

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/12/2013
Agenda Item: 3**

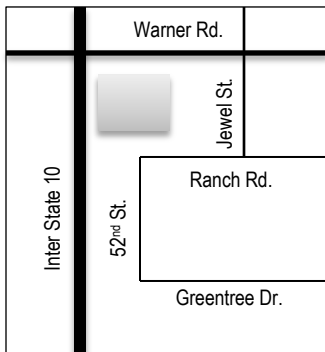
ACTION: Request for a Development Plan Review consisting of a new hotel and a Use Permit to allow the hotel in the General Industrial District for DRURY INN & SUITES (PL120404) located at 1780 West Ranch Road. The applicant is Drury Development Corporation.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: DRURY INN & SUITES (PL120404) consists of a proposed 180 unit hotel on +/-2.96 net acres. The hotel is seven stories with +/-104,203 sf. floor area overall and includes +/-2,777 sf. of conference room space plus an office and hotel guest eating area. Vehicle parking consists of 198 spaces provided on-site. The site is located at 1780 West Ranch Road. The western portion which contains the hotel is GID, General Industrial District and the eastern portion is PCC-1, Planned Commercial Center Neighborhood District. The entire site is covered with a PAD, Planned Area Development Overlay and the site is within the SWOD, Southwest Tempe Overlay District. The request includes the following:

- ZUP13008 Use Permit to allow a hotel in the General Industrial District.
- DPR13012 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Drury Development Corporation
Applicant	John Dimberger, Drury Development Corporation
Current Zoning District	GID / PCC-1 / PAD / SWOD
Gross/Net site area	+/-2.96 acres
Total Building area	+/-104,203 sf.
Lot Coverage	+/-13.30 % provided (50 % maximum allowed by PCC-1 District)
Building Height	85 ft. provided (99 ft. maximum allowed by PAD standard)
Building Setbacks	94 ft. front, 37 ft. side, 45 ft. rear provided (25 ft., 0 ft., 0 ft. minimum allowed by GID District)
Landscape area	+/-25% provided (15% minimum allowed by PCC-1 District)
Vehicle Parking	198 spaces provided (198 spaces required by shared parking approval DSM13004)
Bicycle Parking	12 spaces provided (12 spaces required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Kevin O'Melia, Senior Planner (480) 350-8432

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Kevin O'Melia, Senior Planner



COMMENTS:

The proposed development is located at the southeast corner of Warner Road and the Interstate 10 freeway at the northwest corner of the Agave Center. The development comprises Lot 6 of Agave Center Amended II including building design, site and landscape for the hotel and the adjacent Lot 5 including grading design and landscape for an access driveway. The eastern portion of Lot 6 and all of Lot 5 is in the PCC-1, Planned Commercial Center Neighborhood District. The western portion of Lot 6, where the building is to be located, is in the GID, General Industrial District. The GID AND PCC-1 components of the site together are covered by a Planned Area Development Overlay. Lot 6 and Lot 5 (the site) is also within the SWOD, Southwest Tempe Overlay district.

Existing entitlements that are in effect for the site are as follows:

1. The Planned Area Development Overlay (PAD08011, Ordinance 2008.40) provides a maximum building height of 99 feet in lieu of 60 feet for Lot 6.
2. A Shared Parking Analysis provides 198 vehicle parking spaces in lieu of 204 spaces for a 180 unit hotel with 2,777 sf. of conference area on Lot 6.
3. A subdivision plat for Agave Center Amended II (SBD10017) is in place that defines Lot 6 and the adjacent Lot 5.

Lot 6 and Lot 5 are vacant.

This request includes the following:

1. A Use Permit to allow a hotel in the GID, General Industrial District.
2. A Development Plan Review for building site and landscape design on Lot 6 including a seven story hotel with 180 guest rooms, 2,777 sf. of conference area, a business office and guest eating areas, all contained within +/-104,203 sf. of floor area overall and served by 198 parking spaces on +/-2.96 net acres, plus landscape design on Lot 5 including an access driveway to Jewel Street on +/-1.90 acres.

Previous Use Permit and Development Plan Review approvals for an eight story, 210 unit hotel of +/-124,519 sf. overall area (ZUP08112 and DPR08150) have expired.

PUBLIC INPUT

As required for the Use Permit request, the site has been posted and public notification has been mailed to property owners within 300 ft. of Lot 6 and Lot 5. A neighborhood meeting is not required to process the Use Permit and Development Plan Review requests. As of publication of the staff report, public input has not been received regarding the proposed development.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit to allow a hotel in the General Industrial District. The hotel features 180 guest rooms and also has a conference area (2,777 sf.) that is defined in two conference rooms, a guest only eating area for breakfast and light dinner, and a guest-only indoor/outdoor swimming pool and patio.

Section 6-308 E Approval criteria for Use Permit:

1. *The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.* The hotel with surface parking to the south and east of the building will improve the fabric of the city and provide activity support and natural visual surveillance in this part of the Agave Center.

2. *Any significant increase in vehicular or pedestrian traffic.* The addition of a 180 unit hotel with 2,777 sf. of conference area will increase traffic in the area, but not to the extent of the previously proposed 210 unit hotel. Transportation Studies and Design Division has estimated a trip generation of +/-100 trips in the morning peak hour and +/-110 trips in the evening peak hour. The quantity of peak hour trips does not warrant a traffic impact analysis.
3. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The hotel by its business nature is not a loud place. There is no provision for indoor or outdoor live entertainment. The indoor/outdoor pool is situated close to Warner Road and the freeway.
4. *Contribution to the deterioration of the neighborhood or to the downgrading of property values; the proposed use is not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans or General Plan.* The General Plan Projected Land Use for this site is commercial/work and industrial/work. A hotel fits this description and compliments other commercial business activity on this site, including a future restaurant on the neighboring Lot 5.
5. *Compatibility with existing surrounding structures and uses.* A hotel supports and strengthens the network of commercial activity that is emerging in the area.
6. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The proposed hotel does not itself promote or foster disruptive behavior. Containment and removal of agents of disruptive behavior is a matter of sound business practice.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is the northwest corner of the Agave Center and is at the southeast corner of the I-10 freeway intersection with Warner Road. The hotel is located near this intersection with the broad south-front and north-reverse front elevations at right angles to the freeway in order to maximize freeway visibility. The building is positioned to also take advantage of large-scale landscape right of way berms that are created for the Warner Road off-ramp. The swimming pool amenity that is tucked within the north elevation is sheltered at the foot of the Warner / I-10 berm.

Building Elevations

The building elevations follow a complimentary base, field and cap equation that is a tried and trustworthy formula for architecture that is attractive to travelers. The lobby, office, conference area and guest amenity spaces of the ground level is sheathed with two horizontal belts of blond cast stone: a narrow base of rough, highly textured chisel face Rockcast Pecan is beneath a broader belt of smooth face, Rockcast Pecan. The next five levels which comprise guest rooms on floors two through six include a red-brown modular brick veneer at the flat surfaces and a light, sand color exterior plaster at the curved front on the south elevation and the recessed central portion of the north elevation. Alternating light sand and red-brown colors of exterior plaster provide vertical accents at the projecting corners of the stair towers on the east and west elevations. The top level which comprises guest rooms on floor seven is a cap of light sand exterior plaster. The top level and parapet caps are accentuated with formed plaster cornice features. The building skyline undulates between higher center and lower corner elements that add interest to the elevations and provide a background for hotel identifying signage.

Landscape Plan

The landscape entrance features a parking screen berm in lieu of a screen wall. This berm to the south of the hotel compliments the topographic variation to the north and west that is the result of the freeway itself and Warner/freeway interchange. Proposed canopy tree installation that surrounds the site and particularly within the parking area to south and east provide an inviting wreath of foliage at the base of the hotel

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The hotel is oriented and designed to be viewed from the freeway.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The tall, compact building form with major east-west orientation is well suited to conserve energy usage. Parking is minimized to decrease pavement and increase landscape area.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Translucent entrance canopy, pre-cast concrete veneer base and brick veneer indicate durability. Major wall surfaces consisting of brick veneer and painted exterior plaster wall surfaces are appropriate in context with the surrounding commercial development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The seven story building is designed to relate to the freeway.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.* The building form is defined with changes in color and material. The building skyline is modulated to provide a crown for the top of the hotel. The architectural elements atop the hotel serve also to conceal roof mount mechanical equipment. Projections in wall surfaces and changes in wall materials and colors, including a pre-cast concrete veneer at the base, assist in presenting the overall building form in components that relate to human scale.
6. *Building elevations provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* Major fenestration is provided on the north and south elevations. Building entrance is clearly defined on the south elevation. Window rhythm, wall projections and curving wall undulation above the entrance add interest to the hotel.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* Valley Metro bus routes # 522 and # 65 access the site via Warner Road and provide public transit connectivity from the hotel to the Emerald Center, South Tempe and Ahwatukee.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* Site vehicular access is from Warner Road via Jewel Street. Motorists have option to turn directly into the east side of the hotel from Jewel or enter the site via Ranch Road.
9. *The floor plans and site entrances of the building, parking and pool area appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Proposed landscape surrounding the hotel is extended with tree and groundcover installation throughout the parking lot and perimeter of Lot 6 and along the driveway that crosses Lot 5 to Jewel Street.
11. *Signs for the Drury Inn and Suites will be reviewed and permitted as a separate submittal package.*
12. *In accordance with the Zoning and Development Code, lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.*

