



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-3-18-2**  
**(Westin Kierland Resort Hotel and Spa AC Marriott Expansion PUD)**  
November 27, 2018

**Paradise Valley [Village Planning Committee](#) Meeting Date:** December 3, 2018

**[Planning Commission](#) Hearing Date:** January 3, 2019

**Request From:** [RH PCD](#) (31.68 acres)  
[RH M-R PCD](#) (5.04 acres)  
[RH SP PCD](#) (0.63 acres)

**Request To:** [PUD](#) (37.35 acres)

**Proposed Use:** Planned Unit Development to allow a hotel and accessory uses

**Location:** Northwest corner of Kierland Boulevard and Greenway Parkway

**Owners:** Host Kierland, LP

**Applicant:** Justin Ried

**Representative:** Heidi Short, Lewis Roca Rothgerber Christie, LLP

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial and Parks/Open Space – Privately Owned	
<a href="#">Street Map Classification</a>	Kierland Boulevard	Collector	Varies 50 to 70-foot north half street
	Greenway Parkway	Arterial	Varies 55 to 67-foot west half street

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES GOAL; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed PUD supports increased intensity by allowing a greater amount of hotel rooms but is compatible in scale with the surrounding Kierland area and properties adjacent to the site.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

The development is located in a mixed-use area and adjacent to properties that are multifamily, office or commercial in nature. The subject site is also surrounded by a golf course and located within the Desert Ridge/Kierland designated employment center. The proposed uses in the PUD will support a greater variety of hotel options near employment uses and support the sustainability of the nearby commercial uses. The proposal is compatible with the existing uses and adopted plans for the area.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.**

The proposed PUD requires that an enhanced pedestrian connection be built on the site as part of the new hotel. The standards and design of the pathway connection promote a pedestrian friendly environment with enhanced landscaping and shade standards.

**Applicable Plans, Overlays and Initiatives**

[Maricopa Association of Governments \(MAG\) Kierland Employment Corridor](#) – see background item No. 8 below.

[Tree and Shade Master Plan](#) – see background item No. 12

[Complete Streets Guiding Principles](#) – see background item No. 13

[Comprehensive Bicycle Master Plan](#) – see background item No. 14

[Reimagine Phoenix Initiative](#) – see background item No. 23

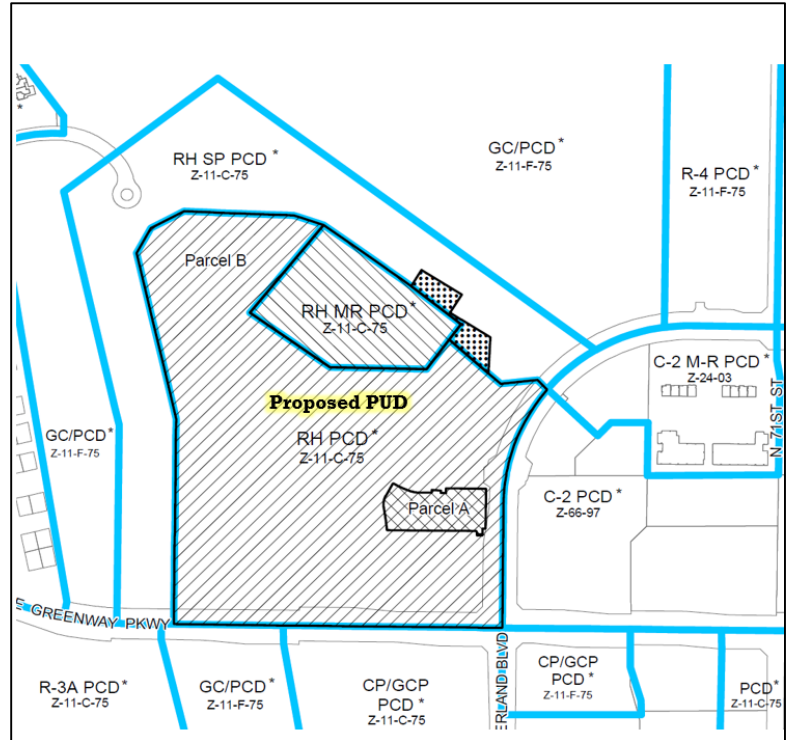
**Surrounding Land Uses/Zoning**

	Land Use	Zoning
<b>On Site</b>	Hotel/Spa	RH PCD, RH MR PCD and RH SP PCD
<b>North</b>	Golf course	RH SP PCD
<b>South</b>	Golf Course and Commerce park office	GC PCD and CP/GCP PCD
<b>East</b>	Mixed Use-Residential/Commercial	C-2 PCD and C-2 M-R PCD
<b>West</b>	Golf course	RH SP PCD

## **Background/Issues/Analysis**

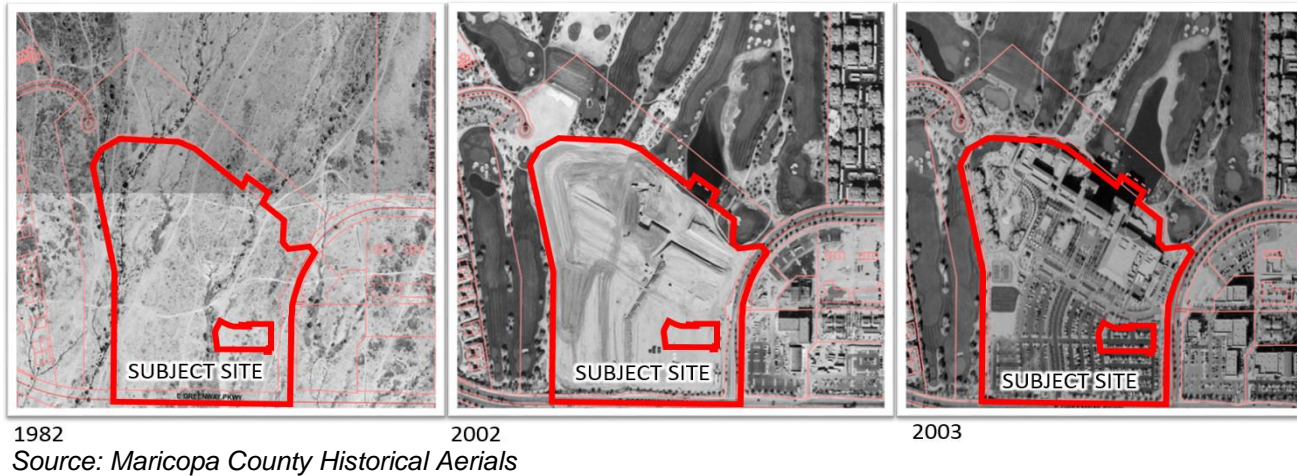
### **SUBJECT SITE**

1. This is a request to rezone a 37.35-acre site located at the northwest corner of Kierland Boulevard and Greenway Parkway. The request is to rezone from RH PCD (Resort District, Planned Community District), RH M-R PCD (Resort District, Mid-Rise, Planned Community District) and RH SP PCD (Resort District, Special Permit, Planned Community District) to PUD (Planned Unit Development) to allow a mix of uses including a maximum of 1,120 hotel units and accessory uses.



