



10,11

**Planning Commission Staff Report**  
**ADDENDUM**

**TO:** PLANNING COMMISSION

**FROM:** JOSH ROGERS, PLANNER II  
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** JANUARY 5, 2022

**SUBJECT:** A. GP21-02, MARRIOTT TOWNEPLACE SUITES: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 2.6 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MERCY AND PECOS ROADS FROM PUBLIC FACILITIES/INSITUTIONAL TO GENERAL COMMERCIAL LAND USE CLASSIFICATION.

B. Z21-04, MARRIOTT TOWNEPLACE SUITES: REQUEST TO AMEND ORDINANCE NO. 2210 PERTAINING TO THE CELEBRATION CENTRE CAMPUS PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) BY REMOVING FROM THE CELEBRATION CENTRE CAMPUS PAD APPROX. 2.6 ACRE OF PUBLIC FACILITY/INSTITUTIONAL (PF/I) ZONING DISTRICT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MERCY AND PECOS ROADS, APPROVING THE DEVELOPMENT PLAN FOR THE MARRIOTT TOWNEPLACE SUITES PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 2.6 ACRES OF PUBLIC FACILITY/INSTITUTIONAL (PF/I) ZONING DISTRICT TO 2.6 ACRES OF GENERAL COMMERCIAL (GC) ZONING DISTRICT, WITH A PAD.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To allow for an additional hotel development in the Mercy Gilbert medical area along the 202 Santan Freeway corridor.

**RECOMMENDED MOTION**

- A. Move to recommend to Town Council approval of GP21-02, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z21-04, as requested, subject to the conditions listed in the staff report.

**APPLICANT**

Company: Pew & Lake, PLC  
Name: Reese Anderson/Jon Gillespie  
Address: 1744 S. Val Vista Dr. #127  
Mesa, AZ 85204  
Phone: 480-461-4670  
Email: jon.gillespie@pewandlake.com

**OWNER**

Company: Kuber-Patel Properties LLC  
Name: Shane Kuber  
Address: 653 W. Remington Dr.  
Chandler, AZ 85286  
Phone: 480-543-1700  
Email: shanekuber@gmail.com

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>1988</i>	Town Council adopted Annexation No. A88-07 annexing Greenfield and UPRR into town limits including the subject site.
<i>December 2, 2008</i>	Town Council approved Z08-36 adopting Ordinance No. 2210 rezoning 56 acres to General Office (GO), Community Commercial (CC) and Public Facilities/Institutional (PF/I) creating the Celebration Centre Campus PAD including the subject site.
<i>June 2, 2021</i>	Planning Commission reviewed GP21-02 and Z21-04 at Study Session.

## Overview

Kuber-Patel Properties LLC is proposing to develop the 2.6 gross acre site into a Marriott Towneplace Suites hotel with 84 guest rooms. The hotel is proposed to be 4 stories in height with a total square footage of 49,299 complete with a fitness center and pool amenities. The site is located at the southwest corner of Mercy and Pecos Roads adjacent to the Loop 202 Santan Freeway and Pecos Road overpass. Access is provided along Mercy Road. The site is within the Val Vista Medical Growth Area and the Santan Freeway Corridor Overlay Zoning District.

## Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Utility/Transportation Corridor and Parks/Open Space	Public Facilities/Institutional (PF/I)	Loop 202 Santan Freeway and Pecos Road then Discovery Park
South	Public Facilities/Institutional and General Office	Public Facilities/Institutional (PF/I) PAD and General Office (GO) PAD	Vacant land then Mercy Road
East	General Office and Parks/Open Space	Public Facilities/Institutional (PF/I) PAD and General Office (GO) PAD	Pecos and Mercy Roads then Discovery Park and vacant land
West	Utility/Transportation Corridor	Public Facilities/Institutional (PF/I) PAD	Loop 202 Santan Freeway
Site	Public Facilities/Institutional	Public Facilities/Institutional (PF/I) PAD	Vacant land

## General Plan

The existing General Plan land use classification is Public Facilities/Institutional. To develop the property into a hotel, the applicant is requesting a minor General Plan amendment to General Commercial in order to allow for a hotel to complement the surrounding area.

The applicant, as part of their narrative, has provided the following information on how the request complies with the 2020 General Plan:

Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources. (Community Goal 1, Community Goal 5, Opportunity Goal 2)

*Adding a hospitality service to this area will help support the medical employment uses in the area by providing travelling employees and patient visitors with an easily accessible amenity. This site is a small in-fill parcel which has been carefully designed with limited PAD deviations and an efficient use of the land.*

Policy 19: Support infill development that is designed to acknowledge the surrounding context. (Community Goal 4 and Community Goal 5)

*The design of this site calls for the hotel to be placed near the freeway by utilizing a reduced landscape setback on the northern edge of the property. The surrounding parcels are designated for commercial, office, or employment uses. The six-story addition to the hospital west of the site is indicative of the desired heights in the area and the proposed hotel is consistent with this development pattern. However, the project site still seeks to be sensitive to the area.*

Policy 46 Maintain and broaden the mix of unique shopping, service, and hospitality opportunities. (Opportunity Goal 1)

*Approving the proposed plan for a hotel on the site will yield additional bed tax revenue whereas uses in the PF/I district do not capture as much revenue for the Town. Additional hospitality uses in this area supports local shopping and services. The hotel use captures regional commerce by meeting visitor demand from those attracted to the Gilbert brand.*

Policy 48: Take advantage of tourism opportunities. (Opportunity Goal 1)

*The proposed hotel will support the many tourism opportunities provided within the town including opportunities in the Heritage District and the Gilbert Regional Park. The hotel will serve the local Pecos and Mercy market along with regional markets who are looking for service options near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert's current and projected growth.*

Policy 50: Continue to support a highly functional, safe and well-maintained trail network. (Opportunity Goal 2)

*This development supports continuation of the Loop 202 horse trail on its way to Discovery Park. It will implement an oversized 8-foot-wide sidewalk which facilitates trail users passing to and from Discovery Park.*

### Val Vista Medical Growth Area

The subject site is within the Val Vista Medical Growth Area designated on the General Plan. This growth area is located south of the Loop 202 freeway with the Mercy Gilbert Hospital acting as an anchor and is focused on medical, medical research and rehabilitation/care facilities. Support amenities include mixed-use, commercial, and hospitality uses to supplement the medical and employment uses. The proposed hotel site will contribute to the variety of hospitality uses within close proximity of the hospital, medical offices, and surgery centers.

### Rezoning

The applicant is requesting to remove the subject site from the Celebration Center Campus PAD and rezone the site from Public Facilities/Institutional (PF/I) to General Commercial with a PAD. The site is an oddly shaped parcel with limited frontage and access. Due to the unique shape and small size the applicant is seeking PAD deviations to increase the flexibility for the design of the site. Vehicular access can only be provided along Mercy Road due to the grade change on Pecos Road and the proximity to the freeway overpass. An emergency only access is proposed along an ADOT access road onto Pecos Road and the applicant has provided confirmation that an agreement is underway for this access. In addition, a 30' easement for the Santan Freeway Trail is required to be provided on the site to provide a connection of the trail along the northwest property line adjacent to the Santan Freeway connecting to Pecos Road and across to Discovery Park.

### Project Data Table

Site Development Regulations	Required per LDC	Proposed GC
Maximum Height (ft.)/Stories	45'	61'/4 stories
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Side (Nonresidential)	20'	20'
Rear (Nonresidential)	20'	20'

Minimum Landscape Setbacks (ft.)		
Front	25'	30' (trail easement)
Side (Street)	20'	20'
Side (Nonresidential)	20'	20'
Rear (Nonresidential)	20'	5'
Landscaping (% of net lot area)	15%	33.8%
Off-Street Parking and Loading	1.1 spaces per guest room 92 spaces required 3 passenger loading spaces	92 spaces provided 1 passenger loading spaces

### PAD Deviations

The site is located along the Loop 202 Freeway Corridor, the corridor has multiple vertical overlay districts. The subject site is located immediately adjacent to Vertical Development Overlay Area 5, but outside of any Vertical Development Overlay Area. Area 5, adjacent to the site, permits height increases for certain zoning districts with the adjoining property to the west being allowed a maximum height of 90ft/6-stories. As the site is located directly along the freeway corridor and within the Val Vista Medical Growth area the applicant is seeking a PAD deviation request to increase the height requirement from 45' to 61' to allow for the 4-story hotel. The height is comparable to multiple hotel sites directly north of this area across from the freeway that are multiple stories in height.

The applicant is also seeking a reduction of the rear landscape setback along the freeway right-of-way. Due to the small size of the site and odd shape the applicant is seeking to gain more flexibility in design with a rear setback reduction to 5' as the development parking, drive aisle, and landscaping will not impact the freeway. The rear buffer will be adjacent to an ADOT wall and shielded from public view. It is also noted that the hotel developments, constructed under the ULDC, on the north side of the freeway have 5' setbacks adjacent to the freeway.

### Development Plan

Due to the irregularly shaped lot the building is designed in a creative way to provide additional guest suites over drive aisles which transect the building in two places. The building is situated at the center of the site and is meeting all building setbacks. Access is provided along Mercy Road with an emergency access only road proposed at the north corner of the site.

