

# Staff Summary Report



Development Review Commission Date: 06/14/2011

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public hearing for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review and Subdivision Plat for HAMPTON INN & SUITES located at 1429 North Scottsdale Road.

**DOCUMENT NAME:** DRCr\_HamptonInn\_061411 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **HAMPTON INN & SUITES (PL100400)** (William Spresser, VRE Holding II LLC and VRE Holding III LLC, property owner; Darin A. Sender, Sender Associates, Chtd., applicant) consisting of a four story 117 guest room hotel of +/-75,960 sf. area on +/-2.25 acres to the south of an existing two story 116 guest room and two work-force housing unit hotel of +/-63,262 sf. on +/-2.76 acres. The entire site of +/-5.01 acres is located at 1429 North Scottsdale Road in the R-4, Multi-Family Residential General and CSS, Commercial Shopping and Service Districts. The request includes the following:  
**GEP11001 – (Resolution No. 2011.25)** General Plan Land Use Map Amendment from Residential to Mixed-Use.  
**ZON11002 – (Ordinance No. 2011.17)** Zoning Map Amendment from CSS, Commercial Shopping and Service District and R-4, Multi-Family Residential General District to MU-3, Mixed-Use, Medium-High Density District.  
**PAD11002 – (Ordinance No. 2011.17)** Planned Area Development Overlay to modify development standard for building height from 50 feet to 55 feet and establish development standards for building lot coverage, minimum landscape area and front, side and rear yard building setbacks.  
**DPR11068 –** Development Plan Review: building elevations, site and landscape plans.  
**SBD11006 –** Preliminary Subdivision Plat to consolidate seven parcels into two lots.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989) 

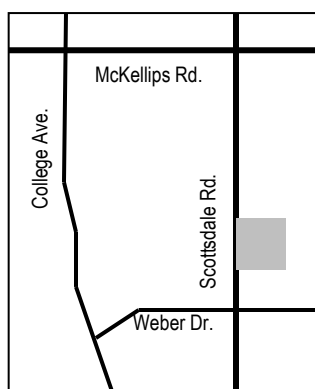
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City Funds

**RECOMMENDATION:** **Staff – Approval, subject to conditions**

**ADDITIONAL INFO:**



Gross/Net site area	+/-5.01 acres
Total Building area	63,262 sf. (exist'g. bldgs.) & 75,960 sf. (proposed 4 story bldg.)
Lot Coverage	22 % maximum (PAD Standard)
Building Height	55 feet parapet, 59 feet "signature element" (PAD Standard)
Building Setbacks	0 feet front, 34 feet exterior side yard, 9 feet interior side yard (between Lot 1 and Lot 2), 90 feet rear (PAD Standard)
Landscape Coverage	22 % minimum (PAD Standard)
Vehicle Parking	256 spaces (256 minimum required)
Bicycle Parking	19 spaces (19 minimum required)

See Summary on page 2. A neighborhood meeting was held on May 26, 2011.

**PAGES:**

1. List of Attachments
- 2-10. Summary / Comments / Reasons for Approval
- 11-15. Conditions of Approval
- 16-18. Code/Ordinance Requirements
- 18-19. History & Facts
19. Zoning & Development Code Reference / City Code Reference

**ATTACHMENTS:**

1. Resolution No. 2011.25
- 2-3. Ordinance No. 2011.17
- 4-6. Waiver of Rights and Remedies Form
7. Location Map
8. Aerial Photo
- 9-31. Letter of Explanation
32. Aerial Maps
33. Zoning Map
34. Zoning and Uses Map
35. General Plan 2030 – Projected Land Use
36. General Plan 2030 – Projected Residential Density
- 37-38. Site Plan and Project Data
- 39-41. Floor Plans
42. Building Elevations
43. Building Cross Section
- 44-45. Landscape Plan and Plant List
- 46-49. Key Map and Site Photographs
50. Presentation (Color) Building Elevations
- 51-53. Neighborhood Meeting Summary Report
- 54-55. Preliminary Subdivision Plat

**SUMMARY:**

Hampton Inn seeks to create two lots on their property of 5.01 acres. On the southern lot (Lot 1) an existing cluster of guest room buildings will be demolished. In their place on Lot 1, a four story hotel is proposed. On the northern lot (Lot 2) the central and northern portion of the existing hotel will remain.

The entitlements requested include the following.

- A General Plan Land Use Map Amendment from residential to mixed-use (4.77 acres—an additional 0.24 acres of the site is already mixed-use).
- A Zoning Map Amendment from commercial (0.24 acres) and multi-family residential (4.77 acres) to mixed-use (5.01 acres).
- A Planned Area Development Overlay for 5.01 acres including development standards for building height, setbacks and lot coverage and landscape lot coverage.
- A Development Plan Review for building elevations, site plan and landscape plan of Lot 1 and site and landscape modifications to the eastern and northern edges of Lot 2.
- A Preliminary Subdivision Plat to consolidate seven existing parcels into two lots on 5.01 acres.

The entitlements are required for the following reasons:

- The Zoning Map Amendment to a mixed-use district is required to allow the proposed hotel to exist on the property. The residential district under the current zoning ordinance (the Zoning and Development Code) does not allow a new hotel. The existing hotel is a legal non-conforming use.
- The Planned Area Development Overlay is required to create development standards for a mixed-use district.
- The General Plan Land Use Map Amendment is required to convert a residential land use into a mixed-use land use to accommodate the Zoning Map Amendment. The General Plan Projected Density Map will not be amended.
- The Development Plan Review is required to regulate design of the proposed development.
- The Preliminary Subdivision Plat is required for property that has never before been subdivided within the City of Tempe. A Final Subdivision Plat is being undertaken as a separate process.

**COMMENTS:**

The Hampton Inn is located on the east of Scottsdale Road. Weber Drive is south and farther south is Curry Road. All within an approximate one-half mile radius are the following: the 202 Freeway to the south, McKellips Road and the City of Scottsdale to the north, the Indian Bend Wash to the east and College Avenue, Papago Park and Evelyn Hallman Park to the west.

Existing commercial uses border Scottsdale Road on both sides between Curry and McKellips with the residential exception of The Palms of Scottsdale apartments immediately north of the subject site. There are two other motels along Scottsdale Road between Curry and McKellips--Quality Suites on the east and Motel 6 on the west—both located on land zoned for multi-family residential.

The commercial uses shield the adjacent residential districts of North Tempe from Scottsdale Road. The commercial uses on the west of Scottsdale Road include Pure Fitness Plaza (a commercial center between Weber and Curry), Union Plaza (a one-story retail center immediately across the street from the Hampton Inn), the Motel 6, and Starbucks at the southwest corner of McKellips and Scottsdale. The commercial uses on the east of Scottsdale include the 7-Eleven on the northeast corner of Scottsdale and Weber, the existing Hampton Inn (the subject site), Quik Trip (to the north of the Palms of Scottsdale apartments), and the Pollack Food City Plaza at the southeast corner of McKellips and Scottsdale.

The residential land uses on both sides of Scottsdale Road include single family neighborhoods behind the commercial buffer west of the street and multi-family neighborhoods behind the commercial buffer east of the street. The three-story apartment buildings of the Palms of Scottsdale are located immediately east and north of the subject site and are the only residential use between Weber and McKellips with a Scottsdale Road frontage. Single-story, single family and duplex properties in a multi-family residential district are located immediately to the south of the subject site. The closest of these dwellings are separated from the south perimeter of the subject site with a 16'-0" wide public alley.

The existing Hampton Inn is designated by the Zoning Map within the R-4, Multi-Family Residential General District. An adjacent parcel on Scottsdale Road at the southwest corner of the subject property was recently purchased for the Hampton Inn and is in the CSS, Commercial Shopping and Service District.

The Hampton Inn including the recently purchased commercial property, along with The Palms of Scottsdale apartments, 7-Eleven, Quik Trip and Quality Suites properties—all east of Scottsdale Road between Weber to the south and Lilac to the north—are designated on the General Plan 2030 Projected Residential Density Map as medium to high density (up to 25 dwelling units per acre). The adjacent residential properties south of the site beyond the alley and north of Weber are designated Medium Density (up to 15 dwelling units per acre). The residential properties south of Weber and east of Scottsdale are designated Low to Moderate density (up to 9 dwelling units per acre).

The existing Hampton Inn is designated by the General Plan 2030 within the Residential Land Use Map. The recently purchased property is designated by GP 2030 within the Mixed-Use Land Use Map. Within this area of the City, most of the east and west frontages along Scottsdale Road between Curry and McKellips are designated by the General Plan as Mixed-Use Land Use. The only exceptions are the commercial center between Curry and Weber on the west of Scottsdale Road (Commercial Land Use), the existing Hampton Inn and the Palms of Scottsdale apartments immediately north of the Inn (both are Residential Land Use).

The two- and three-story guest room buildings of the existing Hampton Inn on the 4.77 acre portion of the site were constructed in 1976 and originally comprised the Corte Fiesta, a 162 unit apartment complex. An apartment to motel conversion took place in 1979 following the approval of a Use Permit by the Board of Adjustment. In 1996 a Use Permit was granted to expand and renovate the existing motel for the Hampton Inn. Part of the subsequent renovation included the addition of the two-story lobby and conference building in the center of the site between the north and south clusters of guest room (former apartment unit) buildings. The office on the recently purchased 0.24 acre portion of the site was constructed in 1984. This site has hosted a variety of car dealerships and is currently a Hampton Inn business office.

Existing entitlements that remain in effect for the subject site include for the 4.77 acre portion: a Use Permit to operate a 162 unit hotel in a Residential District and several sign variances, including one for a corporate flag. Some of the sign variances and an additional variance for a 10'-0" high perimeter wall are inactive due to current allowances of the Zoning and Development Code. For the 0.24 acre portion of the site: a Variance remains in effect to allow a 2'-0" high parking screen wall.

The proposal is for the removal of the southern portion of the existing hotel so what remains, on Lot 2 to the north, is a hotel of conference rooms, 116 guest rooms and two work force housing units contained in a 63,262 sf. cluster of two- and three-story buildings. On Lot 1 to the south is proposed a single four-story hotel of conference rooms and 117 guest rooms contained in 75,960 sf. The site parking, grading/drainage and landscape are completely redone on Lot 1 as well as on Lot 2 to the east of the buildings. On Lot 2 the existing two-story lobby building, two- and three-story hotel buildings north of the lobby building, parking north of the existing hotel, the associated landscaped hotel courtyards and the Lot 2 frontage on Scottsdale Road will be largely untouched.

The request includes the following:

1. General Plan Projected Land Use Map Amendment from Residential to Mixed-Use for the 4.77 acre portion of the site. The 0.24 acre portion of the site remains Mixed-Use Land Use.
2. Zoning Map Amendment from Commercial Shopping and Service (for the 0.24 acre portion) and Multi-Family Residential General (for the 4.77 acre portion) to Mixed-Use Medium High Density District (on the combined 5.01 acre site).
3. Planned Area Development Overlay to modify the building height from 50 to 55 feet and establish development standards for building lot coverage, front, side and rear building setbacks and landscape lot coverage.
4. Development Plan Review which includes the demolition of the south cluster of guest room hotel buildings and demolition of tennis and hand ball courts along the east of the site and replacement with a four story hotel with site and landscape renovation on (the south) Lot 1 and site and landscape improvements on the eastern portion of Lot 1 and (the north) Lot 2. The existing Lobby building and the north cluster of guest room buildings are to remain on Lot 2.
5. Preliminary Subdivision Plat to consolidate the seven existing parcels into two lots. The interior property line between the two lots will separate the existing hotel that remains with its parking on the north Lot 2 from the proposed hotel with its parking on the south Lot 1.

The applicant is requesting the Development Review Commission take action on the Development Plan Review and Preliminary Subdivision Plat listed above and provide recommendations to City Council for the General Plan Land Use Map Amendment, Zoning Map Amendment and Planned Area Development Overlay. The Final Subdivision Plat will also be heard by City Council.

## **PUBLIC INPUT**

- Surrounding governmental agencies and utilities have been notified by the City of the proposed General Plan Amendment and have been asked to respond within sixty (60) days. As of the May 24, 2011 deadline for response, the Maricopa Association of Governments, Salt River Project, Arizona Public Service, and the Kyrene School District have indicated “no comment” to the General Plan Amendment and the Apache Boulevard Redevelopment Committee made a positive affirmation of the proposal.
- The site has been posted and surrounding property owners within 300 feet and neighborhood associations and homeowner’s associations within 600 feet have been notified of the time and place of the required neighborhood meeting.
- A Neighborhood meeting was held on May 26, 2011 from 6:00 p.m. to 7:30 p.m. at the Hampton Inn and Suites ballroom. Nine members of the public (all from North Tempe) attended the meeting in addition to the applicant, the property owner, the architect and landscape architect, and City Planning staff. Meeting format was open with informal presentation. Citizens were encouraged to review the design plans, elevations and perspectives on display and were engaged in conversation by the applicant, owners and design professionals. One couple present indicated they own and reside at property in the multi-family district immediately south of Lot 1 of the site and expressed their concern with the height of the proposed hotel and its impact upon their property. Other citizens at the meeting commented very favorably on the project and considered the proposal to be a general improvement for North Tempe. See attachments 51-53 for the applicant’s Neighborhood Meeting Summary Report.
- Surrounding property owners within 300 feet and neighborhood associations and homeowner’s associations within 600 feet have separately been notified of the schedule of public hearings via City mailing. The public hearing agenda has been advertised. As of publication of this staff report, there has been one contact by the public to the City concerning this case. The contact made note of code compliance issues on three nearby properties and how this may negatively impact the Hampton Inn proposal. Staff will follow up on these issues with the Code Compliance Section of Community Development.

## **PROJECT ANALYSIS**

### **GENERAL PLAN**

#### **Land Use Element:**

Land Use projected for this site in General Plan 2030 is Mixed-Use (live/work) for the 0.24 acre portion of the site and Residential (live) for the 4.77 portion of the site. The proposed amendment of the Projected Land Use Map from Residential (live) to Mixed-Use (live/work) to allow continued, intensified use of this site for a hotel is a shift in the projected land use but reflects a land use that has continuously existed on site since 1979 and allows the reinsertion of apartments that existed on site between 1976 and 1979.

