

# TOWN OF PARADISE VALLEY

## Sanctuary Resort & Spa Casita Additions & Ballroom Expansion

Intermediate SUP Amendment

Town Council  
Work Session  
May 25, 2017



# REQUEST

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

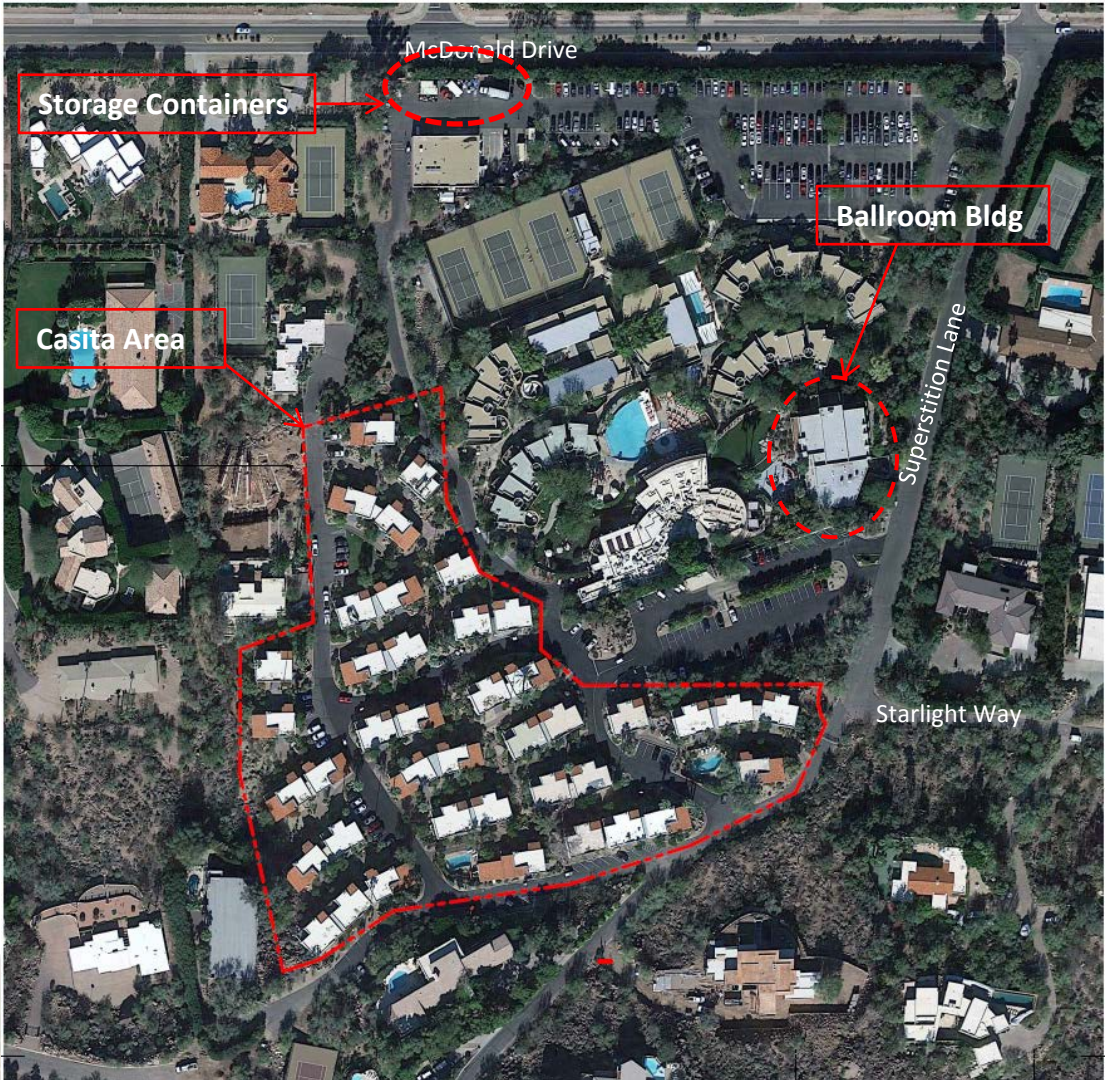


# STATEMENT OF DIRECTION (2/23/17)

- 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

