

Proposed Dual Brand Marriott

For the Southwest Corner of Paradise Lane
and 75th Avenue

**Standards and Guidelines Report
January 9, 2018**

PA17-0072

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Executive summary Narrative Report

Current Conditions

The site is located at the southwest Corner of 75th Avenue & Paradise Lane. The property contains approximately 3.34 net acres & 3.756 gross acres.

The subject site is currently vacant. The General Plan land use designation for the subject site is Sports Complex Mixed Use.

The existing zoning is PAD as approved under zoning case Z06-15. The initial PAD replaced the previous zoning of RM-1 & PI-1. This amendment is for a modification to the PAD to allow for a hotel use.

The purpose and intent of this development is as follows:

- Provide a quality infill development both consistent and compatible with existing adjacent uses.
- Provide further enhancement of a thriving economic commercial corridor.
- Support the objectives of the Sports Complex Urban Design Plan.

Legal Description

The property is generally located at the South West Corner of 75th Ave. & Paradise Lane. Refer to the Vicinity Map in Exhibit A and the full legal description included as Exhibit D.

Surrounding Land Uses and Conditions

Refer to the Vicinity Map and Aerial Photo provided as Exhibits A and B within the Appendix included in this report.

North: Paradise Lane & on the other side of Paradise lane is a retail center zoned C-2 is located north of the subject site and has been built out for several years.

South: Arizona diversion channel of Skunk creek zoned RM-1.

East: 75th Avenue & a Vacant Property Zoned PI-1 across 75th avenue.

West: Directly west of the subject property is the Skunk Creek & the zoning is RM-1 & PI-1.

Description of Proposal

Proposed Preliminary Development Plan

The development proposes a four-story hotel just over approximately 100,000 square feet.

The site is located at the SWC of Paradise Lane and 75th Ave. The project parcel is a 145,530 square foot, 3.3409 acre site.

The site is bound on two sides by bridges; one over the Skunk Creek Wash to the West and one over the Arizona diversion channel to the south. Due to these physical obstructions, access to the site has been

situated in such a way as to avoid conflicts with proposed traffic patterns for the developments to the west and north, and to provide clear lines of sight for egress from the subject site.

Skunk Creek and the Arizona diversion channel provide optimal views as well as access to the public trail system.

In order to provide needed visitor serving accommodations, this project proposes to include a dual brand hotel serving specific market segments.

The proposed dual brand hotel will share parking, lobby, laundry, recreational amenities and complimentary breakfast areas. While each segment of the hotel will maintain a degree of individual identity, the overall project will share a common general theme.

Listing of Permitted and Accessory Uses

Principally Permitted Uses as follows:

- Hotel or Motel

Permitted Conditional Uses as follows:

- None

Permitted Accessory uses as identified below:

- Outdoor Dining
- Restaurant
- Bar
 - The special limitations identified within Section 21-505 for Bars shall not apply.
- Accessory uses to be limited to 25% of the surrounding common area.

Project Development Standards

The development shall be as identified below.

Setbacks: Front Corner Rear	10 feet 15 feet 30 feet
Building Height	60 feet maximum

Parking and loading requirements

Parking:

The parking requirements shall be in accordance with Section 21-823 of the City of Peoria City Code except as modified below:

Parking:

Hotel parking to be as follows:

Guest Rooms: .8 spaces per guest room.

Meeting / Conference Rooms: 0 spaces required for guest use only meeting rooms.

Hotel Restaurant/Bar: 1 space per 50 s.f. of indoor seating area (25% of total area)
1 space per 100 s.f. of outdoor seating area (25% of total area)

Loading area: One loading space shall be required.

Note: Refuse collection vehicles shall be prohibited on site between the hours of 10:00 pm and 6:00am.

Project Signage Standards:

Signage standards shall be in accordance with Section 21-827 et seq. of the City of Peoria Zoning Ordinance.

Project shall include P83 entertainment district identification signage matching City design standards for other such signs.

Project Landscape Standards:

Landscaping shall be in accordance with Section 21-815 et seq. of the City of Peoria City Code except as modified below:

There shall be no more than 8 consecutive parking spaces without separation by a landscape island except along the south and west property lines where the standard shall be reduced to one landscape island for every 9 parking stalls.

No landscape buffer shall be required abutting residential zoning districts.

Street frontage landscaping requirements along the Paradise Lane frontage are as follows:

- The street frontage landscaping width shall be at least 7 feet.

Enhanced Design Standards:

The Architectural character includes a maximum building height of 60'-0". The proposed Architectural style is contemporary, with materials that are supportive of this style. Materials shall consist of colored glass, pre-finished metal, and other building materials that support the surrounding built-out environment with a four-sided design. The building is enclosed with aluminum finish windows and doors. Roofs shall include eyebrow accent overhangs above to provide additional shading and visual interest.

Metal roof areas and various crowned parapets shall screen any rooftop mechanical units. In addition, other materials such as stone columns and facades and multi-colored, texture plaster faces create additional design fenestration. Building massing is broken by the use of a central lobby structure which incorporates a rooftop pool and shade structures. The main guest room structures are offset and are aligned at unusual angles. There are no parallel faces between the two guest room structures.

Where possible decorative pavement shall be used outside of the right-of-way to provide for an enhanced pedestrian experience and a unified thematic character.

Parking screen walls shall incorporate design elements of the building or the thematic character of the P83 district. Multi-purpose design elements such as planter walls that accommodate pedestrian scale while meeting screening requirements and softening the approach to the site should be provided. Other opportunities of the multi-purpose design elements include parking lot lighting that also serves as trail lighting along the Paradise Lane frontage.

Project Lighting:

Lighting on site shall comply with the outdoor lighting of the City of Peoria zoning ordinance. Lighting on the south side shall be limited to exit, security and accessibility lighting required by the building code.