



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-66-D-96-1
Anthem West PCD
September 29, 2023

Rio Vista Village Planning Committee Meeting Date: October 10, 2023
Planning Commission Hearing Date: November 2, 2023

Request From: [C-2 PCD](#) (Intermediate Commercial, Planned Community District) (2.70 acres)
Request To: [C-2 HGT/WVR PCD](#) (Intermediate Commercial, Height Waiver, Planned Community District) (2.70 acres)
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
Owner: ZAC NC Asset Investors, LLC
Applicant/Representative: Wendy Riddell, Berry Riddell, LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Mixed-Use (Commercial / Commerce/Business Park)	
<u>Street Map Classification</u>	41st Drive	Minor Collector	30-foot east half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.</i></p> <p>The proposal will be located within a commercial and commerce park area, adjacent to the I-17 freeway, and away from residential uses.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>As stipulated, the proposal will include bicycle parking near the building entrance or amenity area.</p>			

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, and as required by the Phoenix Zoning Ordinance, the proposal will provide shade along the sidewalk adjacent to 41st Drive, in addition to internal pedestrian pathways.

Applicable Plan, Overlays, and Initiatives

[Rio Vista Village Design Guidelines](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

[Phoenix Climate Action Plan](#): See Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 PCD
North	Hotel	C-2 PCD
South	Self-service storage warehouse	C-2 SP PCD
East	Freeway	N/A (ADOT right-of-way)
West (across 41st Drive)	Vacant	C-2 PCD

C-2 HGT/WVR PCD – Intermediate Commercial, Height Waiver, Planned Community District		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	2.70 acres
Maximum Lot Coverage	50%, exclusive of the first 6 feet of roof overhang, open carports, covered patios, or covered walkways	15.7% (Met)
Maximum Building Height	4 stories and 56 feet	4 stories and 46 feet (Met)
<i>Minimum Perimeter Building Setbacks</i>		
Adjacent to street, structures exceeding 2 stories or 30 feet	Average 30 feet, minimum 20 feet permitted for up to 50% of structure, including projections	West (41st Drive): 60.46 feet (Met)
		East (I-17 Freeway): 93.5 feet (Met)
Not adjacent to street, when adjacent zoning is C-2	0 feet	North: 89 feet (Met)
		South: 69.86 feet (Met)
<i>Minimum Perimeter Landscape Setbacks</i>		
Adjacent to street, structures exceeding 2 stories or 30 feet	Average 30 feet, minimum 20 feet for up to 50% of the frontage	West (41st Drive): 30 feet (Met)
		East (I-17 Freeway): Approx. 45 feet (Met)
Adjacent to property line, adjacent to property zoned C-2	0 feet	North: 0 feet (Met)
		South: Approx. 5 feet (Met)
Minimum Parking	112 spaces 1 space per 1 dwelling unit or rooming unit 112 rooms	116 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.70 acres located approximately 500 feet south of the southeast corner of 41st Drive and Anthem Way from C-2 PCD (Intermediate Commercial, Planned Community District) to C-2 HGT/WVR PCD (Intermediate Commercial, Height Waiver, Planned Community District) to allow a four-story hotel.

The subject site is within the Anthem West PCD (Z-66-96-1). The request is Amendment D to the Anthem West PCD. Staff recommends Stipulation Nos. 3 and 4 in order to ensure the proposal updates the master plans affected by this amendment, related to this PCD, and to ensure the proposal is compliant with relevant stipulations associated with the original PCD rezoning case.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Mixed-Use (Commercial / Commerce/Business Park). The proposal is consistent with this designation.

To the north, west and south of the subject site is also designated as Mixed-Use (Commercial / Commerce/Business Park).

To the east of the subject site is designated as Transportation.



General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site is currently vacant and is zoned C-2 PCD (Intermediate Commercial, Planned Community District).

To the north of the subject site is a three-story hotel also zoned C-2 PCD (Intermediate Commercial, Planned Community District).

To the south of the subject site is a self-service storage warehouse zoned C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District).

To the east of the subject site is the I-17 freeway with no zoning designation since it is Arizona Department of Transportation (ADOT) right-of-way. Across the freeway is a multifamily residential development zoned R-4 (Multiple Family Residential) in the County jurisdiction.

To the west of the subject site, across 41st Drive, is vacant land zoned C-2 PCD (Intermediate Commercial, Planned Community District).



Zoning Sketch Map
Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a 16,456 square-foot four-story hotel building covering 15.8 percent of the net lot area. A five-foot-wide detached sidewalk is proposed which is connected by a pedestrian pathway to the building entrance and around the building. A pool amenity area is proposed on the south side of the building. One hundred and sixteen parking spaces are proposed,

including seven parallel spaces along the north side of the property adjacent to the private drive aisle, five ADA spaces, and six EV parking spaces. A trash enclosure is proposed on the northeast portion of the site. Vehicular access from 41st Drive is proposed near the southern portion of the site. Retention is proposed on the east side of the site, adjacent to the freeway.

The proposed site plan meets minimum building and landscape setbacks, maximum lot coverage, and minimum parking requirements. Additionally, the proposed site plan is compatible with surrounding land uses. For these reasons, staff recommends general conformance with the site plan date stamped September 13, 2023. This is addressed in Stipulation No. 1.

In order to enhance pedestrian safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway shall be constructed of an alternative material or pavement treatment that visually contrasts the drive aisle surface. This is addressed in Stipulation No. 11.

5. **Landscape Plan**

The landscape plan, attached as an exhibit, proposes drought-tolerant trees placed on both sides along the detached sidewalk adjacent to 41st Drive, drought-tolerant trees dispersed throughout the parking lot and around the building, and drought-tolerant trees along the western edge of the property, along with drought-tolerant shrubs, accents and vegetative groundcovers throughout the landscape areas.

In an effort to enhance the landscaping within the surface parking lot, staff recommends that the parking lot be landscaped a minimum of 12.5 percent with two-inch caliper, large canopy, drought-tolerant shade trees and drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75 percent live coverage at maturity. This is addressed in Stipulation No. 12.

