

Sanctuary Resort & Spa

-Statement of Direction- February 23, 2017

The Sanctuary Resort & Spa submitted a Special Use Permit application for additions to the existing casitas, two new casitas, a new pool, a new snack bar, modified parking, and a ballroom expansion.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before March 16, 2017.

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 Sanctuary Resort & Spa:

- 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 Planning Commission shall focus their review on the visible and audible effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 - Lighting, screening of mechanical equipment, setbacks, heights, and parking/circulation.
 - The project includes a one story addition to an existing casita. This addition is located on the east side of the project area and is setback approximately 7' from the property line adjoining Starlight Way. Since the SUP Guidelines recommend a minimum setback of 40', the Planning Commission shall review the proposed setbacks.
 - Screening and setback of the additional stairwell at the ballroom
 - Overall height of the ballroom addition.
 - On-site retention in relation to the proposed improvements. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation.
 - Hours of operation of the snack bar and pool area.
 - Traffic and circulation. The applicant must provide a traffic analysis report.

- Location of any new or modified utilities.
- Renderings as it relates to neighboring properties.

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.

1 SUP-15-1
2 Ritz-Carlton Paradise Valley

3
4 -Statement of Direction -
5 June 11, 2015
6

7 On May 4, 2015, the applicant, Five Star Development Resort Communities, submitted a
8 Special Use Permit application to allow for the development of a resort hotel, residential
9 homes, and resort retail at 7000 East Lincoln Drive.

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11 Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a
12 Statement of Direction (SOD) for the Special Use Permit application within 45 days of the
13 first staff presentation. In this case, the Statement of Direction must be issued on or before
14 July 12, 2015.

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

20
21 Therefore, the Town Council issues the following Statement of Direction for SUP-15-1, Ritz-
22 Carlton Paradise Valley:

- 23
24 1. The General Plan encourages revitalization and improvement of existing resorts within
25 the Town of Paradise Valley;
26
27 2. The General Plan categorizes this property as a Development Area, intended to focus
28 resort development into targeted areas that are most appropriate for accommodating the
29 variety of land uses associated with such use.
30
31 3. The General Plan further states, Development Areas are meant to encourage new resort
32 development that reflects the Town's needs for fiscal health, economic diversification,
33 and quality of life.
34
35 4. THE PLANNING COMMISSION SHALL REVIEW:

36
37 A. Density

38 Overall density is high with 1,844,650 square feet "occupiable" proposed.

39 Residential and Retail density exceed the Resort Guidelines 25% lot coverage (which
40 may also be understated as the application uses only conditioned space to compute
41 lot coverage). Resort lot coverage is currently at 28.5%.

42
43 Recommend that all residential and retail density not exceed the 25% lot coverage Resort
44 Guideline (per Area) and that it be measured by total lot coverage, not conditioned space
45 and that overall density shall be reduced.
46

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47 Resort lot coverage (Areas "A" and "A1" combined) shall not exceed 30% and 700,000
48 square feet.

49

50 B. Residential lot size

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52 Areas B and C are detached residential lots. Area C lots are a minimum of 12,000 square
53 feet; Area B lots are a minimum of 9,000 square feet.

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55 Recommend that all detached residential product in Areas B and C:

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57 1. Have an average of two dwelling units per acre, and

58

59 2. Progress from larger lots on the north, south, and west perimeters to more dense
60 lots in the center and eastern perimeter.

61

62 3. Detached residential product shall be a mix of 1 and 2 story.

63

64 4. Setbacks shall be proposed in a Land density table for all lot types

65 Attached residential housing is proposed for Areas D & E. Attached residential
66 housing as approved and built in other Paradise Valley resorts, are almost exclusively
67 used as resort rental units that are rented through the resort itself (such as is
68 identified for Area A-1).

69 Attached residential product as proposed is disfavored and alternate uses for Area D
70 shall be explored.

71

72 C. Heights

73 Heights far exceed Resort Guidelines' 36' maximum for principal structures and 24'
74 height for accessory structures. Many principal structures are proposed at 48' and
75 some accessory structures are proposed at 36' and 48'. While some additional height
76 may be allotted to provide a transition or buffering from the four-story apartment and
77 three-story office buildings located in the City of Scottsdale, a three-story - 36'
78 maximum was anticipated, stepping down to two and then one-story.

79

80 With the exception of the resort lobby, it is recommended that all four-story/48' tall
81 elements be eliminated and three-story/36' maximum height be considered for principal
82 structures only, and as a buffer along the eastern border.

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83 Grand lobby height is not clear. Application shows up to 22' of fill under the
84 structure with up to 6' of cut through the center of the fill area. Elevations show 22' to
85 47' heights on the resort structure.

86 Recommend that Commission allow such lobby heights to capture the unique
87 mountain views but fully explore the impacts of the proposed height including what
88 is visible off-site and if current views of the Mc Dowell Mountains will be obstructed
89 (as viewed from the adjoining public RsOW). The overall mass of the building shall be
90 reviewed to make sure it is of appropriate scale. A 3-D graphic shall be required. An
91 elevation shall be shown from a benchmark near the intersection of Lincoln Dr. and
92 Mockingbird Lane.

93
94 D. Retail Use

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96 Retail square footage is proposed at over 160,000 square feet, including a grocery
97 store-type use at 36,400 sf. Although the Resort Guidelines anticipate less retail on
98 standard resort properties, this property is not standard - it is in a designated
99 Development Area and is approximately four times the size of a standard Paradise
100 Valley resort.

