

**PLANNING AND ZONING  
VICINITY MAP**

**CASE:**

Z14-039

**PROJECT:**

MARRIOTT COURTYARD

**ADDRESS:**

6907 E Ray Rd. Located East of Power Road on the South side of Ray Road.

**REQUEST:**

Site Plan Review and Rezone from LC to LC-BIZ. This request will allow for the development of a four-story hotel.

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**Planning and Zoning Board**

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*Case Information*

**CASE NUMBER:** Z14-039 (PLN2014-00236)  
**LOCATION/ADDRESS:** 6907 E. Ray Road  
**GENERAL VICINITY:** Located east of Power Rd. on the south side of Ray Rd.  
**REQUEST:** Site Plan Review and Rezone from LC to LC-BIZ.  
**PURPOSE:** This request will allow for the development of a hotel.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Warner & Lindsay Holdings LLC  
**APPLICANT:** Gateway Hospitality Group, LLC / Paul Welker  
**STAFF PLANNER:** Kim Steadman

**SITE DATA**

**PARCEL NUMBER(S):** 304-37-006C, 304-37-030A, 3043-7-005C  
**PARCEL SIZE:** 2.9± acres (2.8± net acres)  
**EXISTING ZONING:** LC (Limited Commercial)  
**GENERAL PLAN DESIGNATION:** MUE (Mixed Use Employment)  
**CURRENT LAND USE:** Vacant

**SITE CONTEXT**

**NORTH:** (Across Ray Rd.) vacant State land – zoned AD-2 in County  
**EAST:** (Across the RWCD canal & East Maricopa Floodway) golf course – zoned PS  
**SOUTH:** Existing industrial use & vacant land – zoned LC and LI  
**WEST:** (Across 185<sup>th</sup> St. / Saranac) Existing multi-tenant retail use – zoned LC

**STAFF RECOMMENDATION:** Approval with conditions  
**P&Z BOARD RECOMMENDATION:**  Approval with conditions.  Denial  
**PROPOSITION 207 WAIVER SIGNED:**  Yes  No

**HISTORY/RELATED CASES**

**May 16, 2005:** Annexed to the City of Mesa. (Ordinance 4398)  
**May 16, 2005:** Rezoned from County to City RU-43. (Z05-029)  
**August 15, 2005:** Rezone to LC for conformance with the General Plan. (Z05-067)  
**June 4, 2014:** Design Review work session: review of the current proposal (DR14-017)

**PROJECT DESCRIPTION/REQUEST**

This is a request for Site Plan Review, and rezoning of a 2.9 acre site from Limited Commercial (LC) to Limited Commercial-Bonus Intensity Zone (LC-BIZ) for the development of a four-story hotel. The hotel consists of a 14,467 square-foot ground floor with common areas and 10 of the

hotel's 99 guest rooms. The balance of the guest rooms are distributed on three upper floors. The BIZ overlay is necessary because the proposed height of the hotel, 57', exceeds the 30' maximum height established for the LC district. Also included in the BIZ request are reductions to setbacks on the south and west property lines.

This project will develop 185<sup>th</sup> Street (also known as "Saranac") along its western property line. Entrance to the west end of the site will be from 185<sup>th</sup> Street. A second entry, toward the east-end, is from Ray Road. The main entry porte cochère is on the north side, facing Ray Road. Parking is provided on three sides, connected by an access road behind the hotel on the south side. The site also includes a fire-pit seating area and a fenced pool area.

**DEVELOPMENT STANDARDS**

Table 11-6-3 Development Standards – Commercial Districts:

<i>LC Standard</i>		<i>Required</i>	<i>Proposed</i>	<i>Staff recommends:</i>
Street (north)	Building Setback	15' – arterial street	92' to building	Exceeds Standards
	Landscape Width		20' to parking	Exceeds Standards
Interior (east side)	Building Setback*	60'	146'	Exceeds Standards
	Landscape Width	15'	15' - 30'	Exceeds Standards
Interior (south )	Building Setback*	<b>60'</b>	<b>49'</b>	Approval through BIZ
	Landscape Width	<b>15'</b>	<b>5' &amp; 15'</b>	Approval through BIZ
Street side (west side)	Building Setback	20' – local street	170'	Exceeds Standards
	Landscape Width	20' – local street	10'	Approval through BIZ
Building Height		30' maximum	57'	Approval through BIZ
Parking: 1 space/guest room		99	107	Approval

- Building setback from interior lot lines is calculated at 15' per story.

