

TOWN OF PARADISE VALLEY

Smoke Tree Resort

Major Special Use Permit Amendment

Town Council Work Study Session

November 21, 2019



TONIGHT'S GOAL

Hear details on the revised application for a Major SUP amendment to the Smoke Tree Resort and provide feedback on processing request moving forward



November 21, 2019

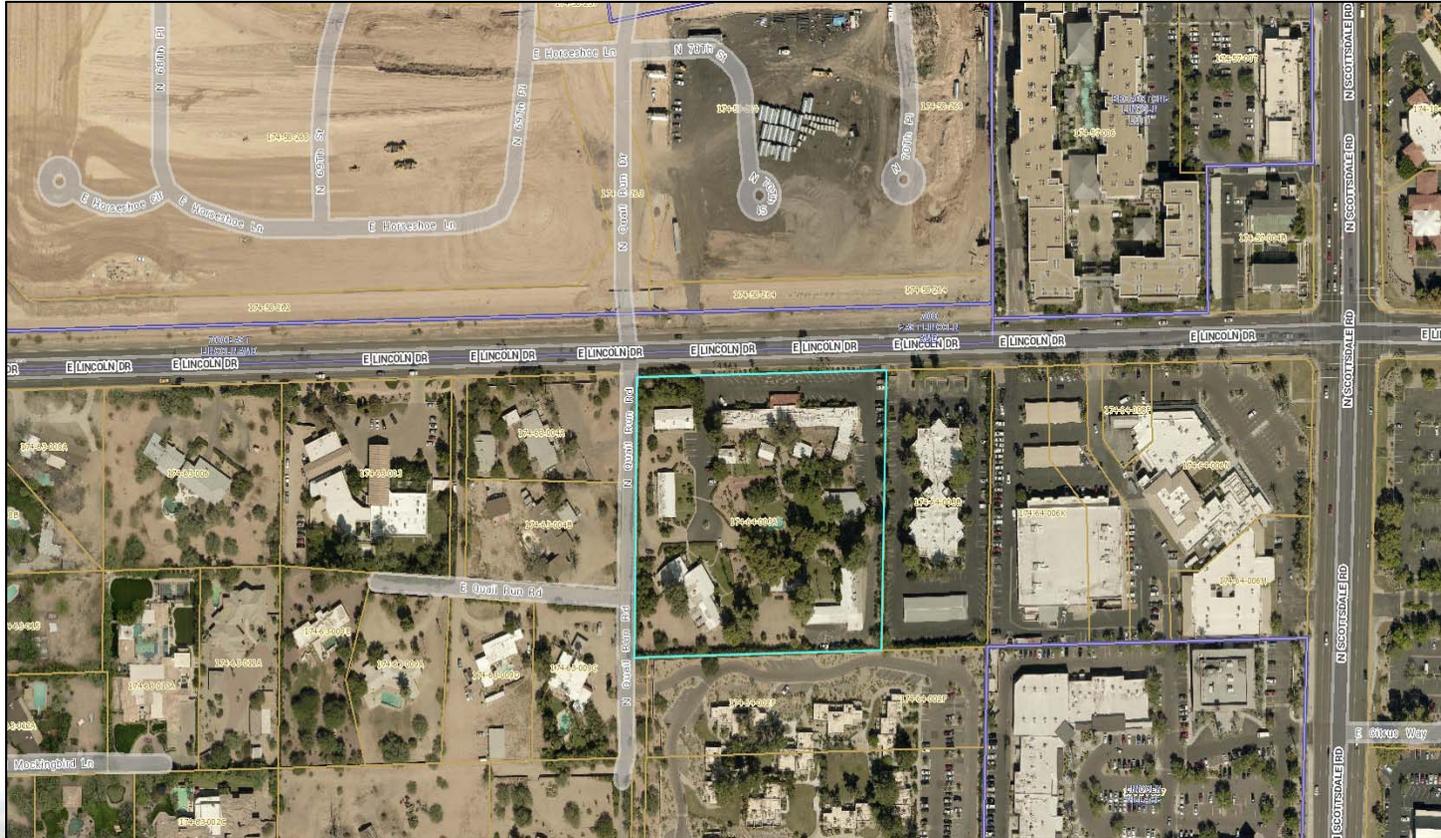
AGENDA

- **Background**
- **Revisions to Request**
- **Project Summary**
- **Next Steps**



