

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 2, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

DC Ranch Crossing Hotel 45-DR-2017

Location: 18211 North Pima Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new hotel development, comprised of approximately 75,622 square feet of building area, including a conference area and 126 guest rooms in a four-story-tall building, all on a 1.7-acre site within the DC Ranch Crossing shopping center.

OWNER

Wishing Well Residential, LLC
602-452-2729

ARCHITECT/DESIGNER

Hobbs & Black Architects
Thomas Chasty
480-968-6944

ENGINEER

Wood Patel & Associate, Inc.
Joseph Daconta
602-335-8500

APPLICANT CONTACT

Tiffany & Bosco
Kurt Jones
480-225-8937

BACKGROUND

Zoning

DC Ranch is a master planned community that was approved with a land use budget that allocated densities, land uses and open space within various Planning Units. The 1.7-acre site is part of DC Ranch Crossing, a larger 30-acre parcel within Planning Unit 1 of the DC Ranch master planned community.

In 2006, Case 54-ZN-1989#10 approved the transfer of resort units and the Resort Townhouse Residential (R4-R) zoning district for a 200-room hotel on a 1.7-acre parcel within DC Ranch Crossing. Currently, the parcel is zoned, Planned Community District (R4-R PCD) with comparable Planned Neighborhood Center (PNC) zoning which allows group homes, places of worship, and travel accommodations.

Context

Located within the existing DC Ranch Crossing mixed-use center, the vacant parcel is centrally located on the southside of the shopping center. The center is bounded by Pima Road on the west, Legacy Boulevard on the north, 91st Street on the east and Trailside View to the south. The west half of the center is comprised of commercial uses; AJ's grocery, in-line retail and various restaurants. The eastern half is a developed multi-family project consisting of 200 residential apartments.

Adjacent Uses and Zoning

- North Existing restaurant (Rosati's Pizza) within the DC Ranch Crossing center, zoned Planned Neighborhood Center, Planned Community District (PNC PCD).
- South Vacant 15-acre lot for future Municipal Park, zoned Open Space, Planned Community District (OS PCD).
- East Multi-family Residential (Camden Foothills apartments), zoned Planned Neighborhood Center, Planned Community District (PNC PCD).
- West Vacant pad within DC Ranch Crossing retail center, zoned Industrial Park, Planned Neighborhood Center, Planned Community District (I-1 PNC PCD).

Key Items for Consideration

- DC Ranch Development Agreement 54-ZN-1989#1-10
- DC Ranch Covenant Commission-Conditional Approval
- Consistency with the DC Ranch Planning Unit 1 Environmental Design Master Concept Plan
- Development Review Board Criteria
- Sensitive Design Principles-Textures and natural materials should be used to provide visual interest and richness at the pedestrian level

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new 4-story hotel with 126 rooms and 1,000 square feet of conference area.

Neighborhood Communication

- On October 6, 2017, the applicant notified property owners within 750 feet of the property and the Homeowners Association of an Open House.
- On October 16, 2017, the applicant met with merchants at the Rosati's within DC Ranch Crossing.
- On October 17, 2017, the applicant held an open house from 5:30 p.m. to 7:00 p.m. located at the Arabian Library. Approximately twenty-five (25) people attended the meeting and

expressed questions about a traffic signal at the intersection of Trailside View and Pima Road, vehicular parking, and the Fairfield franchise.

- On November 17, 2017, the city notified property owners within 750 feet of the site of the applicant's request.
- On December 19, 2017, the DC Ranch Covenant Commission conditionally approved the hotel design.

The site has been posted with the required hearing notice sign and the City has received a letter of support for the development. The applicant's public outreach report is attached to this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The property is designated as Commercial and Office on the 2001 General Plan land use map. These categories include commercial centers having retail and office uses, as well as other businesses that provide a variety of goods and services to the community.

Development of the site entails a new 4-story hotel with 126 rooms, conference room, gym, café, and outdoor amenities with a patio and pool area. Access to the site is provided by an existing and proposed driveway along Trailside View. On-site parking will be provided in a new underground garage and surface parking improvements. Pedestrian connection to the shopping center is comprised of brick pavers and a concrete sidewalk along the perimeter of the site.

The Scottsdale Sensitive Design Principles (SSDP) encourage design that "responds to the desert environment" using "colors and coarse textures associated with the region" and "a variety of textures and natural materials" that "provide visual interest and richness" particularly at the pedestrian level. The proposed design incorporates contextual materials that promote a supportive design relationship with the context area. Architectural elements include a Spanish Mediterranean design with modern accents. The major elements applied are arched opening, overhangs, tiled roof, colonnades, and tower elements with various roof forms. Exterior finish materials include manufactured stone, textured EIFS, aluminum window frames, wrought iron, and s-tile roofing. Building paint colors consist of a desert palette which include 'Parfait', 'Gull Grey', and 'Dark Bronze'.

In accordance with the referenced principles, the building materials applied along the pedestrian scale should be enriched with various materials and screening devices. In result, the building elevations have been stipulated to; replace the textured EIFS with manufactured Coronado Stone starting at the finish grade level and up to 11-feet-8-inches on all sides of the building; incorporate additional textured EIFS shade overhangs on the east elevation, next to the pool and pedestrian areas; and revise the decorative masonry site, pool and retaining walls from 8" CMU to a desert-toned split face block wall.

Landscape and hardscape improvement for the site are focused on enhancing the street frontage and the perimeter of the site. To respond to environmental considerations, landscaping has been designed to provide shade over pedestrian walkways using mature trees. Desert landscape

materials include plant species selected from the DC Ranch Planning Unit 1 Environmental Design Master Concept Plan. Plant species include; 'Mulga Tree', 'Ironwood', 'Saguaro' and 'Ocotillo'. Landscape materials are utilized to screen the ground mechanical equipment, and the roof-top appurtenances will be screened by a parapet that is incorporated into the design of the building.

Development Information

- Existing Use: Vacant, undeveloped parcel
- Proposed Use: Travel Accommodations (Hotel) with conference room
- Parcel Size: 1.7 gross acres
1.3 net acres
56,792 square feet
- Hotel space: 74,622 square feet
- Conference space: 1,000 square feet
- Total Building Area: 75,622 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.33
- Volume Allowed: 6,727,017 cubic feet
- Volume Proposed: 3,114,763 cubic feet
- Building Height Allowed: 56 feet (excluding rooftop appurtenances) and 75 feet (tower elements).
- Building Height Proposed: 46 feet 6 inches (including rooftop appurtenances) and 58 feet 7 inches (tower elements).
- Parking Required: 146 spaces
- Parking Provided: 146 spaces
- Open Space Required: 354,699 square feet / 8.2 acres
- Open Space Provided: 456,331 square feet / 10.5 acres
- Number of Hotel/Resort Units Allowed: 200 units
- Number of Hotel/Resort Units Proposed: 126 units

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve DC Ranch Crossing Hotel per the attached stipulations, finding that the provisions of the General Plan policies and goals and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Traffic Engineering

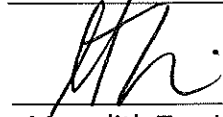
Water Resources

Fire and Life Safety Services

STAFF CONTACT


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Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



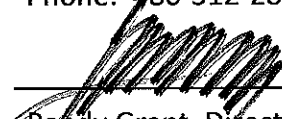
Meredith Tessier, Report Author

07/24/2018
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

7/25/18
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

7/26/18
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Hardscape Plan
 - 7. Pedestrian Circulation Plan
 - 8. Building Elevations
 - 9. Perspective
 - 10. Landscape Plans
 - 11. Neighborhood Notification Report and Outreach
 - 12. Correspondence

**Stipulations for the
Development Review Board Application:
DC Ranch Crossing Hotel
Case Number: 45-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by Hobbs & Black Architects, with a city staff date of 05/25/2018.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Hobbs & Black Architects, with a city staff date of 05/25/2018
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Norris Design, with a city staff date of 06/29/2018.
 - c. Surface material and locations of pedestrian paver crossings shall be consistent with the hardscape plan prepared by Norris Design, with a city staff date of 06/29/2018.
 - d. The case drainage report submitted by Wood Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The Wastewater Basis of Design report submitted by Wood/Patel dated March 5, 2018 was accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, case(s) for the site was were: 54-ZN-1989, 54-ZN-1989#1-10, 91-DR-2006, 15-PP-2006, 5-MP-2002.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. At time of final plans, the applicant shall revise the off-set wall planes on the north and south building elevations by incorporating additional wrought iron grilles and recessed wall areas on the

second and third story. Final placement of the wrought iron grilles and recessed wall areas is subject to the satisfaction and approval of plan review staff.

3. At time of final plans, the applicant shall revise the building elevations by replacing the textured EIFS with the manufactured Coronado stone in and around the back-entrance area by the pool. The final stone placement is subject to the satisfaction and approval of plan review staff. In addition to the stone, a trellis type structure shall be provided in the same entrance area from the building to the pool patio area. The location, amount and design of the trellis type structure shall be administratively approved.
4. At time of final plans, the applicant shall revise the east building elevations by incorporating additional textured EIFS shade overhangs over each of the storefronts and windows next to the pool and pedestrian seating area.
5. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
7. At time of final plans, the applicant shall revise the southwest retaining wall by incorporating Coronado stone to the stucco portion of the wall. Final wall designs are subject to the satisfaction and approval of plan review staff.

SITE DESIGN:

DRB Stipulations

8. At time of final plans, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1 for double enclosures. Compactors must be constructed per DSPM Section 2-1.203.

LANDSCAPE DESIGN:

Ordinance

- B. The property owner shall obtain approval of a Native Plant Plan Application and obtain a permit to remove and/or salvage protected plant species.

DRB Stipulations

9. The final landscape plan shall be consistent with the DC Ranch Planning Unit 1-Environmental Design Master Plan (EDMP), Case #5-MP-2002.

students. Prior to the issuance of a permit, not including a native plant permit, the aircraft noise and overflight disclosure notice shall be in a form acceptable to the Scottsdale Aviation Director.

16. With the construction document submittal, the owner shall submit plans and documentation demonstrating that the development has been designed shall be constructed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent the noise attenuation measures at the time of the construction document submittal and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.
17. At time of final plans, the owner shall dedicate an aviation easement.

STREET INFRASTRUCTURE:

DRB Stipulations

18. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
19. EAST TRAILSIDE VIEW.
 - a. Driveway onto East Trailside View shall be per DSPM Section 5-3.200 and 5-3.205; and per COS Standard Detail 2256 CL-3 Type.
20. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
21. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

DRB Stipulations

22. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

24. At time of final plans, the owner shall submit a map of dedication to dedicate a sight distance easement in conformance with the DSPM, figures 5.3-26 and 5.3-27.
25. At time of final plans, the owner shall submit a map of dedication to dedicate a continuous Public Non-Motorized Access Easement in locations where the sidewalk crosses onto the lot.



