PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: June 13, 2025

Subject: P.H.O. APPLICATION NO. PHO-10-25--Z-287-85-8 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 16, 2025**.

2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.

3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 20, 2025.**

DISTRIBUTION

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Village Planner (Samuel Rogers, South Mountain Village)
Village Planning Committee Chair (Mr. Arthur Greathouse III, South Mountain Village)

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-10-25--Z-287-85-8
Council District: 8

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan date stamped July 6, 2007.;Request to modify Stipulation 7 regarding general conformance to the elevations date stamped July 6, 2007.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Gerald Kessler	Representative	1823 East Desert Lane Phoenix AZ 85042 United States	6027251083		gki@cox.net
Gerald Kessler	Applicant	1823 East Desert Lane	6027251083		gki@cox.net
Lalita Investments, LLC and Soleil Conference Center, LLC	Owner	1550 S 52nd St, Tempe, AZ 85281	6027687000		shanekuber@gmail.com

Property Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive
Acreage: 2.52

Village:
South Mountain

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,080.00	$0.00		PHO (1-2 stipulations)

GKI
GERALD R. KESLER, INC.
ARCHITECT

June 11, 2025

Planning Hearing Officer
City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003-1611

Re: PHO23-25; 3220 South 48th Street; PAPP 2405139; KIVA 06-5242

Dear Hearing Officer:

This firm represents Kuber Development, the developer, through various entities, of two parcels of land located at the above-referenced address (the "Property"). This letter is provided in support of Kuber Development's request for modifications to existing zoning stipulations that are applicable to the Property. Approval of this request will allow for the development of a hotel and conference center on the Property.

The Property was originally zoned C-2 MR, on October 23, 1985, in case Z-287-85-8, with stipulations attached to the approval. Since that time, some of the conditions have been modified or deleted. At present, there are twelve (12) stipulations applicable to the approved zoning, the latest of which are shown in PHO-4-07—Z-287-85-8, attached to this letter for reference.

As shown on the proposed Site Plan, the buildings are below the maximum height allowed per stipulation #5, and the combined square footages are well below the maximum area allowed per stipulation #6.

Our request is straightforward. Shown below, in legislative format, are the two (2) stipulations to which we are requesting modifications:

Stipulation #1:

That development be in general conformance to the site plan dated ~~4/13/98~~ 4/11/25, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the site plan date stamped July 6, 2007 and as may be modified by the Development Services Department.

Stipulation #7:

That all structures including the office, hotel and parking structures (s) as well as the plaza, courtyard and sidewalks shall be integrated with similar material, surface textures and color, ~~except for the hotel site south of the Corporate Boulevard which~~ AND shall be in general conformance to the HOTEL elevations dateD ~~stamped July 6, 2007~~ 3/21/25 AND CONFERENCE CENTER ELEVATIONS DATED 4/2/25.

1823 E. Desert Lane
Phoenix, AZ 85042

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

The rationale for these requests is so that the Stipulations reference the proposed Site Plan and Building Elevations that are currently undergoing Site Plan review by the Planning and Development Department in KIVA Project #06-5242. The drawings referenced in the stipulations are no longer in effect as those projects never came to fruition.

This Letter of Explanation is submitted electronically, along with the following items as enumerated within the PHO application packet:

- Submittal Checklist
- Application Fee
- Ownership Authorization Forms
- Application Information Form
- Approved Site Plan
- Proposed Site Plan
- Elevations
- Parcel Aerial Map
- Legal Descriptions
- Notification Materials
- Recorded Prop. 207 Waivers

Please contact me should you have any questions regarding this matter or require any further materials to process this request.

Very truly yours,

Gerald R. Kessler

Gerald R. Kessler

Attachments

1823 E. Desert Lane
Phoenix, AZ 85042

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

City of Phoenix
PLANNING DEPARTMENT

October 30, 2007

GKI
401 West Baseline Road #106
Tempe, AZ 85283

Dear Applicant:

RE: Z-287-85-8 - Southwest corner of Hohokam Expressway (48th Street) and University Drive (CORRECTED LETTER)

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on September 5, 2007, concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-287-85-8 for modification of stipulation 1 regarding general conformance to the site plan, deletion of stipulation 2 regarding conditional zoning time stipulations, deletion of stipulation 3 regarding development of the Corporate Boulevard, deletion of stipulation 4 regarding interim landscaping requirments, deletion of stipulation 5 regarding minimum interim landscaping requirements and possible reinstatement of the conditional zoning time stipulation, modification of stipulation 8 regarding materials, surface textures and color.

STIPULATIONS

Mod 1. That development be in general conformance to the site plan dated 4/13/98, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the site plan date stamped July 6, 2007 and as may be modified by the Development Services Department.

2. That the applicant agrees to construct the re-aligned 48th Street (as depicted on the site plan as Proposed Corporate Boulevard) at their cost, upon agreement that the City will transfer to the applicant the abandoned right-of-way from the service road as outlined in the approved Development Agreement. That construction of Corporate Boulevard commence (to its ultimate completion) with the first development of the site.

3. That the applicant agrees to install interim landscape improvements along the service road right-of-way at a cost ratio and to the extent outlined in the Development Agreement executed between the City of Phoenix and the applicant. The interim landscape improvement should be generally consistent with the standards as outlined in Stipulation No.4. Said landscape improvements

are to be installed no later than June 40, 1994, or the Planning Commission may initiate an application to reinstate the conditional zoning time stipulation.

4. That in the event a Development Agreement (as referenced in Stipulation No. 3) is not executed between the City and the applicant by the time of City Council final approval of this action, the following stipulations shall apply: The applicant will install (at their cost) interim landscape improvements along both sides of the service road right-of-way within 180 days of final City Council approval of this action. The interim landscape improvements shall consist of a minimum of a 10 foot wide area of decomposed granite and contain trees spaced a maximum of 30 feet on center (or an equivalent grouping) with a watering system. If landscape improvements are not completed within this time frame, the Planning Commission may initiate an application to reinstate the conditional time stipulation.

5. That building heights not exceed 107 feet in accordance with Section 404 of the Zoning Ordinance and that, in no instance; shall development allow projections (mechanical equipment, antennas, etc.) In excess of the 1,278 foot elevation established by the Horizontal Zone of the Sky Harbor Zoning Map.

6. That development not exceed a maximum of 1,330,000 square feet or exceed a height of 8 (eight) stories: That development in excess of 800,000 square feet will require Planning Hearing Officer review.

Mod 7. That all structures including the office, hotel and parking structures(s) as well as the plaza, courtyard and sidewalks shall be integrated with similar materials, surface textures and color, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the elevations date stamped July 6, 2007.

8. That an overall landscaping and streetscape plan, encouraging pedestrian use, shall be submitted for review and approval by the Development Services Department - pedestrian amenities, such as seating, water, sculpture and adequate shading should be emphasized.

9. That any reflective glass used in construction of the project is limited to a maximum of 20 percent reflectivity.

10. That the Development Services Department continue to review traffic implications as part of the site plan review.

11. That development of the office site (Parcel B) shall include a minimum 15% landscape open space with enhanced pedestrian/plazas between the buildings.

