

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager

DATE: May 16, 2023

DEPARTMENT: Community Development Department – Planning Division
Paul Michaud, 480-348-3574

AGENDA TITLE: Discussion Smoke Tree Resort Major Special Use Permit
7101 E Lincoln Drive

SUMMARY STATEMENT:

Request

The applicant requests a Major Special Use Permit (SUP) amendment (SUP-23-01) of the Smoke Tree Resort. The proposed redevelopment of the existing 5.0 net acre site includes 82 total resort guest units ranging in size from approximately 533 square feet to 1,486 square feet (includes 5 single-story casitas with small plunge pools and a presidential suite on the 3rd floor), a detached fine dining restaurant/bar with cellar and patio dining, all-day market bistro with outdoor patios, meeting function building with outdoor event lawn, resort pool, guest fitness and spa facility, and underground parking. The resort is located at 7101 E Lincoln Drive (Maricopa County Assessor Number 174-64-003A) submitted by Withey Morris, PLC, on behalf of ST HOLDCO, LLC, a Delaware limited partnership (being the land asset management and global real estate company called Walton Global Holdings).

Purpose

The primary purpose of the May 16th work session is for the applicant to provide the Planning Commission with a presentation on the project. Staff will review the scope of the request focusing on areas of the proposal not meeting Special Use Permit (SUP) Guidelines and will cover the Statement of Direction (SOD) from the Town Council. The Planning Commission will have an opportunity to discuss and comment.

ATTACHMENT(S):

- A. Staff Report
- B. Applicant Presentation