CONCLUSION

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan 2030 Projected Land Uses (Commercial/Work and Industrial/Work) and the Zoning Map (General Industrial / Planned Commercial Center Neighborhood / Planned Area Development and Southwest Tempe Overlay Districts) for this site of +/-2.96 net acres. The proposed hotel use takes advantage of adjacency of the existing interstate freeway.
2. The project meets or exceeds development standards for the General Industrial and Planned Commercial Center Neighborhood Districts including as increased for height by the approved Planned Area Development Overlay (PAD08011, Ordinance 2008.40) and slightly reduced for vehicle parking quantity by the approved shared parking analysis (DSM13004) and otherwise as required under the Zoning and Development Code.
3. The project near the intersection of the freeway and a major arterial is not large enough to warrant a traffic impact analysis for 180 guest units and 2,777 sf. of conference area.
4. The project will incorporate the Development Plan Review conditions of approval as part of the approval of the design of Building Elevations, Site Plan and Landscape Plan.
5. The project meets the approval criteria for a Use Permit and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

ZUP13008

CONDITION OF APPROVAL

1. A traffic impact analysis is not required given the smaller quantity of guest units from that of the similar proposal made in 2008 (180 units instead of 210). Intensification of the hotel or conference use may trigger requirement for a traffic impact analysis.

DPR13012

CONDITIONS OF APPROVAL

General

2. The design conforms to the established Planned Area Development Overlay (PAD08011, Ordinance 2008.40). The seven story, 180 unit hotel as currently proposed is not as large and tall as the eight story hotel, 210 unit hotel that previously was presented (DPR08150) and allowed to expire. PAD08011 has not expired. The currently proposed maximum height of +/-85 ft. does not replace the established development standard of maximum 99 ft. established by PAD18011. Condition 11 of PAD08011 approval is no longer necessary due to the approval of a shared parking analysis established for the 210 unit with DSM08055 and re-established for the 180 unit hotel with DSM13004.
3. Provide a cross access agreement between Lot 6 and Lot 5. Include access for emergency and refuse vehicles as well as private vehicle cross access as part of the agreement.
4. Center the buried water retention tanks under drive aisles to minimize interference with parking island trees.
5. Where gates are provided, design gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls and fence.
6. Provide 6'-0" wide public sidewalk along Ranch Road and Jewel Street adjacent to Lot 6 and Lot 5 and align Lot 5 driveway with existing Carl's Junior driveway on east side of Jewel Street, subject to criteria and standard details of Public Works Transportation Studies and Design Division.
7. Provide upgraded paving at each Lot 6 and Lot 5 driveway apron consisting of unit paving. Do not proposed stamped concrete. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
8. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the building color.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide brick masonry or pre-cast concrete veneer screen wall that matches the base of the building and follows the requirements of Standard Detail T-214.
10. Provide 6'-0" high access control steel vertical picket fence along east and north sides of Lot 6, on north side of Lot 5, and at exterior perimeter of swimming pool. Incorporate picket tops that extend above top rail in design of fence.
11. Provide brick masonry or pre-cast concrete veneer screen wall for refuse enclosure.

Floor Plans

12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
13. Provide a ballasted roof material at the roof of the meeting rooms that is attractive when viewed from guest rooms above.

Building Elevations

14. The materials and colors are approved as presented:
 - Concrete & Masonry Veneers
 - `Rough pre-cast Concrete Veneer—RockCast—custom cast stone--chiseled face—Pecan (sand color), 24 x 12 inch (nominal) size.
 - `Smooth pre-cast Concrete Veneer—RockCast—custom cast stone--smooth face—Pecan (sand color), 24 x 12 inch (nominal) size
 - `Brick Veneer – Richards Brick 1N77, Old Edwards (red brick color)
 - Exterior Insulation Finishing System
 - `EIFS Field – Dryvit Systems, Inc.—Amarillo White (sand color), Quartzputz finish
 - `EIFS Accent—Dryvit Systems, Inc.—Drury Red or Canyon Clay (red-brown color), Quartzputz finish
 - Canopy
 - `Entrance Canopy cover—Pentaglas Clear translucent insulating panel canopy system.
 - Fenestration Aluminum Frame
 - `Storefronts: Kawneer Sandstone color.
 - `Windows (at upper levels): Kawneer Quaker beige color.
 - Fenestration glazing
 - `Insulated (double layer), clear, Low-e (low emissivity)
 - Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
15. Use of secondary roof top mechanical equipment screening product such as "Envisor" or equal is acceptable if the screen is painted to match the adjacent building colors.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
18. Incorporate lighting, address signs, incidental equipment attachments (fire department connection, alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
19. Locate the electrical service entrance section and pool mechanical equipment inside the building or inside a secure yard that is concealed from public view.
20. Exposed conduit, piping, or related materials on the exterior of the building is not allowed.

21. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

22. Supplemental illumination requirements: Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations. Illuminate driveway on Lot 5 from dusk to dawn to a minimum 1.0 foot-candles throughout its length. Illuminate under entrance canopy from dusk to dawn minimum 4.0 foot-candles. Illuminate outdoor portion of pool deck from dusk to dawn minimum 0.5 foot-candles.

Landscape

23. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
24. Automatic Irrigation:
 - a. Provide dedicated landscape water meter for Lot 6.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide minimum Schedule 40 PVC mainline. Provide minimum Class 200 PVC feeder line except for ½" diameter line provide minimum Class 315 PVC feeder line. Provide layout including valve stations, backflow preventer and valve controller. Provide details of water distribution system.
 - c. Locate valve controller inside the building or in a vandal resistant housing.
 - d. Hardwire power source to controller. A receptacle connection is not allowed.
 - e. Controller valve wire conduit may be exposed if controller remains inside the building or concealed in a screened yard.
 - f. Irrigation system may be separate for Lot 6 and Lot 5 or may be combined. If system is combined, design portion on Lot 5 so it may be separated from Lot 6 when Lot 5 is developed.
25. De-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
26. Top dress planting areas on Lot 6 and Lot 5 with a rock or decomposed granite application with a minimum 2" uniform thickness for Lot 6 and a minimum 1" uniform thickness for the future development portion of Lot 5. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not insert rip-rap or other large rock into landscape unless each piece is secured in a concrete substrate.

Signage

27. Provide address signs on the building elevation as follows.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Provide self-illuminated or dedicated light source for each address sign.
 - b. Provide one address sign on the roof of the hotel. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide either black characters on a light roof or white characters on a black field that is painted on the roof.
 - 3) Do not illuminate roof address.
28. Entitle building mounted and freestanding identification signs through a separate sign permit process.

CODE-ORDINANCE REQUIREMENTS:

BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- **TIME LIMIT:** Development Plan Review and Use Permit approval is valid for one year time limit unless modified by condition of approval. See ZDC Section 6-306(E). Development Plan Review and Use Permit approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review and Use Permit approval expires with the plan review period. After building permit issuance, Development Plan Review and Use Permit will remain in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review and Use Permit approval will also expire.
- **SITE PLAN REVIEW:** Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Reviews dated 12/05/2012 and 02/06/2013. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Tempe Historic Preservation Officer joseph_nucci@tempe.gov with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **COMMUNICATIONS:** Public Safety Radio Amplification System infrastructure is required for this building per ZDC 4-402. Contact mark_wittenburg@tempe.gov for requirements of program.
- **CULTURAL RESOURCES**
 - Art in Private Development is required per ZDC 4-407 and Appendix D. Contact maja_aurora@tempe.gov for requirements of program.
 - Prior to Construction Document submittal, contact Cultural Resources Division and do the following: Submit art concept and resume' of artist retained for the work. Indicate on-site location of art. Through Cultural Resources Division, schedule review of art concept, art location and artist's resume' with Tempe Municipal Arts Council.
- **PLANNING**
 - Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. Access ZDC through www.tempe.gov/zoning or purchase from Community Development.
 - Measure height of building from top of curb at a point adjacent to the center of the front property line on Ranch Road in accordance with ZDC Section 7-108.
 - Verify proposed building roofs, parapets and secondary screens are of sufficient height to screen roof mount equipment and top-mounted appurtenances on all four sides of equipment in accordance with requirement of ZDC Section 4-405.
 - Provide vision panels in exterior exit and service doors per ZDC 4-406.
 - Provide refuse compactor enclosure per DS-118. Gate is not required. Refer to condition for design standard if gate is provided. Illuminate gate per ZDC 4-803 (C) in addition to illumination for refuse enclosure.
 - Design site security light for proposed building, parking and associated site areas in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting. Comply with ZDC Section 4-704 (C)(6) for relation of lights to trees.
 - Provide full cut-off exterior lights OR conform to maximum lumen output for fixtures that are not full cut-off in accordance in ZDC 4-803 (C)(5).
 - Provide trees with minimum 1-1/2" caliper at time of installation per ZDC 4-702 (F) (2).
 - Minimum two canopy trees and ten groundcovers for each double length landscape island per ZDC 4-704 (C) (4).