**BONUS INTENSITY ZONE (BIZ) OVERLAY**

The BIZ overlay is needed to allow the 57'-tall building to exceed the LC zone height limit of 30'. It will also provide relief from landscape and building setbacks, as noted in the table above. These deviations have the effect of intensifying the use that would be possible through strict adherence to the standards of the Ordinance

The Zoning Ordinance establishes criteria for using the BIZ overlay to modify standards. The greater the requested modification, the greater the required level of compliance with the criteria. The proposed design meets the criteria in the following ways:

The BIZ allows for increased intensity in exchange for "distinctive, superior quality designs". The building utilizes high-quality materials and unique design. The inclusion of non-stucco materials such as metal panels and cultured stone, as well as the highly sculptural design of the building elevations will identify this as a distinctive building. The applicant has also provided shade structures at the main entry and at the two access points to the outdoor amenity areas. Enhanced site design includes an expanded outdoor amenity area, colored concrete, enhanced materials for the screening walls at the parking areas, and a landscape design that includes multiple date palms beyond the standard plant counts required by Ordinance.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list of all property owners within 1,000 feet of the site. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and the Planning & Zoning Board Hearing date. (Mesa's Neighborhood Outreach Office researched the area and found no registered neighborhoods or HOAs within a mile of the project site.)

To date the applicant has not received any response from the mailing. Neither has staff received any calls concerning the project.

### **CONFORMANCE WITH THE GENERAL PLAN**

The adopted Mesa 2025 General Plan designates this site as Mixed Use/Employment (MUE). The intent is to encourage a blend of employment-oriented uses (including office, retail, commercial, and business parks) within a coordinated campus environment. Hotels are specifically noted as an appropriate use in this land use designation.

### **SUMMARY / CONCLUSION:**

The proposed hotel is an allowed use in both the MUE General Plan designation and the LI Zoning district. The requested BIZ overlay will allow the 57' height of the hotel along with two areas of reduced setbacks, at the west property line, and along half of the south property line.

The project is well designed providing hotel guest amenities, landscaping, building materials and design that exceed average standards. This level of quality justifies the BIZ overlay and staff recommends approval with approval with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the project narrative and as shown on the plans and elevations submitted.
2. Compliance with all conditions of the Design Review approval, DR14-017.
3. Compliance with all City development codes and regulations.