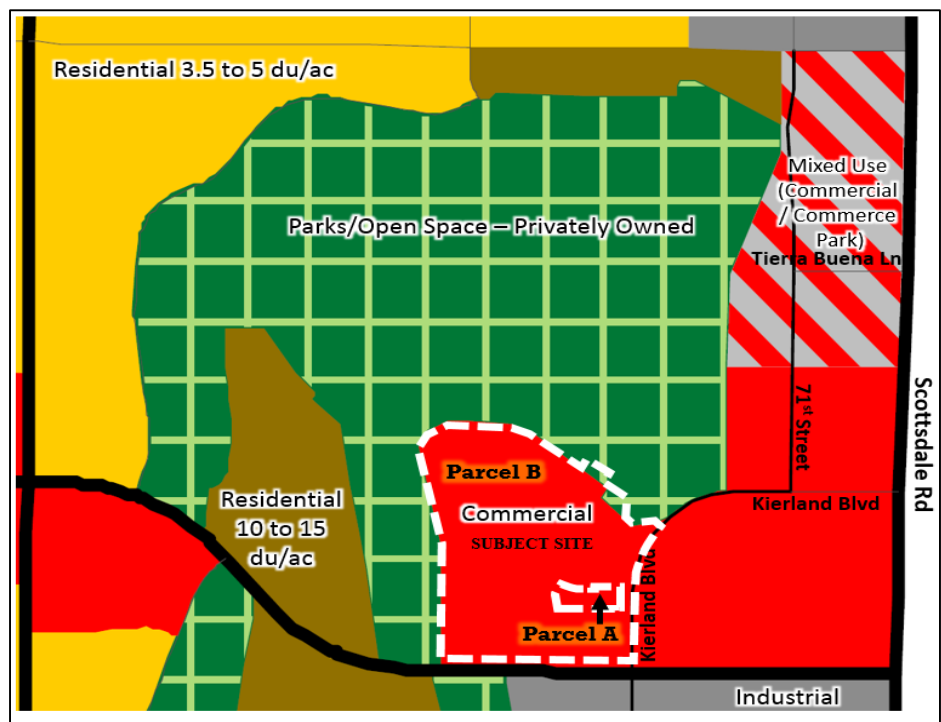
Source: City of Phoenix Planning and Development Department

2. The subject site consists of one parcel that is under the ownerships of Host Kierland LP. The site currently contains the Westin Hotel and Spa, casitas and accessory resort uses. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time the subject site and the surrounding area vastly consisted of vacant land. This area was planned in 1975 as a Planned Community District (PCD) of 1,082 acres, previously known as the Desert Springs PCD and now known as the Kierland PCD, through Rezoning Case No. Z-11-75. Subsequently, the Kierland PCD went through several amendments since its original approval. The current RH PCD, RH M-R PCD and RH SP PCD zoning designations were established through Amendment C of Rezoning Case No. Z-11-C-75. Maricopa County historical aerials indicate that multifamily residential development was constructed near the subject site to the northeast and west prior to the development of the hotel. The subject site and Kierland Commons to the east began construction in 2002 and was completed by 2003. The PCD Zoning District is intended to establish a development pattern for a large area while permitting flexibility for specific developments and safeguards that adequate infrastructure needs are met for the area. The proposed PUD also proposes to remove the property from the PCD. As a result, the developer will be required to provide updated infrastructure as needed and determined through the Planning and Development Department's site development process.



3. Several Stipulations in Amendment C left the subject site with complex development requirements. The stipulations limited the M-R zoning to specific maximum height requirements over specific square footage areas, required that a minimum number of rooms be developed, and restricted the applicability of M-R zoning to a maximum of 5 acres. The subject site also has multifaceted parking requirements as the site has received several approvals to reduce parking standards. The PUD zoning district will provide clarification on entitlements for the Westin Resort and the proposed AC Hotel.

4. The General Plan Land Use Map designation for the subject site is Commercial and a small portion designated as Parks/Open Space - Privately Owned. The proposed PUD supports residential, hotel and accessory hotel uses, which is generally consistent with the General Plan Land Use Map Designation.



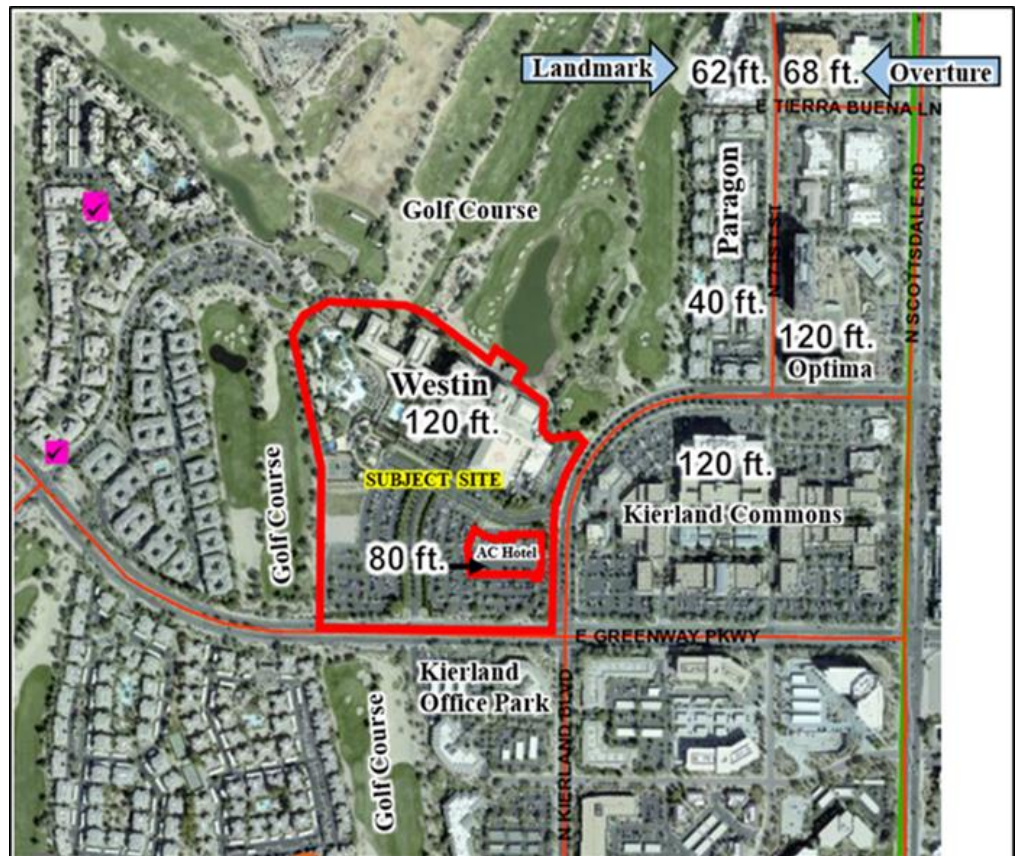
Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designation surrounding the site is as follows:

- East:** Commercial
- North and West:** Parks/Open Space - Privately Owned
- South:** Industrial and Parks/Open Space- Privately Owned

5. The site is located within the larger Kierland area, adjacent to Greenway Parkway and is in close proximity to commercial, mixed use, commerce park and multifamily land uses. Additionally, the subject site is surrounded by a golf course to the north and west and adjacent to Kierland Commons, a mixed use outdoor shopping center with restaurants, multifamily and retail uses to the east, across Kierland Boulevard. The subject site is also near offices and additional multifamily uses further to the east and west.

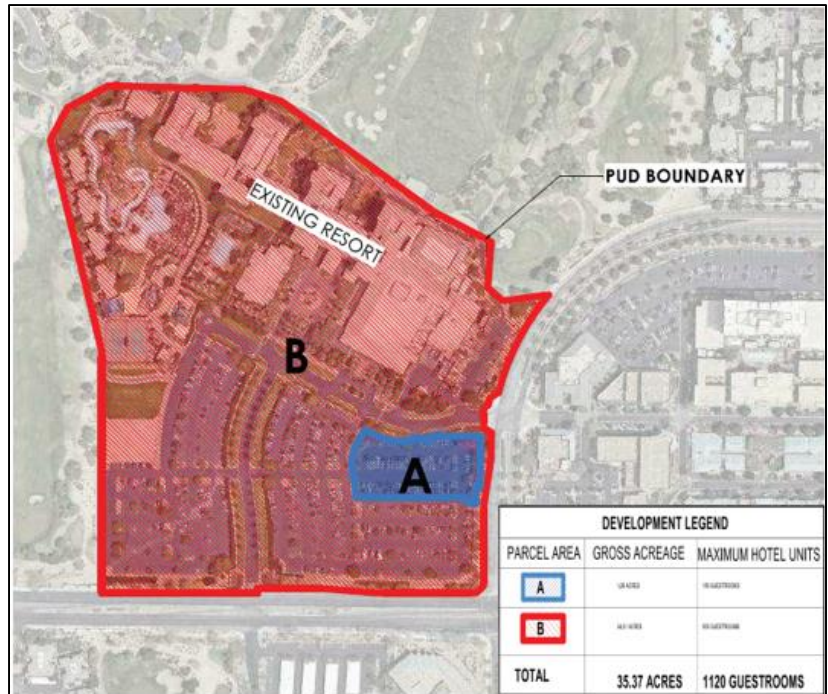
6. The current RH zoning district permits a maximum height of four stories and 48-feet whereas the M-R district permits a maximum height of 190 feet. The site is near other developments that exceed maximum RH height standards such as Kierland Overture (68 feet) and the Landmark Condominiums (62 feet). Overall, the Kierland area has seen substantial interest in redevelopment



Source: City of Phoenix Planning and Development Department

including the Plaza Lofts at Kierland Commons, a multifamily condominium complex built above ground floor retail and approved in 2003 through Rezoning Case No. Z-24-03. This request was for a mid-rise overlay for a maximum height of 120 feet that is approximately 470 feet east of the subject site. Further to the northeast is Kierland Optima, a multifamily and office, mixed use development approved in 2014 through Rezoning Case No. Z-22-14 with an allowable height of 120 feet and a maximum of 796 dwelling units.

