

# TOWN OF PARADISE VALLEY

## **Sanctuary Resort Gallery House (Casa 3) Intermediate Special Use Permit Amendment Statement of Direction Work Study #1**



January 24<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**



January 24, 2019

# AGENDA

- **SOD Consideration Points**
- **Summary of Gallery House (Casa 3) Request**
- **Draft SOD**
- **SOD Timeline**



January 24, 2019

# SOD CONSIDERATION POINTS

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- **SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review**
- **SOD issuance begins the SUP review process**
- **The SOD is not a final decision of the Council**
- **It creates no vested right to a SUP approval**
- **Applicant shall not rely on the SOD as the same as what may be part of an approved SUP**
- **Commission, by majority vote, can request clarification and/or expansion of SOD to Council**



January 24, 2019

# SOD CONSIDERATION POINTS

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## General Items

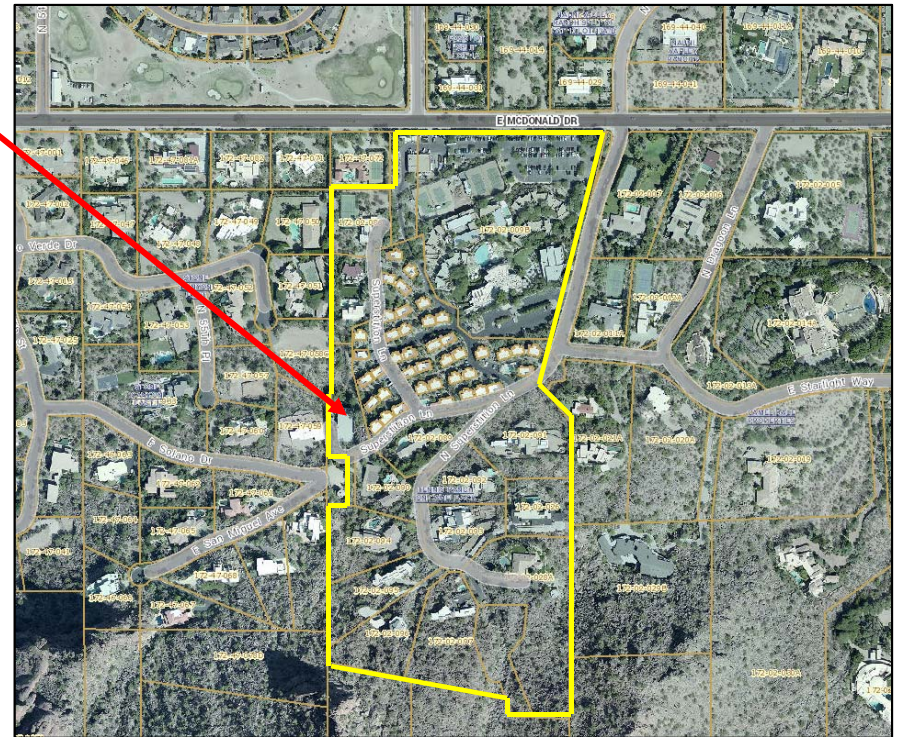
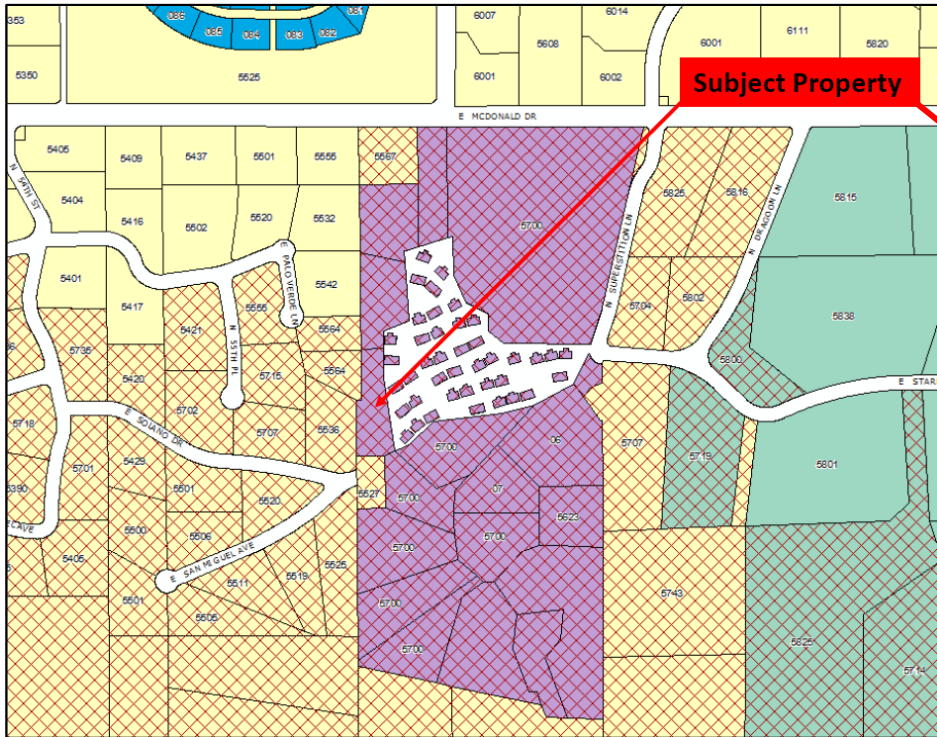
- Anticipated time frame for completion
- When and if drafts should be referred back to Council
- Expectations for public participation
- Process for new policy considerations
- Policy preferences, undesired outcomes, or areas where no further review is necessary