12. That the applicant shall maintain the landscaping along the access road in accord with the Development Agreement.

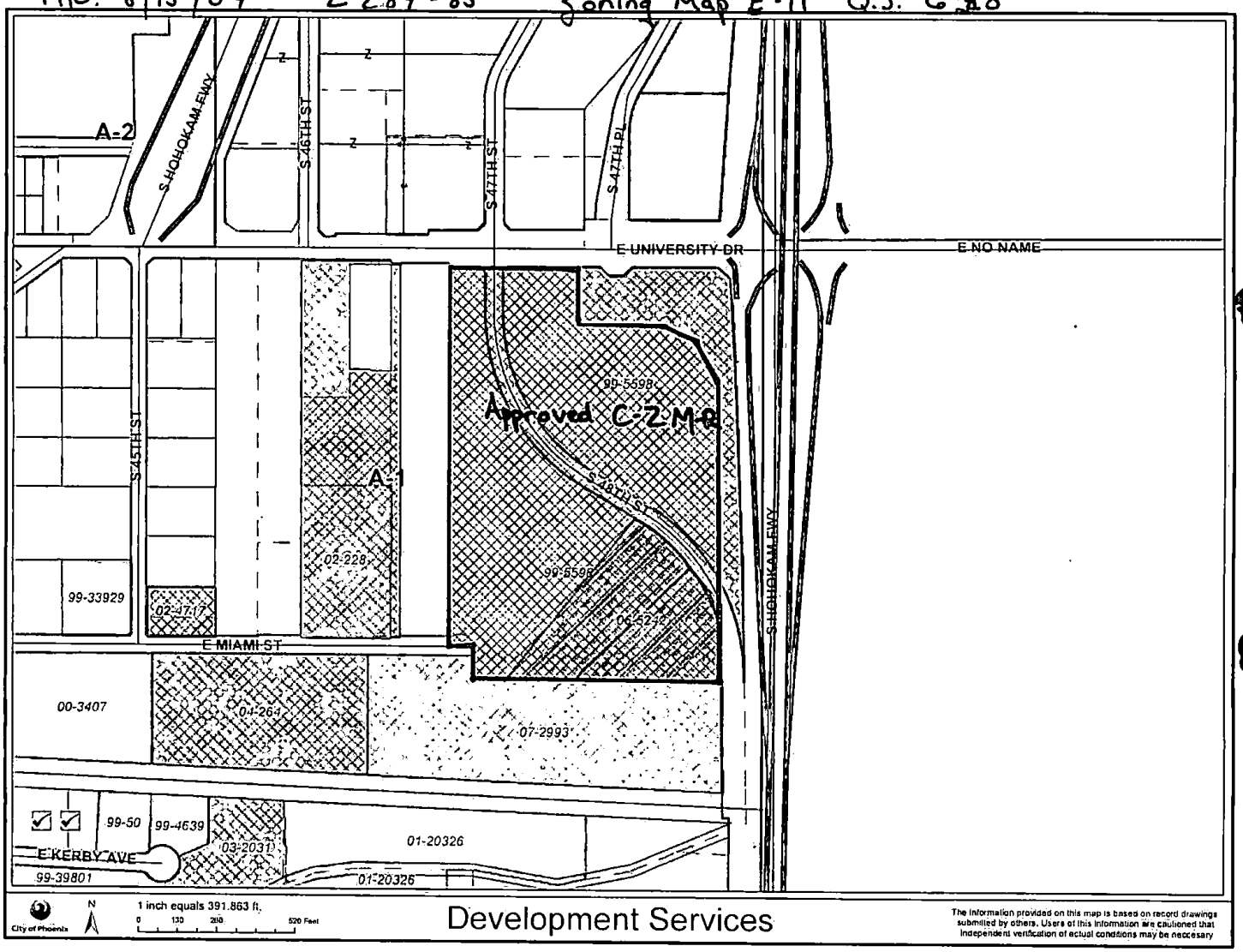
Development and use of the site is subject to compliance with all applicable codes and ordinances.

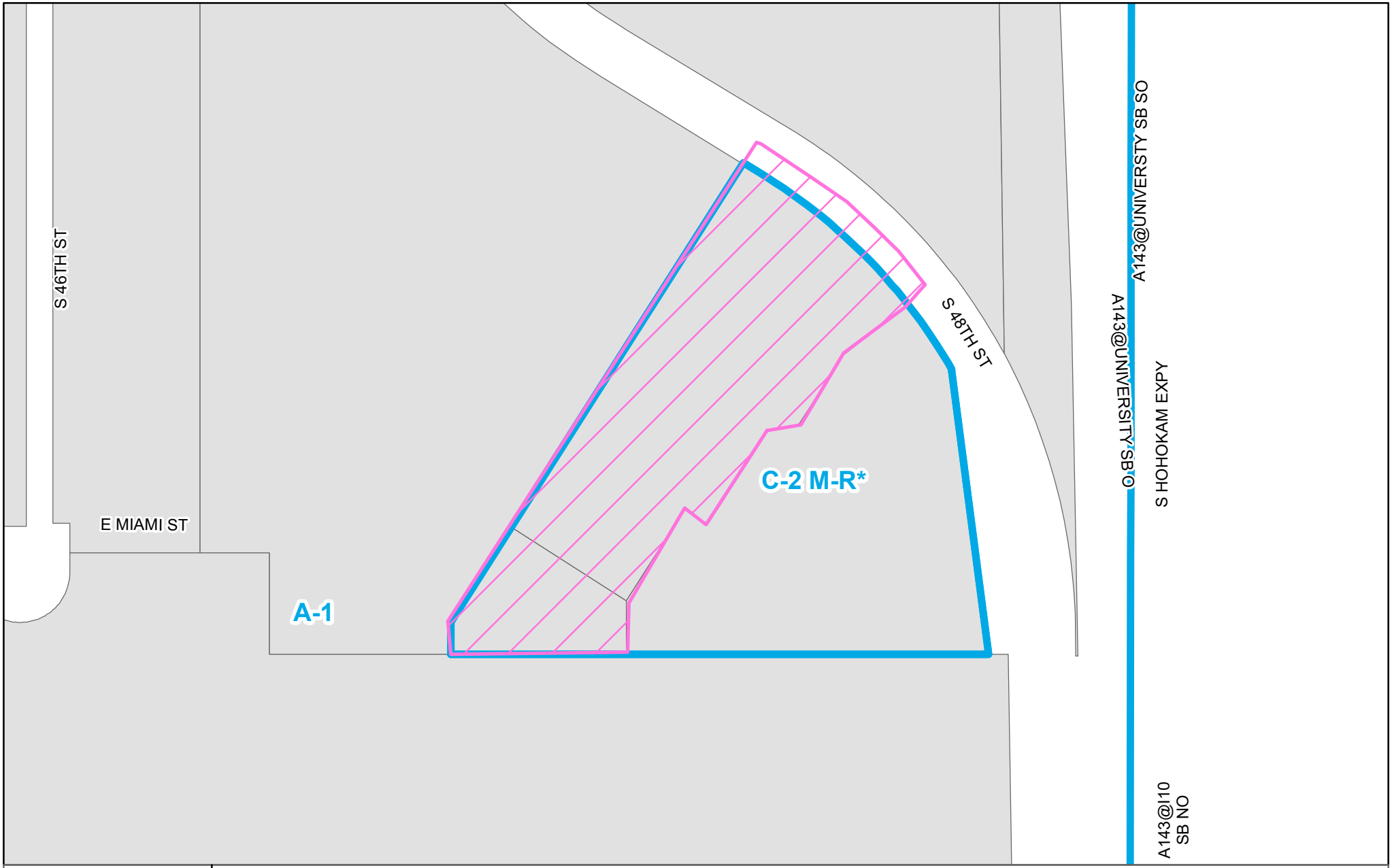
Sincerely,

Alan Stephenson
Planner III

cc: Book, File
Kuber Development 1550 South 52nd Street Tempe AZ 85281
Brent Miller 401 West Baseline Road #106 Tempe AZ 85283
Sent electronically: Dave Barrier, E.J. Hyncik, Jay Neville, Kelly Kvetko, Kelly Walker, Lee Coleman, Molly Monserud, Penny Parrella, Steve Reid, Annie Alvarado

