

# **TOWN OF PARADISE VALLEY**

**Smoke Tree Resort**

**Major Special Use Permit Amendment**

**Town Council Work Study Session**

**June 11, 2020**



# TONIGHT'S GOAL

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**Hear details on the revised application for a Major SUP amendment to the Smoke Tree Resort and provide feedback.**



# AGENDA

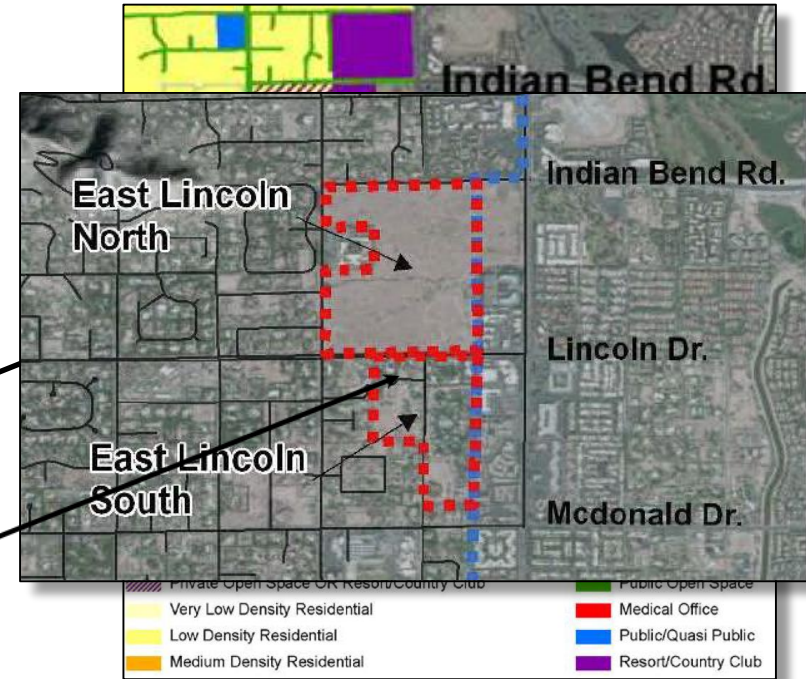
1. Background
2. Revisions to Request
3. Project Summary
4. Comparison to Statement of Direction
5. Outstanding Items
6. Next Steps



# 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





# BACKGROUND

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## Timeline Since Planning Commission Hearing

March 5, 2019	Commission holds Public Hearing and forwards to Town Council with recommendation of denial
March 28, 2019	Town Council Work Study Session
May 23, 2019	Public Presentation by Staff and Applicant to Council
September 2019	Applicant resubmits, staff provides comments
October 2019	Applicant resubmits, staff provides comments
November 2019	Applicant resubmits, scheduled for Study Session
November 21, 2019	Town Council Work Study Session
January 2020	Applicant resubmits, staff provides comments
May 2020	Applicant resubmits, scheduled for Study Session



# PROJECT SUMMARY



March 2019 Site Plan



June 2020 Site Plan

June 11, 2020





# PROJECT SUMMARY

## Site Plan / Ground Floor



### PROGRAM:

- A. Pedestrian entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception and Lobby
- D. Pavilion
- E. Event Lawn
- F. Shade Trellis
- G. Restaurant
- H. Market
- I. Coffee Shop
- J. Outdoor Patio
- K. Resort Pool
- L. Pool Lounge
- M. Entry Lounge
- N. Resort Suites (guest rooms)
- O. Meeting Room
- P. Luxury Suites (guest rooms)
- Q. Signage
- R. Surface Parking
- S. Quail Run Road Access Point
- T. Garbage Bins
- U. Delivery Location
- V. Employee Break Area
- W. Back of House
- AB. Sight Visibility Triangle - 33' x 33'
- AC. APS Utility Box

### RESORT UNITS - 122 KEYS

Main Hotel	
1st Level	= 42 keys
2nd Level	= 45 keys
3rd Level	= 15 keys
	102 keys

Luxury Suites (guest rooms)	
4 villas with 3 keys	= 12 keys
2 villas with 4 keys	= 8 keys
	20 keys