**MARRIOTT COURTYARD HOTEL**  
MESA, AZ



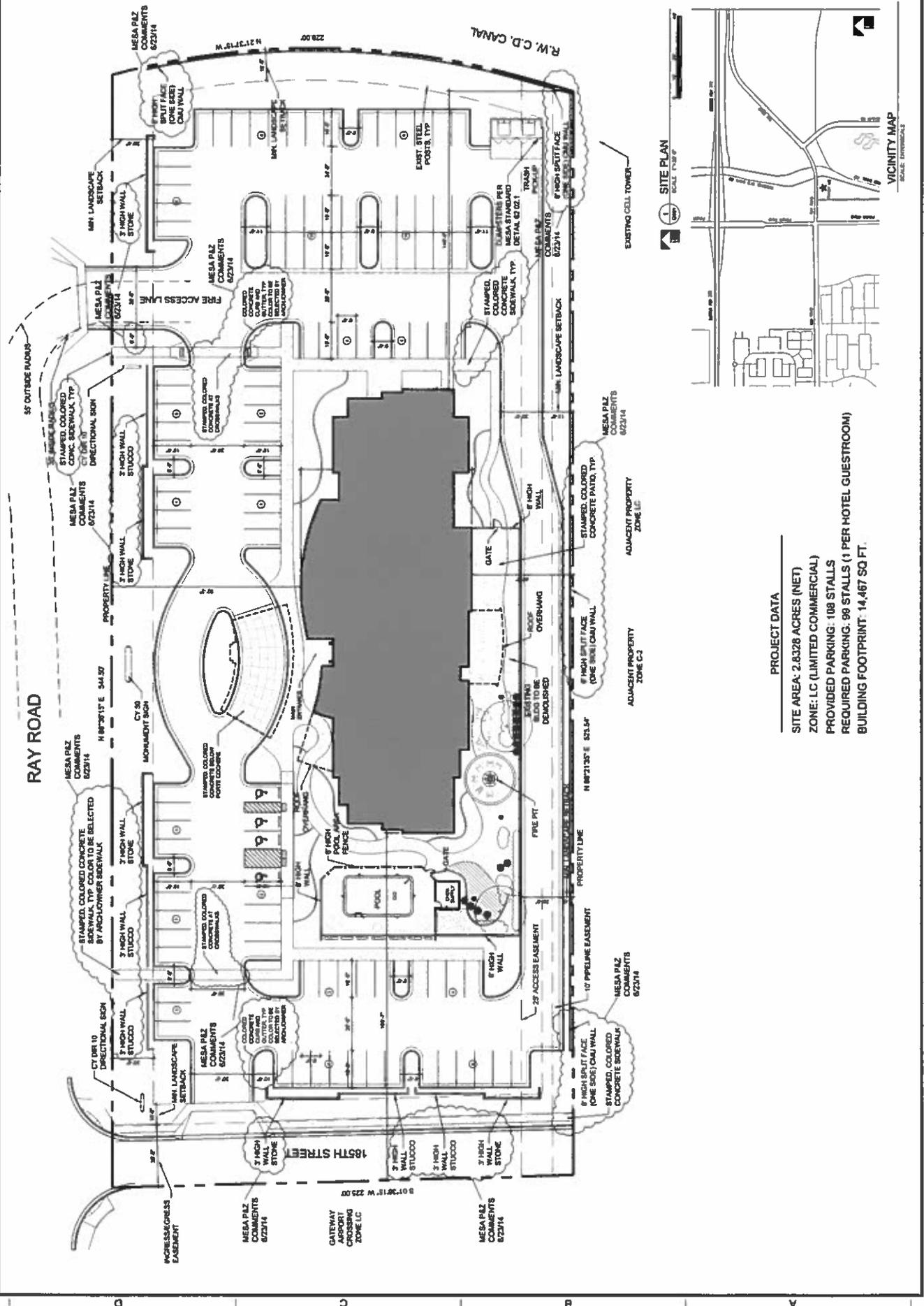


THE RICHARDSON DESIGN PARTNERSHIP, LLC.  
 101 W. WASHINGTON AVENUE  
 SUITE 1000  
 PHOENIX, ARIZONA 85003  
 P: 602.498.1000  
 F: 602.498.1001  
 WWW.RICHARDSONDESIGN.COM

PROJECT: COURTYARD BY MARRIOTT  
 CLIENT: STARBUCK PROPERTIES  
 PHOENIX, ARIZONA 85003

NO.	DATE	DESCRIPTION
1	08/14/14	ISSUED FOR PERMIT
2	08/14/14	ISSUED FOR PERMIT
3	08/14/14	ISSUED FOR PERMIT
4	08/14/14	ISSUED FOR PERMIT
5	08/14/14	ISSUED FOR PERMIT
6	08/14/14	ISSUED FOR PERMIT
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9	08/14/14	ISSUED FOR PERMIT
10	08/14/14	ISSUED FOR PERMIT

**SITE AND LANDSCAPE PLAN**  
 SHEET 1  
 A050



**SITE PLAN**  
 SCALE: 1" = 20'



**PROJECT DATA**

- SITE AREA: 2.8328 ACRES (NET)
- ZONE: LC (LIMITED COMMERCIAL)
- PROVIDED PARKING: 108 STALLS
- REQUIRED PARKING: 99 STALLS (1 PER HOTEL GUESTROOM)
- BUILDING FOOTPRINT: 14,467 SQ. FT.

