

NARRATIVE

45 New Keys, woven into the existing Mountain Casitas & Suites, at the Sanctuary Spa and Resort on Camelback Mountain in Paradise Valley

This project creates up to 45 new keys at the Sanctuary Spa and Resort. The project is designed to embrace the scale, existing site conditions and environmental sensitivities of the Mountain Casitas & Suites by selectively in-filling and appending to interstitial spatial opportunities offered throughout the existing keys. 13 new keys, “in-fill”, slide in under the canopy of existing keys where the land fall allows. Another 32 new keys append or are adjacent to the stark, blank end walls of select Mountain Casitas & Suites.

The 32 new keys appended or adjacent to the end walls of the Mountain Casitas & Suites, referred to as the ‘Bungalows’, are 410 sqft luxury resort rooms with a private balcony or patio. The 13 new keys slide under the existing canopy of the Mountain Casitas & Suites, referred to as “in-fill”, are either 550 sqft luxury resort one bedroom suites with private patios or 850 sqft two bedroom suites with private patios. The two bedroom suites have lock off options for the second bedroom. As a lock off the second bedroom may serve as a luxury resort room with a private entry and patio.

The majority of new keys are located along the canyon walk further enhancing pedestrian usage and the overall experience of this internalized nature trail. The remaining keys are strategically placed where interstitial spatial opportunities are present.

With this fresh look at interstitial opportunities additional remediation and improvement to this portion of the property became viable. These include but are not limited to;

- Adding a new family pool

- Adding parking spaces

- Pedestrian and ADA friendly path and trail improvements

- Internal road augmentations for improved safety and security without diminishing emergency access

- Elimination of the upper west pool and

- Refreshing the water storage enclosure

Materials will be of the same family and color palate currently employed throughout the property. Darker colors will match those existing and will comply with the 38% reflectivity standard. Entry lighting at new key doors will be a low level hooded and shielded fixture directing light downward only. Landscape lighting will be in keeping with the low level hooded fixtures currently located along the internal path and trail system for way finding, security and safety. Constructed heights of the new keys do not exceed the height of the existing keys.

RESPONSES TO ACCOMPANY 12 APRIL SUBMITTAL

1. Sheet A1. Please remove the "SUP Boundary" label. Since the entire property is zoned SUP, the Sanctuary Property Line is the SUP Boundary. **COMPLETED ON A1**
2. Sheet B1:
 - a. Note regarding on-site retention. Please update this note to clarify that this is conceptual and that plans and documents regarding the retention areas and calculations 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. **NOTE ADDED TO B1**
 - b. The response letter identifies the number of existing and required ADA parking spaces are listed on this sheet. However, staff was unable to find this information. Please update accordingly. **EXISTING SPACES SHOWN ON A1, NEW SPACE SHOWN ON B1**
3. Sheet B2:
 - a. Please identify the location of the wood fence that is reference in the response letter. **NOTE ADDED TO B2 AND B2.1**
 - b. Please identify the location and type of screening of the mechanical equipment for the snack bar and pool equipment. Per the Hillside Ordinance, roof mounted equipment is not allowed. **POOL EQUIPMENT LOCATION AND THROUGH-WALL A/C UNIT INDICATED ON B2 AND B2.1**
 - c. One of the light fixtures exceeds the 750 lumen limit for building light fixtures (it is shown as 980 lumens). You may request a deviation from this limit, but must explain why the deviation is needed and appropriate to the site. **OFFENDING ALTERNATE SCENCE DELETED, STEP LIGHT ADDED ON B1 IN ITS PLACE.**
4. Sheet C1:
 - a. Please identify the location of the retention area. **COMPLETED ON C1**
 - b. Please identify if there is any lighting associated with the expanded patio area on the west side of the ballroom (and identify the quantity, location, type of fixture, and lumens of the fixture). **ADDED FIXTURE ON B1 AND SHOW LOCATIONS ON C1**
5. Sheet C3:
 - a. Cross Section 2. Please illustrate the 36' height limit above natural grade. **DIMENSION ADDED TO 2/C3**
 - b. Traffic and Parking Study/Report. It appears the incorrect traffic/parking study was submitted (dated December 1, 2016 for the Jade Bar). Please provide the correct traffic and parking study or compilation of all applicable traffic/parking studies, including the roadway capacity graphic. **THE 12/1/16 REPORT IS CORRECT, IT IS AN AMENDMENT TO THE 2013 JADE BAR REPORT. THE IMPROVED GRAPHIC HAS BEEN PROPERLY AMMENDED TO THE END OF 3/15/17 TRAFFIC ANALYSIS. THE 1/13/17 PARKING ANALYSIS IS ALSO PART OF THE OVERALL PARKING/TRAFFIC ANALYSIS SUBMITTAL.**
6. The Sanctuary Management will need to identify what they intend to do with the storage buildings by the May 2 hearing. The options are to remove the storage buildings since they were not approved or include them in this amendment request. If included in this amendment, the project narrative, plans, and project data must be updated accordingly. **NOTE ADDED ON SHEET A1**
7. Material Sample Board:
 - a. Please identify the type of materials and light reflective values (LRV) of the materials for the pool and snack bar area. **POOL AND SNACK BAR ADDED TO INTERSTITIAL MATERIAL BOARD**
 - b. Please identify the type of materials and LRV of the expanded patio area (adjoining the west side of the ballroom building). **ALREADY INDICATED ON VIEWS MATERIAL BOARD**

