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Title: Continued Discussion of a Major Special Use Permit Amendment (SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort

Sponsors:

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Attachments: 1. A - Application, 2. B - Vicinity Map Related Maps, 3. C.1 - Narrative and Plans (July 7, 2020 Submittal), 4. C.2 Parking Studies and Associated Documents (Revised 08-04-20), 5. C.3 - Traffic Impact Analysis, 6. C.4 - Preliminary Drainage Report, 7. C.5 - Wastewater Capacity Study, 8. C.6 - Water Service Impact Study, 9. D - SUP Guidelines, 10. E - General Plan Policies, 11. F - General & SUP History, 12. G - Public Comments (Revised 07-21-20), 13. H - Revised Statement of Direction, 14. I - Tentative Timeline (Revised 08-04-20), 15. J - Sample Use Parameters, 16. K- Landscape Plan (Revised 08-04-20), 17. L - Right-of-Way, 18. M - Floor Plans (Revised 08-04-20), 19. N - Site Elevation Grades (Revised 08-04-20), 20. O - Site Plan (Revised 08-04-20), 21. P - Elevations (Revised 08-04-20)

Date	Ver.	Action By	Action	Result
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TO: Chair and Planning Commission Members

FROM: Paul Mood, Town Engineer
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: August 4, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Continued Discussion of a Major Special Use Permit Amendment (SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort

SUMMARY STATEMENT:

REQUEST:

Gentree LLC, the property owner of the Smoke Tree Resort, is seeking redevelopment of the property located at 7101 East Lincoln Drive (APN 174-64-003A) via a major amendment to the site's existing Special Use Permit - Resort zoning. The application is attached as Attachment A. The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of a resort.

MEETING PURPOSE:

Focus the review on the proposed parking, landscaping, utilities, lighting, and signage.

UPDATE FROM PRIOR MEETING:

The Planning Commission discussed the amended application at its July 21, 2020 work session. In summary, this discussion focused on the following:

- 3rd Floor Amenity. The Commission identified that the additional information provided by the applicant helped clarify the use of this area. The Commission reviewed a revised 3rd floor amenity layout for a fitness area, self-serve kitchen, and shared work space for guests only. Stipulations in prohibiting the use of amplified music, requiring exterior doors be closed by 10:00 p.m., and defining the uses in this area were noted.
- Dedication of Lincoln Right-of-Way (ROW). Different input was provided regarding the proposed Lincoln Drive right-of-way dedication of 45'6". Several Commissioners were supportive of the amount of dedication since it enabled the Town to add a deceleration lane and sidewalk without adversely affecting parking on the project. Commissioner Georgelos expressed concern in not providing the full 65' of half width based on future unknown needs. The remaining Commissioners did not identify if they were supportive or opposed to the proposed amount of dedication. The site plan indicates portions of the public sidewalk are outside of the proposed ROW. Any public sidewalk not inside the public ROW will require a sidewalk easement to be granted by the applicant.
- Uses. The applicant explained the accessory uses in more detail, including proposed hours of operation that will be part of the draft ordinance the Planning Commission will review at a future meeting.
- Impact to Adjacent Uses. The primary points raised were the acoustical study and screening. The applicant is making revisions to the acoustical study based on Town staff input that will be available for review at a future meeting. The modification to use Live Oak trees along the perimeter and stagger the trees in the south parking was generally found to satisfy the screening of the 3rd floor massing.
- Setbacks. The Planning Commission reviewed the building, landscape, and parking setbacks. The primary structures located in the south portion of the site only comply with the 100' setback guideline from Lincoln Drive, with the 3rd story compliant except its setback to Lincoln Plaza Medical Center. All accessory structures comply with the 40' setback guideline. No specific concerns were noted as the structures are within the SUP height guidelines, specifically that no structure exceeds the 36' height guideline (the exception being the main guest room building pool area internal to the site at 38' as this area will be 2' below original natural grade). In addition, the only structures exceeding the SUP height guidelines include the hip roof of the pavilion over the 24' tall guideline (approximately 32' tall from original natural grade shown on Sheet A18), the two hip roof elements of the pedestrian courtyard access element (approximately 28' tall from original natural grade shown on Sheet A18), and the eastern portion of the 3rd story facing Lincoln Plaza Medical Center (7,540 square feet of building volume).
- Traffic, Access, and Circulation. Town staff reviewed traffic, access, and circulation for the