Density projected for this site in General Plan 2030 is Medium to High (up to 25 dwelling units per acre). This proposal has two studio apartment units dedicated for residential use and indicates these are not exclusively to be used as apartments. However, the existing and proposed hotels encourage extended stay arrangements which replicate a residential use. Subject to a Planned Area Development Overlay amendment for parking, the development is flexible as to the number of guest rooms and apartments.

#### **Accessibility Element:**

Meet all requirements set forth in the Americans with Disabilities Act Design Guidelines for new developments. Implementing design for accessibility includes (but is not limited to) the following: accessible parking spaces, accessible access from the main entrance to the public sidewalk and paved walkways from each required building exit. This project shall provide accessible vehicle parking spaces and fully accessible walkway access from the Scottsdale Road sidewalk to the business entrance of each hotel. The project has incorporated universal accessibility design in the site and floor plan layouts.

#### **Community Design Element:**

The overall design allows the project the flexibility to consider energy efficient concepts, including the selective use of natural lighting, electrical generation via rooftop solar collectors and utilization of advances in building materials and technology to provide an energy efficient operation.

#### **Historic Preservation and Redevelopment Elements:**

Historic preservation is not applicable to this request. The site is not within a defined redevelopment area.

**Housing Element:**

The design is flexible to allow a limited amount of rental housing units. Currently two (2) work-force housing units are proposed. These would be located within the existing hotel and would be studio apartments. The purpose of the work-force apartments are to validate the residential component of a mixed-use development without relying entirely on extended stay hotel suites as well as to offer on-site housing to staff in an effort to reduce trip-generation to and from site and provide an affordable housing alternative.

**Neighborhoods Element:**

The development team has solicited feedback from surrounding neighborhood associations in the required neighborhood meeting. The response has been mixed. Overall, the redevelopment of the site has been favorably received as a positive impact for North Tempe. Reinvestment of neighboring properties is anticipated in the wake of this development. On the other hand, the height of the proposed building on the south of the site and its proximity to single family, single-story residences (albeit in a multi-family district) across the width of an alley has drawn criticism. The design responds to this criticism with wide setbacks and double tree rows that obscure view between the upper levels of the proposed building and the back yards of the residences.

**Economics and Growth****Economic Development Element:**

The project is of general benefit to the City in that a private developer is modernizing and intensifying an existing hotel use. When realized, this development will enhance employment opportunities on site and promises to broaden the amount of tax revenue.

**Cost of Development Element:**

Existing City infrastructure appears to be of size to suit the needs of this proposal. The Water Utilities Department has not indicated a need to increase the size of water or waste water mains that will be of service to the project. A water demand study as part of the water and sewer design report prepared by the developer's engineering consultant will verify that existing capacity is sufficient.

**Conservation and Resources****Environment (Air, Noise, Ambient Temperature, Energy) Element:**

The existing hotel use does not have significant noise or odor discharge as there is not a full service restaurant, bar, or live entertainment venue on site. The proposed hotel does not change that operation. A Security Plan with the Police Department is required for the hotel intensification.

**Land (Remediation, Habitat, Solid Waste) Element:**

The twenty-two percent (22%) landscape lot coverage provided with the proposal includes a large tree quantity in the service of perimeter buffering and parking shade. Consider the following additional land strategies in this development: consider recycling of existing materials on site that will be removed during demolition to mitigate landfill impacts, consider implementation of energy efficient design details and systems in the building and manufacturing operation to reduce business operation cost, and contact the Tempe Solid Waste Division to implement a commercial grade materials recycling program as part of the business operation.

**Water (Water, Wastewater, Storm-water) Element:**

The project site design includes a storm water retention system concept to retain water on the eastern portion of the two lots after a 100 year, one hour storm and allow water to dissipate without an off-site out flow within a 36 hour period. As part of the water and sewer design report, developer is directed to provide an estimate of flow rate in gallons per minute for average day water demand.

**Transportation****Pedestrian Network, Bikeways, Transit and Travel-ways Elements:**

The modified site design of Lot 1 shall include the replacement of the existing 8'-0" wide sidewalk on Scottsdale Road and Lot 2 will maintain this sidewalk. The site is within walking or bicycling distance west to Papago Park and east to Indian Bend Wash. The site is well positioned along the Metro bus route 72. Through route 72, the site has bus connection north along points in Scottsdale to Scottsdale Air Park, and south along points in Tempe and Chandler to Chandler Fashion Mall. Metro route 72 circuits into the Tempe Transportation Center—adjacent to downtown Tempe—and also circuits to the NE corner of A.S.U. main campus, where

there are connections via light rail to downtown Mesa and Phoenix. Scottsdale Road in front of the site also is on the route of the Tempe commuter bus system (Orbit Earth). Northbound bus shelters near the site include the SE corner of Weber / Scottsdale and the NE corner of Hancock / Scottsdale in front of Quik Trip. The nearest southbound shelter is near the SW corner of the intersection of Hancock / Scottsdale.

#### **Motorist, Parking and Access Management Elements:**

The net gain of 71 guest rooms and two housing units will not trigger a Traffic Impact Study for review by COT Transit Studies. On Scottsdale Road, the nearest signalized intersections to the site are Hancock Avenue/Quik Trip driveway to the north and Weber Drive to the south. Site driveways on Scottsdale Road have been limited to three which replicates the existing condition. The two existing Hampton Inn driveways will be retained for Lot 2. The driveway for Lot 1 will replace the existing driveway of the former car dealership. The three driveways are connected internally into one drive aisle network that spans the two lots. Vehicle parking on site is limited to the minimum required. The two lots are laid out efficiently so each lot parks its own hotel.

#### **Aviation Element:**

The site is immediately north of the noise contour planning boundary that marks the eastern aircraft corridor to Sky Harbor Airport. Recommend use of Federal Aviation Administration design guidelines for sound attenuation standards in the building design.

#### **Open space, Recreation and Cultural Amenities**

##### **Open Space Element:**

The on-site landscape area of twenty two percent (22%) of the total site area, including continuous tree buffers to the east and south as well as Scottsdale Road frontage and parking area landscape combine to provide a generous area for trees and other plants. Courtyards and exterior corridors within the existing hotel building cluster and an exterior patio associated with the lobby conference building accentuate site comfort for customers. The lush landscaped front yard of Lot 2 on Scottsdale Road has and will continue to provide a pleasant visual oasis for the public using the sidewalk of this arterial.

##### **Recreational Amenities Element:**

The existing hotel includes a swimming pool and two putting courtyards. The proposed hotel will add one more pool and a spa. The exterior patio of the existing lobby conference building provides an additional space for after-hours recreating. The proposed hotel includes a small entrance patio with an exterior fireplace.

##### **Public Art & Cultural Amenities Element:**

Public Art is required as part of this development. The non-residential portion of the development is in excess of 50,000 sf.

#### **Public Facilities**

##### **Public Buildings, Public Services and Human Services Elements:**

The hotel is within walking and bicycling distance of the North Tempe Multi-Generational Center in the residential neighborhood northeast of the site.

##### **Public Safety Element:**

A Security Plan is required for this intensification of an existing hotel use. Crime prevention design principles such as access control and natural visual surveillance of areas used by customers and staff, including for parking of vehicles and pathways to building entrances, have been employed and will continue to be fostered in the site, landscape and building design to deter crime.

#### **Section 6-303 D. Approval criteria for General Plan Land Use Map Amendment:**

1. *Appropriate short and long term public benefits* of the project are demonstrated in the economic development element where private enterprise will renovate and intensify the hotel use, which in turn will increase revenue generation and employment opportunities on site and may secondarily benefit the revenue of nearby businesses on Scottsdale Road.
2. The project *mitigates impacts on land use, water infrastructure or transportation*. The proposed land use fits the context of current commercial development along Scottsdale Road but is flexible for increased residential conversion as dictated by the economic marketplace. An increase from the 162 units that currently exist to 235 units, including two residential, and the increase in vehicle traffic are considered within the general infrastructure capacities of the City.

3. The project *helps the city attain applicable objectives of the General Plan* is demonstrated particularly in the land use element, where a site with a 1976 apartment complex has transitioned in 1979 to an extended stay hotel and over time has become entirely commercial is now proposed to revert to some residential use. This mixed-use product, which includes short term and extended stay hotel visits as well as on-site residential, asserts a connection between neighboring commercial and residential uses. The development helps realize a mixed-use land use ribbon on Scottsdale Road as envisioned in the General Plan Land Use Map.
4. The project *provides rights-of-way, transit facilities, open space, recreational amenities and public art*. Right of way dedication is not anticipated other than the adjustment of easements on site for public utilities. The Transit Element amply demonstrates public transportation facilities primarily (via bus) to Scottsdale, Tempe, A.S.U. and Chandler and secondarily (via bus, then light rail) to Phoenix and Mesa. On site open space and recreational amenity are primarily for clients but the front yard visually provides comfort to the public. The development will contribute to the creation of art through the Art in Private Development program.
5. *Potentially negative influences* including live entertainment and restaurant / bar noise and odor present in some hotels is not present at this business. The open corridor of the previous hotel building cluster is replaced with an enclosed interior corridor hotel. This is an intensification of an existing business where existing problems have been addressed in the experience of the business operation. *Potentially negative influences are mitigated and deemed acceptable by the City Council*.
6. The *Judgment* is favorable as to *of the appropriateness of the General Plan Land Use Map amendment*. The proposal responds to *market demands* for a modern, short term and extended stay hotel. The *impacts on surrounding area, service, fiscal, traffic, utilities and public facilities* are within acceptable limits.

## ZONING

The proposal seeks a Zoning Map Amendment to bring the 0.24 acre CSS, Commercial Shopping and Service District site portion of the site and the 4.77 acre R-4, Multi-Family Residential General District portion of the site together under the MU-3 Mixed-Use Medium-High Density District. On their shared Scottsdale Road frontage between Hancock and Weber, the Hampton Inn and the adjacent Palms of Scottsdale apartments (north) and the 7-Eleven (south) have for years provided a mixed-use flavor of co-existing residential and commercial uses for this part of the street. It is appropriate to extend the mix of residential with other uses on adjacent sites to include mixed-use on one site. The proposal conforms to the General Plan Land Use Map. The site will be the first mixed-use district on Scottsdale Road between Curry Road and McKellips Road.

### Section 6-304 C.2. Approval criteria for Zoning Map Amendment:

1. *The proposed zoning amendment is in the public interest*. The proposed amendment reinforces the existing condition of mixed residential and commercial uses between Weber Drive and Hancock Avenue on the east of Scottsdale Road.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan*. The proposed amendment is in support of the General Plan 2030 Land Use Map, which proposes mixed-use along virtually all of Scottsdale Road between Weber Drive and McKellips Road.
3. *Establish a Planned Area Development Overlay for the MU-3, Mixed-Use Medium-High Density District*.

## PLANNED AREA DEVELOPMENT

The existing Hampton Inn in the R-4 Multi-Family Residential General District is composed of two- and three-story buildings that are similar in height to the apartment buildings of the Palms of Scottsdale. The existing south building cluster is approximately 22'-0" high. 40'-0" high is the maximum permitted height in the R-4 district and 50'-0" high is the suggested maximum permitted height in the MU-3 district. The proposed hotel is much taller than the existing south building cluster but is also farther away from the south property line and is pushed as far as possible west to reduce the impact on residences to the south and east. The proposed building is 50'-0" high (the suggested MU-3 standard) at the main parapets, is 55'-0" high at the top parapets, and is 59'-0" high at "signature piece" over the elevators in the center of the building and at top of the SW and NE stair towers. Several factors offset the building height: 1) the large amount of landscaped area and the presence of tree rows to the south and east of the building, 2) the large side and rear setbacks that are established to the step-back planes with an additional 30'-0" setback established to the four story building mass, and 3) the low ratio of building footprint to lot area. The table below illustrates the modified height and proposed development standards for the MU-3 District.



Building & Site Standard	R-4 / CSS EXIST'G STANDARD (no PAD)		MU-3 (PAD) PROPOSED STANDARD
	R-4	CSS	
			55 FT top of roof parapet 59 FT top of signature piece, stair & elev. penthouse
MAXIMUM BUILDING HEIGHT	40 FT	35 FT	
MINIMUM BUILDING SETBACK .....Front (W, facing Scottsdale Road)) .....Side (N & S perimeter to bldg. face) .....Side (S perimeter to canopy column) .....Side (N & S building step-back plane) .....Side (Lot 1 / Lot 2 common boundary) .....Rear (E perimeter to bldg. face) .....Rear (E building step-back plane)	 20 FT 10 FT 10 FT 10 FT 10 FT 10 FT 10 FT	 0 FT 0 FT 0 FT 0 FT 0 FT 10 FT 10 FT	 0 FT 64 FT 34 FT 34 FT 9 FT 120 FT 90 FT
MAXIMUM BUILDING LOT COVERAGE: Building area as percent of net site area	60 % ` `	50 % ` `	22 % ` `
MINIMUM LANDSCAPE LOT COVERAGE Landscape area as percent of net site area	25 %	15 %	22 %

#### Section 6-305 D. Approval criteria for P.A.D. Overlay:

1. The proposed mixed-use land uses consisting of commercial and residential are allowable in Zoning and Development Code Part 3 Chapter 2.
2. The standards listed above, as established as part of the Planned Area Development Overlay, plus the standards described in the Zoning and Development Code for street parking setback, building step-back adjacent to off-site residential district, parking ratios and parking quantity will be the standards of development for this site.
3. The proposed P.A.D. Overlay is in conformance with the provisions in the Zoning and Development Code Part 5 Chapter 4.
4. The P.A.D. Overlay conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

## DEVELOPMENT PLAN REVIEW

### Site Plan

Currently, the Hampton Inn consists of two and three story exterior corridor guest room buildings and a central two story lobby building with offices and conference space. The guest room buildings are organized into two clusters. Between the two clusters is a central courtyard with swimming pool. The two-story, four building cluster south of the lobby--conference building is to be removed to make way for a proposed four story hotel. The vehicle entrance canopy is on the south of the proposed hotel. The existing tennis courts and hand ball courts along the east of the site are also to be removed to make way for required vehicle parking. Existing buildings to remain north of the lobby building are two-story to the west of the pool courtyard and are three story to the east of the pool courtyard. These buildings on the north of the site relate well to the existing three story multi-family residential buildings of the Palms of Scottsdale to the north and east of the Hampton Inn. The proposed four-story hotel in plan forms the south side of a compact rectangle with the existing buildings that remain forming the other sides. A zero setback is proposed for the four-story hotel.

