

# **TOWN OF PARADISE VALLEY**

**Sanctuary Resort Gallery House (Casa 3)**

**Intermediate Special Use Permit Amendment**

**Statement of Direction**

**Work Study #2**

**February 14<sup>th</sup>, 2019**



# TODAY'S GOAL

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**Receive information regarding the Statement of Direction for the Sanctuary Resort Intermediate Special Use Permit Amendment and identify additional information necessary for Council to approve a Statement of Direction on February 28<sup>th</sup>, 2019**



# AGENDA

- Present Existing SUP
- Summarize Applicants Request
- Discuss January 24<sup>th</sup> Council Discussion Points
- Review Draft Statement of Direction
- Future Schedule



# EXISTING SUP

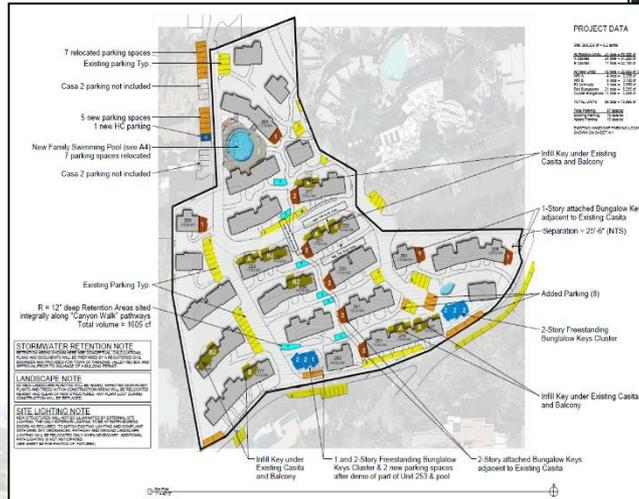
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- **Complete SUP included as Attachment E**
  - **Permits Casas, Casa Guest House, and Casa with Commercial Activities**
  - **Casas without commercial activities subject to Hillside Requirements**
  - **Casas with Commercial Activities are required to request a Special Use Permit (i.e. Casa 2)**



# INTERSTITIAL APPROVAL

- 2017 Approval Included:
  - 45 new keys
  - Removal of storage units
  - New Storage building
  - Views Ballroom Expansion



# PREAPPLICATION REVIEW

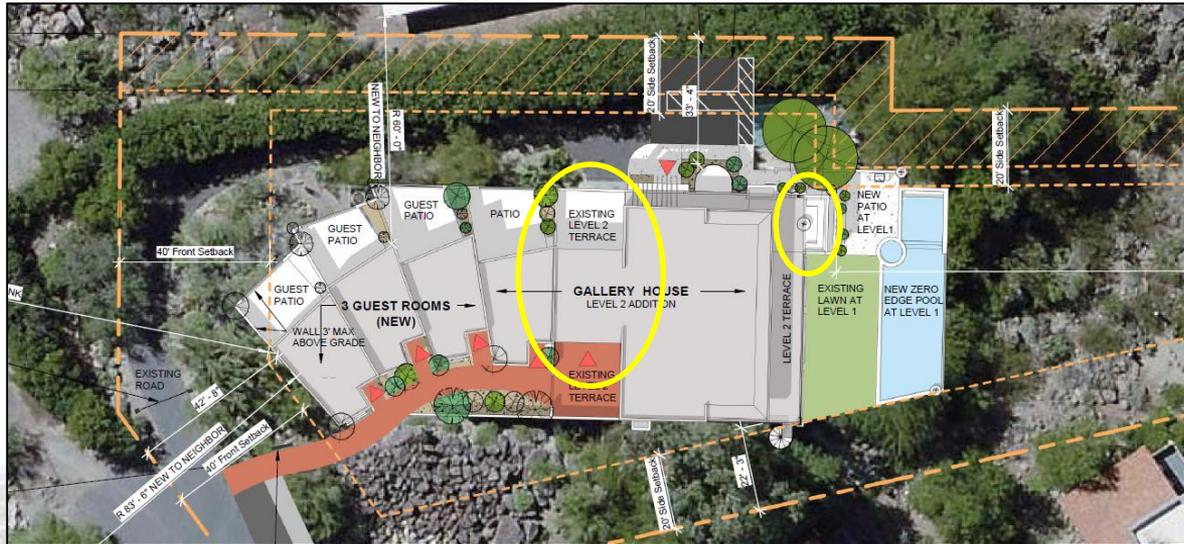
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- **Completeness of Application**
  - **Submittal requirements may vary based on Application Type**
  - **Identification of future deliverables (traffic study, drainage study, impact assessment, water impact analysis, etc.)**
- **Compliance and/or Deviations from SUP requirements**
- **Impacts or relationship of existing SUP Stipulations**
- **Anticipation of Commission / Council issues**