project. Concerns from at least one Planning Commissioner focused on parking, specifically the internal capture rates for the activities at the event lawn and pavilion and that the traffic study might be undervalued as the parking study assumed the pavilion and event lawn will not be used simultaneously; using the higher square footage in the analysis. This discussion led to questions over enforcement of requiring events to book a block of rooms, and capacity with overflow parking offsite.

- Resort Type. There was discussion over what properties this resort will compete against. The applicant stated the proposed resort will be in the 4-star category, most similar to Montelucia Omni resort at 4949 E Lincoln Drive in price point and uses.
- Timing. The Commission was agreeable to the tentative meeting dates within the regular Planning Commission schedule, with the possibility of adding an additional meeting(s) if deemed necessary.

NEW INFORMATION FROM THE APPLICANT:

The applicant provided several updated documents, with both Town staff and the applicant team meeting on the acoustical study and parking study comments since the July 21, 2020 work session. Below is a summary of the updated material:

- Parking. The applicant provided additional parking information, including an updated parking needs analysis related to the Urban Land Institute (ULI) model from Walker Consultants, a Parking Management Plan, and a valet plan. These documents are in addition to the parking documents from prior meetings in Attachment C.2.
- Elevation Site Grades. Responding to comments for more information on the original natural grades, Sheets 65 through 68 of the July 7, 2020 meeting material packet (Attachment C.1) includes an ALTA survey and topographical maps. Attachment N provides a combined topographic map (new Sheet A69) and a finished floor exhibit (Sheet A87). Sheet A32 defines the Original Natural Grade at an elevation of 1310.5 feet, which is the approximate lowest elevation point below the proposed structures. The site generally has an elevation of 1313 feet at the southwest corner falling to an elevation of approximately 1308 feet at the northeast corner.
- Revised Landscape Plan. The applicant revised the conceptual landscape plan showing the Smoke Tree Resort and Lincoln Plaza Medical site. The previous plan did not depict the oleander hedge along the south and east property line of the medical plaza. Refer to Attachment K.
- Floor Plans. In addition to the illustrative 3rd floor amenity floor plan provided at the July 21st work session, Attachment M includes the illustrative floor plan for the market and coffee shop. An item not yet provided is the occupancy limit of the 3rd floor amenity space.
- Revised Site Plan. The applicant provided an updated site plan (Sheets A8 - A10). These sheets update names of buildings, but still need to update the landscaping changes. Refer to Attachment O.
- Elevations. The applicant provided the requested north elevation on Sheet A18. Refer to Attachment P.

INFORMATION UNDER REVIEW OR STILL NEEDED FROM THE APPLICANT:

There are some items the applicant and Town staff are still working on, along with items not yet revised. These include the following:

- Acoustical study. As noted at the July 21st work session, Town staff recently provided comments to the applicant regarding adding clarification on aspects of this study, including the assumptions and locations of the measurements. This study as originally submitted showed compliance to the Town Code decibel levels, noting the ambient noise from Lincoln Drive being higher than the fixed noise measurements of 45 dBA and 56 dBA. The applicant expects to resubmit this study shortly.
- Draft Stipulations. The goal is to provide the Planning Commission draft ordinance stipulations for the August 18, 2020 work session. As provided at the last meeting, Attachment J provides some sample use parameters.

DISCUSSION:

Parking

The Statement of Direction identifies that 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.