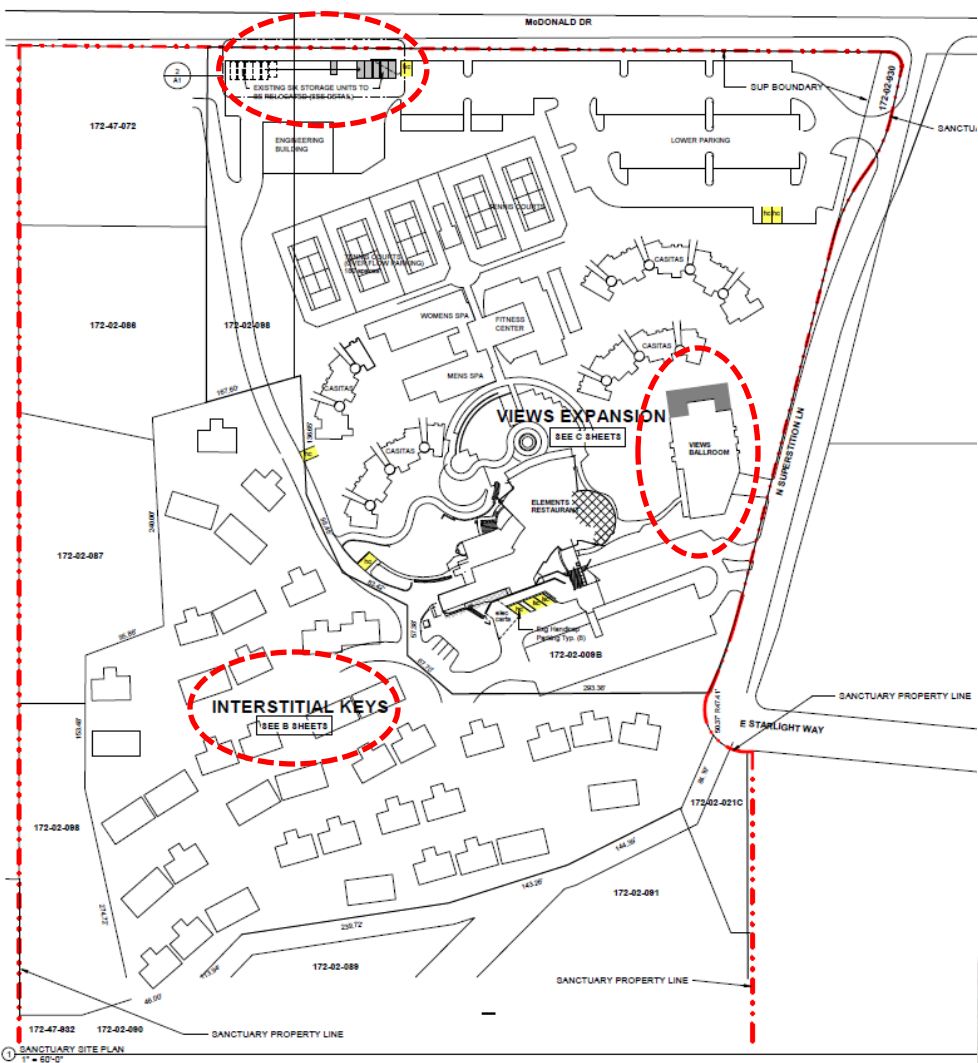


# BACKGROUND – PC DISCUSSION

- PC discussed at April 4<sup>th</sup> and April 18<sup>th</sup> work study sessions
- May 2<sup>nd</sup> – PC Recommendation of Approval
  - Subject to stipulations in Ord. 2017-02
  - Unanimous vote of approval (6 to 0)