Total Keys = 122 keys

Total Self-Park Spaces = 170  
Dimensions: 9' x 18' + 2' overhang

or

Total Valet Spaces = 196

June 11, 2020



# PROJECT SUMMARY

## Second Story



June 11, 2020





# PROJECT SUMMARY

## Third Story



June 11, 2020



# PROJECT SUMMARY

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



# REVISIONS TO REQUEST

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## Changes since Planning Commission Hearing

1. Elimination of for sale product and lowered unit count to 122 hotel rooms
2. Reconfigured site and building layout, including back of house
3. Building height now at 36' from original natural grade (38' façade height)
4. Removed underground garage, fully surface parked
5. Removed balconies from perimeter of buildings
6. Changes to signage plan, signs moved out of right-of-way
7. Partially enclosed third story bar/lounge, stipulate no outdoor use after 10PM
8. Clarified right-of-way and gross vs net property lines
9. Specific heights for buildings, removal of “bubble zoning”

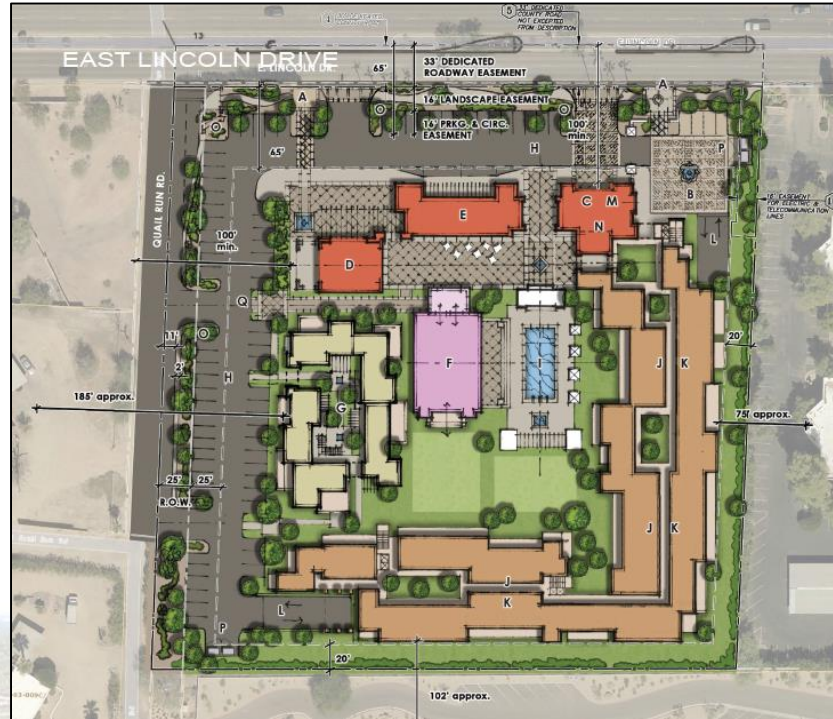




# COMPARISON TO SOD

Original Statement of Direction (SOD) approved by Town Council in October of 2018, updated in January of 2019 to provide the Planning Commission one more month to consider application at applicant's request.

Site Plan at SOD



# COMPARISON TO SOD

## 1. Use.

While the primary resort use will not change, more information is needed on the new accessory uses (retail and function space/event gardens) and the proposed resort residential to ensure such uses are accessory to the resort. When reviewing the resort residential component, consider FF&E for consistency with hotel, lock-off feature, parking, guest access, and availability through the hotel rental program to ensure these units are part of the resort.

- A. Eliminated resort residential component**
- B. Meeting spaces inside main hotel for hotel guests only**
- C. Event spaces (Pavilion and Event Lawn) cannot be used simultaneously, unless for one singular event, capacity limited**
- D. Restaurant, Market, and Coffee Shop along front of site**
- E. Pool and Pool Lounge interior to site**
- F. Third story Bar/Lounge with interior and exterior space**



# COMPARISON TO SOD

## 2. Density.

The proposed 180 units (resort and residential) creates a density of approximately 34 units per acre. The Planning Commission shall take into consideration the 5.3 acre site area and reduce density on the west and south sides of the site. Consider how the density impacts safety and quality of life of town residents.

