

TOWN OF PARADISE VALLEY

Sanctuary Resort & Spa
Statement of Direction

Town Council Meeting
April 12, 2018

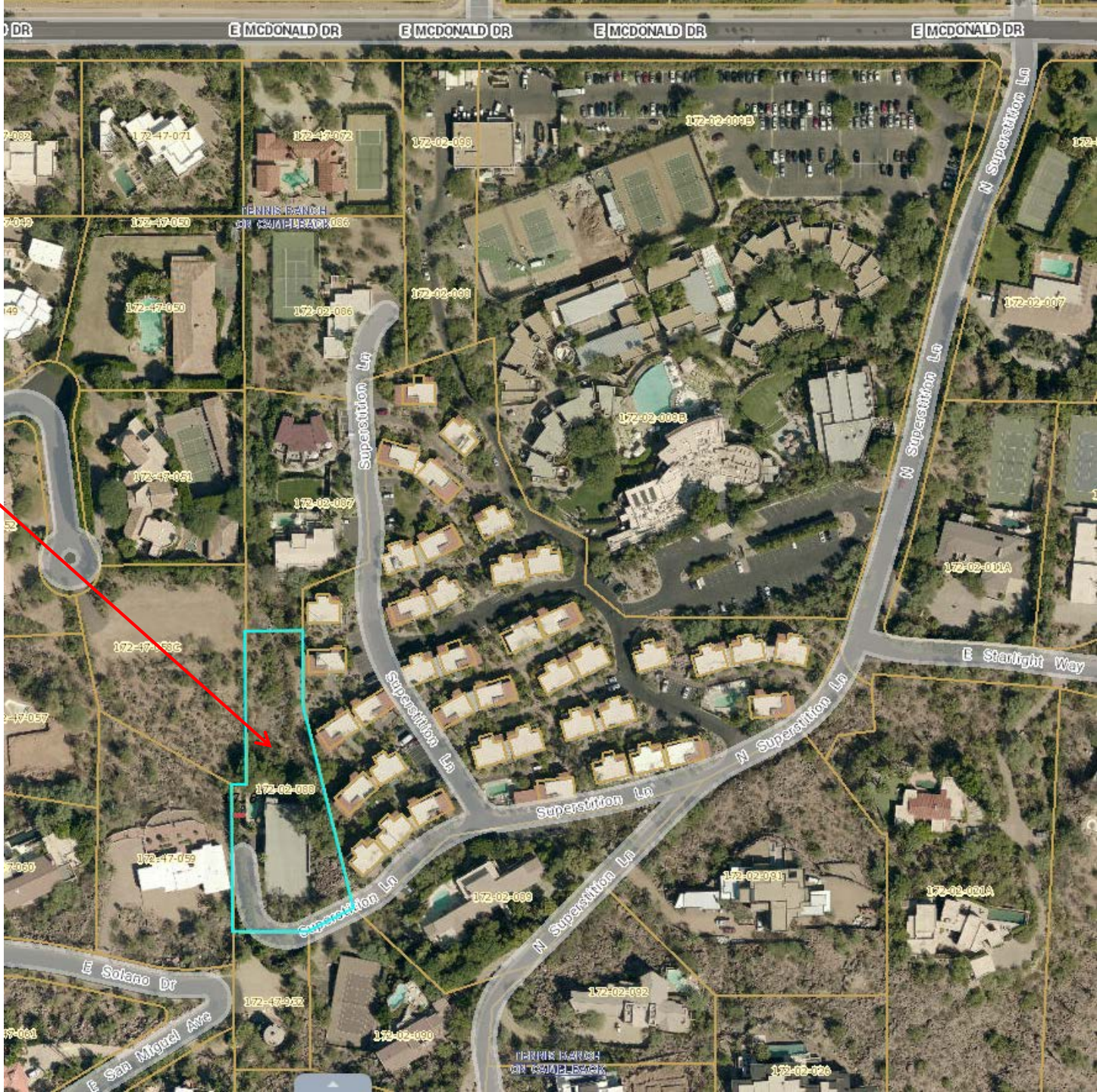


REQUEST

- Intermediate SUP Amendment:
 - Gallery House – Expand & Remodel
 - New Guest House Building
 - Relocate Pool
 - Landscape/Hardscape Improvements
- SOD - Receive Council input and direction