DC Ranch Crossing Hotel

45-DR-2017



DC Ranch Crossing Hotel

45-DR-2017



DC Ranch Crossing Hotel

45-DR-2017



**TIFFANY
& BOSCO**
P.A.

DC RANCH CROSSING

FAIRFIELD INN HOTEL

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

REVISED 05/25/2018

REQUEST

On behalf of Wishing Well Residential LLC ("Property Owner"), Mr. Scott Kusy is requesting the approval of a hotel site plan and building elevations approval for the vacant pad located on the south end of the DC Ranch Crossing mixed-use development at the northeast corner of Pima Road and Trailside View ("Property"). The proposal is a Development Review Board ("DRB") submittal for approval of a hotel use that was originally planned with the initial commercial portion of the project (Case #91-DR-2006). Subsequent to the 2006 overall commercial site plan approval, the DC Ranch Development Agreement was amended to allow 200 resort units from the overall DC Ranch land use budget to be located within Planning Unit I. Planning Unit 1 is located in the southwestern most portion of the overall DC Ranch master planned community. In December 2006, case # 54-ZN-1989#10 approved the transfer of resort units and the R4-R (Resort District) zoning to the DC Ranch Crossing property for the potential of a hospitality use. Although 200 hotel rooms are allowed within Planning Unit I, the proposed hotel includes only 126 rooms.

DEVELOPMENT OVERVIEW

DC Ranch

The Property is zoned Planned Community Development ("PCD") with comparable Planned Neighborhood Center ("PNC") zoning as approved as part of the overall DC Ranch community. By way of background, the PCD zoning along with amended standards were approved by the City of Scottsdale (the "City") in 1998 as part of a settlement of litigation. A development agreement (the Second Amendment to the Development Agreement, recordation number 98-0970077 (the "2nd Amendment") was approved on October 19, 1998. The 2nd Amendment has been amended several times with additional provisions that may or may not be applicable to any particular property including the Property. As part of the 2nd Amendment, amended standards and stipulations were also approved. The 4th and 5th Amendments to the Development Agreement are specific to the Property. The 4th Amendment amended the PNC zoning district development standards. The amendment also allowed the commercial developments within DC Ranch to be considered one whole property when determining the overall commercial center development standards. This amendment allows parcels to develop individually but enables the development standards of the overall commercial center to be calculated for the purposes of complying with the zoning requirements. The 5th Amendment to the DC Ranch



Development Agreement rezoned the Property to the R4-R designation for the purpose of developing a hotel.

DC Ranch Crossing

DC Ranch Crossing is a mixed-use project located at the southeast corner of Legacy Boulevard and Pima Road. The overall project is bounded by Pima Road on the west, Legacy Boulevard on the north, 91st Street on the east and E. Trailside View on the south. The center is zoned PNC-PCD, which includes a small parcel on the north side of Legacy Boulevard at the intersection with 91st Street. The commercial portion of the center includes an AJ's grocer, in-line commercial stores and restaurants along with individual pads with stores and restaurants. The latest individual property approval was the McDonald's pad in 2013. The entire eastern half of the DC Ranch Crossing project is a developed multi-family project consisting of over 200 residential apartments.

Surrounding Development

DC Ranch Crossing is a commercial and residential project at the southwest entrance to DC Ranch. West of the center, across Pima Road, the parcel is vacant land zoned for industrial park type uses with I-1 PCD zoning. The land south of the mixed-use center is designated for a future City Park. The park property was dedicated to the City by DC Ranch as part of the original agreements. To the east, across 91st Street, is a single family residential neighborhood within DC Ranch. Finally, north of DC Ranch Crossing is vacant land within DC Ranch with the Ironwood Village residential community further to the north.

REQUEST

Site Plan

The request is to approve a site plan for a 126 room hotel on an approximately two (2) acre parcel at the southern end of the DC Ranch commercial center. The parcel is currently fenced off and it appears to have had some removal of soils for other development within DC Ranch Crossing. The proposed hotel will be located with the front entrance to the building facing west along the main north/south driveway and aligned with the shops to the north. A sidewalk connection and potential flexible patio space for visitors will also be located on the west side of the building. The east side of the site will be used for the outdoor amenity area with a patio and pool area. A proposed secondary driveway is proposed for the east side of the building. This driveway allows for a small parking lot under the building and spaces along the driveway. The existing main entrance to the commercial center will remain at the southwest corner of the hotel site.

The building is positioned on the site to create a logical extension of the existing commercial centers building orientation to the main north/south driveway. Several direct pull in parking spaces will be provided off this main driveway as part of the hotel site plan. The main driveway into the hotel site is centrally located off the west side of the building with a grand porte-cochere design. This will allow guest to conveniently check in and drop off luggage without restricting the flow of traffic along the main drive aisle of the commercial center. The four-story building will be framed by several landscape areas with room for mature tree growth. The largest landscape area will be long the southeast side of the



building. The linear hotel building is placed within the center of the parcel so as to provide setbacks to the main driveway along the west side and the apartment buildings on the east. The apartment buildings screen a majority of the hotel building from the single family neighborhood to the east across 91st Street. The closest single family lot is over 550 feet away from the east side of the proposed hotel building.

Architecture

The hotel intends to utilize the colors, materials and design elements approved for the original commercial center Development Review Board ("DRB") approval in 2006. DC Ranch is not zoned with the Environmentally Sensitive Lands ("ESL") overlay designation. However, the DC Ranch PCD and development agreement incorporate many of the design standards within the ESL into the planning and design of the developed properties. The proposed hotel building will not use any mirrored surfaces for the glass windows or any other reflective materials. The exterior surfaces will match the existing commercial buildings to the north. The hotel intends to use a variation of stucco colors within the center. Although the colors don't meet the ESL's light reflective value requirements, the colors will transition from the existing center's building colors and be similar to the original color palette.

The DC Ranch Crossing DRB approval included a master set of design guidelines for the center. These guidelines dictated the approved and built design parameters of the existing commercial center buildings and pads. The hotel proposal intends to incorporate many of the design parameters from the master design guidelines including the building colors, stucco finish, tower elements, tiled hip roof, etc.

The west face of the hotel building faces Pima Road and the Loop 101 freeway further to the southwest. This building elevation includes a combination of textured stucco and stone elements at the base of the building. The porte-cochere is designed to break up massing of the lower portion of the building with the use of similar materials and design. A stone column provides the base for the porte-cochere. Decorative light fixtures add to the overall design of the building.

The character of this building utilizes design features found in Spanish Mediterranean architecture with modern accents that add a simple elegance. The predominantly symmetrical façade is articulated by stepping the forms for the uses within and introducing design features that have a dramatic effect on the play of light across the façade. The major elements found in this style include; arched openings, overhangs, red tiled roofs, colonnades, intersecting roof planes, and tower elements with various roof forms.

At the grade level these elements create zones with deep shadows in and around the courtyards, patios and circulation paths that are lined by garden walls with post top luminaries and lush landscape. The exterior finish materials include stone, EIFS, dark bronze window frames and divided lights with non-reflective glass. Additional design elements that complement the architecture and add richness to the details include; wrought iron railings and grilles, circular windows, articulated door surrounds, and decorative light fixtures. The main entry of the building located at the center of the west façade is a signature four-story element with an adjoining tower feature capped by a domed roof for a softer look.



The ends are book ended by symmetrical towers stepping down in their massing to lower forms that keep in scale with the adjacent uses. The ornamentation is simple although dramatic with the inset wrought iron grille details, lighting and garden walls.

Parking

DC Ranch Crossings is mainly retail, restaurant and minor office commercial center. There are approximately 524 parking spaces currently throughout the center. We conducted an extensive study and determined the required parking per each individual use within the center. Per the DC Ranch development agreement, commercial, retail, grocery, etc. is parked at 1 parking space for 250 square feet of gross floor area. The restaurants are calculated at one parking space per 80 square feet of indoor public floor area and one parking space for 250 square feet of outdoor dining area. The northern parking zone is provided with 294 parking spaces and the southern zone is provided with 230 parking spaces.

The hotel is working out an agreement with the majority owner of the southern zone to provide the required parking for the existing uses, the proposed hotel and the future bank pad. The proposed Fairfield Inn will include a 126 room hotel. There will be fifty-six (54) new parking spaces constructed with the project (36 surface parking spaces and 18 below-ground). These new spaces will increase the parking capacity of the southern zone to 284 total parking spaces. All of the existing uses within the commercial center share the parking fields created in and around the businesses. The southern half of the center is a small retail strip of uses that includes two (2) restaurants, a small health studio and some minor retail. In addition there is a McDonald's restaurant pad south of the main driveway. With the addition of the fifty-four (54) spaces, the hotel and the overall commercial uses within the center will meet the center's parking requirements.

Open Space

The hotel has approximately 29,000 square feet of additional open space for the commercial center. Open space is calculated on a center wide basis. The overall open space required from the original 2006 DRB case and the addition of the McDonald's in 2013 is approximately 354,669 square feet. With the dedicated scenic corridor along the Pima Road frontage and other open space amenities throughout the center, there is approximately 443,000 square feet of open space provided. The frontage open space requirement for the center is 177,335 square feet. Currently, there is over 300,000 square feet of frontage open space throughout the center. Finally, parking lot landscaping requirement for the center is approximately 37,600+ square feet. The current parking lot landscaping provided is just over 38,000 square feet. The addition of the hotels open space and 2,000 square feet of parking lot landscaping adds to the centers overall provided numbers. The mature landscaping within this centers frontage open space along its perimeter will provide for a natural setting for the new hotel. The addition of more mature trees per the submitted landscape plan for the hotel will provide for additional buffering of the proposed hotel building.

DEVELOPMENT REVIEW BOARD CRITERIA



The City's zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

The proposed hotel is located within the DC Ranch Crossing, a mixed-use commercial and residential project within DC Ranch. The submittal intends to utilize the design and theme that was provided on the original commercial DRB case (91-DR-2006). The applicable guidelines from the 91-DR-2006 DRB case created a Spanish Mediterranean character for the commercial center with large pedestrian overhangs for the west facing buildings. Although not a part of the original DRB approval, an office building with similar height and design was considered. The building incorporated the colors, materials and architectural design features present on the current commercial buildings. The proposed hotel architecture is an extension of the existing commercial centers architectural design, colors and materials. The hotel provides for some additional unique features such as the arched porte-cochere and the tower element in the central portion of the building. The remainder of the hotels design is to demonstrate its compatibility with the design of the existing center.

2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The hotel building is placed on the site in an effort to continue the line of retail and restaurant buildings within the DC Ranch Crossing Center. There is logical flow of vehicular and pedestrian traffic along this main drive aisle of the site. The south end of the hotel provides for significant landscaping for mature trees to provide frontage open space along Trailside View. Pedestrian connections along the front and backside of the hotel ensure for easy flow of pedestrians within the commercial development and from the residential neighborhoods to the east. The hotel is set into the site at a lower elevation than the closest retail building to the north and the multi-family building to the east so as to not dominate this portion of the development. The hotels design and location is a sensible extension of the surrounding mixture of uses.

- b. Avoid excessive variety and monotonous repetition;

The hotel building is broken up with several architectural features on the long east and west elevations including recessed planes as well as horizontal reveals and trim providing visual variety. The use of tower elements on each end of the building as well as the central tower parapet and pitched roof elements break up the roof plane of the building. The architectural design of the porte-cochere and the tallest tower element provide for visual relief across the entire western elevation. Varying rod iron railing elements and different color masses provide for additional variety in the building elevation.



- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The proposed hotel will utilize an EIFS system with a surface texture designed to minimize reflected light. All glazing will be low-e tinted, insulated glazing units to minimize the interior heat gain while maintaining the buildings aesthetics and preserving brand identity. Typical glazing is recessed 5" from the exterior face of building again to limit interior heat gain through passive shading when the sun is at its highest and hottest. Deep building overhangs ranging from 3' to 9' in depth are utilized at the first and fourth floors to provide additional passive shading to resident rooms and support spaces. Additionally the building is oriented with its shortest elevation facing south again limiting interior heat gain.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

DC ranch is not within the ESL Overlay District but has incorporated many of the design elements from landscaping to measuring building heights from natural grade.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The Property is not within the Historic Property Overlay.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

The proposed hotel location on the parcel allows for 360 degree vehicular and pedestrian circulation. There is an existing sidewalk along the east side of the hotel parcel that allows pedestrians from the apartments and residential communities to the east direct access to the commercial buildings just north of the hotel parcel. This sidewalk will remain or be enhanced as part of the hotel DRB submittal. The intent is to provide low level (bollard) lighting along this sidewalk to maintain this access. Additional sidewalks along the west side of the hotel building will be added to the pedestrian circulation system of the center. Vehicular access to the hotels main entrance is provided off the main north/south driveway within the center. This driveway provides direct access to the hotels drop-off and check in area. Additional parking spaces are provided directly around the proposed hotel building. The secondary driveway off Trailside View will allow visitors who missed the main driveway to access the hotel and overall center parking at the east of the hotel site and the small underground parking under the hotel.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.



All mechanical equipment, appurtenances and utilities, as well as the screening, will be incorporated into the design of the building or be screened by walls that match the materials and colors of the building.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The Property is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

There is no proposed Cultural Improvement Program or Public Art Program.



**TIFFANY
& BOSCO**
P.A.

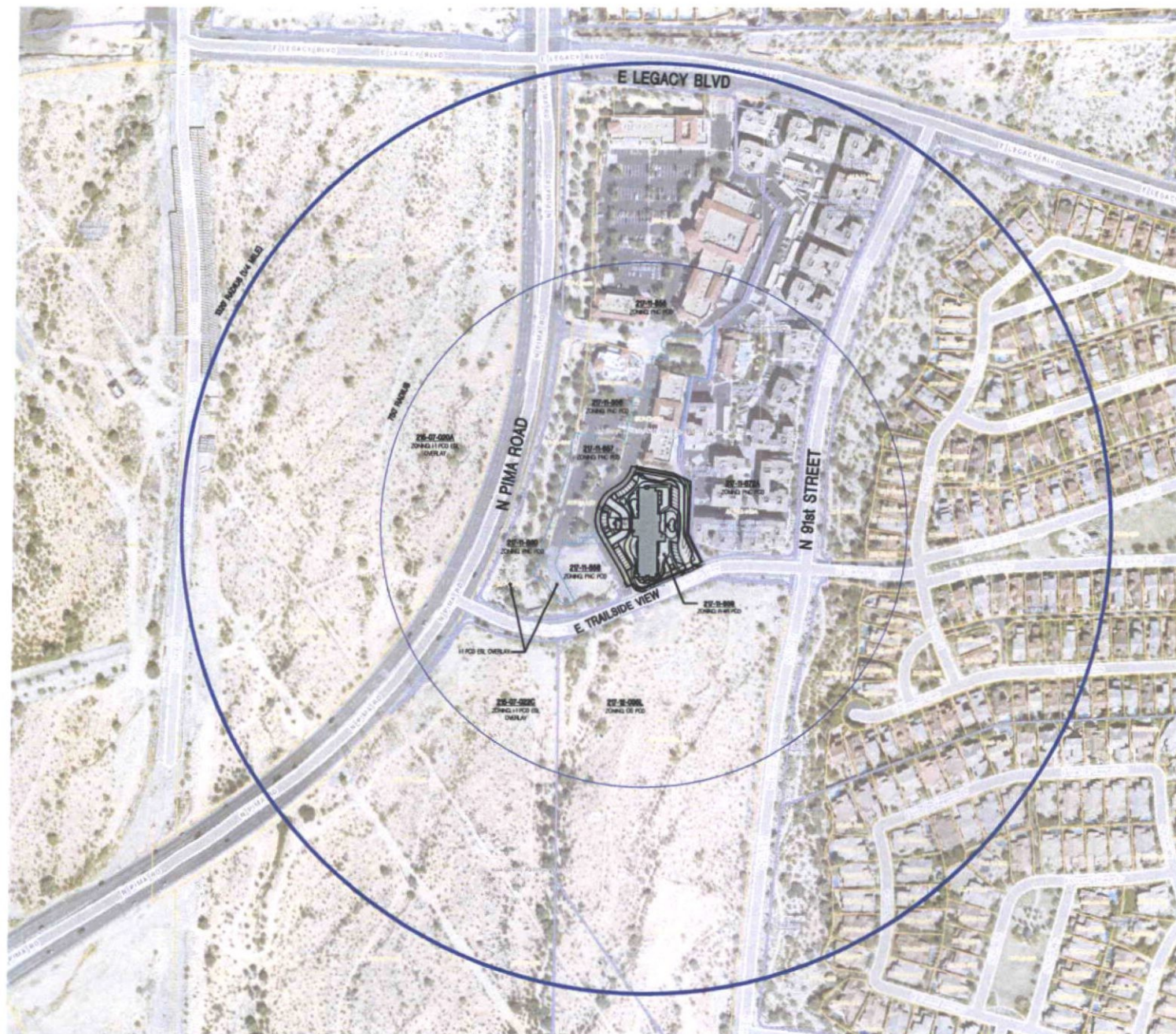
Summary

The request is to approve the site plan and elevations for a hotel at the DC Ranch Crossing at the southeast corner of the overall DC Ranch master planned community. The hotel will provide the southern anchor to a very successful mixed-use development. The hotel was contemplated with the transfer of 200 units in 2006. The proposal is for a 126 room, four (4) story hotel that matches the architectural design character of the existing commercial center and will blend in with the height of the existing three story apartment buildings adjacent to the site. The hotel will provide a use that supports the existing commercial uses and provide a hospitality use for the surrounding area.

ESL - ENVIRONMENTALLY SENSITIVE LAND (OVERLAY)
OS - OPEN SPACE
PNC - PLANNED NEIGHBORHOOD CENTER
PCD - PLANNED COMMUNITY DISTRICT

ATTACHMENT 4

45-DR-2017
11/16/17



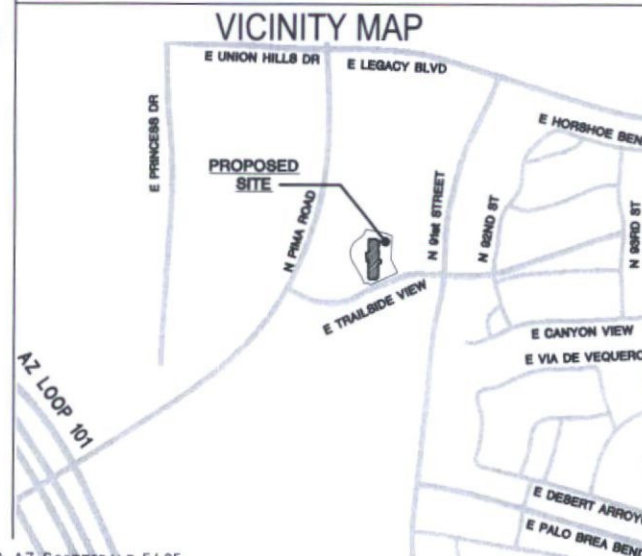
PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drbl22_context\24 - context.dwg date printed: 11/1/17 © 2017 Hobbs + Black Associates, Inc.

KEY NOTES

- ① EXISTING DRIVEWAY ENTRANCE
- ② NEW DRIVEWAY ENTRANCE WITH CONCRETE APRON PER C.O.S. (DTL #2256)
- ③ FIRE LANE / EMERGENCY SERVICE VEHICLE ACCESS EASEMENT (ESVAE) - SEE CIVIL
- ④ PROPOSED FIRE HYDRANT. MAINTAIN 3'-0" MIN. CLEAR - SEE CIVIL.
- ⑤ CUT/JOIN AT EXISTING CONCRETE PEDESTRIAN PATH TO CONNECT TO NEW CONCRETE PATHS
- ⑥ BUILDING OUTLINE - SEE FLOOR PLANS
- ⑦ MAIN BUILDING ENTRY
- ⑧ LINE OF 'PORTE COCHERE' (DRIVE-THROUGH CANOPY) ABOVE WITH +14'-0" CLEARANCE
- ⑨ SCULPTURE ART
- ⑩ DOUBLE BICYCLE RACKS PER C.O.S. (DTL #2285)
- ⑪ FREESTANDING ELECTRICAL SERVICE (S.E.S.) W/ LANDSCAPE BUFFER - PAINTED TO MATCH ADJACENT BUILDING COLOR
- ⑫ POOL EQUIPMENT ENCLOSURE (NO ROOF) - SEE SITE DETAILS
- ⑬ TRASH COMPACTOR ENCLOSURE (NO ROOF) WITH CONCRETE APPROACH PAD PER C.O.S. (DTL #2146-1) - SEE SITE DETAILS
- ⑭ PROPOSED FIRE DEPARTMENT CONNECTION (FDC) - SEE CIVIL
- ⑮ EXISTING CONCRETE WALKWAY
- ⑯ DRIVE LANE STRIPING (PAINT)
- ⑰ LANDSCAPING (SOFTSCAPE) AREA/BUFFER - SEE LANDSCAPE
- ⑱ DECORATIVE MASONRY BLOCK (8" CMU) RETAINING WALL - SEE TRW & BRW ELEV POINTS, SEE SITE DETAILS
- ⑲ PROPERTY LINE

- ⑳ VEHICULAR ENTRY VISIBILITY TRIANGLE
 - ㉑ DECORATIVE MASONRY BLOCK (8" CMU) RETAINING WALL WITH WROUGHT IRON FENCE ENCLOSURE ON TOP
 - ㉒ BUILDING MOUNTED LIGHT FIXTURE - SEE PHOTOMETRIC PLAN
 - ㉓ STRUCTURAL COLUMNS
 - ㉔ VEHICLE TRAFFIC DIRECTIONAL ARROWS (PAINT)
 - ㉕ EXISTING SITE LIGHTING FIXTURE
 - ㉖ NEW FULL-HEIGHT SITE LIGHTING FIXTURE - SEE PHOTOMETRIC PLAN
 - ㉗ NEW CONCRETE SIDEWALK/WALKWAY
 - ㉘ COURTYARD SPACE
 - ㉙ HANDICAP PARKING SIGNAGE
 - ㉚ EXISTING TRASH ENCLOSURE
 - # NEW PARKING COUNT
 - # EXISTING PARKING COUNT (E)
- 299 LIGHTED BOLLARD - SEE PHOTOMETRIC PLAN



45-DR-2017
06/29/18

AIRFIELD INN AND SUITES
C RANCH - MARRIOTT

17-507

SITE DATA

PROJECT ADDRESS: 18211 NORTH PIMA ROAD
SCOTTSDALE, AZ 85251

ZONING: DEVELOPMENT: PNC PCD
PARCEL: R-4R PCD

ZONING CASE HISTORY:
- 54-ZN-89#10 1-MP-2003 STIPULATIONS
- 54-ZN-89#6 - MEDCP Phg UNIT 1 MASTERPLANS

LAND USE: TRAVEL ACCOMMODATIONS (HOTEL)

MCR/LOT NUMBER: 993-40 LOT 5
PARCEL APN: 217-11-859
FEMA: AO

PARCEL AREA:
GROSS SQ. FT. 72,966 GSF
GROSS ACREAGE 1.675 AC
NET SQ. FT. 56,792 NSF
NET ACREAGE 1.304 AC

PNC PCD DEVELOPMENT STANDARDS

DEVELOPMENT AREA:
REQUIRED: 7.5 ACRES PROVIDED: 16.09 ACRES

LOT DIMENSIONS:
REQUIRED: 300'W MIN. PROVIDED: 700'W MIN.