- Provide parking screen berm with maximum 4:1 slope per ZDC 4-702 (A) (2). Provide screen wall to supplement berm per ZDC 4-706 (E).
 - Provide groundcovers with a maximum natural mature height of 2'-0" where adjacent or within 6'-0" of pedestrian or parking areas. Canopy trees may occur in this area but shrubs and accents may not. Provide groundcovers and low shrubs of maximum natural mature height of 3'-0" between 6'-0" and 12'-0" of pedestrian or parking areas.
 - Do not propose an off-premises monument sign for the hotel on Lot 5 per ZDC 4-902 (B) (10). Contact dean_miller@tempe.gov for clarification if needed.
 - Identification signs require a permit. Directional signs without a dedicated light source don't require a permit, depending on size and height--refer to ZDC Section 4-903 (F).
 - Address signs do not require a sign permit. Include address signs in the construction drawing permit set--refer to ZDC Section 4-903 (A) for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If a new freestanding identification sign is provided, install address signs on the masonry base beneath the sign.
- POLICE:
 - Security Plan required for hotel. Contact Crime Prevention Unit at 480-858-6330.
 - Provide doors with access control so that only guests and staff with access cards may enter the building from any entry door other than the lobby/foyer door.
 - Provide closed circuit television system that covers all vertical circulation elements including exits, refuse area and exterior vehicle and bicycle parking areas.
 - Review, become familiar with and follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Review gate hardware with Building Safety, Police and Fire staff. Design gate to resolve lock and emergency ingress/egress features as required. Provide method of override access for Police and Fire Department to controlled access areas including pool, clubhouse or other gated common areas. Coordinate Police and Fire Department emergency access requirements.
- BUILDING SAFETY:
 - Provide separate water meter and power pedestal for Lot 5 and Lot 6.
 - Provide disabled accessibility to pool amenity areas including interior and exterior showers.
 - Guest room numbers are assigned through Community Development. Follow unit/suite number procedures per City Administrative Code Section 8-112. A copy of the section was issued with Preliminary Site Plan Review 12/05/2012.
- FIRE:
 - Locate fire lane on Lot 7 entirely within ingress / egress easement.
 - Verify/construct pavement under fire lane sufficient to bear fire vehicles including on Lot 7 and at Lot 5 driveway.
 - Fire lane: Ensure minimum 20'-0" horizontal width and turn radii per ZDC 4-502 (G). Ensure minimum 14'-0" vertical clearance from fire lane surface to the underside of tree canopies and building projections.
 - Ensure maximum 200'-0" hose pull from truck on fire lane to all points of 1st floor of hotel perimeter.
 - Install Knox box adjacent to pool gate and have key fit owner installed padlock.
 - Provide automatic fire extinguishing system and fire alarms in proposed building.
 - Verify FDC location on building with the Fire Department and coordinate with design of elevations. FDC shall be no farther than 150'-0" from fire hydrant.
- LAND SERVICES:
 - Establish cross access agreement between Lots 5 and 6. Contact kenneth_olmstead@tempe.gov for requirements.
 - Establish cross drainage agreement between the lots if storm water retention is shared.
 - Cross access and cross drainage agreements are completed through civil engineering plan check process.
 - Easements granted to the City or agreements made with the City must be completed and recorded prior to Engineering permit issuance.

- ENGINEERING:
 - Install trees a minimum of 20'-0" and building foundation a minimum of 16'-0" from on-site public water or sewer lines. Tree/line separation may be reduced with installation of a root barrier. Root barrier detail and extent of reduction are subject to Public Works Water Utilities Division.
 - Do not locate trees or structures in easements.
 - Loop the water line into the 8" stub on 52nd Street. Avoid hydrants on dead end water lines.
 - Locate utilities underground.
 - 100 year, one hour storm water retention is required on-site. Provide calculations for the 100 year one hour storm event. Retain half street runoff adjacent to Lot 6 and Lot 5 subject to Engineering Design criteria. Provide a drainage map breaking out each drainage area.
 - Conform to underground retention storage criteria. Provide sufficient access to proposed retention tanks and coordinate with landscape and site design. Locate drywells in landscape area but do not reduce landscape requirement to make room for drywells.
 - Additional appurtenances for sewer are required based on use to satisfy the Fats, Oils and Grease Ordinance. Locate appurtenances on-site but do not reduce landscape requirement to make room for appurtenances.
 - Provide driveways, curb, gutter and sidewalk per standard detail T-320.
 - Provide vehicle disabled accessible parking and signage per standard detail T-360.
 - Provide bike parking hoops per standard detail T-578.
 - Access standard engineering details at www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.
 - Indicate clear vision triangles at both driveways on landscape plan. Identify street speed limits at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327 . Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORY & FACTS:

- November 12, 1981 The City Council approved a request for a Zoning Map Amendment from AG, Agricultural to I-1, Light Industrial (1.8 net acres) and I-2 General Industrial (0.3 net acres) for a total of 2.1 acres, at the SWC of Warner Road and the Highline Canal
- October 4, 1982 The City Council approved a request for a Zoning Map Amendment from AG, Agricultural to I-1, Light Industrial and I-2, General Industrial for 9.41 acres at the SWC of Warner Road and the Highline Canal
- January 24, 1995 The Planning and Zoning Commission denied a request for a General Plan 2000 Amendment from Growth Node to Residential (16-20 du./ac.) and a Zoning Map Amendment from I-1, Light Industrial and I-2, General Industrial to R-3, Multi-Family Residential Limited for 11.2 net acres at the SWC of Warner Road and the Highline Canal.
- January 27, 1998 The Planning and Zoning Commission approved--by a 7-0 consent vote--the request for a General Plan Amendment, a Zoning Map Amendment from AG, Agricultural, I-1, Light Industrial and I-2, General Industrial to I-1, Light Industrial and PCC-1, Planned Commercial Center Neighborhood and two General Plans of Development for Warner 10 Commerce Center at 1575 West Warner Road.
- February 26, 1998 The City Council approved the request for a General Plan Amendment, a Zoning Map Amendment from AG, Agricultural, I-1, Light Industrial and I-2, General Industrial to I-1, Light Industrial and PCC-1, Planned Commercial Center Neighborhood and two General Plans of Development for Warner 10 Commerce Center at 1575 West Warner Road.
- August 26, 2008 Development Review Commission approved the Development Plan Review for building, site and landscape design for the Drury Inn & Suites (DPR08150) and a Use Permit to allow a hotel in the GID, General Industrial District (ZUP08112). By the same vote the Development Review Commission recommended approval of a Planned Area Development Overlay consisting of an eight (8) story hotel with +/-124,519 sf. of building area on +/-2.96 net acres. This project is located at 1780 West Ranch Road in the GID/PCC-1(PAD, SWOD), General Industrial and Planned Commercial Center Neighborhood District with a Planned Area Development Overlay and within the Southwest Tempe Overlay.
- Note: DPR08150 and ZUP08112 have expired due to lack of submittal for first plan check review within one year of approval.
- October 2, 2008 The City Council approved the request for a Planned Area Development Overlay for Drury Inn & Suites on +/-2.96 net acres (PAD08011, Ordinance 2008.40). The Drury Inn consists of an eight (8) story hotel with +/-124,519 sf. of building area. The Planned Area Development Overlay on +/-2.96 net acres modifies the development standard of the underlying zoning districts to increase maximum building height from 60 feet to 99 feet. The site is located at 1780 West Ranch Road in the PCC-1, Planned Commercial Center Neighborhood and GID, General Industrial Districts, and is within the SWOD, Southwest Tempe Overlay District.
- December 18, 2008 The Development Services Department Planning Division staff administratively approved the request for consideration of Shared Parking Analysis for Drury Inn & Suites (DSM08055) consisting

of 212 provided parking spaces for a 210 unit hotel with conference space. Included with this approval is a modification of DPR08150 to delete condition # 11. The site is located at 1780 West Ranch Road in the PCC-1, Planned Commercial Center Neighborhood and GID, General Industrial Districts, and is within the SWOD, Southwest Tempe Overlay District.