There are seven single family homes located within an R-2, Multi-Family Residential District to the south. The western five of these properties are immediately to the south and are separated from the site by a 16'-0" wide public alley. These homes are in relatively close proximity to the four-story hotel proposed on the south of the Hampton Inn property. Generous north side, south side and rear (east) yard setbacks are proposed to offset the impact of the building height upon adjacent residential development to the northeast, east and south. Continuous tree rows at the property edges are proposed to buffer the residential land use on the south and east from the proposed mixed-use land uses. These buffers include a double tree row on the southern site perimeter adjacent to the alley and a single tree row on the eastern site perimeter. A second tree row is included on the east within the parking field. The tree rows when mature coupled with the large side and rear setbacks will offset the impact of the proposed building height.

### **Building Elevations**

The existing buildings of the Hampton Inn on Lot 2 will remain unchanged. The four-story hotel proposed for Lot 1 relates to the existing buildings on Lot 2 in that the main wall surfaces are exterior plaster and the treatment of individual guest room windows is similar. The four story hotel is distinct from its counterpart to the north in several ways, including the following. Corridors of the proposed building are interior and double loaded. The buildings with guest rooms on Lot 2 are served by exterior, single loaded corridors. The proposed building colors include a range of desert tan tones and features stone accent cladding rather than a monochromatic, off-white wall surface color. The proposed building elevations are highly ornamented with changes in plane and color to break up the building length into many segments. On the proposed building, the roof surfaces are for the main part concealed behind parapet; there is no barrel tile roof; where roofs are exposed such as at the vehicle entrance canopy and the stair penthouses, they are exposed, dark anodized metal vaults. Overall, the architectural variations between the proposed and existing buildings of this site provide a pleasing variation that favorably enriches the arterial street design fabric.

### **Landscape Plan**

Existing landscape for Lot 2 will remain essentially intact including the Scottsdale Road frontage between the two existing Hampton Inn driveways, the putting green courtyards, the pool area, the spaces between the existing buildings and at building/parking edges. The development proposes landscape renovation on the east of Lot 2 including a continuous Sissoo tree row along the east property line and a portion of the north property line of Lot 2. By condition of approval, the perimeter landscape tree buffer is re-established along the entire north property line.

The landscape is replaced on Lot 1 and includes a double row of Sissoo trees as well as fruitless Olive trees along the south property line, adjacent to the alley and the R-2 District beyond. The Lot 1 landscape design features a skyline of mature Phoenix Date Palms at the street frontage and at the vehicular entrance oval south of the building. Lawn is added to the frontage and south entrance drive. The areas between building and parking are planted with canopy trees--similar to the existing condition on Lot 2--which will add interest to the building elevations.

Overall the landscape of both lots as designed fulfills two duties: 1) maintain and provide a lush interior appearance for the comfort of clients and 2) provide an exterior buffer between this site and adjacent residential land use.

### **Section 6-306 D Approval criteria for Development Plan Review**

1. *Placement, form, and articulation of building elevations, including variety between the two hotels of this development, plus the use of existing mature trees in conjunction with new landscape all combine to provide variety in the streetscape;*
2. *Building design and orientation including concentration of fenestration to north and south with narrow elevations to east and west all combine to mitigate heat gain/retention and provide strategies for energy conservation and human comfort;*
3. *Exterior plaster surfaces, fenestration that responds to aircraft noise, stone veneer and metal roof accent building materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*
4. *Building and landscape elements are appropriately scaled, relative to the site and surroundings; Tree rows mitigate the height of the building with respect to adjacent residential uses.*
5. *Building massing is sufficiently articulated to relieve monotony and is skillfully composed, and in conjunction with the landscape design features an enhanced pedestrian experience at and near street level;*
6. *Site layout including entrance access to the hotels take into account convenient access to inter-city bus public transportation and supports the potential for transit patronage. The bus system directly connects to the Tempe Transportation Center with access to the light rail system. Site is within reach of the pedestrian and bicycle corridor of the Indian Bend Wash park system to the east and Papago Park / Evelyn Hallman Park to the west.*

7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. Pedestrian access to hotel entrances from Scottsdale Road does not cross vehicular entrances.*
8. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control and activity support so there are no isolated, unsecured areas on this site.*
9. *Landscape, including principally the placement of trees and the reuse of existing trees, accents and provides delineation from parking, building, driveways and pedestrian walkways; Design landscape to the provisions of the Zoning and Development Code, Part 4 Chapter 7.*
10. *Design exterior security lighting to the provisions of the Zoning and Development Code, Part 4 Chapter 8. Lighting will be made compatible with the proposed building, adjoining uses and public right of way so the design will not create negative effects such as uncontrolled glare, inappropriately dark or over-illuminated zones.*

## **SUBDIVISION PLAT**

A preliminary and final subdivision plat is being undertaken to consolidate seven (7) separate parcels into two (2) lots. The consolidation of parcels will create Lot 1 for the proposed hotel of +/- 2.2465 acres and Lot 2 for the existing hotel of +/- 2.7618 acres.

## **City Code Chapter 30, Subdivisions, Approval Criteria for Subdivision Plat**

1. Preliminary plat is a preliminary map including supporting data for a proposed subdivision development. A preliminary plat is required for land that has never before been subdivided in the City of Tempe and may be approved by the Development Review Commission.
2. Final plat is required for approval by City Council after any Zoning Map Amendment that is necessary for the development has been approved by the City Council.

## **CONCLUSION**

Based on the information provided by the applicant, the public input received and the analysis provided above, staff recommends approval of the requested General Plan Land Use Map Amendment, Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review, and a Subdivision Plat. These requests meet the required criteria and will conform to the conditions of approval.

## **REASONS FOR APPROVAL:**

1. The proposal meets the General Plan Projected Land Use Map as proposed for amendment from Residential to Mixed-Use for 4.77 gross acres. An additional 0.24 acre site that is joined to this development already is currently designated Mixed-Use. The proposed mixed-use of this site responds to the predominant mixed-use designation on both sides of Scottsdale Road in North Tempe. An intermingling of existing residential and commercial uses is adjacent to this site. The proposal is predominantly a commercial use but inserts a residential apartment component that evokes the original residential character of this development. The Projected Residential Density Map for this site indicates medium to high residential density for this area (up to 25 dwelling units per acre) and the Projected Density Map is not proposed for change.
2. The proposal meets the Zoning Map as proposed for amendment from Commercial Shopping and Service to Mixed-Use Medium-High Density for 0.24 gross acres and from Multi-Family Residential General to Mixed-Use, Medium-High Density for 4.77 gross acres. The proposed mixed-use of this site reflects the close proximity of adjacent residential and commercial uses.
3. The project will meet the development standards for the Mixed-Use, Medium-High Density District as modified and established by a Planned Area Development Overlay District and as required under the Zoning and Development Code. The development standards modified and established in the P.A.D. are made in conjunction with extensive landscape including perimeter tree screens, and a creative site design is employed that features a zero front building setback and generous side and rear setbacks to pull the buildings away from adjacent residential districts.
4. The Subdivision Plat will be made to conform to the technical standards of Tempe City Code Chapter 30, Subdivisions.
5. The proposed project meets the approval criteria for a General Plan Land Use Map Amendment, Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review and Subdivision Plat.

## **CONDITIONS OF APPROVAL**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

### **GEP11001 AND ZON11002**

#### **CONDITIONS OF APPROVAL:**

1. A building permit shall be obtained on or before July 7, 2013 or the General Plan 2030 Land Use Map designation and the zoning districting of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than August 08, 2011, or the General Plan Land Use Map Amendment, Zoning Map Amendment and Planned Area Development Overlay approvals shall be null and void.

### **PAD11002**

#### **CONDITIONS OF APPROVAL:**

3. The Planned Area Development Overlay document for Hampton Inn and Suites (including Lot 1 and Lot 2) shall be put into proper engineered format with appropriate signature blanks, acknowledged by the property owner and filed with the City of Tempe's Community Development Department prior to issuance of building permits.
4. The Planned Area Development Overlay approval is based on conformance to preliminary drawing exhibits submitted for the requests for a Zoning Map Amendment and Planned Area Development Overlay except where amended by conditions of approval indicated below and by governing Code and Ordinance Standards. The preliminary exhibits, dated 4/21/2011 except where noted, include the following: Architectural Site Plan, sheet A1-1, First, Second, Third & Fourth Floor Plans, sheets A2-1, A2-2 and A2-3, Architectural Elevations, sheet A3-1, Schematic Building Section, sheet A3-2, and Conceptual Landscape Plan, sheet L1 dated 4/20/2011.
5. The maximum building height shall be as follows. Provide maximum 59'-0" height for three vaulted roof architectural features as identified through center of Lot 1 building above lobby and elevators and at SW and NE building corners at the stair towers. The maximum building height for Lot 1 otherwise shall not exceed 55'-0". The maximum building height for Lot 2 is maintained at 50'-0" following the standard height established for the Mixed-Use, Medium-High Density District.
6. Building step-back above 30'-0" height shall be waived along common property line between Lot 1 and Lot 2. The 1:1 building step-back is maintained on the north, south and east site perimeters where adjacent or separated by an alley from multi-family residential districts following the standard step-back provision for the Mixed-Use, Medium-High Density District.
7. The minimum building setbacks as established for buildings on Lot 1 and Lot 2 shall be as follows. Front yard setback is 0'-0". Side yard setback at common property line between Lot 1 and Lot 2 is 9'-0". Side yard setback at perimeter property line of development is 34'-0". Rear yard setback at perimeter property line of development is 90'-0". The step-back planes are established at the side and rear perimeter setbacks described above. Additionally, for buildings of minimum 50'-0" height, a 64'-0" perimeter side yard and 120'-0" perimeter rear yard setback to the face of these tall structures shall apply.
8. The maximum building lot coverage is established individually for Lot 1 and Lot 2 at twenty-two percent (22%).
9. The minimum landscape lot coverage is established individually for Lot 1 and Lot 2 at twenty-two percent (22%).
10. Site density, parking setback, parking ratios and parking quantity as required by the Zoning and Development Code shall be maintained individually for Lot 1 and Lot 2.

**SBD11006****CONDITIONS OF APPROVAL:**

11. The Subdivision Plat for Hampton Inn and Suites for the +/- 5.01 acre property including the combination of existing parcels into two lots shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe Community Development Department on or before July 07, 2012 or prior to issuance of building permits, whichever comes first. Failure to record the plat on or before July 07, 2012 shall make the City Council approval of the plat null and void.
12. Abandon existing public utility easements that are no longer needed within Lot 1 and Lot 2. Separately submit abandonment request to Public Works/Land Services Division and process abandonments through City Council.
13. Provide exclusive easements for public water and sewer lines within Lot 1 and Lot 2. Either have easements and agreements including cross drainage and cross access agreements "dedicated hereon" the Subdivision Plat or have easements and agreements separately reviewed by the Public Works Department, dedicated by separate instrument and recorded at the Maricopa County Recorder's Office.
14. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

**DPR11068****CONDITIONS OF APPROVAL:****General**

15. Submit construction documents to the Community Development Building Safety Division for building permit by June 14, 2012 or the Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the Development Plan Review approval.
16. The owner shall provide a continuing care condition, covenant and restriction for the development common features including, but not limited to paving at common drive aisles and landscaping, including irrigation system(s). The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

**Site Plan**

17. Provide minimum 8'-0" high masonry pilaster and steel vertical picket or steel mesh fence enclosure around proposed pool and spa. Limit horizontal rails and generally design fence to prevent climbing.
18. Provide gates of steel vertical picket, steel mesh or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Gates for refuse enclosures are not required. For pool/spa gates, review hardware with Building Safety and Fire staff. Design gate to resolve any required lock and emergency ingress/egress features.
19. Construct storage structure at SE corner of Lot 1, pool house north of proposed hotel, refuse enclosure and parking screen walls with exterior plaster, paint and metal roofs to compliment the exterior surfaces of the hotel. Refer to Code/Ordinance bullets for additional information relating to the position of the storage structure.
20. Secure areas behind north refuse enclosure and south refuse enclosure/storage structure with 6'-0" high steel vertical picket or steel mesh fence and gates to prevent use of these areas as urban campgrounds.
21. Provide minimum 3'-0" high screen walls between vehicle parking and Scottsdale Road. Do not install 2'-0" high screen walls allowed by Variance.
22. Adjust north-south walkway layout northeast of Lot 1 vehicle entrance oval to provide minimum 7'-0" wide landscaped island that is the full length of the adjacent parking space.

23. Provide specialty paving consisting of clay or concrete unit pavers at Lot 1 driveway and at vehicle entrance oval on south of proposed hotel. Do not install pattern-stamped concrete. Extend unit paving in driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges
24. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). For exposed equipment with minimum 3" lines, delete cage and provide screen wall.

### **Floor Plans**

25. Exit Security:
  - a. Provide visual surveillance with fire-rated glazing assemblies from hotel stair landings into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit into the hotel is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
26. Public Restroom Security (this condition does not apply to bathrooms in guest rooms):
  - a. Lights in restrooms: Provide 50% night lights and activate lights by automatic sensors, key or remote control mechanism.
  - b. Single user restroom door hardware: Provide a key bypass on the exterior side

### **Building Elevations**

27. Provide main colors and materials with a light reflectance value of maximum 75 percent. The exterior materials and colors are approved as presented on the materials sample board, dated 3/16/2011.
  - a. Paint on exterior plaster:
    - A) Rock 'N' Oak (DE6209) LRV 19
    - B) Pale Beach 9DE6199) LRV 53
    - C) Walnut Shell (DE5363) LRV 24
    - D) Paper Sack (DE6173) LRV 34
    - E) Wooden Peg (DE6215) LRV 31
  - b. Stacked Stone Veneer: Quick Stack Carmel Mountain, Coronado
  - c. Standing seam steel roof: dark bronze finish
  - d. Aluminum storefront window and door frames: Dark bronze anodized finish
  - e. Glazing – clear, dual insulated.
28. Conceal roof drainage system, piping and electrical conduit within the interior of the proposed hotel, pool house and storage structure. Minimize visible, external features, such as roof overflows, and incorporate these and other required exterior projections (Fire Department Connection, security cameras, alarm klaxons, etc.) into the design of the elevations so these elements enhance the building architecture. Exposed conduit, piping, or related materials are not permitted. Locate the electrical service entrance section inside the building so exterior cabinet doors are flush with an exterior building wall and are accessible to utility personnel.
29. Provide secondary screening if needed where roof mount mechanical units are taller than the parapet. Provide secondary screening on all four sides. Provide a material that is compatible with the finish of the building and is at least the height of the equipment, including top mount fans and similar appurtenances.
30. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
31. Remove upper floor guest room balconies on south elevation. Do not propose any public area or corridor-accessed balconies on south side of building above the second floor level.
32. To counteract aircraft noise, provide dual pane glazing with sound attenuation detailing for exterior guest room windows.

33. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass system can be reached and broken. Do not propose shrubs or screen walls that conceal area around lower panes of windows. If this divided pattern is desired, laminated glazing may be considered at lower panes.

## **Lighting**

34. Provide lighting standards in this MU-3 District subject to ZDC Sec. 4-801 through 4-805. Include current lighting standards for modified parking field and refuse enclosure on Lot 2 in addition to current lighting standards on all of Lot 1.
35. Provide house side shields on exterior light fixtures installed near adjacent properties.
36. No lights on building south, north or east elevations above level of third floor other than internal window and sign illumination.
37. Illuminate ground level exterior doors and gates including the remote storage structure door and refuse enclosure gates from dusk to dawn.

## **Landscape**

38. Provide landscape standards in this MU-3 District subject to ZDC Sec. 4-701 through 4-706.
39. At landscape buffer consisting of double tree row on south of property, provide canopy trees with minimum 24" box installation size on the north row and minimum 36" box installation size on south row.
40. Provide trees of minimum 24" box size at installation at nominal 20'-0" on center spacing along east and north property lines. Extend this tree buffer at this spacing along the full length of the north property line of Lot 2 to re-establish tree buffer in accordance with the 1975 Design Review approval of the original apartment development.
41. At south, east and north perimeter of Lot 1 and Lot 2, survey for existing trees that are healthy and are suitable to remain. Identify, tag, and incorporate these trees into perimeter tree buffer design.
42. Provide mature Phoenix Date Palm installation of 20'-0" to 25'-0" brown trunk height.
43. Provide a Chitalpa canopy tree in the parking landscaped island SE of the vehicle entrance oval beside the Phoenix Date Palm.
44. Where accent lawn is proposed at vehicle entrance or elsewhere on site, do not provide artificial turf. Existing artificial turf "putting greens" are allowed to remain in existing hotel courtyards of Lot 2.
45. Center Lot 1 bike parking in building reveal and insert a second Oak east of the bike parking; provide Oak pair in southern alcove similar to the pair indicated in the northern alcove directly across the building.
46. Irrigation notes:
- Provide unified irrigation system or optionally provide separate irrigation system for Lot 1 and Lot 2.
  - Provide dedicated irrigation water meter for each system.
  - Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide schedule 40 PVC mainline. Provide minimum class 200 PVC feeder line except provide minimum class 315 PVC feeder line for 1/2" diameter size. Provide details of water distribution system.
  - Locate valve controller(s) in a vandal resistant housing. Hardwire power source to controller. A receptacle connection is not allowed. Controller valve wire conduit may be exposed if the controller is in a secure yard or storage structure, otherwise, conceal the conduit.
  - Repair existing irrigation system on site or in the adjacent public right of way where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

47. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
48. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not install river run rock or similar pieces of greater than 2" diameter and less than 12" diameter unless this material is secured into a concrete substrate.

## **Signage**

49. Provide major address signs on the Lot 1 hotel elevations as follows: one each on the east and west elevations and two each on the north and south elevations. Mount address signs so illumination for signs does not exceed height of third floor level. Additionally, provide major address sign on each side of base of freestanding sign.
  - a. Conform to the following for major building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters that have at least a fifty percent (50%) contrast with the underlying building surface.
    - 3) Provide self-illuminated or dedicated direct light source.
    - 4) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Provide a minor address sign consisting of 6" high, white vinyl dye-cut numbers on glass above or beside the entrance.
  - c. Provide one horizontal address sign on the roof of the Lot 1 hotel. Orient roof sign to be read from the south.
    - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
    - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
    - 3) Do not illuminate horizontal roof address.



## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews dated December 08, 2010 and January 12, 2011. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Planning Entitlement Review approval.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:**
  - Measure height of building from top of curb at a point adjacent to the center of the front property line of the lot.
  - Design the storage structure proposed at the SE corner of Lot 1 in conformance with ZDC Sec. 3-401 (C) Accessory Building or Sec. 3-401 (D) Accessory structure. The setbacks described in the P.A.D. established for Lot 1 and Lot 2 do not apply to this structure.
- **COMMUNICATIONS:**
  - Provide emergency radio amplification infrastructure for the Lot 1 building. Amplification will allow Police and Fire personnel to communicate inside during a catastrophe. Refer to this link [www.tempe.gov/itd/Signal\\_booster.htm](http://www.tempe.gov/itd/Signal_booster.htm). Contact Information Technology Department to discuss building size and materials and verify radio amplification requirement.
  - Consider parapet design to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division ([maja\\_aurora@tempe.gov](mailto:maja_aurora@tempe.gov)) regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/bsafety/Applications\\_Forms/HandoutsFAQs/Water\\_Consevation.pdf](http://www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Consevation.pdf). Contact Public Works Water Conservation Division with questions regarding the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
  - The Owner and Police Department are required to prepare a security plan for the intensified hotel development. Involve the architect where design modifications are required. To avoid revisions to permitted construction documents, initial meetings with the Police Department ([michael\\_fleming@tempe.gov](mailto:michael_fleming@tempe.gov)) regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.

- Police comments from the 1/12/2011 Preliminary Site Plan review for the Hampton Inn stressed access control and visual surveillance for the new hotel as part of the security plan including the following. Key card entry at all doors except lobby entry. Cameras on all entrance doors, in lobby, at customer service counter, in hallways and in elevators. Police comments have been relayed to the architect on 1/14/2011.
- Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials and design columns or corners to discourage ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for adequate reaction time and safety.
- Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) access to the secured pool and spa.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- SIDEWALKS AND DRIVEWAY IN PUBLIC RIGHT OF WAY: Maintain or provide 8'-0" wide public sidewalk along Scottsdale Rd. Abandon existing Lot 1 driveway. Provide driveway, curb, gutter and sidewalk in accordance with Standard Detail T-320.
- FIRE: Ensure that there is at least a 20'-0" horizontal width and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Provide layout of fire lane in conformance with ZDC Fig. 4-502 (G). Layout of lanes is subject to Fire Department approval. Do not park or store materials in the required fire lane anywhere on site.
- ENGINEERING:
  - Underground utilities including in adjacent right of way.
  - 8" diameter water line required.
  - Cap abandoned sewer and water main at mains.
  - Coordinate site layout with utility providers to provide adequate utility access easements.
  - Clearly indicate property lines and the dimensional relation of the building to the property lines.
  - Verify location of any property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate engineering and landscape design.
  - Remove storm drain connections.
- LAND SERVICES: Undertake abandonment of easements that are no longer needed. Legal description of existing easement and exhibit is required. Contact [ken\\_olmstead@tempe.gov](mailto:ken_olmstead@tempe.gov) to initiate process.
- REFUSE:
  - Construct concrete pad and bollards in conformance with Standard Detail DS-116.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - If enclosure gates are provided, have property manager arrange to open gates from 6:00am to 4:30pm on collection days.
- PARKING & SIGHT VISIBILITY:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - Standard spaces are minimum 8.5 ft. wide by 18.0 ft. long including a 2.0 ft. overhang onto adjacent landscape or walkway.
  - Distribute bike parking areas nearest to main entrances. Provide parking loop/rack per Standard Detail T-578. One loop may be used to separate two bike parking spaces. Provide 2.0 ft. by 6.0 ft. individual bicycle parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
  - Indicate clear vision triangles at driveways on landscape plan. Identify speed limits for Scottsdale Road at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Transit Studies Division ([catherine\\_hollow@tempe.gov](mailto:catherine_hollow@tempe.gov)) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- **LIGHTING:**
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan). Extend photometric plan to portions of Lot 2 parking that are re-developed
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
  - Given the large quantity of trees proposed in parking area, consider ZDC Sec. 4-704 (A) Option 2 for "Performance (Shade) Standard Based on Tree Canopy" for parking areas in order to increase parking space quantity and/or coordinate position of freestanding site lighting with position of trees. This standard may be expanded to include shade provided by buildings in addition to shade provided by tree canopies.
  - Do not install lawn on Lot 1 in the public right of way. Conform to Arizona Department of Water Resources (A.D.W.R.) Phoenix Active Management Area low water using plant list for Lot 1 landscape installation in Public right of way. Existing water intensive plants in public right of way in Lot 2 may remain where installed prior to enactment of the A.D.W.R.
  - Limit on water intensive landscape does not apply to hotels. Refer to ZDC Sec. 4-702 (B).
- **SIGNS:**
  - Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.
  - Legal non-conforming monument signs on Lot 2 may remain if no change to these signs. If Lot 2 signs change due to a hotel branding change or for some other reason, remove the two existing monument signs and replace with one monument sign.

## **HISTORY & FACTS:**

### **1411 N. Scottsdale Road**

- June 27, 1984: The Board of Adjustment approved the following requests by Performance Motor Cars, Inc. in the C-2, General Commercial District:
- a. Use Permit to operate a motor vehicle sales facility (car dealership).
  - b. Variance to reduce the height of the required parking lot screening wall from 3'-0" to 2'-0".
- July 18, 1984: The Design Review Board approved the design request for building elevations, site and landscape plans for Performance Motor Cars, Inc. located in the C-2, General Commercial District.

### **1429 N. Scottsdale Road / R-4, Multi-Family Residential District**

- December 4, 1975: The Design Review Board approved the building and landscape design request for the 162 unit apartment complex.
- August 18, 1976: The Design Review Board approved the tennis court design request at 1415 North Scottsdale Road.
- September 22, 1976: The Board of Adjustment approved the variance request to increase maximum fence height from 6'-0" to 10'-0" for the tennis court at 1429 North Scottsdale Road located in the R-4, Multi-Family Residence General and R1-6, One Family Residence Districts.
- July 26, 1979: The Board of Adjustment continued the use permit request for Corte Fiesta Apartments to operate a "homotel" (apartment conversion).
- August 23, 1979: The Board of Adjustment approved the use permit request for Corte Fiesta Apartments to operate a "resort apartment".

- January 3, 1980: The Design Review Board approved the building elevation design request for an office addition for the Corte Fiesta Motel.
- June 4, 1996: The Hearing Officer approved the Use Permit request to allow the expansion and renovation of the existing facility for Hampton Inn and Suites.
- June 5, 1996: The Design Review Board continued the landscape plan and approved the request for building elevations and site plan for Hampton Inn and Suites.
- February 28, 1997: The Design Review Board Staff approved the request for signage for the Hampton Inn and Suites.
- April 15, 1997: The Hearing Officer approved the request for the following by Hampton Inn & Suites:
- a. Variance to increase the maximum allowable height for a wall mounted sign from 10'-0" to 20'-0".
  - b. Variance to allow a building mounted illuminated sign in the R-4 District.
  - c. Variance to increase the size of a building mounted sign from 3 sf. to 48.3 sf.
- February 17, 1998: The Hearing Officer approved the Variance request by Hampton Inn & Suites to allow a corporate flag. The approval is valid for Hampton Inn and Suites only. The height of the flag pole may not exceed 35'-0".

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-302, General Plan Amendment  
Section 6-304, Zoning Map Amendment  
Section 6-305, Planned Area Development Overlay  
Section 6-306, Development Plan Review  
Section 6-307, Subdivision, Lot Splits and Adjustments

**CITY CODE REFERENCE:**

Chapter 30, Subdivisions

RESOLUTION NO. 2011.25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO MIXED-USE FOR APPROXIMATELY 4.77 GROSS ACRES LOCATED AT 1429 NORTH SCOTTSDALE ROAD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for approximately 4.77 gross acres (parcels 132-11-020B, 132-11-018F, 132-11-054, 132-11-021H, 132-11-021J, and 132-11-022C) from Residential to Mixed-Use, located at 1429 North Scottsdale Road.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE NO. 2011.17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.**

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property (Parcels 1, 2 and 3) from the R-4, Multi-Family Residential General District, and removing the below described property (Parcel 4) from the CSS, Commercial Shopping and Service District and designating it (Parcels 1, 2, 3 and 4) as MU-3 (PAD), Mixed-Use, Medium-High Density District with a Planned Area Development Overlay on approximately 5.01 acres.

**LEGAL DESCRIPTION**

**Legal Description for Assessor's Parcel Numbers 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H and 132-11-054**

**PARCEL NO. 1**

The East 65 feet of the West 198 feet of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the South 8 feet of the East 32.13 feet thereof; and  
EXCEPT the South 30 feet of the West 32.87 feet thereof.

**PARCEL NO. 2**

The West 510 feet of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the West 55 feet.

**PARCEL NO. 3**

The West 312 feet of the following described parcel;  
The North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the West 198 feet thereof; and  
EXCEPT the South 8 feet thereof.

Area of Parcels 1, 2, and 3 is approximately 4.77 gross acres.

**Legal Description for Assessor's Parcel Number 132-11-021K**

Ordinance No. 2011.17

**PARCEL NO. 4**

The East 100 feet of the West 133 feet of the South 110 feet of the North 135 feet of the North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,  
Together with that portion of the abandoned street right of way lying adjacent to the above property and described in Ordinance recorded in Docket 11430, page 890.

EXCEPTING THEREFROM that portion deeded to the City of Tempe by Quit Claim Deed recorded in Docket 14105, page 640.

Area of Parcel 4 is approximately 0.24 gross acres.

TOTAL AREA IS APPROXIMATELY 5.01 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **Case # ZON11002 and PAD11002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**WHEN RECORDED RETURN TO:**

City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_  
\_\_\_ VRE HOLDING II, LLC and VRE HOLDING III, LLC (William Spresser) \_\_\_\_\_  
\_\_\_\_\_(Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL100400** to the City requesting that the City approve the following:

☒ GENERAL PLAN AMENDMENT  
☒ ZONING MAP AMENDMENT  
☒ PAD OVERLAY  
☐ HISTORIC PRESERVATION DESIGNATION/OVERLAY  
☐ USE PERMIT  
☐ VARIANCE  
☒ DEVELOPMENT PLAN REVIEW  
☒ SUBDIVISION PLAT  
☐ OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

Parcel Numbers: 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H, 132-11-054 and 132-11-021K



LEGAL DESCRIPTION

**Legal Description for Assessor's Parcel Numbers 132-11-020B, 132-11-018F, 132-11-022C, 132-11-021J, 132-11-021H and 132-11-054**

**PARCEL NO. 1**

The East 65 feet of the West 198 feet of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;  
EXCEPT the South 8 feet of the East 32.13 feet thereof; and  
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EXCEPT the South 8 feet thereof.