Responses to focus items in the Statement of Direction

- Lighting, screening of mechanical equipment, setbacks, heights, and parking/circulation.
 - *Exterior lighting is described on Sheet B2 and is applicable to both Interstitial Keys and Views projects.*
 - *Mechanical equipment locations are shown on drawings, Sheet B5 for Interstitial Keys, Sheets C2 and C5 for the Views. None are roof mounted. All are ground mounted with surrounding screen walls and louvers.*
 - *Setbacks are discussed on attached Setbacks response.*
 - *Heights of new Interstitial Units are described on Sheet B4.*
 - *Parking is shown on Sheet B1; circulation on Sheet B3.*
- The project includes a one-story addition to an existing casita. This addition is located on the east side of the project area and is setback approximately 7' from the property line adjoining Starlight Way. Since the SUP Guidelines recommend a minimum setback of 40', the Planning Commission shall review the proposed setbacks.
 - *As explained on the attached Setbacks response, the 40' setback does not apply to the casitas area since each casita is located on its own parcel, for which there are no setbacks. However, as also mentioned in the response, distances between property lines can be applied by determined by precedents ranging from 2.61' along common Sanctuary lot lines to 15.75' along roadways. The proposed revised property line for the new one-story addition is more than 25' away from the ROW.*
- Screening and setback of the additional stairwell at the ballroom
 - *As seen in the photo and rendering on Sheet A6, the existing foliage is dense and tall enough to screen any view of the additional stairway. The stairway is 26' beyond the 40' setback. In fact, no part of The Views Ballroom, new or existing, encroaches into the 40' setback.*
- Overall height of the ballroom addition.
 - *Height of The Views Ballroom addition is shown on Sheets C3 and C5.*
- 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.
 - *Low-walled retention ponds and planters will be located at various inconspicuous spots around the campus that do not engage any current or new circulation patterns or parking areas. A walled pond or planter that is 12" deep will need to be 2' x 2' to contain 4 cf. Upon reaching full capacity overflow of storm water may spill over the top of walled pond or planter. Approximately 28.5 sf of 12" deep retainage ponds or planters will be provided. Capacities are herewith calculated as follows:*

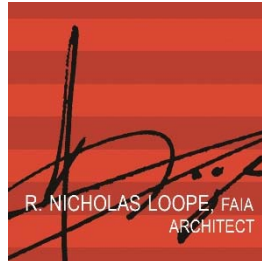
$$V = (D/ 12) \times C \times A$$

| PRE-DEVELOPMENT | | cf | = | in | | | | | sf |
|------------------------|---------------|--------------|---|------|----|---|------|---|------|
| Interstitial | native desert | 982 | = | 2.82 | 12 | x | 0.50 | x | 8358 |
| | native desert | 301 | = | 2.82 | 12 | x | 0.50 | x | 2560 |
| Pool | native desert | 444 | = | 2.82 | 12 | x | 0.50 | x | 3782 |
| | native desert | 56 | = | 2.82 | 12 | x | 0.50 | x | 480 |
| Views | exg deck | 319 | = | 2.82 | 12 | x | 0.95 | x | 1429 |
| | native desert | 103 | = | 2.82 | 12 | x | 0.50 | x | 876 |
| TOTAL | | 2,206 | | | | | | | |

