

TOWN OF PARADISE VALLEY

Sanctuary Resort & Spa
Casita Additions & Ballroom Expansion

Intermediate SUP Amendment

Town Council
Public Hearing
June 8, 2017



REQUEST

- Intermediate SUP Amendment:
 - Additions to existing casitas
 - 2 new casitas
 - New pool and snack bar
 - Ballroom Expansion
 - Addition of Storage Building
 - Modified parking to accommodate improvements

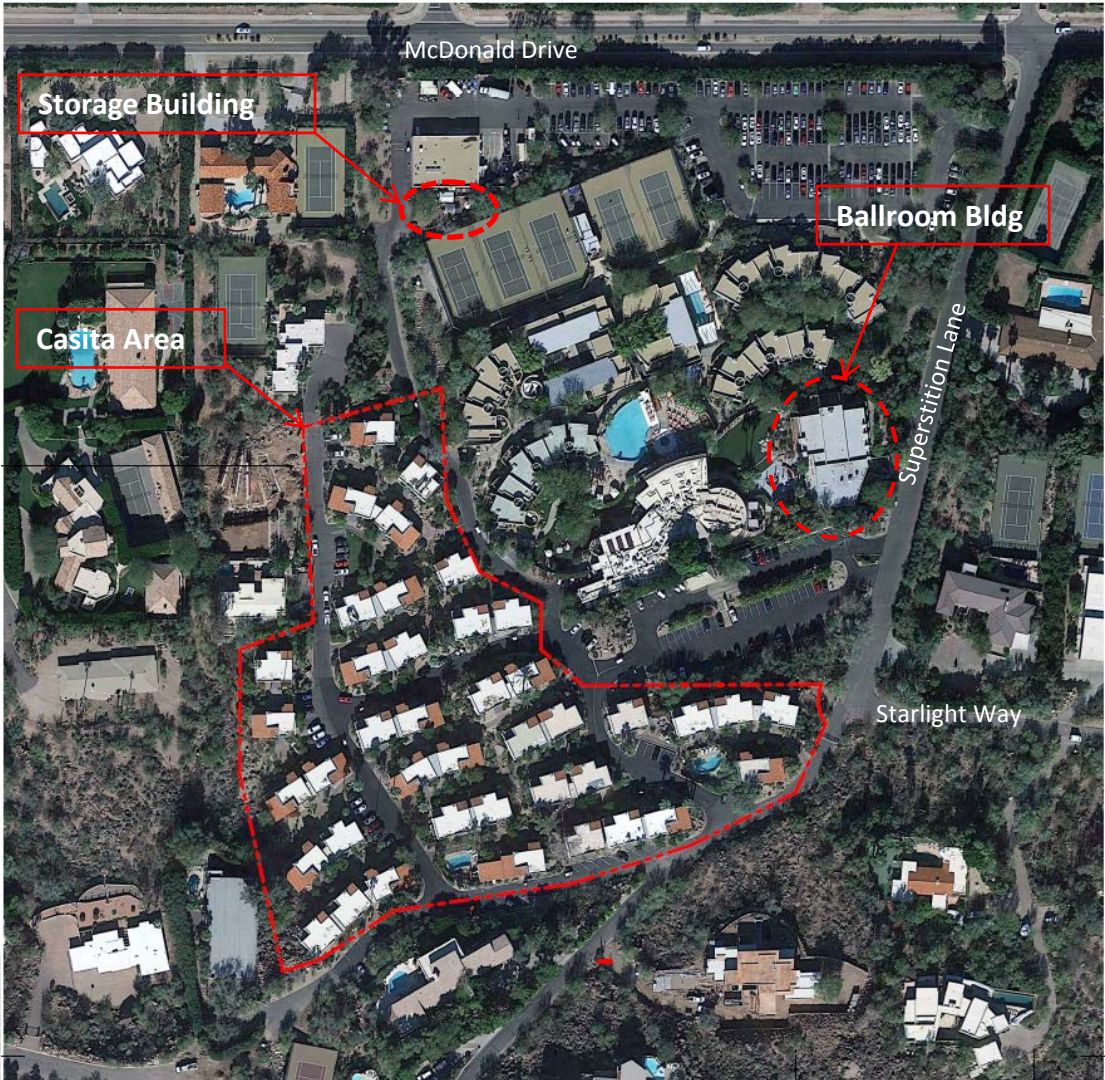


STATEMENT OF DIRECTION (2/23/17)