Vehicular circulation will primarily enter and exit from the signalized intersection of Quail Run Road and Lincoln Drive into the development, with the unsignalized Lincoln Drive access available at the shared access with the Lincoln Medical Plaza. The internal driveway layout runs along the full perimeter of the resort property, with the resort buildings in the center. The internal driveway has a minimum 24' width, which is standard for two-way traffic flow.

A 3' tall screen wall will be placed at the net/post dedication property lines along Lincoln Drive and Quail Run Road to screen the parking lot and to help prevent the vehicle lights from shining off the property. The Special Use Permit (SUP) Guidelines recommend that parking areas be screened with a 3' tall wall and/or landscape berm. The SUP Guidelines also recommend that all fence walls meet the requirements outlined in Article XXIV of the Zoning Ordinance. The proposed parking lot wall is compliant with the screening requirement, but does not meet the 10' setback from the property line

outlined in Article XXIV which applies to residential properties and typically applied through the SUP on non-residential properties. Staff is supportive of the wall adjoining the Lincoln Drive and Quail Run Road property lines since moving the wall to meet the 10' setback would result in a reduction of parking spaces and since a wall is more effective screen than a landscape buffer.

The SUP Guidelines suggest a 40' parking lot setback from the property line along streets, with no Town guidelines for parking lots adjoining non-residential properties (Andaz resort to the south and Lincoln Plaza Medical Center to the east). The existing parking lot encroaches into the right-of-way of Lincoln Drive, has a minimum 50' setback from the full right-of-way dedication along Quail Run Road, and has an approximate 3' setback along Lincoln Plaza Medical Center and the eastern portion adjoining the Andaz Resort. The proposed parking lot setbacks along Lincoln Drive are greater than the existing condition, but still not in accordance with the SUP Guidelines. The parking lot setbacks along Quail Run Road are less than the existing condition and not in accordance with the SUP Guidelines. The parking lot setbacks along the south and east property lines are similar to the existing condition. Refer to the table below for more detail.

Parking Setbacks		
	SUP Guideline	Proposed
North (Lincoln Drive)	40'	5' (up to 17.5' including ROW) parking in ROW
West (Quail Run Road)	40'	3' (areas up to 25' on site) Exi 50' (after ROW dedication)
South (Andaz)	0'	3' - 4'
East (Lincoln Medical)	0'	3' - 4'

The parking spaces will meet the 180 square-foot size using a 9' width, 18' depth, and 2' overhang into adjoining landscape or walkway areas. Per Sheet A8, there is a total of 170 proposed self-park spaces with the accommodation of 199 spaces utilizing a full valet parking scenario. 6 of the 170 proposed parking spaces comply with the Americans with Disabilities Act (ADA) regulations.

Due to the complexity and importance of providing sufficient parking for the resort, the Town hired a third party consultant, Kimley-Horn and Associates, to help evaluate the applicants parking study. However, there were discrepancies between the applicants parking studies (prepared by CivTech and Walker Consultants) and the Town's third party review (Kimley-Horn's). In summary, the discrepancies were:

- Square Footage used for each land use (see Parking Study Table 1 footnotes for CivTech reductions).
- Internal capture rate assumptions used by CivTech (see Parking Study Table 3). CivTech could not provide comparable resort parking counts. The internal capture rates are more aggressive than what Kimley Horn used in their model.
- Exclusion of meeting space identified on the site plan.

Several meetings were held with the applicant, Town Staff, CivTech, and Kimley-Horn to clarify the intended operation of the resort ancillary spaces, internal capture rates, and updating site plans. It was determined that the Urban Land Institute (ULI) shared parking methodology was to be used. The applicant had Walker Consultants determine peak parking demands based on the ULI shared

parking methodology. Per the CivTech and Walker Consultants parking studies, the applicant is stating there are the following:

- 170 parking spaces available (includes 6 ADA parking spaces).
- 199 parking spaces available with valet plan.
- 25 offsite parking spaces available at Lincoln Plaza Medical Center (5:30 p.m. to 4:30 a.m., 7 days a week, month to month agreement and no employee parking allowed).
- 224 total spaces with valet and offsite parking.

