

TOWN OF PARADISE VALLEY

Sanctuary Resort Gallery House (Casa 3)

Intermediate Special Use Permit Amendment

Statement of Direction

February 28th, 2019



TODAY'S GOAL

Receive and take action on the revised Statement of Direction for the Sanctuary Resort Casa 3 Intermediate Special Use Permit Amendment

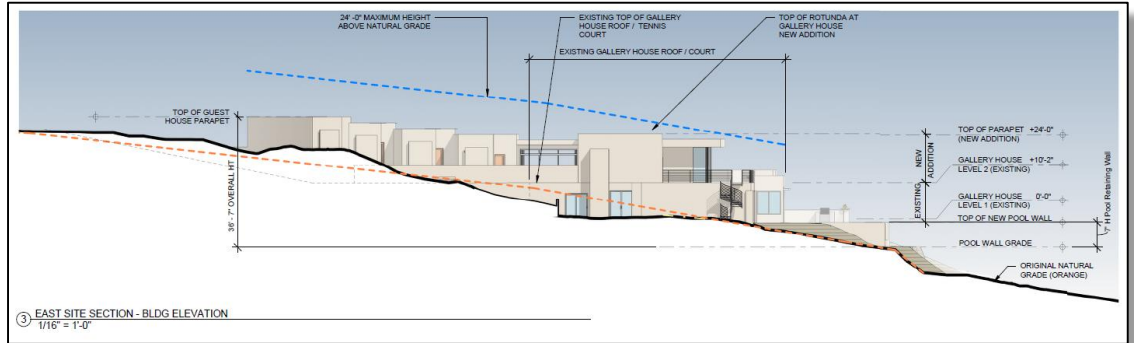
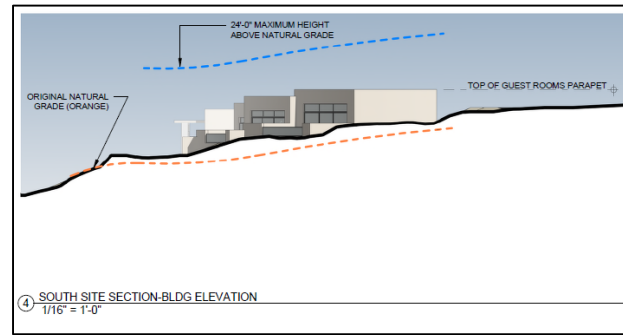
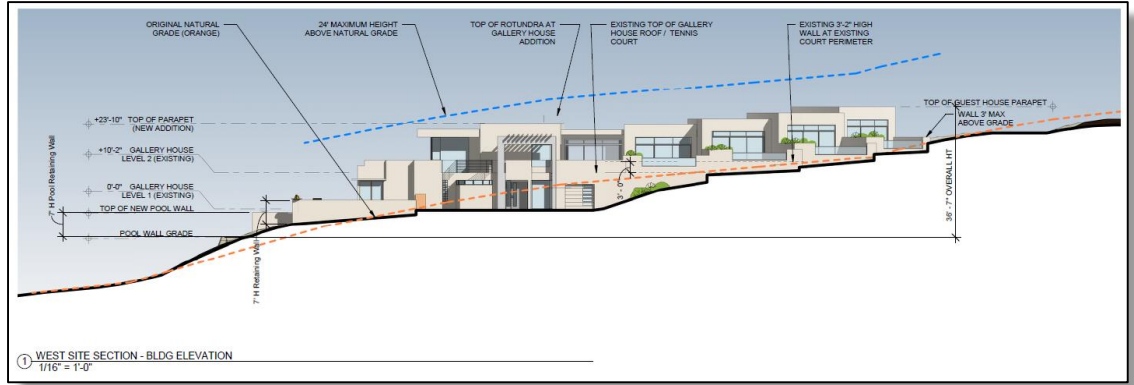
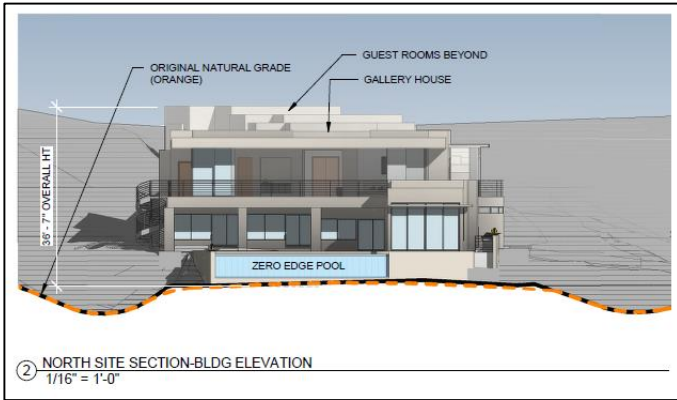


AGENDA

- **Summary of Request**
- **General Plan Policies**
- **Statement of Direction Consideration Points**
- **Review Draft Statement of Direction**
- **Special Use Permit Timeline**



SUMMARY OF REQUEST



SUMMARY OF REQUEST

Landscaping:

- Blue Palo Verde
- Sweet Acacia
- Scarlet Sage

Hardscaping:

- Concrete path
- Outdoor patio
- New gate / sign



SUMMARY OF REQUEST

EXTERIOR LIGHTING

NEW STRUCTURES WILL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT ENTRY/EGRESS DOORS AS REQUIRED, TO MATCH EXISTING LIGHTING AND COMPLIANT WITH DARK SKY ORDINANCES. PATHWAY AND GROUND LANDSCAPE LIGHTING WILL BE RELOCATED ONLY WHEN NECESSARY. ADDITIONAL PATH LIGHTING IS NOT ANTICIPATED.