HOSPITALITY GUEST ROOM DENSITY:
REQUIRED: MIN. GSF LAND AREA / # GR > 4,100
PROVIDED: 1,200,078 / 126 GR = 9,524 SQ. FT.

FLOOR AREA RATIO
ALLOWED: 0.8 (700,731 SF x 0.8 = 560,590 SF)
PROVIDED: 159,535(E) SF + 75,622(N) SF
TOTAL = 235,157 / 700,731 = 0.33

VOLUME
ALLOWED: 700,731 x 9.6 = 6,727,017 cu. ft.
PROVIDED: 2,385,606(E) + 729,157(N) cu. ft.
2,385,606 + 729,157 = 3,114,763 cu. ft.

BUILDING HEIGHT:
NOTE: HEIGHT MEASURED FROM REFERENCE POINT OF PRE-DISTURBED SITE TOPOGRAPHY (NATURAL GRADE)

BUILDING SPOT ELEVATIONS:
EXISTING NATURAL GRADE LOWEST = 1617.0

REQUIRED/ALLOWED	PROVIDED
56'-0" MAXIMUM	46'-6" T.O. BUILDING
75'-0" MAXIMUM (ORNAMENTAL)	58'-7" T.O. RIDGE (ORNAMENTAL)
CIVIL BENCHMARK MEASUREMENT = 1626.0	FIRST FLOOR ELEV FINISH = 1630.0

BUILDING GROSS AREA

GARAGE:	9,843 GSF
FIRST FLOOR:	16,174 GSF
SECOND FLOOR:	16,535 GSF
THIRD FLOOR:	16,535 GSF
FOURTH FLOOR:	16,535 GSF
TOTAL:	75,622 GFA

SETBACKS

	NORTH	EAST	SOUTH	WEST
MIN 15'-0"	15'-0"	15'-0"	15'-0"	15'-0"

OPEN SPACE:
FRONTAGE OPEN SPACE
OPEN SPACE
PARKING LOT
COURTYARD SPACE
(1% OF NET LOT AREA) = 56,792 x 0.01 =

177,335 SF MINIMUM	303,866 SF PROVIDED
354,699 SF MINIMUM	456,331 SF PROVIDED
37,611 SF MINIMUM	41,336 SF PROVIDED
568 SF MINIMUM	919 SF PROVIDED

NOTE: ALL UNCOVERED ACCESSIBLE PARKING STALLS CAN ACCOMMODATE A VAN PER ADA A4.6.3
ALL ACCESSIBLE PARKING STALLS ARE SIZED PER ADA ACCESSIBLE PARKING SIZE REQUIREMENTS OF SECTION 9.105.E OF THE CITY OF SCOTTSDALE ZONING ORDINANCE.

SCOTTSDALE PARKING STANDARDS:
TYPICAL PARKING STALL
ACCESSIBLE PARKING STALL
PARKING DRIVE AISLE

9'-0" W x 16'-0" w/ 2' OH
11'-0" W x 18'-0" w/ 2' OH
w/ 5' ACCESS AISLE
24'-0" (2-WAY) DRIVE

TOTAL PARKING COUNT:

HOTEL (LODGING)	126 ROOMS @ 1 STALL PER ROOM	126 STALLS
HOTEL (CONFERENCE)	1000 SQ. FT. @ 1 STALL PER 50 SF	20 STALLS
		146 TOTAL

PROVIDED:
92 STALLS OFF-SITE
54 STALLS ON-SITE
146 TOTAL

ON-SITE PARKING COUNT:

ADA REQUIRED PARKING	54 STALLS ON-SITE x 0.10 = 5.4 = 6 ADA STALLS
----------------------	---

PROVIDED:
20 of 54 COVERED (37%)
7 of 54 are ADA (13%)
3 of 7 ADA are COVERED

NOTE: PCN PCD DEVELOPMENT PARKING COUNTS TOTAL 507 STALLS. FOR FULL BREAKDOWN SEE "PARKING ANALYSIS: DC RANCH CROSSING - TRAILSIDE VIEW / PIMA ROAD" by SOUTHWEST TRAFFIC ENGINEERING, LLC dated 18 JUNE 2018.)

Filename: g:\2017\17507 - dc ranch\dwgs\drb\drb18-0511.dwg, date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.

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PROJECT CONTACTS

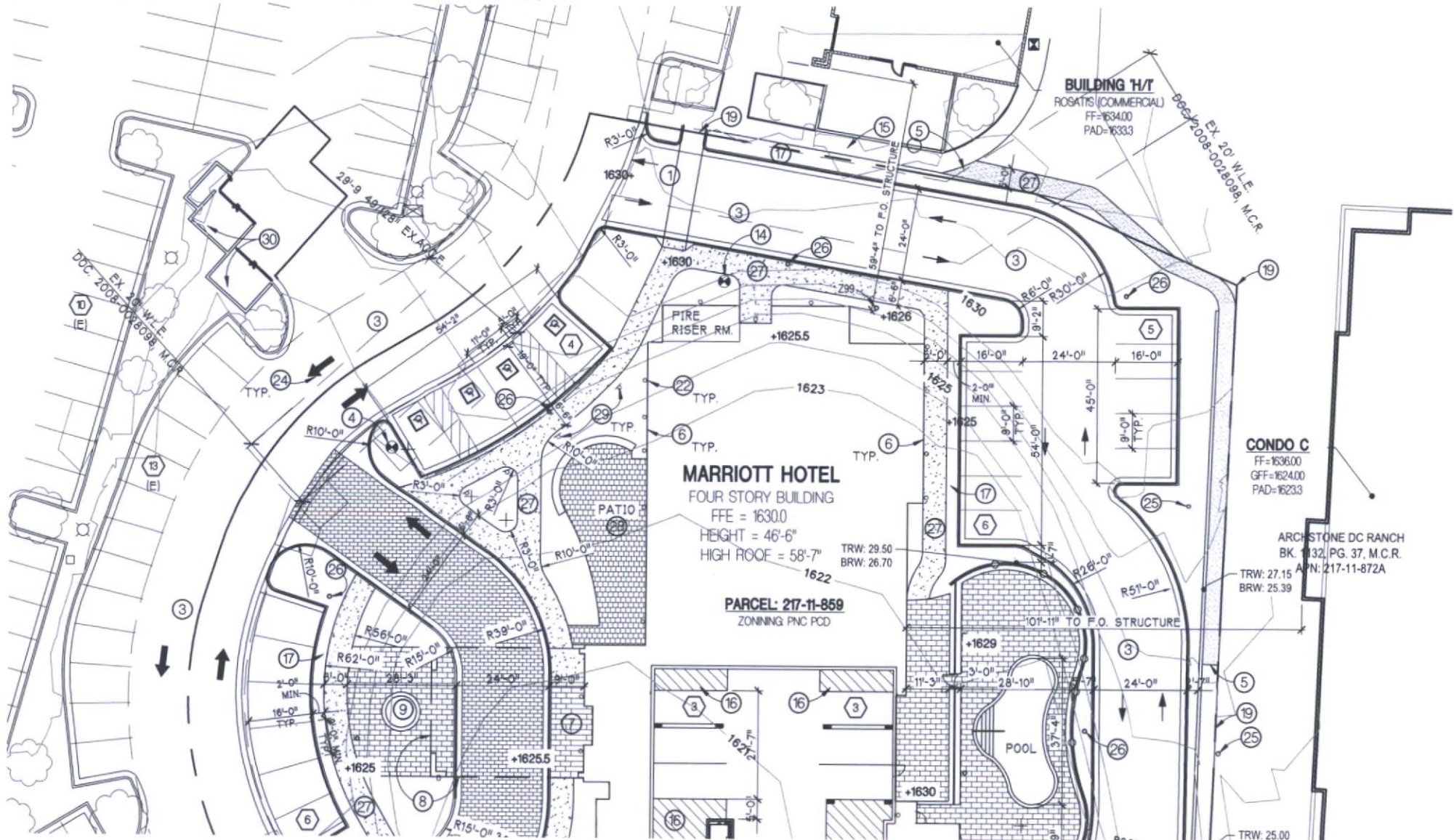
ARCHITECT:
HOBBS+BLACK ASSOCIATES, INC
4300 N. MILLER ROAD, SUITE 147
SCOTTSDALE, AZ 85251
CONTACT: THOMAS CHASTY
480-968-6944

DEVELOPER:
KUSYCO DEVELOPMENT
7272 E. GAINES RANCH ROAD, UNIT 33
SCOTTSDALE, AZ 85258
CONTACT: SCOTT KUSY
602-339-6903

FAIRFIELD INN AND SUITES

17-507

DC RANCH - MARRIOTT



45-DR-2017
06/29/18



ARCHITECTURAL SITE PLAN
SCALE - N.T.S. SHEET 2 OF 2

PROJ#: FFIS-USA-AZ-SCOTTSDALE-54.05

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24 May, 2018 • CITY OF SCOTTSDALE - DEVELOPMENT REVIEW BOARD RESUBMITTAL

HOBBS+BLACK ARCHITECTS

PROJECT CONTACTS

ARCHITECT:
HOBBS+BLACK ASSOCIATES, INC
4300 N. MILLER ROAD, SUITE 147
SCOTTSDALE, AZ 85251
CONTACT: THOMAS CHASTY
480-968-6944

DEVELOPER:
KUSYCO DEVELOPMENT
7272 E. GAINES RANCH ROAD, UNIT 33
SCOTTSDALE, AZ 85258
CONTACT: SCOTT KUSY
602-339-6903

SITE DATA

BICYCLE PARKING:

54 ON-SITE VEHICLE STALLS x 0.10 = 5.4

REQUIRED:

6 BICYCLE PARKING

PROVIDED:

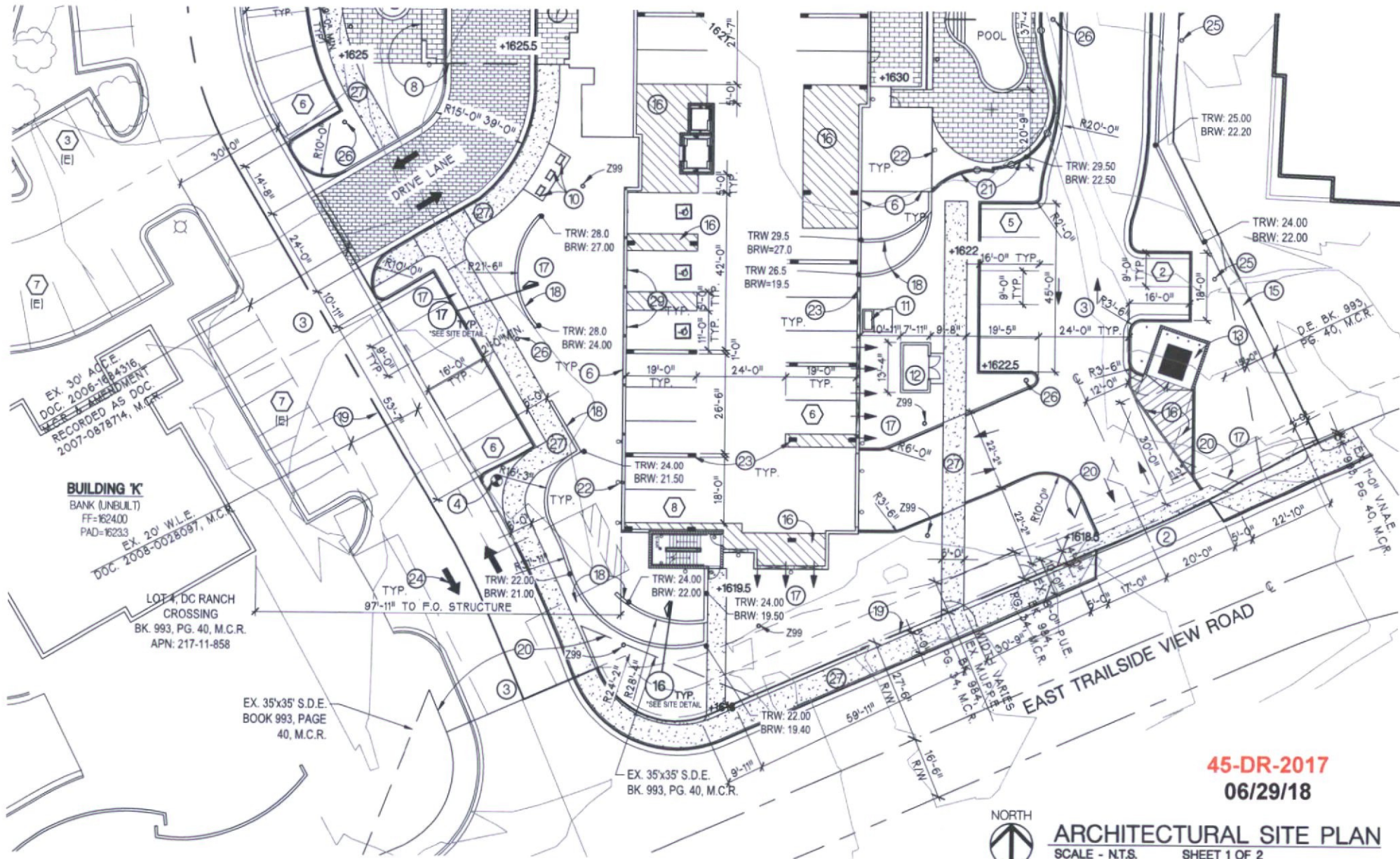
6 (3 DUAL RACKS)

NOTE: ON-SITE BICYCLE PARKING PROVIDED AT A RATE OF 10% OF THE REQUIRED ON-SITE PARKING SPACES PER SECTION 9.103.C OF THE CITY OF SCOTTSDALE ZONING ORDINANCE

FAIRFIELD INN AND SUITES

17-507

DC RANCH - MARIOTT





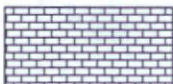

PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405



ARCHITECTURAL SITE PLAN
SCALE - N.T.S. SHEET 1 OF 2

45-DR-2017
06/29/18

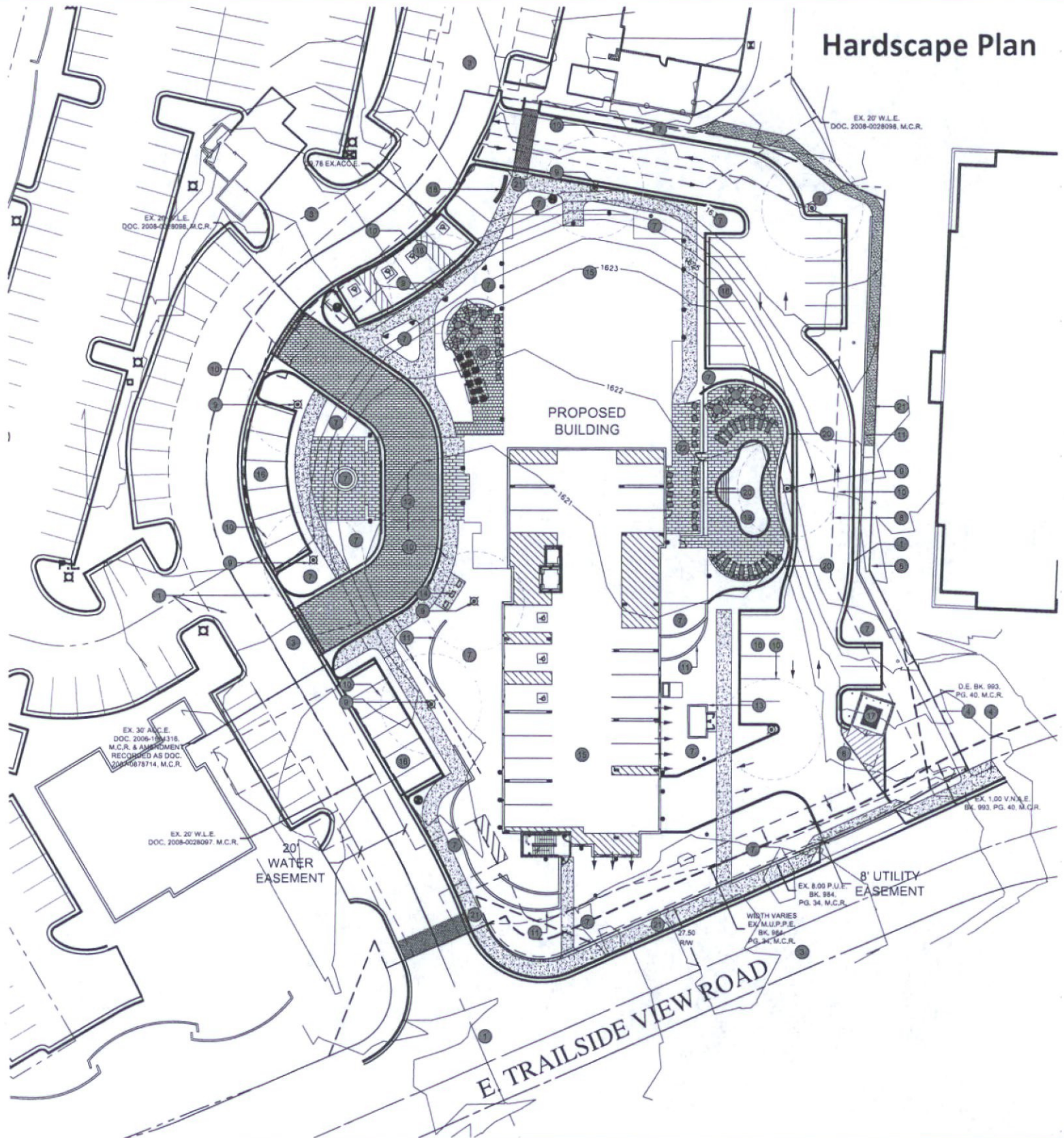
PAVING SCHEDULE

SYMBOL / PATTERN	PRODUCT
	INTEGRAL COLOR CONCRETE WITH 60% BLACK EXPOSED AGGREGATE. CONCRETE COLOR: SAHARA #242 SOLOMON COLORS AGGREGATE SIZE: 3/8"
	BRICK PAVING STYLE 1 STYLE: TUMBLED FLASHED. COLOR: PHOENIX #1, RAILROAD OR EQUAL. PATTERN: RUNNING BOND. MANUFACTURER: PHOENIX BRICK
	BRICK PAVING STYLE 2 STYLE: TUMBLED FLASHED. COLOR: PHOENIX #1, RAILROAD OR EQUAL. PATTERN: HERRINGBONE. MANUFACTURER: PHOENIX BRICK
	EXTENSION OF EXISTING CONCRETE WALK. MATERIAL, COLOR, SIZE, TO MATCH EXISTING. OWNER TO APPROVE MOCK UP PRIOR TO CONSTRUCTION

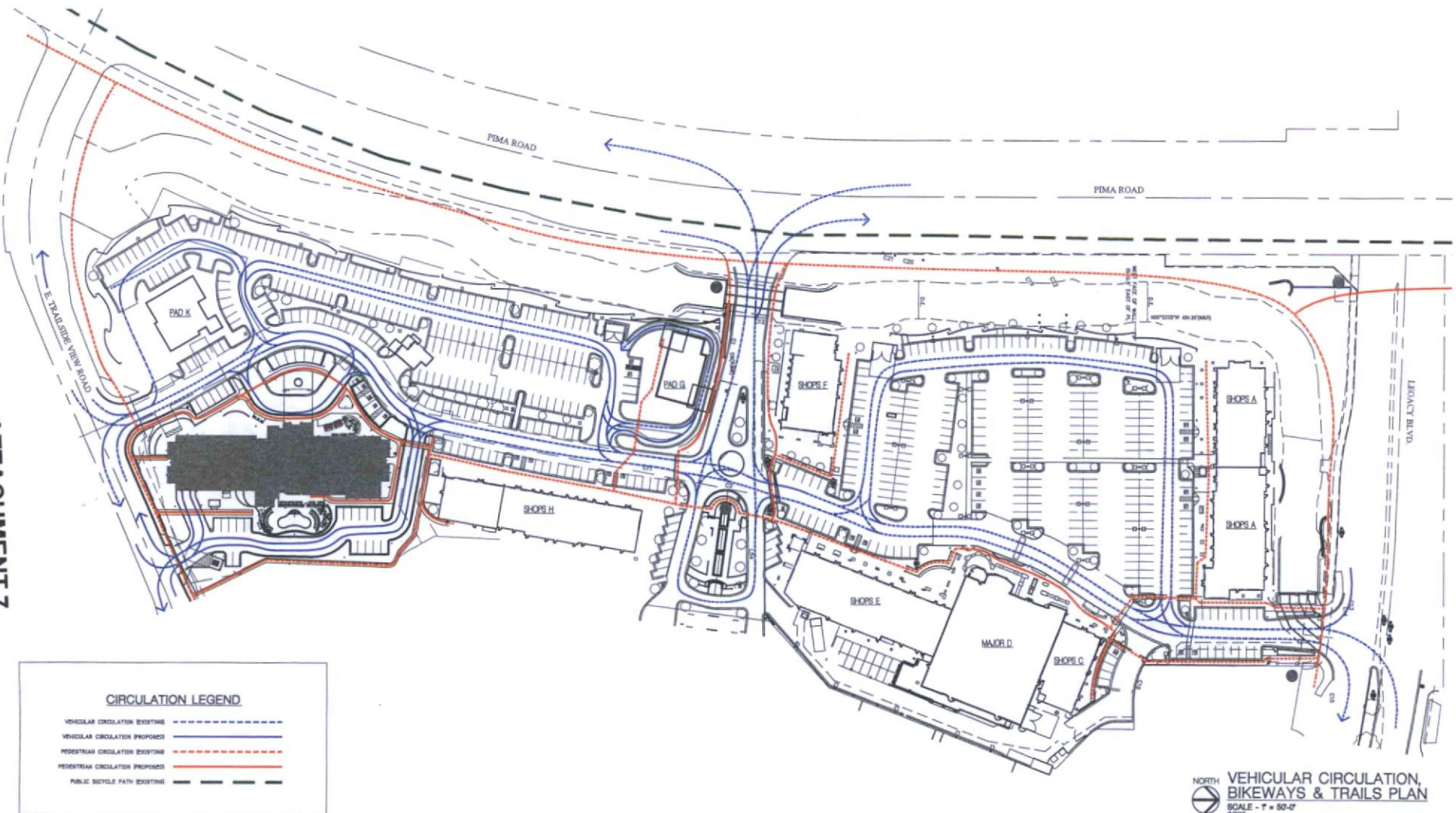
KEY NOTES

- ① EXISTING UTILITY - SEE CIVIL DRAWINGS
- ② PROPOSED UTILITY - SEE CIVIL DRAWINGS
- ③ EXISTING ROADWAY - SEE CIVIL DRAWINGS
- ④ EXISTING SIDEWALK - SEE CIVIL DRAWINGS
- ⑤ EXISTING CURB - SEE CIVIL DRAWINGS
- ⑥ EXISTING SITE WALL - SEE CIVIL DRAWINGS
- ⑦ PLANTING AREA
- ⑧ 15' SETBACK
- ⑨ PROPOSED STREET LIGHT POLE
- ⑩ REQUIRED 20' CLEARANCE FROM LIGHT POLE TO TRUNK OF TREE
- ⑪ NEW SITE WALL. SEE CIVIL FOR SPOT ELEVATIONS
- ⑫ PAVERS AT ENTRY DRIVE
- ⑬ POOL EQUIPMENT
- ⑭ BICYCLE RACK
- ⑮ PROPOSED BUILDING - SEE ARCHITECTURAL
- ⑯ PROPOSED PARKING
- ⑰ TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
- ⑱ BENCH
- ⑲ POOL. TO MEET ALL MARICOPA COUNTY POOL CODE REQUIREMENTS
- ⑳ POOL FENCE. TO MEET ALL MARICOPA COUNTY POOL CODE REQUIREMENTS
- ㉑ NEW WALKWAY
- ㉒ OUTDOOR DINING PATIO
- ㉓ MEETING ROOM PATIO