7. The PUD development narrative proposes two development land use areas, "Parcel A" for the AC Hotel and "Parcel B" for the existing Westin Hotel. The development areas are planned to be two individual parcels. The PUD development narrative includes separate tables of development standards and separate sections for design standards for each parcel. Parcel A proposes a maximum building height of 80 feet and Parcel B proposes a maximum height of 120 feet with additional requirements that memorialize and clarify stipulations previously placed on the subject site through the prior PCD approval.



Land Use Plan, Source: Cooper Carry



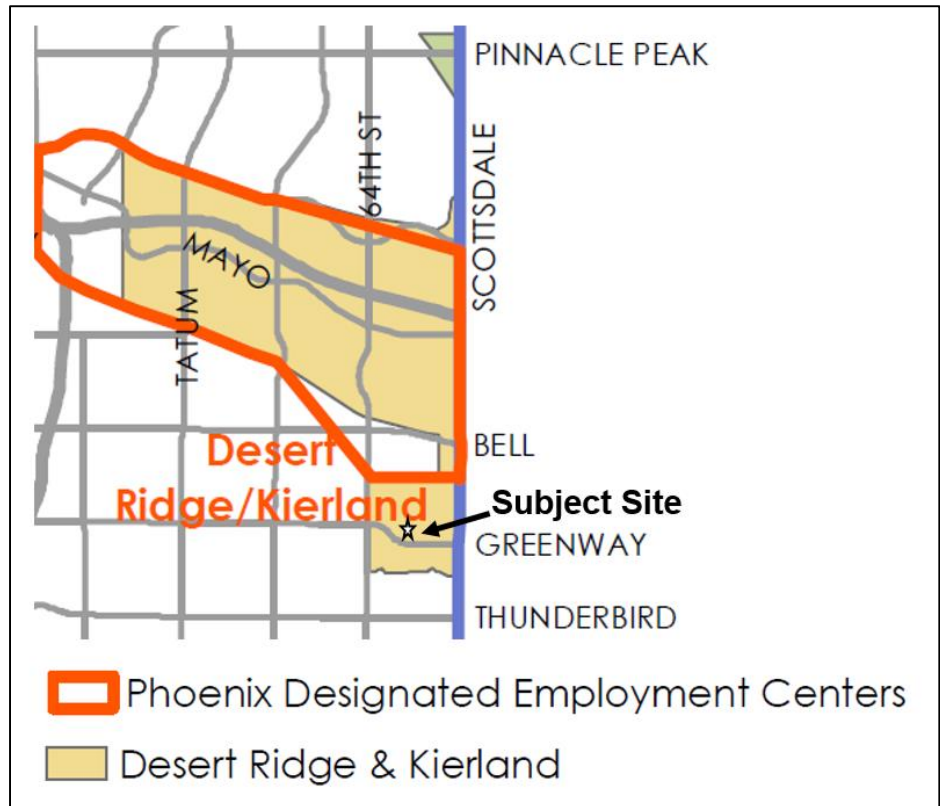
Conceptual Elevations for "Parcel A", Source: DLR

## DESERT RIDGE AND KIERLAND MAJOR EMPLOYMENT CENTER

8. The subject site falls within the boundaries of the Maricopa Association of Governments designated Desert Ridge and Kierland Major Employment Center and is adjacent to a City of Phoenix Designated Employment Center.

A mix of housing types and uses is encouraged in areas near employment centers and commercial corridors. The Desert Ridge/Kierland center profile provided by City of Phoenix Community and Economic

Development identifies that the Kierland area is comprised of a highly educated, executive and professional workforce with a large inventory of Class A office space. Providing additional hotel and amenity options in close proximity to the nearby workforce will add to the sustainability of the established office space and commercial uses in the Kierland area.



Source: City of Phoenix Planning and Development Department

## SURROUNDING ZONING AND USES

### 9. North and West

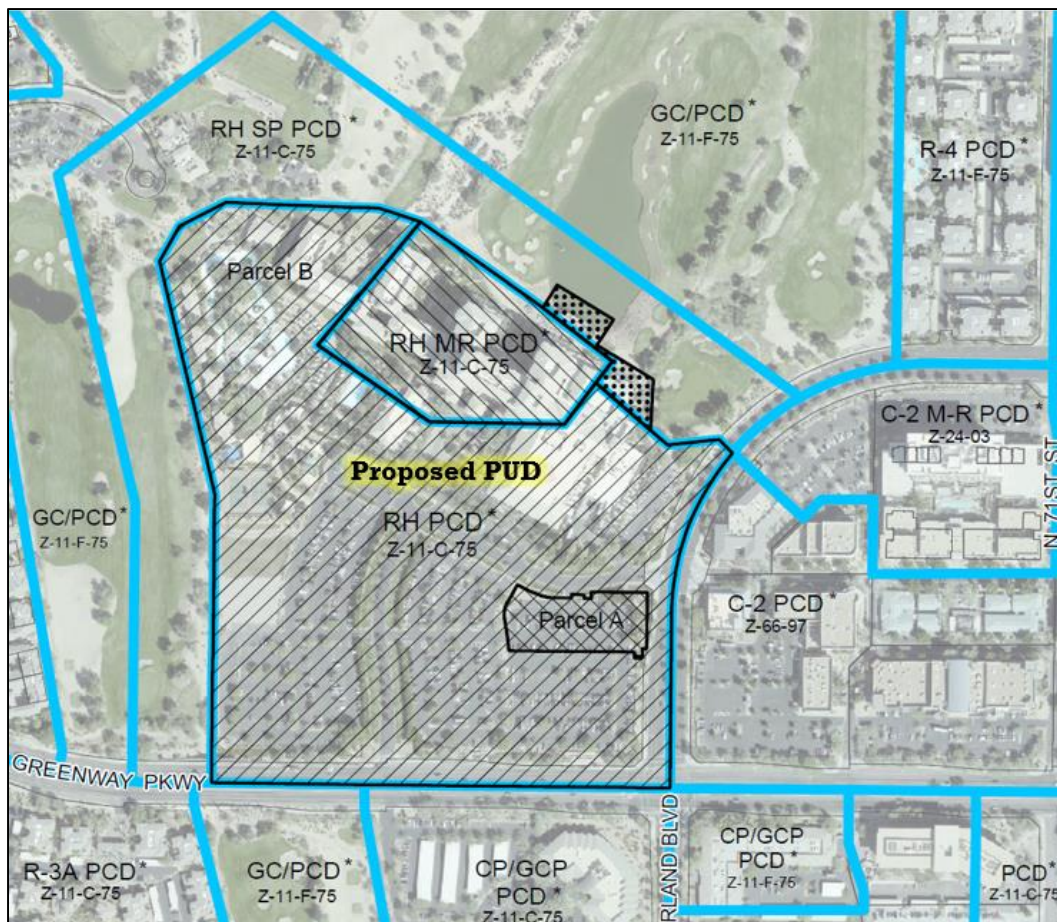
Directly to the north and west of the subject site is a golf course zoned GC PCD (Golf Course, Planned Community District) through Rezoning Case No. Z-11-F-75. The golf course is also owned by Host Kierland LP.

### South

Directly to the south of the site is Greenway Parkway, an arterial street. Across Greenway Parkway is a commerce park office development and golf course zoned GC PCD that is part of the larger golf course around the subject site to the north and west, and is also owned by Host Kierland LP.

**East**

Directly to the east of the subject site is Kierland Boulevard, a collector street. Across Kierland Boulevard is Kierland Commons an outdoor shopping center with a mix of uses including restaurants, retail, and multifamily.



