

TOWN OF PARADISE VALLEY

Sanctuary Resort & Spa Statement of Direction

Town Council Work Session
February 9, 2017

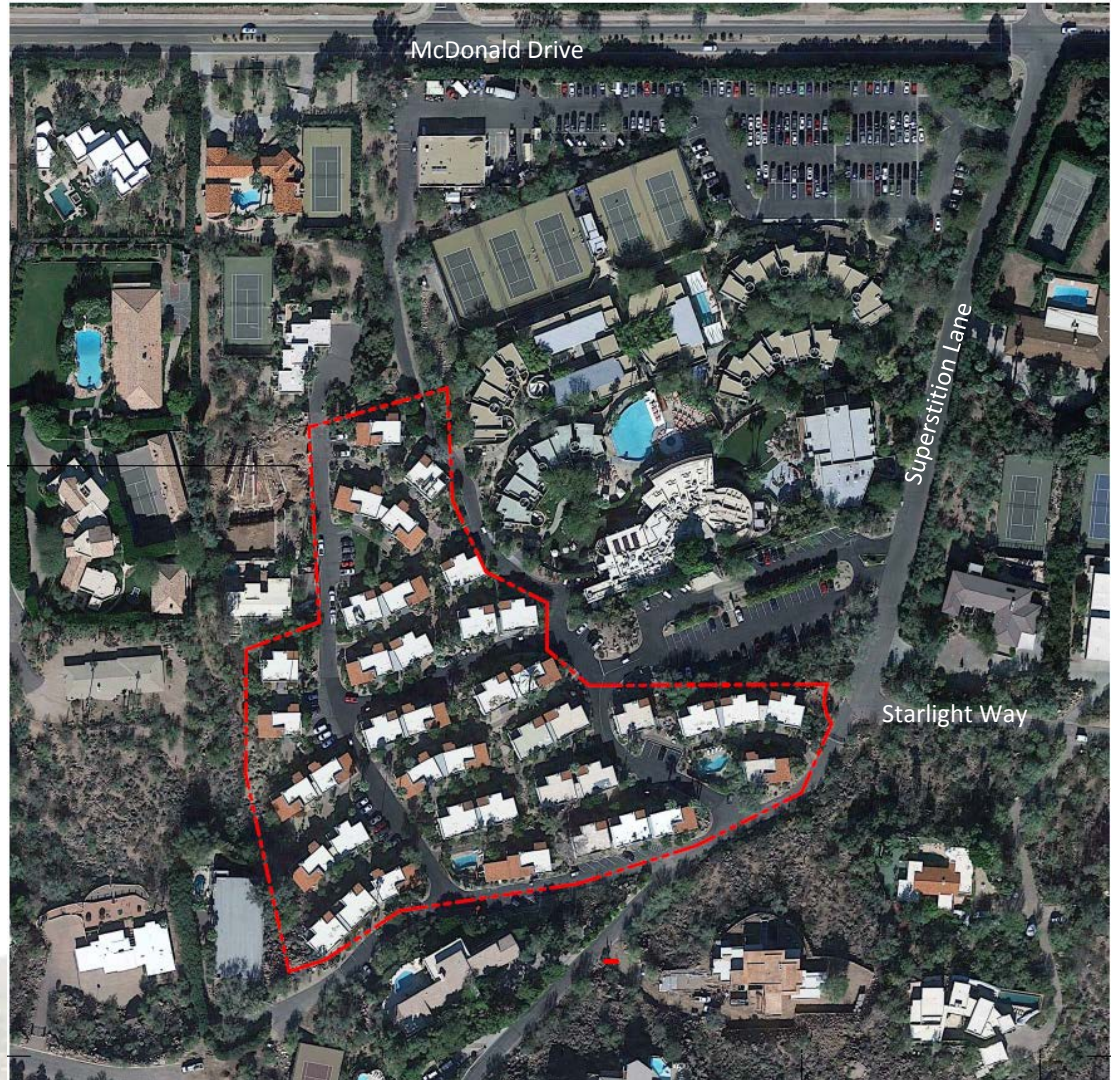


REQUEST

- Intermediate SUP Amendment:
 - Additions to existing casitas
 - 2 new casitas
 - New pool and snack bar
 - Modified parking to accommodate improvements
 - Ballroom Expansion
- Receive input and direction from Council on SOD