Area of Parcels 1, 2, and 3 is approximately 4.77 gross acres.

**Legal Description for Assessor's Parcel Number 132-11-021K**

**PARCEL NO. 4**

The East 100 feet of the West 133 feet of the South 110 feet of the North 135 feet of the North half of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,  
Together with that portion of the abandoned street right of way lying adjacent to the above property and described in Ordinance recorded in Docket 11430, page 890.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

State of \_\_\_\_\_ )  
  ) ss  
County of \_\_\_\_\_ )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by

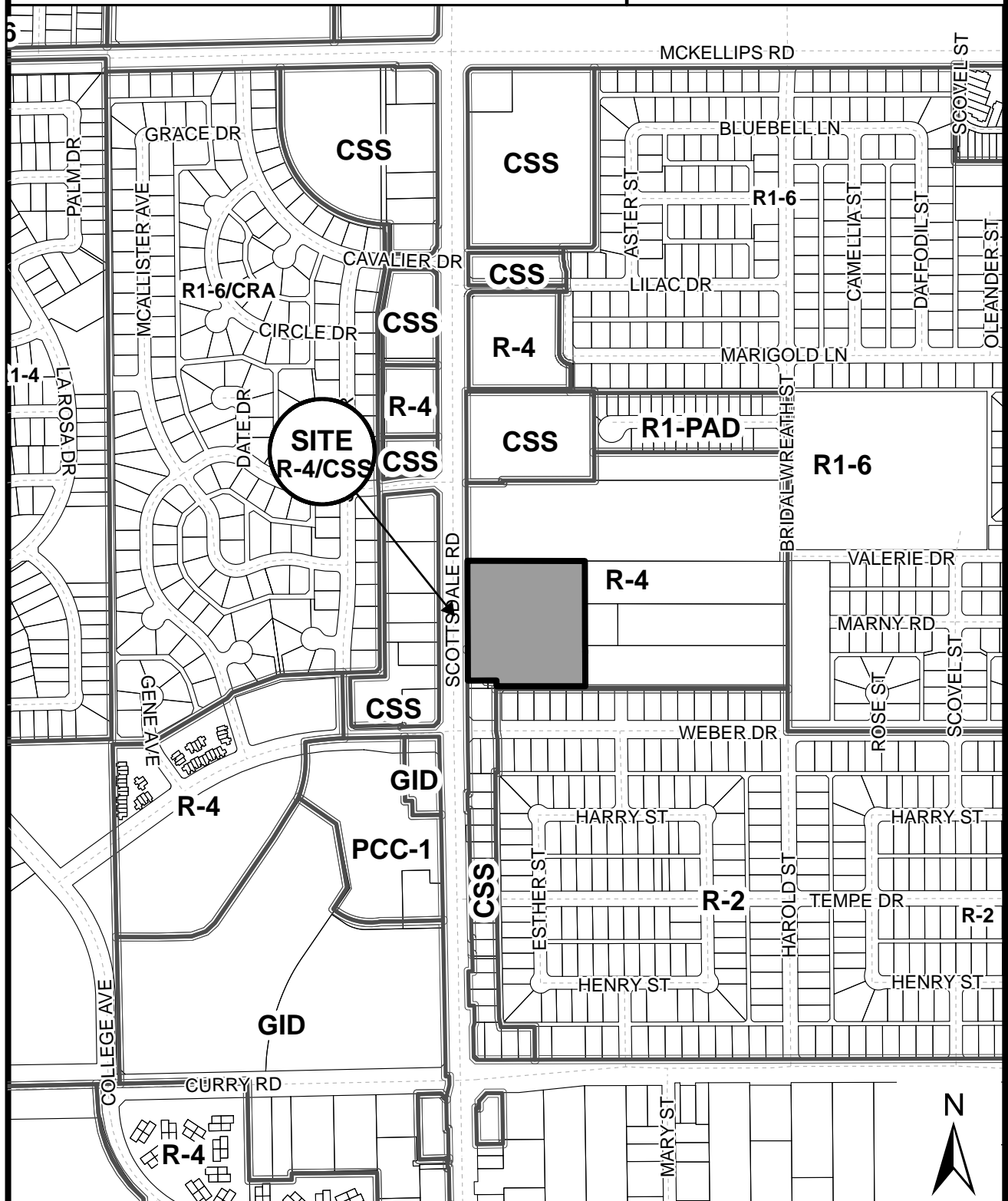
\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
(Signature of Notary)

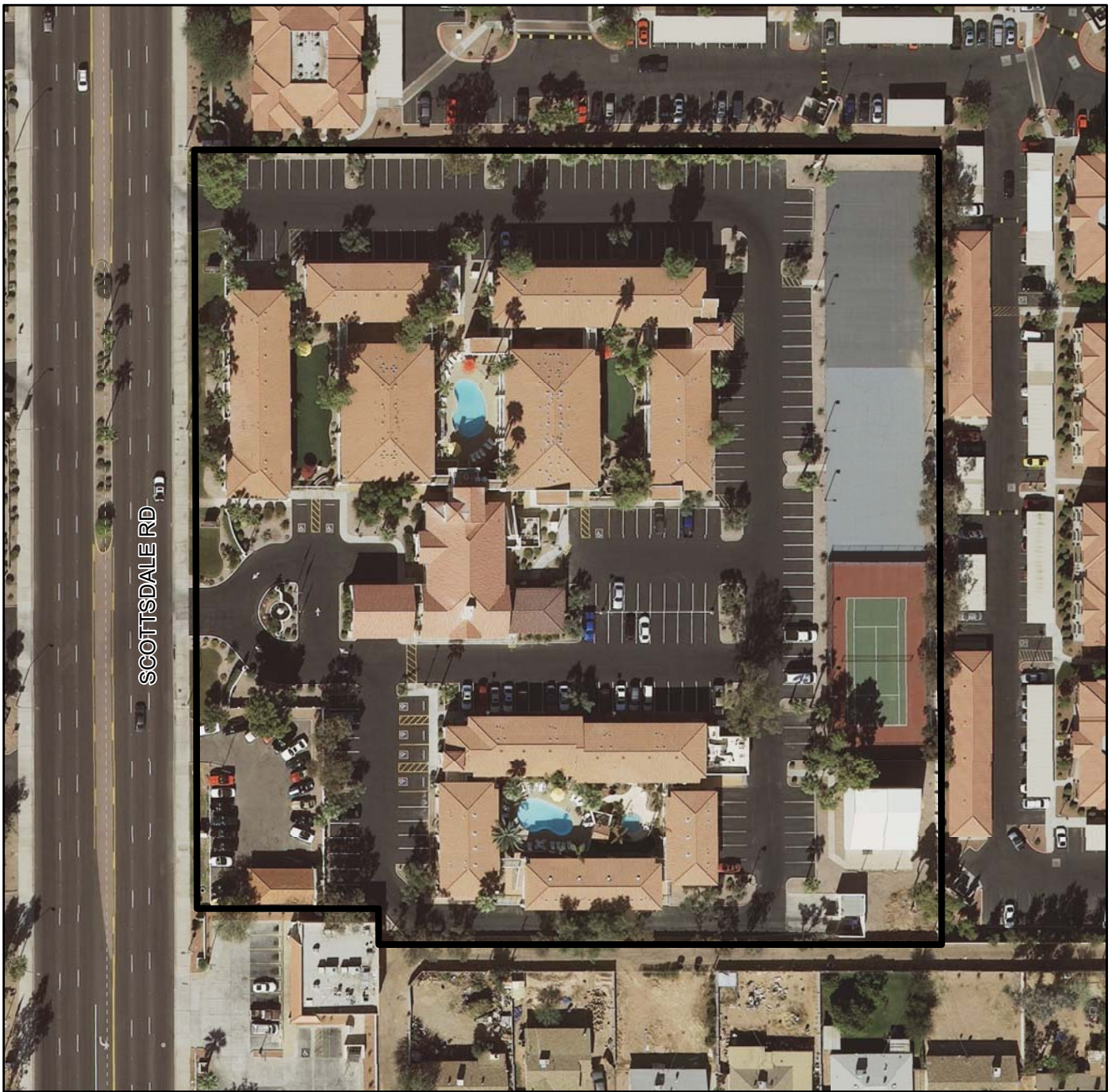
(Notary Stamp)

# HAMPTON INN AND SUITES

PL100400



Location Map



**HAMPTON INN AND SUITES (PL100400)**

PROPOSED REZONING  
**CSS AND R-4 TO MU-3 PAD**

(REZONING, PAD, DPR, PLAT & GENERAL PLAN AMENDMENT)

THE HAMPTON INN & SUITES  
FULL SERVICE HOTEL WITH EXTENDED STAY SUITES



PROPERTY LOCATED AT:

1429 N. Scottsdale Road  
North of Northeast corner of Weber  
Drive & Scottsdale Road  
Tempe, Arizona

APN's: 132-11-020B, 132-11-018F, 132-11-021H,  
132-11-021K, 132-11-022C, 132-11-021J, & 132-11-054  
(Before Plat consolidating into 2 lots)

APPLICATION NO.

--

**PREPARED BY:**

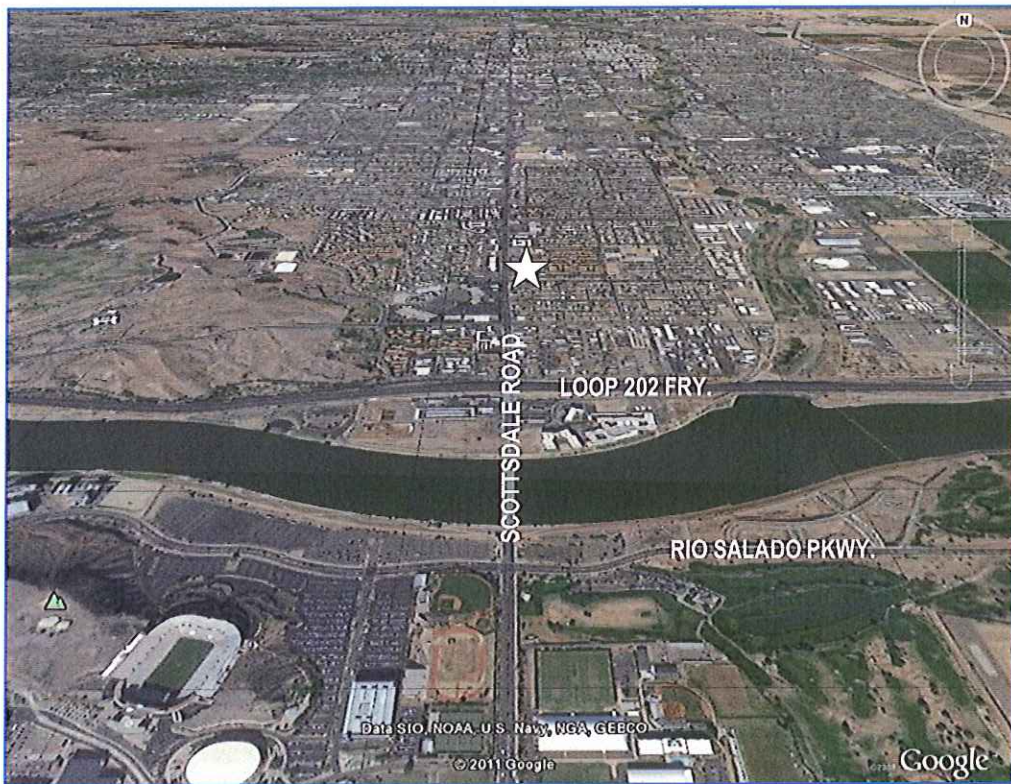
Sender Associates, Chartered  
Darin A. Sender, Esq.  
Jennifer L. Kriebs, Esq.  
464 South Farmer Avenue, Suite 102  
Tempe, Arizona 85281  
(480) 966-6735  
[darin@senderlaw.com](mailto:darin@senderlaw.com)  
[jen@senderlaw.com](mailto:jen@senderlaw.com)

**PREPARED: APRIL 26, 2011**



QR Code link to Hampton  
Inn website video  
[http://hamptoninn.hilton.com/en/hp/hotels/photo\\_](http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX)  
[gallery.jhtml?ctyhocn=PHXTEHX](http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX)







## DEVELOPMENT TEAM

### PROPERTY OWNER:

VRE Holding II, LLC and  
VRE Holding III, LLC  
1429 N. Scottsdale Road  
Tempe, Arizona 85281

William Spresser  
Director of Hotel Operations



### ARCHITECT:

PK Architects  
1333 W. Broadway, Suite 101  
Tempe, Arizona 85282  
(602) 283-1620

Scott Kuitunen, Architect  
Russ Kinder, Project Manager



### APPLICANT:

VRE Holding II, LLC and  
VRE Holding III, LLC  
1429 N. Scottsdale Road  
Tempe, Arizona 85281

William Spresser  
Director of Hotel Operations



### LANDSCAPE ARCHITECT:

Moore Swick Partnership  
414 S Mill Ave # 207  
Tempe, AZ 85281-2850  
(480) 894-9284

Gregory P. Swick, ALSA



### APPLICANT'S REPRESENTATIVE:

Sender Associates, Chartered  
464 South Farmer Avenue, Suite 102  
Tempe, Arizona 85281  
(480) 966-6735

Darin A. Sender, Esq.  
Jennifer L. Kriebs, Esq.