CivTech calculates peak parking demands using Institute of Transportation Engineers (ITE) shared parking model to be:

- 196 peak weekday demand at 9:00 a.m. - valet plan covers parking per CivTech study.
- 199 peak weekend demand at 9:00 p.m. - valet plan covers parking per CivTech study.

Walker Consultants calculates peak parking demands using Urban Land Institute (ULI) shared parking model to be:

- 181 peak weekday demand at 9:00 p.m. - valet plan covers parking per Walker Consultants study.
- 175 peak weekend demand at 8:00 p.m. - valet plan covers parking per Walker Consultants study.

The Town's third party consultant, Kimley Horn calculates peak parking demands using ULI shared parking model and more conservative land use and internal capture rates to be:

- 187 peak weekday demand at 6:00 p.m. - valet plan covers parking per Kimley-Horn study.
- 178 peak weekend demand at 8:00 p.m. - valet plan covers parking per Kimley-Horn study.

The applicant also provided a parking management plan which is currently under review by staff. The parking management plan discusses the transition from self-parking to the valet parking plan as well as parking during large events. For large events the Lincoln Plaza Medical Center parking may be utilized (if available) and employees may be required to use ride-sharing services. The applicant has also stated that they may operate the valet parking plan exclusively during the peak season.

Landscaping

The SOD identifies that the *"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."*

Landscaping will be placed around the perimeter of the resort and throughout the resort campus. The pallet consists of a mixture of trees, shrubs, and accent cactus. The primary pallet includes Date Palms, Live Oaks, Palo Verdes, Acacia, sour orange, oleander, hop bush, lantana, red yucca, aloe, boxwood beauty, and lady's slipper. The proposed landscape plan also includes plants from the Resort Living Character Zone (the corridor east of Mockingbird Lane along Lincoln Drive) in the

Visually Significant Corridors Master Plan, such as Desert Willows, Ironwood, Palo Verde, Aloe, Sage, and Yucca.

The SUP Guidelines recommend a 30' wide landscape buffer adjoining local/collector streets (not met), a 50' wide landscape buffer adjoining major/minor arterial streets (not met), landscape islands provided every 100' within surface parking areas (met), and shade tree planters provided between every four parking stalls (met in many places). However, due to the small size of the resort (at 5 acres), the applicant is unable to fully comply with these recommended landscape buffers.

Many of the desert trees and plants will be placed along the north and west property lines (adjoining Lincoln Drive and Quail Run Road), while a shrub hedge will be placed along the east and south property lines (adjoining Lincoln Plaza Medical Center and Andaz Resort). The table below summarizes the proposed landscape buffers/setbacks:

Landscape Buffers/Setbacks		
	SUP Guideline	Proposed
North (Lincoln Dr)	50'	5' (up to 17.5' including ROW) including ROW)
West (Quail Run Rd)	30'	3' (areas up to 25' on site) Existing ROW dedication and setback of
South (Andaz)	0'	3' - 4'
East (Lincoln Medical)	0'	3' - 4'

Section 5-10-7.D of the Town Code requires that Major Special Use Permits provide landscaping along the rights-of-way at 4 fifteen-gallon native trees and 5 one-gallon native shrubs every 100 lineal feet, unless otherwise approved by the Town where there is existing right-of-way landscaping or where other special circumstances occur. Whereas, the Town's 1996 landscape guidelines have a lesser calculation of 1 canopy tree at 30' intervals and shrubs at 20' intervals. The guidelines also suggest 20% of the trees be Ironwood. The proposed landscape plan has three Ironwoods internal to the site.

Based on the right-of-way frontage for this site (being approximately 425' along Lincoln Drive and Quail Run Road excluding driveway area), unless special circumstances exist, each street frontage requires between 14 to 17 native trees and 21 shrubs. The proposed landscape plan has 12 trees along Quail Run Road and 20 trees along Lincoln Drive (counting the 12 Acacia trees within the parking spaces fronting Lincoln Drive). Each street frontage has over 100 shrubs and/or cactus.