VICINITY MAP

Casa 3



GALLERY HOUSE IMPROVEMENTS

- Remodel Existing First Floor
- Second Story:
 - 1,620 sq ft
 - Outdoor Deck/Living Area
- Setbacks & Heights:
 - 24' tall
 - Setbacks - 20' to 185'
- Design & Lighting:
 - Renovation to match existing architecture
 - New sconces



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 16' EXISTING DRAINAGE EASEMENT
- BUILDING ENTRY POINT
- BUILDING SECTION / ELEVATION (ELEVATION # / SHEET NUMBER)
- BUILDING ELEVATIONS ABBREVIATION FOR "ABOVE NATURAL GRADE"

SITE PLAN

PARCEL NUMBER:	172-02-0088
LOT NUMBER:	21
LOT SIZE:	37,887 sq ft (.87 Acres)
LOT COVERAGE:	20%
ZONING:	3UP-R
BUILDING AREA:	
GALLERY HOUSE LEVEL 1 =	3,707 sq ft
GALLERY HOUSE LEVEL 2 ADDITION =	1,869 sq ft
GUEST HOUSE ADDITION =	2,040 sq ft
TOTAL AREA =	7,808 sq ft
EXISTING PARKING:	2 SPACES
ADDED PARKING:	6 SPACES
TOTAL PARKING:	7 SPACES

GUEST HOUSE

- 3,373 sq ft
- Setbacks & Height
 - Single Story
 - 15'4" tall
 - Setbacks - 40' to 289'
- Design & Lighting:
 - Match resort architecture
 - New sconces



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 16' EXISTING DRAINAGE EASEMENT
- BUILDING ENTRY POINT
- BUILDING SECTION / ELEVATION (ELEVATION # / SHEET NUMBER)
- BUILDING ELEVATIONS ABBREVIATION FOR "ABOVE NATURAL GRADE"

SITE PLAN

PARCEL NUMBER:	172-02-0088
LOT NUMBER:	21
LOT SIZE:	97,887 sf (2.27 Acres)
LOT COVERAGE:	20%
ZONING:	3UP-R
BUILDING AREA:	
GALLERY HOUSE LEVEL 1	= 3,707 sf
GALLERY HOUSE LEVEL 2 ADDITION	= 1,888 sf
GUEST HOUSE ADDITION	= 2,040 sf
TOTAL AREA = 7,606 sf	
EXISTING PARKING:	2 SPACES
ADDED PARKING:	6 SPACES
TOTAL PARKING:	7 SPACES

POOL

- Remove Existing Pool
- New Pool at North End of Gallery House
- Zero Edge Pool – 7’ tall pool wall
- Setbacks – 20’ to 185’



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- /// 16' EXISTING DRAINAGE EASEMENT
- ▶ BUILDING ENTRY POINT
- ◁ BUILDING SECTION / ELEVATION (ELEVATION # / SHEET NUMBER)
- ANG BUILDING ELEVATIONS ABBREVIATION FOR "ABOVE NATURAL GRADE"

SITE PLAN

PARCEL NUMBER:	172-02-0088
LOT NUMBER:	21
LOT SIZE:	37,867 sf (.87 Acre)
LOT COVERAGE:	20%
ZONING:	3UP-R
BUILDING AREA:	
GALLERY HOUSE LEVEL 1	= 3,707 sf
GALLERY HOUSE LEVEL 2 ADDITION	= 1,869 sf
GUEST HOUSE ADDITION	= 2,040 sf
TOTAL AREA = 7,616 sf	
EXISTING PARKING:	2 SPACES
ADDED PARKING:	6 SPACES
TOTAL PARKING:	7 SPACES



LANDSCAPE & HARDSCAPE

- Landscape:
 - Blue Palo Verde
 - Sweet Acacia
 - Scarlet Sage
- Hardscape:
 - Concrete Path at Guest House
 - Outdoor Patio at Gallery House