In addition, a 30' easement for the Santan Freeway Trail was initially slated to run along the northwest property line adjacent to the Santan Freeway but has since

been diverted to the southern boundary, completing the connection to Pecos Road and across to Discovery Park.

### PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on August 22, 2019 at Hampton Inn & Suites. No residents attended the meeting.

Staff hasn't received any comments from the public.

### PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

## STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP21-02 , to change the land use classification of approx. 2.6 acres generally located at the southwest corner of Mercy and Pecos Roads from Public Facility/Institutional to General Commercial; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z21-04, a request to amend Ordinance No. 2210 pertaining to the Celebration Center Campus Planned Area Development overlay zoning district (PAD) by removing from the Celebration Center Campus PAD approximately 2.6 acres of Public Facilities/Institutional (PF/I) zoning district generally located at the southwest corner of Mercy and Pecos Roads, approving the Development Plan for the Marriott Towneplace Suites PAD; and changing the zoning classification of said real property from 2.6 acres of Public Facility/Institutional (PF/I) zoning district to 2.6 acres of General Commercial (GC) zoning district, with a PAD; subject to the following conditions.
- a. ~~Prior to issuance of the first building permit or at the time of recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.~~
- a. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- b. ~~Developer shall record easements to be owned by the Property Owner Association (POA) for pedestrian, bicycle, multi-use or trail system~~



~~purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.~~

- b. The property owner is responsible for the maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way.
- c. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- d. The Project shall be developed in conformance with Gilbert’s zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	GC (PAD)
Maximum Building Height (ft.)	61'
Minimum Landscape Setback Rear (Non-Residential)	5'

Respectfully submitted,



Josh Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Development Plan
- 7) Applicant's Narrative
- 8) Minutes from the Planning Commission Study Session of June 2, 2021

# GP21-02 and Z21-04 Marriott Townplace Suites Notice of Attachment 1 - Notice of Public Hearing/ Vicinity Map

**PLANNING COMMISSION DATE:**

*Wednesday, January 5, 2022\* TIME: 6:00 PM*

**LOCATION:** Gilbert Police Department - Amphitheater  
75 E Civic Center Dr., Gilbert, AZ 85296

**TOWN COUNCIL DATE:**

*Tuesday, January 25, 2022\* TIME: 6:30 PM*

**LOCATION:** Public Safety Training Facility

\*Call Planning Division to verify date and time: (480) 503-6589

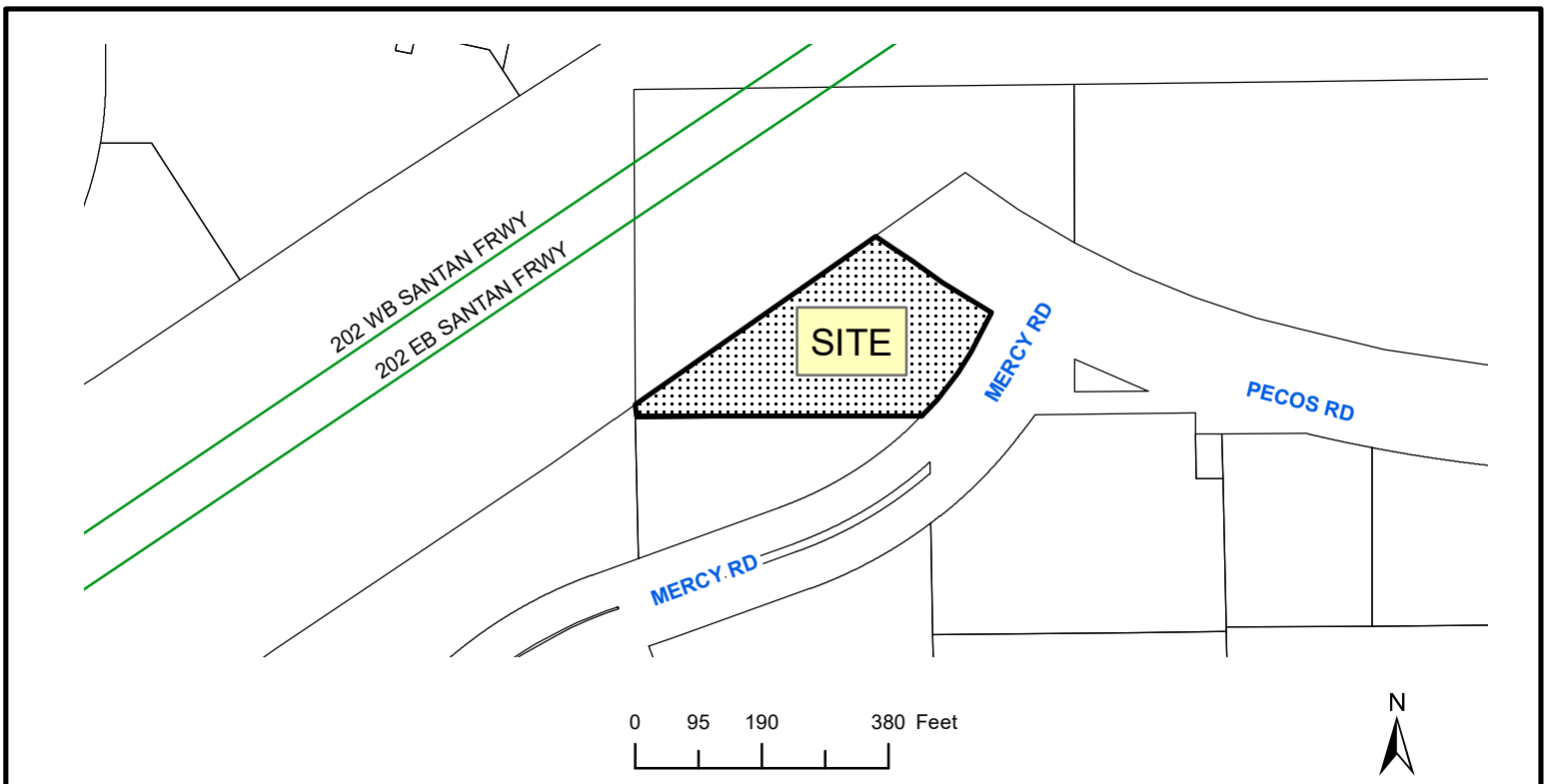
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## REQUESTED ACTION:

**GP21-02 MARRIOTT TOWNEPLACE SUITES:** Request for Minor General Plan Amendment to change the land use classification of approx. 2.6 acres generally located at the southwest corner of Mercy and Pecos Roads from Public Facility/Institutional to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

**Z21-04 MARRIOTT TOWNEPLACE SUITES:** Request to amend Ordinance No. 2210 pertaining to the Celebration Center Campus Planned Area Development overlay zoning district (PAD) by removing from the Celebration Center Campus PAD approximately 2.6 acres of Public Facilities/Institutional (PF/I) zoning district generally located at the southwest corner of Mercy and Pecos Roads, approving the Development Plan for the Marriott Townplace Suites PAD; and changing the zoning classification of said real property from 2.6 acres of Public Facility/Institutional (PF/I) zoning district to 2.6 acres of General Commercial (GC) zoning district, with a PAD, as shown on the map available for viewing in the Planning Services Division; and to modify the development regulations as follows: modify building height requirement and minimum rear building and landscape setbacks. The effect will be to permit a hotel development.