Source: City of Phoenix Planning and Development Department

**PROPOSAL**

10. The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the Westin Kierland Resort Hotel and Spa AC Marriott Expansion PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

11. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped November 13, 2018. The proposed standards were designed to allow for an existing resort and casitas with accessory resort



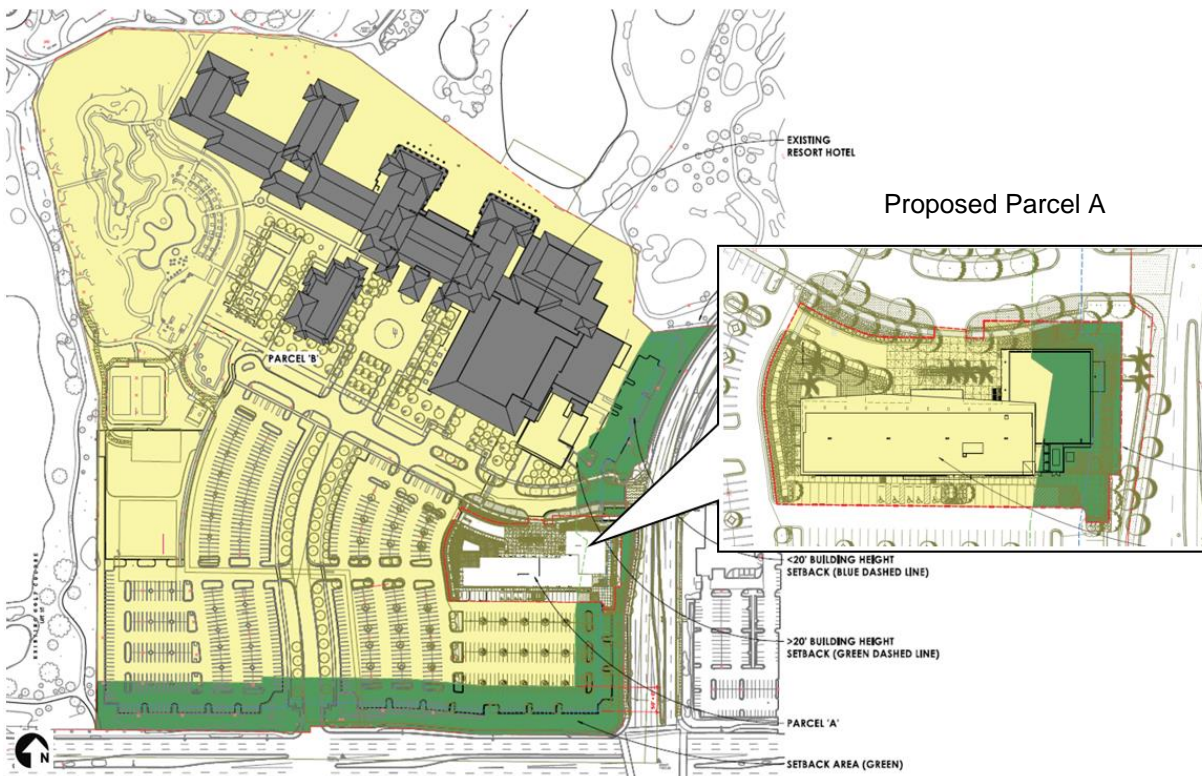
uses as well as an additional hotel with accessory uses to create a more pedestrian-friendly environment with an enhanced pedestrian walkway to link the existing hotel with the new hotel and encourage interaction with the existing commercial investment near the subject site.

### **List of Uses**

The Development Narrative proposes RH district uses found in Section 629 of the Phoenix Zoning Ordinance, with some restrictions. The RH district permits 20 guest rooms or dwelling units per acre with a minimum of 50 guest rooms. The development narrative proposes a combined total of 1,120 guest rooms within the PUD. Staff is requesting that no dwelling units be permitted within Parcel A and that Parcel B not exceed 38 dwelling units, this is addressed in Stipulation Nos. 1. f and 1. n.

### **Conceptual Site Plan**

The development's main ingress and egress points are along Greenway Parkway on the south and Kierland Boulevard on the east. As noted previously, the project proposes two development standards for each land use area known as Parcel A and Parcel B. Parcel A will consist of a 6-story, maximum 80-foot high AC Hotel and restaurant. Parcel B will consist of the Westin Resort and Spa with accessory uses at a maximum height of 120 feet. Parcel B also contains accessory resort uses and casitas. Currently, no changes are being proposed to the Westin hotel other than some interior upgrades. Each development area is planned to be a separate parcel governed by a separate set of development standards.



**Development Standards**

The table below provides a summary of the development standards within Parcel A and Parcel B of the Westin Kierland Resort Hotel and Spa AC Marriott Expansion Development Narrative:

**Development Standard Table:**

<b>Development Standard</b>	<b>Proposed PUD; Parcel A</b>	<b>Proposed PUD; Parcel B</b>
Hotel Units (Maximum)	185	935
Height (Maximum)	80 feet	120 feet maximum for building envelope not the exceed 20,000 square feet in area  80 feet maximum for building envelope not the exceed 40,000 square feet in area  56 feet maximum for a maximum of 5-acres
Building Setbacks (Minimum)  *See Exhibit K and M within the PUD.	<b><u>Street Sides-</u></b>  No street sides          <b><u>Adjacent to property-</u></b>  <b><u>North, South and West: 0</u></b> feet	<b><u>Street Sides-</u></b>  <b><u>East:</u></b> 50 feet – Minimum for buildings up to 20 feet in height 100 feet – Minimum for buildings above 20 feet in height  <b><u>South:</u></b> 50 feet – Minimum for buildings up to 20 feet in height 100 feet – Minimum for buildings above 20 feet in height  <b><u>Adjacent to property-</u></b>  <b><u>North and West:</u></b> 0 feet

	<b><u>East:</u></b> 50 feet – Minimum for buildings up to 20 feet in height 100 feet – Minimum for buildings above 20 feet in height	
Landscape Setbacks (Minimum)	<b><u>Street Sides-</u></b> No street sides	<b><u>Street Sides-</u></b> <b><u>South and East:</u></b> 20 feet

<b>Development Standard</b>	<b>Proposed PUD; Parcel A</b>	<b>Proposed PUD; Parcel B</b>
Landscape Setbacks (Minimum)	<b><u>Adjacent to property-</u></b> <b><u>North:</u></b> 5 feet <b><u>East:</u></b> 10 feet <b><u>South and West:</u></b> 0 feet	<b><u>Adjacent to property-</u></b> <b><u>North and West:</u></b> 0 feet
Lot Coverage (Maximum)	85%	20%
Open Space (Minimum)	10%	50%

**Landscape Standards**

The PUD proposes landscaping along the northern and eastern sides of Parcel A in addition to the landscaping that exists along the perimeter of Parcel B to the east. The minimum planting standards include a minimum 1 row of trees to be 50% 3-inch caliper and 50% 4-inch caliper trees. The landscape setbacks will also include shrubs at a minimum of 5-gallon in size and 50% living ground cover. The conceptual site plan illustrates that landscaping will be added along the west side of the AC Hotel. Staff is requesting that a minimum 5-foot landscape and building setback be provided to ensure the improvements occur. This is addressed in Stipulation No. 1.i.

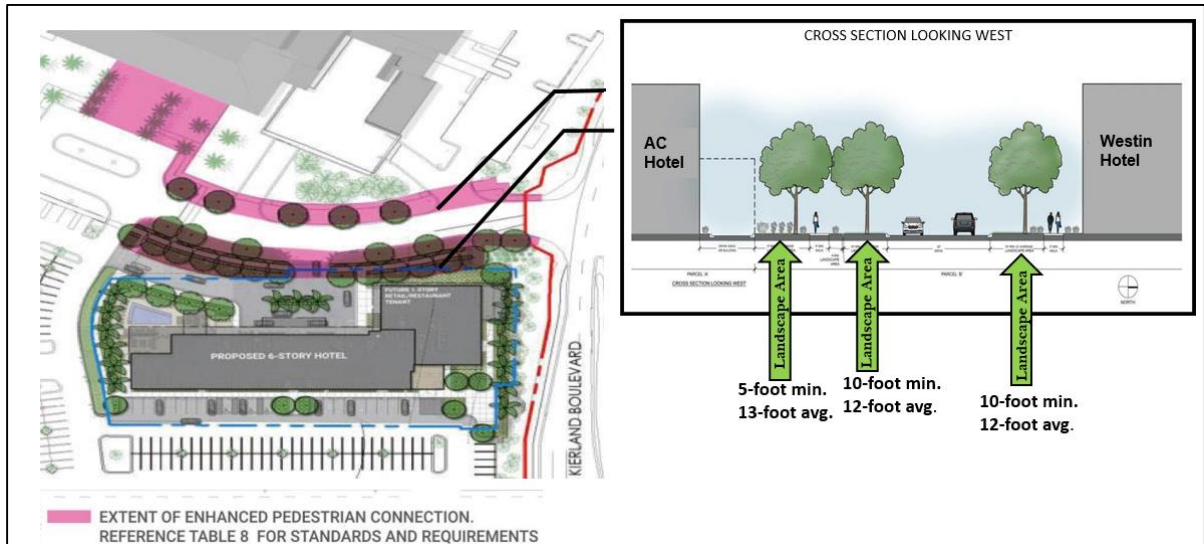
The streetscape along Greenway Parkway and Kierland Boulevard is already improved with landscaping as part of the Westin development. The landscape improvements will remain and the PUD standards require that a 20-foot setback be provided along the south and east.