EXISTING STEP LIGHTING TO BE RELOCATED IF NECESSARY



EXISTING PATH LIGHTING TO BE RELOCATED IF NECESSARY



CIRCULATION & COVERAGE

- 4 new spaces
- 2017 SUP Amendment:
 - 371 spaces needed
 - 391 spaces provided
- Applicant to provide traffic report for PC review to verify compliance
- Lot Coverage
 - 20.4% Exist to 20.9% New
- Keys:
 - 176 Exist to 180 New Keys



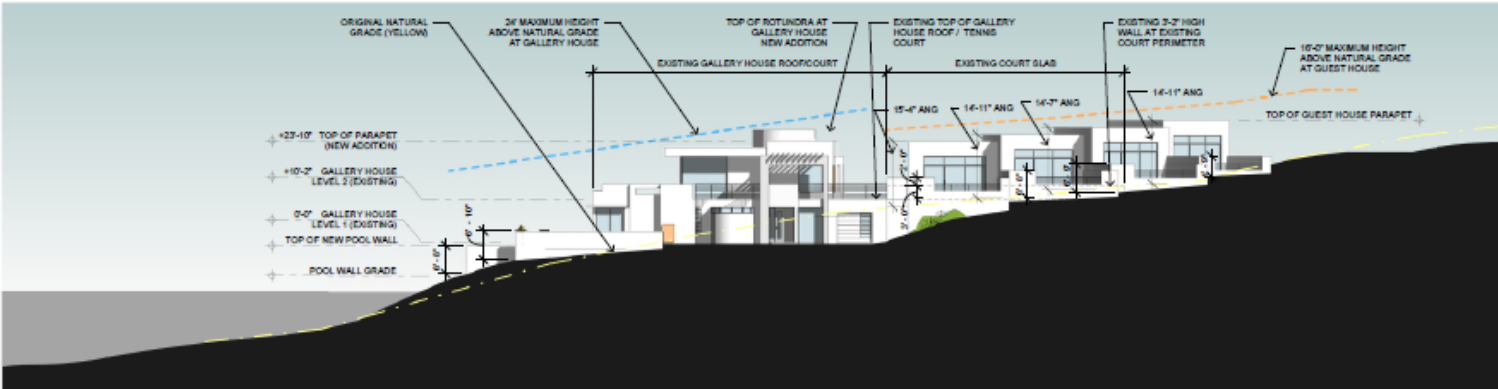
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- /// 16' EXISTING DRAINAGE EASEMENT
- ▶ BUILDING ENTRY POINT
- ◁ BUILDING SECTION / ELEVATION (ELEVATION # / SHEET NUMBER)
- ANG BUILDING ELEVATIONS ABBREVIATION FOR "ABOVE NATURAL GRADE"

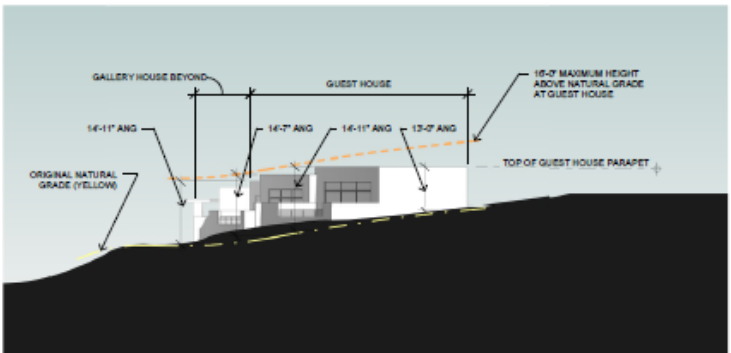
SITE PLAN

PARCEL NUMBER:	172-02-0088
LOT NUMBER:	21
LOT SIZE:	37,867 sf (.87 Acre)
LOT COVERAGE:	20%
ZONING:	3UP-R
BUILDING AREA:	
GALLERY HOUSE LEVEL 1	= 3,707 sf
GALLERY HOUSE LEVEL 2 ADDITION	= 1,869 sf
GUEST HOUSE ADDITION	= 2,040 sf
TOTAL AREA	= 7,606 sf
EXISTING PARKING:	2 SPACES
ADDED PARKING:	6 SPACES
TOTAL PARKING:	7 SPACES