RAY ROAD

185TH STREET

R.W. C.D. CANAL

ADJACENT PROPERTY ZONE LC

ADJACENT PROPERTY ZONE C-2

ADJACENT PROPERTY ZONE LC



**CRITERIA NOTES**

- 1. PAIR COORDINATE WITH OTHER ELEVATIONS FOR CLARITY
- 2. UNLESS NOTED OTHERWISE, ALL FINISHES SHALL BE AS SHOWN ON THE ELEVATION
- 3. UNLESS NOTED OTHERWISE, ALL FINISHES SHALL BE AS SHOWN ON THE ELEVATION
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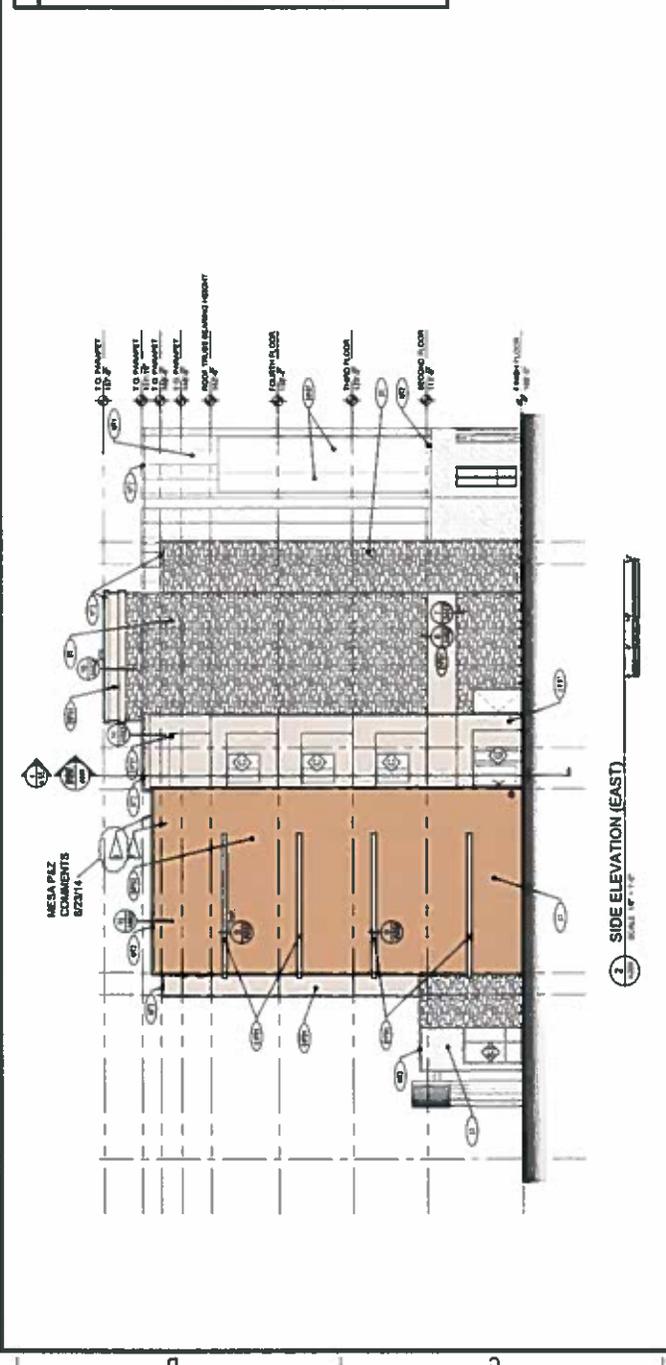
**REFERENCE NOTES**

1. REFER TO OTHER SHEETS FOR MATERIAL AND COLOR
2. REFER TO CHANGED PLANS FOR ELEVATION TYPES AT PUBLIC SPACE ADJACENCIES
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**EXTERIOR FINISH SCHEDULE**

