



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

May 16, 2023

Larry Lazarus
Lazarus & Silvyn, P.C.
206 East Virginia Avenue
Phoenix, Arizona 85004-1110

RE: 2ND MINOR AMENDMENT OF THE MCDOWELL HOTEL PUD (Z-43-20-4)

Dear Mr. Lazarus,

Thank you for your letter dated March 16, 2023, requesting a minor amendment to the McDowell Hotel Planned Unit Development. Your request included revisions to Section C of the development Standards Table to reduce the minimum parking requirement from 0.65 to 0.5 spaces per hotel room to allow for additional site amenities and landscaping.

Section 671.E of the City of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to Planned Unit Developments. The amendment will be deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve the minor amendment. After review of your minor amendment request and discussion with staff, I have determined that a minor amendment is appropriate as stipulated below.

This minor amendment shall be approved, subject to the following:

- 1) An updated Development Narrative for the McDowell Hotel PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated January 20, 2022, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - 1st Minor Amendment: January 20, 2022
 - 2nd Minor Amendment: May 16, 2023
 - b. Page 15, 1307 Parking Standards: Update to 0.50 spaces per room.

Should you have any questions, please contact the Encanto Village Planner, John Roanhorse, at john.roanhorse@phoenix.gov or (602) 261-8817.

Sincerely,

A handwritten signature in blue ink that reads "Joshua Bednarek".

Joshua Bednarek
Planning and Development Director

c: Z-43-20-4

Attachments:
Minor Amendment Request Letter dated March 16, 2023

March 7, 2023

Josh Bednarek
Planning and Development Director
City of Phoenix
200 W. Washington Street
Phoenix AZ 85003

CITY OF PHOENIX

MAR 16 2023

Planning & Development
Department

RE: Minor Amendment Request McDowell Hotel PUD (Z-43-20-4)

Dear Mr. Bednarek:

We are writing to request a minor amendment to the McDowell Hotel PUD to change the parking standard for a hotel use found on page 15 of the approved PUD in the Development Standards Table. Specifically, we are requesting a reduction in parking for a hotel use from .65 spaces per room to .5 spaces per room.

We believe that this request is a minor amendment because it does not meet the criteria for a major amendment found in Section 671.E.1. which are as follows:

- a) A change in the PUD boundary.*
- b) Any change in the height, density or setback, or lot coverage development standards.*
- c) Any change in the location of a land use depicted on the land use plan in the development narrative.*
- d) Any addition to the list of uses in the development narrative.*
- e) Any change to the design guidelines that is inconsistent with the intent of the PUD as described in the development narrative."*

Section 671.E.2. States that:

"any amendments not meeting the criteria for a major amendment shall be deemed to be minor amendments..."

This reduction in parking is warranted specifically for a hotel use in this particular location for several reasons as explained below.

Transit Options

This hotel is located within 150 feet of two transit stops, one to the east on 12th Street and one just west of the proposed hotel on McDowell Road.

Proximity to Banner University Medical Center

The hotel is also located across the street from Banner University Medical Center, and MD Anderson Cancer Center. It is expected that many of the hotel guests will be out of town family members of patients receiving treatment at these Centers.

Proximity to Light Rail

The hotel is also located within a mile of the light rail station located at McDowell and Central Avenue.

Increased Travel Options

There are more travel options than ever before that don't require parking of a car. Travel options provided by rideshare services such as Lyft, Uber, and more recently in the Phoenix area, Waymo, will reduce the need for parking even further. Waymo was not operational when this PUD was approved but now it is a reliable option for transportation from the airport and around the metro Phoenix area.

The parking standard of 0.5 spaces per room is found in the Walkable Urban Code (the "WU Code") section of the ordinance, specifically, 1307.1 which for, Lodging - 1-5 stories, allows .5 spaces per room.

For all the reasons noted above we request that you approve a change in the parking standard for a hotel use under this PUD from .65 spaces/room to .5 spaces per room as shown on the attached revised page 15.

Please do not hesitate to contact me should you have any questions.

Sincerely,



Larry Lazarus
Lazarus & Silvyn, P.C.

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| | | <p>related provisions are removed by this reference.</p> <p>1305.C(a-b). Fence Standards:</p> <ul style="list-style-type: none"> • In the frontage areas, the development shall permit an opaque wall of 96 inches in height only where adjacent to the existing swimming pool. This wall shall incorporate enhancements material and textural differences, such as stucco and/or split face block with a decorative element. <ul style="list-style-type: none"> ○ All other solid fences and walls in the frontage areas shall be limited to limited to 40 inches opaque. • Pool fences shall meet the requirements set forth by the local jurisdiction having authority (included, but not limited to, Health Department). • Decorative screening or open fencing on top of solid walls shall be limited to 66 inches, with a combined height not to exceed 78 inches. |
| 1306 Land Use Matrix | Multi-family max 120 dwelling units | <p>"Hotel as per Section 618.D.14" shall be permitted by right, subject to the requirements and guidelines of this PUD. Clinic, medical or dental; laboratory, medical, dental or clinical; medical or dental office; per section 1306 Land Use Matrix.</p> <p>All other primary uses listed in Section 1306 for T4:3 shall be prohibited unless accessory to the principal hotel or office use.</p> |
| 1307 Parking Standards | No modification | .5 Spaces per room |
| 1308 Signage Standards | No modification | No modification |
| 1309 Landscape Standards | No modification | No modification |
| 1310 Open Space Standards | No modification | No modification |
| 1311 Design Development Considerations | No modification | No modification but supplemented by Section C. of this PUD Narrative. |
| 1312 Character Areas | No modification | Provisions of the Transit Midtown Character Area (1312.C.1.) shall apply except that the sidewalk on McDowell Road Shall be a minimum of 5 feet. |
| 1313 Design and Standards Alternative | No modification | No modification |