101
102 Parcel E shall be evaluated in conjunction with the plans for the Scottsdale Parcel to
103 the east. The applicant shall submit equivalent plans to those submitted for Parcel E
104 prior to the reviews directed below. It is the intent that Parcel E serve as a transition
105 from less intense residential use on the west to more intense mixed use on the east.

106
107 Recommend the Town Council direct Mayor and staff to negotiate agreements with
108 their counterparts in Scottsdale addressing heights, densities, setbacks, uses, traffic,
109 parking, drainage, and revenue sharing should Area E be de-annexed from the
110 proposed submittal.

111
112 Recommend the Paradise Valley Planning Commission evaluate the mixed use submittal
113 with the following conditions:

- 114 1. No 4-story/48' height permitted;
115 2. Retail must be viable. Staff and commission may request applicant provide a
116 market study addressing the feasibility of the type and amount of retail proposed
117 including the viability of retail located on an interior site. Planning Commission
118 may use a third-party expert to assist in the evaluation of said viability.
119 3. Retail must be resort related .
120 4. Residential must be resort related.

121
122 Recommend the Planning Commission also evaluate the possibility of an all detached
123 residential use of Parcel E if applicant chooses to submit such an alternate.
124

125 E. Perimeter Setbacks/Open Space

126 Only 25' setback is proposed along portions of Indian Bend, Lincoln, and Mockingbird
127 Lane.

128 No setback is given between the proposed residential product in Area B and the north
129 boundary of St. Barnabas.

130 Interior drives in Areas C & D do not meet 40' setback guidelines.

131
132 Recommend that the SUP Guideline landscape area and buffer be provided. A minimum
133 50' wide landscaped area shall be provided along Lincoln Drive and Mockingbird Roads
134 and a minimum of 30' wide landscape area shall be provided along Indian Bend Road. An
135 additional landscape buffer shall be provided at the corner of Lincoln Drive and
136 Mockingbird Lane, as well as at the main entrance to the Resort and at the gateway to the
137 Town.

138
139 An Open Space Element shall be provided by the applicant. It shall address both
140 private and public open spaces, passive and active recreation, and
141 undeveloped/natural areas. The Resort Guideline for open space is 40%. The
142 Commission shall review this element and also consider landscape buffering as a
143 transition from the large scale development along the eastern border with the City of
144 Scottsdale.

145
146
147 F. Rights-of-Way/Traffic/Parking

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149 All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes,
150 emergency access points, and traffic/pedestrian signals shall be reviewed and
151 designed to meet Town Engineering Department standards.

152
153 Traffic and Parking Study shall be reviewed.

154
155 Recommend the Commission utilize a Town hired third-party engineer to review the
156 traffic, parking (both above and below ground on both the Town and Scottsdale parcels),
157 and circulation study prepared by the applicant. The review shall include impacts from the
158 proposed development and surrounding development, and traffic analysis on Lincoln Drive
159 from Scottsdale to Tatum.

160
161 Vehicular circulation shall be reviewed. Particular emphasis shall be placed on all ingress
162 and egress points.
163

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164 Lincoln Drive shall be viewed as a “Visually Significant Corridor” in accordance with
165 the General Plan standards and a cross section with a typical landscape treatment
166 shall be reviewed.

167
168 Lincoln Drive is also a Gateway to the Town and special design consideration should be
169 reviewed to reflect this entrance to the Town.

170
171 Recommend that 25’ of Right of Way (ROW) dedication be required along Lincoln
172 Drive. This differs from the 2008 SUP that allowed for a roadway easement. The
173 2012 General Plan has now categorized Lincoln Drive as a Visually Significant
174 Corridor and dedication is requested to allow for development of Lincoln Drive as a
175 Visually Significant Corridor and as a Gateway to the Town. The applicant shall
176 identify setbacks from the post-dedication property line.

177
178
179

180 G. Additional Review Items

181 Landscaping plan will need more detail. Commission shall focus their review on the
182 exterior landscaping along the Rights of Way.

183 Wall master plan must be examined. A meandering alternative shall be explored for
184 the perimeter.

185
186 Monument sign placement and size parameters shall be established.

187
188 Recommend that the Commission utilize a Town hired third-party engineer to review
189 the grading and drainage study prepared by the applicant with emphasis on the
190 necessary retention requirements and the proposed rerouting of the natural wash. A
191 detailed grading and drainage plan for the site will need to be provided that is in
192 conformance with the most current version of the Town of Paradise Valley Storm
193 Drain Design Manual – Subdivision Drainage Design at time of permit submittal.

194
195 Any necessary upgrades for potable water supply shall be explored.

196 Pedestrian and non-vehicular circulation shall be reviewed.

197

198 H. Keys to Success

199
200 The results of the Community Meeting, the Keys to Success, shall be considered when
201 reviewing this proposal.

202

203 I. Stipulations

204

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205 The Planning Commission may craft stipulations on issues including but not limited
206 to: landscaping, utility and mechanical equipment screening and locations, resort
207 operational issues, and special regulatory standards (such as hours of operation,
208 amplified music, etc..) and other land use concerns not otherwise in conflict with this
209 SOD.

210
211 J. Deviations from the SUP Guidelines

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213 The Planning Commission shall address any improvements/uses that deviate from
214 the SUP Resort Guidelines and the applicant must provide a justification for the
215 deviation from the Guidelines.

216
217 The Planning Commission shall not address development agreement issues such as
218 financing and phasing of construction.

219
220 The Planning Commission shall complete its review and hearing process in 120
221 calendar days from Town Council approval of the SOD (per Section 2-5-2.D.1 of the
222 Town Code). There shall be an option to extend this timeframe, if necessary, with
223 Town Council consent.

224
225 To the extent that the application changes substantially, the revised application shall
226 be brought back to the Town Council and the SOD amended.

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