| POST-DEVELOPMENT | | cf | = | in | | | | | sf |
|-------------------------|----------------------|--------------|---|------|----|---|------|---|------|
| Interstitial | roofs | 1,866 | = | 2.82 | 12 | x | 0.95 | x | 8358 |
| | paving | 572 | = | 2.82 | 12 | x | 0.95 | x | 2560 |
| Pool | decking | 844 | = | 2.82 | 12 | x | 0.95 | x | 3782 |
| | roofs | 107 | = | 2.82 | 12 | x | 0.95 | x | 480 |
| Views | roof over exg deck | 319 | = | 2.82 | 12 | x | 0.95 | x | 1429 |
| | roof over exg desert | 124 | = | 2.82 | 12 | x | 0.60 | x | 876 |
| TOTAL | | 3,831 | | | | | | | |

| DIFFERENCE | | cf | = | in | | | | | sf |
|---------------------|----------------------|--------------|---|------|----|---|------|---|------|
| Interstitial | roofs | 884 | = | 2.82 | 12 | x | 0.95 | x | 8358 |
| | paving | 271 | = | 2.82 | 12 | x | 0.95 | x | 2560 |
| Pool | decking | 400 | = | 2.82 | 12 | x | 0.95 | x | 3782 |
| | roof | 51 | = | 2.82 | 12 | x | 0.95 | x | 480 |
| Views | roof over exg deck | 0 | = | 2.82 | 12 | x | 0.95 | x | 2305 |
| | roof over exg desert | 21 | = | 2.82 | 12 | x | 0.95 | x | 2305 |
| TOTAL | | 1,605 | | | | | | | |