PHO: 8/15/07 Z-287-85 Zoning Map E-11 Q.S. 6-28





PHO-10-25--Z-287-85-8	**Property Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive**

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 70 140 280 Feet

N

PHO-10-25--Z-287-85-8

Property Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 50 100 200 Feet

N

SITE PLAN GENERAL NOTES

1. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE.
11. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
12. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF AND
13. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
14. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
15. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
16. 14.THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, AND ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
17. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 DB (1 DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
18. EXPLOSIVE OF HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROV. BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU."
19. OPEN STORAGE SHALL BE NO HIGHER THAN SIX (6) FEET PLUS ONE (1) FOOT IN HEIGHT FOR EVERY ADDITIONAL THREE (3) FEET OF SETBACK FROM A PROPERTY, UP TO TWELVE (12) FEET MAXIMUM.
20. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
21. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM; OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BLDG SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
22. ALL ON-SITE WATER LINES, INCLUDING THOSE REQ. FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE

ZONING ORDINANCE EVALUATION PHO-4-07-Z-287-85

THIS SITE IS ATTACHED TO PHO-4-07-Z-287-85-8 [SEPTEMBER 5, 2007].

STIPULATIONS:

1. THAT DEVELOPMENT BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATED 4/13/98, EXCEPT FOR THE HOTEL SITE SOUTH OF THE CORPORATE BOULEVARD WHICH SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATE STAMPED JULY 6, 2007 AND AS MAY BE MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. THAT THE APPLICANT AGREES TO CONSTRUCT THE RE-ALIGNED 48TH STREET (AS DEPICTED ON THE SITE PLAN AS PROPOSED CORPORATE BOULEVARD) AT THEIR COST, UPON AGREEMENT THAT THE CITY WILL TRANSFER TO THE APPLICANT THE ABANDONED RIGHT-OF-WAY FROM THE SERVICE ROAD AS OUTLINED IN THE APPROVED DEVELOPMENT AGREEMENT. THAT CONSTRUCTION OF CORPORATE BOULEVARD COMMENCE (TO ITS ULTIMATE COMPLETION) WITH THE FIRST DEVELOPMENT OF THE SITE.
3. THAT THE APPLICANT AGREES TO INSTALL INTERIM LANDSCAPE IMPROVEMENTS ALONG THE SERVICE ROAD RIGHT-OF-WAY AT A COST RATIO AND TO THE EXTENT OUTLINED IN THE DEVELOPMENT AGREEMENT EXECUTED BETWEEN THE CITY OF PHOENIX AND THE APPLICANT. THE INTERIM LANDSCAPE IMPROVEMENT SHOULD BE GENERALLY CONSISTENT WITH THE STANDARDS AS OUTLINED IN STIPULATION NO.5. SAID LANDSCAPE IMPROVEMENTS ARE TO BE INSTALLED NO LATER THAN JUNE 30, 1994, OR THE PLANNING COMMISSION MAY INITIATE AN APPLICATION TO REINSTATE THE CONDITIONAL ZONING TIME STIPULATION.
4. THAT IN THE EVENT A DEVELOPMENT AGREEMENT (AS REFERENCED IN STIPULATION NO. 4) IS NOT EXECUTED BETWEEN THE CITY AND THE APPLICANT BY THE TIME OF CITY COUNCIL FINAL APPROVAL OF THIS ACTION, THE FOLLOWING STIPULATIONS SHALL APPLY: THE APPLICANT WILL INSTALL (AT THEIR COST) INTERIM LANDSCAPE IMPROVEMENTS ALONG BOTH SIDES OF THE SERVICE ROAD RIGHT-OF-WAY WITHIN 180 DAYS OF FINAL CITY COUNCIL APPROVAL OF THIS ACTION. THE INTERIM LANDSCAPE IMPROVEMENTS HALL CONSIST OF A MINIMUM OF A 10-FOOT WIDE AREA OF DECOMPOSED GRANITE AND CONTAIN TREES SPACED A MAXIMUM OF 30 FEET ON CENTER (OR AN EQUIVALENT GROUPING WITH A WATERING SYSTEM. IF LANDSCAPE IMPROVEMENTS ARE NOT COMPLETED WITHIN THIS TIME FRAME, THE PLANNING COMMISSION MAY INITIATE AN APPLICATION TO REINSTATE THE CONDITIONAL TIME STIPULATION.
5. THAT BLDG HEIGHTS NOT EXCEED 107 FEET IN ACCORDANCE WITH SECTION 404 OF THE ZONING ORDINANCE AND THAT, IN NO INSTANCE, SHALL DEVELOPMENT ALLOW PROJECTIONS (MECHANICAL EQUIPMENT, ANTENNAS, ETC.) IN EXCESS OF THE 1,278-FOOT ELEVATION ESTABLISHED BY THE HORIZONTAL ZONE OF THE SKY HARBOR ZONING MAP.
6. THAT DEVELOPMENT NOT EXCEED A MAXIMUM OF 1,330,000 SQUARE FEET OR EXCEED A HEIGHT OF 8 EIGHT) STORIES: THAT DEVELOPMENT IN EXCESS OF 800,000 SQUARE FEET WILL REQUIRE PLANNING EARING OFFICER REVIEW.
7. THAT ALL STRUCTURES INCLUDING THE OFFICE, HOTEL AND PARKING STRUCTURES(S) AS WELL AS THE PLAZA, OURTYARD AND SIDEWALKS SHALL BE INTEGRATED WITH SIMILAR MATERIALS, SURFACE TEXTURES AND OLOR, EXCEPT FOR THE HOTEL SITE SOUTH OF THE CORPORATE BOULEVARD WHICH SHALL BE IN GENERAL ONFORMANCE TO THE ELEVATIONS DATE STAMPED JULY 6, 2007.
8. THAT AN OVERALL LANDSCAPING AND STREETSCAPE PLAN, ENCOURAGING PEDESTRIAN USE, SHALL BE UBMITTED FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT - PEDESTRIAN MENITIES, SUCH AS SEATING, WATER, SCULPTURE AND ADEQUATE SHADING SHOULD BE EMPHASIZED.
9. THAT ANY REFLECTIVE GLASS USED IN CONSTRUCTION OF THE PROJECT IS IMITED TO A MAXIMUM OF 20 ERCENT REFLECTIVITY.
10. THAT THE DEVELOPMENT SERVICES DEPARTMENT CONTINUE TO REVIEW TRAFFIC IMPLICATIONS AS PART F THE SITE PLAN REVIEW.
11. THAT DEVELOPMENT OF THE OFFICE SITE (PARCEL B) SHALL INCLUDE A MINIMUM 15% LANDSCAPE OPEN PACE WITH ENHANCED PEDESTRIAN/PLAZAS BETWEEN THE BLDGS.
12. THAT THE APPLICANT SHALL MAINTAIN THE LANDSCAPING ALONG THE ACCESS ROAD IN ACCORD WITH THE EVELOPMENT AGREEMENT.