### CIVIL ENGINEER:

Wood, Patel & Associates, Inc.  
2051 West Northern, Suite 100  
Phoenix, Arizona 85021  
(602) 336-7934

Darin L. Moore, P.E., Associate

**WOOD/PATEL**

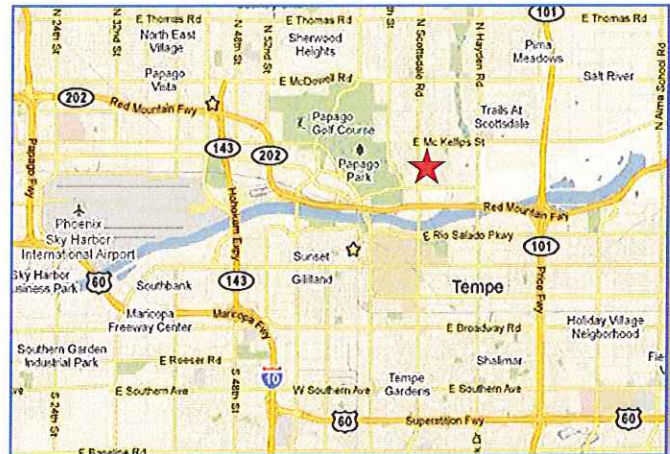
## HILTON INN & SUITES PROJECT NARRATIVE

### A. INTRODUCTION

This entitlement request pertains to the existing Hampton Inn and Suites at 1429 North Scottsdale Road, just north of the northeast corner of Scottsdale Road and Weber Drive (the "Site"). The owner of this Hampton Inn wishes to redevelop the southern portion of the Site to add 73 new rooms as a significant reinvestment in this area of north Tempe. The northern portion of the Site's buildings and improvements will remain.

#### 1) General Project Location and Surroundings

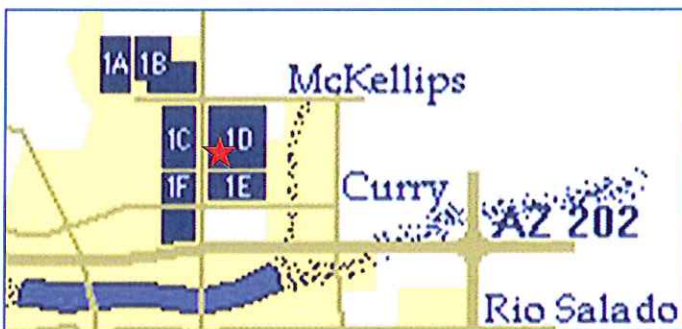
The Site is located in the northern portion of Tempe, less than one-half mile south of the City of Scottsdale municipal boundary at Scottsdale and McKellips Roads. The Site is surrounded by multi-family and single-family residential development, commercial, retail, and industrial development types along Scottsdale Road. Almost all of the development on both sides of Scottsdale Road from Loop 202 to the Scottsdale boundary is developed with commercial or industrial uses except for a small frontage of multi-family adjacent to the Site on the north which shares a driveway with a QuickTrip gas station.



Location Map

Behind the commercial and industrial development along the Scottsdale Road frontage there are several established single-family residential neighborhoods which are included within the North Tempe Neighborhood Association. The Site is located within the Indian Bend Neighborhood Association (1D).

The East Rio Neighborhood Association (1E) is just to the south, the West Rio Neighborhood Association (1F) is to the southwest, and the Cavalier Hills Neighborhood Association (1C) is to the west and northwest. The Canal Park (1A) and College (1B) Neighborhood Associations are located northwest of the Site.



Nearby Neighborhood Association Locations



## 2) Request Overview - Entitlements

This application requests a rezoning from CSS and R-4 to MU-3 with a PAD, a Development Plan Review for the new building, landscaping and signage, and a Plat to consolidate seven lots into two. A General Plan amendment from Residential - Medium to High Density (up to 25 du/ac) to Mixed-Use - Medium to High Density (up to 25 du/ac) has been previously filed in order to allow adequate time for interested party review and potential comment.

## 3) Overview - Hampton Inn & Suites

### i. The Hampton Brand

Hampton Hotels is a mid-priced leader in the lodging segment and is part of Hilton Worldwide Portfolio of brands, the leading global hospitality company. All Hampton hotels offer warm surroundings and a friendly service culture supported by our 100% Hampton Guarantee. High-



Tempe Hampton Inn & Suites

quality accommodations, in-room conveniences and the latest technology, combined with numerous locations and competitive rates, have made Hampton a leader in its segment and one of the fastest growing hotel brands. Currently, there are more than 1,800 Hampton locations in Canada, Costa Rica, Ecuador, Germany, Mexico, Turkey, the United Kingdom and the United States, totaling nearly 180,000 guest rooms. New Hampton hotels are currently in the works in Europe, Asia, South America and the Caribbean to further expand Hampton's global presence.

Introduced in 1984, Hampton was founded on the concept of providing guests with consistent, value-priced accommodations and a bundled package of amenities included in the price of the hotel room. Hampton was the first mid-priced national hotel brand to offer guests a complimentary continental breakfast and free local telephone calls as part of every guest stay. In 1995, the Hampton brand introduced Hampton Inn & Suites hotels. This lodging concept combined traditional guest rooms with spacious two-room suites that include a separate bedroom, living room and kitchen area.

All Hampton Hotels provide a standard complement of guest services and amenities that include:

- Welcome zone: high quality finishes, local flavor and a warm greeting create an inviting atmosphere for arriving guests
- Work zone: a quiet, more secluded area to read, work or conduct an informal business meeting
- Living zone: a place for guests to energize with a regionally inspired breakfast, 24/7 hot beverage offering at various locations, snack or light meal
- Gathering zone: a great space for our guests to meet and greet each other, have a beverage, take a seat and just relax
- 100% Hampton Guarantee
- Free On the House® hot breakfast including fresh waffles served daily



- Free wireless high-speed internet access in the lobby and in at least one meeting room per hotel
- Free coffee and tea in the lobby 24 hours a day
- No additional charge for children under 18 years old staying with parent
- Swimming pools at most locations
- Access to exercise facilities at most locations
- On-site Suite Shop® at all Hampton Inn & Suites locations
- A versatile hospitality suite for small business meetings or social functions
- Free wired or wireless high-speed internet access in all guest rooms
- Cushioned lap desks in each room for working on the bed with papers or computers
- Signature Hampton radio alarm clock with easy to set alarm and pre-set stations
- The Clean and Fresh Hampton Bed™ with linens and duvet laundered fresh for every guest
- Nightlight in bathroom
- Curved shower rod and curtain over baths or large walk-in shower
- Free movie channel
- Coffee maker, iron and ironing board in all guest rooms
- Rooms equipped for guests with disabilities



Tempe Hampton Inn & Suites Main Lobby

With more than 1,800 locations, finding a Hampton hotel is easy – urban chic locations, near shopping malls, beaches, roadside attractions and more. A large percentage of hotels are located in tertiary and suburban markets, and as the brand grows, so has its development in urban downtown locations and revitalized historic districts. In addition, many of the brand's hotels are now located in beach destinations and resort communities. Unlike most hotels, Hampton serves an even mix of business and leisure travelers (48% of customers are business and 52% are leisure.)

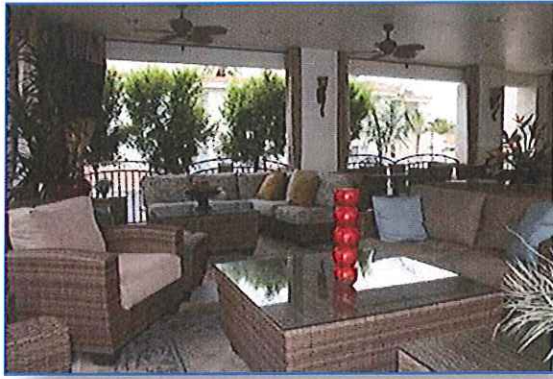
Hampton continues to listen to their guests, stay on top of industry trends and explore features that drive sustainable competitive advantages as well as benefit the profitability of its owners. With a commitment to continuing growth, quality and outstanding performance, Hampton stands on its track record, and promise to make Hampton the first choice for developers, now and in future years.

## ii. The Tempe Hampton Inn & Suites

This particular Hampton Inn & Suites was purchased by the current owner in 2007 and completely remodeled inside and out that same year. Inside, the rooms were remodeled and updated with built-in storage, new carpets, window shutters and treatments, 32" HD television sets, granite countertops in the bathrooms, among many other reinvestments in the property.

The exterior was also extensively renovated to create resort-style amenities for the guests. New courtyards, putting green, Jacuzzi with rock waterfall and pool renovation were also completed. All of the existing Hampton Inn & Suites rooms are exterior-loaded and face one of the many courtyards. After renovation, the remaining northern portion will remain courtyard-oriented, and the new building will be internally-loaded with views of the courtyards and amenities. A new 1,200sqft outdoor covered patio was also created adjacent to the main breakfast area. This patio





**Tempe Hampton Inn & Suites Outdoor Patio**

includes resort-style patio furniture where guests can relax under ceiling fans and create privacy by closing the outdoor drapery while watching one of the two 42" HD television sets. The Hampton Inn & Suites also features a 500 square foot pool with patio surround, spa, and shade ramada.

The room choices include standard single rooms, rooms with kitchenettes, and double bedrooms with full kitchens for those guests staying for a longer period. The planned 117 guestrooms will

be comprised of 35 King Suites (30%), 36 King Rooms (31%) and 46 Double Queen Rooms (39%). A considerable amount of guests take advantage of the Hampton Inn's extended stay capabilities made available by the full kitchens in certain rooms. Many are corporate extended stay guests either on a single visit while relocating, or are recurring extended stay corporate guests who visit for longer periods on an ongoing basis. Another portion of Tempe Hampton Inn & Suites extended stay guests include winter visitors who wish to take advantage of the beautiful Arizona winters, as well as all of the amenities Tempe and the Valley has to offer. The Hampton Inn & Suites' standard stay guest similarly includes a mix of visitors for both business and pleasure. To better serve those guests, the Tempe Hampton Inn & Suites offers a free shuttle service available to drive the guest to and from the various Valley amenities, including restaurants, museums, shopping malls, and the airport.

Other amenities on-site include a new 825 square foot meeting room that will comfortably accommodate 55 people, and can also be divided to be made suitable for two smaller groups. This is in addition to the existing 1,300 square foot conference room that will remain. The hotel also includes a business center and 675 square foot fitness room with state of the art tread mills, ellipticals and stationary bikes. The meeting, conference and outdoor spaces will be available for use by the local community, as well as guests of the Hampton Inn & Suites making it an appealing amenity for the local community to host weddings, meetings and community events.



**Tempe Hampton Inn & Suites meeting/conference room**

To take a tour of the property, please scan the QR code on the first page, or go to: [http://hamptoninn.hilton.com/en/hp/hotels/photo\\_gallery.jhtml?ctyhocn=PHXTEHX](http://hamptoninn.hilton.com/en/hp/hotels/photo_gallery.jhtml?ctyhocn=PHXTEHX)

#### **4) Development Concept**

This development concept proposes to redevelop the south and east portion of the Site adding 73 new rooms, and integrating the existing Hampton Inn & Suites site and landscaping into the new development scheme. (Please see included Conceptual Landscape Plan).

##### **i. Existing Conditions**

There is an existing Hampton Inn & Suites on the Site which has been operating at this location since 1996. This Site was originally developed as an apartment complex in 1975, and became an Arizona 8 Motel in 1979. In 1980 it became the Corte Fiesta Motel until 1996 when it became the Hampton Inn. Currently, the Hampton Inn & Suites has 162 units. (Please see included Aerial Maps).

##### **ii. New Hampton Inn & Suites (South Portion of Site)**

The southern portion of the Site will be redeveloped with a single 117 unit internally loaded four-story building along the Scottsdale Road right-of-way. A new driveway will allow guests to access the porte-cochere greeting area along the south side of the building. New landscaping is proposed throughout this redeveloped portion of the Site, including a 20' buffer of trees and shrubs along the southern property line adjacent to the residential alley. (Please see included Site Plan and Landscape Plan).

##### **iii. Remaining Hampton Inn & Suites (North Portion of Site)**

The existing 118 room Hampton Inn & Suites in the northern portion of the Site will remain as it is today and will be integrated into the landscaping, drive aisles and parking of the new southern development.

#### **B. APPLICATION REQUESTS**

##### **1) General Plan Amendment - Mixed-Use & Residential to Mixed-Use**

###### **i. Request (Previously filed)**

A General Plan amendment from the existing Residential ( $\pm 4.80$ ac) (and Mixed-Use ( $\pm 0.23$ ac)) Land Use designation to fully Mixed-Use has already been filed for this redevelopment proposal to provide adequate time for responses. A small portion of the southwest corner (parcel 132-11-021K) is already designated as Mixed-Use on the General Plan Proposed Land Use map, and therefore was not included in that application.

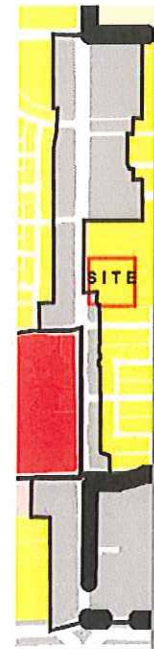
We hope the reinvestment in this older property will incentivize others to reinvest in this area of north Tempe. Since a hotel has been operating on this Site since at least 1979, the existing land use on the Site will not change as a result of that General Plan amendment. Hampton Inn &



Suites' reinvestment in this area will allow them to offer high quality vacation and business accommodations while remaining in their current home.

As identified in the General Plan Amendment application, the Site is currently designated as ±4.80 acres of Residential and ±0.23 acres of Mixed-Use on the Projected Land Use Map. The Projected Residential Density for the entire Site is Medium to High Density (up to 25 du/ac). According to these designations, the future development of this Site is projected to be a high density residential use with mixed-use development along Scottsdale Road. The proposed redevelopment of the existing Hampton Inn & Suites generally conforms to the intent of that projection while providing exceptional buffering from the existing single-family residential uses. This redeveloped hotel will be compatible with the existing and proposed land use pattern in the area which consists mainly of multi-family residential and commercial land uses.

Almost all of the properties fronting Scottsdale Road within a half-mile of the Site north and south are currently designated as Mixed-Use or Commercial on the Projected Land Use Map, with the vast majority designated as Mixed-Use. (Please see included General Plan Projected Land Use Map). Similarly, that same general area is designated as Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) on the Projected Residential Density Map. (Please see included General Plan Projected Residential Density Map). The area immediately surrounding the Site is designated as follows:



GP Projected Land Use Map.  
Grey = Mixed-Use

	Projected Land Use	Projected Residential Density	Current Land Use
North	Residential	Medium to High Density (up to 25 du/ac)	Apartments (The Palms on Scottsdale)
East	Residential	Medium to High Density (up to 25 du/ac)	Apartments (The Palms on Scottsdale)
South	Residential / Mixed-Use	Medium to High Density (up to 25 du/ac)	Gas station & Single-Family Residential (separated by alley)
West	Mixed-Use	Medium to High Density (up to 25 du/ac) & Medium Density (up to 15 du/ac)	Commercial and Retail shopping center

This General Plan amendment from Residential to Mixed-Use will be highly compatible with the Mixed-Use and Commercial designations along Scottsdale Road. The amendment have little to no negative impact on the surrounding areas, or to the city as a whole. This Projected Land Use designation change will reduce the overall amount of Projected Residential land use designation throughout the city by only 0.06%. The projected Mixed-Use land use designation will increase throughout the city by approximately 0.00237%.