EXISTING STEP LIGHTING TO BE RELOCATED IF NECESSARY



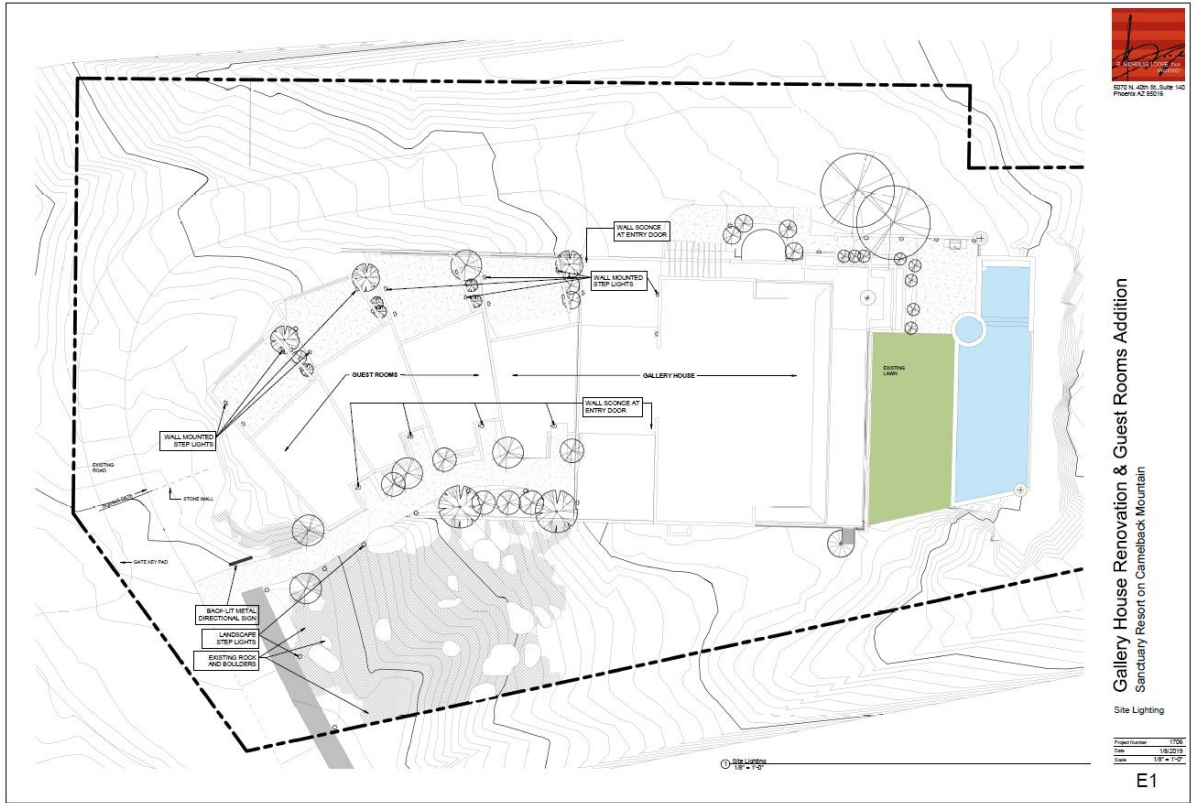
EXISTING PATH LIGHTING TO BE RELOCATED IF NECESSARY



ENTRY DOOR SCONCE
 BEACON EYE17 LED WALL LIGHT
 15.5" H W MESH DIFFUSER SHIELD
 DARK SKY COMPLIANT
 10W, 340 LUMENS
 TOTAL 81 AT INTERSTITIAL UNITS & SNACK BAR, TOTAL 5 AT VIEWS



BRONZE STEP LIGHT
 HINKLEY LUNA LOW VOLTAGE
 TITANIUM STEP LIGHT 39064
 4-1/2"W X 3"H, ADA COMPLIANT
 25W, 200 LUMENS
 TOTAL 30 AT VIEWS
 SEE C-1 FOR LOCATIONS



Gallery House Renovation & Guest Rooms Addition
 Sanctuary Resort on Camelback Mountain
 Site Lighting

Project Number	17001
Date	1/10/2019
Scale	1/8" = 1'-0"

E1



SUMMARY OF REQUEST



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST OVER OLEANDERS



GENERAL PLAN POLICIES

- **Primary policies fall under Goal LU 2.1.2, Special Use Permit Property Revitalization**

LU 2.1.2.1 Encourage Revitalization. The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.