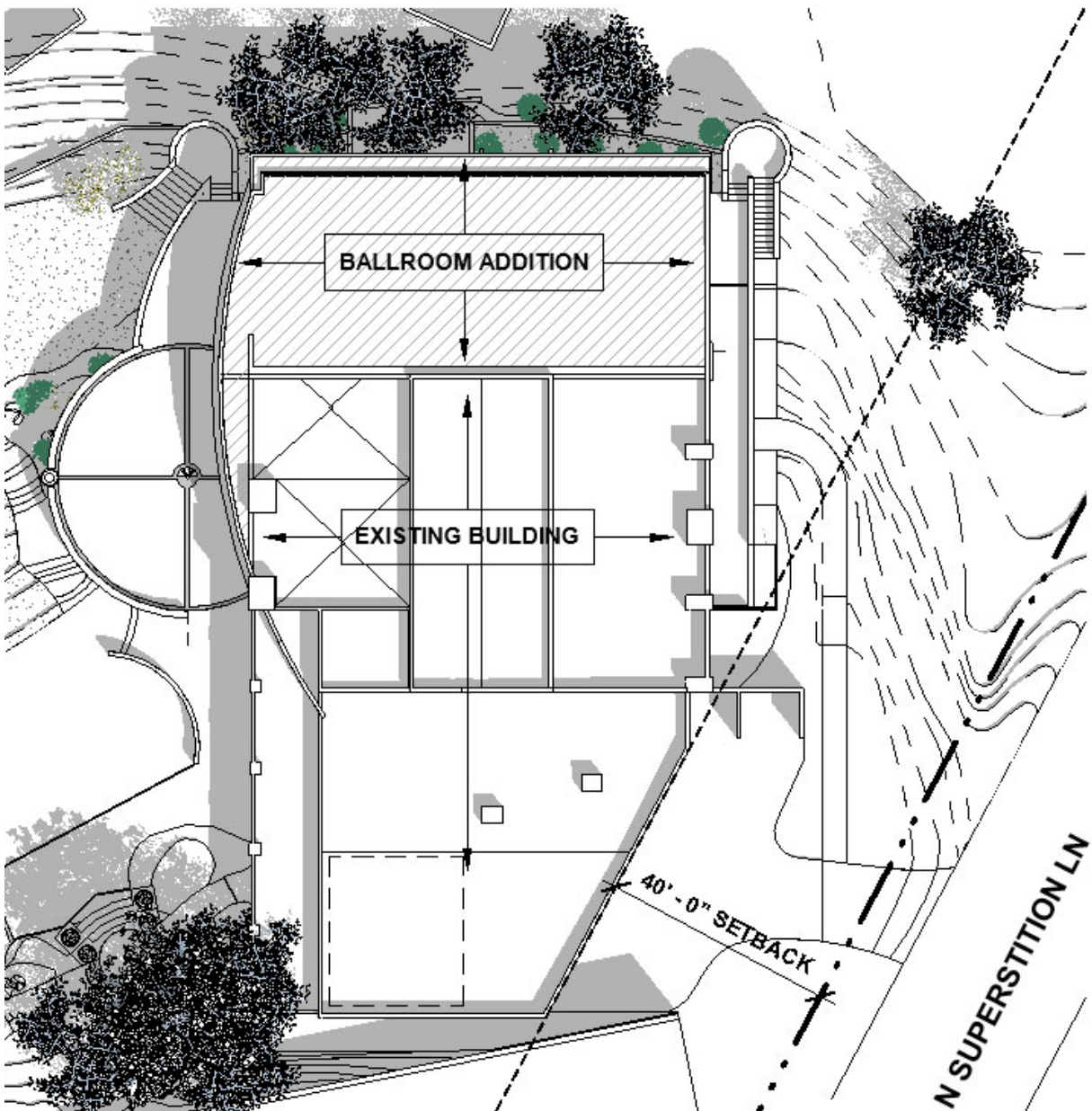
- Hours of operation of the snack bar and pool area.
 - *Snack bar is open only during daylight hours.*
- Traffic and circulation. The applicant must provide a traffic analysis report.
 - *Traffic report is provided by CivTech.*
- Location of any new or modified utilities.
 - *Currently on site utility systems appear to be sufficient to service the proposed improvements. This will be confirmed as design and engineering progresses.*
- Renderings as it relates to neighboring properties.
 - *See Sheet A2 for locations of all photos and renderings*
 - *See Sheet B6 for renderings relative to the Interstitial Keys*
 - *See Sheet C6 for renderings relative to The Views*



General notes on setbacks

The following exhibits document and illustrate current setbacks at various points where new improvements are being proposed. The setbacks for existing improvements are shown, as is, under the current SUP and serve as the present condition for which the new improvements have been developed and proposed.