- A. Eliminated resort residential component**
- B. Net acreage as proposed is 4.6 acres**
- C. Proposed 122 resort hotel rooms is 26+ units per acre**
- D. Maintained building setbacks on the west (50')**
- E. Increased the setback on the south (from 20' to 60')**
- F. Most dense part of hotel is located along the east side of the site**
- G. The event lawn, pavilion, and restaurant are located on the west half of the site**





# COMPARISON TO SOD

## 3. Lot Coverage/Floor Area Ratio.

The Planning Commission shall consider lot coverage and floor area ratio while acknowledging the unique characteristics considered in the Development Area. The review shall address reasonable separation between incompatible uses and effective buffering of unwanted noise, light, traffic, views of the buildings offsite, and other adverse impacts. There shall be consideration of lowering the proposed lot coverage and floor area ratio and/or requiring specific mitigation measures.

- A. Floor Area Ratio proposed is 0.64**
- B. Lot Coverage Structures proposed is 29.3%**
- C. Lot Coverage Impervious Surfaces proposed is 85%**
- D. Open Space proposed is 15%**



# COMPARISON TO SOD

## 4. Height.

The Planning Commission shall evaluate the proposed height and its impact on adjacent properties. The minimum height is encouraged on the west side of the site closest to existing residential properties, transitioning to higher heights on the east side of the site adjacent to Lincoln Medical Plaza. A compelling reason must be given for heights proposed over 36', with such height to be limited in area and considered when necessary for mechanical screening and architectural elements. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

- A. Main Hotel Height – 38' from finished grade, 36' from Original Natural Grade**
- B. Event building, restaurant, market, lobby, luxury suites, and coffee shop 24-30' with architectural elements from Original Natural Grade**
- C. Highest structures are located near the southeast corner of the site**



# COMPARISON TO SOD

## Height

KEY MAP - NOT TO SCALE





# COMPARISON TO SOD

## 5. Viewsheds.

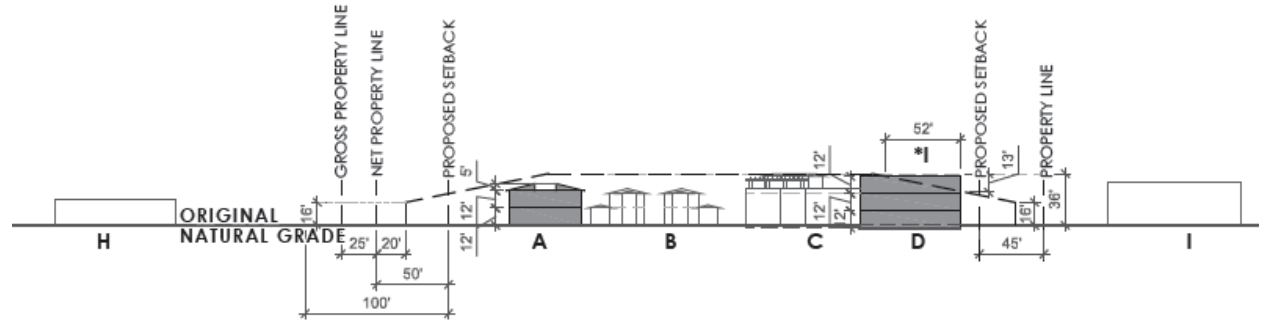
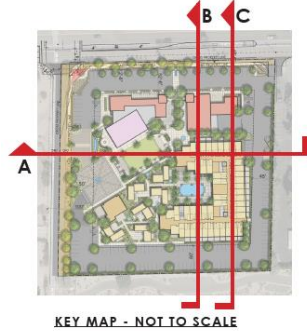
The Planning Commission shall consider the impact to adjoining properties of any encroachment outside of the imaginary plane suggested by the Open Space Criteria. Due to the size of this property being one quarter the suggested 20-acre size per the Special Use Permit Guideline and the location adjoining other commercial uses, a limited amount of encroachment may be permissible. Structures are suggested to generally stair-step from one-story/lowest height closer to the subject site property lines to not more than three-story/36 feet in height from Lincoln Drive, Quail Run Road, and the adjoining Andaz resort. The overall mass of the structures shall be reviewed to make sure it is of appropriate scale and special consideration shall be given to the views from the south side bordering the Andaz resort and the west side bordering Quail Run Road.

