

TOWN OF PARADISE VALLEY

Sanctuary Resort & Spa Statement of Direction

Town Council Meeting
February 23, 2017

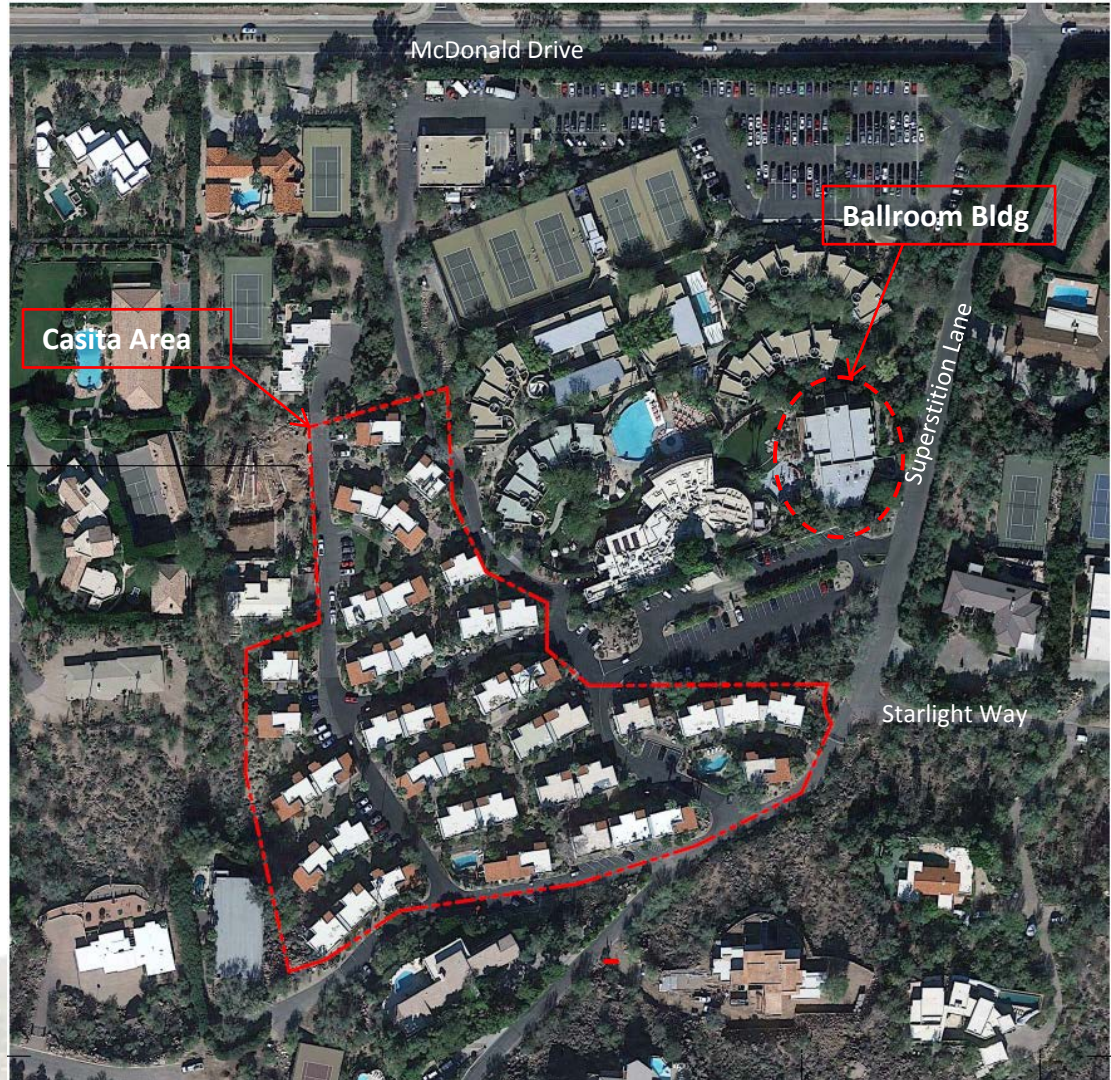


REQUEST

- Intermediate SUP Amendment:
 - Additions to existing casitas
 - 2 new casitas
 - New pool and snack bar
 - Modified parking to accommodate improvements
 - Ballroom Expansion
- Action:
 - Approve SOD
 - Modify and Approve SOD
 - Continue SOD for Further Review