- Focus on visible and audible effects amendment may have on neighbors:
 1. Setbacks, heights, and parking/circulation
 2. Screening of mechanical equipment
 3. On-site retention
 4. Hours of operation of snack bar and pool area
 5. Location of new or modified utilities
 6. Renderings as it relates to neighboring properties



VICINITY MAP

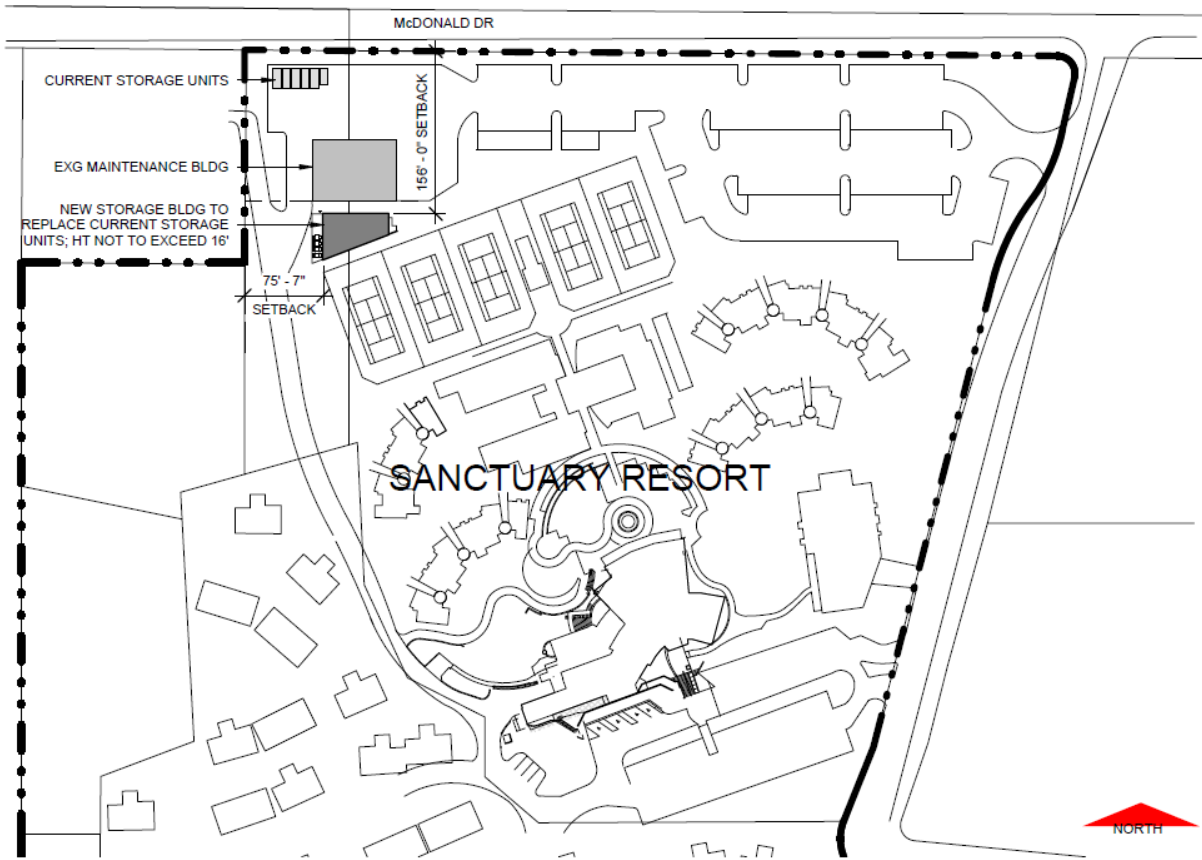


BACKGROUND – PC DISCUSSION

- May 2nd – PC Recommendation of Approval
 - Subject to stipulations in Ord. 2017-02
 - Unanimous vote of approval (6 to 0)
- TC discussed at May 25th Work Study:
 - Limit storage containers to 5 and landscape area in front of storage units
- Update - Applicant to replace storage containers with storage building



Site Plan



① Site
1" = 100'-0"