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BACKGROUND

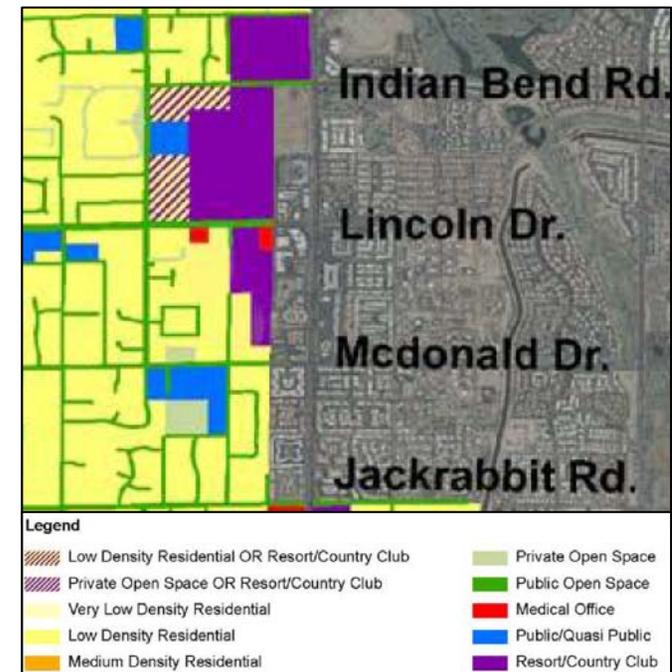


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BACKGROUND

Existing Conditions

- Operating since 1954
- 32 Rooms resort, 23 rooms in service
- Restaurant not in use
- General Plan Designation is SUP-Resort
- Within the Lincoln Drive South Development Area
- Zoning is SUP-Resort



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REVISIONS TO REQUEST

- **Elimination of for sale product**
- **Lowered unit count to 122 total hotel rooms**
- **Reconfigured site and building layout**
- **Building height at 36' from original natural grade (38' façade height)**
- **Removed underground garage, fully surface parked**
- **Removed balconies from perimeter of buildings**
- **Changes to signage plan, internal signs removed**



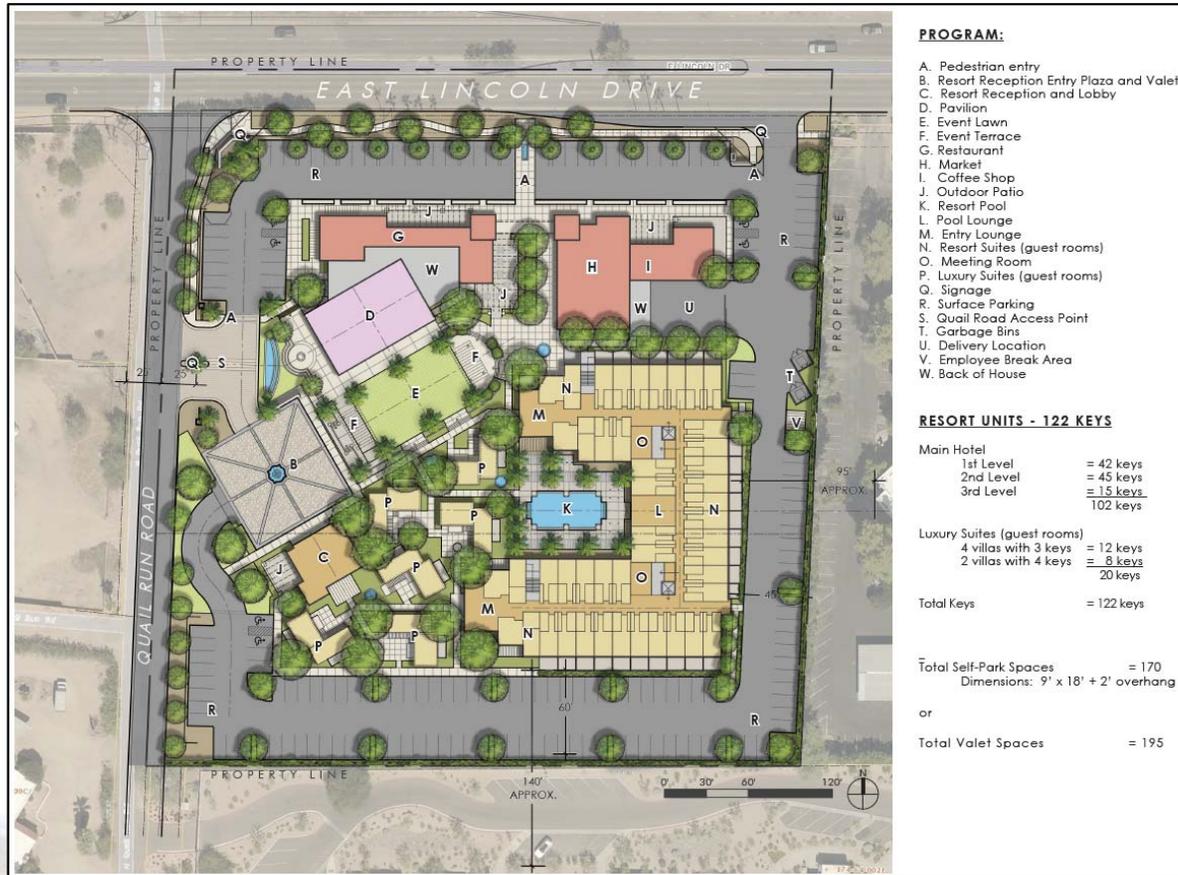
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PROJECT SUMMARY