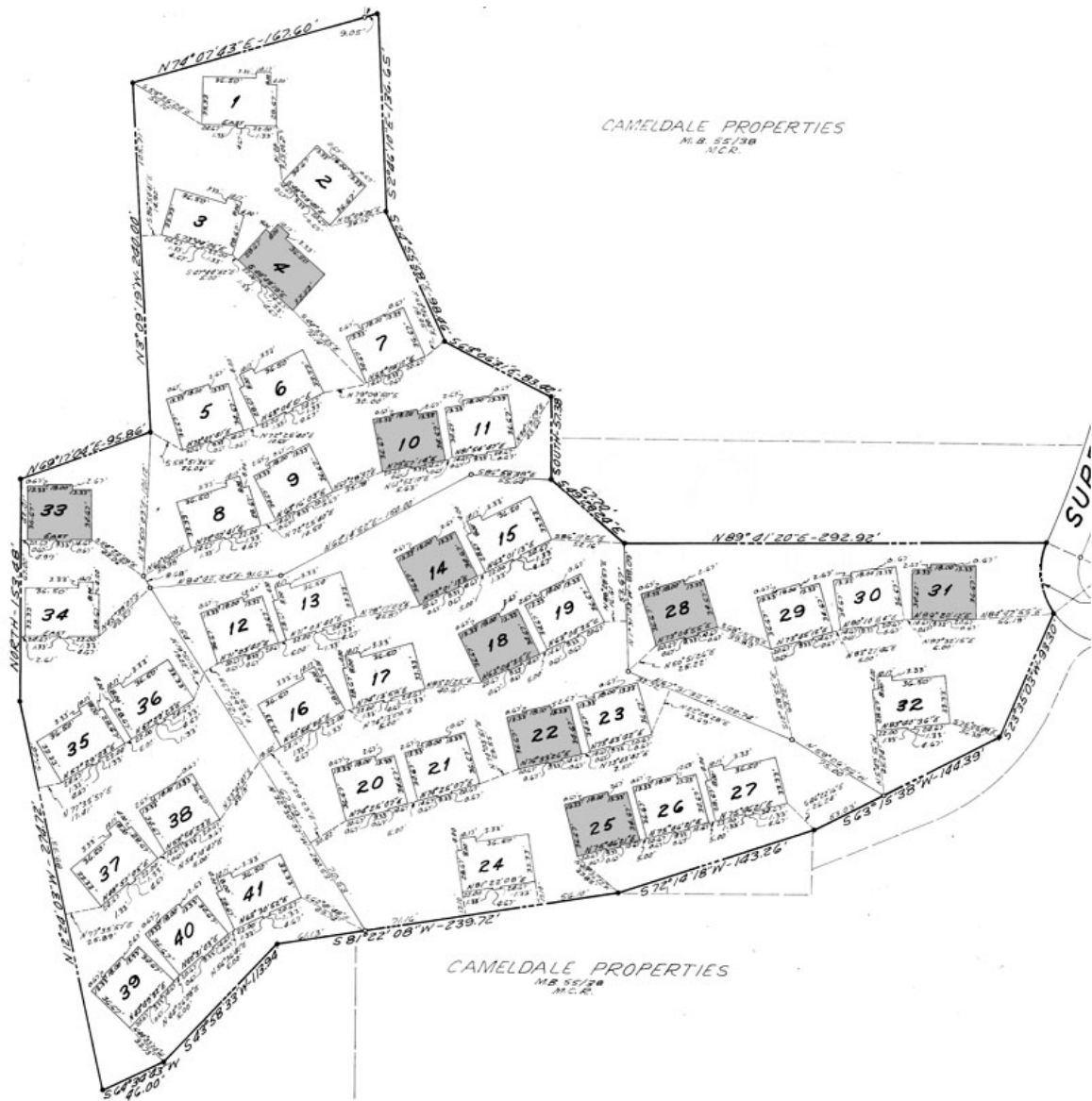
- 1.0)** The parcel on which the Views Conference Center expansion is proposed there is an existing minimum setback of 40', to which the new expansion adheres.