## SITE LOCATION:



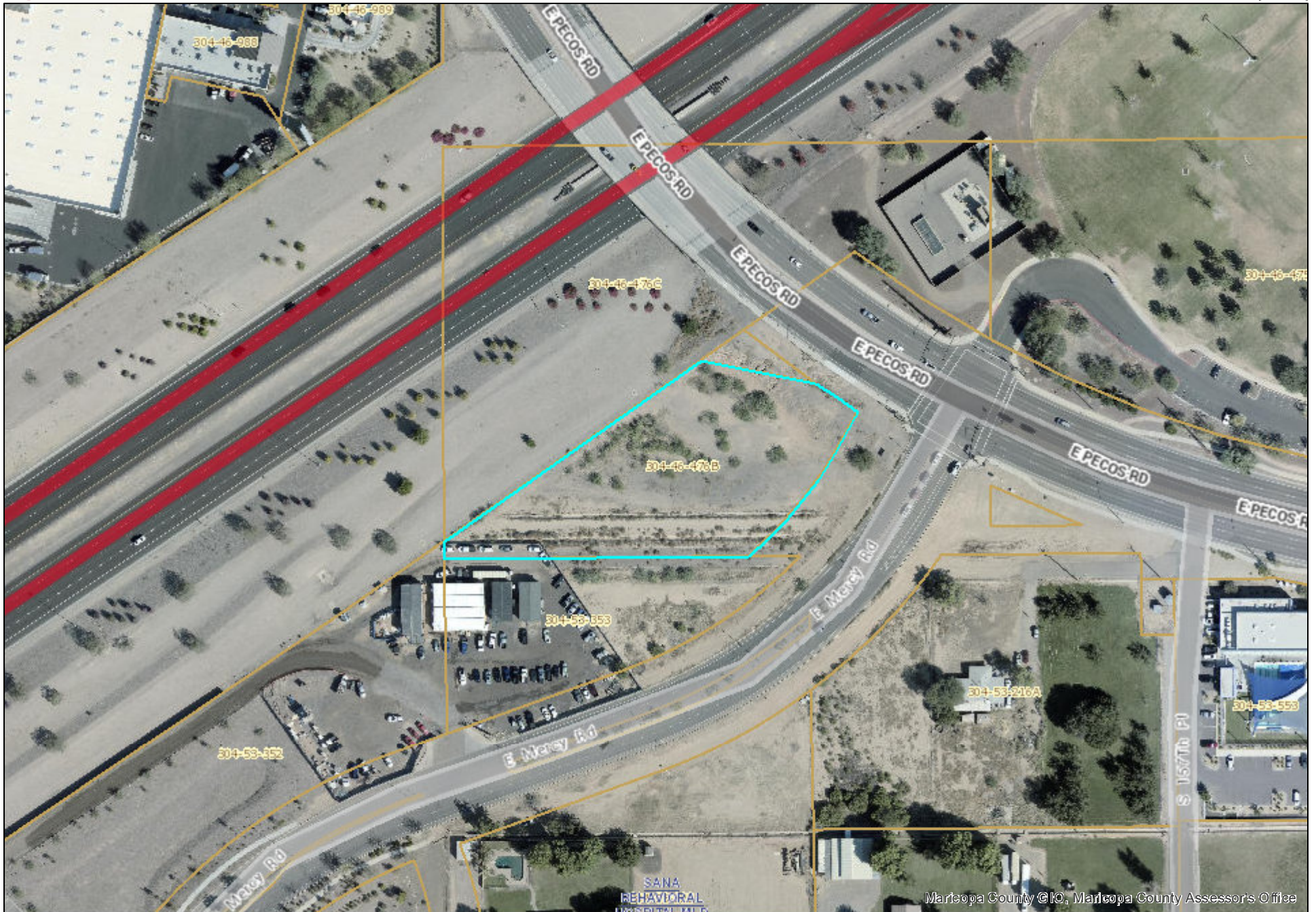
**APPLICANT:** Pew and Lake PLC  
**CONTACT:** Jon Gillespie  
**ADDRESS:** 1744 S Val Vista Dr.  
Mesa, AZ 85204

**TELEPHONE:** (480)-461-4670  
**E-MAIL:** [jon.gillespie@pewandlake.com](mailto:jon.gillespie@pewandlake.com)





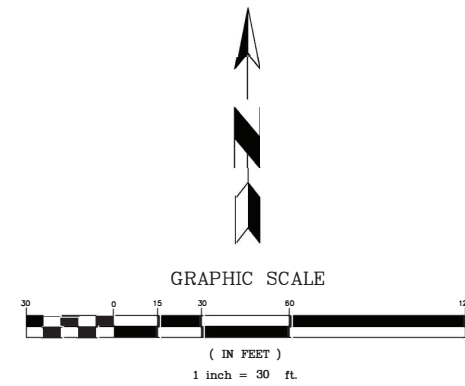
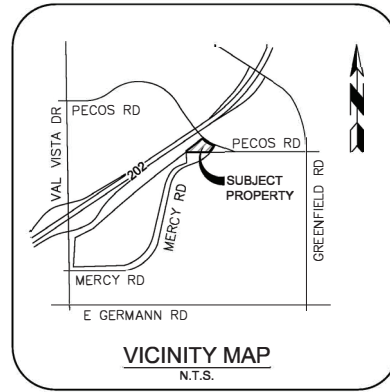
# Parcel Aerial Map





# GENERAL PLAN for MERCY & PECOS ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**PROJECT DATA:**

APN: 304-46-476B  
APN: 304-46-476D  
APN: 304-46-476E

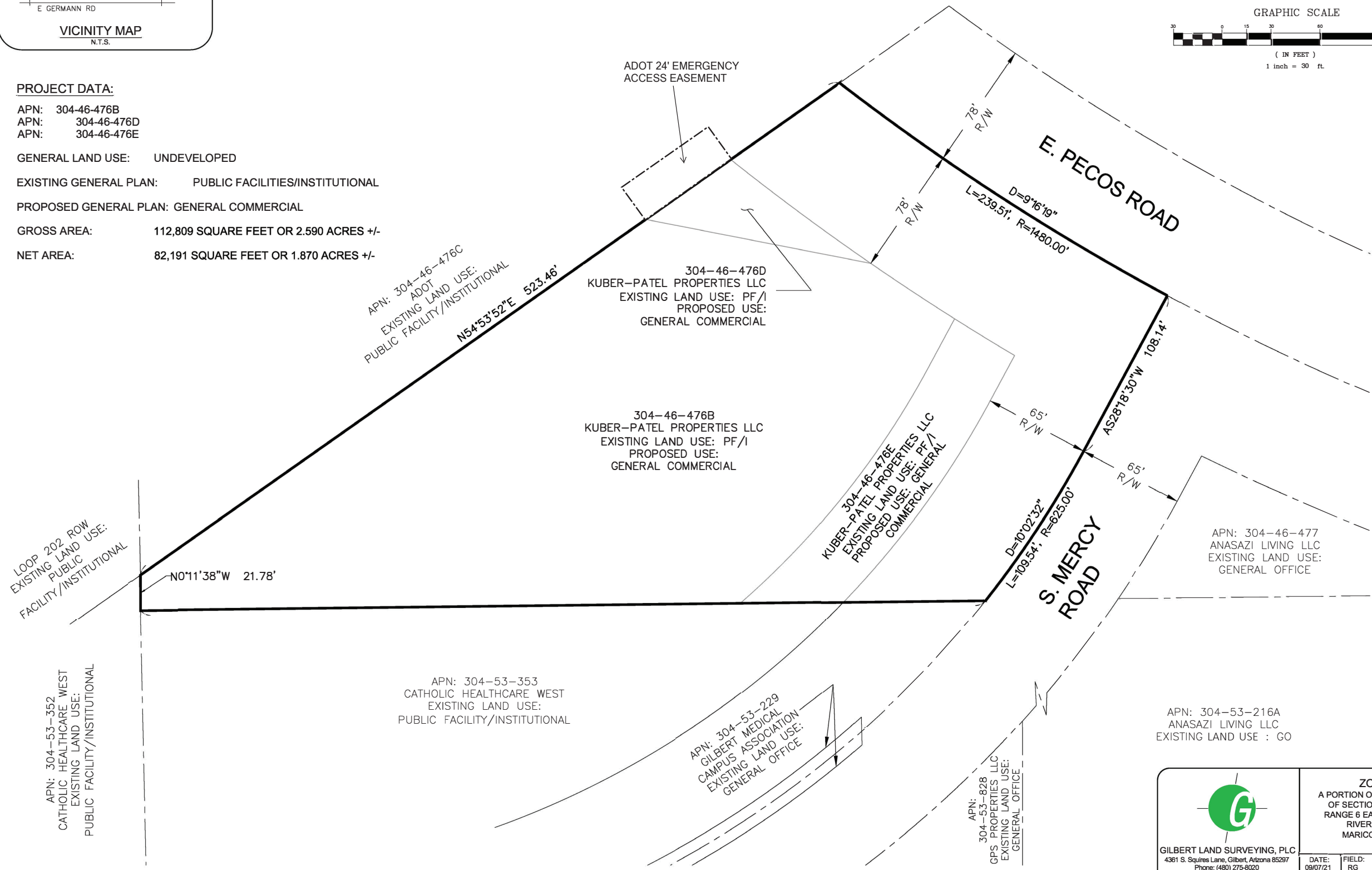
GENERAL LAND USE: UNDEVELOPED

EXISTING GENERAL PLAN: PUBLIC FACILITIES/INSTITUTIONAL

PROPOSED GENERAL PLAN: GENERAL COMMERCIAL

GROSS AREA: 112,809 SQUARE FEET OR 2.590 ACRES +/-

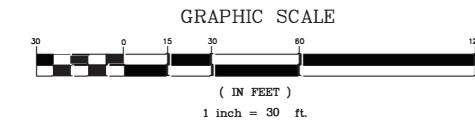
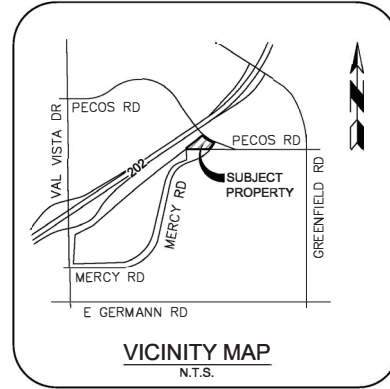
NET AREA: 82,191 SQUARE FEET OR 1.870 ACRES +/-



<p>GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020</p>	<b>ZONING EXHIBIT</b>				
	A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA				
DATE: 09/07/21	FIELD: RG	DRAWN: RG	JOB NO.: 200201	SHEET: 10F1	