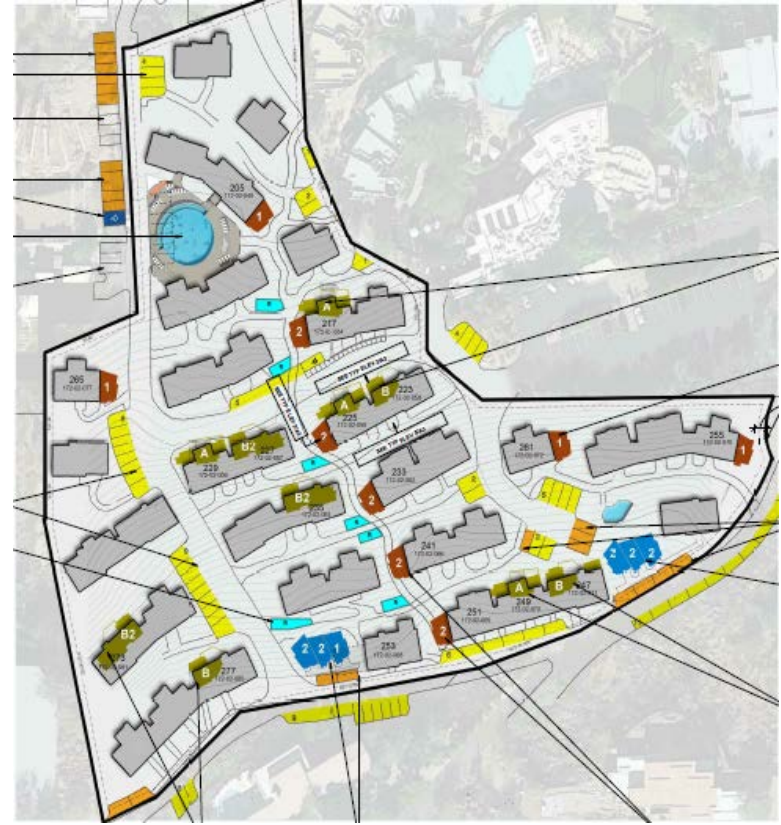


# Site Plan



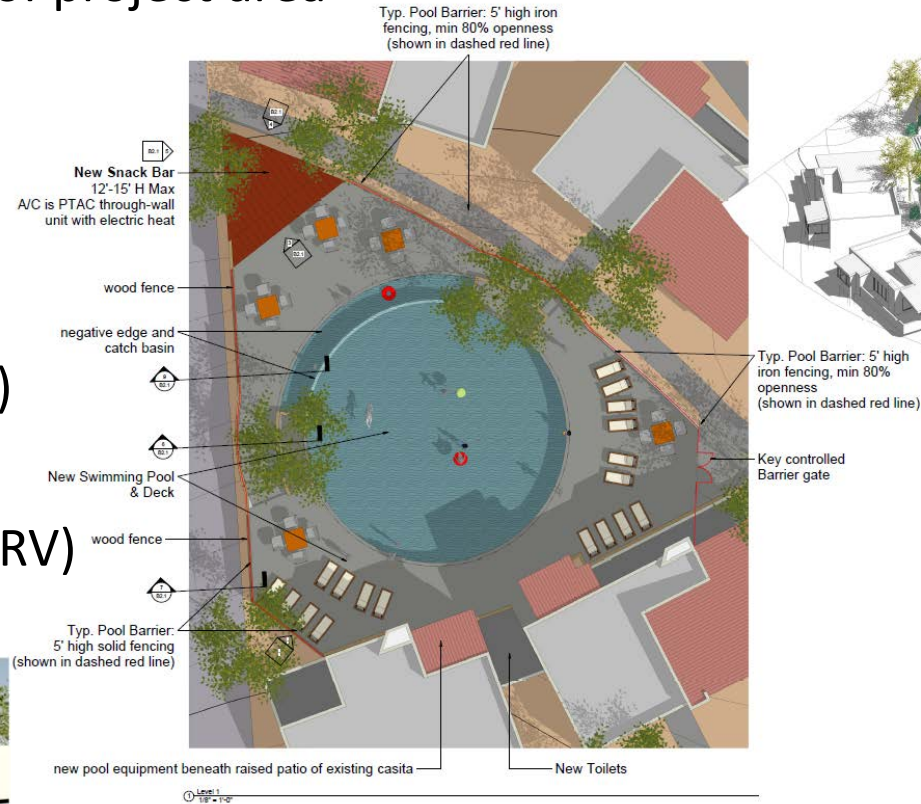
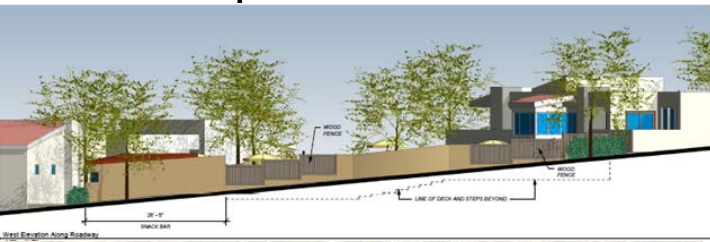
# CASITA ADDITIONS