The Projected Residential Density designation will not change with this application. However, even in the event the Medium to High Density designation on this property were to be eliminated, it would result in a decrease of only 0.03%. Therefore, this application request will not negatively impact the surrounding land uses, and is not considered to be a major General Plan amendment.

## **2) Rezoning - CSS & R-4 to MU-3 PAD**

### **i. Request**

A rezoning from the existing CSS and R-4 districts is required. Although a hotel has been operating on this Site with two use permits since 1979, subsequent zoning ordinance changes no longer permit a hotel in the R-4 zoning district either with or without a use permit. As a result, we must request this rezoning to the more appropriate zoning district of MU-3 PAD.

### **ii. MU-3 PAD zoning district details**

The MU-3 zoning district was chosen as the most compatible zoning district for this area and the use. We are in agreement with planning staff that this is the best choice of district. Since the vast majority of this area along Scottsdale Road is designated as Mixed-Use under the General Plan, a Mixed-Use zoning district follows the plan for this area. Also, the MU-3 development standards are very compatible with the development as proposed and those surrounding the Site. Furthermore, all Mixed-Use zoning districts require a PAD be approved to set the development standards for the project. This helps to insure that the project as proposed will be developed - not something else larger or more intense - creating certainty for the community. As a result proposed deviations would require a future PAD amendment be approved by the City Council.

As part of the MU-3 zoning, a residential use is required to be mixed with the other non-residential uses. The extended stay component of the Hampton Inn & Suites helps satisfy this requirement. Similar to a residential use, some of the extended stay guests remain at the property for up to 6 months at a time, living in the larger 1- or 2-bedroom suites with full kitchens or kitchenettes. As mentioned previously, some of these guests are relocating for business, some are vacationing, and some are staying for longer business trips. Additionally, this Hampton Inn & Suites will be preparing a plan to allow one or two employees to rent a studio unit on a short term basis as a possible workforce housing component. While we do not know whether this plan will be utilized or is feasible, having such a proposal in place will also help satisfy the residential use requirement.

### **iii. Compatibility with Surrounding Zoning and Land Uses**

This hotel use is highly compatible with the existing conditions as it has been operating here since 1979. The MU-3 zoning is also highly compatible with the surrounding zoning and land uses. Virtually all of Scottsdale Road on both sides between Rio Salado Parkway and McKellips Road is zoned commercial or industrial (CSS, PCC-1, GID, and County IND-2) and used for commercial business. (Please see included Zoning Map). A small amount of land along this one mile stretch of Scottsdale Road is zoned R-4, but only a small 300' strip is both zoned R-4 and used for residential apartment use, just north of and adjacent to the Site. Three of the four R-4 zoned parcels are used for hotel uses such as the Executive Suites Extended Stay and Motel 6 Hotels at Lilac Drive, and the Hampton Inn & Suites on the Site. (Please see included Zoning and Land Uses Map).



Additionally, this MU-3 zoning is highly compatible with the General Plan designations in this same area. All of the properties fronting Scottsdale Road within a half-mile of the Site north and south are currently designated as Mixed-Use or Commercial on the Projected Land Use Map, with the vast majority designated as Mixed-Use. (Please see included General Plan Projected Land Use Map.) Similarly, that same general area is designated as Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) on the Projected Residential Density Map. (Please see included General Plan Projected Residential Density Map.)

#### **(a) Surrounding Zoning and Land Use**

The adjacent surrounding zoning, General Plan Projected Land Use Designation, General Plan Projected Residential Density, and use are as follows:

	Zoning	GP Projected Land Use Designation	GP Projected Residential Density	Use Type
<b>Site</b>	CSS & R-4	Mixed-Use & Residential	Medium to High Density (up to 25 du/a)	Hampton Inn & Suites
<b>N</b>	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
<b>NE</b>	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
<b>E</b>	R-4	Residential	Medium to High Density (up to 25 du/a)	Apartment complex
<b>SE</b>	R-2	Residential	Medium Density (up to 15 du/a)	Single-Family Residential
<b>S</b>	CSS & R-2	Mixed-Use & Residential	Medium Density (up to 15 du/a)	Single-Family Residential
<b>SW</b>	CSS	Mixed-Use	Medium to High Density (up to 25 du/a)	Industrial/Commercial
<b>W</b>	CSS	Mixed-Use	Medium to High Density (up to 25 du/a)	Industrial/Commercial
<b>NW</b>	CSS	Mixed-Use	Medium Density (up to 15 du/a)	Commercial

#### **(b) Compatibility with Surrounding Development**

As mentioned above, the surrounding development pattern along Scottsdale Road in this area is virtually all commercial or industrial. Development directly adjacent to the Site includes a 7-11 Convenience Store at the southwest corner, high-density apartments to the north and east, a 16' residential alley to the south/southeast, and a single-lot deep strip of residential homes between the alley and Weber Drive south/southeast of the Site. (Please see included Aerial maps). Because of its residential feel, landscape buffering and generous setbacks, this use and zoning will be highly compatible with its surroundings.

#### **iv. Conformance with General Plan Elements**

Many of the goals and objectives of the General Plan Elements will be met by this proposal, as explained more fully below.

##### **(a) Conformance with Proposed Land Use Map**

The General Plan Amendment changes the projected land use designation for the Site from Residential to Mixed-Use. As seen on the Proposed Land Use Map, this will make a uniform land use designation of Mixed-Use for properties along Scottsdale Road in this area. (Please see

included General Plan Proposed Land Use Map.) Rezoning the site from CSS and R-4 to MU-3 PAD will ensure that the zoning and future development of the Site is in conformance with the Proposed Land Use Map designation of Mixed-Use.

This project is in conformance with the Mixed-Use General Plan designation as it will provide the desired environment with opportunities to live, work, and recreate. According to Tempe's General Plan, a Mixed-Use designation encourages creatively designed developments that generate opportunities to live, work, and play within the Site or surrounding area. The MU-3 PAD zoning is highly compatible with these principles. Additionally, redevelopment of the Site with a 4-story hotel will encompass the criteria for development by maintaining a reasonable scale to the surrounding neighborhood. The Site's location is prime for access to various modes of transportation, and the hotel's established extended stay and vacation guests are able to take advantage of those transportation opportunities. Also, the hotel attracts business from nearby Phoenix Sky Harbor International Airport which is a prime transportation node. Redevelopment of the Site with a new hotel will draw on the existing hotel, commercial, and multi-family residential developments to create an active environment that enhances this neighborhood.

#### **(b) Conformance with General Plan Elements Goals and Objectives**

##### **1. Land Use Element**

The Land Use element is used to guide future development and make land use decisions that maintain an active, livable, and economically sustainable city. (Tempe General Plan, p. 65)

This project meets both the overall goal of the Land Use Element and many of the objectives.

##### Goal

"The goal of the Land Use element is to foster development that conserves resources and enhances the environment in which people live, learn, work, and play."

##### Objectives

- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Ensure that new development will be consistent with general plan goals

This proposal is a reinvestment and redevelopment of an existing use. The existing development intensity in the surrounding area is compatible with a 4-story hotel which is an appropriate development for this area. The project will integrate with the existing Hampton Inn & Suites and provide a needed service for the surrounding area. With close proximity to ASU, Phoenix Sky Harbor International Airport, and Loop 202, the Site is uniquely situated to accommodate a hotel that can serve the needs of Tempe residents and visitors alike.

The new Hampton Inn & Suites development will enhance the surrounding neighborhood by upgrading an existing site and encouraging surrounding property owners to do the same. The upgrades that will be made to the Site represent new development that is consistent with the



goals the city has established in the General Plan. Hampton's investment in the Site is also an investment in the neighborhood, and will help preserve the integrity of the surrounding properties - some of which could significantly benefit from reinvestment.

## **2. Community Design Element**

The Community Design Element relates to Tempe's focus on design, sustainability, and quality of life. The policies and programs created with this element in mind have shaped Tempe's standards for design and the built environment.

### Goal

"The goal of the Community Design Element is to develop standards that will enhance the community's quality of life for future generations."

### Objectives

- Create recognizable and usable places by enhancing enclosure, connections, permeability and transparency
- Provide focal points
- Respond to climactic factors and human comfort
- Provide opportunities for interaction and observation
- Encourage mixed-use designs
- Encourage architecture that will withstand changes in style and economy, enabling adaptive re-uses in the future
- Promote sustainable concepts
- Maintain or reduce lighting impacts on night skies
- Recognize and celebrate geographic distinctions in architectural character

As a leader in hospitality, Hampton Inn & Suites understands the importance of design in the quality of their hotels and the communities in which they are located - not only for their own financial bottom-line, but also to enhance the experience for the surrounding community. This project uses design standards that ensure the objectives and goal of the Community Design element are met.

Recognizable and usable places are designed into the Site's new layout. The feeling of enclosure is enhanced by the integration of private courtyards. The availability of pedestrian and vehicular connections within the Site's layout increases the impression of connectivity, the experience of visual and physical permeability, and a sense of transparency. Focal points are provided by the building's curved architectural elements along the roofline and the enhanced porte-cochere entry feature that draw the eye visually to these areas.

Climactic factors and human comfort are addressed by the use of covered patios and useable landscaped courtyards which also provide opportunities for social interaction and observation. Careful attention to site lighting reduces lighting impacts on night skies, and significant landscaping throughout the Site will help decrease the potential for environmental heat gain typically seen in desert areas, thereby promoting sustainable ideals.

The architectural character of the buildings and site design take cues from the local colors and materials celebrating the Arizona desert geography. The mixture of desert tans with darker rust browns, and the use of stucco elements blended with brick emulate the colors and materials seen in the southwest. This architectural character will withstand changes in style and economy, enabling adaptive re-uses in the future. This Site has already achieved adaptive re-use and is positioned for potential future re-use as well. This Site was originally developed as an apartment complex in the 1970's and transitioned into a hotel in 1979. In the event it is ever necessary, such re-use of this Site may again be possible.

Finally, this redevelopment encourages mixed-use designs through its the extended stay, potential one to two housing units, meeting facility and conference facility uses. This mix of uses insures the surrounding community will be able to utilize this Hampton Inn & Suites for not only hotel stays, but also for the frequent business meetings, conventions and weddings at the Site.

### **3. Housing and Redevelopment Elements**

The Housing Element is designed to provide access to housing for all segments of the community by identifying and analyzing existing and projected housing needs. The Redevelopment Element identifies policies and strategies to encourage reinvestment and revitalization.

#### Goals

"The goal of the Housing Element is to provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need."

"The goal of the Redevelopment element is to sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare."

#### Objectives

- Encourage mixed-income-level housing developments and neighborhoods
- Increase homeownership rate with an emphasis on creating opportunities for the moderate-income population
- Encourage reinvestment, revitalization, redevelopment or reuse
- Prevent and eliminate slum and blight
- Stimulate private investment
- Attract new development

This Hampton Inn & Suites redevelopment meets all of these Objectives. Its extended stay availability encourages a style of living that doesn't generally exist in the area, providing housing-style accommodations for business relocation guests, and for spring and winter extended stay visitors. The potential for one or two employee housing units also furthers this objective. Hampton Inn & Suites hopes this redevelopment will encourage property reinvestment and pride

in the neighborhood, possibly increasing the homeownership rate or create new opportunities for the moderate-income population in this area.

Redevelopment as proposed for this project represent a significant reinvestment and revitalization in this neighborhood. This Hampton Inn & Suites redevelopment improves the Site and prevents blight in the surrounding area. The economic potential of the Site is advanced by offering a range of room choices, including extended stay, and providing desirable amenities. The private investment in this property can generate an upward trend of future private investment in the area. The overall improvements to the Site and added amenities are also likely to attract new development.

#### **4. Neighborhood Element**

The Neighborhood element identifies strategies that community members may use to participate in land use planning, to ensure efficient and cost-effective service delivery and maintain and improve neighborhoods. (Tempe General Plan)

##### Goal

“The goal of the Neighborhoods Element is to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community.”

##### Objectives

- Educate and involve the public in city processes
- Allow for public comment through all stages of a clearly defined planning process
- Ensure that the planning process is open to all residents and businesses of the community
- Allow for honest expressions of opinion, even if they differ from those of the majority
- Attain the best neighborhood maintenance and management
- Promote neighborhood preservation and enhancement
- Promote a safe neighborhood environment
- Minimize traffic impacts
- Develop walkable communities
- Promote alternative modes of transportation

Hampton Inn & Suites redevelopment is dedicated to its surrounding neighborhood and through this re-investment is also enhancing the area. Hampton is committed to improving the Site with the input of the surrounding neighborhood and neighborhood associations through neighborhood meetings and one-on-one contact. In doing so, this project will proceed with the best interest of the neighborhood in mind. The property owner and development team will work with interested citizens to ensure that the project does not have a negative impact on the surrounding area.

Traffic impacts are mitigated by the use of the Hampton Inn & Suites shuttle bus which provides rides to and from the airport and local dining, entertainment and cultural venues. This amenity reduces the number of vehicular trips per guest that would otherwise be created by guests driving to and from events separately. Hampton Inn & Suites also promotes alternative modes of

transportation by giving guests information about the availability of light rail, the upcoming streetcar system, bike routes and bus schedules.

## **5. Economic Development Element**

The Economic Development element outlines Tempe's approach to generating business and development opportunities within the city. Much of the development focus in Tempe is on redevelopment while also highlighting Tempe as a tourist destination.

### Goal

"The goal of the Economic Development Element is to stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values."