# ZONING EXHIBIT for MERCY & PECOS ROAD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

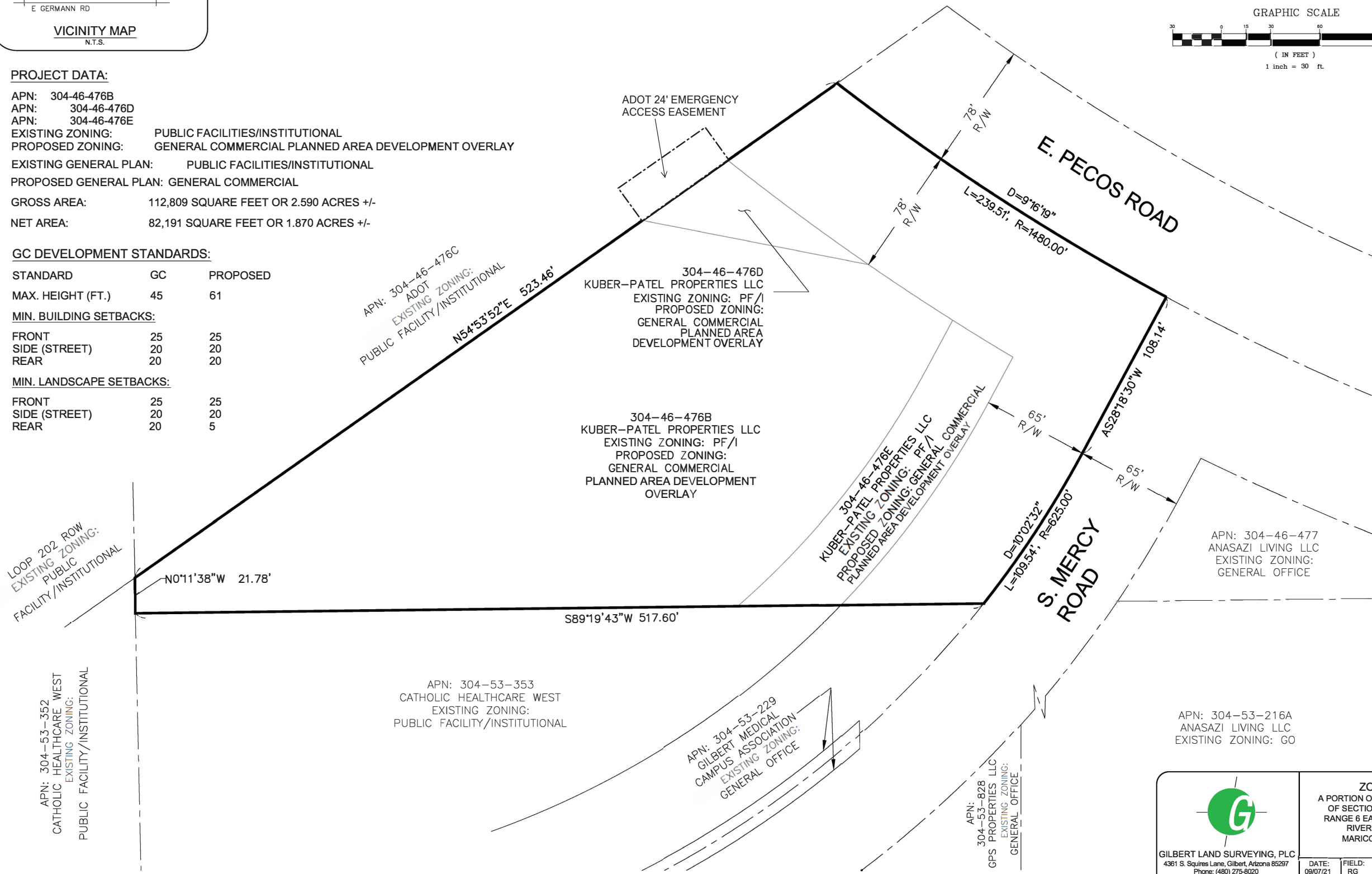



**PROJECT DATA:**

APN: 304-46-476B  
 APN: 304-46-476D  
 APN: 304-46-476E  
 EXISTING ZONING: PUBLIC FACILITIES/INSTITUTIONAL  
 PROPOSED ZONING: GENERAL COMMERCIAL PLANNED AREA DEVELOPMENT OVERLAY  
 EXISTING GENERAL PLAN: PUBLIC FACILITIES/INSTITUTIONAL  
 PROPOSED GENERAL PLAN: GENERAL COMMERCIAL  
 GROSS AREA: 112,809 SQUARE FEET OR 2.590 ACRES +/-  
 NET AREA: 82,191 SQUARE FEET OR 1.870 ACRES +/-

**GC DEVELOPMENT STANDARDS:**

STANDARD	GC	PROPOSED
MAX. HEIGHT (FT.)	45	61
<b>MIN. BUILDING SETBACKS:</b>		
FRONT	25	25
SIDE (STREET)	20	20
REAR	20	20
<b>MIN. LANDSCAPE SETBACKS:</b>		
FRONT	25	25
SIDE (STREET)	20	20
REAR	20	5





**GILBERT LAND SURVEYING, PLC**  
 4361 S. Squires Lane, Gilbert, Arizona 85297  
 Phone: (480) 275-8020

**ZONING EXHIBIT**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
09/07/21	RG	RG	200201	10F1

# GP21-02 and Z21-04 Marriott Townplace Suites Attachment 5 - Legal Description

## EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION FROM WHICH THE CENTER OF SAID SECTION BEARS NORTH 0°11'38" WEST, 2641.70 FEET;

THENCE NORTH 0°11'38" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, 21.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SAN TAN FREEWAY);

THENCE NORTH 54°53'52" EAST, 523.46 FEET ALONG SAID RIGHT OF WAY LINE, TO THE CENTERLINE OF PECOS ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER RADIUS BEARS NORTH 37°34'48" EAST, 1480.00 FEET;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID PECOS ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°16'19", AN ARC LENGTH OF 239.51 FEET TO THE CENTERLINE OF MERCY ROAD;

THENCE ALONG THE CENTERLINE OF SAID MERCY ROAD, SOUTH 28°18'30" WEST, 108.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID MERCY ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'32", AN ARC LENGTH OF 109.54 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

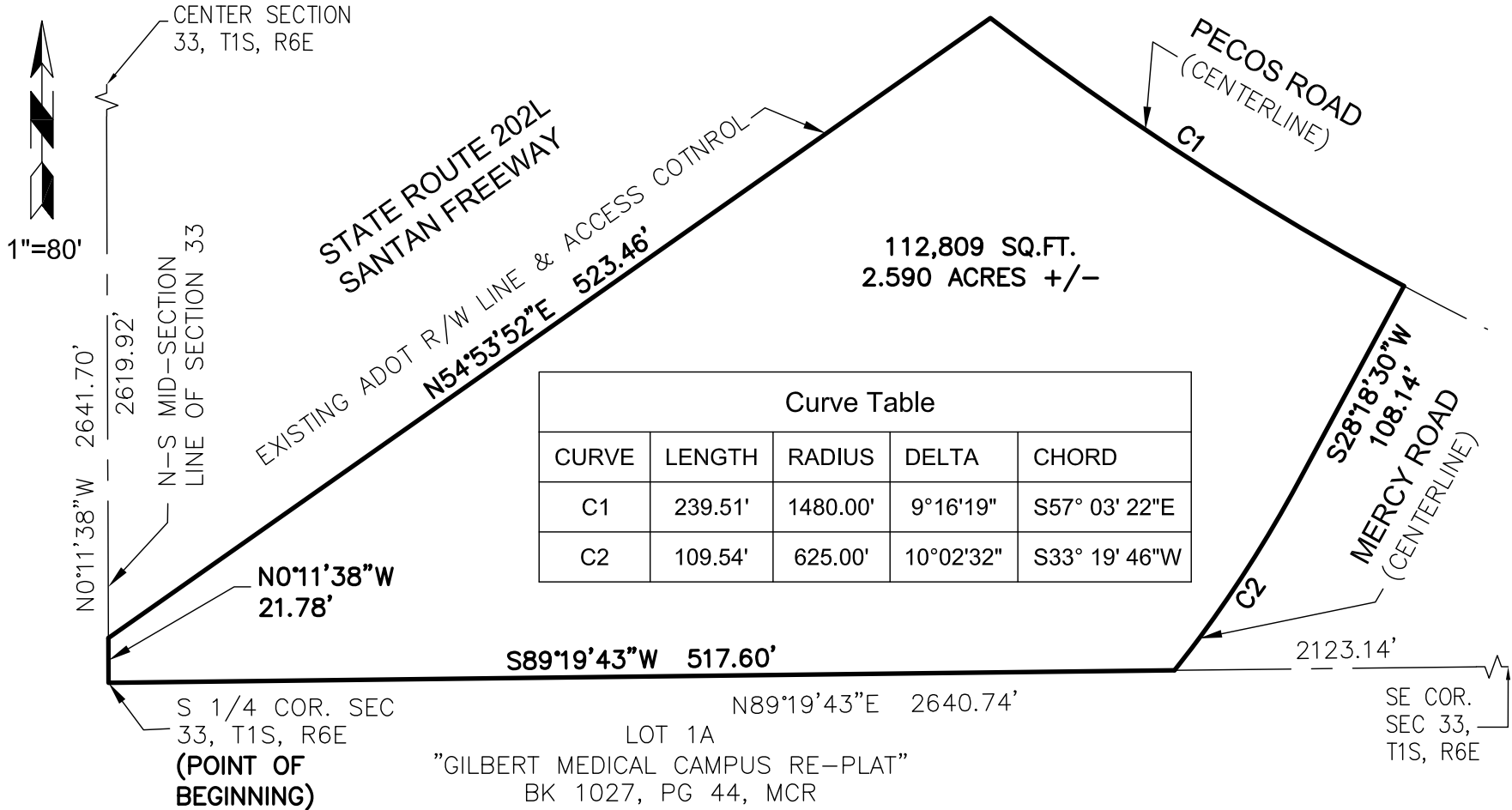
THENCE SOUTH 89°19'43" WEST, 517.60 FEET ALONG SAID SOUTH LINE TO THE **POINT OF BEGINNING**.

