

NARRATIVE STATEMENT/PROJECT JUSTIFICATION

1. What type of development and uses are proposed by the rezoning request?

The proposed project is a dual brand hotel comprised of two combined buildings on one site. The building will consist of a four (4) story Fairfield Inn and Suites and a four (4) story TownePlace Hotel connected by a shared lobby and guest reception area. The project is planned for 196 total guest rooms based on the franchise prototype designs.

Separate site amenities for each hotel are to be provided including an outdoor pool, exterior patio seating, BBQ area and perimeter walking path.

A rooftop mounted solar panel array is being evaluated for use on this proposed project and will not be visible from ground level.

The request includes a provision for a possible restaurant / bar as an accessory use.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

This project site lies within the Peoria 83 (P83) Bell Road Sports Complex Growth Area and adjacent to the existing Peoria Sports Complex PAD. The proposed development will provide additional visitor serving accommodations supporting this use. Further, this project will serve to extend existing pedestrian connectivity and enhance the surrounding uses with creative and aesthetically pleasing design and extend and enhance pedestrian access to surrounding existing and future residential areas.

See attached list of applicable General Plan Goals, Objectives and Policies.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

Surrounding zoning designations are:

North – C2. Developed as retail use.

East – PI-1. Undeveloped (future residential)

South – RM-1. Immediately south is a drainage wash. South of the wash is residential.

West – PAD. Immediately west is a drainage wash. West of the wash is Pillar at Bella Vista Apartments which is part of a PAD.

The hotel is compatible with the existing uses by providing visitor serving accommodations supporting the Peoria Sports complex and the P83 Entertainment District. The final design will also extend and enhance pedestrian access to surrounding residential areas.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The existing zoning is a PAD which does not specifically list hotels as a permitted use. This PAD amendment is required to allow for such use.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

Project is a commercial development however hotels in general are residential in nature. This project will not generate excessive noise or traffic which might disturb neighboring residential uses. Further this project will provide necessary additional accommodations supporting the existing commercial and sports complex uses.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The site is positioned adjacent to large drainage channels on two sides. These channels serve to provide additional buffers from residential uses. The site does present a challenge due to the shallow depth of the site and unusual wash angle. The proposed hotel footprint has been designed to accommodate these challenges.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

Site Plan approval must be obtained. An initial submittal has been made to the City to initiate this process.