6. **Elevations**

The building elevations, attached as an exhibit, propose a variety of colors, materials, breaking of building massing, and articulation. Furthermore, the proposed colors and materials blend with the surrounding desert environment, which is aligned with the goals of the Rio Vista Village Design Guidelines. For these reasons, staff recommends general conformance to the elevations date stamped September 13, 2023. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

7. **[Rio Vista Village Design Guidelines](#)**

The Rio Vista Village Planning Committee developed the Rio Vista Village Design Guidelines to influence the design of new development in the Village. In accordance with the Rio Vista Village Design Guidelines, the proposed development, as stipulated, will include natural colors and materials, decorative

fences and walls, low-profile and decorative monument signage, dark-sky compliant sign and site lighting, and increased landscaping in the surface parking lot areas. These are addressed in Stipulation Nos. 5 through 9 and 12.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending the following stipulations designed to provide trees and enhance shade within and adjacent to the development:

- Minimum 75 percent shade for all bicycle parking spaces and the sidewalk adjacent to 41st Drive.
- Minimum two-inch caliper, large canopy, drought-tolerant, shade trees dispersed throughout the parking area to achieve a minimum 25% shade at maturity.
- A minimum five-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip located between the back of curb and sidewalk along the east side of 41st Drive, planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees planted 20 feet on center or in equivalent groupings.

These are addressed in Stipulation Nos. 10, 12.a, and 17.

9. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment, staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. Additionally, staff recommends a minimum five-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip located between the back of curb and sidewalk. These are addressed in Stipulation Nos. 11 and 17.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of

destinations. As stipulated, the project will provide a minimum of six bicycle parking spaces. This is addressed in Stipulation No. 13.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To further the goal of this plan, staff recommends a minimum of five percent of the required parking spaces include EV Installed infrastructure. Additionally, to address equity for electrified mobility, staff recommends a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. These are addressed in Stipulation Nos. 14 and 15.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 16, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, no community correspondence has been received for this request.

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department requested that the streetscape, beginning at the back of curb, be replenished with landscaping and trees along 41st Drive, and that all streets be constructed with all required elements and to ADA requirements. These are addressed in Stipulation Nos. 17 and 18.

OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 19 through 21.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 22.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will develop a vacant property and is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Rio Vista Village Design Guidelines, the Tree and Shade Master Plan, the Complete Streets Guidelines, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

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.

Writer

Adrian Zambrano

September 29, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

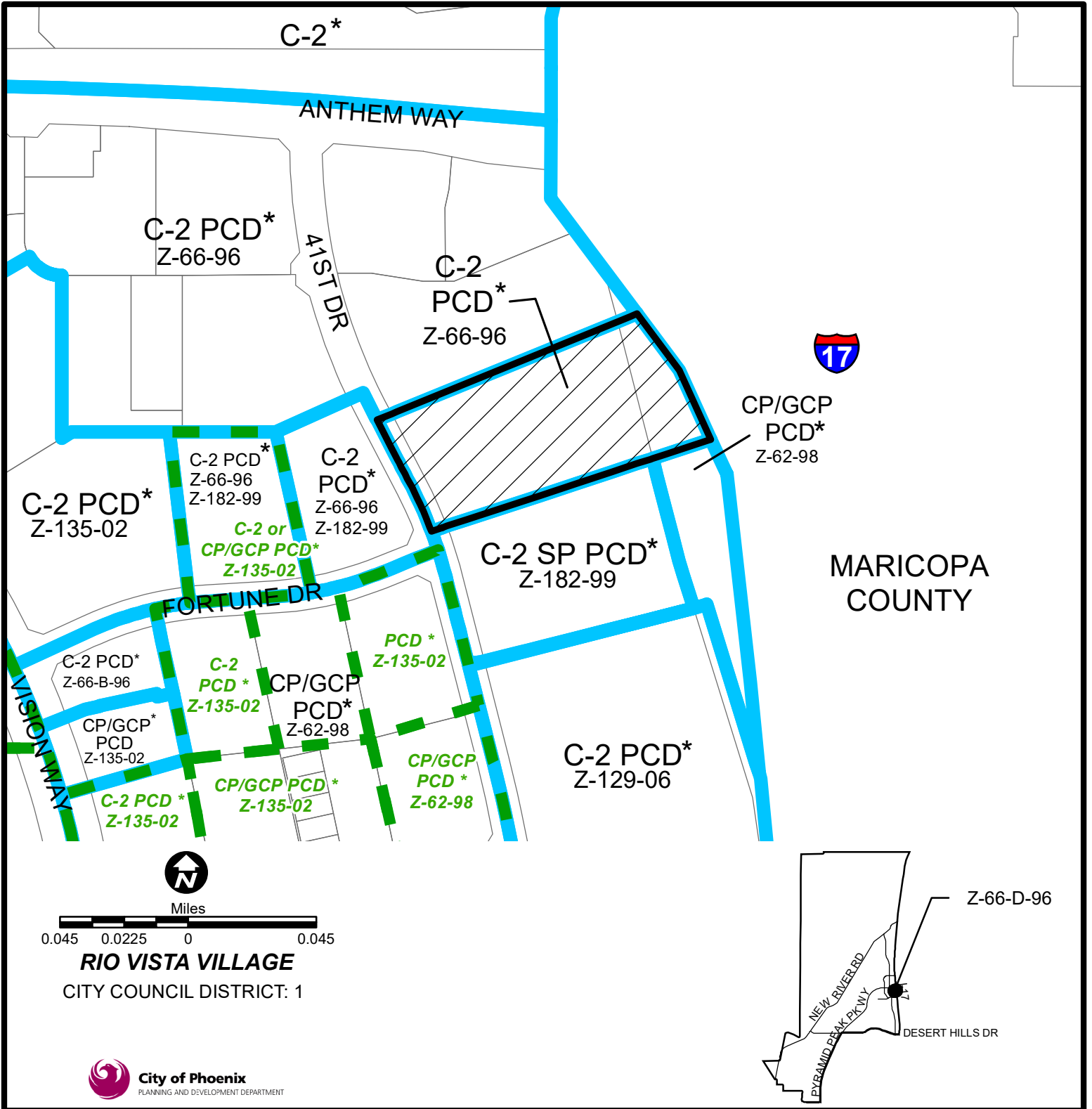
Aerial Sketch Map

Site Plan date stamped September 13, 2023 (2 pages)