## SUP Items

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights
- View Corridors
- Circulation
- Known issues, if any



# SUMMARY OF REQUEST



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# SUMMARY OF REQUEST

- 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

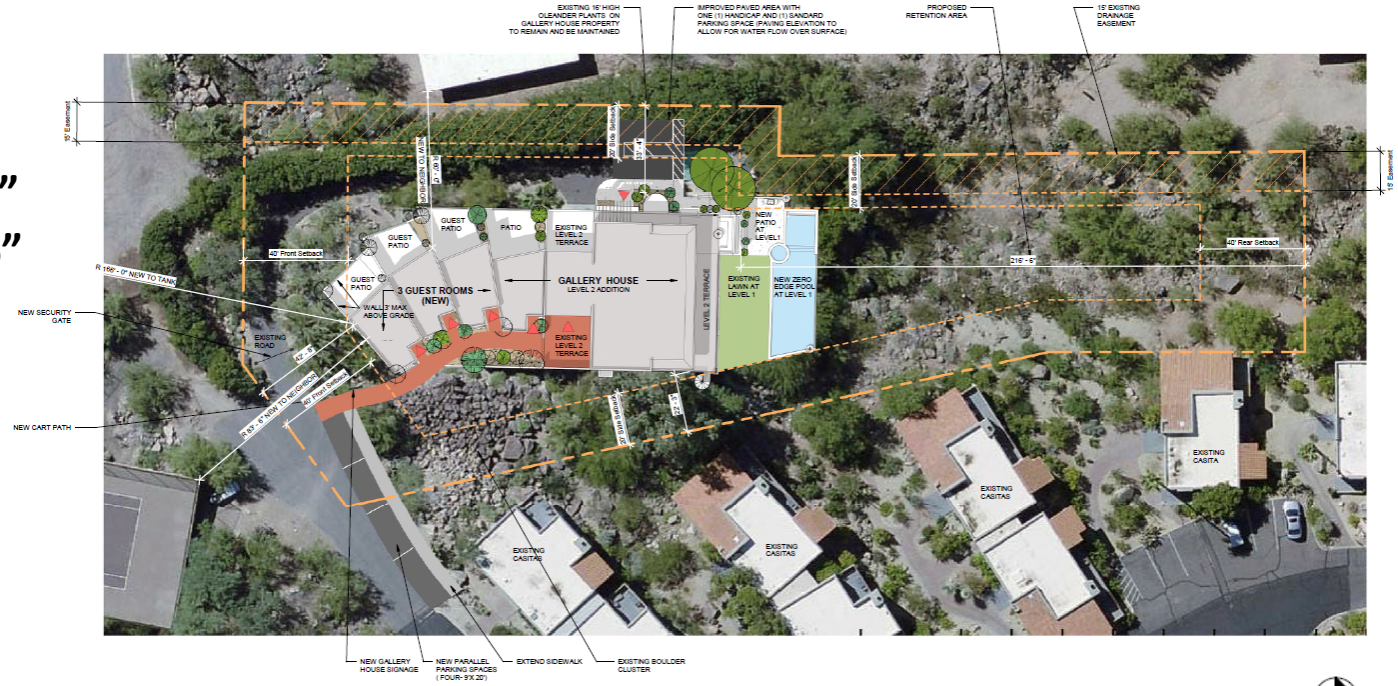
- Front – 40'
- E Side – 22'3"
- W Side – 33'4"
- S Side – 216'6"

## Height

- 36'7"
- Comply with rolling 24'