Source: DLR Group

### **Enhanced Pedestrian Connection Standards**

The PUD proposes an enhanced pedestrian connection along the northern end of the AC Hotel and a portion along the southern end of the Westin Hotel as outlined in pink on the Exhibit below. The landscape improvements are intended to provide an inviting pedestrian pathway to promote connectivity from the new hotel and existing Westin Hotel to the Kierland Commons shopping center to the east. The enhanced pedestrian pathway includes a minimum of four landscape areas ranging from 4 feet in width to an average width of 13 feet. In addition, the landscape areas will contain a minimum one row of trees that are 50% three-inch and 50% four-inch in caliper with five-gallon shrubs and 50% living ground cover; and provide 75% shade at maturity. The enhanced pedestrian improvement area is located within Parcel B. Staff is requesting that the PUD provide clarifying language to note that the pedestrian improvements within Parcel B must be constructed at the time that the AC Hotel is built. Staff is also requesting that the development standards table for the enhanced pedestrian connection be modified to provide clarification on the planting standards. This is addressed in Stipulation No.1.s.



Source: DLR Group

### **Parking Standards**

The PUD development narrative proposes modified parking standards as part of a parking study. The standard requires the following ratios:

- 0.75 spaces per guest room
- 0.15 spaces per 50 square feet for restaurants (internal to resort)
- 0.35 spaces per 50 square feet for restaurant (external to the resort)

The above parking standards and ratios are based on a parking study which reduced the parking requirements. The Phoenix Zoning Ordinance has standards for resort hotel rooms, however requires that a parking study be completed to approve parking requirements to encompass all uses that typically occur in a resort setting.

### **Amenities**

The PUD proposes amenities for the subject site that includes, but is not limited to one of the following: pool, spa, tennis courts, museums and waterslides. Staff is requesting that the amenities section be modified to provide greater clarification. This is addressed in Stipulation No. 1.t.

### **Shade**

The proposed shade standards indicate that shading will be incorporated throughout the site by way of landscaping or building structures. The Development Standards indicate that a minimum 75% of shade cover be provided at maturity over pedestrian pathways, both private and public.

**Lighting**

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance. Staff is also requesting that the PUD follow Section 507.Tab A. II.A.8 of the Phoenix Zoning Ordinance. The requirement is addressed in Stipulation No 1.v.

**Design Guidelines and Standards**

The design standards are broken up into two section, one set of standards for Parcel A, the new AC Hotel and Parcel B the Westin Hotel and Spa. The Westin design standards were created to memorialize the existing design elements and to ensure that any future additions to the Westin shall be consistent with the existing materials, colors, roof line and architectural embellishments.

The PUD also provides design standards for the pedestrian crosswalks which will be located in Both Parcels A and B. The crosswalks are to match the existing resort and will be comprised of red colored pavers laid in a herringbone style.

The final elevations and building plans submitted to the City for Parcel A for the AC hotel shall include evidence of the provisions outlined in the table below, and as outlined in the Development Narrative in addition to the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance:

Design Standards	PUD
Exterior Materials	Minimum of 4 accent materials: <ul style="list-style-type: none"> <li>• Stucco</li> <li>• Composite metal</li> <li>• Glazing</li> <li>• Stone masonry</li> </ul>
Exterior Façade	Four-sided architecture Architectural feature (minimum 8-inch change in plane) or change in color shall be located every 50 linear feet along the building.
Color Palette	Minimum of two color accents.
Wall treatment	Decorative concrete block wall Rammed earth wall Glass railing
Pedestrian Pathways	Light provided by 15-foot maximum light poles.

In addition to the standards outlined above staff has requested that no more than 20% reflectivity be permitted on the building. This is addressed in Stipulation No. 1. x.

### **Signage**

Signage is proposed to meet the standard Zoning Ordinance requirements and will need to comply with the existing Kierland Comprehensive Sign Plan, unless otherwise approved through a comprehensive sign plan amendment.

### **Sustainability**

The Development Narrative proposes several options to incorporate sustainability principals including bicycle parking, open space and building design to provide shade, water conservation and energy conservations.

### **Phasing**

The project will be constructed in one phase.

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 12. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes an landscaped pedestrian walking paths and greater planting standards than otherwise required by the Zoning Ordinance. In addition, the proposal requires that 75% of shade cover at maturity be provided over all public and private pedestrian pathways.

### 13. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal includes an enhanced pedestrian pathway that will connects both hotels to Kierland Boulevard to support the adjacent commercial center. In addition, there are existing detached sidewalks adjacent to the public streets which provides a safer and more comfortable pedestrian experience.

### 14. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term. bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site for both hotels. Each hotel requires that one bicycle parking space be provided for every 25 vehicle parking stalls and that minimum eight bicycle parking spaces be provided within 100 feet from the primary entry to a building and minimum two bicycle parking spaces be located within 250 feet of Kierland Boulevard.

## STIPULATED REVISIONS FOR THE PUD HEARING DRAFT

15. Stipulations not otherwise addressed in the staff report were formulated to address formatting and technical corrections to text and exhibits within the Westin Kierland Resort and Spa AC Marriott Expansion PUD hearing draft dated November 13, 2018. Major

changes to the text include updating exhibits, rewording or adding text to provide clarity regarding the development proposal, and reorganizing some of the sections. These corrections and modifications must be applied within 30 days of City Council final approval of the request.

#### COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff received two letters of support and two letters of opposition regarding the request. The concerns brought up include quality of life, congestion, and parking.

#### INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department has reviewed and approved the traffic impact study dated July 2018 and has noted that subsequent modifications to the intended site will require an updated traffic study.
18. The Aviation Department has noted that the developer shall notice to prospective purchasers the existence and operation characteristics of the Scottsdale Airport and shall provide documentation that Form 7460-1 has been filed and received a "No Hazard Determination" from the FAA prior to final site plan approval. These requirements are addressed in Stipulation Nos. 3 and 4.
19. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
20. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1760 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
21. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
22. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This requirement is addressed in Stipulation No. 5.

#### OTHER

23. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use



developments meeting certain criteria. The provision of recycling was addressed in the PUD noting that all guests would have access to recycling.

24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposed development is in conformance the General Plan Land Use Map designation.
2. The development is compatible with the existing land use pattern in the area and is designed to provide enhanced pedestrian connections near Kierland Boulevard, adjacent to a major commercial retail center which will help promote economic benefits to the City of Phoenix.
3. The development will provide additional hotel opportunities in the area.

### **Stipulations**

1. An updated Development Narrative for the Westin Kierland Hotel and Spa AC Marriott Expansion PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 13, 2018, as modified by the following stipulations:
  - a. Front Cover: Revise submittal date information on bottom to add the following:  
City Council adopted: [Add adoption date]
  - b. In all instances where the RH SP PCD district is noted: Change acreage to 0.63 acres.
  - c. In all instances where the total PUD acreage is noted: Change acreage to 37.35 acres.
  - d. Page 15, Conceptual Site Plan, 2nd Paragraph, Second Sentence: Correct spelling of the word site.
  - e. Page 25, Allowed Land Uses: Modify and replace Figure 5 with a clearer image.
  - f. Page 26, Table 2, Permitted Uses: Add the following language: "Dwelling Units shall not be permitted."
  - g. Page 30, Table 4: Add the following language above the table: "The Enhanced Pedestrian Connection, as identified in Figure 8 and located in Parcel B, shall be required as part of development of Parcel A."
  - h. Page 30, Table 4, Open Space: Remove "gross" and replace with "net".

