



Village Planning Committee Meeting Summary

Z-66-D-96-1

Date of VPC Meeting	October 10, 2023
Request From	C-2 PCD
Request To	C-2 HGT/WVR PCD
Proposal	Major amendment to the Anthem West PCD for C-2 with a height waiver to allow a four-story hotel
Location	Approximately 500 feet south of the southeast corner of 41st Drive and Anthem Way
VPC Recommendation	Approval, per the staff recommendation, with an additional stipulation

VPC DISCUSSION:

No members of the public registered to speak on this item in support or in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of rezoning case Z-66-D-96-1, including the location of the request, surrounding zoning and land uses, and the General Plan Land Use Map designation. Mr. Zambrano displayed the site plan, landscape plan, and elevations for the proposed project and shared that the proposal has not received any letters in support or in opposition to the project. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations.

Applicant Presentation:

Wendy Riddell, representative with Berry Riddell, LLC, introduced herself and provided an overview of the project. Ms. Riddell noted that the area is already primarily industrial and commercial. Ms. Riddell added that the existing hotel to the north is owned by the same owner and is booked all the time, noting that there is a tremendous need for more hotels in the area. Ms. Riddell displayed the site plan, context photos, and elevations. Ms. Riddell explained that the height waiver is needed due to the difference in grade, noting that there would be no visual difference in height between the proposed hotel and the existing hotel. Ms. Riddell added that there are not many hotels in the Anthem area. Ms. Riddell concluded that a brand new, modern hotel is a much-needed amenity in the Rio Vista Village, that the site is within the Anthem Commerce Park, adjacent to the I-17, with no impact on residential homes, that due to the difference in grade, there

is no visual impact of the proposed height to the adjacent hotel, and that they have gone through the Anthem Community Council process.

Questions from the Committee:

Mr. Virgil asked for clarification why the height waiver was needed. **Ms. Riddell** responded that it is needed to go over the maximum building height of 30 feet allowed in the C-2 zoning district. **Mr. Virgil** asked what the height of the adjacent hotel is. **Ms. Riddell** responded that it is 52 feet and 8 inches to the top of the tower, and 33 feet to the top of the roof deck. **Mr. Virgil** asked how many rooms are proposed. **Ms. Riddell** responded that there would be 112 rooms.

Mr. Holton asked why there is only one entrance to the site. **Ms. Riddell** responded that the site is not wide enough for two entrances and that the City would not allow for more than one entrance. **Mr. Holton** asked why there cannot be another entrance on the north side of the property from 41st Drive. **Ms. Riddell** responded that it would be too close to the driveway for the adjacent property to the north. Ms. Riddell added that there is a connection to the adjacent driveway on the northeast corner of the property. **Mr. Holton** asked if there is a gate to the adjacent property. **Ms. Riddell** responded that there is not. **Mr. Holton** asked if there was no gate due to the Fire Department requirements. **Ms. Riddell** responded that the Fire Department would normally allow gates. **Mr. Holton** expressed concerns with fire truck turn radius within the property. **Ms. Riddell** responded that the site plan has been reviewed by the City of Phoenix Fire Department and they have signed off on the site plan, noting that they meet all of the Fire Department's requirements. **Mr. Holton** asked how wide the driveways are along 41st Drive and on the northeast corner. **Ms. Riddell** responded that the driveway along 41st Drive is 30 feet wide and the driveway on the northeast corner is not dimensioned on the site plan. **Mr. Holton** stated that the driveway on the northeast corner looks like half the size of the driveway along 41st Drive. **Ms. Riddell** responded that she believes it is wider than half the size, closer to 22 to 24 feet wide.

Chair Lawrence stated that the site plan that was provided to the Committee did not show the secondary driveway on the northeast corner of the property.

Mr. Holton stated that he sees a big problem with people parking at the adjacent hotel and a big fire truck trying to get into the site to put out a fire for the proposed hotel. Mr. Holton stated that it would not be an issue if there was a secondary entrance along 41st Drive north of the proposed entrance to the site. **Ms. Riddell** responded that the City of Phoenix has distance separation requirements for driveways, noting that the proposed driveway is along the southern boundary of the site due to the existing driveway for the adjacent property to the north. **Mr. Holton** suggested the applicant request a waiver for the separation requirement. **Ms. Riddell** responded that it would be a very difficult waiver to get and would result in not meeting the landscaping requirements adjacent to the street. **Mr. Holton** suggested it could be an emergency-only access. **Ms. Riddell** responded that it would not meet the landscaping requirements. **Mr. Holton** stated that it could be landscaped with gravel. **Ms. Riddell** responded that the landscaping requirements include planting trees. **Mr. Holton** stated that it is going to be difficult to get a fire truck into the site and he would suggest getting a waiver. Mr. Holton suggested a stipulation be added to require a waiver for the driveway separation

requirement and to waive the landscaping requirement adjacent to the street. **Ms. Riddell** responded that the Committee does not have the authority to do that. Ms. Riddell added that the driveway separation requirement is an engineering standard, not a zoning standard.