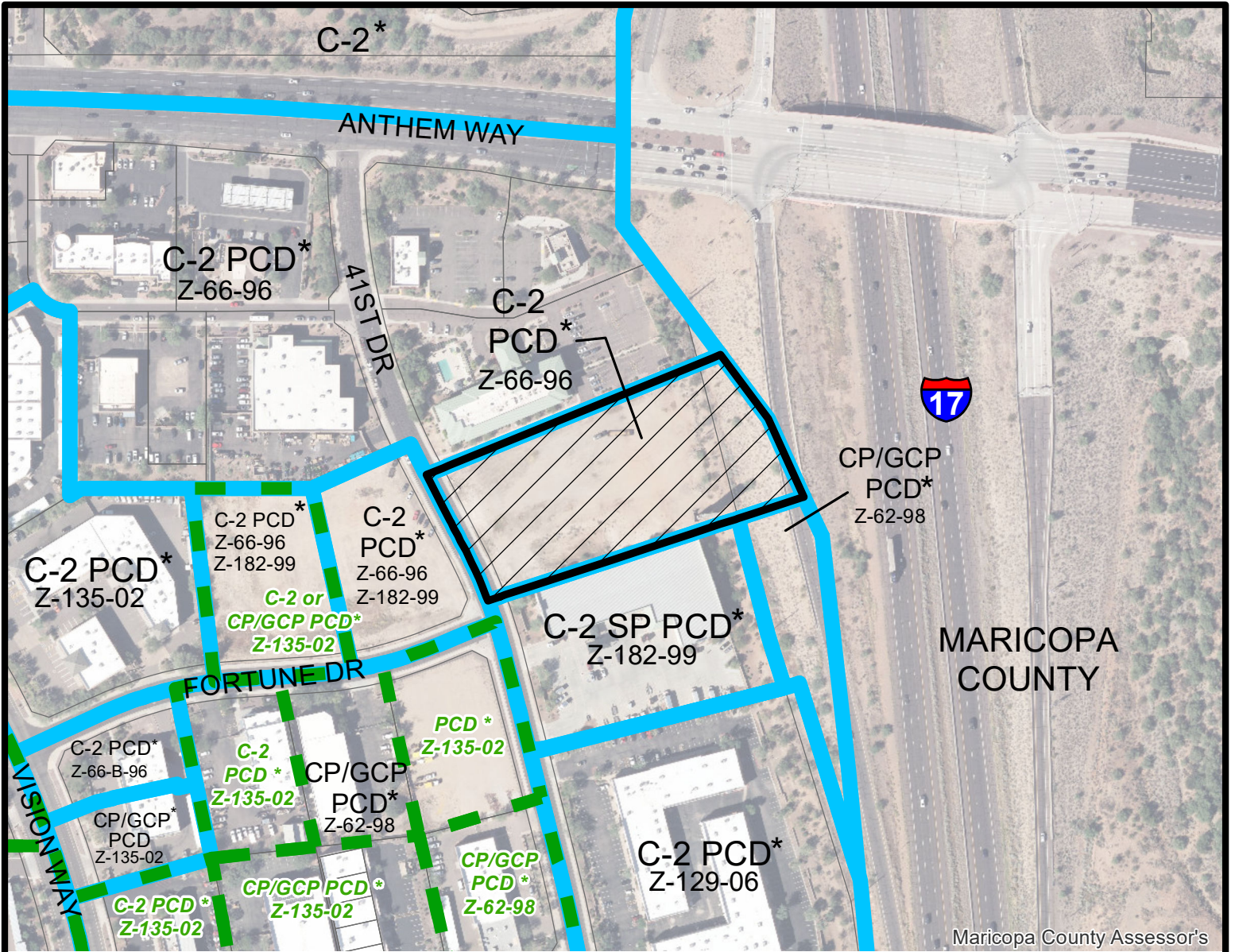
Preliminary Landscape Plan date stamped September 13, 2023 (2 pages)

Elevations date stamped September 13, 2023 (2 pages)

Rendering date stamped September 13, 2023



APPLICANT'S NAME: Berry Riddell LLC c/o Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-66-D-96		FROM: C-2 PCD (2.70 a.c.)	
DATE: 8/28/2023		TO: C-2 HGT/WVR PCD (2.70 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.70 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 68-19	ZONING MAP U-6
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2 PCD		47	
C-2 HGT/WVR PCD		47	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

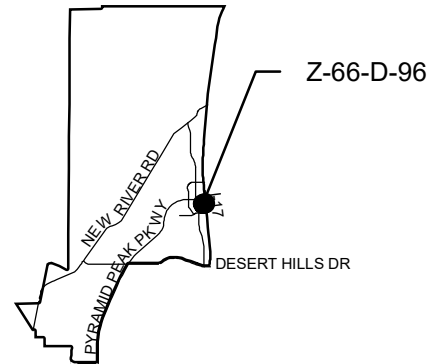
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RIO VISTA VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Berry Riddell LLC c/o Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-66-D-96		FROM: C-2 PCD (2.70 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.70 Acres		<small>DATE:</small> 8/28/2023 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 68-19		<small>ZONING MAP</small> U-6	
TO: C-2 HGT/WVR PCD (2.70 a.c.)			
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 PCD		39	
C-2 HGT/WVR PCD		39	
		* UNITS P.R.D. OPTION	
		47	
		47	

* Maximum Units Allowed with P.R.D. Bonus

DATE	BY	DESCRIPTION	REV

LOCATION:	42405 N 41ST DR PHOENIX 85086 ANTHEM, AZ
APN:	203-03-003
LOT AREA:	2.39 AC NET / 2.55 AC GROSS
EXISTING ZONING:	C-2 PCD
PROPOSED ZONING:	C-2 HGT/WVR PCD
CURRENT USE:	VACANT
PROPOSED USE:	TRAVEL ACCOMMODATIONS
NUMBER OF ROOMS:	112
BUILDING DATA:	
BUILDING AREA:	62,584 SF
BUILDING HEIGHT:	46' (4 STORY)
BUILDING COVERAGE:	16,390 SF
FAR:	62,584/104,128=0.601
LOT COVERAGE:	16,456/104,128=15.8%

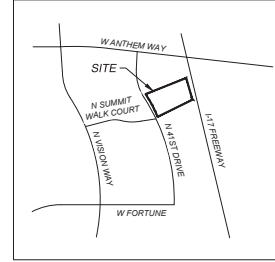
VEHICULAR PARKING:	REQUIRED*	PROVIDED
STANDARD SPACES (9.5'X18')	107	104
PARALLEL SPACES (8.5'X23')	5	7
ACCESSIBLE SPACES (2% TOTAL)	5	5
TOTAL VEHICULAR SPACES	112	116

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A HOTEL DEVELOPMENT WITH ASSOCIATED PARKING IMPROVEMENTS. THE BUILDING WILL BE SERVICED BY WATER, SEWER, FIRE, AND DRY UTILITIES.