MESA PALZ COMMENTS 6/23/14

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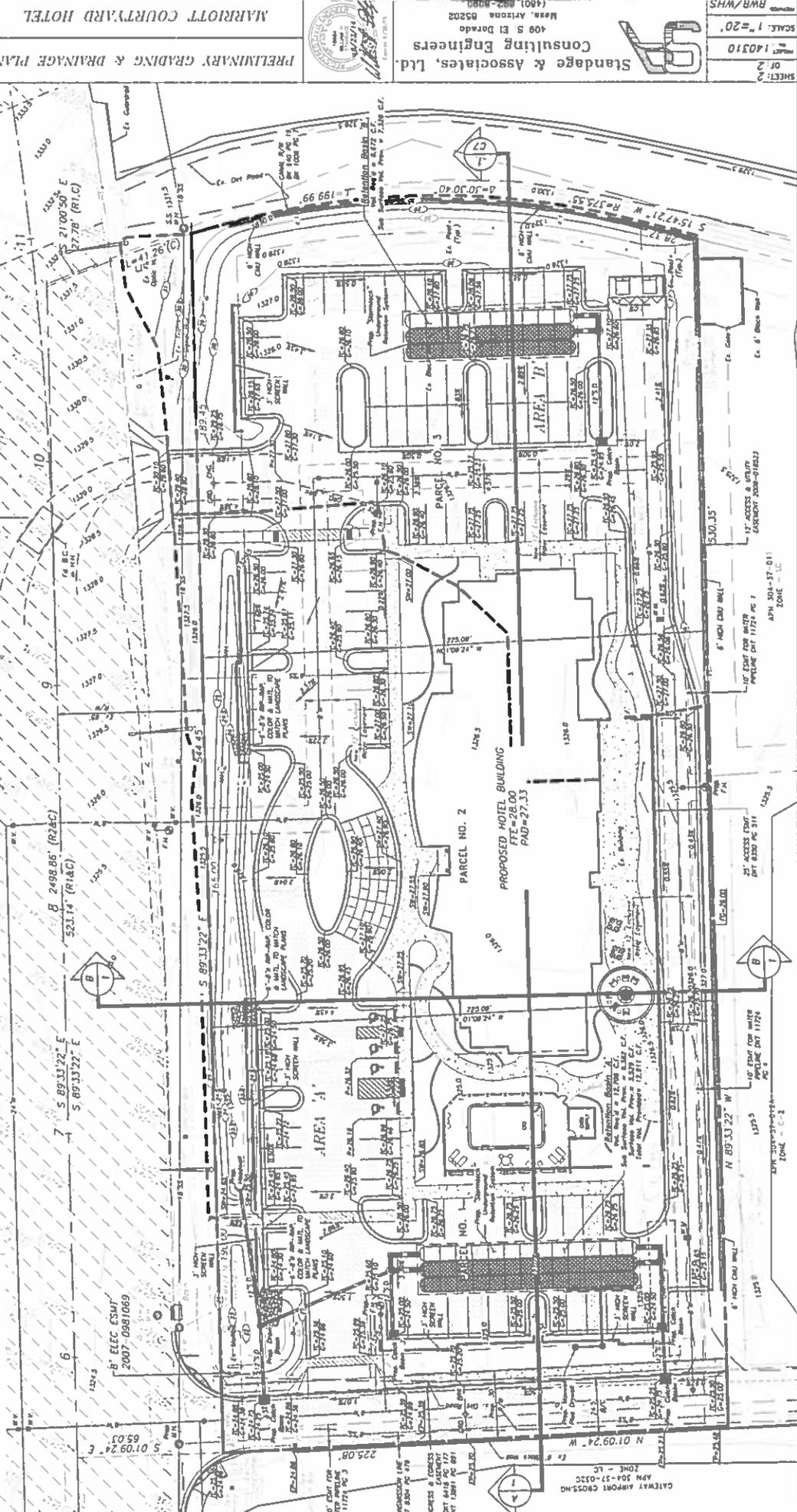
**Retention Calculations:**

Area A - Retention Calculations		Area B - Retention Calculations	
Area (sq ft)	11,800	Area (sq ft)	11,800
Volume (cu ft)	11,800	Volume (cu ft)	11,800
Retention Time (min)	15	Retention Time (min)	15
Flow Rate (gpm)	1,500	Flow Rate (gpm)	1,500
Retention Volume (cu ft)	277.5	Retention Volume (cu ft)	277.5
Retention Capacity (cu ft)	277.5	Retention Capacity (cu ft)	277.5
Retention Efficiency (%)	100	Retention Efficiency (%)	100

Detailed Sub-surface Retention A		Detailed Sub-surface Retention B	
Sub-surface Retention A	2,498.86' (R24C)	Sub-surface Retention B	2,100.50' (R1C)
Sub-surface Retention B	523.14' (R14C)	Sub-surface Retention C	577.78' (R1C)
Sub-surface Retention C	5,893.32' E	Sub-surface Retention D	5,893.32' E
Sub-surface Retention D	5,893.32' E	Sub-surface Retention E	5,893.32' E