PARCEL DESCRIBED ABOVE CONTAINS 112,809 SQUARE FEET OR 2.590 ACRES MORE OR LESS.

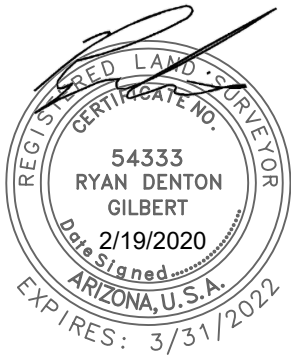
PREPARED BY:  
RYAN D. GILBERT, RLS  
GILBERT LAND SURVEYING  
4361 S SQUIRES LANE  
GILBERT, AZ 85297  
480-275-8020  
PROJECT NO. 191002-LX1



# EXHIBIT A



NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULTS OF A FIELD SURVEY.



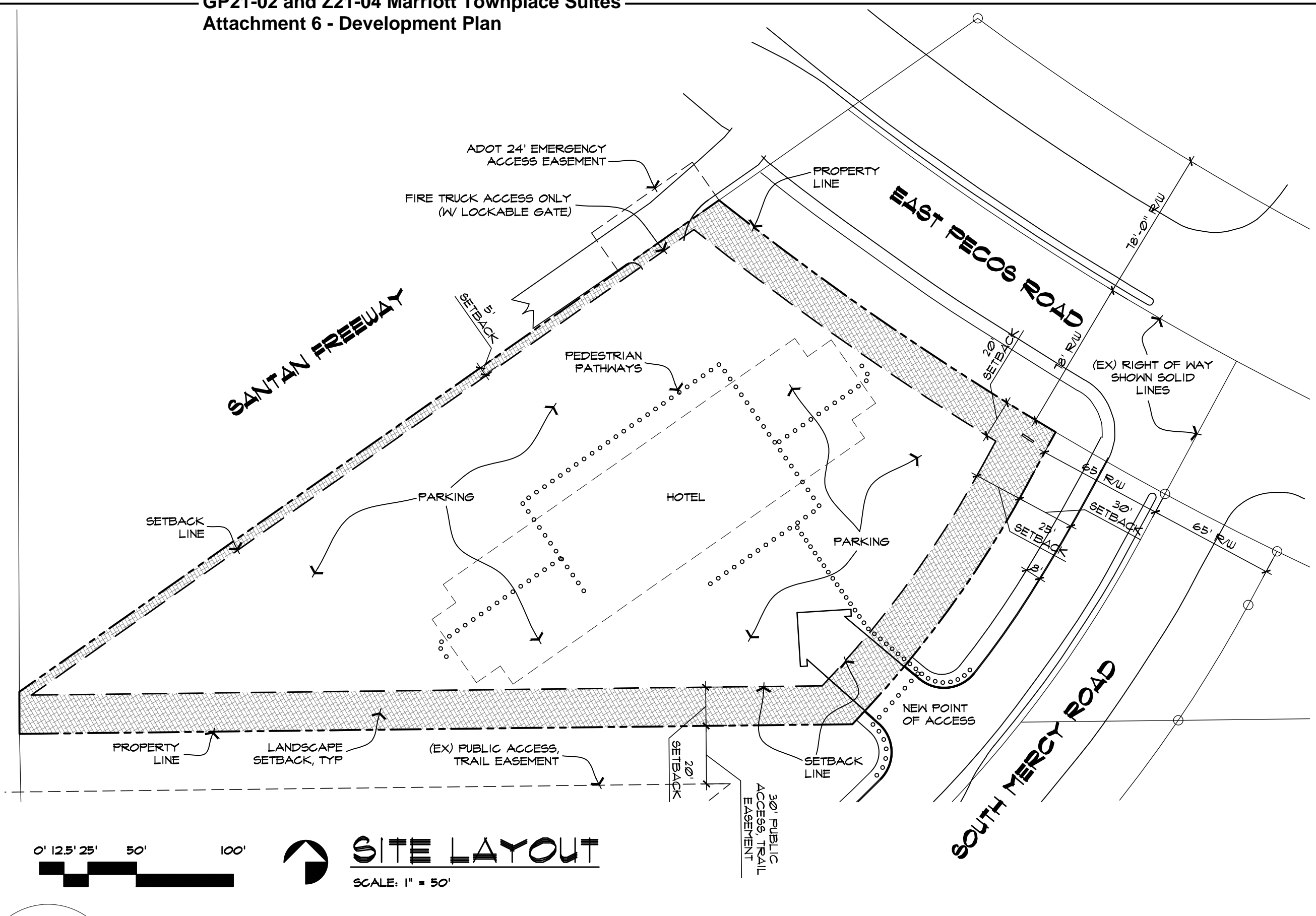

**GILBERT LAND SURVEYING, PLC**  
4361 S. Squires Lane, Gilbert, Arizona 85297  
Phone: (480) 275-8020 - info@gibertsurvey.com

PROJ. NO.: 191002-LX1  
PAGE: 1 OF 1 PAGES  
DATE: 2/19/2020

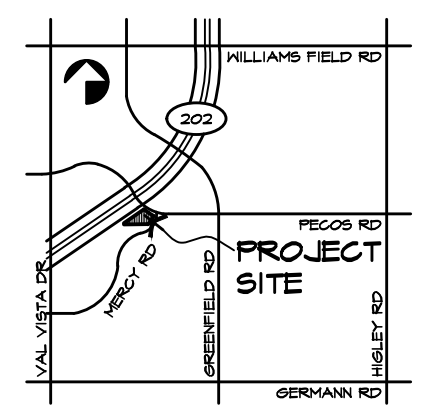


**GP21-02 and Z21-04 Marriott Townplace Suites  
Attachment 6 - Development Plan**

PARCEL #	AFN 504-46-416B
ZONING/GENERAL PLAN:	FF/1 (EXISTING) GC W PAD (PROPOSED)
GROSS SITE AREA:	2,584 ACRES
NET SITE AREA:	1,887 ACRES
OCCUPANCY CLASSIFICATION:	MIXED - SEPARATED
OCCUPANCY GROUP:	R-1, A-2, A-3, B, B-2
CONSTRUCTION TYPE:	VA (SPRINKLERED), NFPA 13, NFPA T2 (FIRE ALARM)
BLDG HEIGHT:	4 STORIES 45' ALLOWED 60'-1" PROPOSED
LANDSCAPE SETBACK:	FRONT 25' REQUIRED 25' PROPOSED
	SIDE 20' REQUIRED 20' PROPOSED
	REAR 20' REQUIRED 5' PROPOSED



**SITE LAYOUT**  
SCALE: 1" = 50'



**G K I**  
GERALD R. KESLER, INC.  
ARCHITECTS

1823 E. Desert Lane  
Phoenix, AZ 85042

Phone: 602-725-1083  
Fax: 602-466-2160  
Email: gki@cox.net

**TOWNEPLACE SUITES**  
by MARRIOTT  
Mercy & Pecos Road  
GILBERT, ARIZONA

<b>SHEET TITLE</b> ZONING / PAD OVERLAY Exhibit 10: Development Plan Exhibit		<b>SHEET</b>  Z10
<b>JOB #</b> 1611	<b>DATE:</b> 12-20-2021	

# TownePlace Suites by Marriott

Mercy Road and Pecos Road

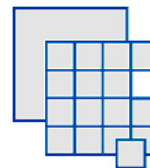
## Minor General Plan Amendment, Rezoning & Design Review Narrative



*Submitted by:*

**Owner: Kuber-Patel Properties, LLC**  
653 W. Remington Drive  
Chandler, AZ 85286

**Applicant: Pew & Lake, PLC**  
Reese L. Anderson  
Jon Gillespie  
1744 S. Val Vista Drive  
Suite 217  
Mesa, AZ 85204  
Ph: (480) 461-4670  
reese.anderson@pewandlake.com  
jon.gillespie@pewandlake.com



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

October 16, 2021

## PROJECT NARRATIVE

### 1. Introduction

Pew & Lake, PLC, on behalf of Kuber-Patel Properties, LLC, is pleased to submit this project narrative and related exhibits in support of a Minor General Plan Amendment, Rezoning and Design Review request for development on the approximately 2.6 gross acres (1.9 net) located west of the Pecos Road and Mercy Road intersection in Gilbert. The subject site is further identified on the Maricopa County Assessor's Map as parcel numbers 304-46-476B, -476D and -476E.

Our requests will support the development of a TownePlace Suites by Marriott Hotel that will include 84 hotel rooms and will be 4 stories in height. This hotel will support visitors to the Town of Gilbert, and specifically those who might be visiting the Mercy-Gilbert Hospital and the Spectrum and Santan Village areas. The project site is depicted below, outlined in red.