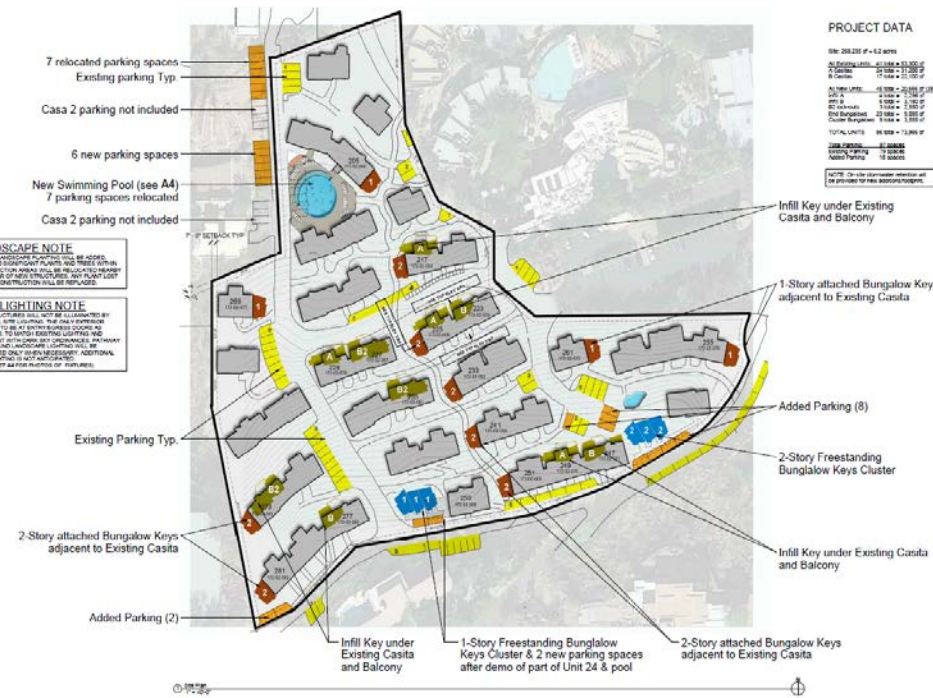


VICINITY MAP



CASITA ADDITIONS

- 45 new keys/bungalows:
 - 13 with infilling areas
 - 32 with additions and two new casita buildings
- Setbacks & Heights:
 - One Story – 11’ tall
 - Two Story – 22’ tall
 - Setbacks - 7’ to 560’



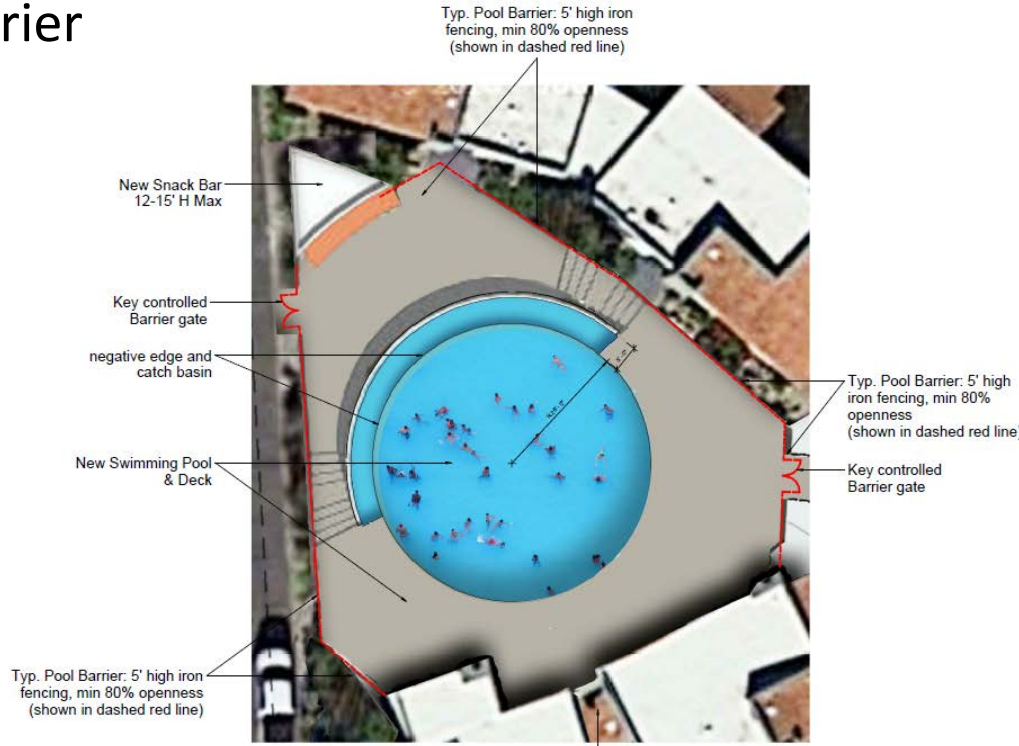
CASITA ADDITIONS (CONT.)