- 45 new keys/bungalows:
  - 13 with infilling areas
  - 32 with additions and 2 new casita buildings
- 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 fence on west side to mitigate noise
- Remainder pool barrier is 5' iron view fence
- 15' tall snack bar (190 sq ft)
- Operate - daylight hours
- Thatch Brown Color (17% LRV)
- Mini-split AC Unit







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

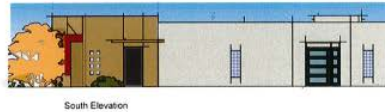
The Sanctuary Resort & Spa on Camelback Mountain



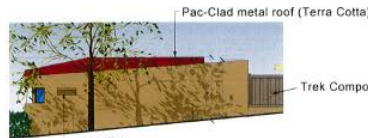
Typ Mech Enclosure      Typ Mech Enclosure New B Infill Bungalow      New A Infill Bungalow      Typ Mech Enclosure New Lower End Bungalow



New A Infill      New Lower Bungalow      End Elevation



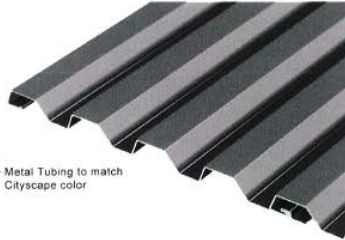
South Elevation



Snack Bar & Pool Area



metal siding- wide pattern  
**Pac-Clad Highline C2**



Metal Tubing to match Cityscape color

metal siding- narrow pattern  