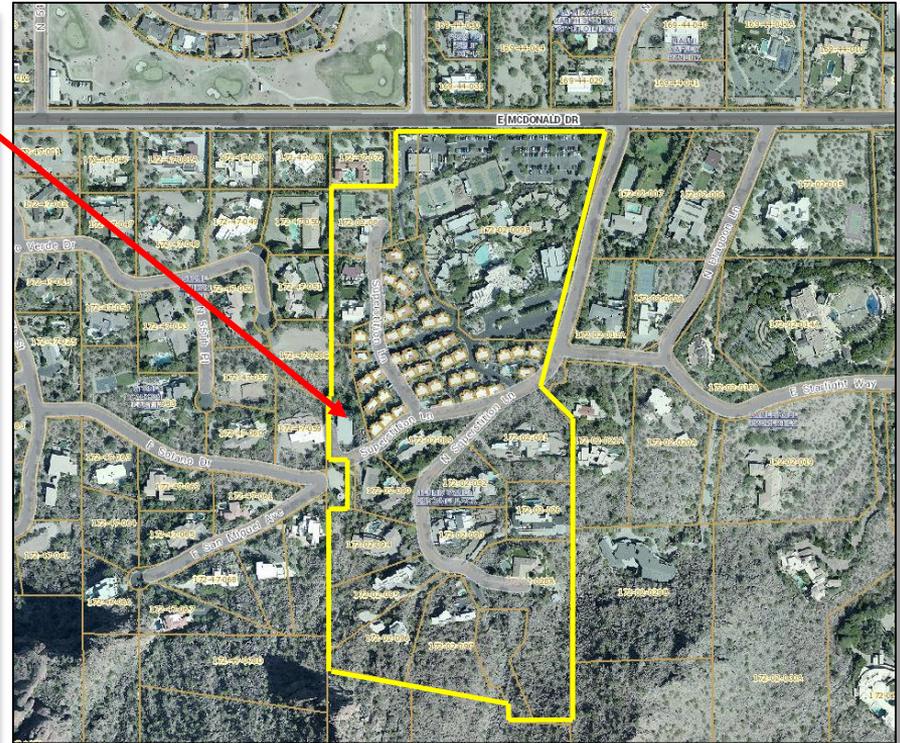
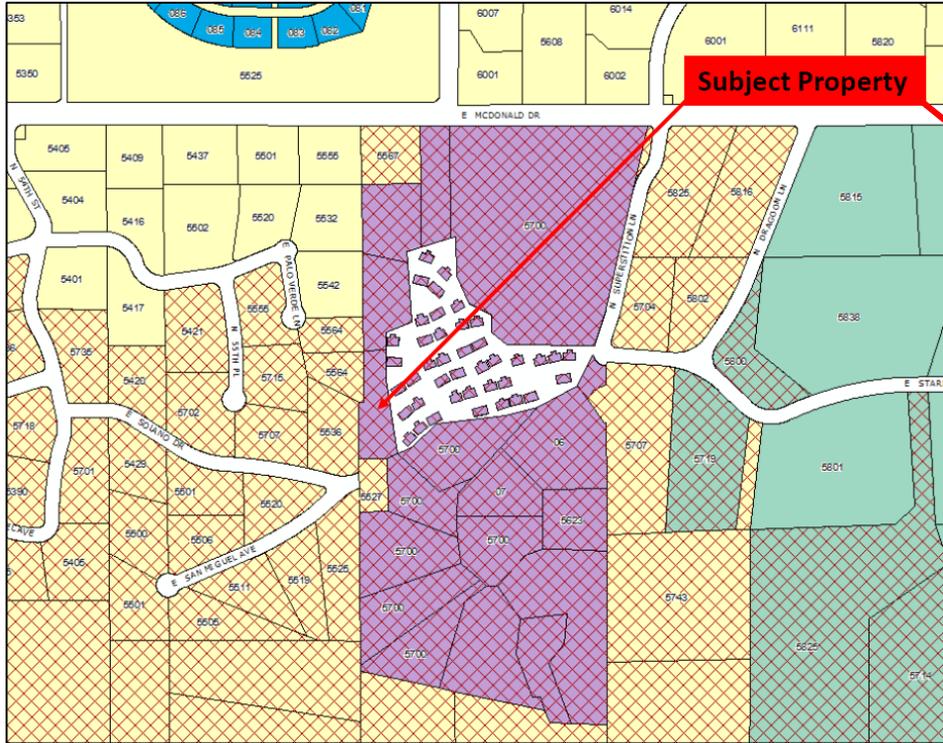