### Objectives

- Develop an improved local business climate that fosters private business investment
- Develop an increased tax base
- Remain flexible in a constantly changing economy
- Attract businesses and employers that provide jobs paying wages at or above the regional average

Development of a new Hampton Inn & Suites on this Site successfully meets all of these Objectives. The additional rooms will generate more bed tax income for the city, thereby increasing the city's tax base. It will also improve the local business climate by encouraging reinvestment in private businesses, and strengthen Tempe's tourism base. The Hampton Inn & Suites brand is sought out by their guests when traveling to destinations, and this project will help bring those travelers to Tempe. The increase in guests will result in an increase for surrounding businesses, and even Downtown Tempe. New jobs within the city will be created by the hotel, and its success will attract new businesses and employers generating additional jobs.

## **6. Cost Of Development Element**

The Cost of Development Element identifies policies and strategies to require developers to pay toward the cost of public infrastructure and service needs generated by new development, with appropriate exceptions when in the public interest. (Tempe General Plan.)

### Goal

"The goal of the Cost of Development Element is to ensure funding availability for growth and maintenance of all planned development, both public and private."

### Objectives

- Encourage development that does not exceed planned infrastructure or service capacity
- Ensure that land use intensification or redevelopment provide for necessary infrastructure or service capacity
- Provide opportunities for development, which benefit the community

This redevelopment will fit well into the existing infrastructure and service capacity that has been serving this use for over thirty years, and the new development on this Site will not exceed that capacity. All necessary improvements for infrastructure and service will be provided by the property owner as required based on the intensification of the use created by the development.

## **7. Transit, Travelways, Motorists, & Aviation Elements**

As part of the Transportation Chapter of the General Plan, the Transit, Travelways and Motorists elements are part of the city's strategy for development of a transportation system that integrates with land use. With Phoenix Sky Harbor within one mile of Tempe's border, aviation is a critical component of the regional transportation system, and serves many businesses and residents in Tempe. The overall theme for the transportation elements is that development takes advantage of a site's proximity to all available modes of transportation.

### Goals

"The goal of the Transit Element is to coordinate Tempe's Transit Plan with the overall transportation plan to support increased ridership."

"The goal of the Travelways Element is to encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation."

"The goal of the Motorists Element is to ensure that persons who choose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently."

"The goal of the Aviation Element is to facilitate safe land uses, minimize noise impacts, and promote easy access to and between different modes of transportation, both within Tempe and in the larger regional context."

### Objectives

- Encourage regional approaches to multi-modal transportation
- Coordinate with regional and federal aviation authorities on aviation issues

Due to the Site's proximity to Sky Harbor and location just north of the freeway on a major arterial street, access to all modes of transportation is readily available. The shuttle service offered by the hotel reduces the need for visitors to obtain rental cars and encourages the use of Tempe's public transit system. For visitors who are using their own cars or rental cars, the Site's design provides safe access and adequate parking.

A hotel use in such close proximity to an airport is very desirable to leisure and business travelers alike. Because the site is not only close to the airport, but also to other forms of transportation, the property owner has used this unique access amenity to create a relationship with aviation employees. This has established a client base that is regularly drawn to the site from the airport.

### 3) Planned Area Development Overlay

#### i. Request

A Planned Area Development Overlay ("PAD") is required as part of the MU-3 zoning district request. Additionally, it will help set the development standards for this project to provide the community with assurances regarding the type of development proposed. This assurance comes into play in the event a project is not completed, any new project would have to be developed according to the PAD development standards, or receive a full PAD amendment through the City Council hearing process. That process would also include full neighborhood meeting requirements and input, thereby assuring the community has a say in any changes.

#### ii. PAD Development Standards Table\*

Development Standard Type	MU-3 Development Standards	Development Standards Proposed in PAD
Residential Density (DU/acre)	25	<1
Building Height (feet)		
Building Height Maximum	50'	55'-0"
Building Height Step-Back Required Adjacent to SF or MF District	Yes	Yes (N, E, & S)
Max Lot Coverage (% of net site area)	NS	50%
Min Landscape Area (% of net site area)	NS	20%
Setbacks (feet)		
Front		
Building Wall	NS	±6'
Parking	20'	20'
Side		
Building Wall	NS	35' (30' at SWC of porte-cochere)
Street Side		
Building Wall	NS	-N/A-
Parking	20'	-N/A-
Rear		
Building Wall	NS	35'
Parking		
Hotel rooms	1:room	1:room
Office/admin	1:300	1:300
Conference/meeting	1:125	1:125
Residential	studio (1/room)	studio (1/room)

\* Please see included PAD cover sheet.



iii. City of Tempe PAD approval criteria:

**(a) Identify and provide justification for the specific modification(s) to the general development standards;**

This Hampton Inn & Suites PAD proposes to modify only one MU-3 development standard - a building height increase by just 5'-0". The building height measured to the top of the parapet is proposed to be 55'-0", with stair towers and a main elevator tower height of 57'-11" in a few locations along the building façade. Justification for this modification lies in the appropriate and efficient use of land. Originally, Hampton Inn & Suites proposed a shorter building with a higher lot coverage. However, the property owner agreed with planning staff that a slightly taller building would be a more efficient footprint while remaining compatible with the surroundings. This also allowed for all parking standards to be met, and development of more open space throughout the Site.

This PAD is also setting in place six other MU-3 development standards to insure the development will occur as proposed. Those development standards are:

Standard	Required	Proposed
Residential Density	25	<1
Lot Coverage	NS	50%
Landscape Area	NS	20%
Front Building Setback	NS	±6'
Side Building Setback	NS	35' (30' at SWC of porte-cochere)
Rear Building Setback	NS	35'

**(b) Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community; and**

This PAD accommodates, encourages, and promotes innovatively designed development by allowing the redevelopment of this Site. The reinvestment in this property creates an attractive and harmonious unit of the community that provides additional tax base, community amenities, and tourism opportunities.

**(c) Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.**

A PAD Overlay is required as part of any Mixed Use zoning district request, and therefore is necessary to this development. Since this area along Scottsdale Road is almost completely designated Mixed-Use on the General Plan's Proposed Land Use map, a Mixed Use zoning

district is the most appropriate district to fulfill the objectives of the General Plan. As a result, the MU-3 zoning district has been chosen as the appropriate district to use.

The performance criteria have been set to match as closely as possible the existing conditions on the Site. For example,

- The existing R-4 zoning district allows lot coverage of 60% and this PAD limits lot coverage to only 50%;
- The R-4 side and rear building setbacks are only 10', however this PAD increases those setbacks to 35'; and
- The existing R-4 zoning district permits buildings 40' tall, whereas this PAD requests only 55'.

As a result, the PAD will allow this redevelopment blend into the existing developed fabric, closely matching the existing development envelopes.

#### **4) Development Plan Review**

##### **i. Building**

The exterior design of the building features a contemporary architecture with vibrant modern colors contrasted with natural stone. Metal barrel roof elements provide interest to the roofline, and are echoed at ground level by curved metal canopies at the pedestrian entries and the vehicular porte-cochere. The hotel ground level extends on the south side into the outdoors via a folding window-wall partition that leads to covered patio seating with an outdoor fireplace, and on the north side to a lush and spacious pool patio. The pool patio features a spa secluded with a ramada that echoes the design language of the hotel. The west facing hotel elevation engages the Scottsdale Road pedestrian space through the use of low landscaping walls for scale and texture at ground level, and curved cantilevered balconies above that create interest from the pedestrian perspective and pick up styling cues of the roofline above.



**West Elevation along Scottsdale Road**



**South Elevation - Main Entry**



## **ii. Landscape**

### **(a) Existing Landscape Conditions**

The existing landscaping has an informal character and consists mainly of mature evergreen trees, tall palm trees, shrubs, ground covers and annuals. There is lawn in the street frontage and decomposed granite in all planting areas on the site. The plant material consists of African Sumac, Eucalyptus, Ficus, Olive, and Pine trees, a variety of palm trees, and shrubs such as Cassia, Dwarf Oleander, Lantana, Ruellia and Texas Sage.

The street frontage has a lush green character and contains mature evergreen canopy trees, tall palm trees and lawn along the entire length. A Mexican fountain placed in a bed of annuals provides a focal point at the main entry to the hotel site. There are potted plants at the entry to the office and a covered patio area surrounded by lush landscaping in the rear. There are two pools that are located in separate courtyards and are landscaped with palm trees and shrubs. Two other courtyards contain seating areas, artificial turf putting greens and palm trees. The landscape areas along the perimeter of the site and in parking areas are sparsely planted with trees.

The plants are irrigated by an automatic drip irrigation system and spray heads irrigate the lawn areas. The irrigation system currently irrigates both the existing hotel site that will remain, as well as the portion of the site where the new hotel will be built.

### **(b) Landscape Concept for the New Hotel**

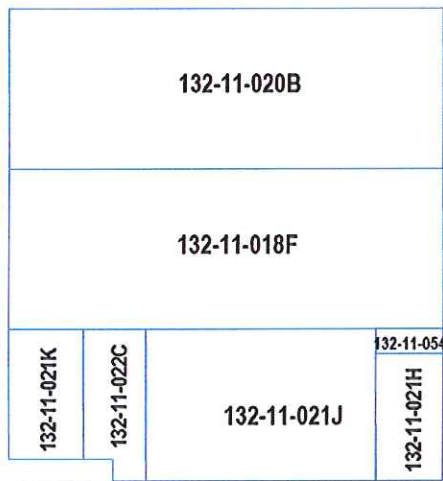
The landscape concept for the new hotel is to create an inspiring yet relaxing environment for the guests of the hotel. The design will utilize evergreen trees, shrubs and ground covers to provide a lush green character throughout the year and also blend with the landscaping of the existing hotel that will remain. There will be special emphasis placed on the landscaping along the street frontage, the entry into the site, the hotel's entry / covered drop off area, the outdoor seating / patio area and the area around the pool. A staggered double row of evergreen trees will be planted 15' on center along the south property line to provide a screening buffer between the hotel and the single family residential properties and a single row of evergreen trees will be planted at 20' on center along the east property line to provide a screening buffer between the hotel and the multi-family development. The parking areas will be landscaped with trees and ground covers to 'visually soften' and break up the expanse of the parking area.

The irrigation system for the new hotel site will be separate from the irrigation system for the existing hotel that will remain. The existing irrigation system will be cut and capped at the new property line between the two hotel sites. A new automatic drip irrigation system will be installed to irrigate the landscaping for the new hotel site.

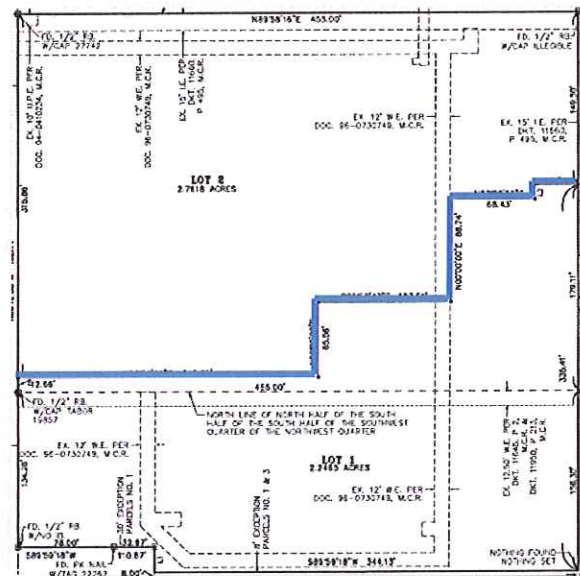
The landscape design will meet all City of Tempe Landscape Ordinances and C.P.T.E.D. requirements.

### 5) Plat - To Consolidate 7 Parcels into 2 Parcels

A plat is required to consolidate the existing seven (7) parcels into two (2) lots. This consolidation will accommodate the development proposal to keep the existing northern hotel buildings and site while re-developing the southern portion of the Site. The new development will be located on the 2.2465 acre Lot 1, and the existing northern hotel portion will be located on the 2.7618 acre Lot 2. (Please see included Preliminary and Final Plat). Finally, this Plat will conform to the requirements and objectives of the General Plan, or any parts thereof, as adopted by the Commission and the City Council as well as to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.



Existing Lot Configuration - Prior to Plat

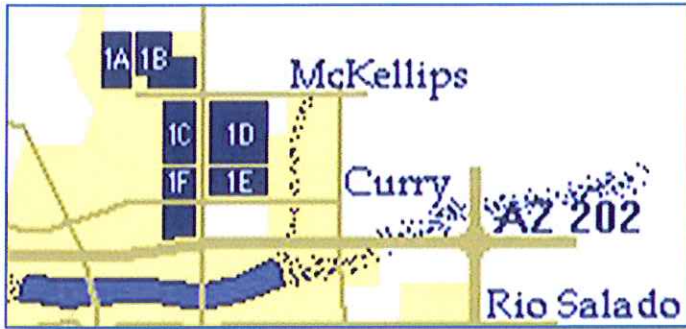


Proposed Plat - 2 Lots

### C. NEIGHBORHOOD OUTREACH

The Site is located within the North Tempe Neighborhood Association boundaries. Specifically, the Site is within the Indian Bend Neighborhood Association (1D). The East Rio Neighborhood Association (1E) is just to the south, the West Rio Neighborhood Association (1F) is to the southwest, and the Cavalier Hills Neighborhood Association (1C) is to the west and northwest. The Canal Park (1A) and College (1B) Neighborhood Associations are located northwest of the Site.

Hampton Inn & Suites proposes to schedule a neighborhood meeting soon after this application is filed, and provide availability to meet with anyone interested in the project on an ongoing basis. Hampton believes in open communication and hopes that this redevelopment will spur investment by other commercial and residential property owners. We will work hard to address



Nearby Neighborhood Association Locations

every comment received and will submit information from the neighborhood meeting to the city within the Ordinance-required time periods, outlining both the comments received and our responses to resolve any outstanding issues.

#### D. CONCLUSION

In conclusion, this redevelopment and reinvestment project by Hampton Inn & Suites will be a compatible development for this area, meeting many goals and objectives of the General Plan, prevailing General Plan Land Use designations and existing land uses within at least one-half mile. The proposed MU-3 zoning district is the most appropriate zoning district for this use given the use and the General Plan context. The additional bed taxes raised by this redevelopment will help the city increase its tax base, and create interest for other property owners to reinvest in their properties. The building design will mesh well into the existing context with its desert colors and materials, and generous landscaping.

For the reasons mentioned herein, the owner of this Hampton Inn & Suites respectfully requests approval of the requested Rezoning, Planned Area Development, Development Plan Review, Preliminary & Final Plat.

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