**Pac-Clad HWP**

*new stucco*



*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

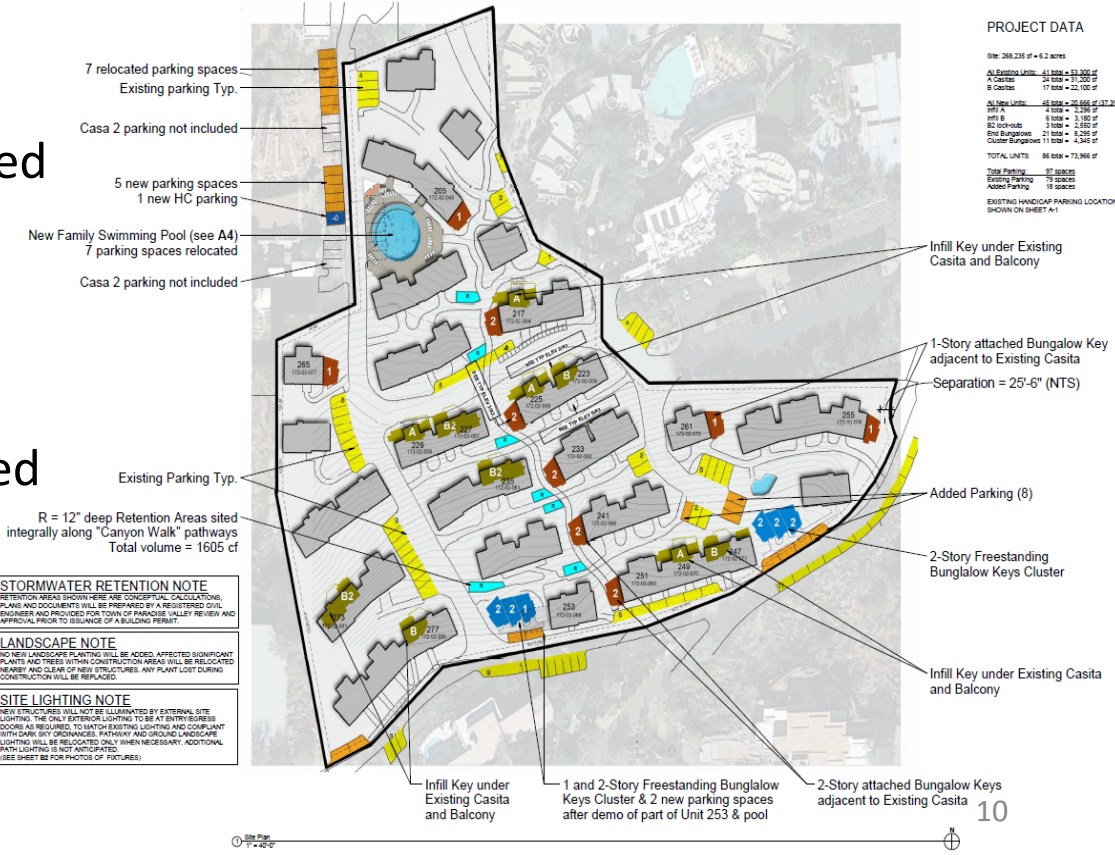


*SunWest Kool Deck*  
**Dove Gray**  
LRV=30



# PARKING & CIRCULATION

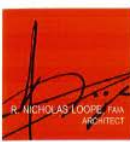
- Parking & circulation modified to accommodate improvements
- 17 new spaces
- Parking/Traffic Study:
  - Sufficient spaces (371 required and 391 provided)
  - No on-site circulation issues created by improvements
  - 8 ADA parking spaces required and provided
  - 3-5 employees per shift and covered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



# BALLROOM EXPANSION

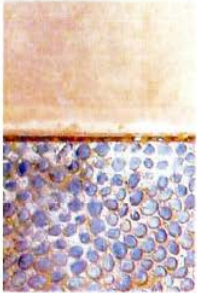
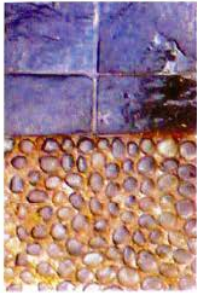
- Ballroom Expansion
  - North Side
  - Expanded and enclosed deck (2,200 sq ft)
  - Enclose area below deck for office and storage (1,000 sq ft)
  - Setback – 60' from east p.l.
  - 28' tall and finished to match existing building