- Design & Lighting:
 - Additions to match existing architecture
 - New sconces at entrance of each key or bungalow
- Area Calcs:
 - Infill keys: 550 sq ft - 850 sq ft
 - Other keys: 410 sq ft
 - Additional 20,666 sq ft with 21.9% FAR & 15.3% LC



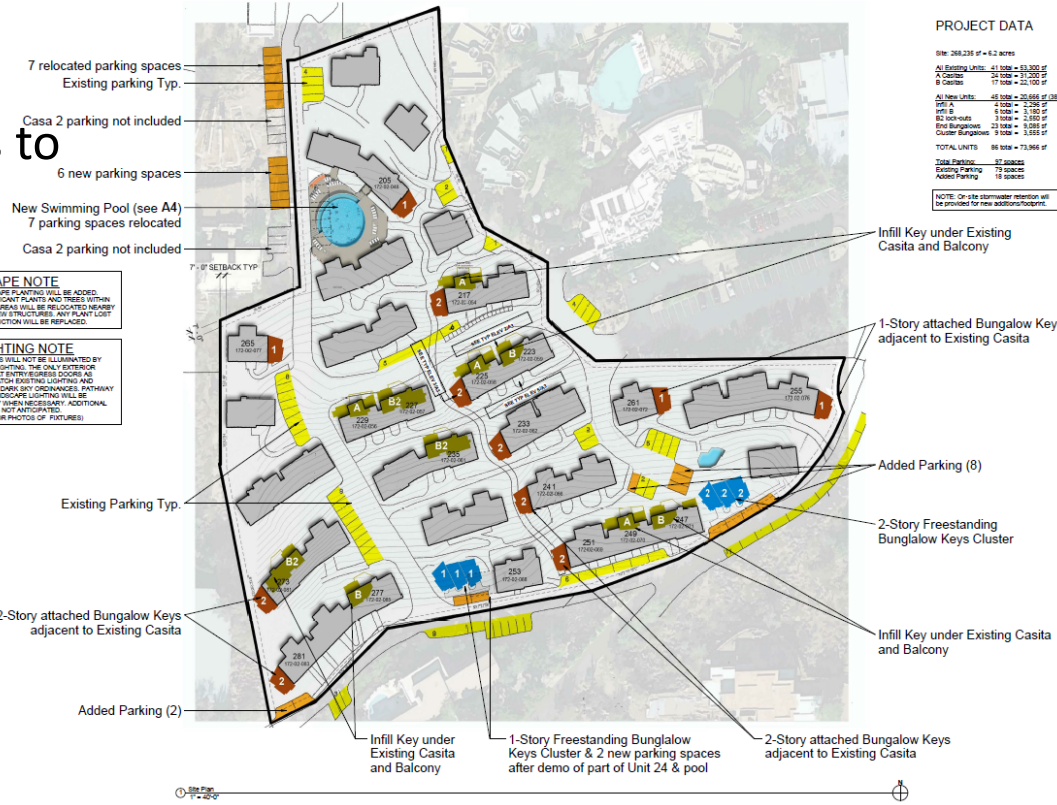
POOL & SNACK BAR

- Located at north end of project area
- 5' tall iron view fence for pool barrier
- 15' tall snack bar



PARKING

- Parking modified to accommodate improvements
- 17 new spaces
- Parking analysis - sufficient spaces to accommodate improvements