Note: Condition # 11 required a covenant and agreement whereby Lot 7 (to the south of Lot 6, the subject site) would provide parking spaces for Lot 6. The approval of the Shared Parking Analysis removed the need for DPR08150 condition of approval # 11.

October, 7, 2010

The City Council approved the request for Agave Center Amended II of eight (8) Lots (SBD10017) including a re-plat of Lots 2, 3, and 4 of Agave Center. Agave Center Amended II (previously entitled Sahara Agave Center) consists of dedication of eight (8) lots and dedication of Jewel Street on 17.46 acres.

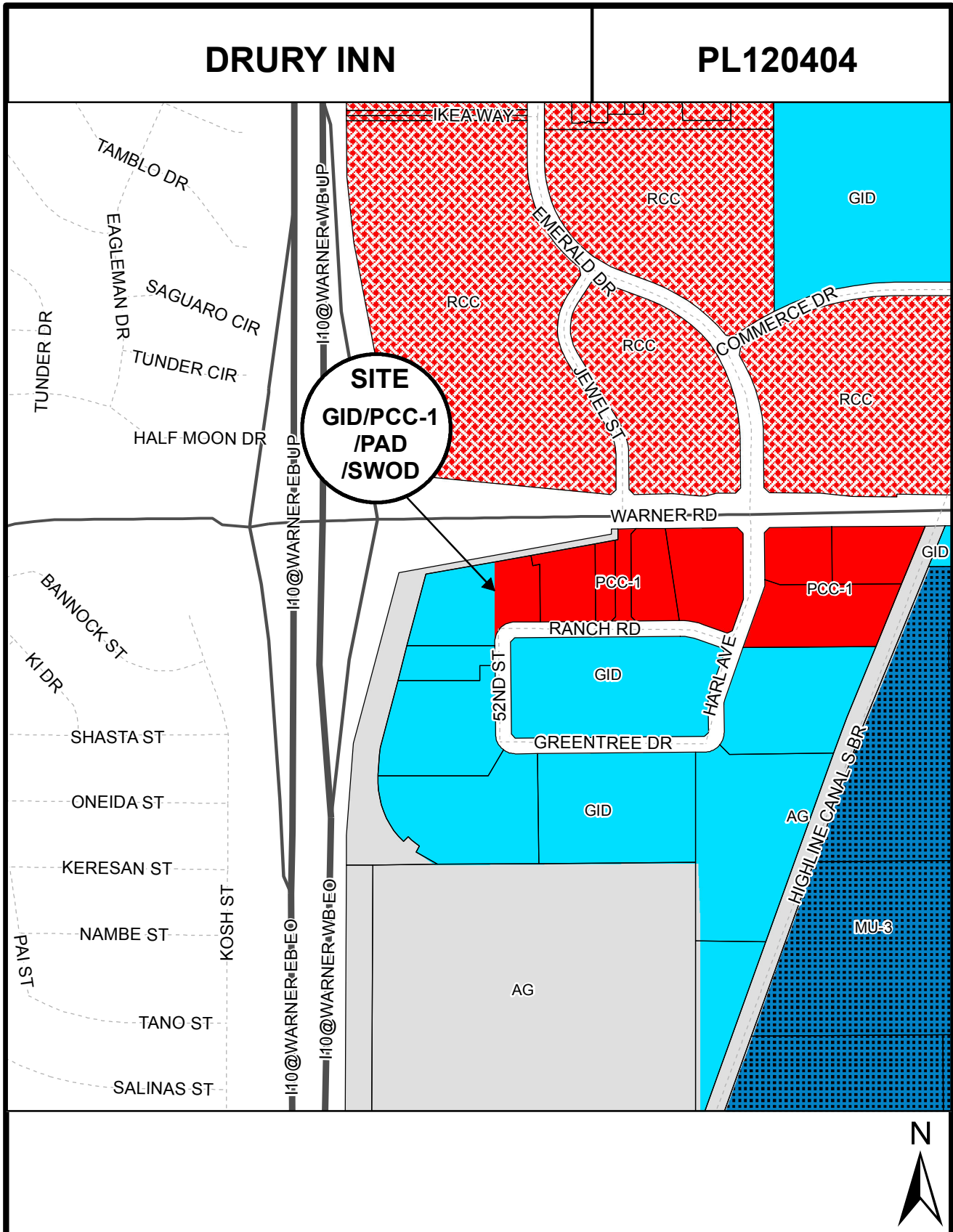
Note: Lots 5 and 6 of Agave Center Amended II are the subject of the work for the Drury Inn hotel. Lot 6 is proposed to contain the Drury Inn and its parking. Lot 5 is a reserve site that will include a driveway connecting the Drury Inn directly to Jewel Street as part of this development.

February 28, 2013

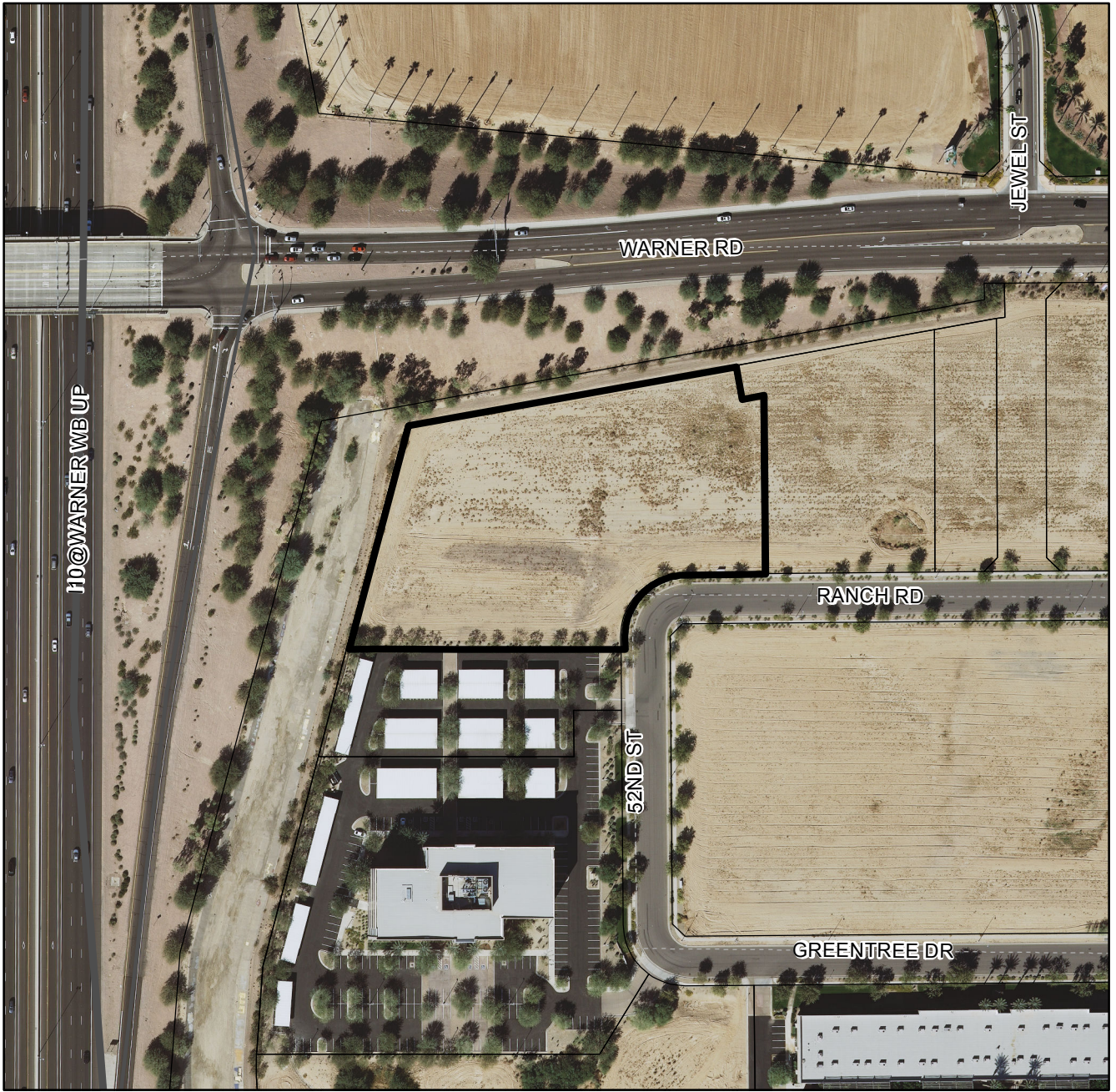
The Community Development Department Planning Division staff administratively approved the request for consideration of Shared Parking Analysis for Drury Inn & Suites (DSM13004) consisting of 198 provided parking spaces for a 180 unit hotel with conference space. This project is located at 1780 West Ranch Road in the GID/PCC-1(PAD, SWOD), General Industrial and Planned Commercial Center Neighborhood District with a Planned Area Development Overlay and within the Southwest Tempe Overlay.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit



Location Map



DRURY INN (PL120404)

PROJECT NARRATIVE

I. THE DRURY STORY

It all started on a small farm in the Bootheel of Southeast Missouri back in the 1940's. Lambert Drury and his sons supplemented their farm income with plastering jobs on the side. Soon their reputation for doing quality work at a reasonable price allowed them to grow the business into a full-time venture. First some tile jobs, then some small construction jobs. Always focused on quality, service, innovation and value.