**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

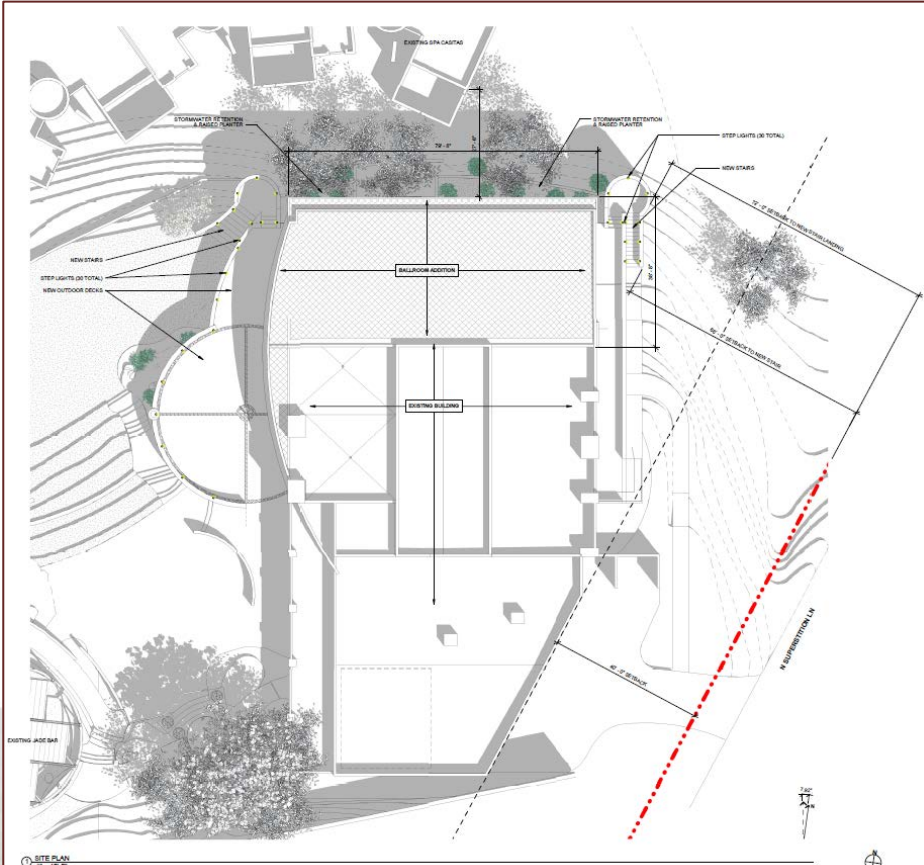


# BALLROOM PATIO EXPANSION

- Patio expansion:
  - West Side
  - Uncovered (1,000 sq ft)
  - Step lights (250 lumens)

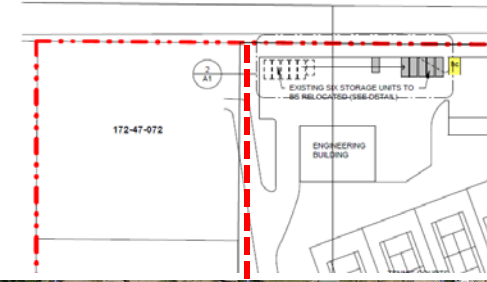
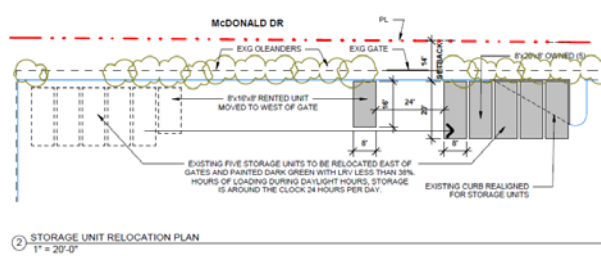


**EXTERIOR LIGHTING**  
 NEW STRUCTURES WILL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT ENTRY/EGRESS DOORS AS REQUIRED, TO MATCH EXISTING LIGHTING AND COMPLIANT WITH DARK SKY CROWNCANES, PATHWAY AND GROUND LANDSCAPE LIGHTING WILL BE RELOCATED ONLY WHEN NECESSARY. ADDITIONAL PATH LIGHTING IS NOT ANTICIPATED.