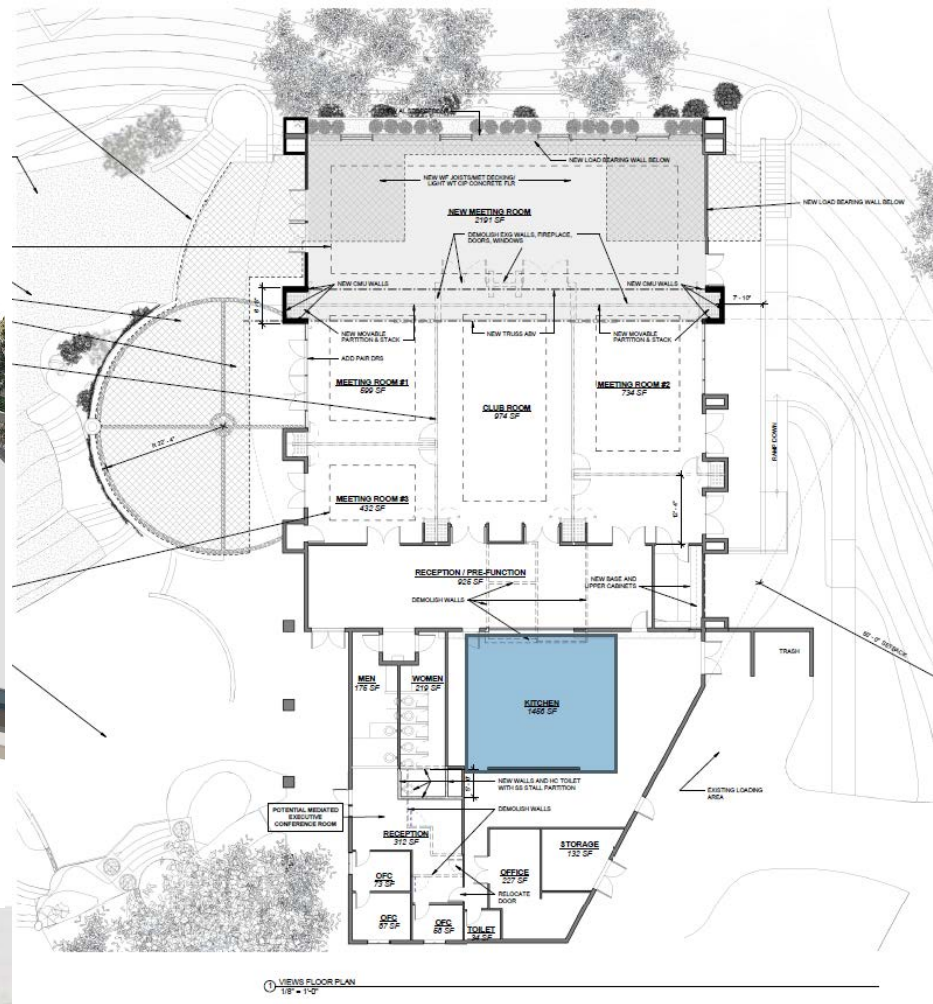
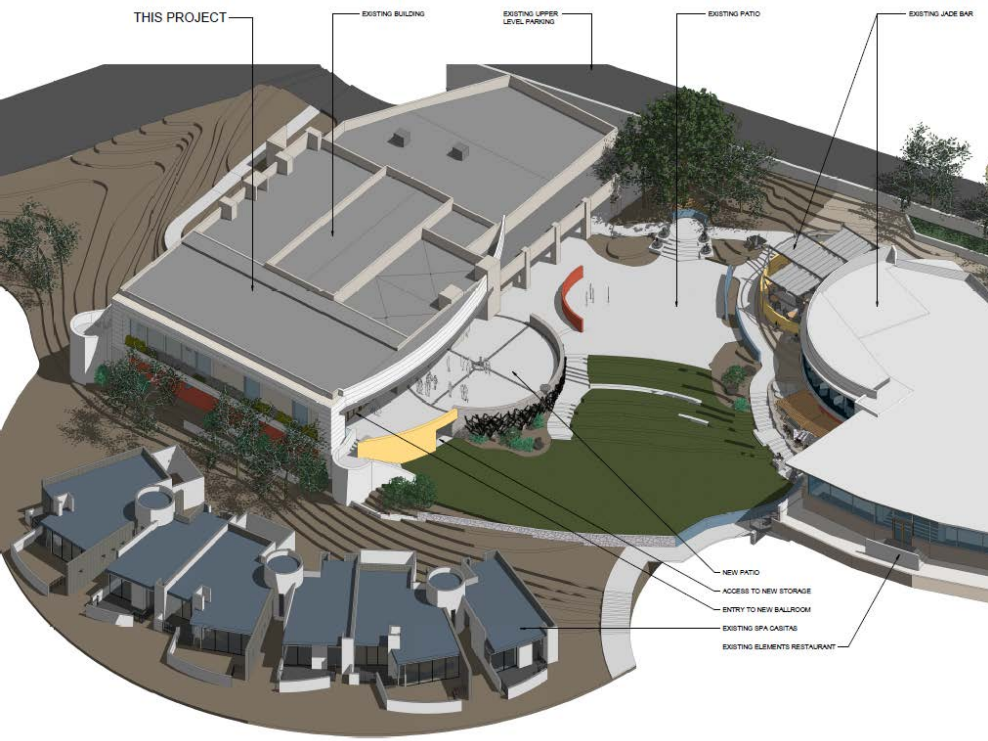