LU 2.1.2.5 Building Design and Site Planning. The Town shall encourage context-appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.

LU 2.1.2.3 Compatibility of Adjoining Uses. The Town shall ensure that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

- Increased building setbacks from rear or side yard property lines adjoining single-family residential uses;
- Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy;
- Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible;
- Lighting shielded to minimize impacts on adjacent residential uses and protect dark skies; and
- Operational restrictions to limit the adverse impact of noise, light, and traffic and minimize the risk of crime to adjacent residences.



SOD CONSIDERATION POINTS

- **SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review**
- **SOD issuance begins the SUP review process**
- **The SOD is not a final decision of the Council**
- **It creates no vested right to a SUP approval**
- **Applicant shall not rely on the SOD as the same as what may be part of an approved SUP**
- **Commission, by majority vote, can request clarification and/or expansion of SOD to Council**



SOD CONSIDERATION POINTS

General Items

- Anticipated time frame for completion
- When and if drafts should be referred back to Council
- Expectations for public participation
- Process for new policy considerations
- Policy preferences, undesired outcomes, or areas where no further review is necessary

SUP Items

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights
- View Corridors
- Circulation
- Known issues, if any



SOD EDITS

1. The intensity of the proposed use of the property. The property is currently rented as ~~a single family home~~ part of the rental program as a single unit and the proposal would continue this use but also add a lock off and three additional rental units. Evaluate limiting the use of the adjacent keys to be in conjunction with the rental of the Gallery House (Casa 3) or only if the resort is fully booked. Evaluate the applicants proposed uses for the space apart from typical lodging use.
2. The setback of the proposed and existing improvements, focusing on the western/adjoining residential properties. In light of the number of proposed units and any proposed restrictions on their use or occupancy, the Commission shall determine if there is an appropriate setback from the west property line. ~~In order to determine if there is an appropriate setback from the west property line, the Commission shall compare the setbacks of the proposed improvements to those of the R-43 zoning district (20' by ordinance) and the SUP Guidelines (100' recommended).~~



SOD EDITS

1.3. The Commission shall ~~also identify~~ encourage any mitigating ~~circumstances~~ measures that may buffer the development from nearby residential properties (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.). Evaluate the orientation of the adjacent proposed attached hotel keys for opportunities to reorient impacts away from existing residential outside of the SUP boundaries.

2.4. The location and setbacks of the house from the south (front) side of the property. In light of the number of proposed units and any proposed restrictions on their use or occupancy, the Commission shall determine if there is an appropriate setback from the south property line; however, in considering the setbacks (unlike the properties to the west) the Commission may consider the fact that the property to the south of the proposed improvements is within the SUP boundaries. ~~The Commission shall compare the setbacks of the proposed improvements to those of the R 43 zoning district (40' by ordinance) and the SUP Guidelines (100' recommended).~~



SOD EDITS

5. The potential noise and visibility impacts that the Gallery House, including outdoor terrace/living area, may have on any properties located outside of the SUP boundaries. The Commission shall also address the use and operation of the space. The Council disfavors any rooftop deck uses. Evaluate the location of any equipment and the respective noise impacts to nearby properties.
6. Review and understand the food preparation and cooking areas on the site
- 3-7. Landscaping of the lot for aesthetics and buffering. Landscaping of the lot for aesthetics and buffering shall be adequate to protect nearby properties. The SUP guidelines recommend a 40' landscape buffer adjacent to residential properties and a 30' buffer adjacent to a road. Include language from Casa 2 specific to row of oleander) A row of oleander plants and/or an oleander alternative like hop bush shall be considered along the west property line of Casa 3. A stipulation may be considered to ensure replacement of any buffer should the landscaping die.



SOD EDITS

- 4.8. 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. A drainage report and grading plan shall be provided and reviewed by the Town Engineer.
- 5.9. Traffic and circulation. The applicant must provide a traffic analysis report that also addresses parking to be reviewed by the Town Engineer. The existing gate at the Epcor water tank site shall not be used by Sanctuary for any use but emergency vehicle access. The Council would recommend that any parking adjacent to the Gallery House be used for occupants of said unit(s) only.
- 6.10. Location of any new or modified utilities.



SOD EDITS

~~7~~.11. _____ Renderings as they relate to neighboring properties.

~~8~~.12. _____ Lighting, screening of mechanical equipment, heights, and material pallet of the improvements. The applicant shall complete the Hillside Building Committee Concept Review Process prior to the Planning Commission completing their review and making a recommendation back to Town Council.



SUP TIMELINE

- **Council must issue SOD within 45 days from the date of staff presentation which is March 10th, 2019**
- **Commission must hear, approve or disapprove, and forward the SUP within time period specified in SOD or the lesser of 90 days from SOD or 150 days from the SUP filing, staff recommends a date certain of June 5th, 2019**
 - **Hillside Building Committee Concept Review in May**
 - **Planning Commission Recommendation in June**
 - **Returns to Town Council for final determination after Planning Commission**



TODAY'S GOAL

Receive and take action on the revised Statement of Direction for the Sanctuary Resort Casa 3 Intermediate Special Use Permit Amendment