The Drury's built their very first hotel, a Holiday Inn, in Cape Girardeau, Missouri. After making money on the room's side of the business only to break even or lose some on the restaurant and lounge side, they settled on a new hotel concept that separated the rooms from the food and beverage operations. The first Drury Inn opened in Sikeston, Missouri in 1973, with a rate of \$10.88. The Drury brothers had learned that you always give the customer more than what they could get at any other hotel – that is how you keep them coming back. Cleaner rooms, friendlier team members, and extras that don't cost extra.

Driven by a genetically-induced desire to find ways of making a visit to a Drury Hotel even better, the Drury Team continued to innovate. In 1986, Drury became the first system of hotels to offer a continental breakfast, the Drury QUIKSTART® Breakfast, with healthy choices that broke through the stale-donut-and-lukewarm-coffee-continental-breakfast barrier. They made a splash with their first indoor/outdoor pool in 1995, Free Evening Beverages & Snacks rolled out in 1998, followed by Free High-Speed Internet in 2002, Free HOT! QUIKSTART® Breakfast in 2003, Free Long Distance Calls in 2004, and Free Wireless Internet in 2007. In 2010, Drury expanded their evening beverages & snacks to their 5:30 Kickback, a rotating menu of food and beverages every evening between 5:30 p.m. – 7:00 p.m.

Their innovations and Free Extras resonated with guests. Since 2006, J.D. Power and Associates recognized Drury Inn & Suites with the award for "Highest in Guest Satisfaction Among Mid-Scale Hotel Chains with Limited Service", seven years in a row. More than 45,000 guests are surveyed each year and contribute to the J.D. Power's study. In addition, in the July 2007 issue of Consumer Reports Magazine, Drury was ranked #1 in the Moderate classification. Furthermore, since 2004, Drury has continually ranked #1 by Market Metrix for upper midscale hotel without food and beverage hotel segment for customer satisfaction.

Drury Hotels continues to be 100% family owned and operated. This is very different from those big franchise-based hotel chains where you have one group that owns the hotel, another that manages it, and still another that owns the name on the building. Chuck Drury, President of Drury Hotels, sums it up, "We're different than the big franchise chains. We build, own and operate all of our hotels. Our focus is ensuring that our guests get more for their dollar than at our competitors. If we provide a consistent

experience at every one of our hotels, we believe we can be the first choice as a home away from home.”

For over 30 years, Drury has continued to stick with the basics that helped the company grow from a small plastering business in the Bootheel of Missouri to a successful, growing system of over 120 hotels in 19 states.

II. INTRODUCTION

This application is for a proposed infill development on existing vacant land at the southeast corner of Interstate 10 and Warner Road, or 1780 West Ranch Road, comprising of approximately 2.96 acres (The Site) on land currently zoned PCC-1 (Planned Commercial Center Neighborhood) district and GID (General Industrial District) district with a Planned Area Development for the Agave Center development. (See Exhibit A – Aerial Photo/Zoning Map.)

In late 2008, Drury Development Corporation (the Owner) submitted a PAD rezoning amendment (for height) and a Use Permit to allow for a hotel in the PCC-1 and GID zoning districts, Development Plan, Signage and Plat review for approval of an 7-story hotel on the site. A history of the approval process follows:

- Aug. 26, 2008 Development Review Commission approved a Development Plan Review Use Permit to allow a hotel in the GID District, and recommended approval of a Planned Area Development Overlay consisting of a 7-story hotel building, with approximately 124,519 s.f. of building area on 2.96 net acres, located at 1780 West Ranch Road.

- Sept. 11, 2008 City Council introduced and held the first public hearing for a Planned Area Development Overlay for Drury Inn and Suites, located at 1780 West Ranch Road.

- Oct. 2, 2008 City Council introduced and held the second public hearing and approved with conditions for a Planned Area Development Overlay for Drury Inn and Suites located at 1780 West Ranch Road.

The Planned Area Development Overlay (PAD08011) as approved on October 2, 2008 allowing a building height of 99 feet is still in place.

The Development Plan Review and Use Permit allowing a hotel have expired.

In 2007, the United States economy stalled and conditions bottomed out about the time of the above approvals. Drury Development Corporation, a privately held family company, decided it was prudent to stop most new construction projects until conditions improved. We feel it is time to proceed with this project and would like to submit an application for the Development Plan Review and Use Permit to allow the hotel.

III. LOCATION AND SURROUNDINGS

The vacant Site is bounded by ADOT right-of-way/Warner Road on the north; West Ranch Road and an existing office development on the south; vacant land to the east; and drainage channel/ADOT freeway to the west.

Based upon a comprehensive land use perspective, this minimal intensity development will complement and support the surrounding zoning and existing/proposed developments very well. The proposed hotel use is ideally situated to provide a vital transition between the more intense office uses to the south and east, while also serving those specific office workers and funneling travelers looking for accommodations to the Tempe side of the freeway. In addition, IKEA and other major destination retailers have located in the area which will support a hotel user in this area.

The overall development proposal will maintain a consistent development theme along this heavily traveled commercial/retail corridor of Tempe. Moreover, the site plan has been designed with the utmost sensitivity to the existing users as well as potential complimentary development to the east. (See Exhibit B – Site Plan.)

Finally, the hotel proposal will help support, balance and encourage investment on the remainder of the parcels within the Agave Center that have been vacant and overlooked for many years.

IV. CONFORMANCE WITH THE GENERAL PLAN AND OVERLAY DISTRICT

This request is highly compatible with the vision and intent proposed within the *Southwest Tempe Overlay District* (The District) for intense employment, industrial, retail, hotel and office developments with high standards. (See Exhibit C – Southwest Tempe Overlay District.)

That being said, the District has the following review procedure and criteria, which the proposed hotel meets the following below:

1. Encouraging the optimum development of land along the I-10 freeway and in the southwest portion of the city, thus promoting the development of a regional shopping center, major auto mall, and other major retail uses. Such activities should be located in a master planned development adjacent to the I-10 freeway;
2. Spot or strip zoning patterns or uses should be discouraged;
3. Stabilizing the economic base of the city.

The Tempe General Plan 2030 mission statement promotes efforts to enhance livability and sustainability within the City. It states:

“The mission of General Plan 2030 is to guide Tempe in its efforts to enhance a livable and sustainable urban environment that is sensitive to issues which impact the people who live, learn, work and play in Tempe. The focus is on land use maintenance and management, affirming Tempe’s commitment to quality physical development. The primary purpose of the General Plan is to assist the residents, City Council, Boards and Commissions, staff and developers throughout the development process by presenting the city’s formally adopted goals, objectives and development policies through which land use proposals will be measured.”

That being said, the proposed hotel is well in line with the above mission statement by providing for a balance and a managed location for such a use, while presenting a high quality development plan. In addition, this property is located within a Growth Area as defined within the Tempe General Plan, which also supports such use.

The Warner/I-10 Growth area is located along both sides of Warner Road between Priest Drive and the Interstate 10 Freeway. As one of the last largely vacant and developable tracts of land in Tempe, and given its superior freeway visibility and arterial access, this area is one of the most prime locations for development in the city. Because of its central location and accessibility within the metropolitan area, this area holds the most potential as an office/employment destination as well as serving a specialty commercial and entertainment market.

The goal of the Warner and I-10 Growth Area is to develop a regional destination and employment center.

Objectives

- Provide a unique mix of retail and entertainment opportunities that can serve the adjacent development and the surrounding community.

Strategies

- Master plan both sides of Warner Road together to insure cohesive and compatible development.
- Maximize freeway visibility by discouraging buildings from “turning their backs” to the freeway.
- Encourage project signage branding that is unified for both sides of Warner Road and provides a strong presence on the freeway.