Site Context

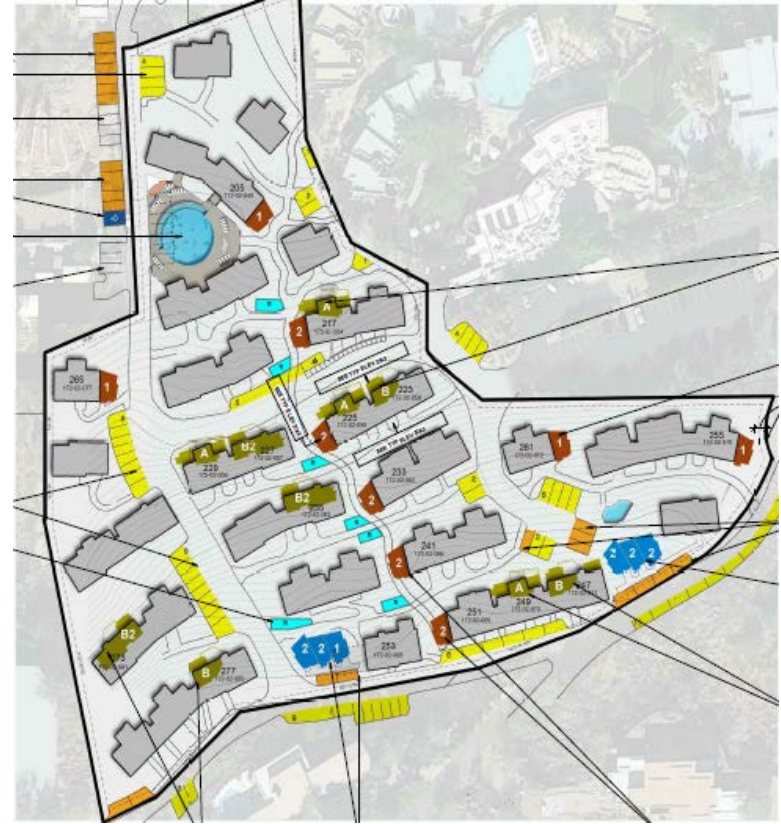
Project number	1710
Date	31 March 2017
Scale	1" = 100'-0"
Drawn by	DEL

th St., **NEW STORAGE BUILDING**
Sanctuary Resort and Spa on Camelback Mountain



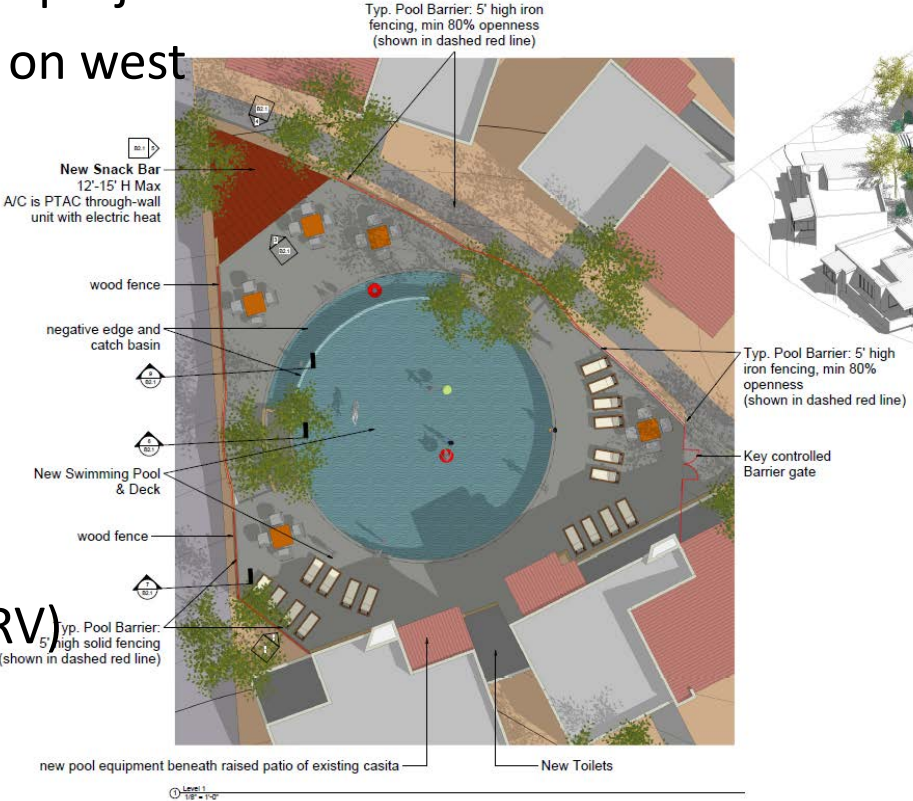
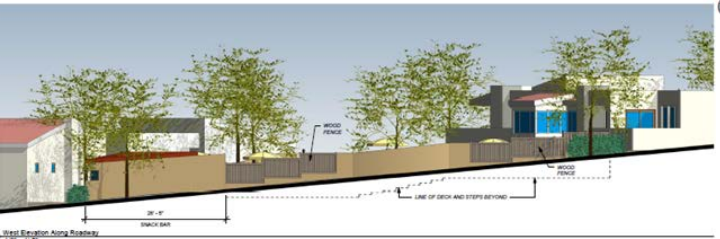
CASITA ADDITIONS

