

TOWN OF PARADISE VALLEY

Sanctuary Resort & Spa Statement of Direction

Town Council Work Session
February 9, 2017

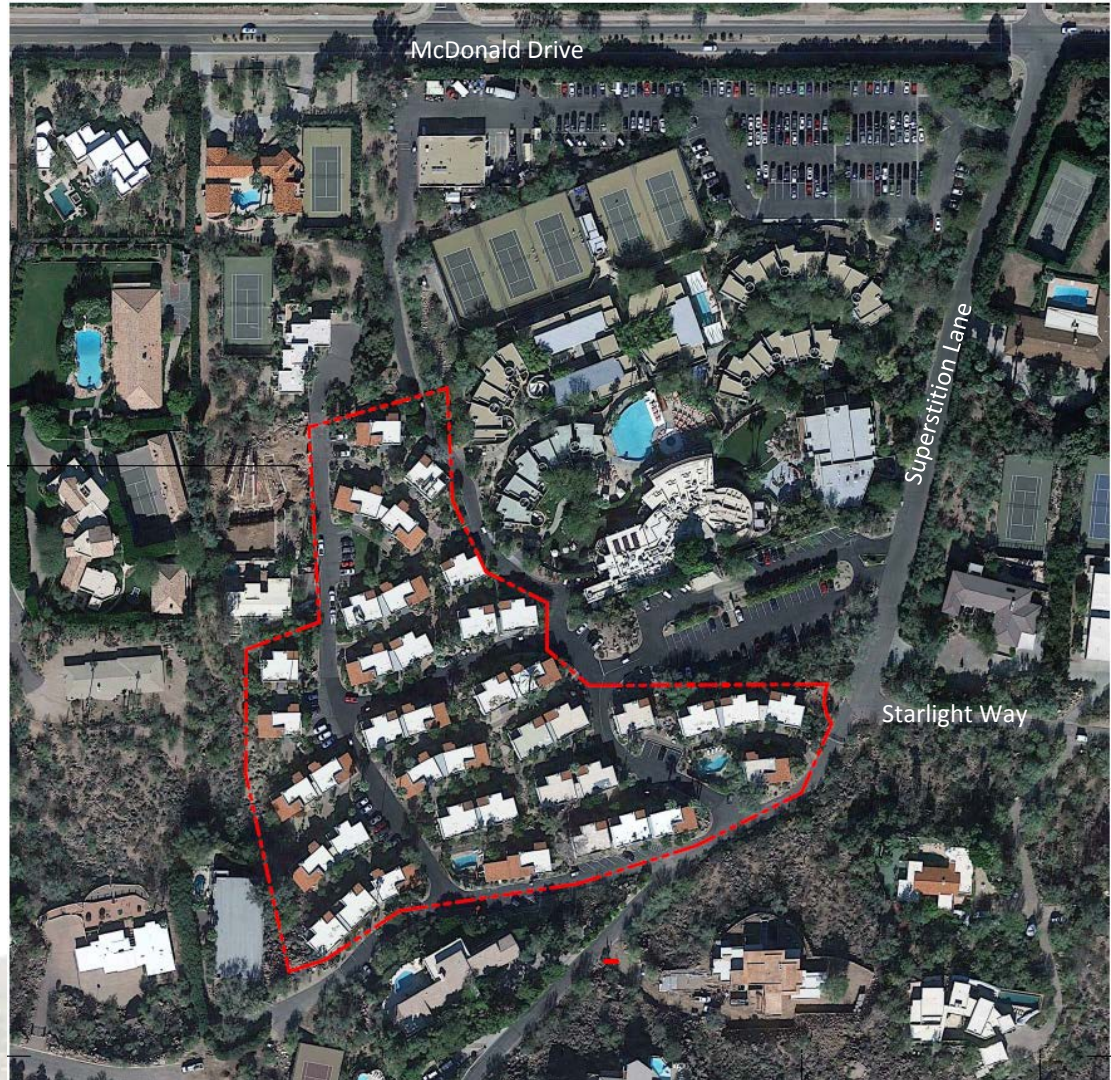


REQUEST

- Intermediate SUP Amendment:
 - Additions to existing casitas
 - 2 new casitas
 - New pool and snack bar
 - Modified parking to accommodate improvements
- Receive input and direction from Council on SOD