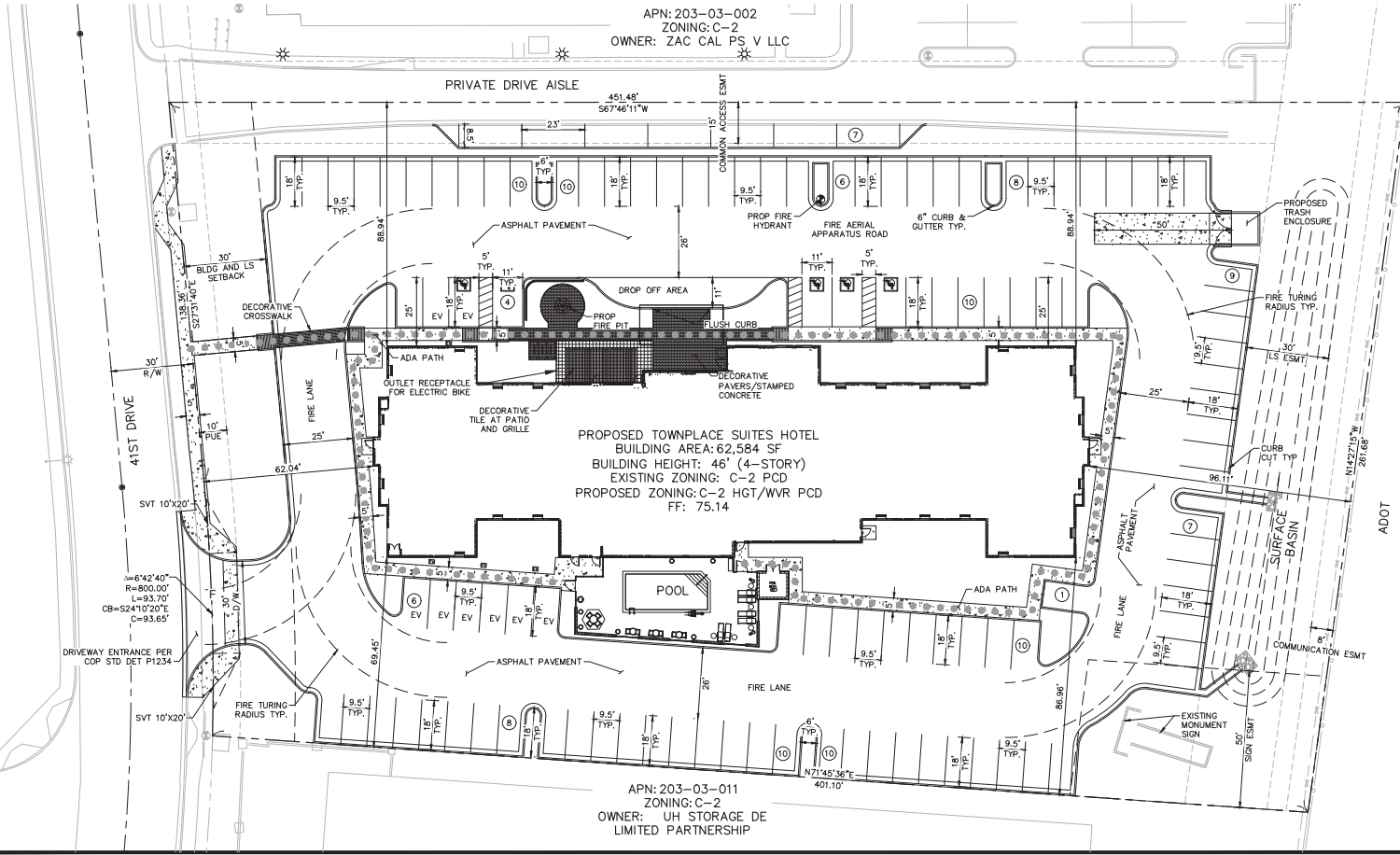
LEGAL DESCRIPTION
LOT 2, OF ANTHEM COMMERCE PARK 33.1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 537 OF MAPS, PAGE 7.

CITY OF PHOENIX SEP 13 2023 Planning & Development Department

- LEGEND**
- ● ● ● ● ● ● ● ADA PATH
 - — — — — PROPERTY LINE
 - - - - - BUILDING/LANDSCAPE SETBACK LINE
 - ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ PROPOSED CONCRETE SIDEWALK
 - (6) PARKING SPACE COUNT
 - F FULL ACCESS
 - 55° FIRE TURNING RADIUS

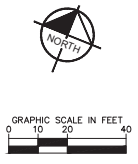


VICINITY MAP
MARICOPA COUNTY
N.T.S.



OWNER/DEVELOPER
ZMC HOTELS, LLC
150 NORTH WGET LANE, SUITE 250
WALNUT CREEK, CA 94598
PH: (925) 596-0567
CONTACT: RICK HENDERSON
EMAIL: RHENDERSON@ZMCHOTELS.COM