*Figure 1 – Site Aerial*



## 2. Requests

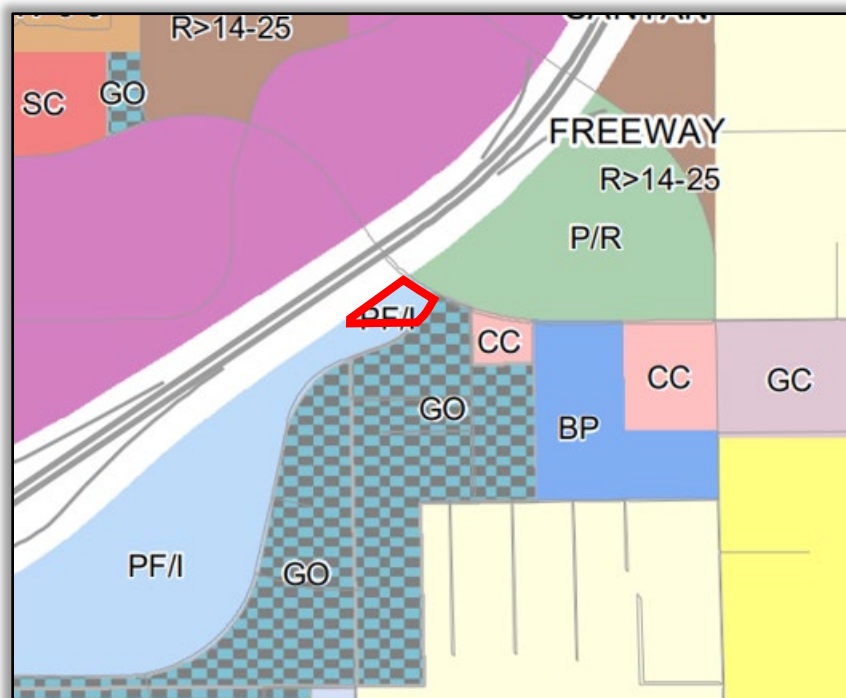
The applicant requests Town of Gilbert approval of the following:

- a. Minor General Plan Amendment to change the land use category from Public Facility/Institutional (PF/I) to General Commercial (GC);
- b. Rezoning from Public Facility/Institutional (PF/I) to General Commercial (GC) with a Planned Area Development Overlay (PAD); and
- c. Design Review Less than 5 acres.

## 3. General Plan Designation and Zoning Classification

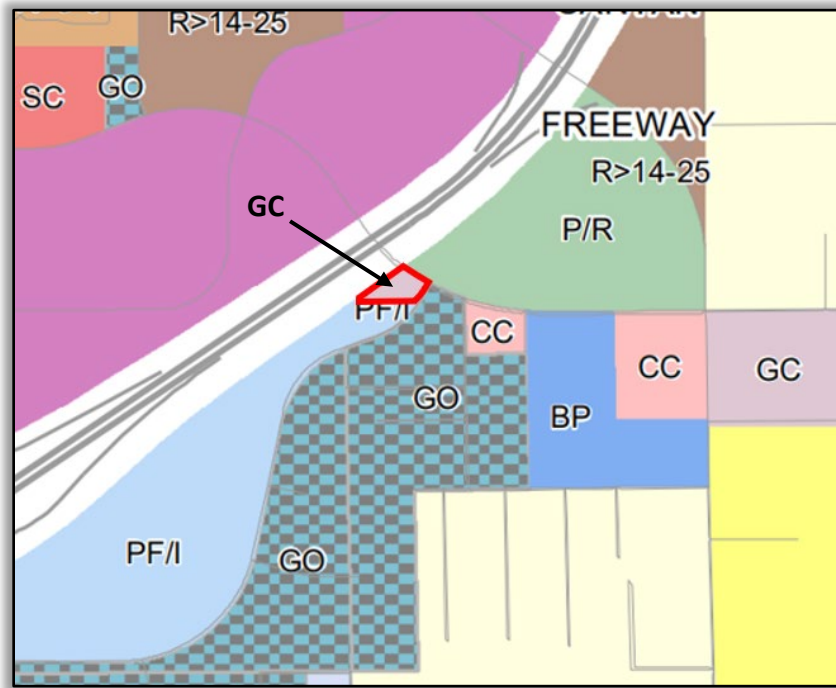
As shown in Figure 2 below, the site is currently designated in the Town of Gilbert General Plan as PF/I. The abutting parcels to the southwest are categorized under this same designation. East of the site, across Mercy Road, the land is designated for General Office (GO) uses. The property to the northeast, across Pecos Road, is classified as Parks/Retention (P/R). The property across the Santan Freeway, to the north, is designated as Regional Commercial (RC). The request is also in conformance with the Celebration Centre Campus PAD (Case No. Z08-36), which simply recognized this PF/I parcel but did not affect it. Figure 3 on the next page shows the proposed General Plan map.

**Figure 2 – Existing General Plan Land Use Map**



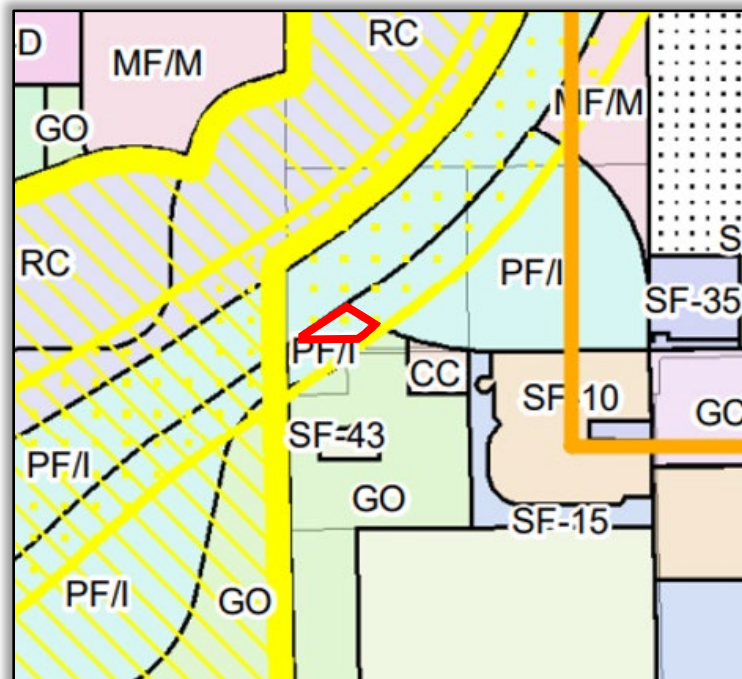


**Figure 3 – Proposed General Plan Land Use Map**



The subject site and surrounding zoning designations mirror the Land Use designations detailed above as illustrated on Figure 4 below. The proposed GC zoning is presented in Figure 5 on the next page.

**Figure 4 – Existing Zoning Map**





**Table 1 – Existing and Surrounding Land Uses and Designations**

<b>Direction</b>	<b>General Plan Land Use</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
Project Site	PF/I	PF/I	Vacant
Northwest	PF/I	PF-I	Santan Loop 202 Freeway
Northeast	P/OS	PF/I	Pecos Road and Discovery Park
Southeast	GO	GO	Mercy Road, Single-Family Detached Residential; Vacant
Southwest	PF/I	PF/I	Mercy-Gilbert Hospital; Vacant

## 5. Project Description

The project is a high-quality, 84 room hotel with an excellent location and thoughtful design. This corner in Gilbert is situated to encourage hotel construction to support visitors to the Mercy-Gilbert Hospital, Spectrum, SanTan Village, Discovery Park and surrounding corporate businesses.

The hotel will maintain 84 suites complete with a fitness center and pool amenities. There will be a total of 49,216 SF of building area. Targeted travelers include hospital patrons and business and leisure users. Freeway access ramps are available within 1 mile to connect users to other Gilbert and Phoenix-Metro activities. Figure 6 on the next page shows the conceptual site plan.

While the hotel use is not classified as a noise-sensitive use under Section 3.302 of the Gilbert Land Development Code (LDC), the site is located adjacent to the Loop 202 freeway and special consideration was given to ensure patron comfort related to potential freeway noise, including, recessing the building away from the freeway ROW line by over 75 feet and providing a buffer in between with rows of shaded trees along with parking spaces and a driveway. The pool has been located away from the rear of the property to mitigate potential noise effects. An 8-foot exterior wall will be placed along the freeway property line.

Additionally, the exterior walls of the building itself will utilize industry standards for wall assembly designs by providing a minimum sound transmission (STC) rating of 50 (provided w/ resilient channel (RC-1) installed). The interior guest room demising walls provide a minimum sound transmission (STC) rating of 50-54 (provided w/ resilient

channel (RC-1) installed) in accordance with industry standards. Lastly, the wall assembly designs for the floor/ceiling assembly will provide the minimum sound transmission (STC) rating of 50-57 (depending on locations and finish flooring materials).

**Figure 6 – Preliminary Site Plan**



## Site Access and Circulation

Primary access will come from Mercy Road, which is a minor collector. The main driveway circles the hotel which ensures efficient access to the building and parking areas. A secondary fire and emergency vehicle only access point is provided via the ADOT right-of-way to the north under an emergency access agreement with ADOT, as shown on the site plan, above.