During the July 7th meeting, the Commission requested that the applicant modify the landscape plan (Sheet A11) to consider use of a taller tree specimen and stagger the trees in the south parking area to help screen the mass of the 3rd story building. The Commission requested that staff also provide a copy of the Lincoln Plaza Medical Center landscape plan for reference and comparison. In response to this direction, the applicant provided the medical center landscape plan and updated the landscape plan by replacing several Desert Willow trees with Live Oak trees in the southern part of the parking lot. Refer to Attachment K.

In accordance with the SOD, a stipulation will be added to identify that all landscaping must be maintained and if the landscaping dies, it shall be replaced with plants in accordance with the

approved plans. However, any changes to the landscaping shall require Town Manager or Designee approval. Staff seeks Commission input on the proposed landscape plan since it does not meet the recommended buffer guidelines/setbacks.

Utilities

The SOD identifies that the Planning Commission review 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.

The property has access to existing utilities and is serviced by EPCOR for water, APS for electricity, and is currently on Town of Paradise Valley sanitary sewer. The applicant has requested that the Town upsize their 6" sewer service lateral to an 8" sewer service later. The applicant will repay the cost of the upsizing. This upsizing and new manhole required has been completed to the existing 33' right-of-way line as part of the Lincoln Drive Improvement project. The applicant will be required to upsize the remaining 6" sewer service lateral on their property. Per the Town's sidewalk improvement plans, the electric and water lines run parallel to the site. EPCOR has also installed a 12" water line on Quail Run Road to service the property per the applicant's Water Service Impact Study. There is one existing water service meter on Quail Run Road and three existing water service meters along Lincoln Drive. If the service meters along Lincoln Drive are to be relocated or abandoned, it may be problematic as EPCOR typically requires new service lines to be connected to the water main or the service line to be abandoned at the water main. The 16-inch water main is on the north side of Lincoln Drive which is currently being reconstructed. A 5 year "no asphalt cut" moratorium is anticipated to be put in place by the Town Council upon completion of the Lincoln Drive reconstruction in the summer of 2021. EPCOR offered to relocate the Lincoln Drive water service meters to Quail Run Road if the Smoke Tree Resort connected their internal water service lines to the relocated meters. The Smoke Tree Resort declined this offer from EPCOR and stated they intend to resume operations of the existing resort and restaurant in the fall/winter of 2020.

The Smoke Tree Resort intends to keep the existing electric cabinet located near the southeast corner of Lincoln Drive and Quail Run Road in its current location and provide metal screening. The cabinet is approximately 4' tall and 12' long. The cabinet is painted a light beige color and is located outside of the 33'x33' sight visibility triangle (on Sheet A8). Town staff has contacted APS and their staff indicated they would like to see the cabinet replaced and relocated. APS staff indicated that they have not been provided with preliminary electrical loads for the resort redevelopment to determine if the cabinet requires replacement. If the cabinet requires replacement APS staff indicated that it would be replaced with two or three new cabinets.

The Visual Significant Master Corridor Plan (VSMCP) recommends that all above ground utilities be screened with a minimum of painting the cabinet to blend in with the background or placing a decorative screen wall around the cabinet. The applicant is proposing to keep the cabinet in its current location and will place a decorative rusted metal screen around it in accordance with the VSMCP (see Sheet A27). The new screen consists of 4 removal panels that will fully enclose the cabinet. Each panel is 4'6" tall by 14'6" long. The removable panels and adjoining ground covering plants will screen the cabinet and enable the utility company to access it. APS requires the screens to be located a minimum of 3' from the cabinet.