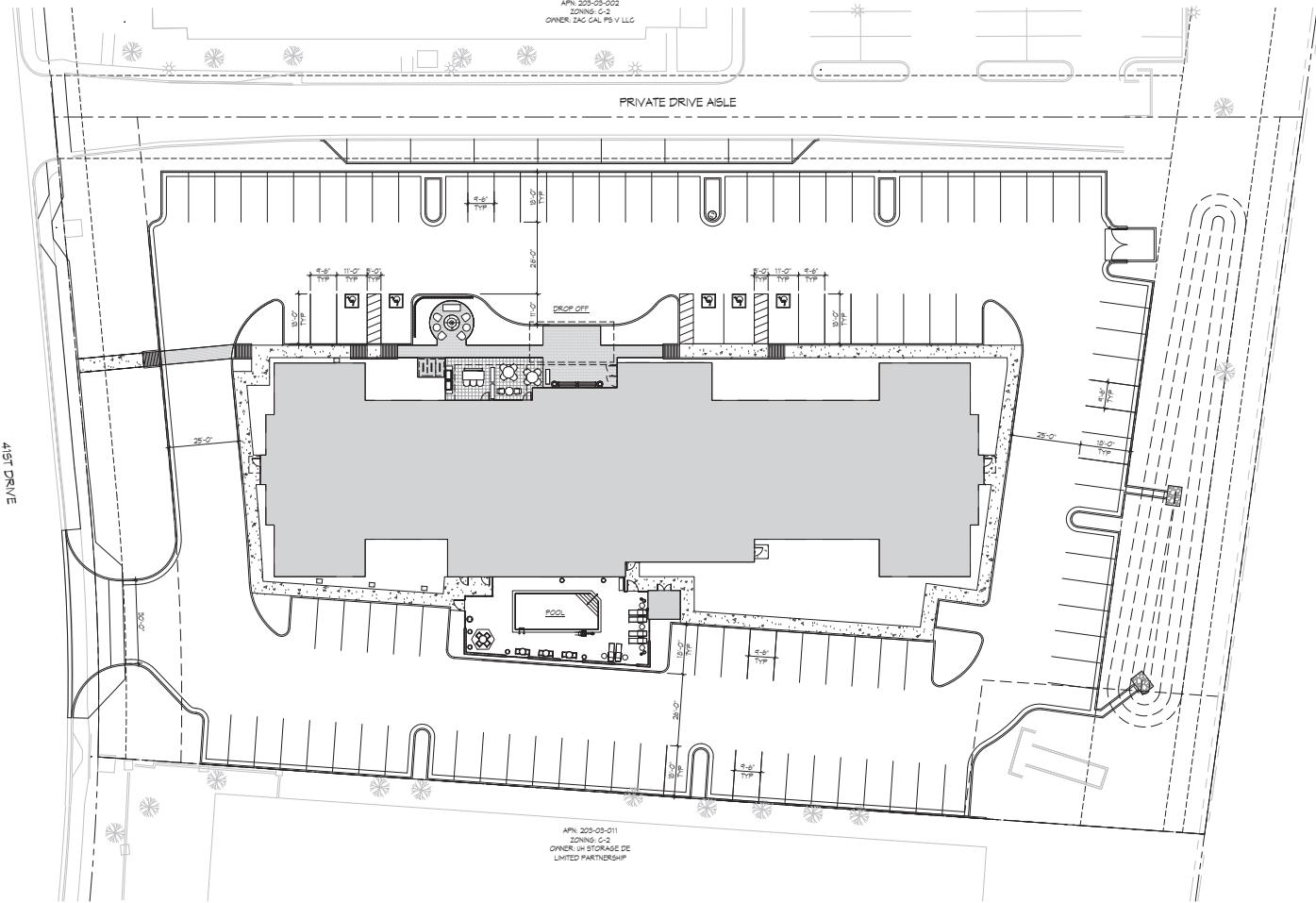
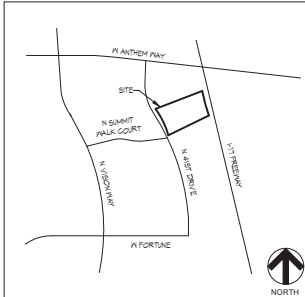
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85201
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTIS, PE



LEGEND	
--- --	PROPERTY LINE
- - - -	BUILDING SETBACK

SITE DATA	
ADDRESS:	42405 NORTH 41ST DRIVE
ASSESSOR'S PARCEL NUMBER:	203-03-003
LOT AREA:	239 ACRES GROSS (111,033 SF GROSS) 239 ACRES NET (104,120 SF NET)
BUILDING AREA:	
FIRST FLOOR:	19,459 SF
SECOND FLOOR:	15,376 SF
THIRD FLOOR:	15,376 SF
FOURTH FLOOR:	15,376 SF
TOTAL AREA:	62,584 SF
BUILDING HEIGHT:	48'-0"
STORIES:	4
OCCUPANCY USE:	R-1, A-2, B, S-1, S-2
EXISTING ZONING:	C-2 PGD
PROPOSED ZONING:	C-2 HOT/PAVR PGD
CURRENT USE:	VACANT
PROPOSED USE:	TRAVEL ACCOMMODATIONS

VICINITY MAP



1 ARCHITECTURAL SITE PLAN
AS SCALE: 1" = 20'-0" NORTH



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona.

Signature: _____
Print Name: _____
Date: 09/08/23 License No: _____

TOWNEPLACE SUITES
BY MARRIOTT

42405 NORTH 41ST DRIVE
ANTHEM, AZ

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF PHOENIX
SEP 13 2023
Planning & Development Department

REVISION SCHEDULE	
NO	DATE
DESCRIPTION	

ARCHITECTURAL SITE PLAN

DATE 09/08/23

A0

OWNER/DEVELOPER
 ZMC HOTELS, LLC
 150 NORTH WIGET LANE, SUITE 250
 WALNUT CREEK, CA 94598
 PH: (925) 596-0567
 CONTACT: RICK HENDERSON
 EMAIL: RHENDERSON@ZMCHOTELS.COM

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE., SUITE 131
 MESA, ARIZONA 85210
 PH: (480) 207-2666
 CONTACT: STERLING MARGATTS, PE
 E-MAIL: STERLING.MARGATTS@KIMLEYHORN.COM

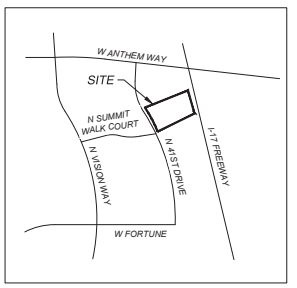
LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH: (602) 906-1103
 CONTACT: ANDREW VALESTIN, PLA
 EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

