

# TOWN OF PARADISE VALLEY

## Sanctuary Resort & Spa Statement of Direction

Town Council Meeting  
February 23, 2017

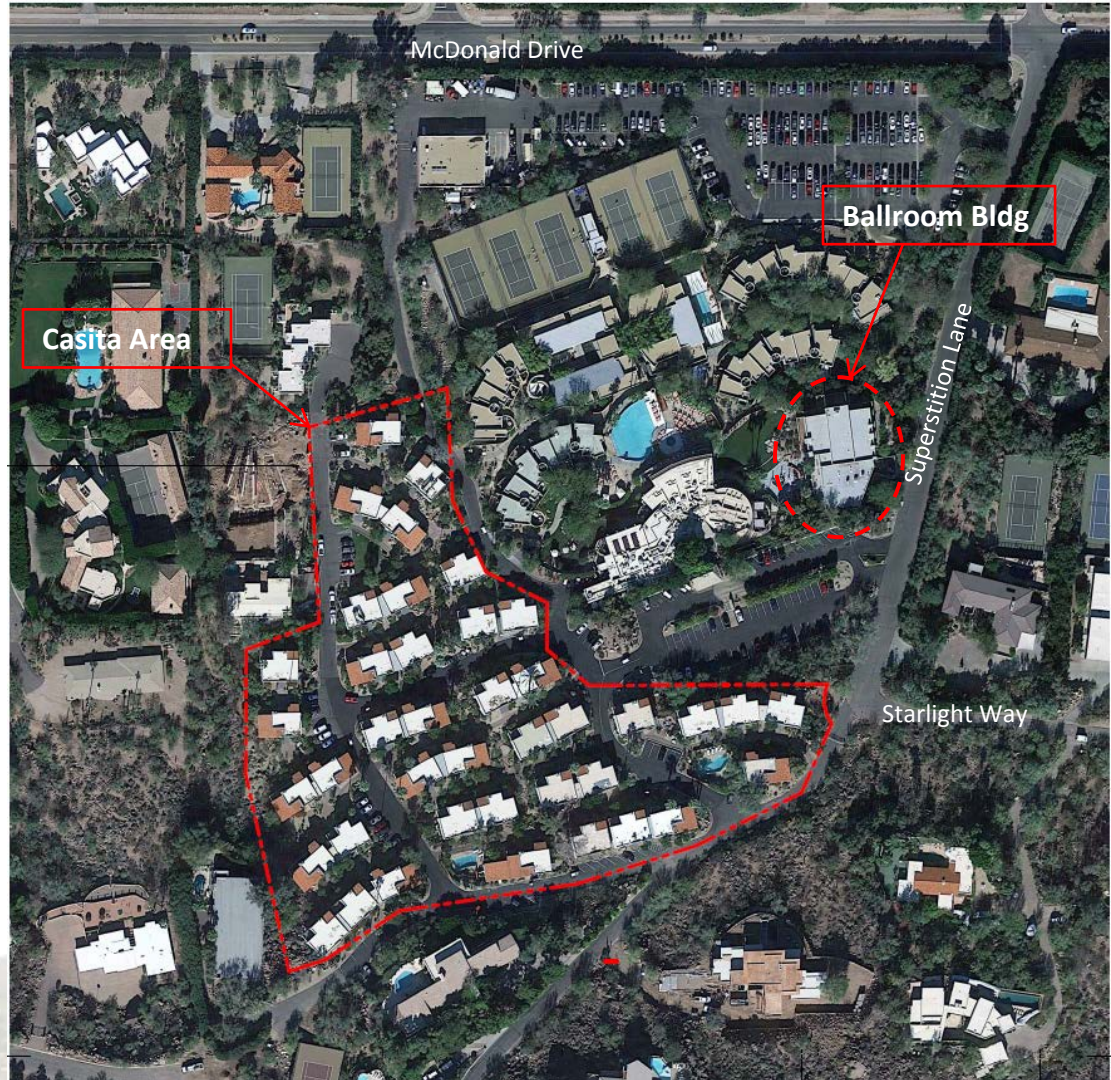


# REQUEST

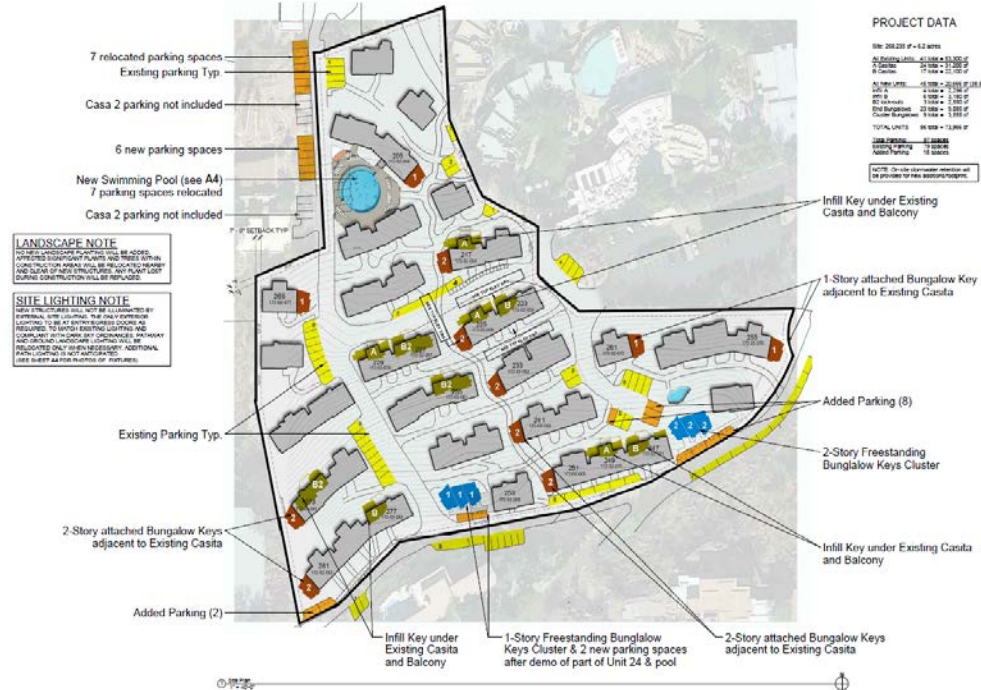
- Intermediate SUP Amendment:
  - Additions to existing casitas
  - 2 new casitas
  - New pool and snack bar
  - Modified parking to accommodate improvements
  - Ballroom Expansion
- Action:
  - Approve SOD
  - Modify and Approve SOD
  - Continue SOD for Further Review



# VICINITY MAP



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- The seal of the Town of Paradise Valley, Incorporated May 1961, is located in the top left corner. It features a circular design with a mountain range, a river, and a tree. The text "TOWN OF PARADISE VALLEY" is at the top and "INCORPORATED MAY 1961" is at the bottom.