- 45 new keys/bungalows:
 - 13 with infilling areas
 - 32 with additions and 2 new casita buildings
 - 410 to 850 sq ft
- Setbacks & Heights:
 - One and Two Story Additions:
 - 11' to 22' tall
 - Setbacks - 25' to 560'
- Design:
 - Additions to match existing
 - New sconces at entrance of each key:
 - 340 lumens – light hooded and directed downward



POOL & SNACK BAR

- Located at northwest end of project area
- 5' tall wood/masonry fence on west side to mitigate noise
- Remainder pool barrier is 5' iron view fence
- 15' tall snack bar (190 sq ft)
- 10' tall restroom (105 sq ft)
- Operate - daylight hours
- Thatch Brown Color (17% LRV)



EXTERIOR LIGHTING

NEW STRUCTURES WILL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT ENTRY/REAR 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 SITE LIGHTING TO BE RELOCATED IF NECESSARY

EXISTING PATH LIGHTING TO BE RELOCATED IF NECESSARY

ENTRY DOOR SCOPE
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
TOTAL # OF RELOCATING UNITS = 4
SNACK BAR TOTAL # AT VIEWS = 1
SEE C-1 FOR LOCATIONS

STEP LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
RELOCATE ONE (1) 10' WALL LIGHT
TOTAL # OF RELOCATING UNITS = 4
SNACK BAR TOTAL # AT VIEWS = 1
SEE C-1 FOR LOCATIONS



Materials Samples and Color Palette for SANCTUARY INTERSTITIAL KEYS & POOL AREA SUP Amendment 17-057

The Sanctuary Resort & Spa on Camelback Mountain



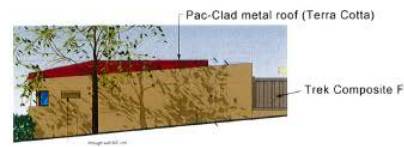
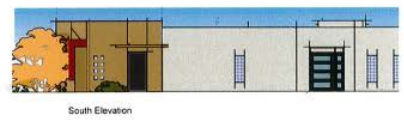
metal siding- wide pattern
Pac-Clad Highline C2



Metal Tubing to match Cityscape color

metal siding- narrow pattern
Pac-Clad HWP

Typ Mech Enclosure Typ Mech Enclosure New B Infill Bungalow New A Infill Bungalow Typ Mech Enclosure New Lower End Bungalow