Lighting

The SOD identifies that the Planning Commission focus on exterior lighting along the perimeter of the

site. Parking lot, landscape, pathway, water feature, and building lighting will be placed around the site for on-site visibility, wayfinding, aesthetics, and life safety requirements. The SUP Guidelines recommend that the light source of each fixture be hooded and shielded so that it is not visible from adjacent properties, identifies recommended height and setbacks for certain fixtures, and recommends a maximum output at the property line based upon the use (such as parking lot, entrance roadways, etc.). Article XXV of the Zoning Ordinance also recommends a maximum color temperature of 3000 Kelvins (K). Below is a summary of the resort light fixtures:

- **Pole Lights.** 26 pole lights will be placed in the parking lot and around the auto court/entrance (Fixture Type SA). These pole lights are 16' tall above the adjoining finished grade (height includes a 28" decorative base), have a color temperature of 2700 K, and vary in setback from 0' to 100' from the adjoining property lines. The SUP Guidelines recommend that pole lights be limited to a maximum height of 16' tall, setback a distance equal to or greater than the height of the pole measured from the adjoining property line, and maximum output of 1.6 foot candles for parking lot lights. The table below summarizes the setbacks of the parking lot light poles from each adjoining property lines:

Property Line	Minimum Setbacks
Lincoln Dr (North - Net/Post Dedication)	0' to 2'
Quail Run Rd (West - Net/Post Dedication)	16'
Andaz (South Property Line)	16'
Lincoln Plaza Medical Center (East Property Line)	0' to 2'
SUP Guidelines	16' Minimum (Height of the fixture)

The poles lights have a ML660 Millenia Series hood (with the light source recessed into the hood of the fixture), have a color temperature of 2700 K, will have shields on all the perimeter fixtures to help reduce the amount of light trespass onto the neighboring properties, and are proposed to be on from dusk until dawn. However, the pole lights deviate from the SUP Guidelines since approximately 18 pole lights encroach into the 16' recommended setback. 16' tall pole lights meet the SUP Guideline, but are typically discouraged or limited.

- **Building Lights.** Four different fixtures will be placed on or around the exterior of the resort buildings. All building lights will turn on at dusk, be reduced to 50% intensity at 1:00 a.m., and turned off at dawn. Below lists the various building light fixtures:
 - 57 wall sconces (Fixture Type WP) will be placed on the buildings. The light source is shielded by an opaque cover, directed downward, and has a color temperature of 2700K.
 - 30 sconces (Fixture Type WS) will be placed in the building patios. The light source is recessed in the hood of the fixture, directed downward, and has a color temperature of 3000K.
 - 56 accent lights (Fixture Type LT) will be placed on the building trellises and on two free standing trellises located in the event lawn. The light source is recessed into the fixture, directed downward, and has a color temperature of 2700K.
 - An estimated 88 accent up-lights (Fixture Type LU) will be placed around five of the buildings. These lights will highlight the façade of the buildings. The light source is

recessed within the fixture, will have a maximum of 250 lumens, and have a color temperature of 2700 K. Building accent lighting is typically discouraged or limited.

The building lights are compliant with the SUP Guidelines which require the lights source of the fixture to be hooded or shielded so it is not visible from adjacent properties.