It is clear from the above that the proposed hotel is indeed appropriate, compatible and serves to fulfill the intent as outlined within the *Southwest Tempe Overlay District* and the *Tempe General Plan 2030* documents. This is a prime corner and the proposed hotel use would serve to continue protecting /enhancing this freeway corridor as well as serving the existing/future developments within the area. It is important to note that the property’s

location is conducive for a project of this size and works well with the area due to the elevated freeway, the amount of traffic at the interchange, the surrounding existing/future development patterns and being adjacent to an interstate freeway. With that said, this is a superb location for a Drury Inn & Suites hotel which will provide the necessary diverse ancillary services required to sustain this area of Tempe economically well into the future.

V. USE PERMIT

The proposed Use Permit is necessary to allow the hotel use within the existing zoning districts. A Use Permit must show that the proposed use will:

1. not cause any significant vehicular or pedestrian traffic in adjacent areas, and
2. not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc) exceeding that of ambient conditions, and
3. not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City, and
4. be compatible with the existing surrounding structures, and
5. not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

The approval of this Use Permit will not result in any negative impacts as stated above, but will have positive impacts by supporting and enhancing the overall area.

VI. DEVELOPMENT PLAN REVIEW

The Site has been designed with the highest standards possible in mind and under the requirements of the City of Tempe's codes and design policies. A high sense of design aesthetic was also employed via the architectural vernacular chosen. In addition, opportunities for buffering areas, where necessary, were done with screening through a mixture of landscape, hardscape and building features.

The proposal as a whole has been designed to maximize all opportunities presented on the Site and minimize any potential constraints. A multitude of site and design upgrades have been incorporated with many a result of our clients' belief that this will be an entry point/landmark for the south Tempe area. Building architecture, site design and security were all equally important. Therefore, close attention to site and building design compatibility were sought in order to insure positive impacts and a catalyst for the future development.

1. The Site Design

Walkways from West Ranch Road have been incorporated which help integrate automobile and pedestrian traffic with minimal interruption to the flow of either. (See Exhibit B – Site Plan.) Therefore, this provides for a safe, convenient and pleasant pedestrian circulation plan with places of rest/shade located within landscape islands interior to the site. Automobile and bicycle parking, enclosed refuse area, fire turnarounds and service areas have all been integrated on the Site to serve the City of Tempe's requirements.

Vehicular ingress and egress to the Site will be from West Ranch Road, a local industrial road, with a secondary access point from Jewel Street across the adjacent parcel. A select service hotel is considered a low intensity land use which will not severely impact the road system within the Agave Center and will allow vehicles to enter or exit the property easily. Every attempt was made to assure that the Site was designed with the highest standards possible to mitigate any potential or perceived traffic or parking impacts to the surrounding area from the proposed use.

Site lighting will also be designed to provide a safe and inviting environment for the employees and guests while directing light away from the right-of-ways and adjacent properties. Lighting will conform to the current City of Tempe Lighting Code and CPTED principles. Special care will be taken in the parking lot lighting design and the drive canopy area so that the lighting is designed to provide appropriate lighting levels which promote security and ease of access to the match the architectural vernacular to provide cohesion and connectivity.

In summation, our client has maximized every feasible design opportunity for creating a safe and functional site plan with a mixture of landscaped and hardscaped areas, non-invasive lighting design, building placement and appropriately locating ingress and egress points.

2. The Building Design

The architect has proposed numerous design details throughout the building elevations which complements the area. (See Exhibit D – Building Renderings, Building Elevations, Building Sections and Floor Plans.) The proposed 7-story building reflects a high quality building façade which establishes a design theme. Use of the proposed materials and design details contribute to the unique quality of the architecture and enhance the architectural character for those at ground level. This is clearly evident with the lower covered canopy area at the main entry, varied roof lines, massing changes, material changes and design breaks that enhance the façade appearance while still humanizing the scale of this 7-story building. Then results of these design features are visually interesting facades from a distance and up close.

Design treatments on all four sides of the elevations portray an equal level of architectural quality. Building elevations facing and visible from the adjoining streets/freeway were all

designed to be in harmony and to compliment one another. Numerous massing changes recesses and pop-outs on all four sides of the building provide shade and shadow lines to help scale the building and provide visual interest. The entrance façade has a decorative covered canopy structure to provide shade, focal point and a massing element along this façade. Complementary signage and an appropriate color palette help tie it all together.

3. The Landscape Design

The primary goals for the landscape plan include the creation of aesthetically pleasing and rewarding spaces. (See Exhibit E – Landscape Plan.) The proposed landscape plan reveals a lush impression with the massing of trees and shrubs in to groups. Unity and continuity in the landscape plan is accomplished by selection of naturally compatible plant material with common environmental requirements. The massing of trees and shrubs into groups with uneven spacing presents a more natural appearance to the viewer. Earth grading and shaping is also achieved along the street frontage in a manner that will create natural and aesthetically pleasing ground forms. (See Exhibit F – Conceptual Grading Plan.) The coordination between the landscaping, grading and drainage plans will assure the highest quality landscape design possible. Furthermore, the design does provide the most efficient, low-maintenance irrigation systems to increase the potential for plant growth.

Thus, plenty of open space areas have been provided along the street and throughout the parking lot and Site in general to minimize heat gain and provide a respite for the people traversing the property. Finally, additional shade trees along the property boundaries for shade and appropriate screening have been provided. The overall result is the most effective means of creating a pleasing and integrated environment for the proposed hotel user.

4. Signage

We have included drawings identifying the proposed freestanding monument signs and the approximate locations of the attached signage on the building elevations to illustrate how the design will compliment the building architecture. (See Exhibit G – Freestanding Monument Signs and Attached Building Sign Details.) We are proposing wall mounted individual lettered wall signs for the building elevations which will blend with the architecture.

We are also proposing two freestanding monument signs, one sign at the entrance to the hotel at West Ranch Road and a shared monument sign at Jewel Street. The elevated design of these monument signs will be consistent and compatible with the building design, materials and the Agave Center Sign Package criteria.

All signage will be designed to compliment and be consistent with the level of development being proposed.

5. Parking Analysis

The City of Tempe Zoning Code, Section 4-603, establishes the required parking for the development based upon the number of hotel guest rooms, square feet of conference space and office space in the hotel. The number required is 180 spaces for the hotel guest rooms, 22.21 spaces for the conference rooms and 2.16 spaces for the hotel back office space for a total of 204.37 spaces. The development plan shows 198 spaces provided on the site.

Section 4-604 of the City of Tempe Zoning Code allows for a Shared Parking Model to be used as a basis for predicting the parking requirements for a mix of uses on a site. Using the Shared Parking Model (See Exhibit H - Parking Analysis) the maximum required number of parking spaces drops to 194 (193.27). This would cover the peak demand time.

The Drury Hotel Operating Group has a somewhat unique approach when renting meeting rooms. Meeting room use requires guest rooms to be booked as well – meeting rooms are used to sell the guest rooms. The result of this approach is less demand for extra parking spaces provided as the majority of the meeting attendees are staying at the hotel reducing the demand for additional parking spaces.

There is a good size seating area in the lobby for use during the Quikstart® breakfast and 5:30 Evening Kickback. Both the breakfast and evening snacks are provided for in-house guests only. The space allowed and the amenities offered do not create any additional demand for parking.

Based upon the Shared Parking Model and the approach the Operating Company takes for selling the meeting rooms, the 198 parking spaces provided on the site are more than adequate for the demand.

VII. CONCLUSION

We have worked diligently to provide a high quality comprehensive development plan for the site. The ultimate approval of the above entitlements as well as the development of this Site will provide a much needed use in the area and a visually appealing landmark for the City of Tempe and those traveling along the freeway.

It is our primary desire to build a safe, clean and functional hotel development while being a responsible future member of the business community in Tempe. We welcome this opportunity of locating a new Drury Inn & Suites hotel within the City of Tempe. We therefore respectfully request your consideration and approval.

Thank you for your continued assistance and consideration in processing this request.