- i. Page 30, Table 4, Landscape and Building Setbacks, West: Change to 5 feet – Minimum.
- j. Page 31, Bicycle Parking: Modify the first requirement of 1 space for every 25 vehicle parking stalls and add “Minimum” at the beginning of the sentence.
- k. Page 30, 31 and 32: Modify and add the following language at the top of the tables on each page: “Table 4: Parcel A: Development Standards and Requirements.” Remove AC Hotel reference.
- l. Page 33, Table 5: Add the following language above the table: “The Enhanced Pedestrian Connection, as identified in Figure 8 and located in Parcel B, shall be required as part of development of Parcel A.”
- m. Page 33, 34 and 35: Modify and add the following language at the top of the tables on each page: “Table 5: Parcel B: Development Standards and Requirements.” Remove Westin Hotel reference.

- n. Page 33, Table 5: Modify the units permitted row as follows:

Hotel Rooms / Dwelling Units	935 – Maximum (Dwelling units not to exceed 38 Maximum)
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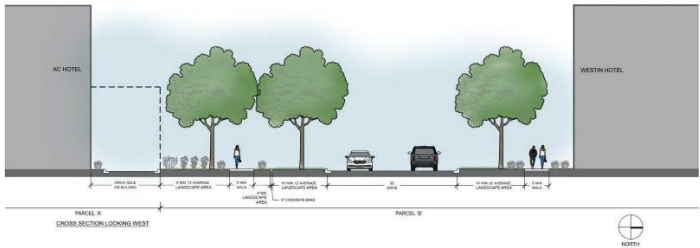
- o. Page 33, Table 5: Modify the building height row as follows:

Building Height	120 feet Maximum for a building envelope not to exceed 20,000 square feet in area  80 feet Maximum not to exceed 40,000 square feet in area  56 feet Maximum for a Maximum area of 3.63 acres  Remainder of the site shall be limited to the height requirements outlined in Chapter 6, Section 629.B.5 of the Phoenix Zoning Ordinance
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- p. Page 33, Table 5: Delete “\*setback to be measured from Parcel B property line to the east.”
- q. Page 35, Detached Sidewalk Standards: Delete.
- r. Pages 39-40, Parking Standards and Calculation: Move to page 37-38.

- s. Pages 41-42, Pedestrian Connectivity: Move Connectivity section to pages 39-40 and replace table with the following:

Table 8: Pedestrian Connection Standards and Requirements, improvements required at time of development of Parcel A.

<b>PEDESTRIAN CONNECTION STANDARDS AND PLANTING REQUIREMENTS:</b>	
<b>Minimum Width for Sidewalks and Landscape Areas</b>	<p>Per Cross Section: *See Exhibits X and X</p>  <p>See Figure 7 Pedestrian Walkway and Landscaping; See Figure 8 Pedestrian Walkway and Landscaping Cross-Section</p> <p>As noted in cross section above:</p> <p><b><u>Sidewalks</u></b></p> <p>Minimum 5-foot wide sidewalks</p> <p><b><u>Landscape Areas</u></b></p> <p>Minimum one 5-foot wide minimum, 13-foot wide average landscape area</p> <p>Minimum one 4-foot wide minimum landscape area</p> <p>Minimum two 10-foot wide minimum, 13-foot wide average landscape area</p>
<b>PLANTING STANDARDS FOR LANDSCAPE AREAS THAT ARE MINIMUM 5- FEET IN WIDTH OR GREATER</b>	
<b>Minimum Standards</b>	<p><b><u>Rows</u></b> Minimum 1 row of trees</p> <p><b><u>Spacing</u></b> 20 feet on center or in equivalent groupings</p> <p><b><u>Tree Size</u></b> Minimum 3-inch caliper (50% of required trees)</p>

	Minimum 4-inch caliper (50% of required trees)  <u><b>Shrubs</b></u> Minimum eight 5-gallon shrubs per tree  <u><b>Groundcover</b></u> Minimum 50% living groundcover for all non-paved areas
<b>PLANTING STANDARDS FOR LANDSCAPE AREAS THAT ARE LESS THAN 5- FEET IN WIDTH</b>	
<b>Minimum Standards</b>	<u><b>Shrubs</b></u> Minimum five 5-gallon shrubs spaced 10 feet on center
<b>OTHER STANDARDS</b>	
<b>Shade</b>	Minimum of 75% of the pedestrian pathway/ sidewalk shall be shaded by way of landscaping.  Shade calculation shall be based on summer Solstice at 12:00 p.m.

- t. Page 41, Amenities: Place after Pedestrian Connection Standards and modify as noted below:

The proposed PUD shall provide a minimum of two amenities within the boundaries of Parcel A and Parcel B. The amenities may include, but are not limited to the following:

- a. Pool(s)
  - b. Spa(s)
  - c. Restaurant(s)
  - d. Lazy River(s)
  - e. Tennis Courts
  - f. Exercise Room(s)
  - g. Museum(s)
- u. Pages 43-44: Delete shade section.
- v. Page 44, Lighting Plan: Add the following language: "All lighting will be consistent with the standards of Section 704 and 507.Tab A. II.A.8 of the Phoenix Zoning Ordinance.

- w. Page 29, 43 and 44: Add Figures 6,7 and 8 as exhibits that are 11” X 17” in size and placed under an Exhibit identified as the Enhanced Pedestrian Connection Exhibit.
- x. Page 46, Table 9; add the following standard to glazing: No more than 20% reflectivity shall be permitted on the building.
- y. Pages 130-134 and 137-142, Exhibits J and L: Replace with one combined comparative table, identified below:

<b>Development Standards for Resort Hotel Development</b>			
<b>Development Standard</b>	<b>RH Requirement</b>	<b>Parcel A PUD Requirement</b>	<b>Parcel B PUD Requirement</b>
<b>Minimum acres</b>	7.5 gross acres	1.20 net acres	36.15 gross acres
<b>Hotel Rooms/ Dwelling Unit Density</b>	<p>Minimum 50 rooms</p> <p>Maximum 20 dwelling units per acre</p> <p>Dwelling units to be in excess of 50 guestrooms minimum</p>	<p>Maximum – 85 hotel rooms</p> <p>Dwelling Units – None</p>	<p>Maximum – 935</p> <p>(Dwelling units are not to exceed 38 units.)</p>
<b>Building Height</b>	<p>Buildings within 100 feet of any residential district or perimeter street shall not exceed 20 feet.</p> <p>Starting at 100 feet from any abutting residential district or perimeter street, or 25 feet from property lines which abut nonresidential districts, the height of structures may be increased one foot for</p>	Maximum 80 feet	<p>Maximum 120 feet for building envelope not to exceed 20,000 square feet in area</p> <p>Maximum 80 feet for building envelope no to exceed 40,000 square feet in area</p> <p>Maximum 56 feet for a maximum of 3.63 acres</p> <p>Remainder of site shall conform to the requirements of the</p>



<b>Open Space</b>	N/A	Minimum – 10% of net site area	Minimum - 50% of gross site area
<b>Landscape Setbacks (Minimum)</b>	<u>Adjacent to Residential:</u> 10 feet	<u>Adjacent to Residential:</u> None  <u>North:</u> 5 feet <u>East:</u> 10 feet <u>South and West:</u> 0 feet	<u>Adjacent to Residential:</u> None  <u>South and East:</u> 20 feet <u>North and West:</u> 0 feet
<b>Automobile Parking (Minimum)</b>	1 space per dwelling unit or rooming unit;  Requires parking study or is based on prior approved parking interpretations for like use	0.75 per guest room  Parking study provided.	0.75 per guest room  Parking study provided.
<b>Bicycle Parking</b>	None	Minimum 1 per 25 vehicle parking stalls  Minimum 8 within 100 feet of primary entry of buildings.  Minimum 2 within 250 feet of Kierland Boulevard.	Minimum 1 per 25 vehicle parking stalls  Minimum 8 within 100 feet of primary entry of buildings.  Minimum 2 within 250 feet of Kierland Boulevard.

z. Pages 5-8: Update table of contents and pages accordingly.

aa. Update Exhibit letters accordingly.

2. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
3. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development

received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Maja Brkovic  
November 27, 2018

**Team Leader**

Samantha Keating

**Exhibits**

Zoning Sketch Map

Zoning Aerial Map

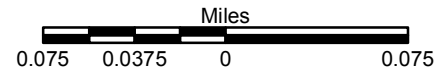
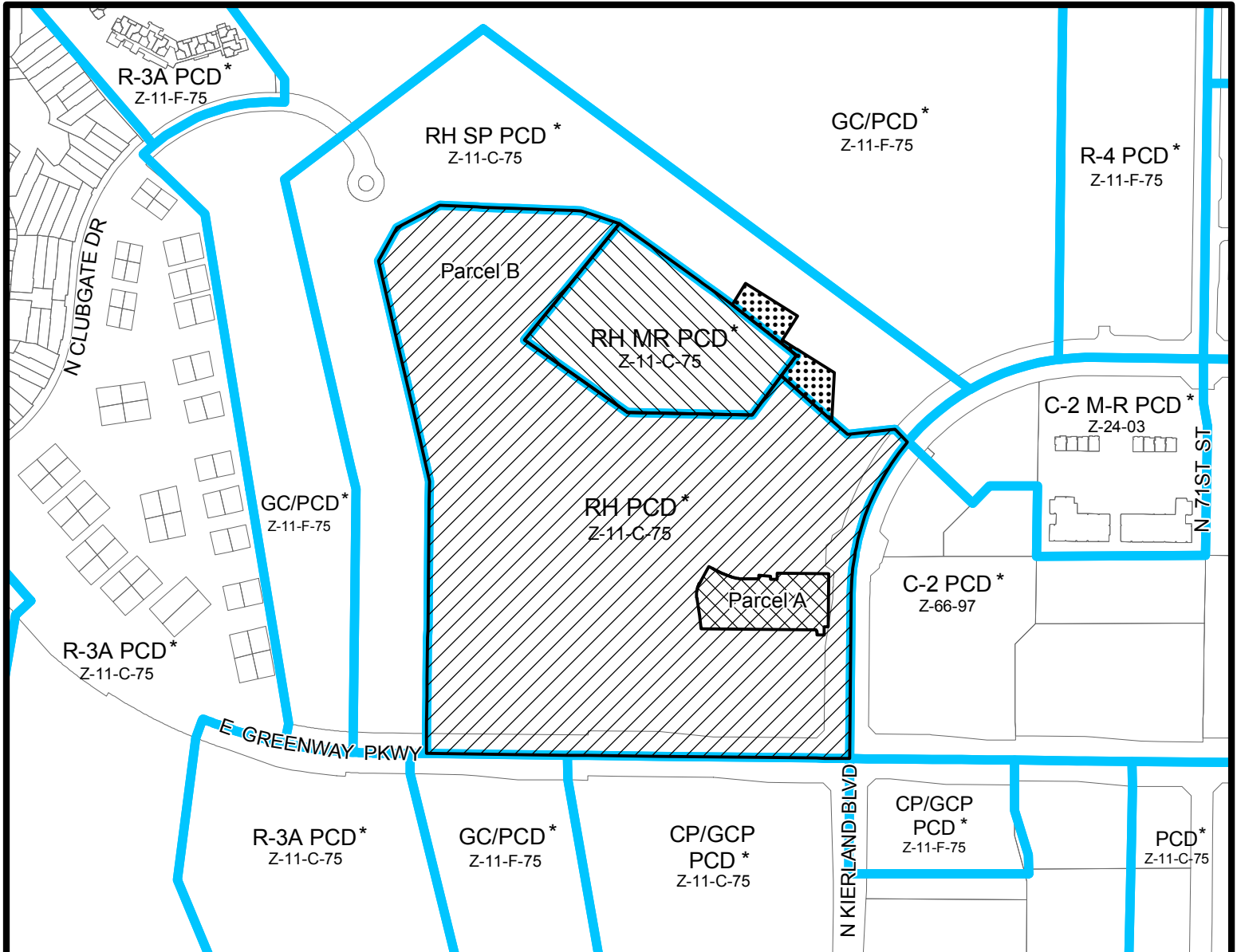
Community Correspondence (6 pages)

Westin Kierland Resort Hotel and Spa AC Marriott Expansion PUD Development

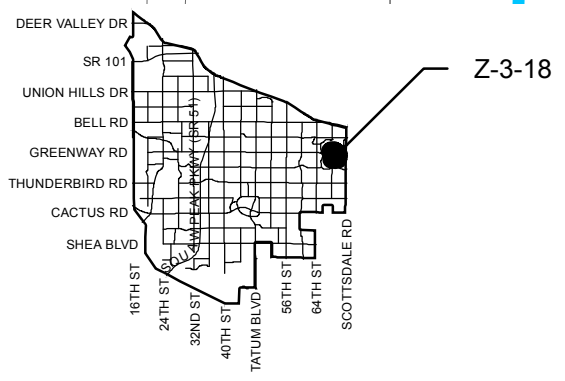
Narrative date stamped November 13, 2018





<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>

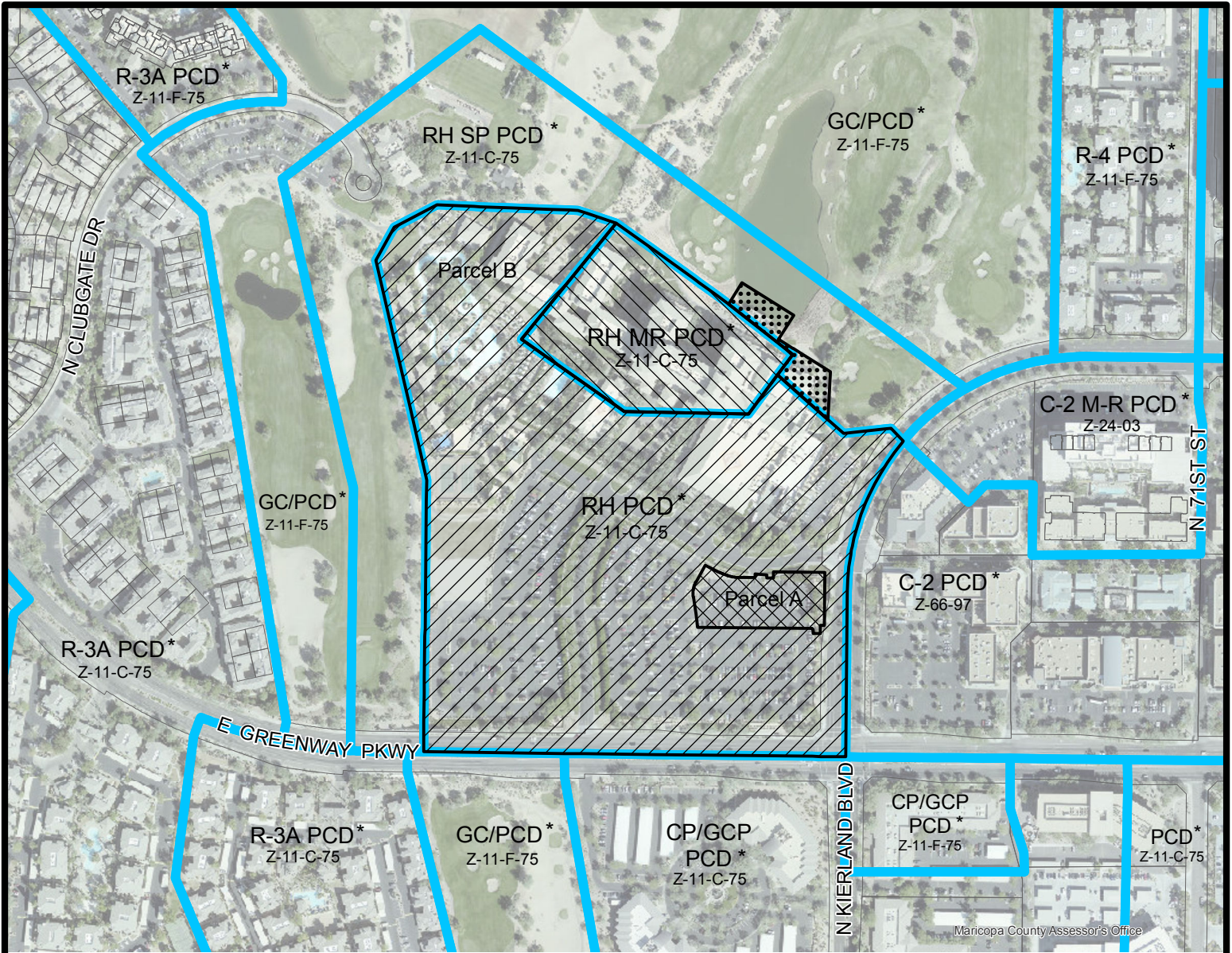




**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2



<b>APPLICANT'S NAME:</b> Justin Ried		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-3-18	<b>DATE:</b> 11/16/2018 <b>REVISION DATES:</b>	<b>FROM:</b> RH SP PCD ( 0.63 a.c. )  RH MR PCD ( 5.04 a.c. )  RH PCD ( 30.48 a.c. )  RH PCD Parcel A ( 1.20 a.c. ) 	<b>TO:</b> PUD Parcel A ( 1.20 a.c. ) PUD Parcel B ( 36.15 a.c. )
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 37.35 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 34-43	<b>ZONING MAP</b> L-12	
<b>MULTIPLES PERMITTED</b> RH SP PCD, RH MR PCD, RH PCD PUD Parcel A, PUD Parcel B	<b>CONVENTIONAL OPTION</b> 747 185, 935	<b>* UNITS P.R.D. OPTION</b> N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