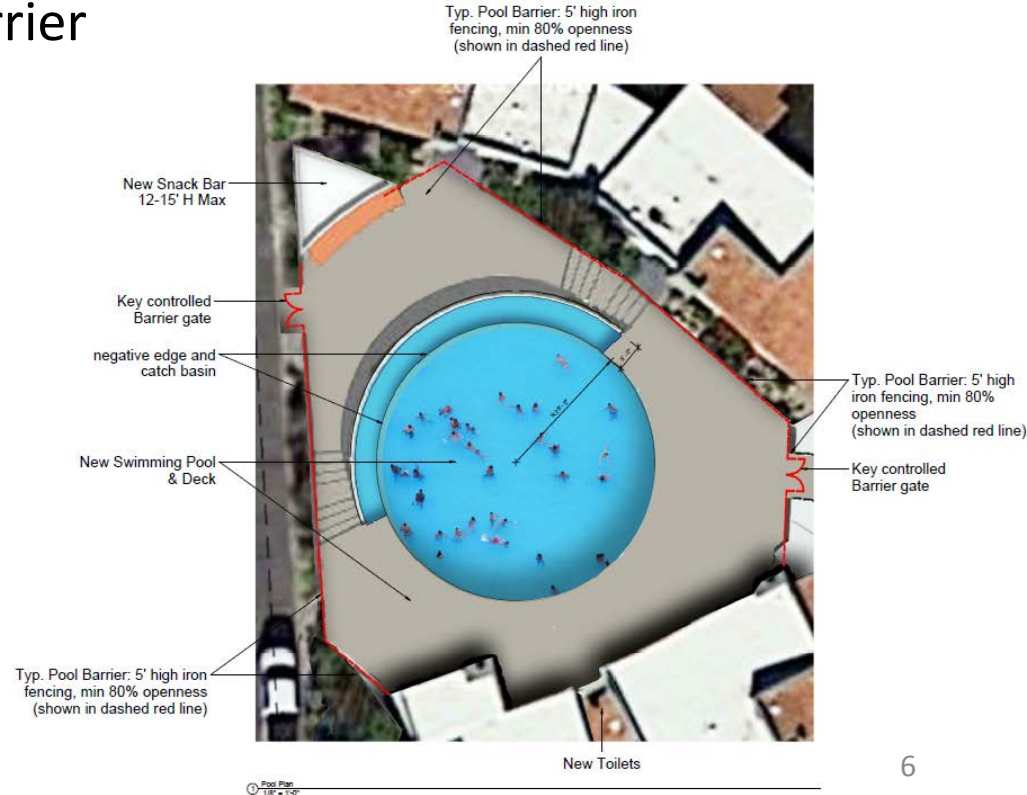
# CASITA ADDITIONS (CONT.)