- A. Encroachment to the open space criteria limited to the north, along Lincoln Drive, and to the east, along Lincoln Medical Plaza**
- B. Lowest heights (24-30' from ONG) along Quail Run and Lincoln Drive, highest heights (36' from ONG) at southeast corner of site**
- C. 60' setback maintained from Andaz**



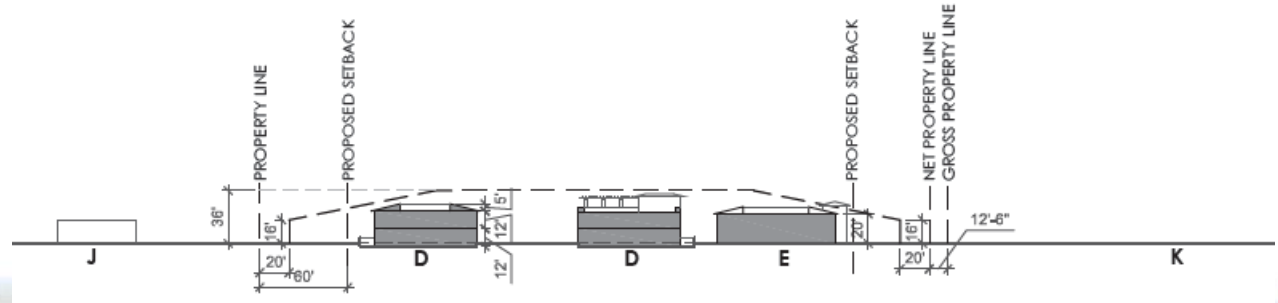
# COMPARISON TO SOD

## Open Space Criteria



### OSC

North	Encroach
East	Encroach
South	Comply
West	Comply



# COMPARISON TO SOD

## 6. Setbacks.

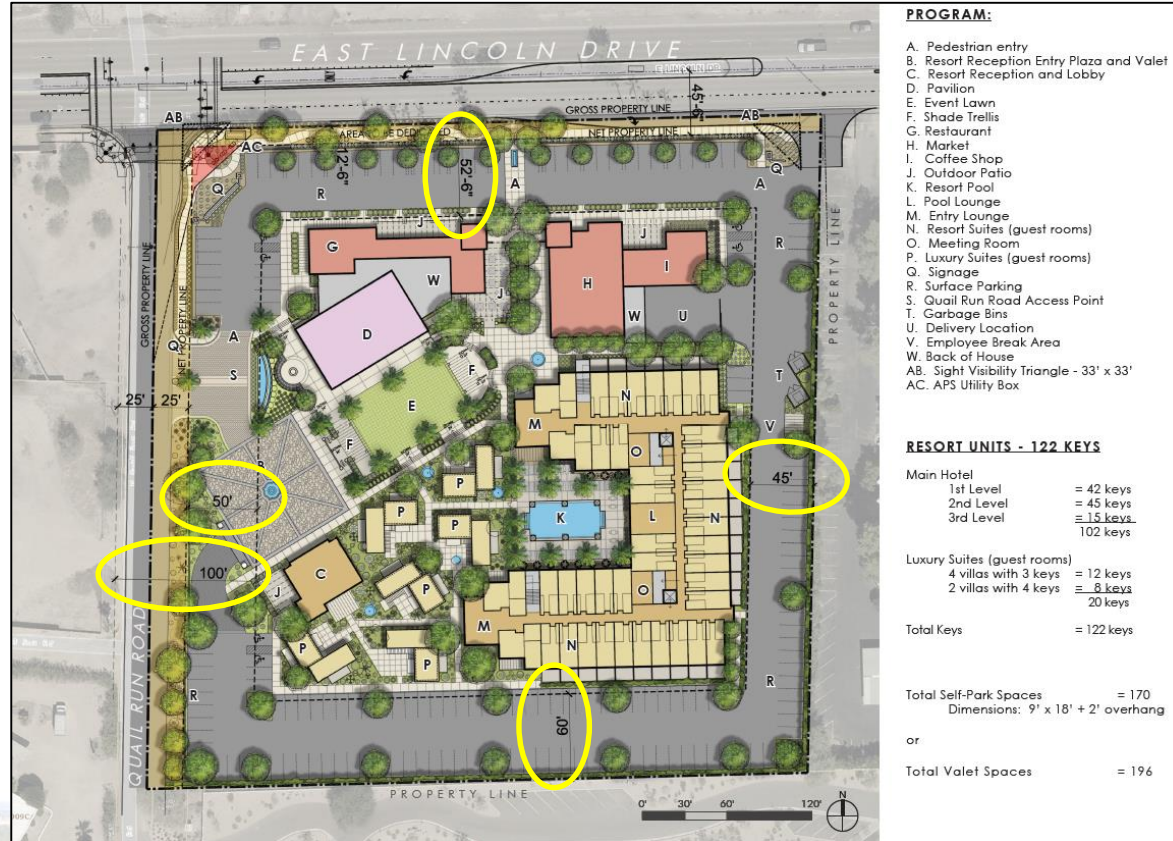
The Planning Commission shall explore appropriate setbacks along the east and south property lines considering the adjacent uses. The west side shall also be a focus because the property borders residential. Attention shall be paid to privacy and noise levels for these residents. Consideration should be given to a 100 foot SUP guideline setback to the adjacent residential property lines. The Commission shall also identify any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.).