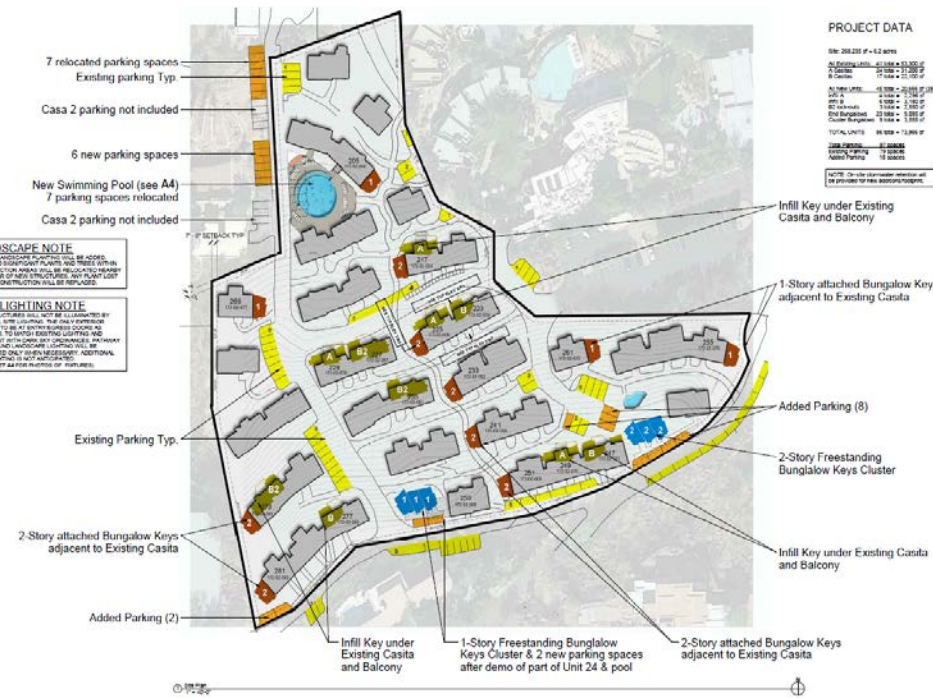
VICINITY MAP



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’



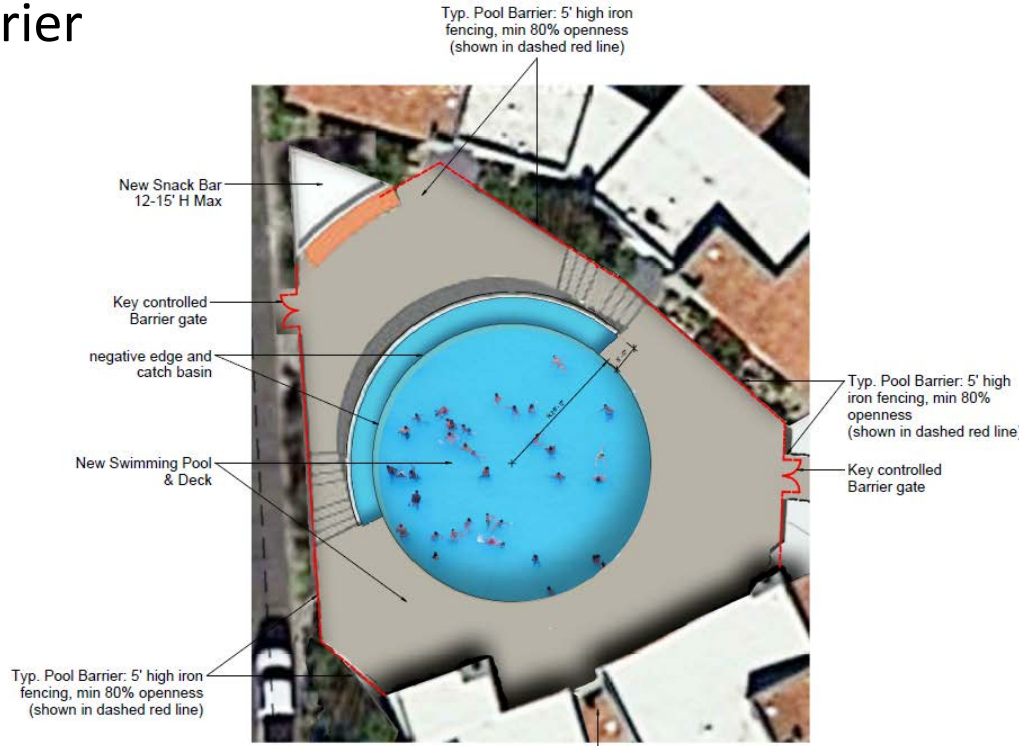
CASITA ADDITIONS (CONT.)