ARCHEOLOGY NOTES

BASED UPON THE RESULTS OF THE TESTING PROJECT (STUBING ET AL. 1998), THE CITY OF PHOENIX ARCHAEOLOGY OFFICE (CAO) DOES NOT RECOMMEND FURTHER ARCHAEOLOGICAL WORK FOR THIS PROJECT AREA; HOWEVER, IF PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE WITHIN 10 METERS OF THE DISCOVERY AND THE CAO MUST BE CONTACTED AND ALLOWED TIME TO PROPERLY ASSESS THE DISCOVERY.

GENERAL NOTE

REFLECTIVITY OF GLASS FOR BOTH BUILDINGS IS LIMITED TO A MAXIMUM OF 20%

KEYED NOTES

ARCHITECTURAL
- A27 MONUMENT SIGN, REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
- A29 SIDE ENTRY CANOPY ABOVE
- A30 ENTRANCE PATIO PERGOLA
- A31 BICYCLE RACK. SEE DETAIL 09/AS101.1
- A32 EQUIPMENT FENCE, SEE DETAIL 01/AS101.1
- A34 DECORATIVE METAL SLAT FENCE. 3'-6" HIGH. SEE DETAIL 11/AS101.1
- A35 FLAG POLE. SEE DETAIL 10/AS101.1
- A36 OUTDOOR BENCH

ENGINEERING
- E31 LIGHT BOLLARDS. LOCATE IN GROUND 8" FROM SIDEWALK (CENTER TO EDGE) PROVIDE CONCRETE FOUNDATION W/J-BOX PER MANUF.REQUIREMENTS. SEE DETAIL/XXXXX
- E33 PARKING LIGHT FIXTURE ALONG PERIMETER OF PARKING LOT TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM VEHICLE OVERHANG DAMAGE. SEE DETAIL 08/AS101.1
- E34 EV CHARGING STATION. PROVIDE CONCRETE FOOTING & ELECTRICAL
- E35 10'X20' SITE VISIBILITY TRIANGLE
- E36 FIRE DEPARTMENT CONNECTION (FDC)
- E37 NEW FIRE HYDRANT TO BE INSTALLED
- E38 EXISTING FIRE HYDRANT TO BE RELOCATED

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEVELOPMENT OF VACANT PARCELS 1 & 3 LOCATED AT 3200 & 3240 S. 48TH ST. PARCEL 1 INCLUDES A NEW 108 GUEST ROOM, 4 STORY WOOD FRAMED, SLAB ON GRADE, LIMITED SERVICE, EXTENDED STAY HOTEL. PARCEL 3 INCLUDES A NEW 13,636 S.F SINGLE STORY BLOCK & FRAME, SLAB ON GRADE CONFERENCE CENTER WITH FULL KITCHEN. THE CONFERENCE CENTER MEETING SPACE IS APPROXIMATELY 6,922 S.F

LEGAL DESCRIPTION

PARCEL 1, 2 AND 3 ACCORDING TO THE PLAT RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER IN BOOK

GENERAL SITE DATA

ZONING DISTRICT:	C-2 MR
ZONING MAP:	E11
GROSS SITE AREA:	5.545 ACRES OR 241,540 SF
NET SITE AREA:	4.793 ACRES OR 208,783 SF
NUMBER OF BLDGS & SF:	TWO (2) BLDG: CONFERENCE CENTER &
TOWNEPLACE SUITES HOTEL	13,704 SF + 15,508 SF
BLDG HEIGHT:	ALLOWED 56 FT
	PROPOSED: 55'-0" (LOT #1) & 27'-8" (LOT#3)

SETBACKS:

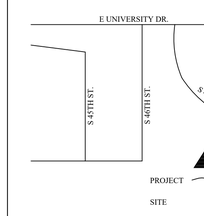
REQ. BLDG SETBACK		PROV. BLDG SETBACK	
		TOWNEPLACE SUITES HOTEL:	
NORTH:	30'-0"	NORTH:	84'-9"
EAST:	0	EAST:	43'-8"
SOUTH:	0	SOUTH:	10'-3"
WEST:	0	WEST:	73'-9"
		CONFERENCE CENTER:	
		NORTH:	18'-10"
		EAST:	38'-6"
		SOUTH:	57'-11"
		WEST:	52'-9"

REQ. LANDSCAPE SETBACK		PROV. LANDSCAPE SETBACK	
NORTH:	30'-0"	NORTH:	30'-0"
EAST:	0	EAST:	4'-5"
WEST:	0	WEST:	4'-5"

LANDSCAPE CALCULATIONS:

PARKING: 27,270.6 F.
PARKING PLANTER: 4,728 S.F. (17.3%)

VICINITY MAP



3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600
DESIGN PROFESSIONAL
DONALD EDWARD
LICENSE #: 47781
10800 ALABASTER DRIVE
DAVIDSON, NC 28036
donaldedwardarchitect@gmail.com

PREVIOUSLY APPROVED PHASE 1 DATA

GENERAL PARKING DATA

PARKING REQ.: 1 SPACE PER GUESTROOM INCLUDING (7) ACCESSIBLE SPACES PLUS (4) LOADING SPACES

EXISTING HOLIDAY INN:	114 ROOMS:	114 SPACES
PROPOSED HOME2 S:	102 ROOMS:	102 SPACES
PROPOSED CONFERENCE CENTER:	9,425 SF/100 =	94 SPACES
TOTAL PARKING SPACES REQ.:		310 SPACES

TOTAL PARKING	REQ.	PROV.
REGULAR SPACES	260	303
ACCESSIBLE SPACES	10	7
TOTAL :	270	310
LOADING SPACES	3 TRUCKS	4 TRUCKS

SHARED PARKING MODEL PROPOSED
40 SPACES OR 13% OF TOTAL GUESTROOM COUNT REQUIRED.

SITE DATA - LOT #1 HOME2 SUITES HOTEL

LOT#1 PARCEL#	124-53-039
PROPERTY OWNER:	AUM HOSPITALITY VENTURES, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY 1550 S. 52ND STREET TEMPE, AZ 85281 PHONE: (602) 768-7000
PROPERTY ADDRESS:	3200 S. 48TH ST. PHOENIX, AZ 85040
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	V-A SPRINKLERED (NFPA 13) FIRE ALARM (NFPA 72)
NET SITE AREA:	791,093 SF OR 2.091ACRES
BLDG. FOOTPRINT:	14,034.37 + 875.58 (POTE COCHERE)=14,909.95 SF
LOT COVERAGE:	14,909.95/ 91,093 = 16.37% (50% MAX. ALLOWED)
BLDG. HEIGHT:	43'-6" & 50'-8" MAX TO TOP BEACON (FAA MAX. ALLOWED 55'-0")

BLDG. AREA:

1ST FLOOR:	14,034.37 SF
2ND FLOOR:	14,153.50 SF
3RD FLOOR:	14,153.50SF
4TH FLOOR:	14,153.50 SF
TOTAL BLDG AREA:	56,494.87 SF
PORTE COCHERE:	875.58 SF
GROSS BLDG AREA (UNDER ROOF):	56,494.87 + 875.58 = 57,370.45 SF

