

TOWN OF PARADISE VALLEY

Smoke Tree Resort

Major Special Use Permit Amendment

Revised Statement of Direction

June 25, 2020



TONIGHT'S GOAL

Take action on the revised Statement of Direction for the updated application for a Major SUP amendment to the Smoke Tree Resort



AGENDA

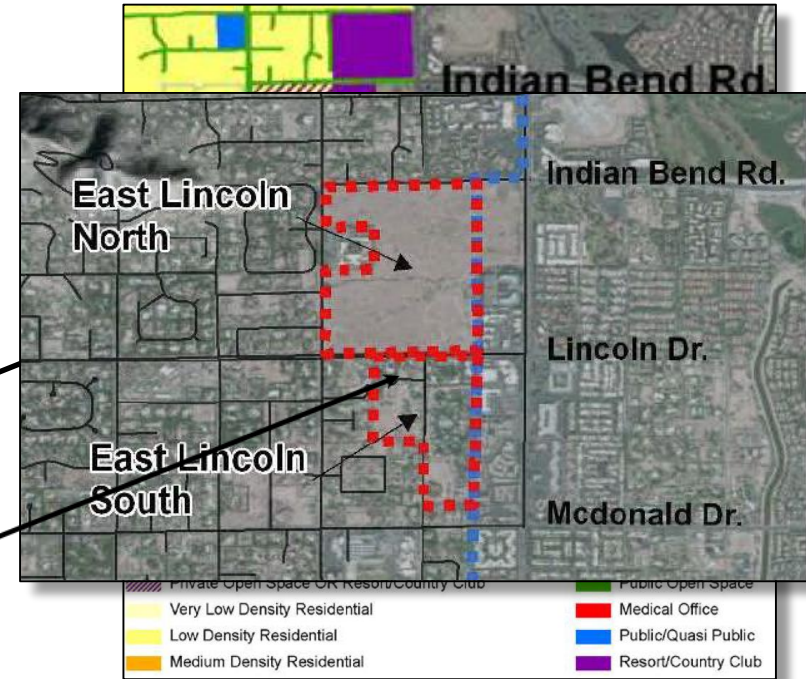
1. Background
2. Project Summary
3. Revised Statement of Direction
4. Next Steps



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



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



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 25, 2020



PROJECT SUMMARY

Second Story



June 25, 2020



PROJECT SUMMARY

Third Story



June 25, 2020



REVISED TO SOD

See Attachment I of the Staff Report. During this portion of the meeting a redlined Word Document will be shared on screen incorporating any edits made during the Study Session discussion earlier in the meeting.



NEXT STEPS

Next steps include:

- 1. Planning Commission to review application and take public comment over the summer recess**
- 2. Town Council to receive recommendation from Planning Commission in the fall**



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THANK YOU

Additional Questions?