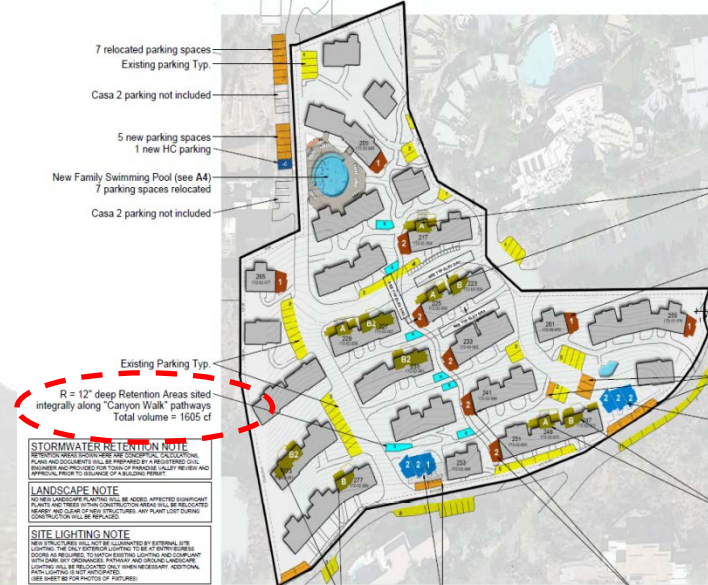
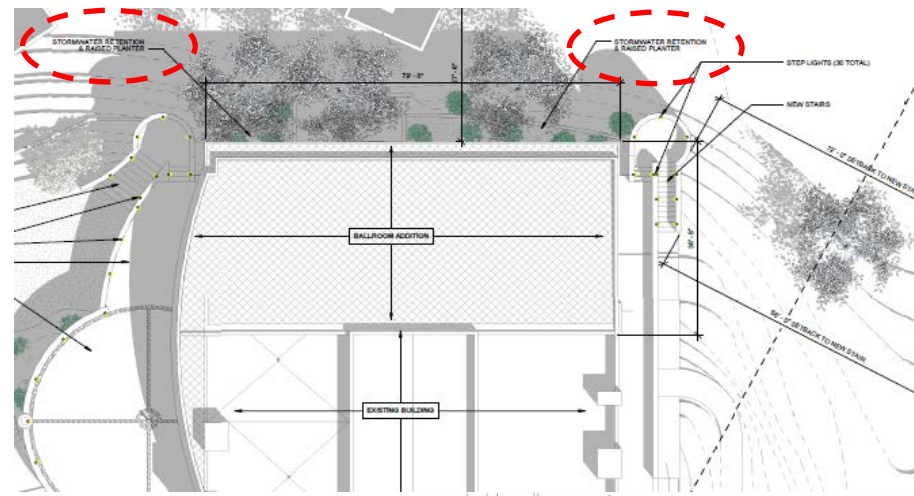
# STORAGE CONTAINERS

- 6 units at NW part of campus
- Did not receive SUP approval
- 8' tall and 160 sq ft
- Relocate units further east
- Paint dark green to help blend in with oleanders
- Use limited to daylight hours
- Staff Concern:
  - 14' setback from McDonald Dr
  - 65' Recommended Setback
- PC added stip on maintaining 8' tall oleanders



# ON-SITE RETENTION

- Applicant identified general location of retention areas and preliminary data
- Low-walled retention ponds and planters at various spots around campus
- Stipulations added:
  - Require on-site retention plans and documents for review and approval by Town Engineering Department prior to building permit
  - Retention basin landscape and architecture to match resort



# COVERAGE

- Total Lot Coverage:
  - 19.1% Existing
  - 20.6% Proposed

## SANCTUARY INTERSTITIAL DEVELOPMENT AND VIEWS BALLROOM EXPANSION

### Lot Coverage Project Data 4/25/17

#### 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
<b>Total</b>	<b>742,238 sf = 17.0 acres</b>



#### 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		
Six storage units at NW corner	928 sf		<b>NEW</b>
<b>Subtotal</b>	<b>46,157 sf</b>		
Casitas: 40-2BR/1-1BR (81 Keys)	62,894 sf		
Spa Villas: 24-1BR (24 Keys) Subtotal	17,760 sf		
<b>Subtotal</b>	<b>80,654 sf</b>		
<b>Total</b>	<b>126,811 sf</b>		<b>UPDATED</b>
Lot Coverage	126,811 / 742,238 =	<b>17.1%</b>	<b>UPDATED</b>

#### 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 at New Pool	190 SF	
<b>45 Total Units</b>	<b>10,663 SF</b>	<b>TOTAL AREA</b>

#### Building Areas Recalculation- After this Project

Existing + New	126,811 + 10,663 =	<b>137,474 sf</b>	<b>UPDATED</b>
Lot Coverage	137,474 / 742,238 =	<b>18.5%</b>	<b>UPDATED</b>

#### Added Coverage Area - Future Projects

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

#### Building Areas Recalculation - After Future Additions

Current + Future	137,474 + 15,745 =	<b>153,219 sf</b>	<b>UPDATED</b>
Lot Coverage	153,219 / 742,238 =	<b>20.6%</b>	<b>UPDATED</b> (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 units deviate from recommended setbacks (14' Setback instead of 65' recommended setback)



# 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, D.6 & D.7 (PAGES 12 - 13)

- 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
- The new roofs for the Casitas and Ballroom Building shall be colored or painted to match the color of the building in accordance with the approved material samples per SUP 16-08
- 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.C (PAGE 14)

- A row of oleander plants and/or an oleander alternative like hop bush shall be maintained along the north property line adjoining the six Storage Units (located near McDonald Drive). These plants shall have a minimum height of 8' tall.