- A. Setback along Lincoln Drive – 52’6” from proposed right-of-way line**
- B. Setback along Quail Run Road – 50’ from proposed right-of-way line  
(100’ from nearest residential property line)**
- C. Setback along Andaz – 60’**
- D. Setback along Lincoln Medical Plaza – 45’**
- E. No balconies along the western or southern property lines**



# COMPARISON TO SOD

## Setbacks





# COMPARISON TO SOD

## 7. Impact to Adjacent Uses

The proposal has the resort market (with outside tables) along the western side of the property near the existing residential uses, with the resort restaurant in direct line of sight from a residential property. Balconies for the hotel guest room keys and resort residential units also face west. . In addition, the Planning Commission shall consider impacts including noise, light, traffic and any other adverse impacts, particularly for those existing residential properties west of the site along Quail Run Road. In particular, outdoor employee areas and service uses such as maintenance, maid service/laundry, trash collection/storage, mechanical equipment (roof/ground), and all other noise generating elements shall be studied. Relocation or buffering of uses shall be considered.

- A. All refuse and back of house services along eastern property line and screened**
- B. Employee break area along the eastern property line interior to the site**
- C. Orientation of the pavilion and event lawn is southwest facing but a screen wall is incorporated into the site design**
- D. The rooftop bar/lounge is semi-enclosed and can be completely enclosed during certain hours, will need to stipulate hours**
- E. All balconies are interior to the site**



# COMPARISON TO SOD

## Impacts



# COMPARISON TO SOD

## 8. Landscaping.

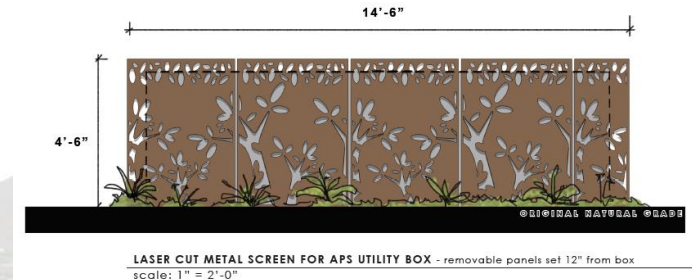
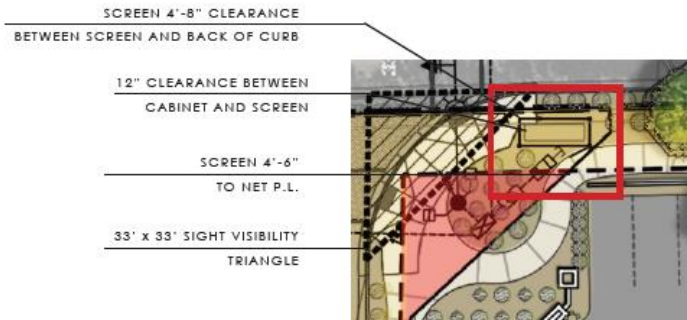
Attention shall be paid to the landscaping along Lincoln Drive and along Quail Run Road. A landscape plan shall be required. Hardscaping and pedestrian access shall be considered with the landscape plan. Special attention shall be given to the Lincoln Drive frontage as this is a gateway to the Town. The Draft Visually Significant Corridors Plan shall be considered as well as cohesion with the planned landscape improvements along the north side of Lincoln Drive. A stipulation may be considered to ensure replacement of any landscaping should it die.