Detailed Sub-surface Retention A		Detailed Sub-surface Retention B	
Sub-surface Retention A	2,498.86' (R24C)	Sub-surface Retention B	2,100.50' (R1C)
Sub-surface Retention B	523.14' (R14C)	Sub-surface Retention C	577.78' (R1C)
Sub-surface Retention C	5,893.32' E	Sub-surface Retention D	5,893.32' E
Sub-surface Retention D	5,893.32' E	Sub-surface Retention E	5,893.32' E

Detailed Sub-surface Retention A		Detailed Sub-surface Retention B	
Sub-surface Retention A	2,498.86' (R24C)	Sub-surface Retention B	2,100.50' (R1C)
Sub-surface Retention B	523.14' (R14C)	Sub-surface Retention C	577.78' (R1C)
Sub-surface Retention C	5,893.32' E	Sub-surface Retention D	5,893.32' E
Sub-surface Retention D	5,893.32' E	Sub-surface Retention E	5,893.32' E



PRELIMINARY GRADING & DRAINAGE PLAN  
MARRIOTT COURTYARD HOTEL

Standage & Associates, Ltd.  
Consulting Engineers  
409 S El Dorado  
Mesa, Arizona 85202  
(480) 832-8080

REVISIONS:

SHEET: 2  
OF: 2  
NO: 140310  
SCALE: 1" = 20'

**Owner**  
 P&L BELSER  
 1400 S. CLAYTON AVE. SUITE 101  
 MESA, AZ 85202  
 PHONE: (480) 882-1114

**Architect**  
 THE PROGRESSIVE DESIGN PARTNERSHIP  
 1000 S. CLAYTON AVE. SUITE 101  
 MESA, AZ 85202  
 PHONE: (480) 882-1114

**Benchmark**  
 CITY OF MESA BENCH MARK AT THE NORTHEAST CORNER OF THE  
 INTERSECTION OF 185TH STREET AND 1ST AVENUE  
 ELEVATION = 1211.17 (HARD TO DUBBY)

**Area:**  
 GROSS AREA: 2,454 AC. (122,100 S.F.)  
 NET AREA: 2,678 AC. (116,647 S.F.)  
 Net Area Excludes Future 27 AC. For 185th Street