Hardscape Plan



ATTACHMENT 7

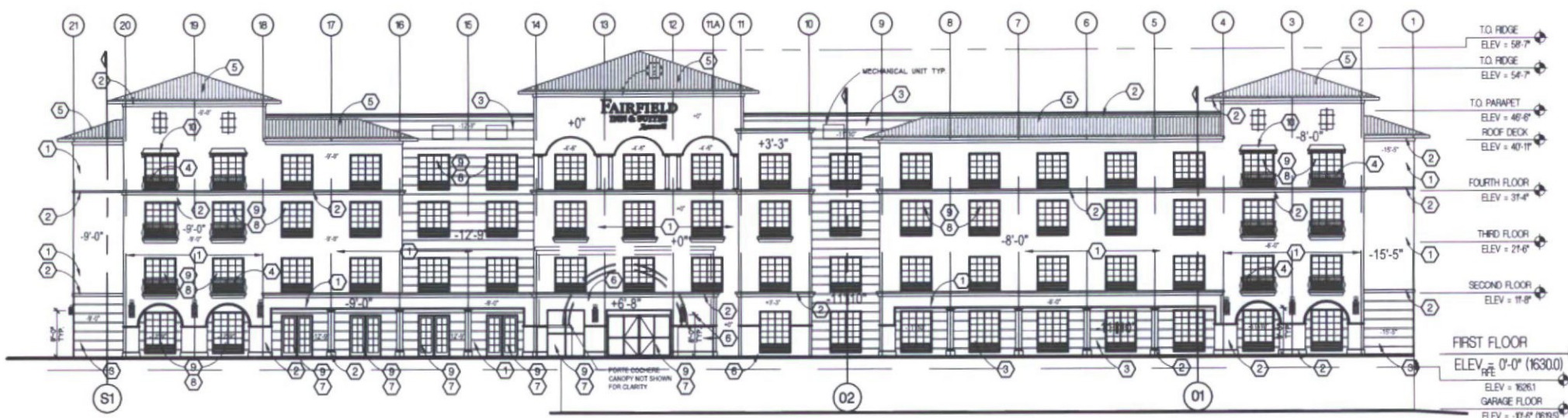


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HOBBS+BLACK ARCHITECTS



WEST ELEVATION

SCALE - N.T.S.
3/7 ELEVATION

TOATL WINDOW WEST FACING	69 UNITS
TOATL WINDOW EAST RECESSED/SCREENED	27 UNITS = 39.7%

45-DR-2017
06/29/18

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EAST ELEVATION
SCALE - N.T.S.

TOATAL WINDOW EAST 66 UNITS
FACING
TOATAL WINDOW EAST 26 UNITS = 39.8%
RECESSED/SCREENED

45-DR-2017
06/29/18

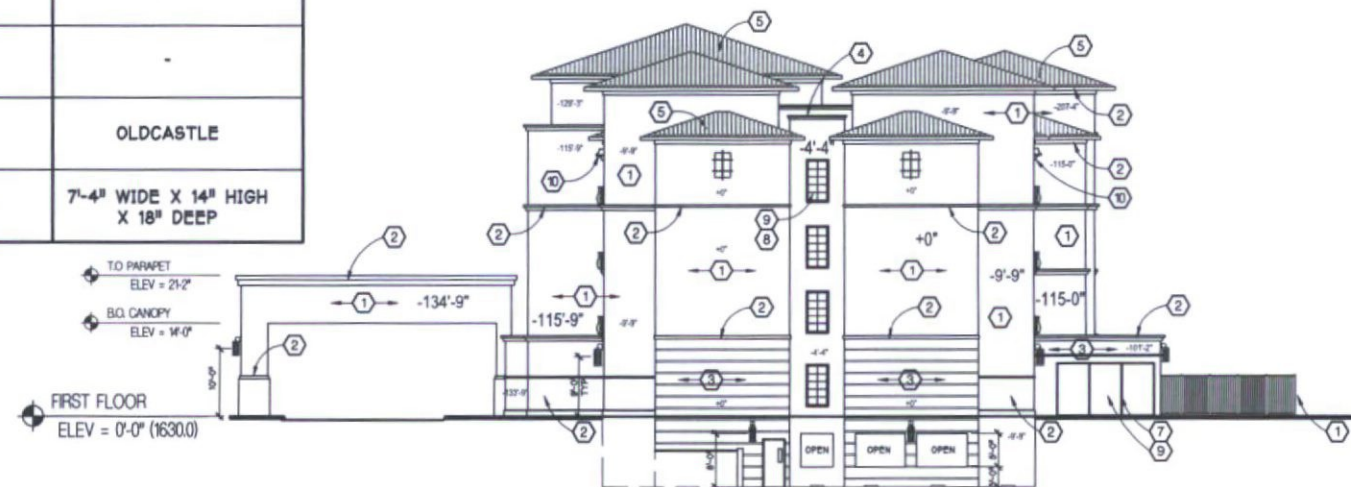
EXTERIOR FINISH SCHEDULE

FAIRFIELD INN AND SUITES

17-507

DC RANCH - MARRIOTT

SYMB.	MATERIAL	COLOR	BASIS OF DESIGN
1	TEXTURED EIFS	DRYVIT 458 PARFAIT LRV 35	DRYVIT, OUTSULATION MD (DRAINABLE)
2	TEXTURED EIFS	DRYVIT 131 GULL GREY LRV 41	DRYVIT, OUTSULATION MD (DRAINABLE)
3	TEXTURED EIFS	SHERWIN WILLIAMS TO MATCH DC CROSSING BROWN	DRYVIT, OUTSULATION MD (DRAINABLE)
4	WROUGHT IRON WINDOW BASKET	DARK BRONZE	
5	S-TILE ROOFING	CAPISTRANO - HEIRLOOM EL MORADO BLEND SHC8709	EAGLE
6	MANUFACTURED STONE	CORONADO STONE	TO MATCH DC RANCH DESIGN GUIDELINES
7	ALUMINUM STOREFRONT FRAMING SYSTEM	DARK BRONZE	-
8	ALUMINUM WINDOW FRAMING SYSTEM	DARK BRONZE	-
9	LOW-E, TINTED, INSULATED GLASS	SOLARGRAY	OLDCASTLE
10	TEXTURED EIFS SHADE OVERHANG	DRYVIT 131 GULL GREY LRV 41	7'-4" WIDE X 14" HIGH X 18" DEEP



SOUTH ELEVATION

SCALE - N.T.S.
1/8" = 1'-0"

45-DR-2017
06/29/18

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SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga Tree	36" BOX 11H X 7W 2.5 CAL	8
	<i>Acacia willardiana</i>	Palo Blanco	36" BOX 11H X 7W 2.5 CAL	4
	<i>Olneya tesota</i>	Ironwood	48" BOX 10H X 9W 3.5 CAL	4
	<i>Parkinsonia floridum</i>	Blue Palo Verde	48" BOX 12H X 10W 3.75 CAL	5
	Salvaged Tree: See Salvage Table			
	Salvaged Saguaro: See Salvage Table			

SHRUB AND ACCENTS				
	<i>Muhlenbergia rigens</i>	Deer Grass	5 GAL	35
	<i>Dodonaea viscosa</i>	Hop Bush	15 GAL	49
	<i>Encelia farinosa</i>	Brittlebush	5 GAL	50
	<i>Justicia californica</i>	Chuparosa	5 GAL	17
	<i>Larrea tridentata</i>	Creosote	5 GAL	32
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	15 GAL	16
	<i>Ruella peninsularis</i>	Desert Ruellia	5 GAL	29
	<i>Russelia equisetiformis</i>	Firecracker Bush	5 GAL	9
	<i>Simmondsia chinensis</i>	Jojoba	5 GAL	30

ACCENTS				
	<i>Agave victoriae-reginae</i>	Queen Victoria	5 GAL	17
	<i>Agave gemniflora</i>	Twin Flowered Agave	5 GAL	2
	<i>Agave parryi 'truncata'</i>	Artichoke Agave	5 GAL	17
	<i>Aloe barbadensis</i>	Aloe Vera	15 GAL	52
	<i>Carnegiea gigantea</i>	Saguaro	15' SPEAR	6
	<i>Dasylirion longissimum</i>	Mexican Grass Tree	5 GAL	62
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5 GAL	14
	<i>Fouquieria splendens</i>	Ocotillo	24" BOX	15
	<i>Lophocereus schottii v. monstrosus</i>	Totem Pole Cactus	15 GAL	9

GROUNDCOVERS/VINES				
	<i>Baileya multiradiata</i>	Desert Marigold	1 GAL	405
	<i>Glandularia gooddingii</i>	Goodding's Verbena	1 GAL	165
	<i>Lantana X 'New Gold'</i>	Yellow Lantana	1 GAL	43
	<i>Bougainvillea sp.</i>	La Jolla Bougainvillea	15 GAL	9

TOPDRESS				
	DECOMPOSED GRANITE TOPDRESS IN ALL PLANTING AREAS. 2" DEPTH MINIMUM. COLOR: TO MATCH EXISTING SIZE: TO MATCH EXISTING. SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE			

TREE AND CACTI SALVAGE LEGEND

TAG NO.	BOTANICAL NAME	COMMON NAME	CAL. (IN)
3	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"
4	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"
6	<i>Prosopis spp.</i>	MESQUITE	12"
7	<i>Prosopis spp.</i>	MESQUITE	6"
9	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	4"
10	<i>Prosopis spp.</i>	MESQUITE	7"
11	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	8"
12	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	7"
13	<i>Prosopis spp.</i>	MESQUITE	6"
14	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	6"
15	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	5"
16	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	5"
18	<i>Carnegiea gigantea</i>	SAGUARO	10"
20	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	8"

INVENTORY COMPLETED BY NATIVE RESOURCES

NOTES:

- REQUIRED SIZE OF TREES = 50% OF TREES TO BE MATURE SIZE FOR BUILDINGS OVER ONE STORY. AS PER SECTION 10.501, B OF THE SCOTTSDALE AZ CODE OF ORDINANCE ARTICLE X.- LANDSCAPE REQUIREMENTS
- Agave desmetiana* Smooth Edge Agave, *Agave parryi 'Truncata'* Mescal Agave, *Carnegiea gigantea* Saguaro, *Echinocactus grusonii* Golden Barrel Cactus, and *Fouquieria splendens* Ocotillo, WILL BE INSTALLED A DISTANCE OF AT LEAST FOUR FEET BETWEEN THE EDGE OF THE WALKWAY AND PEDESTRIAN AREAS TO THE EDGE OF MATURE PLANT, DUE TO THE THORNY SPINES ON THESE PLANTS. PER DSPM SEC. 2-1.1001.13

SITE SUMMARY DATA:

ON-SITE AREA = 16,634 SQUARE FEET TOTAL
RIGHT OF WAY AREA = 0 SQUARE FEET TOTAL
PARKING AREA = INCLUDED AS ON-SITE AREA

NOTE: NO PLANTS THAT REACH A MATURE HEIGHT OF GREATER THAN 18" SHALL BE LOCATED IN THE SIGHT VISIBILITY TRIANGLE.