- 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



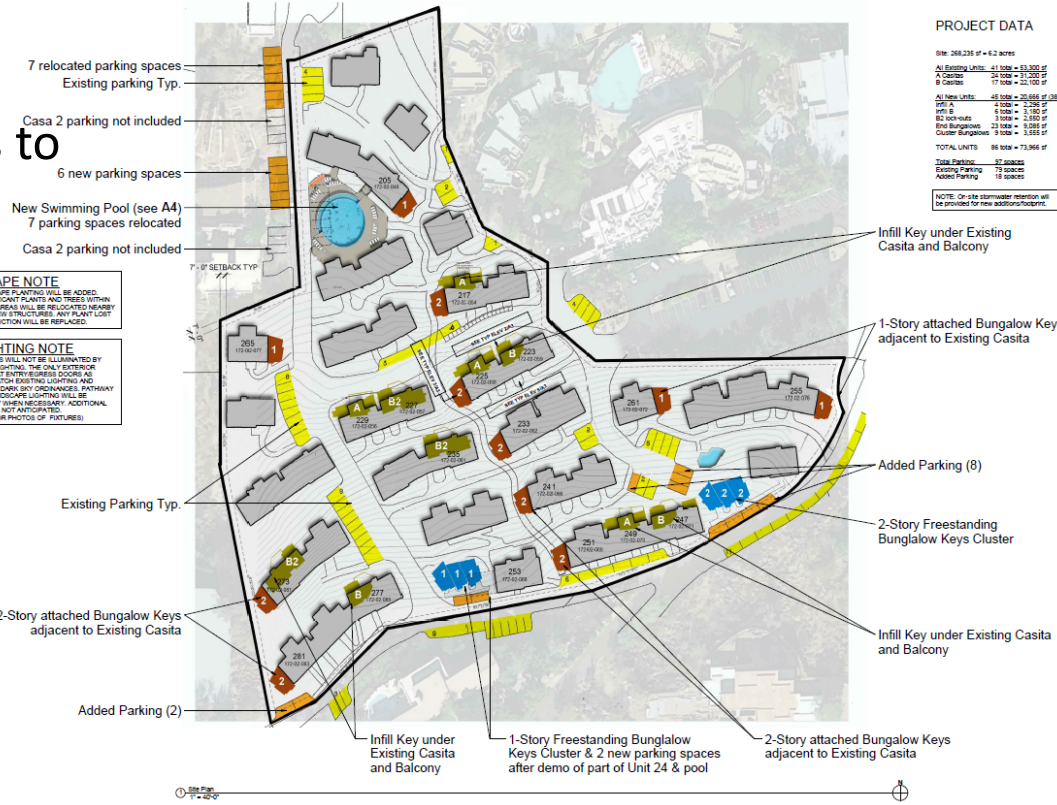
POOL & SNACK BAR

- Located at north end of project area
- 5' tall iron view fence for pool barrier
- 15' tall snack bar (190 sq ft)



PARKING

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



LANDSCAPE NOTE
NO NEW LANDSCAPE PLANTING WILL BE ADDED. AFFECTED STRAIGHT-UP PLANTS AND TREES WITHIN CONSTRUCTION AREAS WILL BE RELOCATED NEARBY AND CLEAR OF NEW STRUCTURES. ANY PLANT LOST DURING CONSTRUCTION WILL BE REPLACED.

