



Legislation Details (With Text)

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On agenda: 6/14/2017 **Final action:**

Title: Combined review for a spa addition located at 5700 E McDonald Drive (APN: 172-02-009B).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Report, 2. Vicinity & Aerial, 3. Application, 4. Narrative, 5. Plans, 6. Material Sample Board, 7. Noticing Material

Date	Ver.	Action By	Action	Result
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TO: Hillside Building Committee

DATE: June 14, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Sanctuary Resort - 5700 E McDonald Drive (APN: 172-02-009B). Application for a Spa Addition.

The Sanctuary Resort submitted application for an addition to expand the woman’s spa, expand the existing mechanical yard, and convert one of the tennis courts to a spa lawn. On April 26, 2012, the Town Council approved an Intermediate Amendment to the Sanctuary Special Use Permit for an addition to the women’s spa and the addition of new guest units. A stipulation was added the SUP that requires these improvements to be reviewed by the Hillside Building Committee. On May 10, 2017, the Town Manager approved a Managerial Amendment to reconfigure the spa addition and convert the one of the tennis courts into a lawn.

In accordance with the SUP, the Sanctuary Resort submitted application for Hillside Review. The area of improvements is located at the northeast part of the campus and adds 1,704 square feet of additional floor area.

- Spa Addition
The woman’s spa will be expanded. The addition is approximately 22 feet tall, 1,339 square feet in size and is setback 253 feet from the north property line and 207’ away from the west property line. This improvement has a lower level storage room and the addition will be painted and finished to match the existing building. The exterior of the additions consists of a dark beige stucco finish (with a light reflective value of 38%), gray exposed CMU (with an LRV of 38%, and Cor-Ten panel accents (with an LRV of 32%). The maximum allowable LRV is 38%.
- Mechanical Yard
The mechanical yard is located on the west side of the addition. This existing yard will be enlarged to

accommodate additional units. It is enclosed by a 10’ tall CMU wall and is 365 square feet in size. The screen wall will have a stucco finish and will be painted a dark beige color (with an LRV of 38%).

- Lighting
4 lights will be placed at the mechanical yard. The light fixture has an output of 12 lumens and a maximum output of 250 lumens is allowed by code.
- Lawn
One of the tennis courts will be abandoned and converted into a lawn for spa related activities such as yoga. This area will be covered with synthetic turf. There is no lighting and no amplified sound associated with this area.
- Landscape
An existing planter will be demolished in order to accommodate the spa addition. This will be replaced with a new “at-grade” planter. The planter will be placed in front of the addition and consists of native plants such as sage, yellow bells, and cacti.

The proposed improvements are located near the interior of the resort and will have limited impact on the neighboring properties. The table below lists pertinent development information.

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	16 or 696,970 Sq Ft
Area Under Roof	120,387 Sq Ft
Proposed Lot Coverage	17.3%
Building Site Slope	Existing
Allowable Disturbed Area (%)	Existing
Existing Disturbed Area	Existing
Proposed Disturbed Area (Sq Ft)	Existing Disturbance decreased by 1,339 Sq Ft
Volume of Cut/Fill	N/A
Hillside Assurance	\$0
Number of Retaining Walls	Existing
Length of all Retaining Walls	Existing
Maximum Building Height	24 feet 0 inches
Overall Height	21 feet 2 inches

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the west side of Superstition Lane. No construction materials will be allowed to be stored on the Town’s right-of-way;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to

cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.