CITY OF SCOTTSDALE LANDSCAPE PLAN APPROVAL

CASE #	APPROVED BY:	DATE:
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.		

ATTACHMENT 10



EX. 20' W.L.E.
DOC. 2008-0028098, M.C.R.



DC Ranch Crossing
Fairfield Inn Hotel
Development Review Board
Neighborhood Notification Report
Updated July 17, 2018

Background

The following is the proposed Neighborhood Notification Report ("Report") for the proposed Fairfield Inn Hotel Development Review Board ("DRB") request filed with the City of Scottsdale ("City"). Fairfield Inn Hotel is located at the northeast corner of Trailside View and Pima Road ("Property"). The vacant pad is located at the southern end of the DC Ranch Crossing Center.

The Report is structured to provide thorough and extensive communications with area property owners, interested parties, and other stakeholders with our DRB request. The property owner realizes the importance of early and on-going communication with property owners, residents, business owners, and other impacted and interested parties in the area and welcomes the opportunity to communicate with such stakeholders on an on-going basis.

Neighborhood Notification Checklist

The Neighborhood Notification Checklist requires the following outreach:

Provide a first class letter to property owners and homeowners associations ("HOA's") within 750' of the Property. The following information was included in the letter:

- Project request and description
- Location
- Size (acreage of the proposed project)
- Zoning
- Aerial indicating the location of the hotel and the open house location
- Applicant and City contact information

Neighborhood Meeting

The neighborhood open house letter was sent on October 6, 2017 notifying the property owners within 750 feet of the Property and the HOA of the impending DRB submittal. Also within that letter, we informed the stakeholders that we were holding an open house on October 17th from 5:30 – 7:00 pm at the Arabian Library (See attached letter). This open house allowed residents and stakeholders alike to visit with the development team and review the submittal items in person.

Other Plan Outreach

A separate merchant's open house was held the day before the neighborhood open house October 16th at the Rosatti's within DC Ranch Crossing. This meeting allowed merchants within DC Ranch Crossing to discuss the project with the development team. We have personally contacted and met with DC Ranch Community Council Executive Director and the Senior Design Review Manager of the DC Ranch Covenant Commission.

Please refer to the attached summaries of the items discussed at both the merchants and neighborhood meetings. Also attached to this initial Report is the list of entities and surrounding property owners within 750 feet of the Property, the letter and graphics sent to property owners within 750 feet of the request and the Community Certification Input form provided by the City.

DC Ranch Covenant Commission

We submitted a similar complete preliminary submittal to the DC Ranch Covenant Commission for their review. On December 19, 2017, the Covenant Commission conditionally approved the hotels design. Please see the attached approval letter from the Covenant Commission. The next step is to proceed through the City's DRB process for design approval. Once we have been given approval by the City, we will submit our final design plans to both the Covenant Commission and the City for building permits. We met with the director of the Covenant Commission on July 17, 2018 to provide her with the latest plan sets that are processing through the City's DRB process.

Other

Since our initial and second resubmittal to the City, we have been in contact with the commercial center's property owner, the Covenant Commission director and property's management association for continuous updates.

It is our intention to continue to update this report as communication is received throughout the DRB process.

Trailside View, LLC

7010 E. Acoma Dr., #103

Scottsdale, Arizona 85254

October 6, 2017

To: Property Owner within 750';
Interested Parties and
Registered Homeowners Associations

RE: Open House for Proposed Hotel at the DC Ranch Crossing Center

The purpose of this letter is to inform you that Trailside View, LLC is preparing to submit a Development Review Board ("DRB") application to the City of Scottsdale for a proposed hotel to be located on the south vacant parcel within the DC Ranch Crossing Center. The address of the parcel is 18211 N. Pima Road (see attached map of site location).

We would like to invite you to an open house neighborhood meeting to discuss the proposed development for a four-story, 123 room Marriott brand hotel. The meeting will be held on:

*Tuesday, October 17, 2017 – 5:30pm-7:00pm
Arabian Library, Meeting Room #1
10187 E McDowell Mt. Ranch Road, Scottsdale, AZ 85259*

A DRB submittal is a request to the City of Scottsdale to approve the site plan, landscaping, and building design for the hotel. A hotel is an allowed use on the property and the purpose of the open house is to inform and discuss the proposal with nearby property owners and stakeholders.

We look forward to seeing you at the open house (see the attached map of the where the Arabian Library is located). If you cannot make the open house, please feel free to contact our representative, Kurt Jones, at 602-452-2729 or at kajones@tblaw.com. Thank you for your time regarding this matter.

Sincerely,



Scott A. Kusy





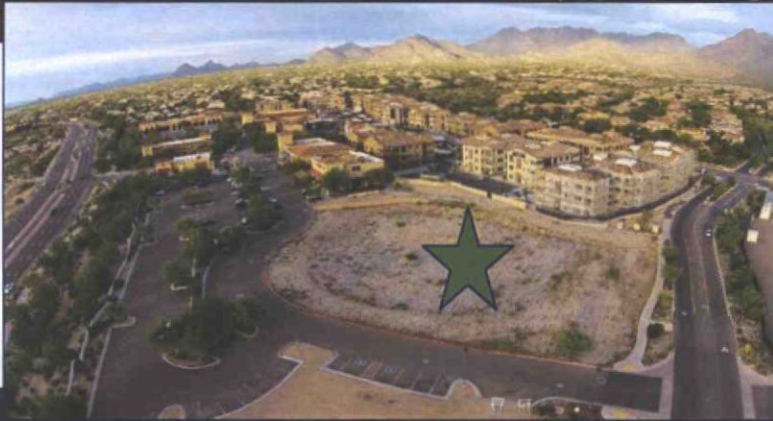
DC Ranch Crossings Proposed Marriott Fairfield Hotel Summary - November 13, 2017

Preliminary Information - Prepared for DC Ranch Community Association and DC Ranch Crossings Merchant Association. - All Architecture, Interior Designs and Plans Subject to Design Review Approvals.

DC Ranch Crossings - Marriott Hotel Architectural Character



Marriott
Hotel
Site



DC Ranch Crossings Commercial Center
Architectural Character Conformance
Marriott Fairfield Hotel
123 Rooms
Located in North Scottsdale, Arizona.



Overview – Proposed DC Ranch Crossings Marriott Fairfield Hotel

- Trailside View, LLC is proposing a 123 room Marriott Fairfield Inn & Suites within the DC Ranch Crossings Shopping Center located along Pima Road and Legacy Blvd. in North Scottsdale. It will be developed on the vacant pad at the southern end of the center.
- The property is zoned for a hotel and has been owned by the partnership for just over 3 years after acquisition from DMB Associates. We have been part of the master association of the DC Ranch Crossings during this time and paid association dues to maintain common parking areas, trash removal, landscape maintenance as well as shopping center lighting and signage maintenance.
- Market conditions have improved and have created the opportunity to develop a small quality hotel in North Scottsdale.
- The Hotel will have 4 floors with an average building height of 43 ft. which is 13 ft. below the allowed 56 ft. building height.
- The plan provides that the front of the hotel will closely parallel the rest of the shops within the center and continue to complement the existing centers architecture. Circulation and parking will be within the shopping center and on the pad with main entrances provided from Pima Road and Trailside View. A secondary, one way only, circulation entry will be located along Trailside View to internalize the hotels guest parking. All Hotel guest parking will be located on the hotel's pad site and the existing DC Ranch Crossing's parking lot.
- Hotel Signage will be limited to the existing DC Ranch Crossings Shopping Center's monument locations and limited building signage to comply with City of Scottsdale and DC Ranch Community regulations and DC Ranch Crossings Design Guidelines.
- DC Ranch Crossings Design Guidelines have been adhered to in selecting the architectural design theme, colors and materials.
- DC Ranch Crossings Design Guidelines have been coordinated with the Marriott Franchise design review committee.
- The Project will adhere to the Master Development's zoning, building height, flood plain, drainage and development standards.
- Pursuant to the City of Scottsdale Public Outreach requirements we have mailed all residents within 750 feet of the proposed project of our intent to submit a Design Review Board Application. We held an Open House for the Residents on October 17, 2017.
- We also met with the DC Ranch Crossings Merchants Association on October 16, 2017. Included in this Summary is a summary of both of those meetings. We will also submit a formal design review package to the DC Ranch Covenant Committee.
- If approved, we will prepare construction plans and target a construction start date for next Summer and plan 12 months to build the hotel for opening for late Summer 2019.
- Please feel free to call Scott Kusy, Development Partner at 602-339-6903 with any questions.



Architectural Rendering - West Elevation
Looking South

Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Proposed Marriott Fairfield Site Plan



Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Proposed Marriott Fairfield Landscape Design



Conceptual Landscape Design Plan with Desert Trees and Plantings per DC Ranch Design Guidelines and City of Scottsdale Landscape Ordinance

Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Summary - Merchant Open House

DC Ranch Crossings Declarant/Owner/ Merchant Support

- The Marriott Hotel project was reviewed with the Owner of DC Ranch Crossings and its Property Manager, Colliers International. Architectural designs, site plan and parking plan were also reviewed and approved. Overall, the hotel business proposal was met very favorably and deemed a compatible asset to the Center and its merchants.
- An Open House was held on October 16, 2017 with the merchants of DC Ranch Crossings with majority of the major tenants in attendance.
- Support was unanimous as they agreed on the following points as noted by Colliers International, the center's Property Manager.
 - The hotel's exterior design and site plan complimented the center's design and colors.
 - The hotel site plan will improve the pedestrian pathway between Rosati's Restaurant and Trailside View Place as it will be realigned, landscaped and lighted with pathway bollards.
 - The hotel onsite parking spaces can be shared with Merchant customers as part of the overall parking plan
 - The Merchants understood that the City of Scottsdale required that we update the master parking plan for the DC Ranch Crossings using current tenant parking demands and area square footages. The report prepared by Southwest Traffic Engineering, LLC concluded that 495 parking spaces are required to meet the City's parking ordinance. The survey determined that 559 parking spaces would be provided across the center. The parking space totals includes 35 new spaces on the hotel pad. The study concludes that the DC Ranch Crossings Commercial Center will provide a surplus of 64 spaces and adequate parking for all the Merchants as well as the Hotel.
 - The hotel will generate additional customers to shop and dine that the Merchants traditionally have never had access to.
 - The Merchants Association will encourage the City of Scottsdale to install a traffic signal at Trailside View and Pima Road.
 - Additional business promotions and cross marketing between the Merchants and the Hotel can benefit all parties.