The Views

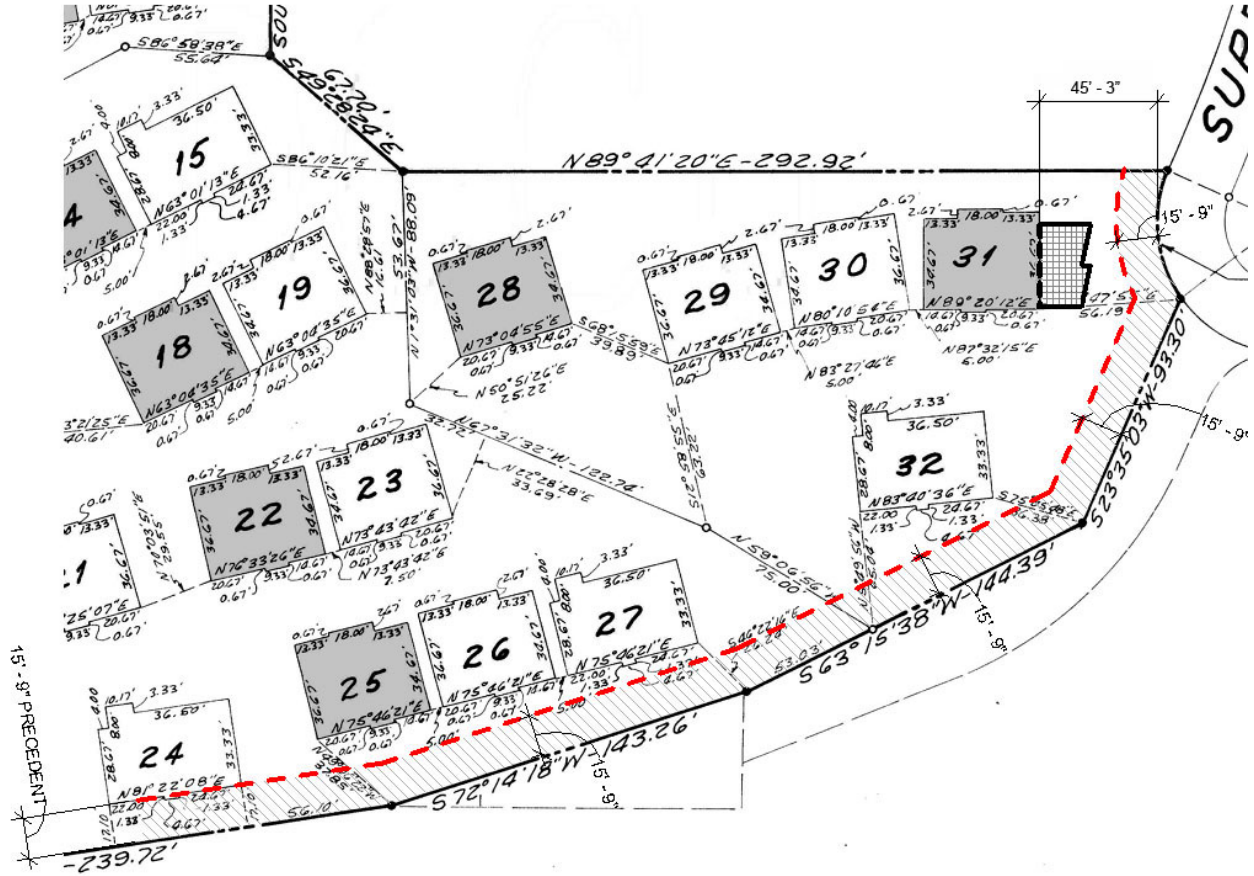
2.0) The hillside casitas are platted individually to fit the footprint of each existing structure and consequently the setbacks for each are zero. Under the current SUP, setbacks within casita parcels do not exist; separations of varying dimension occur between structures and the parcel boundaries as an as-built condition, hereafter referred to as parcel spacing.

The parcel spacing for the existing hillside casitas are shown, as is, under the current SUP and serve as the precedent condition for parcel spacing of the proposed improvements. To accommodate the proposed new keys and where necessary, the legal description of those parcels will be amended to reflect changes in the current footprint. Parcels to be amended are shown in grey. In doing so, the adjacency of revised parcel property lines to existing Rights of Way and other existing property lines are within the current parcel spacing precedents.