# REVISIONS TO PLAN

- Changes have been made to the request since the May 2018 discussion, they include:
  - Attaching the adjacent hotel keys to Gallery House
  - Removed second story outdoor bar



# SUMMARY OF REQUEST



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- Remodel and expand existing home, match existing architecture within Sanctuary
- Relocate pool
- Landscape and hardscape improvements
- Add 3 new hotel keys and 1 lock off with patios



# SUMMARY OF REQUEST

## Setbacks

- Front – 40'
- E Side – 22'3"
- W Side – 33'4"
- S Side – 216'6"

## Height

- 36'7"
- Comply with rolling 24'

Relocate pool, zero edge 7' tall wall

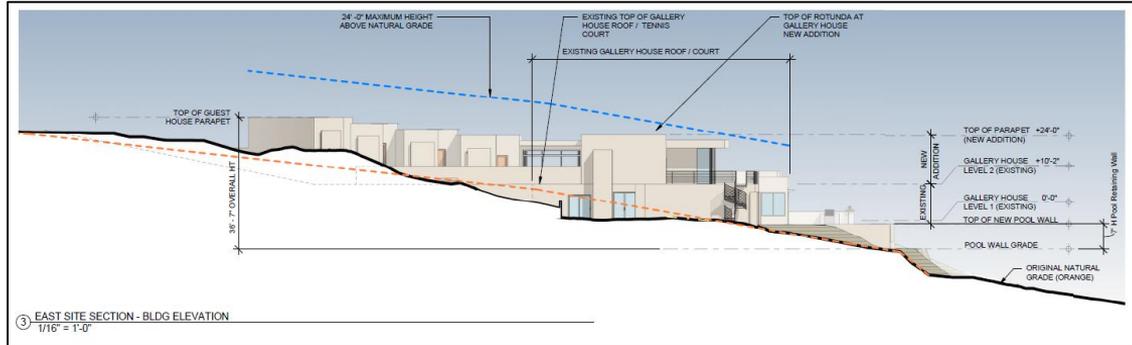
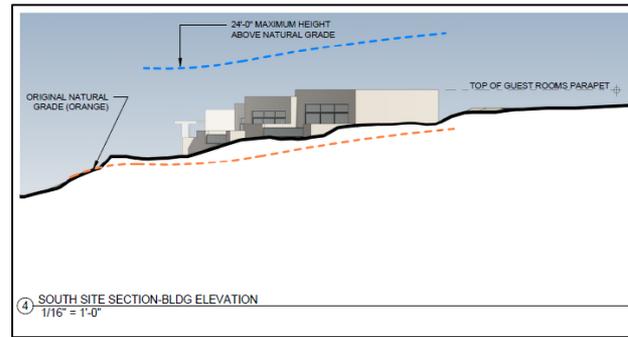
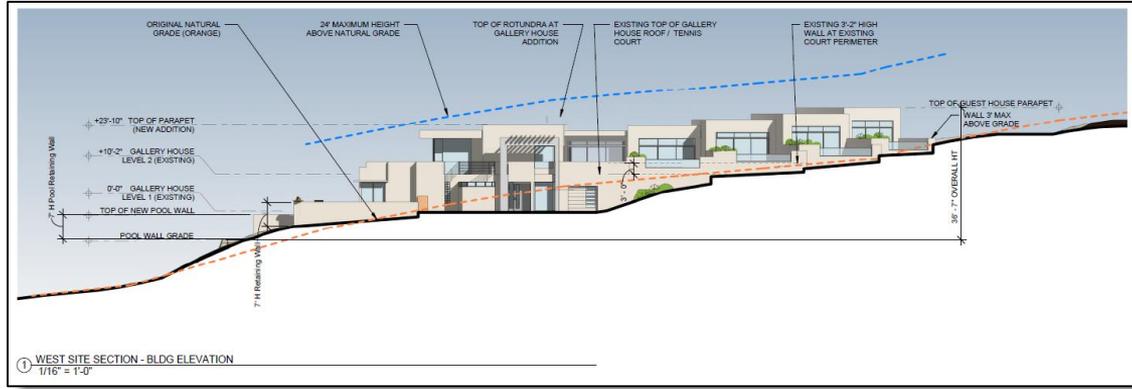
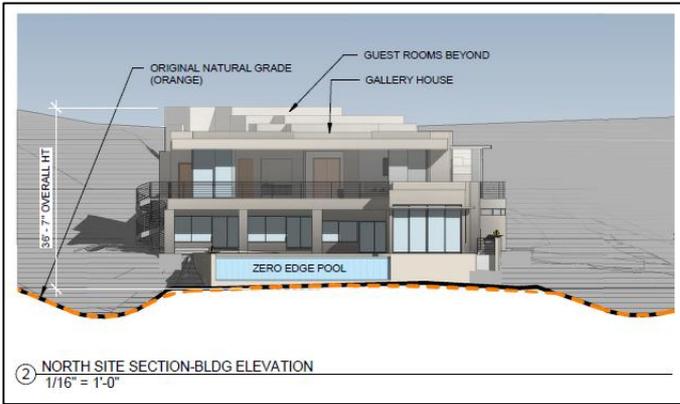
Parking and circulation