**8" ELEC. CSUIT**  
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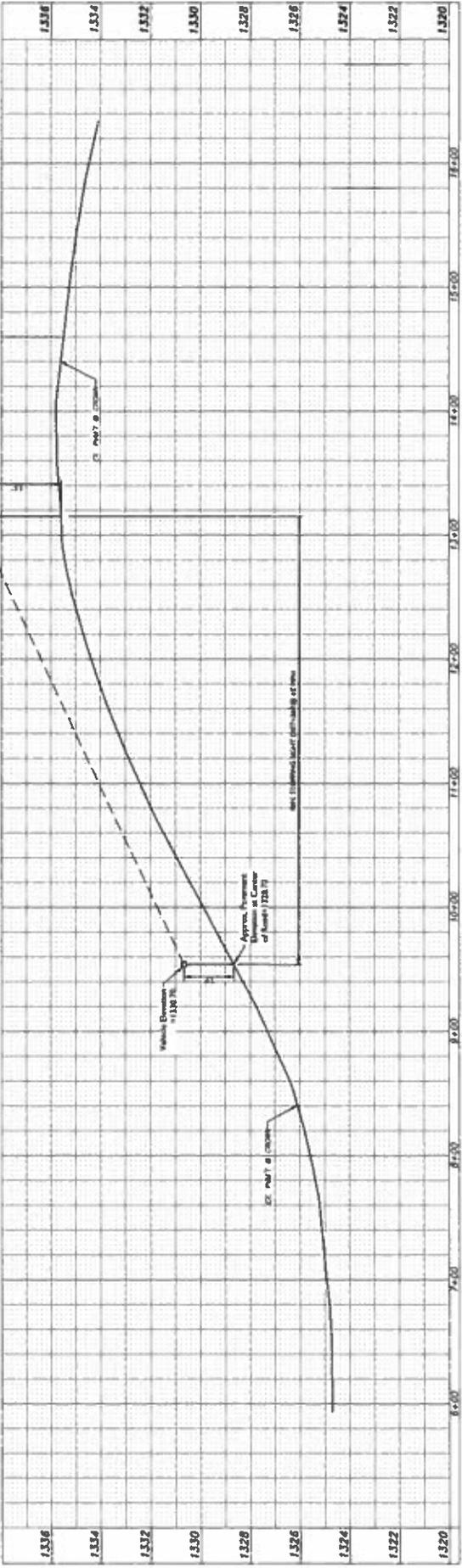
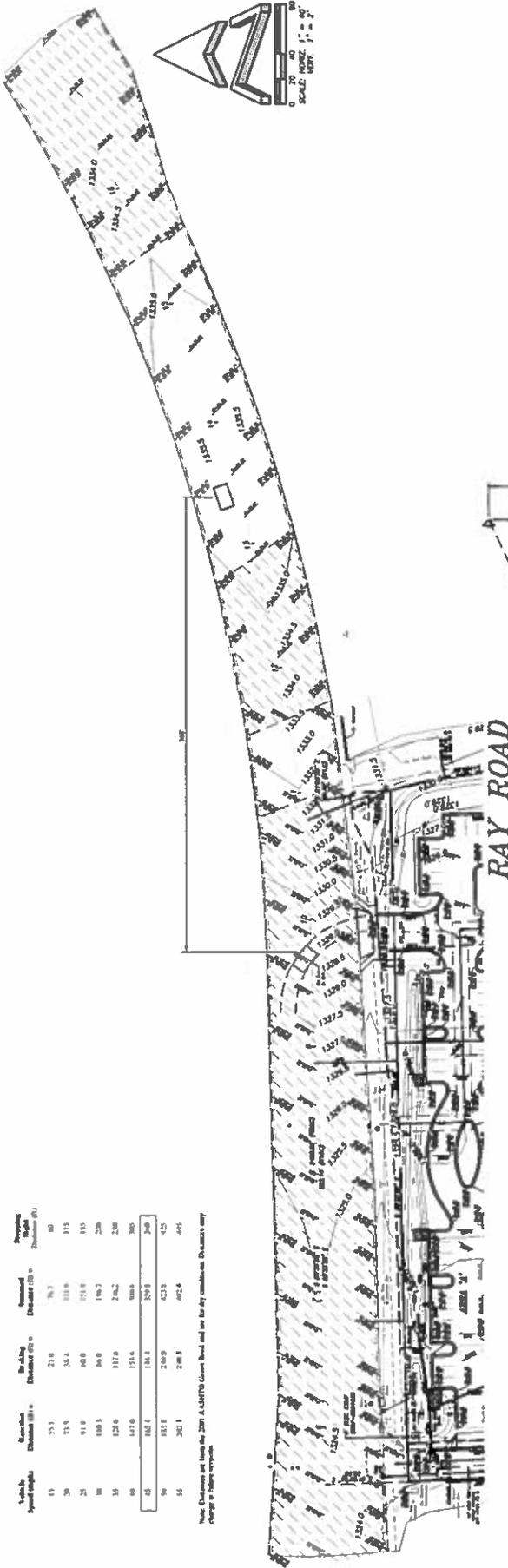
Standage & Associates, Ltd.  
 Consulting Engineers  
 408 S El Dorado  
 Mesa, Arizona 85202  
 (480) 982-8080



MARRIOTT COURTYARD HOTEL

STOPPING SIGHT DISTANCES EXHIBIT

REVISIONS:



Grade	Stationing	Stopping Sight Distance (ft)	Required Sight Triangle (ft)	Proposed Sight Triangle (ft)
15	5+1	21.6	79.7	80
20	7+5	34.4	118.6	115
25	9+8	48.0	171.8	175
30	12+0	62.4	220.2	220
35	14+2	77.6	274.2	270
40	16+0	93.6	334.0	300
45	18+4	110.4	399.6	300
50	20+8	128.0	472.0	425
55	23+1	146.4	551.4	485

Note: Distances are based on 2001 AASHTO Green Book and use the dry conditions. Distances may change if traffic volume.