BALLROOM EXPANSION

- Ballroom Expansion
 - North Side
 - Expanded and enclosed deck (2,200 sq ft)
 - Enclose area below deck for office and storage (1,000 sq ft)
- Patio expansion:
 - West Side
 - Uncovered (1,000 sq ft)



BALLROOM EXPANSION



1 FLOOR PLAN
1/8" = 1'-0"

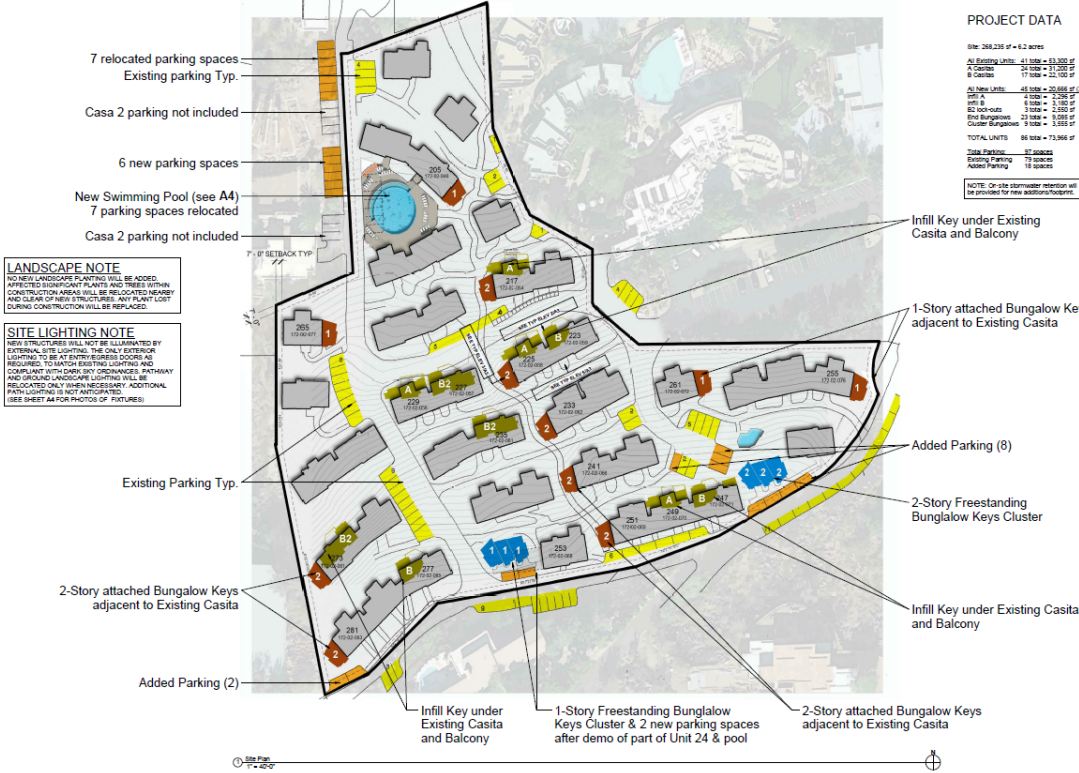


STATEMENT OF DIRECTION

- Planning Commission shall focus their review on visible effects amendment may have on neighbors. In particular, Planning Commission shall focus their review on:
 - Lighting, screening of mechanical equipment, setbacks, heights, and parking/circulation.
 - Project includes a one story addition to an existing casita. This addition located on east side of project area and setback approximately 7' from property line adjoining Starlight Way. Since SUP Guidelines recommend minimum setback of 40', Planning Commission shall review proposed setbacks.
 - **Screening and setback of the additional stairwell at the ballroom.**
 - **Overall height of the ballroom addition.**
 - Planning commission shall review on-site retention in relation to proposed improvements.



QUESTIONS?



PROJECT DATA

Site: 268,236 sf = 6.2 acres

All Existing Units	41 Units = \$3,300 sf
A Casitas	24 Units = 17,200 sf
B Casitas	17 Units = 22,100 sf
All New Units = 46 Units = 30,000 sf of 268,236	
Unit A	4 Units = 2,200 sf
Unit B	4 Units = 3,100 sf
B2 100-0-0	3 Units = 2,500 sf
1st Bungalows	23 Units = 9,000 sf
Cluster Bungalows	9 Units = 3,500 sf
TOTAL UNITS = 86 Units = 73,966 sf	
Site Offices	87 spaces
Existing Parking	79 spaces
Added Parking	18 spaces

NOTE: On-site commander storage will be provided for new additions/units.