Chair Lawrence stated that the request is only for a height waiver. Chair Lawrence added that if the Fire Department has already signed off, then they are meeting all the requirements, which are pretty stringent.

Ms. Riddell stated that an additional driveway would not be allowed by the City due to the distance between the driveways.

Kaelee Palmer, representative with Berry Riddell, LLC, stated that Mr. Zambrano is going to display the site plan that shows the fire truck turn radius.

Ms. Riddell stated that the site plan shows that a fire truck would have the turning radius to circulate around the entire building on the site. Ms. Riddell added that the Fire Department did not require the secondary access at all. Ms. Riddell stated that the secondary access was likely removed to add additional parking.

Chair Lawrence stated that the secondary access would be nice to have since both properties are owned by the same entity.

Mr. Holton stated that the proposed hotel would be the tallest building in the area, noting that the adjacent hotel is not occupied in the tower portion of the building. **Ms. Riddell** concurred that the tower of the adjacent hotel is not occupied.

Chair Lawrence stated that realistically, based on the change in the grade elevation, the difference in height between the buildings is 33 feet versus 38 feet.

Mr. Holton asked if the proposed hotel could build a shade structure on top of the hotel or a tower similar to the adjacent hotel. **Ms. Riddell** responded that they would not be able to, and a shade structure on top of the roof would require additional height which would exceed the maximum height allowed by the height waiver. Ms. Riddell added that one of the stipulations is general conformance to the elevations being shown. **Mr. Holton** asked if there would be any activity on the rooftop of the hotel. **Ms. Riddell** responded that there would not be.

Public Comments:

None.

Applicant Response to Public Comment:

None.

MOTION – Z-66-D-96-1:

Mr. Virgil motioned to recommend approval of Z-66-D-96-1, per the staff recommendation, with an additional stipulation to provide a secondary vehicular access on the northeast corner of the property. **Mr. Sommacampagna** seconded the motion.

VOTE – Z-66-D-96-1:

3-1; motion to recommend approval of Z-66-D-96-1 per the staff recommendation, with an additional stipulation, passes with Committee members Sommacampagna, Virgil, and Lawrence in favor and Committee member Holton opposed.

VPC RECOMMENDED STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped September 13, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped September 13, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
3. The Anthem West PCD (Z-66-96-1) master plans shall be updated to reflect approval of this amendment, if applicable, as approved by the Planning and Development Department.
4. The development shall comply with all applicable stipulations from the Anthem West PCD (Z-66-96-1), as approved by the Planning and Development Department.
5. The color and material palette for buildings shall be muted and blend with, rather than contrast strongly with, the surrounding desert environment, as approved by the Planning and Development Department.
6. Walls and fences, including screen walls, shall be decorative and incorporate stone veneer, stonework, or integral color CMU block, as approved by the Planning and Development Department.
7. Walls and fences shall use materials and colors that blend with the natural desert environment, as approved by the Planning and Development Department.
8. Sign lighting shall be subdued, soft, and dark-sky compliant, as approved by the Planning and Development Department.
9. Building and site lighting shall be low-profile, decorative, and dark-sky compliant, as approved by the Planning and Development Department.
10. All bicycle parking spaces and the sidewalk adjacent to 41st Drive shall be shaded by a structure, landscaping at maturity, or a combination of the two to

provide minimum 75% shade, as approved by the Planning and Development Department.

11. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
12. A minimum of 12.5% of surface parking lot areas, exclusive of perimeter landscape setbacks, shall be landscaped. The surface parking lot areas shall be landscaped to the following standards and maintained with a watering system, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper large canopy drought-tolerant shade trees dispersed throughout the parking area to achieve a minimum 25% shade at maturity.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.
13. A minimum of six bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance or amenity area and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
14. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
15. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure as approved by the Planning and Development Department.
16. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
17. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk along the east side of 41st Drive shall be constructed, planted to the following standards and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

- b. Drought-tolerant shrubs, accents and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

18. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
19. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
21. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
23. **A SECONDARY VEHICULAR ACCESS SHALL BE PROVIDED ON THE NORTHEAST CORNER OF THE PROPERTY.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.