- **122 traditional hotel guest room keys**
 - 20 of which are detached suites
- **Restaurant and bar/lounge**
- **Rooftop outdoor bar and 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



PROJECT SUMMARY



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HEIGHT / SETBACKS

- **Maximum height of 36 feet from Original Natural Grade**
- **Façade 38' (FF lowered 2')**
- **Setbacks**
 - **98' north (33' post dedication)**
 - **45' east side**
 - **60' south side**
 - **75' west (50' post dedication)**



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RIGHT-OF-WAY

- **Town Code and General Plan identify 25' on Quail Run and 65' on Lincoln**
- **Applicant is requesting 49' roadway easement and 16' parking and circulation easement on Lincoln Drive**
- **Applicant is requesting 13' roadway easement and 12' parking and circulation easement on Quail Run Road**
- **Request to use easement for Landscape buffers and Parking**



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RIGHT-OF-WAY

- Impacts setbacks, Lot Coverage, FAR, etc.
- Gross Acreage (Including Lincoln Drive) is 5.3
- Net Acreage with full dedication per Town Code is 4.4



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LOT COVERAGE/FAR

Area	Land Use Product	Gross Acreage	Proposed Units	Maximum Total Resort Related Floor Area, sf	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage	Maximum Height, ft (1)
	The Smoke Tree Resort Hotel	5.3	Public Space	80,000	29,257		36'
			122 Hotel Rooms				36'
	Accessory & Service Structures			29,150	14,575		24' / 36'
	Food & Beverage			12,000	8,000		24'
	Resort Related Retail			7,000	7,000		24'
Total All Parcels		5.3		128,150	58,832	25.2%	

Post Dedication Metrics (Applicable only if Easements are not utilized to convey Dedications)					
		Dedication	Gross	Net	SUP Guideline
Lot Coverage	5.3	-41,964.20	25.20%	30.70%	25%
FAR	5.3	-41,964.20	0.55	0.67	N/A
Setbacks (Principal Structure)	North	-65'	98'	33'	100'
	East	0	45	45'	100'
	South	0	60	60'	100'
	West	-25'	75	50'	100'
Open Space Criteria	North	-65'	Comply	Encroach	
	East	0	Encroach	Encroach	
	South	0	Comply	Comply	
	West	-25'	Comply	Unknown	
(1) Original Natural Grade	1313.58'				



NEXT STEPS

Possible next steps include:

- **Further Work Study at Council in preparation for a Public Hearing**

OR

- **Refer to Planning Commission for further consideration**



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THANK YOU

Additional Questions?



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