SITE DATA - LOT #3 CONFERENCE CENTER

LOT#3 PARCEL#	124-53-041
PROPERTY OWNER:	SOLEIL CONFERENCE CENTER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY 1550 S. 52ND STREET TEMPE, AZ 85281 PHONE: (602) 768-7000
PROPERTY ADDRESS:	3200 S. 48TH ST. PHOENIX, AZ 85040
OCCUPANCY GROUP:	A-3
CONSTRUCTION TYPE:	V-A SPRINKLERED (NFPA 13) FIRE ALARM (NFPA 72)
NET SITE AREA:	19,300 SF OR 0.443 ACRES
GROSS BLDG. AREA:	20,872 SF(CONFERENCE AREA: 9,425 SF)
LOT COVERAGE:	10,436 / 19,300= 58.07 %
BLDG. HEIGHT:	35' (FAA MAX. ALLOWED 55'-0")

PROPOSED PHASE 2 DATA

GENERAL PARKING DATA

PARKING REQ.: 1 SPACE PER GUESTROOM INCLUDING (14) ACCESSIBLE SPACES PLUS (4) LOADING SPACES PLUS (6) EV SPACES

EXISTING HOLIDAY INN:	114 ROOMS:	114 SPACES
PROPOSED TOWNEPLACE SUITES:	108 ROOMS:	108 SPACES
PROPOSED CONFERENCE CENTER:	6,922 SF/100 =	69 SPACES
		291 SPACES

TOTAL PARKING SPACES REQ.: 291 SPACES X 15% REDUCTION= 248 SPACES

TOTAL PARKING	REQ.	PROV.
REGULAR SPACES	236	242
ACCESSIBLE SPACES	12	14
TOTAL :	248	256
LOADING SPACES	3 TRUCKS	4 TRUCKS

15% REDUCTION PER ZONING 1307 PARKING & LOADING STANDARDS, SECTION C " VEHICULAR PARKING REDUCTIONS ITEM 2, SHARED PARKING".

SITE DATA - LOT #1 TOWNEPLACE SUITES HOTEL

LOT#1 PARCEL#	124-53-039
PROPERTY OWNER:	AUM HOSPITALITY VENTURES, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY 1550 S. 52ND STREET TEMPE, AZ 85281 PHONE: (602) 768-7000
PROPERTY ADDRESS:	3200 S. 48TH ST. PHOENIX, AZ 85040
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	V-A SPRINKLERED (NFPA 13) FIRE ALARM (NFPA 72)
NET SITE AREA:	76,702 SF OR 1.76 ACRES
BLDG FOOTPRINT:	15,508 SF + 1,984 (CANOPIES)
LOT COVERAGE:	17,492/76,702 = 23% (50% MAX. ALLOWED)
BLDG HEIGHT:	55'-0" MAX (FAA MAX. ALLOWED 56'-0")

BLDG. AREA:

1ST FLOOR:	15,508 SF
2ND FLOOR:	14,869 SF
3RD FLOOR:	14,869 SF
4TH FLOOR:	14,869 SF
TOTAL BLDG AREA:	60,115 SF
CANOPIES (FRONT, BACK & SIDES):	1,984 SF
GROSS BLDG AREA (UNDER ROOF):	60,115 + 1,984 = 62,099 SF

SITE DATA - LOT #3 CONFERENCE CENTER

LOT#3 PARCEL#	124-53-041
PROPERTY OWNER:	SOLEIL CONFERENCE CENTER, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY 1550 S. 52ND STREET TEMPE, AZ 85281 PHONE: (602) 768-7000
PROPERTY ADDRESS:	3200 S. 48TH ST. PHOENIX, AZ 85040
OCCUPANCY GROUP:	A-3
CONSTRUCTION TYPE:	V-A SPRINKLERED (NFPA 13) FIRE ALARM (NFPA 72)
NET SITE AREA:	49,102 SF OR 1,127 ACRES
GROSS BLDG. AREA:	13,704 SF (CONFERENCE AREA: 6,922 SF)
LOT COVERAGE:	13,704/49,102 = 28% (50% MAX. ALLOWED)
BLDG. HEIGHT:	27'-8" MAX (FAA MAX. ALLOWED 56'-0")

GENERAL ELEVATION NOTES

REFLECTIVITY OF GLASS IS LIMITED TO A MAXIMUM OF 20%

CITY APPROVAL

KIVA PROJECT #:	06-5242
SDEV #:	0601535
PAPP FACT #:	2405139
QUARTER SECTION (QS):	Q6-38
REZONING CASE:	PHO-4-07-Z-287-85

CROSS ACCESS & PARKING AGREEMENTS RECORDED:
AMENDED & RESTATED ACCESS & PARKING AGREEMENT #C1404994A-346
AMENDMENT TO THE AMENDED & RESTATED ACCESS & PARKING AGREEMENT 3 C1600379M-347

CITY OF PHOENIX
MAY 14 2025
Planning & Development Department

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REVISIONS

NO.	DESCRIPTION	DATE	BY
	PER CITY COMMENT DATED 10-24-24	03/31/25	

ISSUED FOR:
SITE PLANNING

PROJECT NO.: 24-036
DATE: 05/13/2025
DRAWN BY: WM
CHKD. BY: AB

PROPOSED PHASE 2

SHEET
AS100

24-036-AS101-Site Plan.dwg

ZONING C-2 MR

ZONING C-2 M-R

ZONING A1

NEW DRIVEWAY ENTRANCE AS PER DETAIL P1255-1

EXISTING CURB SIDEWALK

RETAINING WALL

TRASH ENCLOSURE SEE SHEET AS106

NEW UNDERGROUND RETENTION AREA

NEW PROPOSED TRANSFORMER LOCATION

EXISTING TRANSFORMER PAD

LOT #1 PHASE 2 TOWNEPLACE SUITES
107 KEYS, 5 STORIES
GROSS BLDG. AREA: 60,115 SF

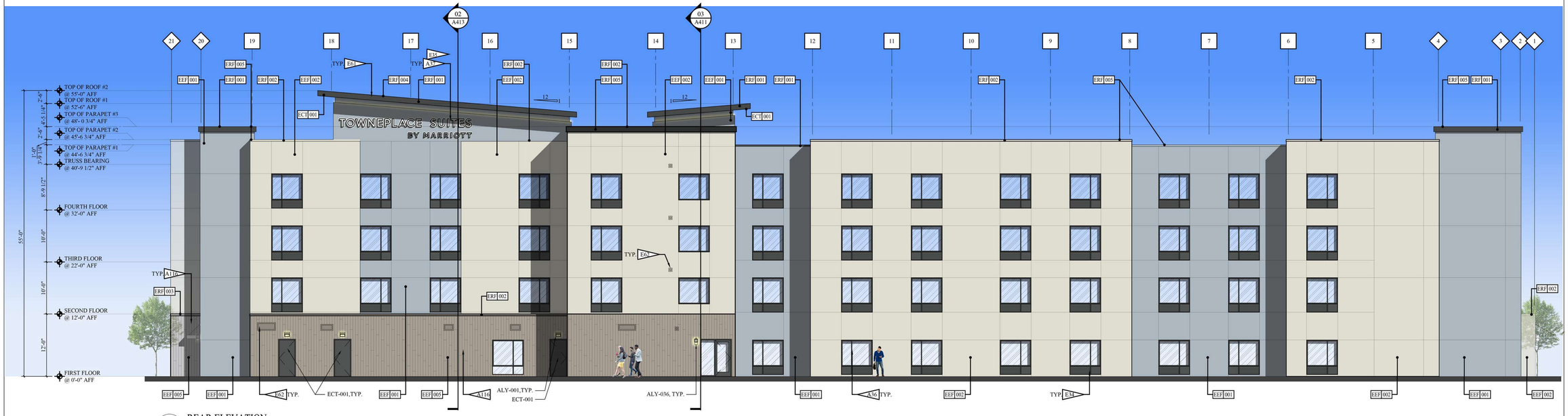
LOT#3. PHASE 2 CONFERENCE CENTER
1 STORY
GROSS BLDG. AREA 13,704 SF

LOT #2
EXISTING - PHASE 1
(NOT PART OF THIS SITE PLAN REVIEW, IS SHOWN TO PROVIDE COMPARISON FOR DEVELOPMENT THAT OCCURRED UNDER THE PREVIOUS APPROVED PHASE)