- 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

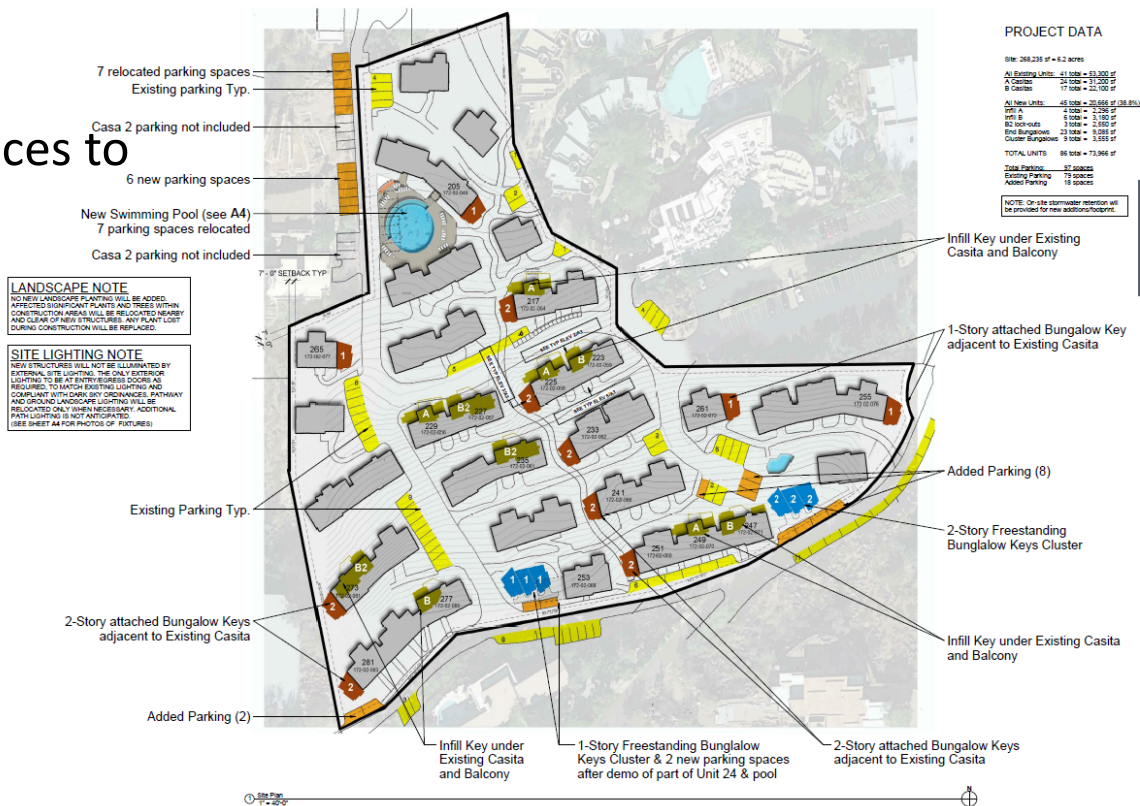


# POOL & SNACK BAR

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



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



# 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)
- Patio expansion:
  - West Side
  - Uncovered (1,000 sq ft)
- Total Lot Coverage:
  - 19.1% Existing
  - 20.5% Proposed





# STATEMENT OF DIRECTION

- Planning Commission shall focus their review on visible and audible 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.
  - Screening and setback of the additional stairwell at the ballroom.
  - Overall height of the ballroom addition.



# STATEMENT OF DIRECTION (CONT.)

- On-site retention in relation to proposed improvements. Applicant shall address and identify location of on-site retention and identify how on-site retention may affect parking and circulation.
- Hours of operation of snack bar and pool area.
- Traffic and circulation. Applicant must provide traffic analysis report.
- Location of any new or modified utilities.
- Renderings as it relates to neighboring properties.



# 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. APPROPRIATE SIGNIFICANT PLANTS AND TREES WITHIN CONSTRUCTION AREAS WILL BE RELOCATED HEAVILY AND CLEAR OF NEW STRUCTURES. ANY PLANT LOST DURING CONSTRUCTION WILL BE REPLACED.

**SITE LIGHTING NOTE**  
NEW STRUCTURES SHALL NOT BE ILLUMINATED BY EXTERNAL SITE LIGHTING. THE ONLY EXTERIOR LIGHTING TO BE AT EXTERIOR DOORS AS REQUIRED TO MATCH EXISTING LIGHTING AND COMPLIANT WITH DARK SKY ORGANIZATION. PATHWAY AND GROUND LANDSCAPE LIGHTING WILL BE RELOCATED ONLY WHEN NECESSARY. ADDITIONAL LIGHT FIXTURES IF NOT INCORPORATED. (SEE SHEET A4 FOR PHOTOS OF FIXTURES)



## PROJECT DATA

Site: 268,235 sf = 6.2 acres

All Existing Units	41 Units = \$3,300 sf
A Casitas	24 Units = 17,200 sf
B Casitas	17 Units = 22,100 sf
All New Units	40 Units = 40,000 sf = 28,800 sf
Unit A	4 Units = 2,200 sf
Unit B	6 Units = 3,100 sf
B2 Units	3 Units = 2,000 sf
Pool Bungalows	23 Units = 3,000 sf
Outer Bungalows	9 Units = 3,000 sf
<b>TOTAL UNITS</b>	<b>80 Units = 73,900 sf</b>
Site Parking	87 Spaces
Existing Parking	75 Spaces
Added Parking	12 Spaces

NOTE: On-site stormwater management will be provided for new additions/bungalows.

- 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
- 1-Story Freestanding Bungalow Keys Cluster & 2 new parking spaces after demo of part of Unit 24 & pool
- 2-Story attached Bungalow Keys adjacent to Existing Casita

