

## **SUP-18-05 Smoke Tree Resort -Revised Statement of Direction- September 10, 2020**

Gentree LLC submitted a Major Special Use Permit amendment application for redevelopment of the Smoke Tree Resort located at 7101 E Lincoln Drive. The current proposal is for a complete redevelopment of the 4.6 net acre site with 122 hotel guest rooms, a restaurant, bar, rooftop lounge, associated resort retail, group meeting function space, event gardens, and resort pool areas.

In March of 2019, the Planning Commission voted 4-3 to deny the previous application based on a site plan and proposal that included 150 hotel rooms, 30 for sale resort residences, limited right-of-way dedication along the adjoining public streets, and a different site layout from the current application since the Planning Commission recommendation. Based on the revisions of the modified proposal the applicant and the Town Council agree that the Planning Commission should further consider the amended application.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the Smoke Tree Resort:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The site is in a designated Development Area pursuant to the General Plan. As such, in addition to other applicable policies, the following policies may be considered:
  - a. Consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life (General Plan Land Use Policy 2.2.1.2).
  - b. The Town shall require development or redevelopment within Development Areas to provide reasonable separation of incompatible land uses from adjacent residential areas through context and scale appropriate land planning and architectural design, greater setback distances, noise mitigation, resort property programming, and landscape buffering (General Plan Land Use Policy 2.2.1.3).
  - c. The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts (General Plan Land Use Policy 2.2.3.3).

The Planning Commission shall focus their review on the visible, audible, and operational effects the major amendment may have on the neighbors. Additionally, the Planning Commission shall receive public feedback on the current proposal including, but not limited to, a Citizen Review Session to allow for public comment and a Public Hearing for recommendation of the amended application to the Town Council. The Citizen Review Session may include a separate neighborhood meeting(s) by the applicant and at least one Planning Commission Work Session meeting open for public comment. The applicant shall provide at least a 10-day advance notice of the Citizen Review Session and at least a 15-day advance notice of the Public Hearing to property owners within 1,500 feet of the site. Due to the circumstances surrounding the current Covid-19 Pandemic, the Town Staff and Planning Commission shall be cognizant that some members of the public may not be comfortable with providing comments through technology and should look for other ways to maximize

public input. Notice for both meetings can be combined into one notice. In particular, the Planning Commission shall focus their review on:

1. Use.

While the primary resort use will not change, more information is needed regarding the hotel quality standards and the new accessory uses. The applicant has proposed fourteen accessory uses for the forward-facing portions of the site that should be considered and defined or narrowed as appropriate as well as the specific operational factors (hours of operation, outdoor seating, etc.) shall be studied.

2. Density.

The proposed 122 units creates a density of approximately 26 units per acre. The Planning Commission shall take into consideration the 4.6 net acre site area and reduced density on the west and south sides of the site, particularly how the density impacts safety and quality of life of town residents.

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 and the amendments made to the proposed site development since the Planning Commission last heard this request on March 5, 2019. 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. The lot coverage and floor area ratio shall both be calculated based on net lot area, excluding all dedicated area. There may be consideration of lowering the proposed lot coverage and floor area ratio and/or requiring specific mitigation measures.

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 original natural grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact and screen mechanical equipment. White roofing material is discouraged if visible off-site.

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 Guidelines and the location adjoining other commercial uses, a limited amount of encroachment is proposed and 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. Planning Commission focus shall be that the overall mass of the structures are of an appropriate scale, with special consideration given to the views from the south side bordering the Andaz resort and the west side bordering Quail Run Road.

6. Setbacks.

The amended proposal increased building setbacks along much of the perimeter of the site. The Planning Commission shall explore appropriate setbacks, with particular attention to the privacy and noise levels for residents west of the site and resort guests south of the site. 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.).

7. Impact to Adjacent Uses.

The proposal has the resort restaurant and market (with outside tables) along the north side of the property near Lincoln Drive. Additionally, a third story bar/lounge with indoor/outdoor space is proposed, which should be evaluated for square footage (bar/rooftop deck), types of uses, impacts of light and noise trespass off-site; a sound study shall be required and certified by an acoustical engineer. 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 and buffering of uses shall be considered.

8. Landscaping, Utilities and Exterior Lighting.

Planning Commission focus on landscaping and exterior lighting shall be along the perimeter of the site, including review of appropriate screening or relocation of the utility cabinets along Lincoln Drive. Consideration for possible relocation of utility cabinets shall consider aesthetics, long-term maintenance and operation, safety and cost. Elements of the Visually Significant Corridors Plan shall be considered for landscaping along Lincoln Drive. A stipulation shall be considered to ensure replacement of any landscaping should it die.

9. 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 Town Council has worked with the owner of Smoke Tree Resort and Lincoln Plaza Medical Center on access with a solution for a shared driveway, along with right-of-way improvements. The Planning Commission shall focus their review on the following:

- Location and screening of loading zones and dumpsters
- Deceleration turn lane for eastbound traffic entering the site
- Cross-access easement(s) with Lincoln Medical Plaza
- Sidewalk and other pedestrian circulation
- Necessary roadway dedication for Lincoln Drive and Quail Run Road
- Adequacy of the required and provided parking spaces based on the proposed use(s) which shall allow for adequate parking throughout the life of the project that shall be identified in a Parking Management Plan.
- Full build-out of The Ritz-Carlton Resort Special Use Permit
- Uses that generate quick turn-around trips such as a coffee shop or take-out food

10. 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.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application and make a recommendation to Town Council, including a draft Ordinance, no later than November 17, 2020 and that all meetings occur during regularly scheduled Planning Commission meetings and, unless there is an absolutely compelling reason to add additional meetings, there shall be no more than 4 meetings.