01 MASTER SITE PLAN
1" = 30'-0"

PLAN NORTH / TRUE NORTH

PHO-10-25--Z-287-85-8 | Proposed Conceptual Site Plan | Hearing Date: July 16, 2025



02 REAR ELEVATION
1/8" = 1'-0"

01 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHED LEGEND

MARK	COLOR SAMPLE	MATERIAL	MARK	COLOR SAMPLE	MATERIAL
EEF 001		EIFS COLOR : BENJAMIN MOORE "MANOR BLUE" No.1627 (CLR13414)	ERF 005		TPO MEMBRANE ROOFING COLOR: BLACK
EEF 002		EIFS COLOR : BENJAMIN MOORE "NOVEMBER RAIN" No.2142-60 (CLR13415)	ECT 001		PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES COLOR: COLOR TO MATCH EXTERIOR WINDOW FINISH
EEF 004		EIFS COLOR: MATP 12 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 6006 BLACK BEAN)	ECT 002		PAINTED SURFACE @ PORTE COCHERE COLUMNS COLOR: MATCH NICHIHA "COTTON ED680-CUS"
EEF 005		EIFS COLOR: MATP 13 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 7043 INTELLECTUAL GRAY)	EWP 003		METAL SOFFIT PANEL @ PORTE COCHERE COLOR: MATCH NICHIHA "COTTON ED680-CUS"
ERF 001		ALUMINUM COPING	EFM 003		METAL FENCE @ FIREPIT MATERIAL COMPOSITION ASTM B221 ALUMINIUM EXTRUSIONS, ALLOY 6063, WITH DECORATIVE FILM LAMINATED TO SURFACE. COLOR: MATCH NICHIHA "COTTON ED680-CUS" FINISH : POLYMER FILM LAMINATED TO SURFACE OF ALUMINUM
ERF 002		ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE			
ERF 003		ALUMINUM COPING **COLOR**: MATCH NICHIHA "COTTON" ED680-CUS AS APPROVED BY MARRIOTT	EFM 004		PERGOLA. TERIAL COMPOSITION: TWO LAYERS OF MEDIUM DENSITY OVERLAY (MDO) LAMINATED AND MECHANICALLY FASTENED AND OVERLAID ON ALL EXPOSED SIDES AND ENDS WITH PLAIN-SLICED WHITE OAK WOOD VENEER. COLOR: MATCH NICHIHA COTTON E680-CUS FINISH: ACRYLIC SOLID STAIN
ERF 004		TPO MEMBRANE ROOFING - SLOPED COLOR: WHITE ON BLACK (LAMINATED)			

ARCHITECTURAL LEGEND

MARK	MATERIAL
A36	TYPICAL GUESTROOM WINDOW
A37	CHANNEL LETTER SIGNAGE AT FACE OF BUILDING, SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS. PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE.
A116	EIFS REVEALS AT EEF-005 PREFERRED WIDTH IS 8"; WIDTH SHALL NOT BE GREATER THAN 12"

ENGINEERING LEGEND

MARK	MATERIAL
E34	PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME
E35	AT EXTERIOR SIGNAGE PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL
E61	PROVIDE CONTINUOUS BAND OF LIGHT TO ILLUMINATE BOTTOM OF SOFFIT.
E62	MECHANICAL LOUVER

CIVIL LEGEND

MARK	MATERIAL
CFP	DECORATIVE METAL SLAT FENCE AT FIRE PIT AND BBQ IS REQUIRED

GENERAL SIGNAGE NOTES

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2. MINIMUM 3/4" FIRE TREATED PLYWOOD SHEATHING REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGHT AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTORS TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSID PARAPET WALL.

GENERAL ELEVATION NOTES

1. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
2. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
3. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS.
4. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
5. ALL VENT PIPES, ETC, EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS, AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
7. LOUVERS NOT CONNECTED TO WINDOW SYSTEM TO MATCH ADJACENT MATERIAL COLOR.

IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)

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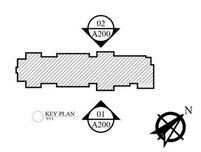
2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE ARCHITECTS INTENDED DESIGN FOR THIS PROJECT.
3. YOUR BID INCLUDED ALL THE STEPS, PROCESSES, MATERIALS, PRODUCTS, GOVERNING PERMITS AND APPROVALS NECESSARY TO PROVIDE A COMPLETED AND WARRANTED SYSTEM OR INSTALLATION THAT DOES NOT REQUIRED ANOTHER CONTRACTOR OR PRODUCT TO COMPLETE YOUR SCOPE OF WORK.
4. YOUR BID MUST HAVE INCLUDED ANY DESIGN INFORMATION REFERENCED WITHIN ANY CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OR PLUMBING DRAWINGS. ALSO NOTE THESE DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW ONLY BASIC CONCEPTS AND GENERAL INFORMATION. THE COMPLETION OF YOUR WORK MAY INCLUDE OTHER STEPS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND OR APPROVALS NECESSARY TO PROVIDE A COMPLETE SYSTEM INSTALLATION WHETHER SUGGESTED ON THE DRAWINGS OR NOT.
5. AS AN EXAMPLE: ITEMS AND OR TASKS LIKE: TIRE CAULK, DRAFT STOPS, FASTENERS, ANCHORS, EMBEDMENTS, DUMPSTERS, DEBRIS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND OR SUBCONTRACTOR, AT THE OWNERS DISCRETION.

CITY OF PHOENIX
MAY 14 2025
Planning & Development Department



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ALDEN, NY, 14004
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donaldedwardarchitect@gmail.com

REGISTERED ARCHITECT
CERTIFICATE #
47781
DONALD MURRAY EDWARD
NORTH CAROLINA
04/11/2025

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DRAWING QUESTIONS
CA@MWTUSA.COM
1-800-717-5816