# 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 20' x 9';**





# STIPULATIONS – SECTION L.7.I & J (PAGES 19-20)

- 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 Containers/Units (per SUP 16-08), shall be limited to daylight hours (from sunrise to sunset)
- Pages 22-23. List of plans and documents

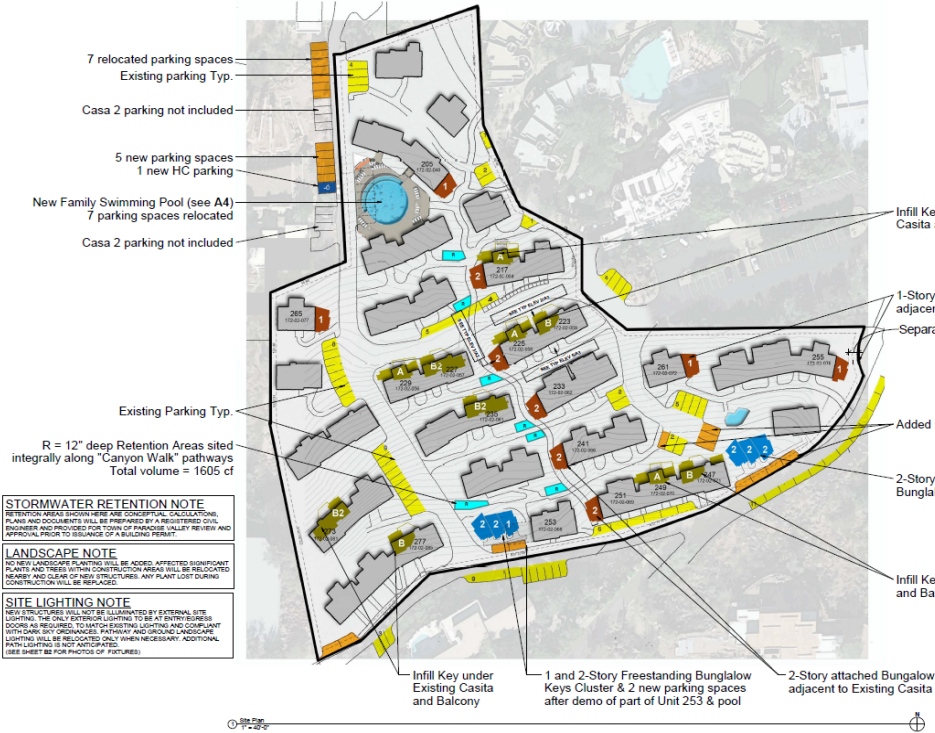


# NEXT STEPS

- June 8<sup>th</sup> Public Hearing



# QUESTIONS?



## PROJECT DATA

Site: 248,238 sq ft = 6.2 acres

All Existing Units	41 Units = 53,300 sq ft
A Casita	34 Units = 11,000 sq ft
B Casita	17 Units = 22,100 sq ft

All New Units	48 Units = 26,656 sq ft (27,320 sq ft)
Unit A	4 Units = 1,200 sq ft
Unit B	4 Units = 1,200 sq ft
EC 100-0-0	3 Units = 2,250 sq ft
EC 100-0-0	3 Units = 2,250 sq ft
Pool Buildings	2 Units = 4,200 sq ft
Cluster Buildings	11 Units = 4,344 sq ft

TOTAL UNITS: 89 Units = 79,956 sq ft

Site Parking	87 spaces
Existing Parking	79 spaces
Added Parking	18 spaces

EXISTING HANDICAP PARKING LOCATIONS SHOWN ON SHEET A-1