- A. Landscaping along Lincoln Drive is in line with the SUP Guidelines and Visually Significant Corridors Master Plan, although some landscape lighting is proposed within the right-of-way which is not permitted**
- B. Similar planting density and geometric configuration as those improvements proposed on the north side of Lincoln Drive**
- C. Pedestrian access provided at two locations along Lincoln and one along Quail Run Road**



# COMPARISON TO SOD

9. Infrastructure Improvements. Drainage and related improvements shall be reviewed. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated. Water impact service study, utility information, and hydrology report shall be reviewed.
  - A. On-site retention provided in underground system
  - B. Water improvements completed by EPCOR, will require cost recovery
  - C. Sewer improvements completed by Town, will require cost recovery
  - D. APS transformer at Lincoln/Quail Run Road is proposed to be screened by the applicant, staff requested a relocation





# COMPARISON TO SOD

10. Traffic, Parking, Access, and Circulation. The proposed density and location within a heavily-traveled and mixed-use density area near the City of Scottsdale creates a heightened need for ensuring the proposed redevelopment does not have a negative impact on traffic safety, parking, and circulation. The Commission shall consider staffs review and recommendations regarding:

- Number of access points in/out of the site
- Emergency access to the site
- Location and screening of loading zones and dumpsters
- Coordination with Town improvements along Lincoln, i.e. the entry/exit and roadway medians
- Deceleration turn lane for eastbound traffic entering the site
- Cross-access easement(s) with Lincoln Medical Plaza and Andaz Resort.
- Sidewalk and other pedestrian circulation
- Necessary roadway dedication for Lincoln Drive and Quail Run Road
- Number of parking spaces, use of shared parking, and ride-share
- Full build-out of The Ritz-Carlton Resort Special Use Permit
- Coordination of improvements/impacts with neighboring non-residential properties
- Coordination with Town improvements along Lincoln Drive
- Uses that generate quick turn-around trips such as a coffee shop or take-out food



# COMPARISON TO SOD

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## Access and Circulation

1. Cross access easement on east property line with Lincoln Medical
2. Deceleration lane proposed on the singular Lincoln Drive entrance
3. Coordinated location with the Lincoln Median Project
4. One entrance on Quail Run Road
5. Full fire lane surrounding the entire site
6. Loading zones and dumpsters screened
7. Sidewalk along Lincoln Drive, partially detached



# COMPARISON TO SOD

## Parking

1. SUP Guidelines with no internal capture or peak demand reductions requires 302 spaces
2. Parking study shows peak demand at 9PM on weekend, 199 spaces
3. On site parking provided is 170 - 9x18' stalls w/ 2' overhang
4. Valet plan shows 199 spaces, although no plan is proposed to transition to a valet only scenario
5. Both third party reviewers, Kimley-Horn and Walker Consultants suggested using ULI model
6. Kimley-Horn's analysis using the ULI model indicates a peak demand range of 210-230 spaces, Walker's was less than 170
7. Applicant may be able to provide 210-230 spaces with shared parking agreements during peak demand



# COMPARISON TO SOD

## 11. Signage.

Planning Commission review shall focus on the impact of project sign location, dimensions, and illumination on the resulting impact to the streetscape. The Commission shall look at the broader signage plan for Lincoln Drive including proposed gateway signs, identification signs, and Ritz-Carlton and Lincoln Medical Plaza signage, and any Andaz signage that may be re-located to Lincoln Drive.

- A. All backlit illuminated signs**
- B. Primary street corner sign at Lincoln/Quail Run is 4' tall, 48 sq ft**
- C. Secondary Street Sign at shared driveway along Lincoln is 4' tall, 32 sq ft**
- D. Two entry signs on Quail Run Road, each is 4' tall and 32 sq ft**
- E. Building mounted resort auto court sign is 40 sq ft**