VICINITY MAP



McDonald Drive

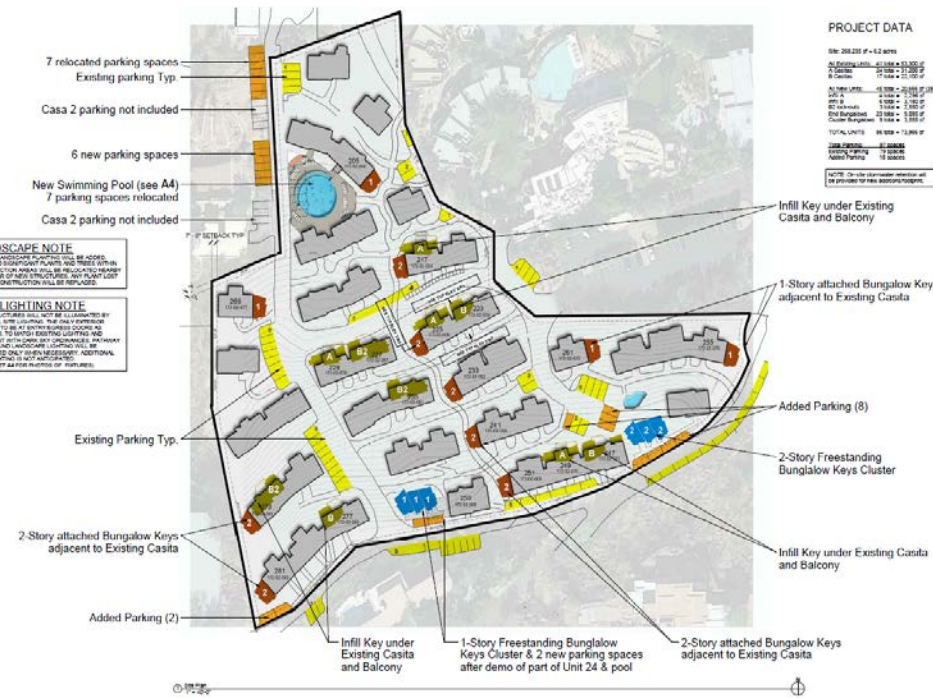
Superstition Lane

Starlight Way



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’



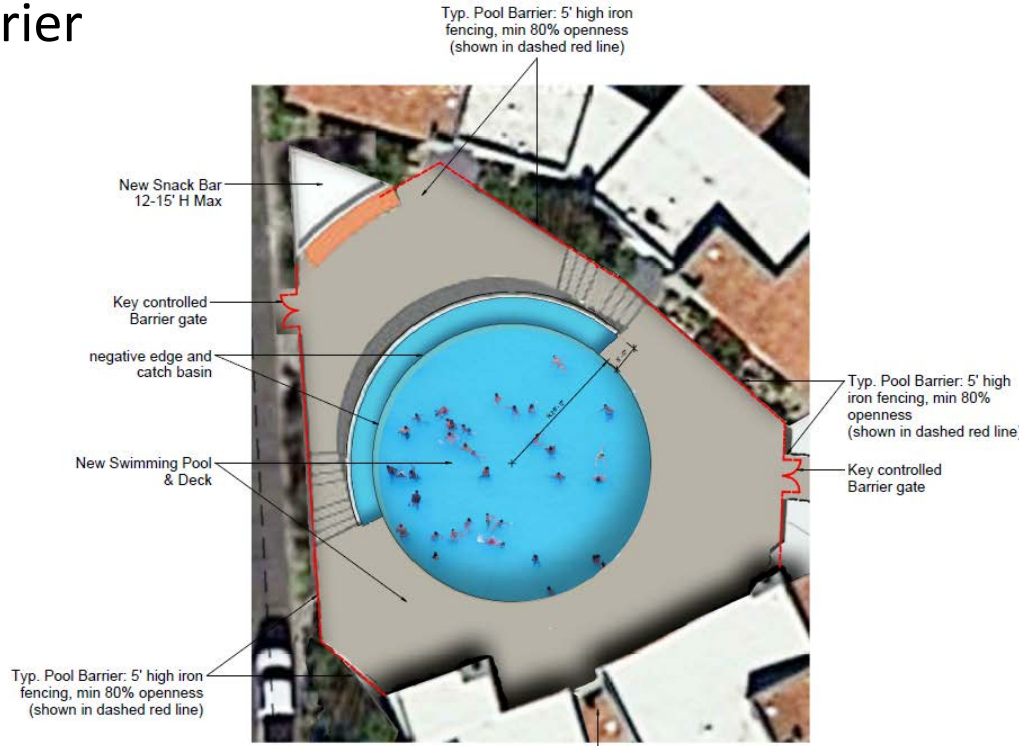
CASITA ADDITIONS (CONT.)