Snack Bar & Pool Area

new stucco

**Sherwin Williams 6145
Thatch Brown**
LRV=17



existing stucco

Whippoorwill
LRV=63



**Pac-Clad metal siding
Terra Cotta**
LRV=10



rusted metal sign
LRV approx equivalence=11



**Pac-Clad metal siding
Cityscape**
LRV=21



**Fleetwood Aluminum Doors
Martin Statuary Bronze**
Kynar 500 Finish



**Trek Composite Fencing
Winchester Gray**
LRV=19

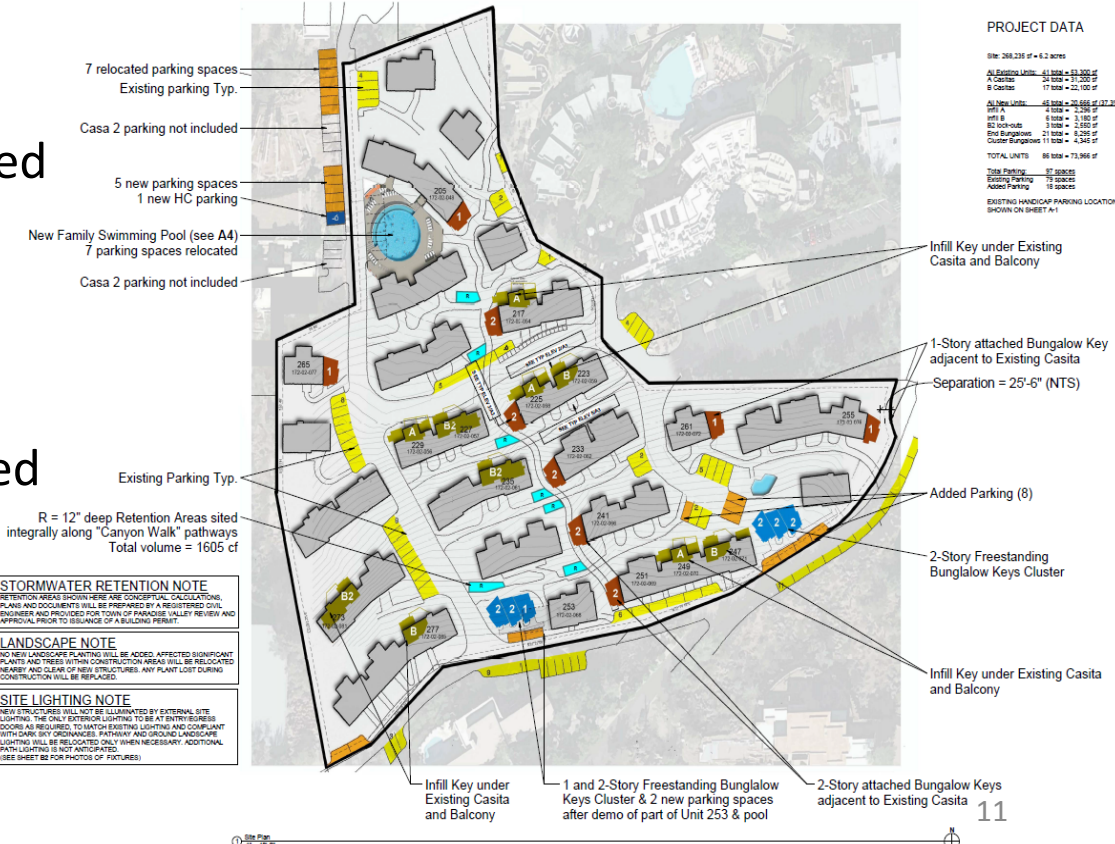


**SunWest Kool Deck
Dove Gray**
LRV=30



PARKING & CIRCULATION

- Parking & circulation modified to accommodate improvements
- 17 new spaces
- Parking/Traffic Study:
 - Sufficient spaces (371 required and 391 provided)
 - No on-site circulation issues created by improvements
 - 8 ADA parking spaces required and provided
 - 3-5 employees per shift and covered by 391 provided spaces



PROJECT DATA

Site: 288,235 sf = 6.2 acres

All Existing Units	41 units = 59,300 sf
A Casitas	26 units = 11,000 sf
B Casitas	17 units = 12,100 sf
All New Units	45 units = 62,665 sf (17,315 net)
Unit A	6 units = 2,250 sf
Unit B	6 units = 3,180 sf
B2 100-unit	3 units = 2,625 sf
End Bungalows	21 units = 8,235 sf
Cluster Bungalows	11 units = 4,365 sf
TOTAL UNITS	86 units = 73,966 sf

Total Parking 87 spaces
Existing Parking 79 spaces
Added Parking 8 spaces

EXISTING HANDICAP PARKING LOCATIONS SHOWN ON SHEET A-1

STORMWATER RETENTION NOTE
 RETENTION AREAS SHOWN HERE ARE CONCEPTUAL CALCULATIONS. PLANS AND DOCUMENTS WILL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND PROVIDED FOR TOWN OF PARADISE VALLEY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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