Follow Up Actions

- Upon completion of design package which will incorporate the merchant open house input and will forward updated project summary to each of the Merchants and the Owner.
- We will provide regular updates to the Merchants and Owner and coordinate construction activities to minimize disruptions.
- Owner and Merchants volunteered to formally support hotel design review applications with the DC Ranch Covenant Committee, the DC Ranch Community Council, the City of Scottsdale Economic Development Department and the Design Review Board.

DC Ranch Crossings Marriott Fairfield - Interior Design Program – Lobby



Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Residents Open House Overview

A Residents Open House was held on October 17, 2017 at the McDowell Mountain Ranch Public Library between 5:30 and 7 PM to review the proposed architectural design and site plans for the Marriott Fairfield Hotel. Scott Kusy, Trailside View, LLC's Development Partner and Senior Planner, Kurt Jones of Tiffany & Bosco, were in attendance to present the hotel designs and plans as well as Melisa Gonzalez, Senior Director Lodging Development of Marriott Southwest was on hand to help clarify Marriott's new business plan to position the Fairfield brand as a upper mid tier select service hotel.

Summary of Residents Questions and Concerns

- **Will a Trailside View Traffic Signal be part of hotel project?** – A majority of those in attendance were concerned about what the City of Scottsdale was going to do about installing a traffic signal at the intersection of Trailside View and Pima Road. All were concerned about the ability to safely travel at the intersection.

We agreed the intersection of Trailside View and Pima Road is a concern and also want the city to improve the intersection for safer turning movements. We volunteered to help the neighbors to encourage the City to expedite its installation.

- **Where will hotel parking be located ?** - Some questioned the amount of available parking at the Crossings Shopping Center and wanted clarification if a parking structure would be needed for the hotel.

We provided a detailed exhibit illustrating Southwest Traffic Engineering, LLC's report and field analysis of the existing DC Ranch Crossings parking lot. We summarized that the City had required we re-inventory all the users within the center and update the commercial center's Master Parking Plan to ensure it was in conformance with the City's Parking Ordinance. The results of the analysis showed that there will be a surplus of 64 parking spaces as 495 parking spaces are required and 559 are provided across the commercial center with the addition of 35 parking spaces on the hotel pad. The parking space locations associated with the merchants will remain convenient and oriented in the areas most beneficial to each merchant.

- **Why Fairfield Franchise?** – Questions about our choice of Marriott franchise brand was discussed as some felt the Fairfield was a lower tier brand and not compatible with the DC Ranch standards. Some felt that a more upscale hotel was needed. Some felt that a full service boutique hotel would be a better choice.

We updated them on the Fairfield brand and explained that in the past the Fairfield franchise was perceived differently. But since Marriott's acquisition of Starwood Hotels in 2016 the Fairfield brand was being upgraded to a more affluent marketing segment. We further discussed and displayed our architectural concepts and interior designs which illustrated the quality to be used to build and decorate the hotel.

The week prior, on October 13, 2017, Tye Turman, Sr. VP of Lodging Development, Marriott International; sent a letter to Ms. Christine Irish, Executive Director of the DC Ranch Community Council and Ms. Janice Barrata, Senior Design Review Manager of the DC Ranch Covenant Commission, addressing Marriott's business plans for the Fairfield brand.



Architectural Rendering
Marriott Fairfield Hotel 123 Rooms
Conforms to DC Ranch Crossings Design Guidelines

Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

DC Ranch Crossings Marriott Fairfield - Interior Design Program - Meeting Area & Lobby



Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Why not a boutique or resort hotel?

- From a purely business perspective, we believe the site isn't logically appropriate or economically viable for a boutique hotel or a full service hotel as the site doesn't have adequate programming space, parking areas or building height approvals to accommodate a resort or boutique hotel with associated amenities.
- Secondly, full service hotels require restaurants and bars as well as some retail and personal services such as salons to be included. These uses would adversely impact the economic vitality of the other merchants and restaurants within the existing DC Ranch Crossings center. We believe our business plan for a select service hotel will generate more daily customers for the DC Ranch Crossings merchants, restaurants and shops and improve the economic vitality of the shopping center.
- Its important to note the area already has the full service and resort hotels such as The Boulders, The Four Seasons, Fairmont Princess, JW Marriott Desert Ridge and the Westin Kierland which are all located within our hotel's competitive business set market radius. Our business conclusion is that the site's location and market niche are best served by a select service hotel.

What will the Hotel Look like?

- Our Designs and planning will conform to the DC Ranch Crossings Design Guidelines as well as the DC Ranch Master Development's Design Guidelines. Our architectural designs comply with the height, colors and style of the center. We have included renderings in this presentation for your review.
- We will submit our plans to the DC Ranch Covent Committee for review as well as the City of Scottsdale's Design Review Board.

What is the timing ?

- We have just completed the public outreach process and gathering input from the residents and merchants. We are now in process of trying to address both groups input and will finalize the plans, reports and designs to submit plans to the DC Ranch Covenant Committee, the DC Ranch Crossings Merchants Association and its Owner as well as the City of Scottsdale Design Review Board. Upon approval we would proceed with construction plans then move forward with 12 months of construction in the summer of 2018 and be ready to open summer of 2019.

Follow Up Actions

- We will prepare updated narrative, elevations and site plans for DC Ranch Community Council to share on its web site.
- We will summarize open house meeting comments and concerns with the City of Scottsdale Planning Staff.
- We will meet with City of Scottsdale Transportation Department to address timing for Trailside View traffic signal.

DC Ranch Crossings Marriott Fairfield - Interior Design Program - Front Desk Guest Check In



FAIRFIELD
INN & SUITES
Marriott

Preliminary Information - All Architecture, Interior Designs and Plans Subject to Design Review Approvals

Open House Letter Sent October 6, 2017

TRAILSIDE VIEW, LLC

7010 E. ACOMA DR., #103

SCOTTSDALE, ARIZONA 85254

October 6, 2017

To: Property Owner within 750';
Interested Parties and
Registered Homeowners Associations

RE: Open House for Proposed Hotel at the DC Ranch Crossing Center

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Sincerely,



Scott A. Kusy

Marriott International Letter

Tye Turman
Senior Vice President
Lodging Development

1611 Wolf Crest Street
San Antonio, TX 78248
(214) 707-9069 mobile
tye.turman@marriott.com



October 13, 2017

Christine Irish
Executive Director
DC Ranch Community Council
The Ranch Offices on Market Street
20555 N. Pima Road, Suite 140
Scottsdale, AZ 85255

Dear Ms. Irish:

Marriott International has been working with Mr. Scott Kusy from Kusyco Development on a Fairfield Inn & Suites by Marriott to be located in the DC Ranch Community in Scottsdale, AZ.

It is my understanding that there have been some questions raised by community members regarding the quality of the Fairfield Inn & Suites brand and if it's the most appropriate product for DC Ranch.

As a 30 plus year associate with Marriott International I've seen all of our brands grow and morph as the demands of the traveling public change. No other brand within our portfolio has seen the dynamic change that Fairfield Inn & Suites has and due to its favorable positioning with owners and guests it is now our second largest brand in a portfolio of 30 brands. It has quickly become one of our strongest brands with over 875 open and 345 in our development pipeline on three continents. There are currently over 50 Fairfield Inn & Suites in unique markets in Latin America and Asia.

Here is the brands official positioning:

Fairfield Inn & Suites provides stress-free stays for travelers seeking to maintain their routine and stay balanced through their travels. The brand supports guest productivity and well-being with smart spaces, health-conscious food options, and the Fairfield 100% Guarantee – all at a great value – so our guests never skip a beat. With over 875 hotels across three continents, in locations ranging from key urban gateway cities to leisure destinations to tertiary markets, Fairfield Inn & Suites is everywhere you want to be.

The Fairfield Inn & Suites brand consistently exceeds goals across key metrics: guest satisfaction, RevPAR (hospitality measurement for revenue), Marriott channel contribution and owner satisfaction. The latest prototype was designed to deliver flexibility—whether the hotel is



Tye Turman
Senior Vice President
Lodging Development

1611 Wolf Crest Street
San Antonio, TX 78248
(214) 707-9069 mobile
tye.turman@marriott.com



located in an urban, secondary or tertiary market. This innovative model enables owners to adapt to site requirements and local market needs.

When a franchisee approaches us regarding a new hotel development opportunity our team spends a lot of time analyzing the market so that we can help the franchisee make the right decision. Not only is it important to consider the brand but the amenities / service offering and the ideal room count. It's critical to the franchisees and Marriott's success to select the brand that best suits the needs of the consumer staying in that market. Because of our thorough vetting process Marriott International is confident that the Fairfield Inn & Suites product is the most ideal for DC Ranch.

Ms. Irish, as the traveling public has become more educated and sophisticated as it relates to brands we at Marriott International have worked very closely with our owners to design and build hotels that compliment and accentuate the uniqueness of the master developments where they are located. Marriott Development and our Global Design team have been extremely impressed with the design Kusyco Development and their architect / designer have created for the DC Ranch Community. They have assembled design elements that we feel compliment the rest of the development and the community.

If you have any questions or concerns I would be more than happy to speak with you. Thank you in advance for your support.

Kind Regards,

Tye Turman

CC: Scott Kusy





The Covenant Commission at DC Ranch
20555 N. Pima Road, Suite 140
Scottsdale, Arizona 85255
tel 480-563-3284

December 19, 2017

Mr. Thomas Chasty
Hobbs & Black Architects
4300 N. Miller Road, Suite 147
Scottsdale, AZ 85254

Re: DC Ranch Design Review
DC Ranch Crossing, Fairfield Inn by Marriott, Parcel 1.01, Custom Lot 5
Preliminary Submission

Dear Tom:

Thank you for your recent submission to the Ranch Offices. We are happy to inform you that the Commission has voted to conditionally approve your design.

The attached Design Review worksheet contains the specific technical and design issues that the Covenant Commission would like to see addressed by the next submittal.

We look forward to seeing the evolution and progression of your home design and eagerly await the addition of your home into our community. Please feel free to call me at 480.563.3284 with any questions or concerns.

Sincerely,



Janice W. Baratta
Sr. Design Review Manager
For the Covenant Commission

cc: Divyesh Patel
7010 E. Acoma Dr., Suite 103
Scottsdale, AZ 85254

45-DR-2017
05/25/18

December 4, 2017

Ms. Meredith Tessier
Senior Planner
City of Scottsdale
Planning & Development Services
7447 E. Indian School Road
Scottsdale, AZ 85251

Dear Ms. Tessier:

Re: Fairfield Inn at DC Ranch Crossings - 408-PA-2017

As the owner of a thriving business in the DC Ranch Crossings Shopping Center, I am writing to lend my wholehearted support for the proposed Fairfield Inn to be located at the southernmost end of said shopping center. I believe the Fairfield Inn will be an asset to the center and will further enhance the entire property, as well as positively augmenting the businesses that are already established.

Please consider my comments when making your decision regarding this project. Thank you.

Sincerely,



Jerry Ortiz, President
Hydrate Salon & Day Spa
DC Ranch Crossings
18261 N. Pima, E-125
Scottsdale, AZ 85255
(480) 656-5911