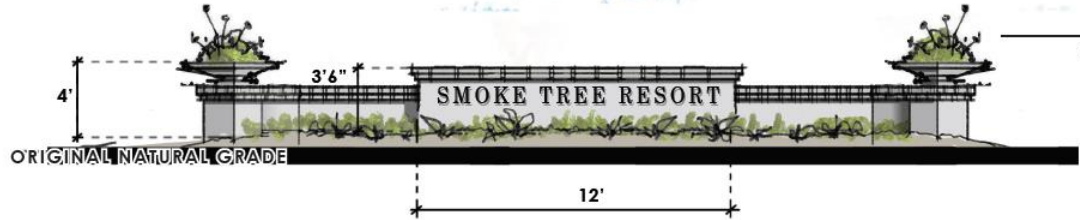


# COMPARISON TO SOD

## Signage



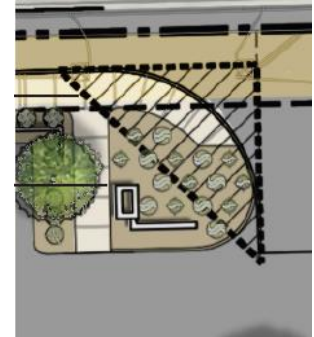
KEY MAP - NOT TO SCALE



**1. STREET CORNER SIGNAGE** - 48 SF MAX SIGN WITH BACKLIT LETTERS



**2. STREET CORNER SIGNAGE** - 32 SF MAX SIGN WITH BACKLIT LETTERS

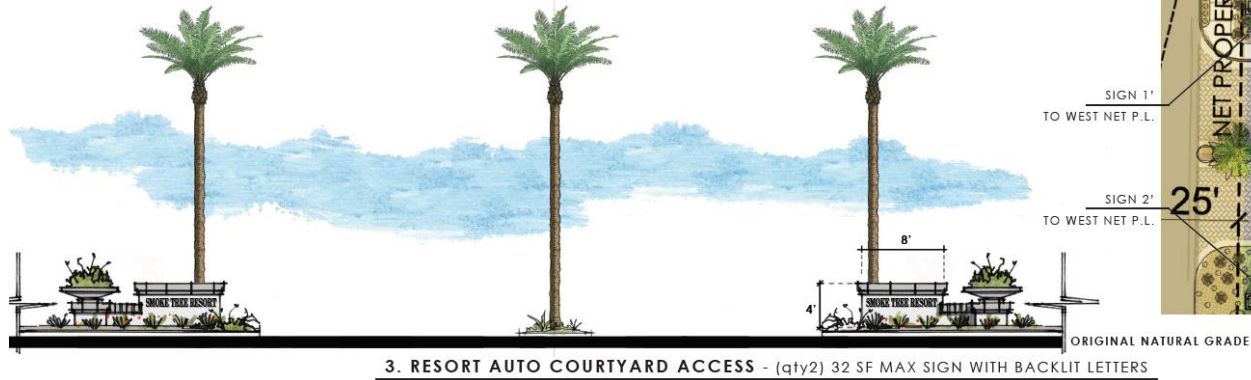


# COMPARISON TO SOD

## Signage



KEY MAP - NOT TO SCALE



# COMPARISON TO SOD

12. Context -Appropriate Design. The Planning Commission may require that the applicant provide more precise information pursuant to General Plan Section LU 2.1.2.5. This includes impact related to exterior lighting, screening of mechanical equipment, and the choice of material pallet of the improvements. This may include providing renderings as they relate to neighboring properties.

## A. Renderings, lighting plan, screening of mechanical equipment have all been provided



# OUTSTANDING ITEMS

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1. **Changes to the lighting plan due to net property line**
2. **Right-of-way**
3. **Parking**
  - a. **Clean up of inconsistencies**
  - b. **Number of required/provided spaces**
4. **APS transformer screening vs relocation**
5. **Ordinance and Development Agreement drafting**





# NEXT STEPS

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**Possible next steps include:**

- 1. Direct staff to work with applicant over the summer on outstanding items, draft Ordinance and Development Agreement, and bring back to Town Council in Work Study in the fall**
- 2. Further Work Study Session(s) at Council without working on an Ordinance and Development Agreement**
- 3. Schedule a Public Hearing to refer parts of, or the entire, application to Planning Commission for further study per §308 of Zoning Ordinance**



# TONIGHT'S GOAL

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**Hear details on the revised application for a Major SUP amendment to the Smoke Tree Resort and provide feedback.**



# THANK YOU

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## Additional Questions?

June 11, 2020