- 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
 - Additional 20,666 sq ft with 21.9% coverage



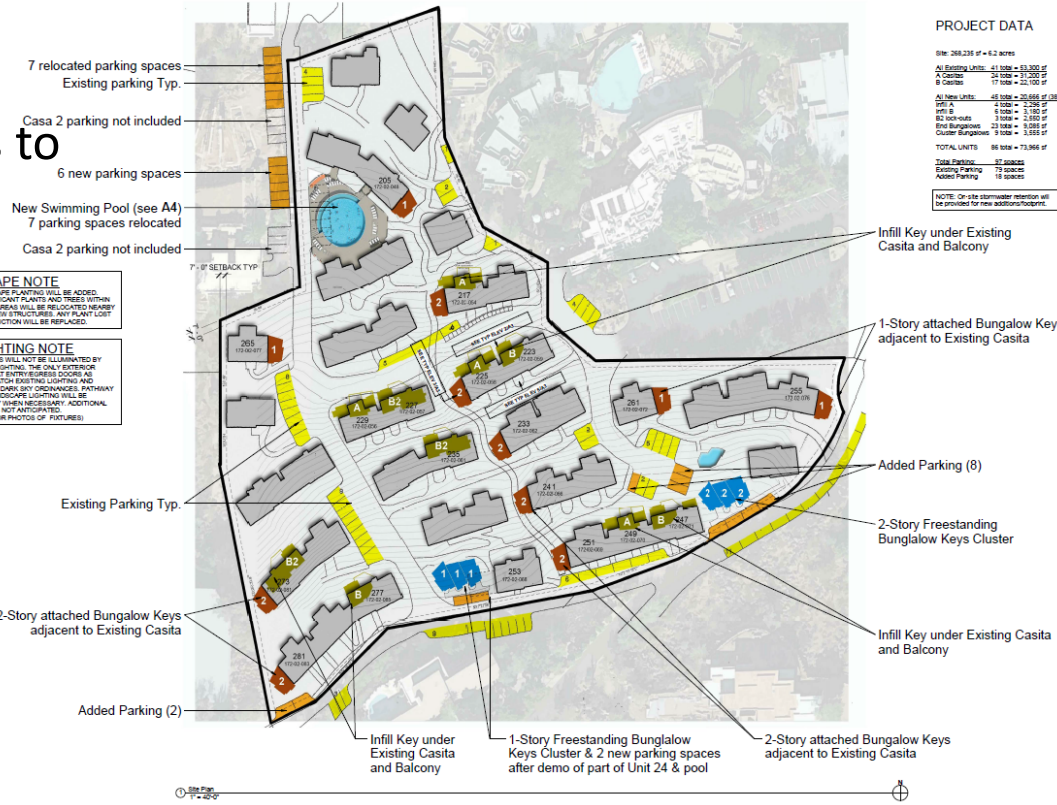
POOL & SNACK BAR

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



PARKING

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



PROJECT DATA

Site: 268,235 sq ft = 6.2 acres

All Existing Units	41 Units = 53,300 sq ft
A Casita	24 Units = 21,000 sq ft
B Casita	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 1-1/2 Units	3 Units = 3,585 sq ft
End Bungalows	23 Units = 1,585 sq ft
Outer Bungalows	13 Units = 1,585 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.



STATEMENT OF DIRECTION

- Planning Commission shall focus their review on visible 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.
 - Planning commission shall review on-site retention in relation to proposed improvements.



QUESTIONS?

- 7 relocated parking spaces
- Existing parking Typ.
- Casa 2 parking not included
- 6 new parking spaces
- New Swimming Pool (see A4)
- 7 parking spaces relocated
- Casa 2 parking not included

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 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. (SEE SHEET A4 FOR PHOTOS OF FIXTURES)

- Existing Parking Typ.
- 2-Story attached Bungalow Keys adjacent to Existing Casita
- Added Parking (2)



PROJECT DATA

Site: 268,236 sf = 6.2 acres

All Existing Units:	41 units = 53,300 sf
A Casitas:	24 units = 11,200 sf
B Casitas:	17 units = 24,100 sf
All New Units:	45 units = 20,666 sf (38.8%)
Unit A:	4 units = 2,326 sf
Unit B:	6 units = 11,160 sf
B2 lock-outs:	3 units = 2,830 sf
Site Bungalows:	21 units = 9,666 sf
Cluster Bungalows:	9 units = 1,656 sf
TOTAL UNITS	86 units = 73,966 sf
Total Parking:	57 spaces
Existing Parking:	29 spaces
Added Parking:	18 spaces

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

- Infill Key under Existing Casita and Balcony
- 1-Story attached Bungalow Key adjacent to Existing Casita
- Added Parking (8)
- 2-Story Freestanding Bungalow Keys Cluster
- Infill Key under Existing Casita and Balcony
- 2-Story attached Bungalow Keys adjacent to Existing Casita
- 1-Story Freestanding Bungalow Keys Cluster & 2 new parking spaces after demo of part of Unit 24 & pool

Site Plan