LEGAL DESCRIPTION

LOT 6 OF AGAVE CENTRE AMENDED II PER MARICOPA COUNTY RECORDER BOOK 1081 PAGE 3

AREA

GROSS 129,023 S.F./2.96 ACRES
NET 129,023 S.F./2.96 ACRES

GENERAL PLAN 2030

INDUSTRIAL USE
COMMERCIAL USE

ZONING

EXISTING GID(WEST)/PCC-1(EAST)
WITH SWOD OVERLAY
PROPOSED GID(WEST)/PCC-1(EAST)
WITH SWOD OVERLAY

1. USE PERMIT REQUIRED FOR HOTEL IN GID ZONING.

BUILDING

BUILDING SF 104,203 SF
FOOTPRINT 17,215 SF
TOTAL LOT AREA 129,023 SF
LOT COVERAGE 13.3%
HEIGHT
MAXIMUM ENTITLED PER 2008 PAD 95'-4"
PROPOSED 84'-6"
STORIES 7
CONSTRUCTION TYPE IB (IBC)

PARKING

REQUIRED:
HOTEL 100%
CONFERENCE 50%

HOTEL (1/UNIT) 180 UNITS 180
OFFICE (1/300 S.F.) 650 SF 3
MEETING ROOM (1/125 SF) 2,777 SF 22
TOTAL REQUIRED 205

PROVIDED:
ONSITE 198
TOTAL PROVIDED 198
(192 + 6 ACCESSIBLE)

SHARED PARKING MODEL: ZDC SECTION 4-604(c) AND APPENDIX F ALONG WITH TABULATED HOURLY PARKING DATA: 194 SPACES REQUIRED)

REQUIRED BICYCLE PARKING:
HOTEL (1/20 UNITS) 180 UNITS 9
OFFICE (1/10,000 SF) 650 SF 1
MEETING ROOM (1/2,000 SF) 2,777 SF 2
TOTAL REQUIRED 12

PROVIDED BICYCLE PARKING: 12

LANDSCAPE

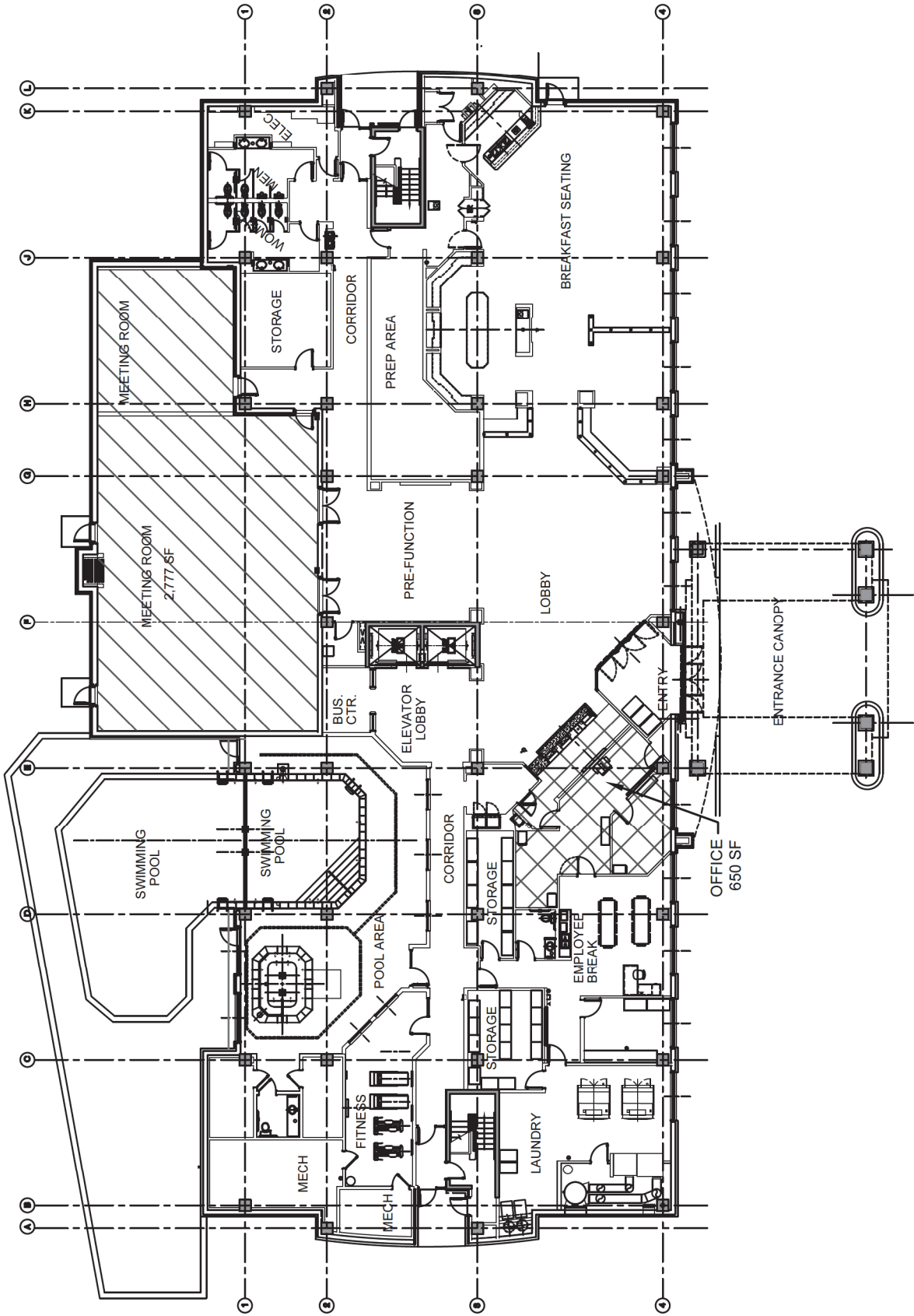
REQUIRED (WITH USE PERMIT) 10-15%
PROPOSED (LS AREA/PARCEL SF) 25%

SHEET NO. A1.1
DRAWN BY: SFB

FIRST FLOOR PLAN
DRURY INN & SUITES
890 WEST RANCH ROAD, TULSA, AZ

PROPERTY OWNER:
DRURY DEVELOPMENT CORPORATION
721 EMERSON ROAD, SUITE 200 - 511, LOUIS, MISSOURI, 63114
(314) 423-6988 FAX: (314) 423-2310

ENGINEER:
STEVEN BOWMAN
DRURY DEVELOPMENT
721 EMERSON ROAD, SUITE 200
511, LOUIS, MISSOURI, 63114
TEL: (314) 507-2514
FAX: (314) 988-3414
SHEET ISSUED:
DATE: 01/14/2014
BY: SFB





SOUTH ELEVATION

SOMJEE



EAST ELEVATION

SOMJEE



NORTH ELEVATION

SOMJEE



WEST ELEVATION

SOMJEE

MATERIAL LEGEND

ALUMINUM FRAME STOREFRONTS

KAWNEER SANDSTONE

ALUMINUM FRAME WINDOWS

QUAKER BEIGE

(RECESSED 4-7/8" IN EXTERIOR WALL)

GLASS

CLEAR INSULATED-LOW-E

(#2 SURFACE)

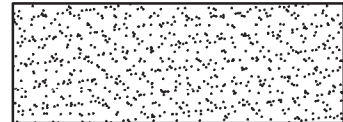
CANOPY COVER

TRANSLUCENT INSULATING PANEL
CANOPY SYSTEM- PENTAGLAS CLEAR

E.I.F.S. FINISH-1.

COLOR: AMARILLO WHITE

FINISH: QUARTZPUTZ



E.I.F.S. FINISH-2

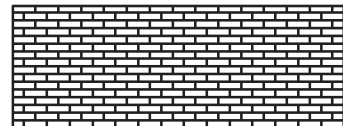
COLOR: DRURY RED

FINISH: QUARTZPUTZ



BRICK VENEER

RICHARDS OLD EDWARDS N177



ARCHITECTURAL CAST STONE VENEER-CHISEL FACE

24" W X 12" H. NOMINAL SIZE.

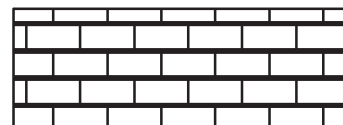
COLOR: ROCKCAST PECAN



ARCHITECTURAL CAST STONE VENEER-SMOOTH FACE

24" W X 12" H. NOMINAL SIZE.

