

Staff Summary Report



City Council Date: 06/16/2011

Agenda Item Number: ____

SUBJECT: Introduction and first public hearing to adopt an ordinance for a Zoning Map Amendment and Planned Area Development Overlay and to adopt a resolution for a General Plan Amendment for HAMPTON INN & SUITES located at 1429 North Scottsdale Road. The second public hearing is scheduled for July 7, 2011.

DOCUMENT NAME: 20110616cdkko01 PLANNED DEVELOPMENT (0406) Ordinance No. 2011.17 Resolution No. 2011.25

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.

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

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: Chris Anaradian, Community Development Manager (480-858-2204)

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

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission -- Approval

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
- 2-8. Summary / Comments / Reasons for Approval
9. Conditions of Approval
- 10-11. History & Facts
11. 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

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.

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 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.

A Final Subdivision Plat is being undertaken as a separate, concurrent 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.

For the entire 5.01 acre site, the Development Review Commission has approved the Development Plan Review for the Hampton Inn including the removal of the southern portion of the existing hotel, the retention of the remainder of the existing hotel on Lot 2 and the addition of a proposed hotel on Lot 1. The remaining hotel on Lot 2 includes a lobby, offices, conference rooms, 116 guest rooms and two work force housing units contained in a 63,262 sf. cluster of two- and three-story buildings. The proposed hotel on Lot 1 is a single, four-story building of conference rooms and 117 guest rooms contained in 75,960 sf. The site parking, grading/drainage and landscape are proposed for replacement on Lot 1 as well as on Lot 2 to the east of the buildings. A Preliminary Subdivision Plat has also been approved by the Development Review Commission.

The Development Review Commission on June 14, 2011 recommended approval to the City Council for the following entitlements:

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.

The applicant is requesting the City Council take action on 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))	20 FT	0 FT	0 FT
.....Side (N & S perimeter to bldg. face)	10 FT	0 FT	64 FT
.....Side (S perimeter to canopy column)	10 FT	0 FT	34 FT
.....Side (N & S building step-back plane)	10 FT	0 FT	34 FT
.....Side (Lot 1 / Lot 2 common boundary)	10 FT	0 FT	9 FT
.....Rear (E perimeter to bldg. face)	10 FT	10 FT	120 FT
.....Rear (E building step-back plane)	10 FT	10 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.

CONCLUSION

Based on the information provided by the applicant, the public input received and the analysis provided above, the Development Review Commission and staff recommends approval of the requested General Plan Land Use Map Amendment, Zoning Map Amendment and Planned Area Development Overlay. 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.

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".
- June 14, 2011: The Development Review Commission approved the Development Plan Review and Preliminary Subdivision Plat requests for Hampton Inn & Suites consisting of a four story 117 guest room hotel of +/- 75,960 sf. area on +/-2.25 acres (Lot 1) 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 (Lot 2). 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. On the same evening, the Development Review

Commission recommended to City Council approval of the following requests:

- General Plan Land Use Map Amendment from Residential to Mixed-Use for 4.77 gross acres (the remaining 0.24 acres of the site is already mixed-use).
- 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 for 5.01 gross acres.
- 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.

June 16, 2011

Introduction and first public hearing by City Council to adopt an ordinance for a Zoning Map Amendment and Planned Area Development Overlay and to adopt a resolution for a General Plan Amendment for Hampton Inn & Suites located at 1429 North Scottsdale Road.

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