- *Landscape and Path Lights.* One type of bollard, two types of landscape fixtures, and one type of hand rail fixture will be used to illuminate the landscaping and pathways. All landscape lights will turn on at dusk, be reduced to 50% intensity at 1:00 a.m., and turned off at dawn:
 - 20 bollard lights (Fixture Type BL) will be placed next to the various walkways. However, seven of the bollards will be placed in the right-of-way (outside the net property line/posted dedicated ROW) next to the sidewalk on Lincoln Drive and Quail Run Road. The Town typically prohibits light fixtures in the right-of-way and the Town Engineer does not support light fixtures in the right-of-way. The bollards are approximately 4' tall, have the light source recessed in the top of the fixture, and have a color temperature of 3000K.
 - 23 ring lights (Fixture Type TR) will be placed on the palm trees. Each ring can hold up to four lights. The lights will illuminate from the bottom half of the trees directed downward, have a color temperature of 2700 K, and the light source is recessed in the hood of the fixture. The majority of the tree lights are located in the event lawn; however, four of these tree lights are located at the main entrance off of Quail Run Road. One of the palm trees and lights is also located in the right-of-way. The Town typically prohibits light fixtures in the right-of-way and the Town Engineer does not support light fixtures in the right-of-way. Palm tree light rings are typically discouraged or limited. When allowed in the past, the SUP provided a maximum mounted height.
 - 42 landscape up lights (Fixture Type GU) will be placed around the campus and in the right-of-way. 10 lights will be located in the Lincoln Drive right-of-way and 8 lights will be located in the Quail Run Road right-of-way. The Town typically prohibits light fixtures in the right-of-way and the Town Engineer does not support light fixtures in the right-of-way. The color temperature is 2700 K.
 - An estimated 11 handrail fixtures (Fixture Type HR) will be placed under all the exterior handrails on campus. The light source is recessed inside the fixture, has a color temperature of 2700 K, and the light is directed downward on the walking surface.
- *Water Feature Lights.* 19 water feature lights will be used in the seven water features and pool shown on Sheet A12. Each fixture is 250 lumens.
- *Output.* The applicant provided a photometric plan (Sheet A13) which illustrates the combined output of the proposed exterior lighting. The SUP Guidelines recommend a maximum output at the property line per use. Parking lots have a recommended output of 1.6 foot candles at the property line and roadway entrances, drop off areas, and driveways have a recommended output of 5.0 foot candles measured at the property line. Please reference Section 2 in the SUP Guidelines (Attachment D) for all the recommended outputs by use. It is also recommended that all other areas not outlined in the SUP Guidelines comply with the residential output of 0.75 foot candles at the property line.

Per the photometric plan, there are portions of the resort along Lincoln Drive that exceed the 1.6-foot candle parking lot output. The output along the net Lincoln property line varies from 0.4 to 2.9 foot candles.

Staff is seeking the Commission's input regarding the lighting which is placed in the right-of-way, the reduced setbacks for the parking lot light poles, the palm tree lighting, the additional output along Lincoln Drive since this illumination deviates from the recommended standards, and any timing of certain light fixtures to be shut off or lowered in intensity.

Signage

The SOD identifies that the *"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."*

A total of three sign types will be used at the resort: resort identification, retail signage, and directional signage. Resort identification includes three signs that will face Lincoln Drive and one sign that will face Quail Run Road (see Sheets A25 and a26). The SUP Guidelines recommend one monument sign at each principal entrance, with a maximum height of 8' tall and a maximum area of 32 square feet.

- **Street Corner Sign No. 1.** This is a monument sign that will be placed at the corner of Lincoln Drive and Quail Run Road. This sign will be placed in the center of a decorative wall and the sign copy is 3'6" tall by 12' long (for an area of 48 square feet). The sign will have backlit letters. However, the applicant must provide a cut sheet demonstrating that the light source is shielded by opaque letters and must identify the color temperature of the illuminated sign. Staff is unable to determine the light output of the sign since the combined landscape, bollard, and sign lighting in this area varies from 0.1 to 3.1 foot candles at the adjoining property line. The recommended output is 1.6 foot candles at the property line since it adjoins the parking lot. The sign is located outside the AASHTO visibility triangle and is below the recommended 8' height limit. However, the sign exceeds the recommend size of 32 square feet.
- **Street Corner Sign No. 2.** This is a monument sign that will be placed at the corner of Lincoln Drive next to the shared entrance with Lincoln Plaza Medical Center. This sign is a free standing monument with a planter. The sign copy is 4' tall by 8' long (for an area of 32 square feet). The sign will have backlit letters. However, the applicant must provide a cut sheet demonstrating that the light source is shielded by opaque letters and must identify the color temperature of the illuminated sign. Staff is unable to determine the light output since the combined landscape, bollard, parking pole light, and sign lighting in this area varies from 0.4 to 3.5 foot candles at the adjoining property line. The recommended output is 5.0 foot candles at the property line since this adjoins a driveway entrance. The sign is located outside the AASHTO visibility triangle and is below the recommended 8' height limit.
- **Resort Auto Court Access Signs.** A sign will be placed along the north and south entrance on Quail Run Road. These signs are free standing monument signs with planters. The sign copy is 4' tall by 8' long (for an area of 32 square feet). The sign will have backlit letters. However, the applicant must provide a cut sheet demonstrating that the light source is shielded by opaque letters and must identify the color temperature of the illuminated sign.

