



Legislation Text

File #: 19-005, Version: 1

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director

DATE: January 9th, 2019

DEPARTMENT: Community Development

AGENDA TITLE:

**Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #4**

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, below. The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of a resort.

MEETING PURPOSE:

The applicant is finalizing updated documents to respond to previous Planning Commission discussion, the primary purpose of this study session is to summarize the schedule of the submittal moving forward as well as provide the most up to date public comment to the Planning Commission. Other than public comment, no new material is being provided with this item.

BACKGROUND:

Council Statement of Direction

The Town Council issued a Statement of Direction (SOD) on October 25th, 2018. Height, use, landscaping, traffic, parking, and circulation were areas identified for review.

History and Conditions

Use of the property for guest services began prior to its annexation into the Town in 1961. At annexation, the property operated as a resort and restaurant in much the same configuration as it presently exists. The original Special Use Permit (SUP) was issued on March 13, 1969. There is limited information on past approvals and stipulations for this property. Historically, the property has not had many building permits issued or amendments to its Special Use Permit zoning. The latest activity included renovations to the restaurant in 2007 that never opened.

General Plan/ Zoning

The subject property has a General Plan designation of "Resort/Country Club" pursuant to the Town's

General Plan Land Use Map. The zoning on the property is "Special Use Permit - Resort". The proposed resort use is in conformance with this designation and zoning.

Several General Plan policies apply related to the request for redevelopment of the Smoke Tree property. Primary policies that apply are the policies of Goal LU 2.1.2, Special Use Permit Property Revitalization, and several of the policies of Goal DA 2.2.1, Development Area Policy. The site is located in the East Lincoln Development Area that encourages moderate intensity, mixed-use, and context appropriate resort development that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts. Also, the General Plan encourages upgrading existing structures and properties to improve their physical condition to acceptable Town standards.

Enforcement

As of the date of this report, there are no known active code violations on the subject site.

PUBLIC COMMENT AND NOTICING:

To date, several comments have been received in writing to staff. They can be found in their entirety in Attachment H in order of receipt. Moving forward, a mailing notification will be completed prior to the Planning Commission's hearing along with newspaper advertisement and property posting. The applicant will be required to hold a Citizen Review Meeting 10 days prior to the Planning Commission hearing. These dates are to be determined.

NEXT STEPS:

The SOD provides the Planning Commission until February 5th, 2019 to act on the application. It is anticipated that there will be new material to present to the Commission at the January 22nd Planning Commission Work Study Session with a hearing to be held of February 5th. Depending on the outcome of the January 9th, 2019 Commission Meeting, it may be appropriate to request additional time from the Town Council to act on this application.

ATTACHMENTS:

Attachment H - Public Comments

C: Applicant
 Case File