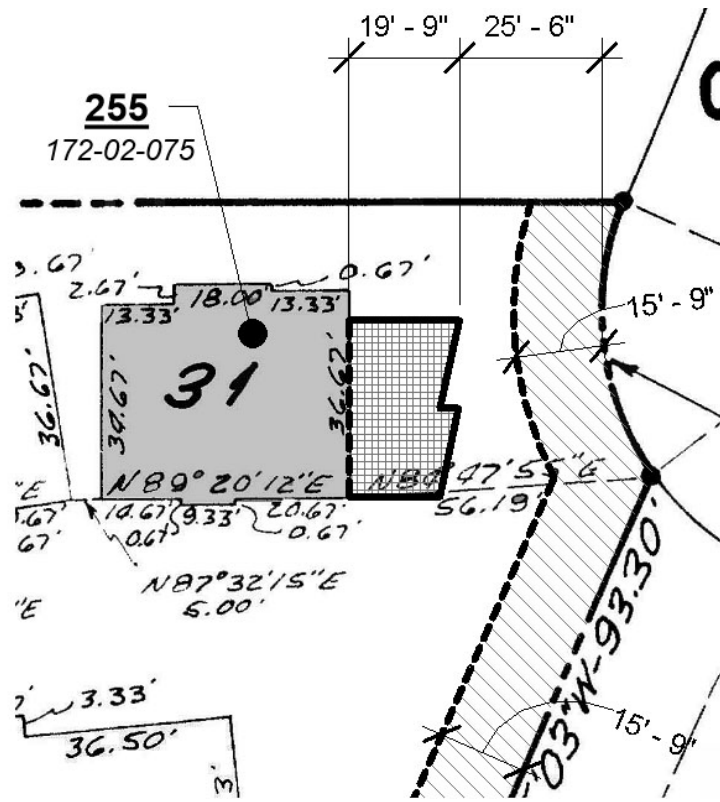


Hillside Casitas Recorded Plat Plan

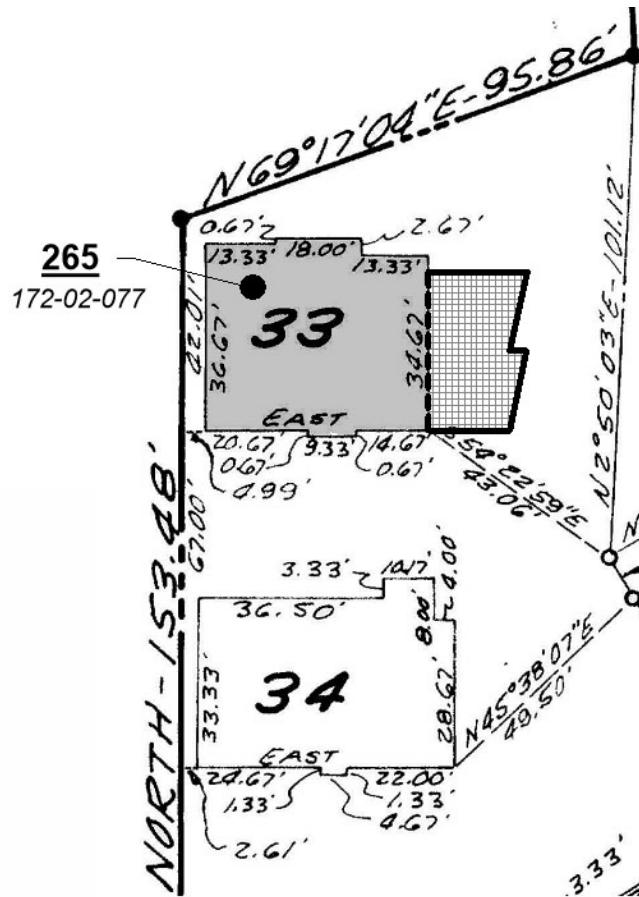
2.1) The existing parcel spacing precedent condition in the current SUP along a roadway is 15'-9" (established at hillside casita parcel 24 (172-02-068)). All proposed hillside casita improvements (as shown in hatched area) along Superstition Lane exceed the parcel spacing precedent condition.



2.2) Hillside casita parcel 31 (172-02-075; Sanctuary Casita 255), lies well within the precedent condition under the current SUP. The proposed improvements are on the east side of the parcel. Currently there exists 45'-3" parcel spacing between the east property line and the Superstition Lane ROW. When the legal description of the parcel is amended to modify the footprint, there would remain a distance more than 25' between new property line and ROW, exceeding the 15'-9" of existing parcel spacing precedent.



2.3) Following the precedent condition of the existing hillside casita parcels adjacent to a property line shared with another Sanctuary property line, the parcel spacing precedent established is 2.61'. [see below: parcel 34 (172-02-078) and the property line of the Sanctuary Gallery House (172-02-088)]. The proposed keys in this case, shown as the hatched area, are within the current SUP parcel spacing precedents.



2.4) The initial design concept proposed improvements to the west side of parcels 37 (172-02-081) and 39 (172-02-083) (see dashed footprint outline). In keeping with the parcel spacing condition precedent established for the improvements elsewhere within the property, these two units were unable to maintain the parcel spacing established in the current precedent. As so, these two units have been withdrawn from the intermediate SUP request.

