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Title: Discussion of the East Lincoln Drive South Development Area

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Attachments: 1. Staff Introduction - Lincoln Road Development Areas Overview, 2. Lincoln Medical Exhibits, 3. Lincoln Medical Trip Generation Statement - Sealed TGCS v2, 4. ANdAZ Resort Presentation, 5. Ruttle and Livi Comments, 6. SunChase Century Letter, 7. Smoke Tree Resort Presentation, 8. Smoke Tree Reference Materials, 9. Lincoln Drive Reconstruction

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9/13/2018	1	Planning Commission		
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TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager

DATE: September 13, 2018

DEPARTMENT: Town Manager

AGENDA TITLE:

Discussion of the East Lincoln Drive South/North Development Areas

TOWN VALUE(S):

- ☐ Primarily one-acre, residential community
- ☒ Limited government
- ☒ Creating a sense of community
- ☐ Partnerships with existing schools and resorts to enhance recreational opportunities
- ☒ Improving aesthetics/creating a brand
- ☐ Preserving natural open space

As part of the 2012 General Plan, the Town identified three development areas for the strategic and well-planned development and redevelopment of vacant and/or transitioning parts of Paradise Valley. Development Area policies further the Town values by seeking to balance the Town's fiscal health and quality of life, minimizing neighborhood incompatibility, planning for sound public infrastructure, encouraging public/private partnerships, among other considerations.

SUMMARY STATEMENT:

Meeting Purpose

The objective of this upcoming joint Town Council and Planning Commission presentation is to brief Town officials on design standards and circulation along Lincoln Drive adjacent to the East Lincoln Drive South and North Development Areas, include a brief update on the projects within these Development Areas, give the property owners within the South Development Area an opportunity to provide information and input, and have Town Council make inquiries of staff as deemed appropriate. Topics that may be discussed include:

- Preservation of character of the area through maintaining appropriate intensities,
- Improvement of safety for businesses, residents and tourists,
- Focus on circulation/ingress/egress for individual properties and compatibility between properties, and
- Efficient traffic flow on Lincoln Road, with focus on planned improvements the intersection at Quail Run Road/Palmeria Boulevard.

2012 General Plan

The East Lincoln Drive South Development Area is comprised of approximately 55 acres including Smoke Tree Resort, Andaz Resort, Lincoln Plaza Medical Center, the Applewood Pet Resort, and several properties zoned R-43 residential. The East Lincoln Drive South Development Area is one of three Development Areas within town limits. The present focus on the East Lincoln Drive South Development Area is in response to present development within this Development Area and nearby properties. The second Development Area is the East Lincoln Drive North Development Area. It consists of the Ritz Carlton project that is directly north of the East Lincoln Drive South Development Area. The Ritz Carlton project has been approved and is under construction. The third Development Area is the 56th Street and Lincoln Drive Development Area. It consists of the Mountain Shadows project that is approximately 1.5 miles west of the East Lincoln Drive South Development Area. The Mountain Shadows project has been approved, mostly built, with some residential under construction.

Special Use Permit Amendment Process.

An amendment to an existing property zoned Special Use Permit requires several review process steps. There are four types of amendments: managerial, minor, intermediate, and major. All amendments first require pre-application review by Town staff. Staff reviews the request against Town codes and policies, and explains the various application processes that will be required. The next step is an application submittal from the property owner for the request. Managerial amendments are approved by the Town Manager. Minor amendments are approved by the Planning Commission, with appeal to Town Council. For intermediate and major amendments to a property zoned Special Use Permit, the amendment submittal requires the Town Council give direction to the Planning Commission via a Statement of Direction (SOD). This SOD is generally reviewed in a study session (s) and then acted upon at a separate Council meeting. The intermediate and major amendment then gets reviewed by the Planning Commission over several work session meetings. The applicant holds a neighborhood meeting before the Planning Commission makes a recommendation to Town Council at a public hearing. Town Council will then discuss the Planning Commission recommendation at work session(s) before holding a public hearing to decide on the application.

Smoke Tree Resort

The Smoke Tree Resort was purchased by a new owner in 2018. In May 2018, this owner made application for redevelopment of the property via a major amendment to the site's existing Special Use Permit - Resort zoning. The applicant's proposed redevelopment of this resort property will be a

complete demolition of all existing structures. The redevelopment will maintain the site as a resort. The initial proposal includes 150 traditional hotel guest rooms as compared to the existing 32 rooms approved. It will include indoor and outdoor space for events, including a resort pavilion for banquets/meetings and pool areas. The proposal includes re-establishing a restaurant/bar on the site. It also includes construction of 30 resort residential units, among various accessory uses such as a fresh food market and resort retail. The Major Special Use Permit Amendment for the Smoke Tree Resort had one study session in May 2018, but was on hold by the applicant based on Council concerns over density and height. This application is expected back for Town Council SOD discussion on September 27, 2018.

Lincoln Plaza Medical Center

The Lincoln Plaza Medical Center was purchased by a new owner in 2018. In May 2018, this owner made application for redevelopment of the property via a major amendment to the site's existing Special Use Permit - Medical zoning. The applicant's proposed redevelopment of this property will be a complete demolition of all existing structures. The redevelopment will maintain the site for medical uses. The proposed medical building will be in a similar location as the existing building. It will be two-stories as the existing building. The proposed building will be taller, up to 36 feet to the top of the roof parapet, and larger by approximately 5,000 square feet. The Town Council issued the SOD on June 14, 2018. The Planning Commission has discussed the application at two work sessions this summer. The SOD requires the Planning Commission make a recommendation by its October 18, 2018 meeting. The applicant has not fully submitted all requested material, but there has been progress at the Planning Commission. This application is tentatively set for Council discussion and action later this year.

Andaz Resort

The Andaz Resort was the former Cottonwoods Resort. In 2012, the then resort ownership applied for a major amendment to their Special Use Permit that was later withdrawn. A managerial amendment was approved in 2014 for extensive remodeling of the resort property. In 2015, the current owner remodeled the resort and opened the Andaz Resort. In 2018, the resort has done some landscape lighting and landscaping modifications.

Applewood Pet Resort

In 2013, the Town Council approved Special Use Permit zoning for the pre-existing use of the pet resort. There are no known current proposed amendments for this site.

R-43 Properties

There are several properties within the East Lincoln Drive South Development Area owned by three separate parties. There are no known proposed plans for these sites. However, in the past some or all of these residential properties inquired about redeveloping for residential uses.

Lincoln Drive Reconstruction

The Town has an approved reconstruction project for Lincoln Drive between Mockingbird Lane and the eastern town limits. These improvements include landscaped medians, a traffic signal at Quail Run Road, sewer line extension, meandering sidewalks, landscaping, and drainage structures. For more information refer to the attached presentation.

BUDGETARY IMPACT:

Proposed Lincoln Drive improvements are already part of the approved budget. Related roadway or other improvements associated with requested amendments to Special Use Permit properties would be discussed separately as part of the Planning Commission/Town Council meetings for those applications.

ATTACHMENT(S):

East Lincoln Drive South Development Area Property Owner Information
Presentation