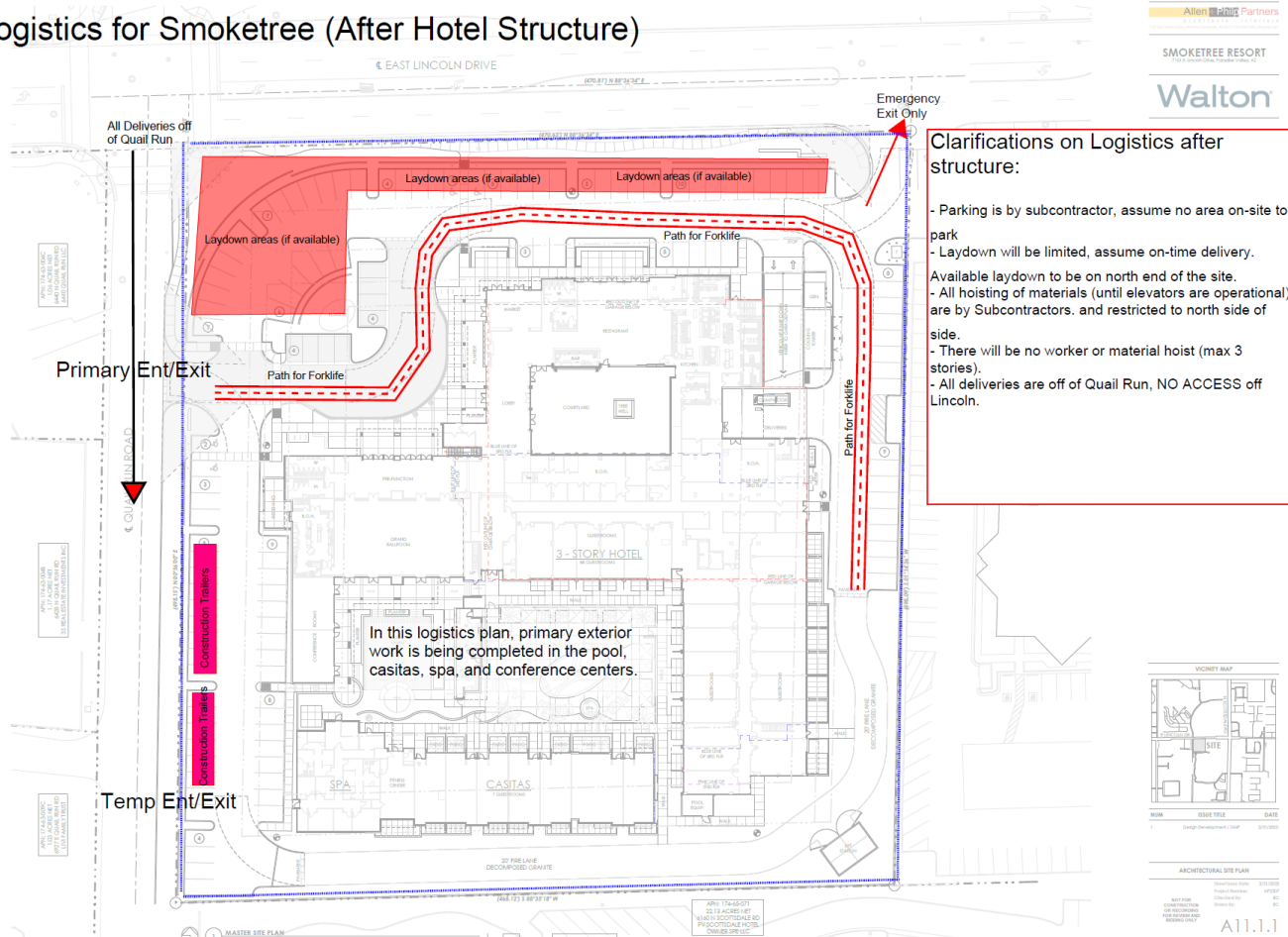
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CONSTRUCTION ACCESS

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Logistics for Smoketree (After Hotel Structure)



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Logistics for Smoketree Resort (all exterior buildings complete)