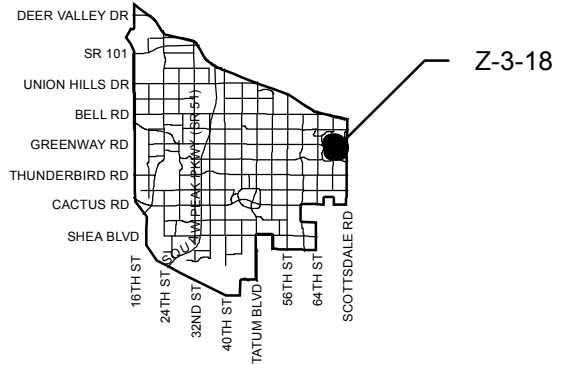
0.075 0.0375 0 0.075

**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Justin Ried**

APPLICATION NO. **Z-3-18**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.





**37.35 Acres**

DATE: **11/16/2018**  
REVISION DATES:

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 34-43**

ZONING MAP  
**L-12**

**REQUESTED CHANGE:**

FROM: RH SP PCD ( 0.63 a.c. )   
RH MR PCD ( 5.04 a.c. )   
RH PCD ( 30.48 a.c. )   
RH PCD Parcel A ( 1.20 a.c. ) 

TO: PUD Parcel A ( 1.20 a.c. )  
PUD Parcel B ( 36.15 a.c. )

**MULTIPLES PERMITTED**

RH SP PCD, RH MR PCD, RH PCD  
PUD Parcel A, PUD Parcel B

**CONVENTIONAL OPTION**

**747**  
**185, 935**

**\* UNITS P.R.D. OPTION**

**N/A**  
**N/A**

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

Heidi Brake Smith  
7120 Kierland Blvd, Unit 708  
Scottsdale, AZ 85254  
203-253-4944 (cell)

Delivered – Via Email

November 14, 2018

Maja Brkovic  
Paradise Valley Village Planner  
City of Phoenix Planning and Zoning Department

Re: Application of Z-3-18n  
Westin AC Hotel Expansion

Dear Maja and the Paradise Valley Council,

As a homeowner at 7120 Kierland Blvd, I support the AC Hotel Expansion for a 6-story hotel on the existing parking lot of the Westin Kierland property. As an avid walker, I frequently walk past the prospective hotel site as I circle the trail around the golf course perimeter.

I do have one particular item to request of the Planning and Zoning Council and staff: I would like the Paradise Valley Council and the Phoenix Planning and Zoning Board to *specify the maximum building height*. Although the narrative states that this is a 6-story building, there are differences as to the final building height in this particular application. On page 9, the applicant states that the building will be 90' and on page 33, the building height is listed as 80'.

The applicant themselves have acknowledged the differences in the stated building height. They have acknowledged these differences on the PUD application (P. 33) as well as at the Public Meeting held at the Westin on Tuesday, October 30, 2018. The differences appear to have originated in the Westin's original application years ago.

The Kierland Community is very sensitive to building height. Recently completed projects have heights of 80' (The Landmark) and 68' (The Overture). The prospective PUD at Tierra Buena plans 70' (Application Z-12-18). And, the community-at-large voiced strong concerns over height – as well as infrastructure, parking and open space - in the recently defeated DMB Circle Road Partners Application (Z-14-18).

The community would like to maintain building heights so that the buildings complement each other. Therefore, the AC Hotel Building should follow suit in height; I prefer the

Heidi Brake Smith  
7120 Kierland Blvd, Unit 708  
Scottsdale, AZ 85254  
203-253-4944 (cell)

maximum building height to be no greater than 80' which is in line with regulations and recent PUDs. Building height creep should not be allowed as it will become precedent all too fast.

I look forward to the AC Hotel at the Westin Resort. The Westin Hotel and Golf Club are the anchor for this area. I support the reduction in surface parking, the enhancement and greening by the entrance and Kierland Blvd, and the improved pedestrian connections to the Kierland Commons and the adjacent properties.

Sincerely,

*Heidi Brake Smith*

Heidi Brake Smith  
Owner – 7120 Kierland, Unit 708

**From:** Scott McGinty  
**To:** [Maja Brkovic](#)  
**Subject:** Support for 3 PUD's near Kierland  
**Date:** Monday, April 02, 2018 10:32:48 PM

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Hello Maja,

My family and several of our neighborhood friends who have young families were unable to attend the meeting tonight regarding the below cases:

Z-3-18  
Z-12-18  
Z-14-18

We just wanted to express our support for these cases and believe the continued development of the Kierland area is a fantastic move and can only make the area a more enjoyable destination in town. Thank you!

Best,  
Scott McGinty

**From:** c g  
**To:** [Maja Brkovic](#)  
**Subject:** REzoning case for Keirland  
**Date:** Monday, April 02, 2018 10:45:52 PM

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I totally oppose all 3 zoning issues. That amount of rooms it totally out of the question and is way overloaded now with congestion, speeders on greenway rd thinking it is a race track already. 70 stories is also a big tall for the one project. What about a possible fire? Sprinklers wont help all that much. This is a desert NOT a super inner city. I think these projects are totally disgusting and ruining our overall environment including water supply. All I see is someone making alot of money here and not thinking of the quality of life in these buildings and the surrounding community.

Thank you,  
Carma Gruhlke

**From:** Christina Noyes  
**To:** [Maja Brkovic](#)  
**Subject:** Zoning Case - Z-3-18 Westin Kierland Resort  
**Date:** Monday, April 02, 2018 12:33:58 PM

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Maja Brkovic  
City of Phoenix Village Planner and Development Department  
Zoning Section

Ms. Brkovic,

I am planning on attending tonight's meeting (April 2, 2018) but I might need to leave before I am able to address the board or provide comments.

I have reviewed the narrative provided by the interested parties.

The parking proposed has me highly concerned. This is already a very busy intersection at Kierland and Greenway. Many people drive the Kierland loop to avoid the traffic at Greenway and Scottsdale road.

The base requirements of 2,438 are more than 1300 spaces greater than proposed. Even if you take out the 12 spaces for the tennis courts and basketball courts which are for hotel guest only, that is still overwhelmingly over standard.

If I am reading the chart on page 22 correctly, there are only 5 extra spaces for when the hotel is at 80% capacity and 1000 event. Any additional capacity means cars circling to space, valets driving cars (which is distracted busy driving at the best) and off property parking.

My questions are:

How many days of the year is the hotel at 80%? 90% 100:? capacity?

How many days of the year is it at the 800%/1000, 90%/2000 and 100%/2500 listed at the chart?

Where is the valet parking? Kierland shopping center is already difficult to park in. I believe that people were parking at the Westin and walking over - for which the Westin put in gates to prevent this action.

Where is this offsite parking? if it is at the office complex just south of Greenway, that means additional cars circling or driving on the Acoma loop. Many kids and people walk on Acoma and there is already an issue with cars going faster than 35.

The Westin is a very popular resort. I would be surprised if it was not above 80% for the most of the year.

I urge you to require this property to stand on its own in terms of parking.

I did not see a request for a waiver of the setbacks but I am for keeping the standard setbacks just in case that is proposed.

Background: We moved here in 2003. As a corporate lawyer married to a lawyer working for

Maricopa County, we checked the zoning for use and restrictions before buying. The current zoning was enacted with deliberation and consideration. We urge you to hold the line on these changes and only approve truly reasonable updates.

Christina Noyes  
14238 N 70th Place  
Scottsdale, AZ 85254