The building and site design is highlighted by the use of ground level throughways and parking under the building which significantly improves the vehicular connectivity of the small site. With a minimum height of 14 feet clear, the throughways can accommodate emergency and waste vehicles.

## Parking

Required parking per Gilbert Parking Code is 1.1 parking spaces per hotel room. Thus, the parking plan includes 92 parking spaces where 92 spaces are required. Parking is designed to accommodate the hotel patrons' vehicular access to a loading area in front



of the building. Parking is largely shielded from public view as most spaces are in the rear of the hotel.

### Landscape Plan

The landscape standards of the development largely meet the Town's requirements including 20-foot side landscape setbacks with a 25-foot front setback. The necessary rear setback is 5 feet given its proximity to the freeway and lack of visibility from Mercy Road. The building is oriented to promote ample space for perimeter landscaping and maintain sufficient visibility and marketing. Generous building setbacks help the site to assimilate with Discovery Park and the General Office designated properties to the south.

The required equestrian trail will be accommodated along Mercy Road and integrated into the landscaping scheme. An 8-foot sidewalk will be provided adjacent to Mercy Road.

### Building Design

An exceptional building design is proposed in line with the TownePlace Suites by Marriott brand. Use of multicolored stucco with linear design is accentuated with varied massing and windows on all four sides. These elements provide for a practical vertical movement. Increased glass utilization on the ground floor will provide patrons outdoor visibility and diversify the building's external composition. Front and rear building renderings are provided in Figure 6 below. The unique aspect of this hotel are the double pass throughs on each side of the building, which will provide shade and relief for guests of the hotel. These pass throughs have been designed to allow unfettered fire truck access.

**Figure 7 – Front and Rear Building Elevations**



## 6. Planned Area Development Overlay

The PAD is proposed in order to accommodate the building height and the rear landscape buffer.

General Commercial zoning permits hotel height of 45 feet by right. The applicant intends to pursue a PAD deviation which grants 16 additional feet, thus accommodating a 61-foot hotel. The site is located adjacent to, but not directly within, the Vertical Development Overlay District (VDOD) as illustrated in the Figure 3, Zoning Map above. Therefore, a PAD is needed to accomplish the necessary building height.

Despite not being located within the VDOD, the intent of the VDOD is met, additionally, the site's proximity to the arterial intersection, backing onto the Loop 202 freeway, and relation to surrounding non-residential zoning districts, justifies the increased height. Other similar zoning districts in the VDOD would be allowed up to 90 feet or 6 stories. This request is for 61 feet and 4 stories, two stories less than the maximum building height on adjacent properties subject to the VDOD.

The 5-foot rear landscape buffer is necessary to accommodate site parking and building viability. The rear buffer will be adjacent to an ADOT wall and shielded from public view. The 5-foot landscape area is large enough to accommodate the planting of mature trees. Despite this reduction, ample open space is still provided for the site at 34.3% of the site area.

The specific PAD requests are **bolded** in Table 2 below.

**Table 2 – Site Development Regulations**

<b>Standards</b>	<b>Required</b>	<b>Provided</b>
Maximum Building Height/Stories	45	<b>61/4</b>
Minimum Building Setback – Front (Street) (Mercy Road)	25 feet	25 feet
Minimum Building Setback – Side (Street) (Pecos Road)	20 feet	20 feet
Minimum Building Setback – Side (Nonresidential) (West side)	20 feet	20 feet
Minimum Building Setback – Rear (Nonresidential) (Loop 202 side)	20 feet	76 feet
Minimum Landscape Setback – Front (Street) (Mercy Road)	25 feet	25 feet

Standards	Required	Provided
Minimum Landscape Setback – Side (Street) (Pecos Road)	20 feet	20 feet
Minimum Landscape Setback – Side (Nonresidential) (West side)	20 feet	20 feet
Minimum Landscape Setback – Rear (Nonresidential) (Loop 202 side)	20 feet	<b>5 feet</b> (for parking areas only)
Landscaping (% of net lot area)	15%	34.3%
Parking Spaces (1.1 per room)	92	92

## 7. Consistency with the Gilbert General Plan

The proposed rezoning supports the vision, goals, and objectives of the Gilbert General Plan. The GC PAD designation would supplement the hospitality needs of patrons in the area.

The site is located within the Val Vista Medical Growth Area as illustrated in Figure 8 below. A hotel of this nature is envisioned within the Val Vista Medical Growth Area by the Town of Gilbert's General Plan as a supportive hospitality use to the Mercy-Gilbert Hospital.

**Figure 8 – Growth Areas Map**



The 2020 Gilbert General Plan outlines the policies which guide the Town of Gilbert as it seeks to achieve its stated goals. The proposed development conforms with the following policies:

***Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources. (Community Goal 1, Community Goal 5, Opportunity Goal 2)***

Adding a hospitality service to this area will help support the medical employment uses in the area by providing travelling employees and patient visitors with an easily accessible amenity. This site is a small in-fill parcel which has been carefully designed with limited PAD deviations and an efficient use of the land.

***Policy 19: Support infill development that is designed to acknowledge the surrounding context. (Community Goal 4 and Community Goal 5)***

The design of this site calls for the hotel to be placed near the freeway by utilizing a reduced landscape setback on the northern edge of the property. The surrounding parcels are designated for commercial, office, or employment uses. The six-story addition to the hospital west of the site is indicative of the desired heights in the area and the proposed hotel is consistent with this development pattern. However, the project site still seeks to be sensitive to the area.

***Policy 46 Maintain and broaden the mix of unique shopping, service, and hospitality opportunities. (Opportunity Goal 1)***

Approving the proposed plan for a hotel on the site will yield additional bed tax revenue whereas uses in the PF/I district do not capture as much revenue for the Town. Additional hospitality uses in this area supports local shopping and services. The hotel use captures regional commerce by meeting visitor demand from those attracted to the Gilbert brand.

***Policy 48: Take advantage of tourism opportunities. (Opportunity Goal 1)***

The proposed hotel will support the many tourism opportunities provided within the town including opportunities in the Heritage District and the Gilbert Regional Park.

The hotel will serve the local Pecos and Mercy market along with regional markets who are looking for service options near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert's current and projected growth.

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***Policy 50: Continue to support a highly functional, safe and well-maintained trail network. (Opportunity Goal 2)***

This development supports continuation of the Loop 202 horse trail on its way to Discovery Park. It will implement an oversized 8-foot-wide sidewalk which facilitates trail users passing to and from Discovery Park.

**8. Benefits to Gilbert**

The proposed development will have a positive impact on the surrounding area and on Gilbert as a whole. Some of the benefits include:

- a. Generating new tax receipts and town fees for roadway improvements and other local projects;
- b. Providing needed services to support visitors to Gilbert-Mercy Hospital;
- c. Providing quality buffers/transitions to surrounding uses;
- d. Appropriately maximizing the use of a small, vacant parcel; and
- e. Increasing available consumer spending to support the Town of Gilbert's current and projected growth.

**9. Conclusion**

The proposal is a well-conceived plan and will be an exciting addition to the area. It provides high quality hospitality services. The proposed development contains the necessary buffers to transition to the surrounding area and to mitigate any potential impacts. The applicant looks forward to receiving input on this application and working with the Town staff to bring this quality new project to fruition in the Town of Gilbert.

**GP21-02 and Z21-04 Marriott Townplace Suites  
Attachment 8 - Minutes from the Planning Commission Study Session of June 2, 2021**

**TOWN OF GILBERT  
PLANNING COMMISSION STUDY SESSION  
COUNCIL CHAMBERS  
50 E. CIVIC CENTER DRIVE  
GILBERT, AZ  
JUNE 2, 2021**

**COMMISSION PRESENT:**

Carl Bloomfield, Chair  
Jän Simon, Vice Chair  
David Blaser  
William Fay  
Tyler Jones  
Noah Mundt  
Brian Andersen  
Colby Ashton, Alternate (absent)  
Anthony Bianchi, Alternate

**STAFF PRESENT:**

Eva Cutro, Planning Division Manager  
Amy Temes, Principal Planner  
Ashlee MacDonald, Principal Planner  
Stephanie Bubenheim, Senior Planner  
Keith Newman, Senior Planner  
Josh Rogers, Planner II  
Alena Jorquez, Assistant Town Attorney

**COUNCIL LIAISON PRESENT:**

Scott September, Councilmember

**RECORDER:**

Beth Ann Schuster-Moore

**CALL TO ORDER**

Chair Bloomfield called the June 2, 2021 Study Session of the Planning Commission to order at 5:00 P.M. Reconvened at 6:14 P.M. following the Regular Session – began at Item 4.

1. **GP21-02 MARRIOTT TOWNEPLACE SUITES:** Request for Minor General Plan Amendment to change the land use classification of approx. 2.6 acres generally located at the southwest corner of Mercy and Pecos Roads from Public Facility/Institutional to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

**Z21-04 MARRIOTT TOWNEPLACE SUITES:** Request to amend Ordinance No. 2210 pertaining to the Celebration Center Campus Planned Area Development overlay zoning district (PAD) by removing from the Celebration Center Campus PAD approximately 2.6 acres of Public Facilities/Institutional (PF/I) zoning district generally located at the southwest corner of Mercy and Pecos Roads, approving the Development Plan for the Marriott TownePlace Suites PAD; and changing the zoning classification of said real property from 2.6 acres of Public Facility/Institutional (PF/I) zoning district to 2.6 acres of General Commercial (GC) zoning district, with a PAD, to modify building height requirement and minimum rear building and landscape setbacks.