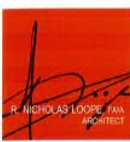
SITE LIGHTING NOTE
 NEW STRUCTURES WILL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERNAL LIGHTING TO BE AT ENTRANCE/BISESS DOORS AS REQUIRED, TO MATCH EXISTING LIGHTING, AND COMPLIANT WITH CODE BY ORDINANCE. PATHWAY AND SURROUNDING LANDSCAPE LIGHTING WILL BE RELOCATED ONLY WHEN NECESSARY. ADDITIONAL PATH LIGHTING IS NOT ANTICIPATED. (SEE SHEET B2 FOR PHOTOS OF FIXTURES)



BALLROOM EXPANSION

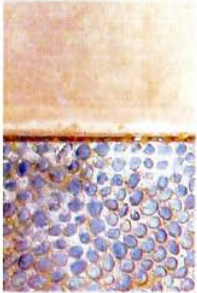
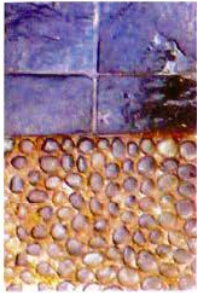
- Ballroom Expansion
 - North Side
 - Expanded and enclosed deck (2,200 sq ft)
 - Enclose area below deck for office and storage (1,000 sq ft) for office and storage (1,000 sq ft)
 - Setback – 60' from east p.l.
 - 28' tall and finished to match existing building





**Materials Samples and Color Pallate for
THE VIEWS CONFERENCE CENTER EXPANSION**
SUP Amendment 17-057

The Sanctuary Resort & Spa on Camelback Mountain



hardscape paving surfaces
black tile, black pebble
broomed finish concrete

on-site rocks
stone veneer
natural

sheet metal skin
low-e double glazed vision glass



Element Metals
unpolished sheet metal skin
LRV=31 (oxidized patina shown above
(color equivalency to Dunn Edwards Walrus)



Dunn Edwards
Walrus DE6368
LRV=31
(color equivalency for sheet metal skin)