Staff is unable to determine the light output since the combined landscape, bollard, and sign lighting in this area varies from 0.9 to 1.9 foot candles at the adjoining property line. The recommended output is 5.0 foot candles at the property line since this adjoins a driveway entrance. The sign below the recommended 8' height limit and 32 square foot size guideline.

- *Pedestrian Courtyard Sign.* This sign is a building mounted sign. It is placed on the archway that connects the Market and Restaurant Buildings. The sign is setback approximately 55' from the net/post dedication Lincoln Drive property line, is approximately 15 tall, has a sign copy area of 40 square feet, and has backlit letters. However, the applicant must provide a cut sheet demonstrating that the light source is shielded by opaque letters and must identify the color temperature of the illuminated sign. Also, the SUP Guidelines do not address building signage.

Sheet A62 illustrates various retail signage assumed to be for the accessory uses such as the restaurant, market, and coffee shop. In recent shared parking analysis meetings, the applicant informed staff that there would be no outward facing signage on the market or coffee shop. Sheet A63 illustrates hotel building signage. The SUP Guidelines do not address building signage, nor does the submitted material address this signage in any detail. Town staff recommends that if such signage is visible from off the property, it include a maximum number of such signs, allowable maximum mounted height to the top of sign, maximum sign area, address any illumination in the stipulations and/or additional graphics, and require Town Manager or Designee review and approval.

No information was provided for internal directional signage. The SUP Guidelines recommend that traffic and directional signs within the site shall not exceed 12 square feet in area and shall not exceed 5 feet in height. Town staff recommends a stipulation that all traffic and direction signage must comply with the SUP Guidelines and will require Town Manager or Designee review and approval.

Staff is seeking the Commission's input regarding the amount and type of proposed signage since they exceed the recommended limit of one monument sign at each principal entrance and one of the signs exceeds the 32 square foot size limit. In addition, direction is sought from the Planning Commission on the retail and directional signage, along with any sign illumination hours.

PUBLIC COMMENT AND NOTICING:

The public comments received to date express concern over the proposed density. For public comments on this amended application refer to Attachment G.

There will be at least two formal opportunities to receive public comment. There will be a Citizen Review Session at a future Planning Commission meeting and the Planning Commission public hearing. Notice of the Citizen Review Session will be mailed at least 10 days prior to the session (15 days for the hearing) to property owners within 1,500' of the subject site and interested persons who provide their email contact to the Town Planning Division. There will also may be limited opportunity for public comment at select work sessions.

NEXT STEPS:

Review individual elements of the revised development proposal and a proposed Ordinance over the next two months, with a recommendation to Town Council by September 30, 2020. The August 18th work study review will focus on lot coverage/FAR, the draft ordinance, and revisiting any topics from the previous meetings.

ATTACHMENT(S):

- A Application
- B Vicinity Map & Related Maps
- C.1 Narrative and Plans (July 7, 2020)
- C.2 Parking Studies and Associated Documents
- C.3 Traffic Impact Analysis
- C.4 Preliminary Drainage Report
- C.5 Wastewater Capacity Study
- C.6 Water Service Impact Study
- D SUP Guidelines
- E General Plan Policies
- F General & SUP History
- G Public Comments (June 28, 2020 and later)
- H Revised Statement of Direction
- I Tentative Timeline
- K Sample Use Parameters
- L Landscape Plan (Revised 08-04-20)
- M Right-of-Way
- N Floor Plans
- O Site Elevation Grades
- P Revised Site Plan
- Q Revised Elevations