**DR21-31 MARRIOTT TOWNEPLACE SUITES:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6

acres, generally located at the southwest corner of Mercy and Pecos Roads, and currently zoned Public Facilities/Institutional (PF/I), pending zoning approval.

Senior Planner Stephanie Bubenheim presented GP21-02 Marriott TownePlace Suites, Z21-04 Marriott Townplace Suites and DR21-31 Marriott Townplace Suites located at the southwest corner of Mercy and Pecos Roads.

Staff is requesting feedback on:

1. Staff requests Planning Commission input
2. Planning Commission input on deviations requested
3. Planning Commission input on colors and materials of hotel.

The subject site, 2.6 gross acre site and currently zoned Public Facilities/Institutional (PF/I), is within the Val Vista Medical Growth Area designated on the General Plan. This growth area is located south of the Loop 202 freeway with the Mercy Gilbert Hospital acting as an anchor and is focused on medical, medical research, and rehabilitation/care facilities. Support amenities include mixed-use, commercial, and hospitality uses to supplement the medical and employment uses. The proposed hotel site will contribute to the variety of hospitality uses within close proximity of the hospital, medical offices, and surgery centers.

The site is located at the southwest corner of Mercy and Pecos Roads adjacent to the Loop 202 Santan Freeway and Pecos Road overpass. Access is provided along Mercy Road. The site is within the Val Vista Medical Growth Area and the Santan Freeway Corridor Overlay Zoning District. Marriott TownePlace Suites is a brand of Marriott hotels, this site is proposing 84-guest suites. Due to the irregularly shaped lot the building is designed in a creative way to provide additional guest suites over drive aisles. The building is situated at the center of the site and is meeting all building setbacks. The parking lot drive aisles transect the building in two places and the pool amenity area is located on the ground level towards the southwest corner of the site. Access is provided along Mercy Road with an emergency access only road proposed at the north corner of the site.

The 4-story building ground level has the hotel lobby, breakfast area, fitness center and employee uses with the upper levels housing the guest suites. The suites will be extending over two the parking lot drive aisles with staircases at both ends. The main entrance has a porte-cochere and outdoor patio area before entering into the building. The building footprint does provide movement to the building and there are transitions from parapet roof lines to shed roofs at sections.

The site is located within the Santan Freeway Corridor Overlay zoning district which has additional regulations for types of uses. The hotel site does not qualify as a noise sensitive use and it has been determined that an ADOT noise study is not required. ADOT has recommended that exterior and interior building finishes should employ industry standards to mitigate noise levels and amenities should be located away from the freeway when possible.

The applicant is requesting a minor General Plan amendment to General Commercial in order to allow for a hotel to complement the surrounding area and requesting to remove the subject site

from the Celebration Center Campus PAD and rezone the site from Public Facilities/Institutional (PF/I) to General Commercial with a PAD.

The site is an oddly shaped parcel with limited frontage and access. The property owners acquired additional land through excess right-of-way from the Town of Gilbert and ADOT to gain some additional square footage. Due to the unique shape and small size the applicant is seeking PAD deviations to increase the flexibility for the design of the site. Vehicular access can only be provided along Mercy Road due to the grade change on Pecos Road and the proximity to the freeway overpass. An emergency fire access only is proposed along an ADOT access road onto Pecos Road and the applicant has provided confirmation that an agreement is underway for this access. In addition, a 30' easement for the Santan Freeway Trail is required to be provided on the site to provide a connection of the trail along the northwest property line adjacent to the Santan Freeway connecting to Pecos Road and across to Discovery Park.

The site is located along the Loop 202 Freeway Corridor, the corridor has multiple vertical overlay districts. The subject site is located immediately adjacent to Vertical Development Overlay Area 5. This overlay permits height increases for certain zoning districts with the adjoining property to the west being allowed a maximum height of 90ft/6-stories. As the site is located directly along the freeway corridor and within the Val Vista Medical Growth area the applicant is seeking a PAD deviation request to increase the height requirement from 45' to 59' to allow for the 4-story hotel. The height is comparable along the freeway corridor and there are multiple hotel sites directly north of this area across from the freeway that are multiple stories in height.

The applicant is also seeking a reduction of the rear landscape setback along the freeway right-of-way. Due to the small size of the site and odd shape the applicant is seeking to gain more flexibility in design with a rear setback reduction to 5' as the development parking, drive aisle, and landscaping will not impact the freeway. The rear buffer will be adjacent to an ADOT wall and shielded from public view. It is also noted that the hotel developments, constructed under the ULDC, on the north side of the freeway have 5' setbacks adjacent to the freeway. This deviation may be changed due to the trail easement requirement.

**Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed GC</b>
Maximum Height (ft.)/Stories	45'	<b>59'/4 stories</b>
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Side (Nonresidential)	20'	20'
Rear (Nonresidential)	<b>20'</b>	20'
Minimum Landscape Setbacks (ft.)		
Front	25'	30' (trail easement)
Side (Street)	20'	20'



Side (Nonresidential)	20'	20'
Rear (Nonresidential)	20'	5'
Landscaping (% of net lot area)	15%	33.8%
Off-Street Parking and Loading	1.1 spaces per guest room 92 spaces required 3 passenger loading spaces	92 spaces provided 1 passenger loading spaces

The grading and drainage, there is some surface retention proposed at the west corner and southern areas of the site and an underground storage tank is provided along the northern parking lot drive aisle.

The colors and materials chosen are EIFS in gray, white, and an earthy green color. Two fiber cement panels, one a horizontal shiplap siding in a darker brown and vertical hardie panels in beige with wood-like grooves provide diversity of materials. The building is broken up into segments through the use of transitioning the colors and materials. *1<sup>st</sup> review comments include providing distinct transitions as to not be flat material change transitions and to assess the placement of the colors and materials to be more proportionate with the building. Potentially using one material for the ground level of the building so the section “legs” are matching. The porte-cochere is an interesting shape but does not feel integrated into the rest of the building.*

There are three lighting types proposed, parking lot, building wall mounted lighting, and canopy recessed lighting. The parking lot lights are mounted at 25 feet and all building mounted lighting is meeting the 14' height requirement. All site lighting will be required to comply with Town codes.

### COMMISSION QUESTIONS/COMMENTS

Chair Bloomfield noted that all the deviations requested made sense, there is nothing there that was asked for that caused any concern. Given the proximity to the freeway, Pecos Road and everything that is around it, it all fits, matches and goes well. He likes the layout and the materials and color scheme seems to work. Overall, he commented he likes it, there are bound to be some changes and variation to what we see here. He indicated that he sees what is noted about the different materials having different legs but wasn't sure about having a uniform leg along the front and ground floor either. He encouraged the architect to take a look at that and added that the project is a good use for the area and matches what is going on to the north side and no concerns overall.

Commissioner Mundt commented that he agrees that on the highway, the height is an increase but given the location there is not real issues with that. He commented that he likes the way they designed the roof variations and the colors, especially the light blueish. He requested additional information regarding the path but generally thinks it is good and perfect for the area next to the hospital and medical is necessary and feels they did a good job.

Stephanie Bubenheim responded the trail easement is a 30-foot-wide trail easement, a major trail along the freeway. It is part of the trails master plan, in discussions with transportation planning it is best suited to have it located following the freeway as it has been all along the Loop 202 so you can see the trail on other developments. Right now, along the hospital it has a 10-foot DG path and a 6-foot sidewalk with some landscaping. There has been some negotiation on where the trail is best suited.

Vice Chair Simon noted he feels it is a great use for this property, well situated on the parcel as well. He asked if they have enough parking spaces to accommodate in the event that they book every room?

Stephanie Bubenheim responded that right now they are right at their parking requirement; however, they are missing two loading spaces at the entrance. A requirement is that they do have three loading spaces, they only have room for one. Part of the first review comments noted that they are not meeting the parking requirement at this time so they will have to look at redesigning the site to fit more parking or looking at the unit count to make the parking work.

Commission Jones inquired if the site is currently zoned Public Facilities/Institutional (PF/I) and requesting General Commercial and asked if the 45 ft. height restriction is for the General Commercial or does it apply to the Public Facilities/Institutional zoning?

Stephanie Bubenheim responded that the 45 ft. height restriction is under the current General Commercial in the Land Development Code.

Commissioner Jones commented overall, it fits, he likes it. There are some surrounding residential uses here at least for now and so there is some hesitation on the height restriction request to increase 14 ft. There is a pool amenity oddly placed on the site especially for what every comes in on the side of the site. Maybe the applicant would consider moving the pool to a roof top pool to move that amenity, potential shuffling some of those pieces around could almost stay within the height restriction on a three-story product and still have those same amenities and still protect those adjacent residential uses.

Commission Fay commented this is an acquired piece in an acquired location and it is a great use for something that I think would be difficult to fill in short of a junk yard, etc. He feels it is a good use for. He noted he is a fan.

Chair Bloomfield commented as far as the parking places if they are able to shift that easement for the trail to make it shorter it may give them enough land space to have the additional parking spaces added that they need and encourages landscaping such as trees to offset all the asphalt and parking.