PPG
Cockatoo Gold
LRV=22



Pro Tech EC-100
Brown Owl
LRV=33
foam roof coating



PPG
Tomahawk Red
LRV=14



Fleetwood Aluminum Doors
Martin Statuary Bronze
Kynar 500 Finish



Sherwin Williams
Dark Blue Slate
LRV=8

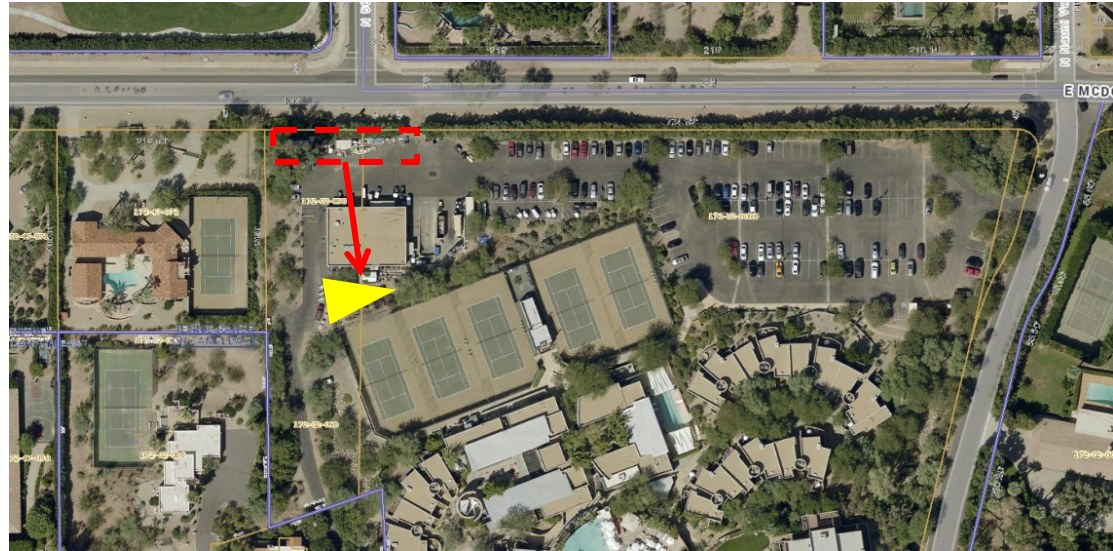


existing bldg color to be matched:
Sherwin Williams 6145
Thatch Brown
LRV=17



STORAGE BUILDING

- 6 units did not receive SUP approval
- Replace with Storage Bldg
- 16' tall & 1,950 sq ft
- Use limited to daylight hours
- Staff Concern:
 - 75' setback from Neighbor
 - 100' Recommended Setback
 - Stip requiring:
 - ✓ Managerial Amendment
 - ✓ Screen wall if needed to mitigate noise
 - ✓ Construct Bldg by 6/9/18



COVERAGE

- Total Lot Coverage:
 - 19.1% Existing
 - 20.7% Proposed

SANCTUARY INTERSTITIAL DEVELOPMENT AND VIEWS BALLROOM EXPANSION

Lot Coverage Project Data 6/5/17

Lot Areas		
Resort Parcel	444,322 sf	= 10.2 acres
Casita Parcel	252,648 sf	= 5.8 acres
Casa 2 Parcel (SUP 14-06)	45,268 sf	= 1.0 acres
Total	742,238 sf	= 17.0 acres



Existing Coverage Area

Elements Restaurant/Jade Bar	13,971 sf	(excluding basement)
The Views Conference Facility	7,248 sf	(excluding basement)
Tennis Facility	1,000 sf	
Site Services	4,620 sf	
Spa	12,272 sf	
Casa 2 complex (SUP 14-06)	6,118 sf	
Removal of 6 storage units	-928 sf	NEW 5/31
New Storage Bldg to replace 6 units	1,950 sf	NEW 5/31
Subtotal	46,251 sf	
Casitas: 40-2BR/1-1BR (81 Keys)	62,894 sf	
Spa Villas: 24-1BR (24 Keys) Subtotal	17,760 sf	
Subtotal	80,654 sf	
Total	126,905 sf	UPDATED 5/31
Lot Coverage	126,905 / 742,238	17.1% UPDATED 5/31

Added Coverage Area - This Project

Views Ballroom Expansion	2,305 sf	(coverage beyond existing deck)
4 A Infill Units 4 x 214	= 856 SF	(coverage beyond existing casita above)
9 B Infill Units 9 x 38	= 342 SF	(coverage beyond existing casita above)
32 Bungalows 17 x 410	= 6,970 SF	(first floor footprint and cover)
Snack Bar & Toilets at New Pool	295 SF	UPDATED 6/5
45 Total Units	10,768 SF	TOTAL AREA

Building Areas Recalculation- After this Project

Existing + New	126,905 + 10,768	= 137,673 sf	UPDATED 6/5
Lot Coverage	137,673 / 742,238	= 18.5%	UPDATED 6/5

Added Coverage Area - Future Projects

Multi-Purpose Pavilion	1,980 sf
Roofed Mechanical	320 sf
Spa Suites: 20-1BR (20 Keys)	13,445 sf
Subtotal	15,745 sf

Building Areas Recalculation -After Future Additions

Current + Future	137,673 + 15,745	= 153,418 sf	UPDATED 6/5
Lot Coverage	153,418 / 742,238	= 20.7%	UPDATED 6/5 (max allowed per SUP= 25%)

Note : Project Data based upon Site Data submitted by Otak Architects (SUP 13-01) & MoD a+p (SUP 14-06)



INTERMEDIATE SUP AMENDMENT CRITERIA

Intermediate Amendment shall include any proposal which does not:

1. Change or add any uses; or
2. Increase floor area of project by more than 40% upon the existing or, if still under construction, approved floor area square footage of affected SUP property, with any such increase to be measured cumulatively over sixty month period; or
3. Have any significant material effect on adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated



DISCUSSION

■ Zoning Compliance:

- Improvements consistent with resort use
- Match architectural style of resort
- Meet parking and circulation requirements
- Substantially compliant with SUP Guidelines:
 - Casita setback deviation for addition along Starlight Way (25' setback instead of 40' recommended setback)
 - Storage Bldg deviate from recommended setbacks (75' Setback instead of 100' recommended setback)



RECOMMENDATION- APPROVAL

- Recommended that TC approve Ordinance #2017-02, subject to stipulations in ordinance