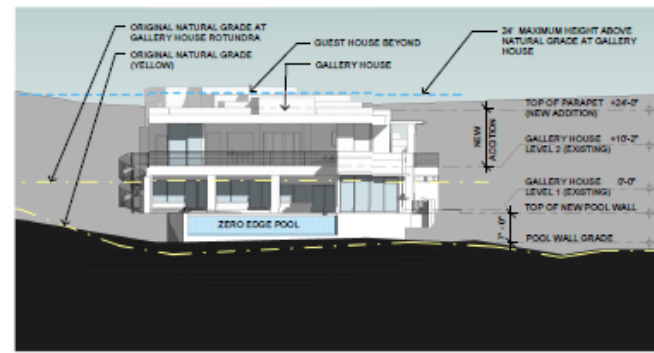
GALLERY HOUSE & GUEST HOUSE



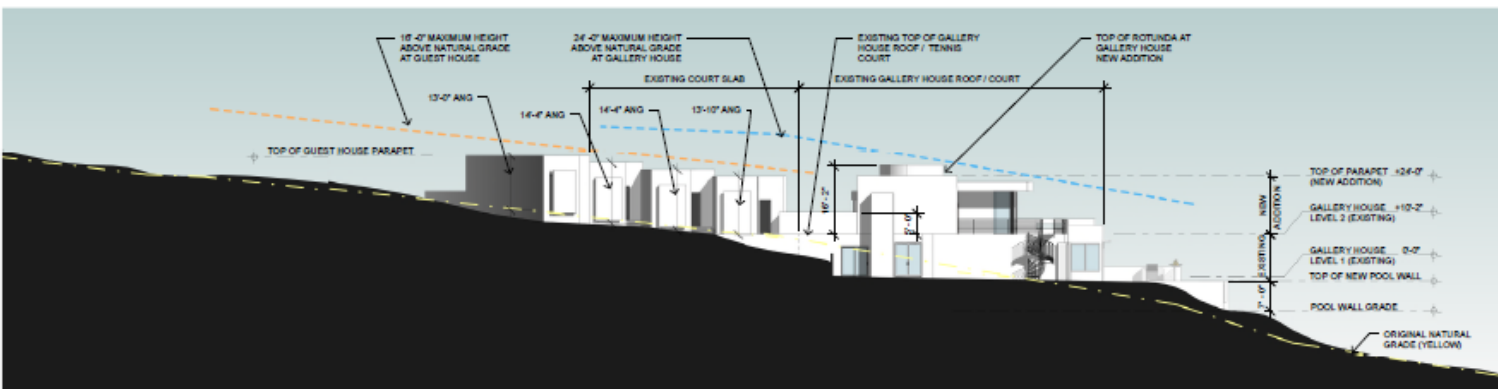
WEST SITE SECTION - BUILDING
ELEVATION
① 1/16" = 1'-0"



SOUTH SITE SECTION - BUILDING
ELEVATION
④ 1/16" = 1'-0"



NORTH SITE SECTION - BUILDING
ELEVATION
② 1/16" = 1'-0"



EAST SITE SECTION - BUILDING
ELEVATION
③ 1/16" = 1'-0"

STATEMENT OF DIRECTION (CONT.)

- PC shall focus review on visible effects amendment may have on neighbors. Review shall focus on:
 - Lighting, screening of mechanical equipment, setbacks, heights, parking/circulation, and material pallet of improvements
 - Potential noise and visibility impacts that Gallery House outdoor deck/living area may have on neighboring properties
 - Location and setbacks of guest house building. Since guest house does not meet recommended 60' front yard setback, PC shall review proposed setbacks of guest house building

STATEMENT OF DIRECTION

- PC review shall focus on:

- On-site retention in relation to proposed improvements. Applicant shall address and identify location of on-site retention and identify how on-site retention may affect parking and circulation
- Traffic and circulation. Applicant must provide a traffic analysis report
- Location of any new or modified utilities
- Renderings as they relate to neighboring properties