SITE PLAN



# 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



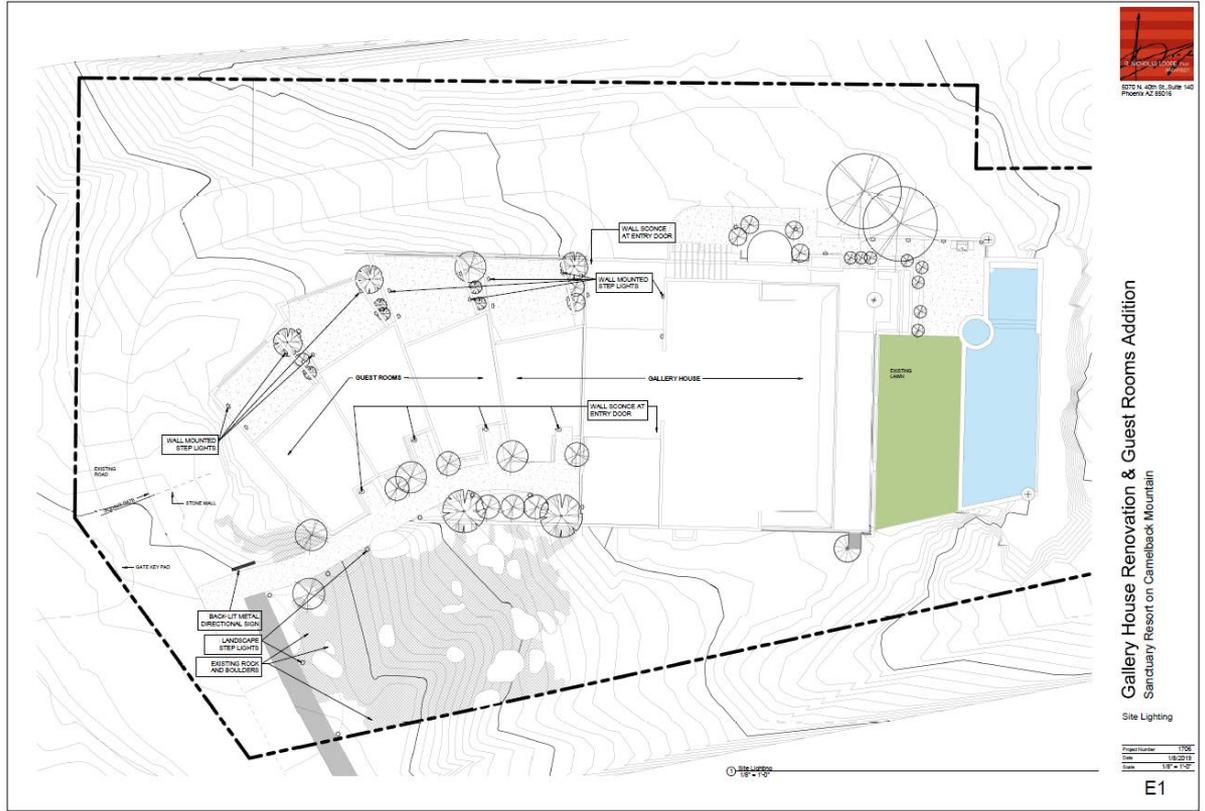
EXISTING PATH LIGHTING TO BE RELOCATED IF NECESSARY



**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



# SUP GUIDELINES

Item	SUP Guideline	R-43 Requirements	Proposal as is
Density	1 Unit per 4,000 sq ft	1 Unit per Acre	5 units per 7,593 sq ft
Height	36'	24' rolling, 40' overall	24' rolling, 36'7" overall
Lot Coverage	25%	TBD	21%
Impervious Surfaces	60%	TBD	TBD
Open Space	40%	N/A	TBD
Parking	1.2 spaces per unit	2 spaces per SFR	1.2 spaces per unit+



# SUP GUIDELINES

Item	SUP Guideline	R-43 Requirements	Proposal
Primary Structure Setbacks			
Front		40'	42' 8"
Side	100'	20'	33' 4"
Rear		40'	216' 6"
Accessory Setbacks	60'	20'	20'
Parking Setbacks	60'	N/A	5'
Parking Buffer	Required	N/A	5'
Landscaping Buffers	40'	N/A	5'



# JANUARY 24<sup>TH</sup> COUNCIL DISCUSSION

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## 1. SUP and R-43 Comparison

- Should the policy decision be made regarding honoring the 100' SUP buffer along adjacent residentially zoned properties or not?

## 2. Public Outreach

- It was suggested the applicant reach out to the Stone Canyon HOA directly



## 3. Impacts to Adjacent Uses

- Impacts to adjacent uses should be analyzed on regional scale
- Consider the impacts of outdoor rooftop use
- Add stipulation requiring a noise study and prohibiting and/or limiting the use of outdoor speakers
- Outdoor lighting should be reviewed, including the possibility of restrictions on time, occupancy of the building(s), and motion detection
- Consider the current landscaping buffer between the driveway and residential property to the west and its effectiveness in meeting SUP guidelines for buffering



## 4. Circulation and Parking

- **Confirm ownership of gate between Sanctuary and Stone Canyon on the EPCOR parcel and its operability for emergency vehicles, vehicles of the traveling public, and pedestrians**
- **Consider the impacts of ride share platforms (i.e. Uber or Lyft) on the parking requirements**



## 5. Operational Items

- **Limit 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**
- **Identify if the pool will be open to all resort guests, only those guests who have rented Casa 3, or also those guests in the adjacent hotel keys**
- **Applicant could consider flipping the orientation of the adjacent hotel keys so the patios face interior to The Sanctuary**
- **Review and understand the food preparation and cooking areas on the site**



# 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.



# DRAFT SOD

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**Discuss Council Action Report Attachments:**

**Attachment H – Revised Draft SOD**



# SOD TIMELINE

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- **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 which is May 29<sup>th</sup> 2019**
- **Council must issue SOD within 45 days from the date of staff presentation which is November March 10<sup>th</sup>, 2019**
- **Current Schedule is**
  - **Second Work Study is February 14<sup>th</sup>**
  - **SOD Issuance is February 28<sup>th</sup>**



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