SITE LIGHTING NOTE
NEW STRUCTURES SHALL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT ENTRY/SCREEN 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. (SEE SHEET A4 FOR PHOTOS OF FIXTURES)

PROJECT DATA

Site:	268,235 sq ft = 6.2 acres
All Existing Units:	41 Units = 53,300 sq ft
A Casitas:	24 Units = 21,000 sq ft
B Casitas:	17 Units = 22,100 sq ft
All New Units:	45 Units = 30,665 sq ft (38 Units)
Unit A:	4 Units = 2,325 sq ft
Unit B:	5 Units = 2,180 sq ft
B2 Bungalows:	23 Units = 3,585 sq ft
Cluster Bungalows:	10 Units = 3,585 sq ft
TOTAL UNITS:	86 Units = 73,965 sq ft
Total Parking:	87 spaces
Existing Parking:	70 spaces
Added Parking:	18 spaces

NOTE: On-site stormwater retention will be provided for new additions/updates.



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)
- Total Lot Coverage:
 - 19.1% Existing
 - 20.5% Proposed



STATEMENT OF DIRECTION

- Planning Commission shall focus their review on visible and audible 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.

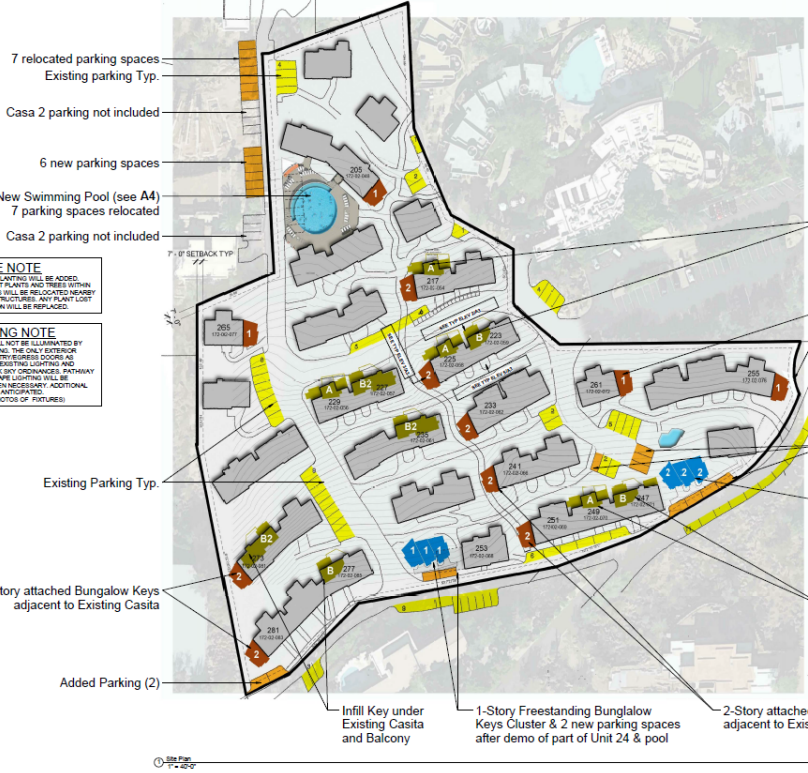


STATEMENT OF DIRECTION (CONT.)

- 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.
- Hours of operation of snack bar and pool area.
- Traffic and circulation. Applicant must provide traffic analysis report.
- Location of any new or modified utilities.
- Renderings as it relates to neighboring properties.



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 = 48 Units = 40,000 sf of 268,236	
Unit A	4 Units = 2,200 sf
Unit B	4 Units = 3,100 sf
B2 100-000	3 Units = 2,500 sf
Pool Bungalows	23 Units = 9,000 sf
Cluster Bungalows	9 Units = 3,550 sf
TOTAL UNITS = 89 Units = 73,966 sf	

Site Status: 87 acres
 Existing Parking: 79 spaces
 Added Parking: 18 spaces

NOTE: On-site commander response will be provided for new additions/footprints.

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SITE LIGHTING NOTE
 NEW STRUCTURES SHALL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT EVERY BUSINESS OR USE IS REQUIRED TO MATCH EXISTING LIGHTING AND COMPLIANT WITH CODES BY OVERCASTER, BATHWAY AND OUTDOOR LANDSCAPE LIGHTING WILL BE RELOCATED ONLY WHEN NECESSARY. ADDITIONAL PATH LIGHTS IF NOT APPROPRIATE. ADDITIONAL PATH LIGHTS IF NOT APPROPRIATE. (SEE SHEET 14 FOR PHOTOS OF FUTURE)