CITY OF PHOENIX LANDSCAPE CODE		
REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• 60% MIN. 2" CAL+ (70 TOTAL)	(35) 2" CAL	(70) 2" CAL
• 40% MAX. 1" CAL.	(27) 1" CAL.	(0) 1" CAL.
• NO TURF WITHIN PUBLIC R.O.W.	NO TURF IN R.O.W.	NONE
• TURF LIMITED TO 50% OF SITE	MAX 50% TURF	NONE PROVIDED
• 50% MIN. LIVE COVERAGE	50% LIVE COVERAGE	PROVIDED
• 50% SHADE FOR SIDEWALKS	50% SHADE	PROVIDED
• 15% OF SITE TO BE LANDSCAPE (104,115 SF)	15,617 SF	30,500 SF (29.3%)
STREETSCAPE LANDSCAPE SETBACKS		
NORTH 41ST DRIVE (185 LF)	10 TREES	15 TREES
• 1 TREE / 5 SHRUBS PER 20 LF	60 SHRUBS	106 SHRUBS
TREE SIZING IN STREETSCAPE		
• 50% - 2" CAL. MIN.	7 TREES	7 TREES
• 25% - 3" CAL. MIN.	4 TREES	4 TREES
• 25% - 4" CAL. MIN.	4 TREES	4 TREES

PERIMETER LANDSCAPE SETBACKS	EAST PERIMETER	EAST PERIMETER
EAST PERIMETER: 260 LF	13 TREES	14 TREES
• 1 TREE / 5 SHRUBS PER 20 LF	65 SHRUBS	133 SHRUBS
PARKING LOT	23 TREES	23 TREES
• 1 TREE (2" CAL.) PER ISLAND	115 SHRUBS (5 GAL.)	146 SHRUBS (5 GAL.)
• 5 SHRUBS (5 GAL.) PER ISLAND	4,570 SF	11,580 SF (25.3%)
• MIN. 10% INTERIOR LANDSCAPE OF SURFACE AREA (45,700 TOTAL SF)		

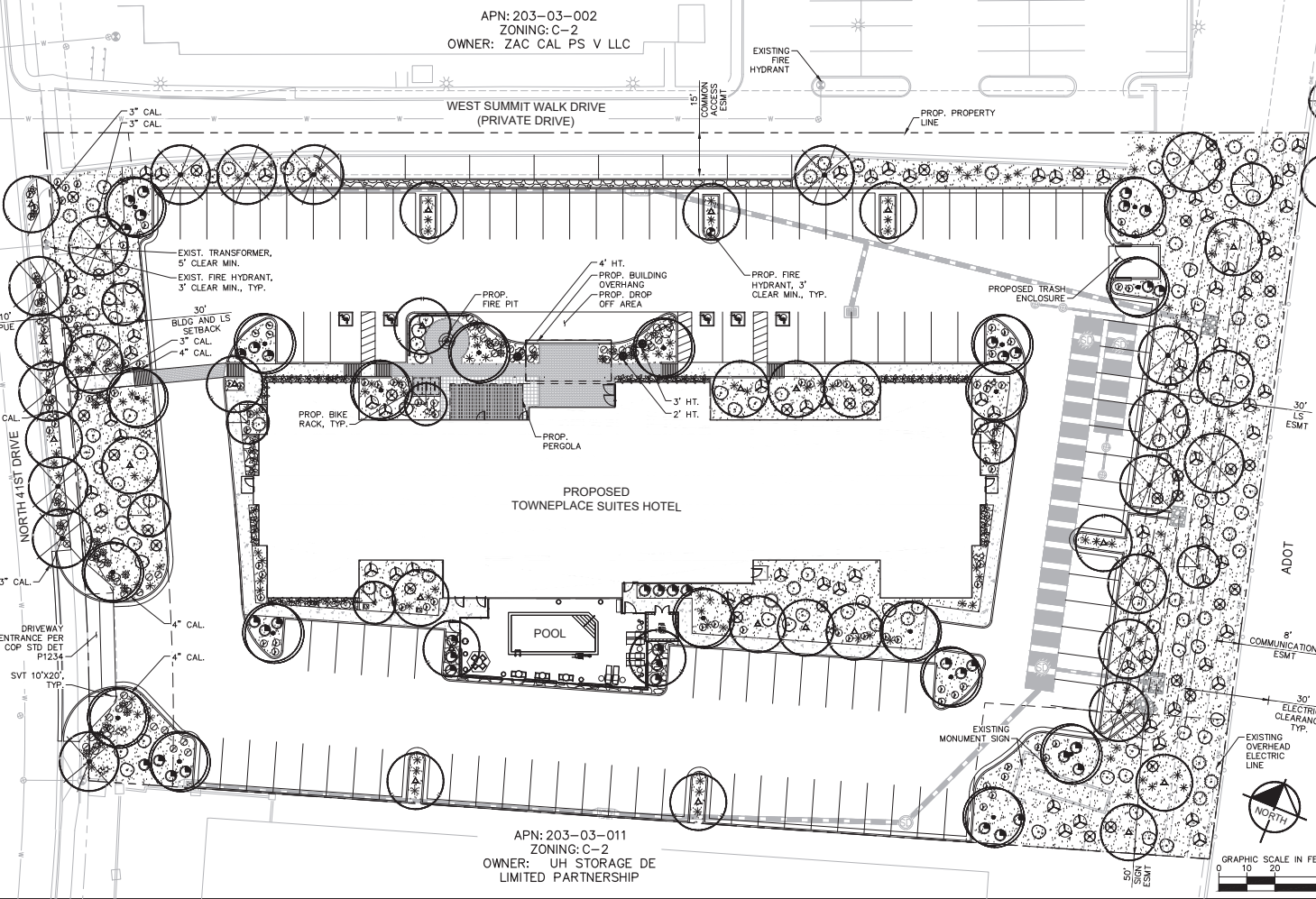
NOTE: ALL TREES MUST BE 10' FROM UNDERGROUND SEWER PIPES AND UTILITIES OR ROOT BARRIER IS REQUIRED PER CITY OF PHOENIX DETAILS

CITY OF PHOENIX
SEP 13 2023
 Planning & Development
 Department



APN: 203-03-002
 ZONING: C-2
 OWNER: ZAC CAL PS V LLC

APN: 203-03-011
 ZONING: C-2
 OWNER: LH STORAGE DE LIMITED PARTNERSHIP



PLANTING LEGEND N.T.S.