COLOR: ROCKCAST PECAN





Architecture By Somjee



DRURY INN & SUITES

DRURY INN & SUITES

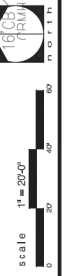
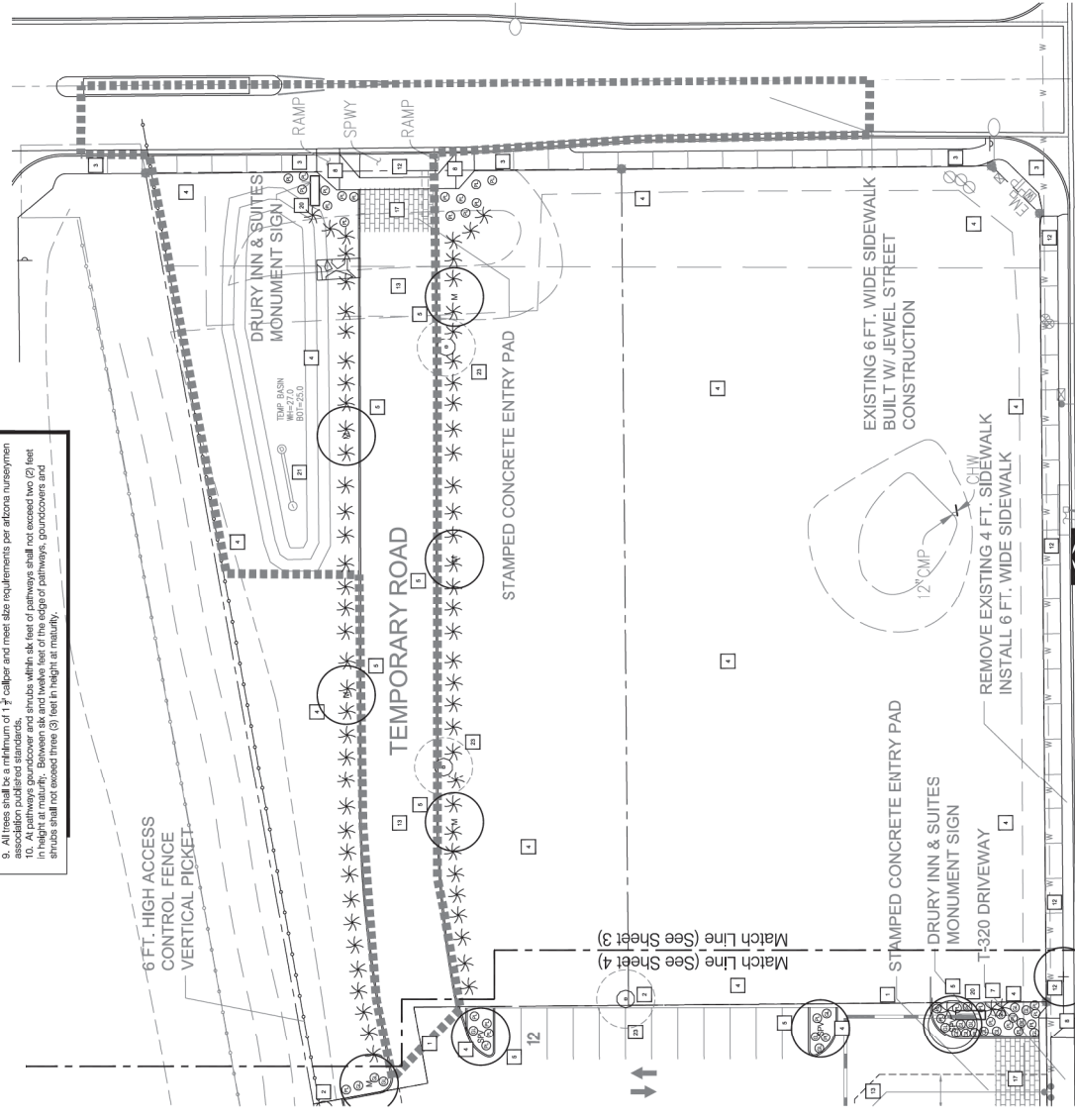
Somjee

Landscape Notes:

1. Area within site visibility triangle are to be clear of landscape, signs, or other visibility obstructions with a height greater than 2'. Trees within triangle shall have a canopy that sits at 7' in height upon installation. All heights are measured from the nearest street elevation.
2. All trees shall be a minimum of 1 1/2" caliper and meet size requirements per Arizona nurserymen code.
3. Refer to call engineer for all grading and drainage.
4. No native plants or water features on site.
5. All right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.
6. No annuals.
7. All landscape areas to receive 2" deep decomposed granite.
8. All landscape installed with this project shall be placed on an automatic drip irrigation system.
9. All trees shall be a minimum of 1 1/2" caliper and meet size requirements per Arizona nurserymen code.
10. All pathways groundcover and shrubs within six feet of pathways shall not exceed two (2) feet in height at maturity. Between six and twelve feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity.

Plant List - Temporary Road & Future Development Lot

Symbol	Common Name	Botanical Name	Size/Calliper	Comment	Total	Notes
○	Yucca	Yucca elata	10' Caliper	Mid-Risk	5	Y
○	Agave	Agave americana	1' Caliper	Low-Risk	71	Y
○	Yucca	Yucca elata	5' Caliper	Mid-Risk	15	Y
○	Yucca	Yucca elata	2' Deep	Mid-Risk	68 (31 x 4)	-



GILLIAND DESIGN
 1713 E. Clark, Suite 100
 Mesa, AZ 85204
 (480) 963-8200
 gillilanddesign.com

DRURY INN & SUITES
 PROPERTY OWNER
 721 EMERSON ROAD, SUITE 200 - ST. LOUIS, MISSOURI 63141
 (314) 423-8888 FAX: (314) 423-0310

DRURY INN & SUITES
 1780 WEST RANCH ROAD, TEMPE, AZ 85284

DRURY INN & SUITES
 1780 W RANCH RD
 TEMPE, AZ 85284

DRURY INN & SUITES
 DRAWN BY:
 SCALE:
 SHEET NO. 4 of 8
 Hardscape & Planting Plan

Notes:

1. Property / Use
2. Limit of construction / disturbance.
3. Existing sidewalk to remain.
4. 12" CMP shall be installed in all landscape areas.
5. Double stake all trees outside root ball.
6. Shrubs to screen backflow preventers.
7. All shrubs to be planted in free form meshings.
8. Sight visibility triangles, see notes for specifications.
9. Bicycle parking spaces see call.
10. See architectural plans for pool deck details, lighting and fencing.
11. Not Used
12. Sidewalk. See call plans for details.
13. Refer to civil engineering plans for driveway asphalt.
14. 30" tall landscape mound to screen parking lot. See call plan.
15. Trash enclosure. Refer to call plans.
16. Pool and Spa by Pool Contractor. See architecture plans.
17. Pavers. Refer to call plans.
18. Provide root barrier on trees close than 20' from main pit.
19. Proposed landscape attention bush, refer to call plans.
20. Proposed entry monument, refer to call plans.
21. Dry well location see engineering.
22. Not used.
23. Light fixture by engineer to be a minimum of 20' from any tree trunk.

FOR MORE INFORMATION, YOU CAN
 CALL FOR THE BLUE STAKE
 1-800-782-5348
 BLUE STAKE CENTER

Plant List

Symbol	Common Name	Botanical Name	Size/Caliper	Comment	Total	ADWR-PHX
<u>Trees</u>						
(+)	Existing Trees	Varies	See Plan	-	6	-
(SPV)	Sonoran Palo Verde	<i>Cercidium praecox</i>	24" Box/1-1/2" Cal	Multi-trunk	13	Y
(E)	Sonoran Palo Verde	<i>Cercidium praecox</i>	15 Gal	Multi-trunk	9	Y
(M)	Evergreen Elm	<i>Ulmus parvifolia</i>	24" Box/1-1/2" Cal	Standard	1	Y
(M)	Chilean Mesquite	<i>Prosopis chilensis</i>	15 Gal	Multi-trunk	10	Y
(M)	Date Palm	<i>Phoenix dactylifera</i>	8-20" Tall	Straight trunk	4	Y
<u>Accents</u>						
(*)	Red Yucca	<i>Hesperaloe parviflora</i>	1 Gallon	-	142	Y
<u>Shrubs/Groundcovers/Vines</u>						
(N)	Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>	1 Gallon	-	7	Y
(HB)	Natal Plum Boxwood Beauty	<i>Carissa grandiflora 'boxwood beauty'</i>	1 Gallon	-	92	Y
(PL)	Green Hop Bush	<i>Dodonea viscosa</i>	5 Gallon	-	22	Y
(PL)	Purple Iantana	<i>Lantana montevidensis</i>	5 Gallon	-	213	Y
(GL)	Gold Mound Lantana	<i>Lantana camara 'gold mound'</i>	1 Gallon	-	282	Y
(CH)	Rio Bravo Sage	<i>Leucophyllum langmanniae</i>	1 Gallon	-	9	Y
(BD)	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5 Gallon	-	38	Y
(A)	Blackfoot Daisy	<i>Melampodium leucanthum</i>	1 Gallon	-	25	Y
(R)	Purple Ruellia	<i>Ruellia peninsularis</i>	1 Gallon	-	52	Y
(A)	Autumn Sage	<i>Salvia greggii</i>	1 Gallon	-	96	Y
(AJ)	Asian Jasmine	<i>Trachelospermum asiaticum</i>	1 Gallon	-	4	N
<u>Decomposed Granite</u>						
	1/2" minus Walker Butte 'Red'	-	2" Deep	All Landscape areas.	32,718 s.f.	-

Context Site Photos

For

Drury Inn and Suites

1780 W. Ranch Road

Tempe, AZ

**HXE Job No.: 095
Tempe Section 20S
Preliminary Site Plan Review SPR 121756
January 2013**

Prepared for:

Drury Development Corporation

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PHOTO KEY MAP



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