ORDINANCE 2017-02 (STIPULATIONS)

- Ordinance 2017-02 identifies existing and proposed SUP stipulations
- Modified stipulations and references associated with SUP 16-08 illustrated in **red bold** text



STIPULATIONS – SECTION I (PAGE 4)

- Subject to the stipulations and other provisions set forth herein, the facilities and uses authorized to be developed, redeveloped and used on the Property include 105 Hotel Keys at a minimum and up to a maximum of **170** Hotel Keys, notwithstanding the ability of the Resort Owner to request additional Hotel Keys in the future. Casa 2 is allowed spa-related uses and four guest units as depicted on the Approved Plans. **45 keys will be added via the Casita improvements as depicted on the Approved Plans for SUP 16-08.**



STIPULATIONS - SECTION II (PAGE 5)

- **“Casita or Casitas”** as shown on Exhibit “A” means a separate legal piece of land with a living unit designed for transient occupancy that have one or more bathrooms and may have cooking facilities. There are 40 two-bedroom Casitas designed to function as one or two Hotel Keys and one one-bedroom Casita. These units specifically refer to the 41 Casitas shown on the plat “Tennis Ranch on Camelback” recorded in Book 124 of Maps, Page 35, Maricopa County Recorder, Maricopa County, Arizona recorded on July 11, 1969. **Per SUP 16-08, the number of Casitas increased to a total of 86 Casitas as shown on the Approved Plans.**



STIPULATIONS – SECTION C.13 & 14 (PAGE 12)

- **On-site retention plans and documents, prepared by a registered civil engineer, must be submitted to the Town Engineering Department for review and approval to the prior to issuance of a building permit for the improvements associated with SUP 16-08**
- **Storage Building shall be limited to max size of 1,950 sq ft, max height of 16' tall and min setback of 156' from McDonald Dr and a min setback of 75'7" from west property line. Design of storage building shall match resort architecture. Storage Building shall be reviewed as Managerial Amendment prior to issuance of building permit. Screen wall may be required to help mitigate noise from this building if deemed necessary by Town Manager. Storage units/containers shall be removed and replaced with Storage Building no later June 9, 2018. If the Storage Building is not constructed, the storage containers shall be removed by June 9, 2018**



STIPULATIONS – SECTION C.15 (PAGE 12)

- **The Restrooms located in the Pool Casita and Snack Bar area shall be limited to a maximum height of 10' tall and shall be designed and finished to match the resort architectural style**



STIPULATIONS – SECTION D.6 & D.7 (PAGE 13)

- **The new roofs for the Casitas and Ballroom Building shall be colored or tinted with a color that has a light reflective value (LRV) of 38% or less**
- **All new retention areas associated with SUP 16-08 shall be designed to match the resort architectural style and landscape design and palette**



STIPULATIONS – SECTION F.3 (PAGE 15)

- **The applicant shall submit a landscape plan for the area by the storage units adjoining McDonald Drive. The landscape plan shall be reviewed and approved by the Town Manager, which must be approved prior to issuance of a building permit. The landscape standard shall be compatible with the surrounding area.**
- **A row of oleander plants and/or an oleander alternative like hop bush shall be maintained along the north property line adjoining the five storage units (located near McDonald Drive). These plants shall have a minimum height of 8' tall. The Storage Units shall be removed from the property within 30 days if the existing oleander plants die or are removed. The storage units can be placed back on the property once the dead or removed oleanders have been replaced. This requirement shall expire upon the removal of the storage units/containers.**



STIPULATIONS – SECTION K.3.C (PAGE 18)

- The minimum parking space size shall be 180 square feet as defined in Article II, Definitions, of the Town Zoning Ordinance, as may be amended. **New parking spaces shall be limited to a size of 9' x 20';**



STIPULATIONS – SECTION L.7.I & J (PAGES 20-21)

- **The hours of operation for the Casita Pool and Snack Bar area (per SUP 16-08), shall be limited to daylight hours (from 7 am to sunset)
There shall be no amplified sound in this Pool and Snack Bar area**
- **The hours of operation for the Storage Building (per SUP 16-08), shall be limited to daylight hours (from sunrise to sunset)**
- Pages 22-23. **List of plans and documents**