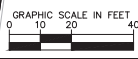
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Chilopsis linearis 'Lopur'	2" Cal. Min., 9' Ht.	7
Desert Diva Desert Willow	Min., 6' Sp. Min.	
Olneya tesota	2" Cal. Min., 8' Ht.	17
Ironwood	Min., 6' Sp. Min.	
Parkinsonia florida	4" Cal. Min., 9' Ht.	3
Blue Palo Verde	Min., 8' Sp. Min.	
Prosopis x 'Leslie Roy'	2" Cal. Min., 7' Ht.	25
Leslie Roy Mesquite	Min., 4' Sp. Min.	
	4" Cal. Min., 9' Ht.	2
	Min., 6' Sp. Min.	
	2" Cal. Min., 9' Ht.	16
	Min., 8' Sp. Min.	
	3" Cal., 12' Ht., 10' Sp. Min.	3

SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Leucophyllum zygophyllum	5 Gal.	50	
Cinnaron Sage	5 Gal.	72	
Simmondsia chinensis	5 Gal.	50	
Jojoba	5 Gal.	62	
Tecoma stans	5 Gal.	62	
Yellow Bellis	5 Gal.	38	
Calliandra Californica	5 Gal.	38	
Baja Fairy Duster	5 Gal.	38	

ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Agave geminiflora	5 Gal.	20	
Twin Flowered Agave	5 Gal.	20	
Agave parryi	5 Gal.	53	
Parry Agave	2" Ht. Min.	1	
Carnegiea gigantea	3" Ht. Min.	1	
Saguaro	4" Ht. Min.	1	
Dasyliiron wheeleri	5 Gal.	35	
Desert Spoon	5 Gal.	17	
Echinocactus grusonii	5 Gal.	17	
Golden Barrel Cactus	5 Gal.	2	
Fouquieria splendens	5 Gal.	2	
Ocotillo	5 Gal.	128	
Hesperaloe parviflora	5 Gal.	14	
Yellow Hesperaloe	6 Pad Min.	18	
Opuntia santa-rita	5 Gal.	128	
Santa-Rita Cactus	5 Gal.	128	
Yucca elata	15 Gal.	1	
Soaptree yucca	15 Gal.	1	

GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Baileya multiradiata	1 Gal.	50	
Desert Marigold	1 Gal.	100	
Verbena gooddingii	1 Gal.	100	
Native Verbena	1 Gal.	100	

MATERIALS			
		QTY	
Decomposed Granite - 1" Minus, Saddleback Brown, 2" Depth Min.		29,355 SF	
Rip Rap 1"-3", Mahogany, 4" Depth Min.		1,175 SF	
Decorative Boulder, Surface Select		11	
	2' Min.	9	
	3' Min.	9	



Kimley Horn
 © 2023
 1001 W Southern Ave, Suite 131
 Mesa, Arizona 85210 (480) 207-2666

ZMC - HOTEL ANTHEM
PRELIMINARY LANDSCAPE PLAN
 42405 N 41ST DR
 ANTHEM, AZ 85086

PROJECT No. 191413002
 SCALE (H): 1"=20'
 SCALE (V): NONE
 DRAWN BY: SGB
 DESIGN BY: AAV
 CHECK BY: AAV
 DATE: 09/08/2023

REGISTERED LANDSCAPE ARCHITECT
 STATE OF ARIZONA
 ANDREW VALESTIN
 0004
 1-800-878-8877
 (OFFICE MARIQUA, ARIZONA)