Relocate pool, zero edge 7' tall wall

Parking and circulation



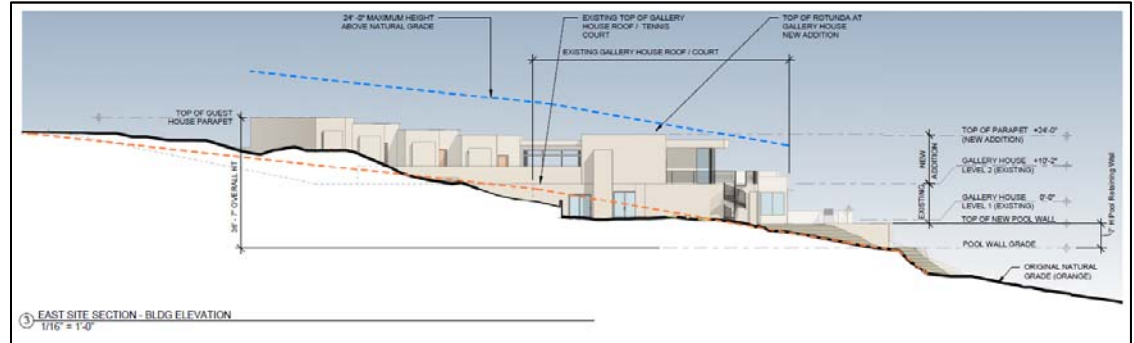
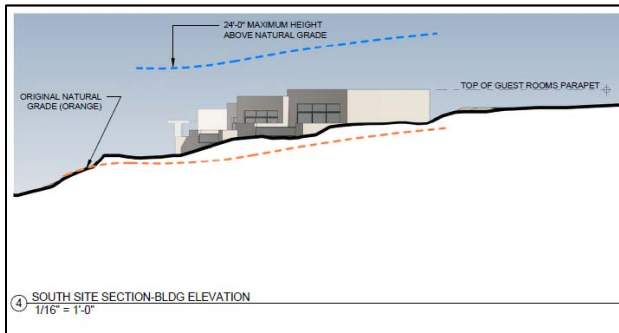
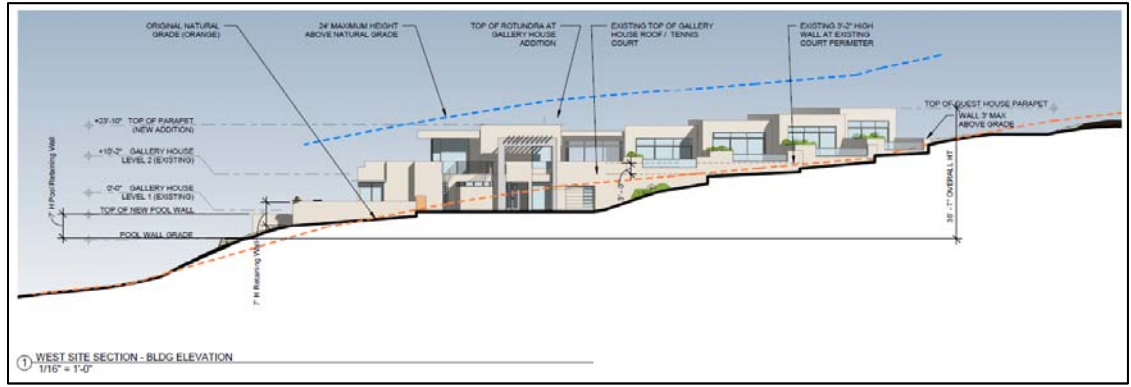
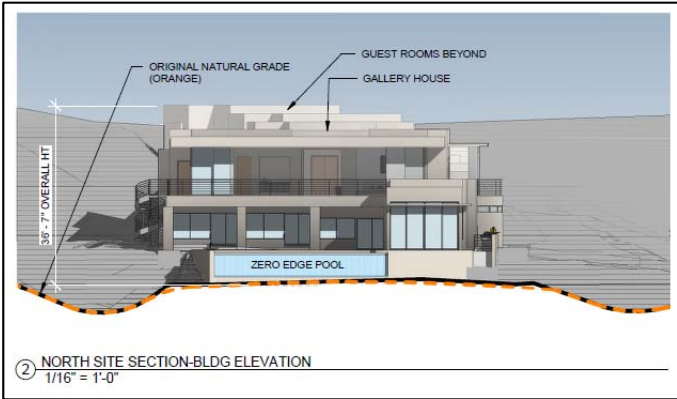
SITE PLAN



January 24, 2019



# SUMMARY OF REQUEST



January 24, 2019

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## Landscaping:

- Blue Palo Verde
- Sweet Acacia
- Scarlet Sage

## Hardscaping:

- Concrete path
- Outdoor patio
- New gate / sign



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# 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



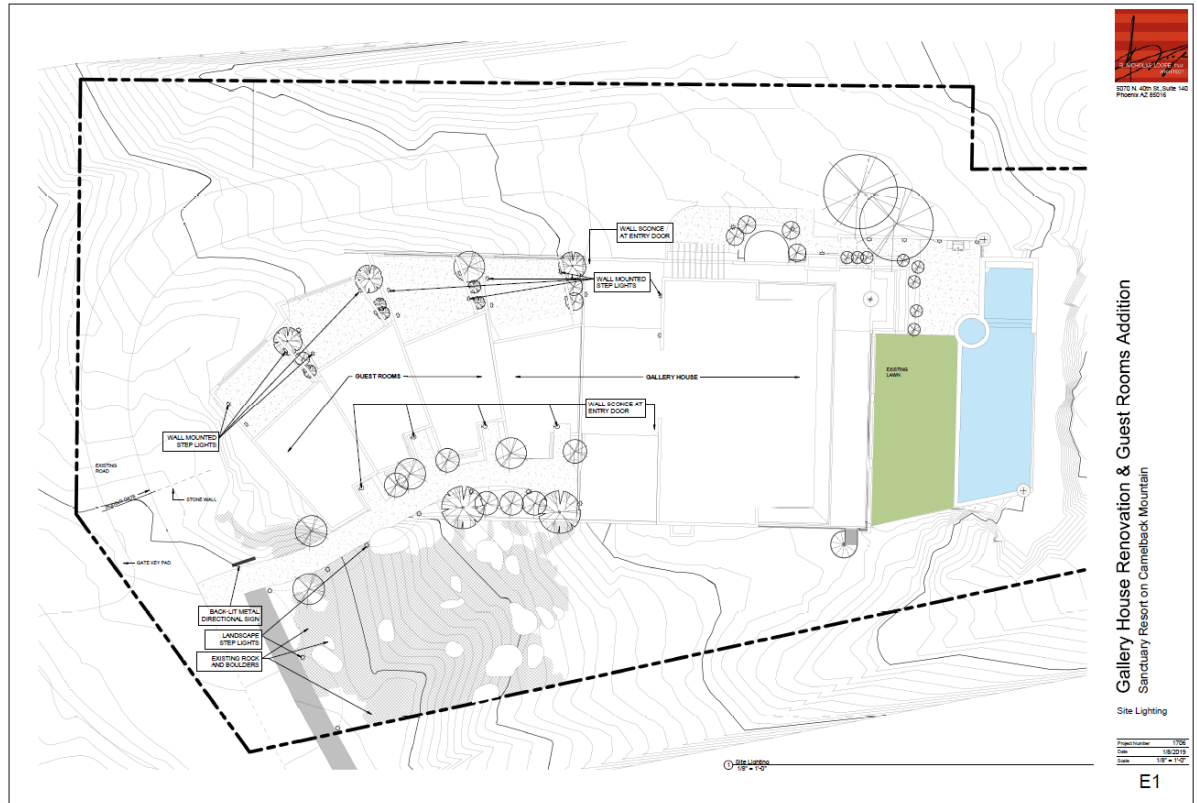
EXISTING PATH LIGHTING TO BE RELOCATED IF NECESSARY



ENTRY DOOR SCONCE  
BEACON 8Y617 LED WALL LIGHT  
15.5" H W/ MESH DIFFUSER SHIELD  
DARK SKY COMPLIANT  
10W, 340 LUMENS  
TOTAL 91 AT INTERSTITIAL UNITS &  
SMACK BAR, TOTAL 5 AT VIEWS



BRONZE STEP LIGHT  
HINKLEY LUNA LOW VOLTAGE  
TITANIUM STEP LIGHT 36064  
4-1/2" W X 3" H, ADA COMPLIANT  
25W, 200 LUMENS  
TOTAL 30 AT VIEWS  
SEE G-1 FOR LOCATIONS



Gallery House Renovation & Guest Rooms Addition  
Sanctuary Resort on Camelback Mountain  
Site Lighting

Project Number	1100
Date	01/23/19
Scale	1/8" = 1'-0"

E1



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# SUMMARY OF REQUEST



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST OVER OLEANDERS



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# 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.



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# DRAFT SOD

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**Discuss Council Action Report Attachments:**

**Attachment G – Draft SOD**



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## 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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