## **MARRIOTT COURTYARD HOTEL**

### **PROJECT NARRATIVE**

The Marriott Courtyard Hotel off Ray Road in Mesa AZ. will consist of 99 guestrooms. The hotel is designed for the business traveler. Each room is designed to anticipate and meet guest needs. These needs include functionality, safety, consistency, comfort and value. Some of the key components and characteristics of the Courtyard Hotel Brand are the following:

- Free in-room high speed internet
- S-Bar Bistro – Eat, Drink and Connect
- Café and Lounge areas
- Home Theater
- Market in lobby area (24/7 food/beverage pantry)
- Business Center (Faxing, copying, printing, mailing)
- Flat screen HD TV
- Revitalizing Sleep experience Plush Mattress's, downy blankets and crisp clean linens.
- Guest Laundry Facilities on Site
- Same Day valet and dry-cleaning services
- Pool, and fitness facilities
- Spacious meeting Room
- The Courtyard Terrace (Outdoor patio area with fire pit)

#### Architectural Design:

The hotel Architecture has a contemporary design and uses natural colors and materials. The hotel has its own identity featuring with a large curved central entrance element with lots of metal and a curved covered porte-cochere. The rear of the hotel has a large courtyard area with fire pit and outdoor seating and covered seating area. The courtyard wraps around to the end of the hotel to the outdoor pool area. Each end of the hotel has a secondary entrance.

- Contemporary design using natural colors and materials
- Wood framed construction with EIFS, Stone and Metal exterior
- Curved central entrance with curved covered porte-cochere (North Side)
- Secondary entrances on each end (East and West)
- Outdoor pool (West Side)
- Outdoor fire pit, seating area and covered seating area (South side)

### Zoning:

The site complies with the zoning requirements for the (LC) Limited Commercial Zone, and is in conformance with the general plan. It is being proposed to add a Bonus Intensity Zone (BIZ) overlay to allow the building height to exceed 30 feet and reduce the landscape setbacks. To meet the requirements of the BIZ zone the site plan is designed to encourage pedestrian access with multiple sidewalk connections to the public right of way and a large amenity area with outdoor pool, fire pit and seating areas. The project will also include superior quality and innovation with the exterior Architectural design and layout which includes lots of open space around the hotel.

### Project Data:

- Zoning: Limited Commercial (LC)
- Lot Size: 2.83 Acres
- Parking: 108 stalls (104 Standard, and 4 Accessible)
- Building Footprint: Approx. 14,467 S.F.
- Building Height: 4 Stories Approx. 51'-10"
- Building Guestrooms: 99

## **Citizen Participation Report for Marriott Courtyard Hotel**

**Case # Z14-039**

**Date of Report:** July 1, 2014

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for the Marriott Courtyard Hotel. This site is located at 6907 E. Ray Road and is an application for the rezoning of 2.9 acres from LC to LC-BIZ for the development and construction of a 99 room Marriott Courtyard Hotel. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

**Contact:**

Paul Welker  
7255 E. Hampton Avenue, Suite 122  
Mesa, AZ 85209  
(480) 584-1414 Phone; (480) 854-1313 Fax  
Email: [paul@sunridgeproperties.com](mailto:paul@sunridgeproperties.com)

**Mailings:** In an effort to reach out to the community the applicant sent out two mailings. First, a Citizen Participation Notification was sent on June 18, 2014 to all property owners within 1,000 feet of the proposed site. It was then followed by a Public Hearing Notification which was sent on July 2, 2014 to all property owners within 500 feet of the proposed site.

**Neighborhood Outreach:** The applicant contacted City of Mesa Neighborhood Outreach Office requesting the contact information for all registered neighborhoods or HOA's within one mile of the subject site. Susan Frabotta, neighborhood outreach coordinator for Council District 2 & 6, responded with a letter dated June 23, 2014 to applicant, stating that there are no Mesa registered neighborhoods or HOA's within a mile of the subject site.

**Neighborhood Meetings:** No responses to the Citizens Participation Notification were received therefore no meetings were held.

**Correspondence and Telephone Calls:** No responses to the Citizens Participation Notification were received therefore there were no correspondence and/or telephone from citizens.

**Results:** There are 0 persons on the contact list as of the date of this Citizen Participation Report.

**Summary of concerns, issues and problems:** There does not seem to be any concerns, issues and/or problems with the applicants request from those contacted.