LS1
 1 OF 1 SHEETS



NORTH 41ST DRIVE

WEST FORTUNE DRIVE

INTERSTATE 17

EXISTING HAMPTON INN

TOWNEPLACE SUITES
BY MARRIOTT

EXISTING U-HAUL FACILITY

POOL



CONCEPTUAL LANDSCAPE RENDERING
PHOENIX, AZ

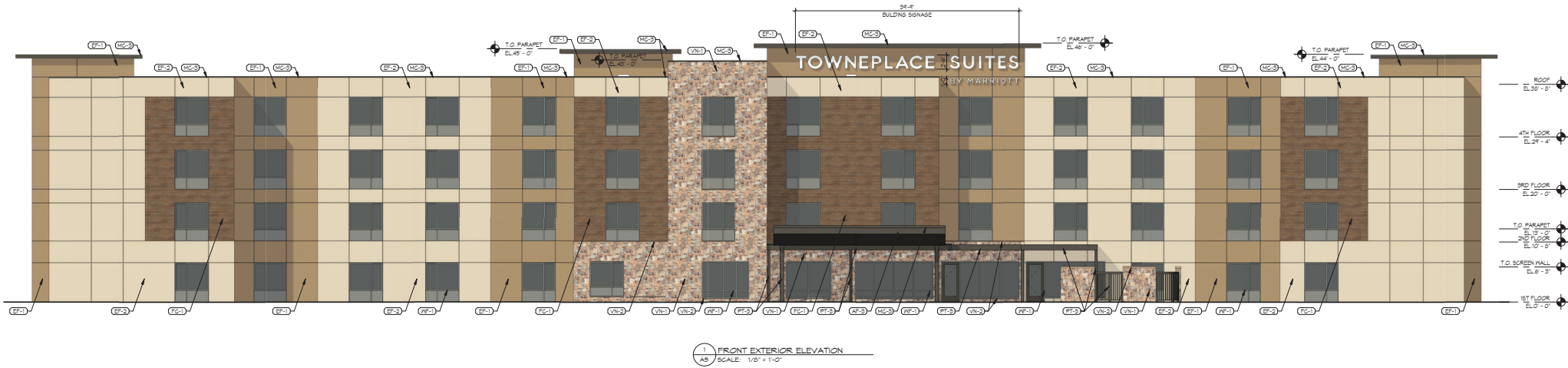
CITY OF PHOENIX

SEP 13 2023

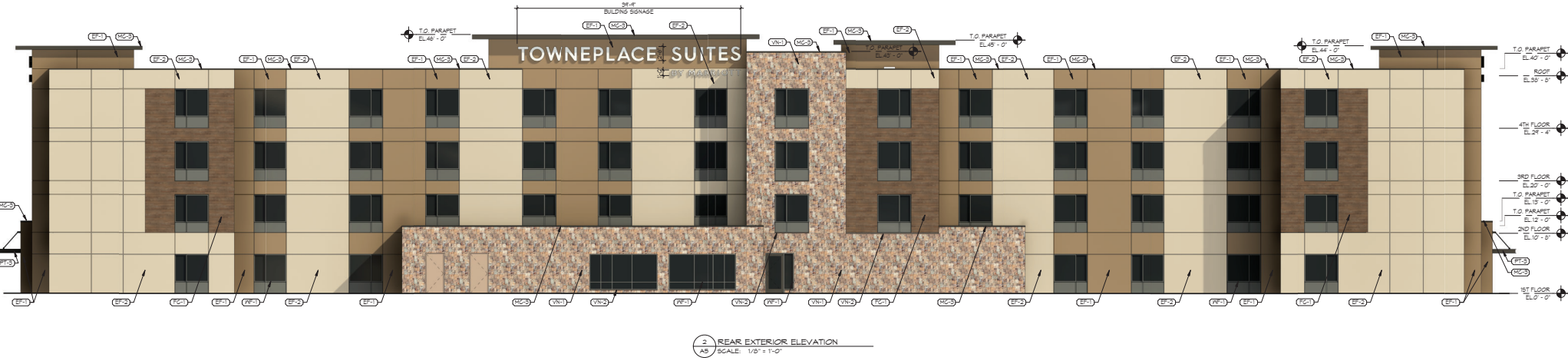
Planning & Development
Department

SEPTEMBER 2023





1 FRONT EXTERIOR ELEVATION
 AS SCALE: 1/8" = 1'-0"



2 REAR EXTERIOR ELEVATION
 AS SCALE: 1/8" = 1'-0"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona.

Signature: _____
 Print Name: _____
 Date: 09/08/23 License No: _____

TOWNEPLACE SUITES
 BY MARRIOTT

42405 NORTH
 41ST DRIVE
 ANTHEM, AZ

PRELIMINARY
 NOT FOR
 CONSTRUCTION



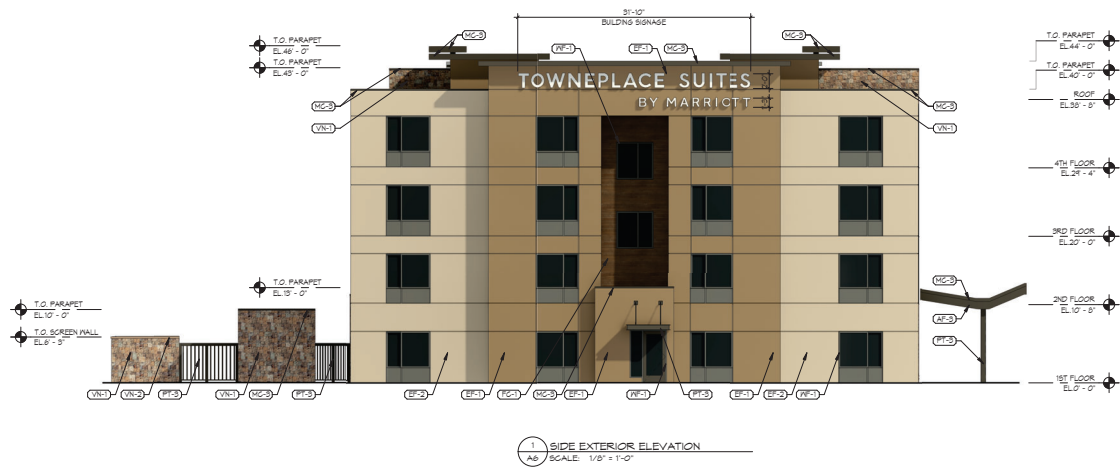
CITY OF PHOENIX
 SEP 13 2023
 Planning & Development
 Department

REVISION SCHEDULE	
NO	DATE

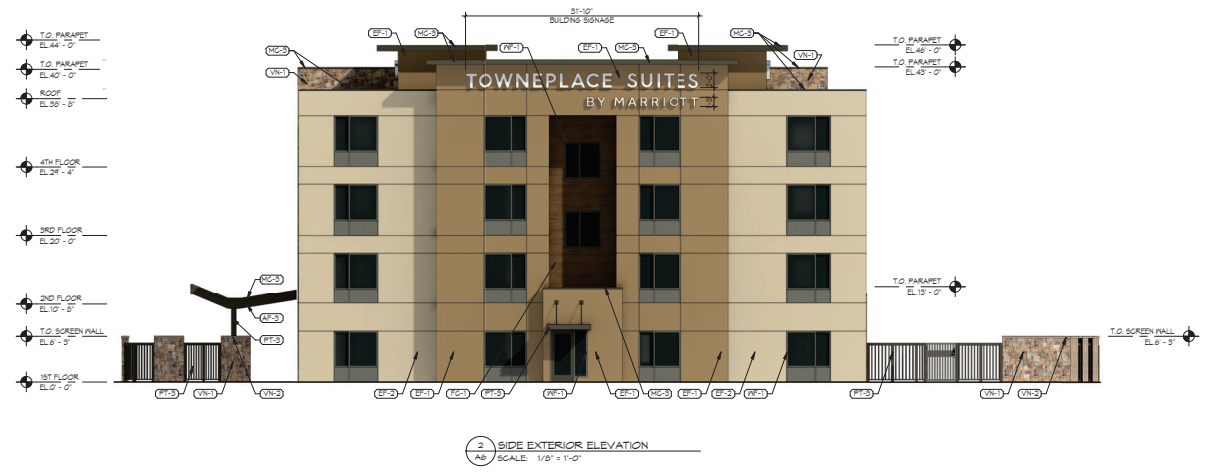
EXTERIOR ELEVATIONS

DATE 09/08/23

A5



1 SIDE EXTERIOR ELEVATION
 A6 SCALE: 1/8" = 1'-0"



2 SIDE EXTERIOR ELEVATION
 A6 SCALE: 1/8" = 1'-0"



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CITY OF PHOENIX
 SEP 13 2023
 Planning & Development
 Department

REVISION SCHEDULE	
NO	DATE

EXTERIOR ELEVATIONS

DATE 09/08/23

A6



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CITY OF PHOENIX
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Department

REVISION SCHEDULE	
NO	DATE

EXTERIOR
RENDERING

DATE 09/08/23

A7