PROJECT OWNER
KUBER DEVELOPMENT

1550 S. 52ND STREET
TEMPE, AZ 85281

TOWNEPLACE SUITES
TOWNEPLACE SUITES®
BY MARRIOTT

3210 S. 48TH ST,
PHOENIX, AZ 85040

PROTOTYPE VERSION : GEN 5

REVISIONS

NO.	DESCRIPTION	DATE	BY

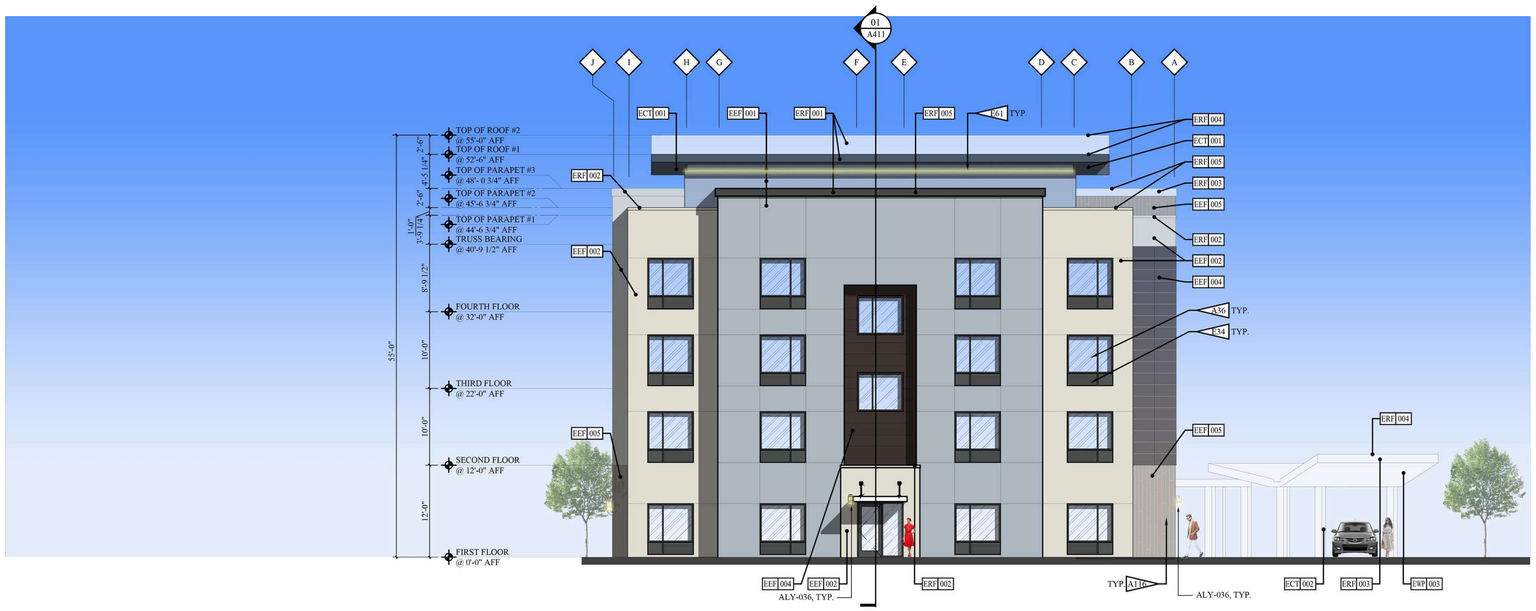
ISSUED FOR:
PERMIT

PROJECT NO.:	24-036
DATE:	04/11/2025
DRAWN BY:	YA
CHKD. BY:	AB

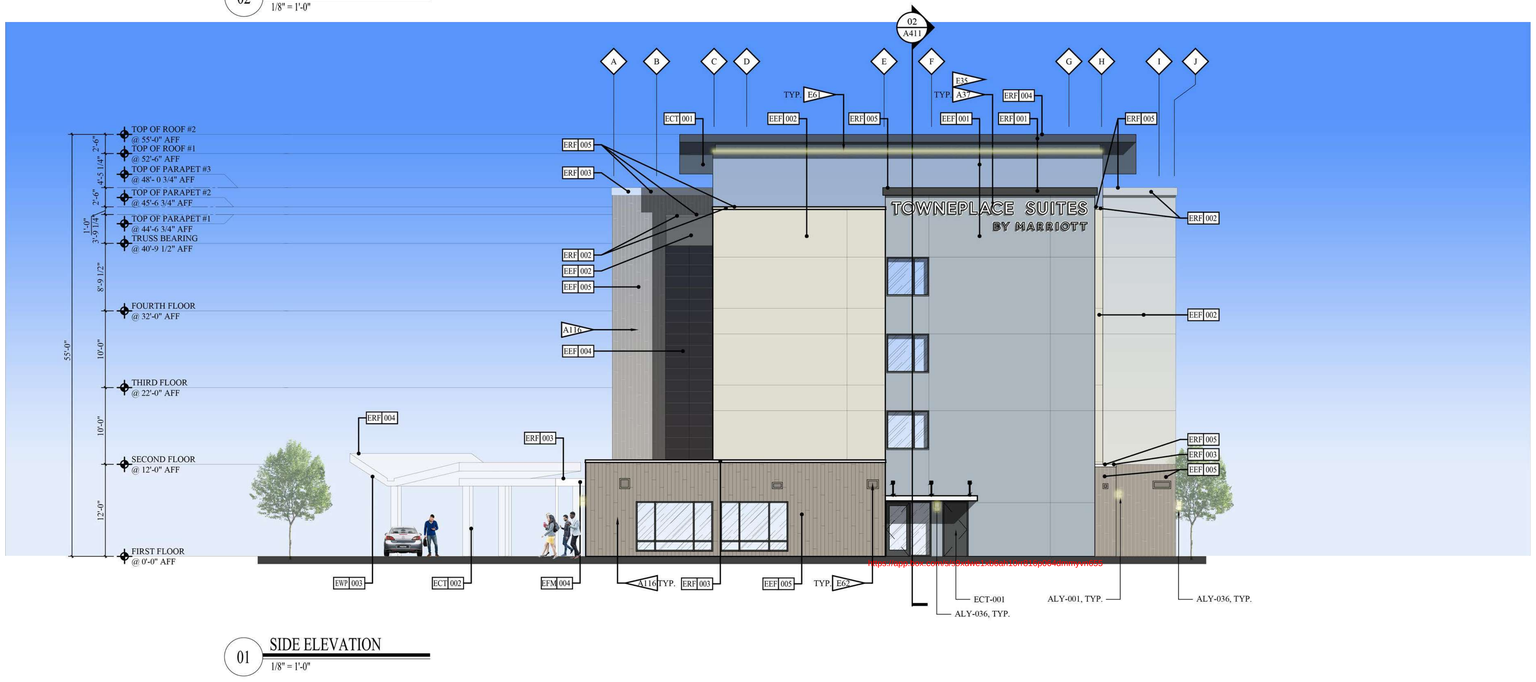
BUILDING ELEVATIONS

SHEET
A200

24-036-A200-Building Elevations.dwg



02 SIDE ELEVATION
1/8" = 1'-0"



01 SIDE ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHED LEGEND

MARK	COLOR SAMPLE	MATERIAL	MARK	COLOR SAMPLE	MATERIAL
EEF 001		EIFS COLOR : BENJAMIN MOORE "MANOR BLUE" No.1627 (CLR13414)	ERF 005		TPO MEMBRANE ROOFING COLOR: BLACK
EEF 002		EIFS COLOR : BENJAMIN MOORE "NOVEMBER RAIN" No.2142-60 (CLR13415)	ECT 001		PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES COLOR: COLOR TO MATCH EXTERIOR WINDOW FINISH
EEF 004		EIFS COLOR: MATP 12 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 6006 BLACK BEAN)	ECT 002		PAINTED SURFACE @ PORTE COCHERE COLUMNS COLOR: MATCH NICHIHA "COTTON ED680-CUS"
EEF 005		EIFS COLOR: MATP 13 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 7045 INTELLECTUAL GRAY)	EWP 003		METAL SOFFIT PANEL @ PORTE COCHERE COLOR: MATCH NICHIHA "COTTON ED680-CUS"
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ERF 004		TPO MEMBRANE ROOFING - SLOPED COLOR: WHITE ON BLACK (LAMINATED)			

ARCHITECTURAL LEGEND

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A36	TYPICAL GUESTROOM WINDOW
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ENGINEERING LEGEND

MARK	MATERIAL
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E61	PROVIDE CONTINUOUS BAND OF LIGHT TO ILLUMINATE BOTTOM OF SOFFIT.
E62	MECHANICAL LOUVER

CIVIL LEGEND

MARK	MATERIAL
C116	DECORATIVE METAL SLAT FENCE AT FIRE PIT AND BBQ IS REQUIRED

GENERAL SIGNAGE NOTES

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5. ALL VENT PIPES, ETC, EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS, AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
7. LOUVERS NOT CONNECTED TO WINDOW SYSTEM TO MATCH ADJACENT MATERIAL COLOR.
8. PER STIP #9, ANY REFLECTIVE GLASS USED IS LIMITED TOA MAXIMUM OF 20 PERCENT RELECTIVITY. CALCULATIO WILL BE PROVIDED FROM MANUFACTURER ONCE SELECTED.

IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)

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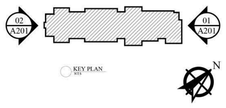
CITY OF PHOENIX
MAY 1 4 2025
Planning & Development Department



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donaldedwardarchitect@gmail.com

REGISTERED ARCHITECT
CERTIFICATE #
47781
DONALD MURRAY EDWARD
NORTH CAROLINA
AMICONALU S. A.
04/11/2025

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DRAWING QUESTIONS
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1-800-717-5816

PROJECT OWNER
KUBER DEVELOPMENT
1550 S. 52ND STREET
TEMPE, AZ 85281

TOWNEPLACE SUITES
TOWNEPLACE SUITES® BY MARRIOTT
3210 S. 48TH ST,
PHOENIX, AZ 85040
PROTOYPE VERSION : GEN 5

REVISIONS

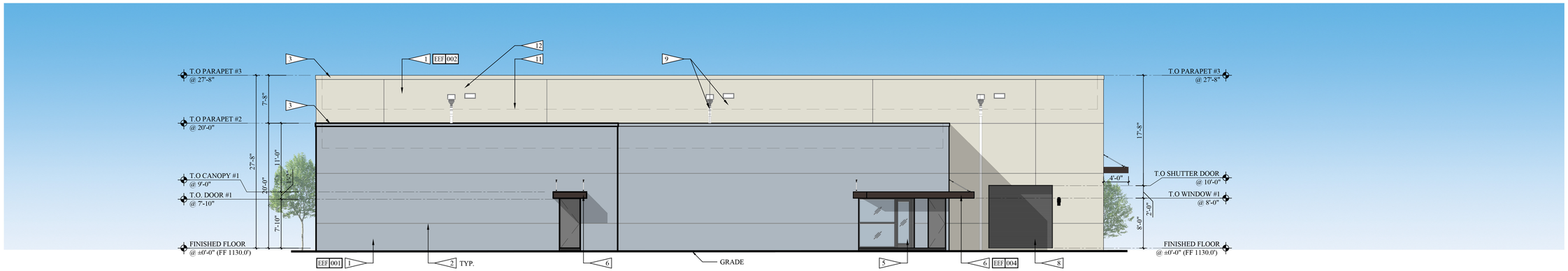
NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
PERMIT

PROJECT NO.:	24-036
DATE:	04/11/2025
DRAWN BY:	YA
CHKD. BY:	AB

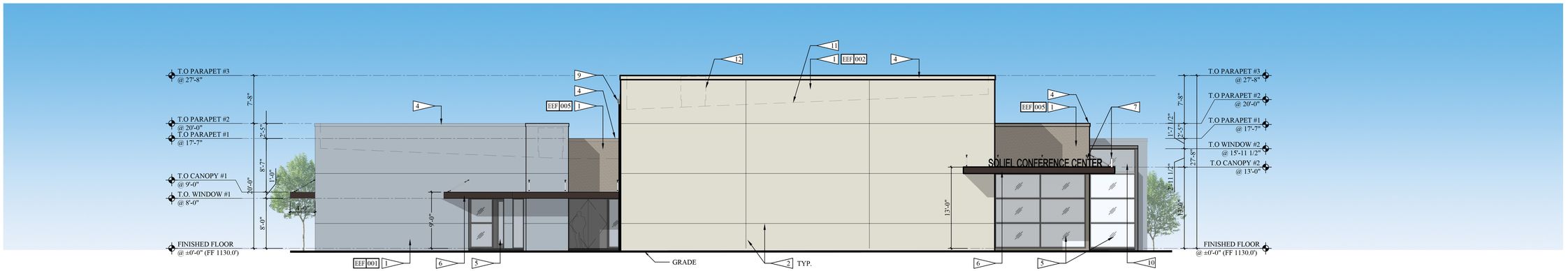
BUILDING ELEVATIONS

SHEET
A201
24-036-A200 Building Elevations.dwg



2 SOUTH WEST ELEVATION

1/8" = 1'-0"



1 SOUTH EAST ELEVATION

1/8" = 1'-0"

CITY OF PHOENIX

MAY 1 4 2025

Planning & Development Department

EXTERIOR FINISHED LEGEND

MARK	COLOR SAMPLE	MATERIAL
EEF 001		COLOR : BENJAMIN MOORE "MANOR BLUE" No.1627 (CLR13414)
EEF 002		COLOR : BENJAMIN MOORE "NOVEMBER RAIN" No.2142-60 (CLR13415)
EEF 004		COLOR: MATP 12 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 6006 BLACK BEAN)
EEF 005		COLOR: MATP 13 1022 S WITH "STRATOTONE" HIGH PERFORMANCE COLORANT (CONTROL COLOR SW 7045 INTELLECTUAL GRAY)
ERF 005		TPO MEMBRANE ROOFING COLOR: BLACK
ECT 001		PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES, COLOR: COLOR TO MATCH EXTERIOR WINDOW FINISH

ARCHITECTURAL LEGEND

MARK	MATERIAL
1	EIFS - SAND FINISH
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6	CANOPY
7	SIGNAGE - CONCEPTUAL PURPOSES ONLY.
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10	SPANDREL GLASS
11	ROOF LINE BEHIND
12	LINE OF ROOF TOP UNIT BEHIND

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3. PER STIP #9 : ANY REFLECTIVE GLASS USED IS LIMITED TO A MAXIMUM OF 20 PERCENT REFLECTIVITY. CALCULATION WILL BE PROVIDED FROM MANUFACTURER ONCE SELECTED.

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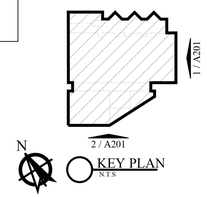

APPROVAL

KIVA: 06-5242
SDEV : 0601535
ADDR : 240323
LSPL : PROVIDE ONCE ASSIGNED
PLAT/PRDV/PRLC : PROVIDE ONCE ASSIGNED

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MWT

3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

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DONALD M. EDWARD
LICENSE #: 47781
10800 ALABASTER DRIVE
DAVIDSON, NC 28036
donaldedwardarchitect@gmail.com

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PROJECT OWNER

MAHABAL HOSPITALITY, LLC.
1550 N 52ND STREET
TEMPE, AZ 85281

SOLIEL CONFERENCE CENTER

3210 S. 48TH STREET LOT #3
PHOENIX, AZ 85040

REVISIONS

NO.	DESCRIPTION	DATE	BY

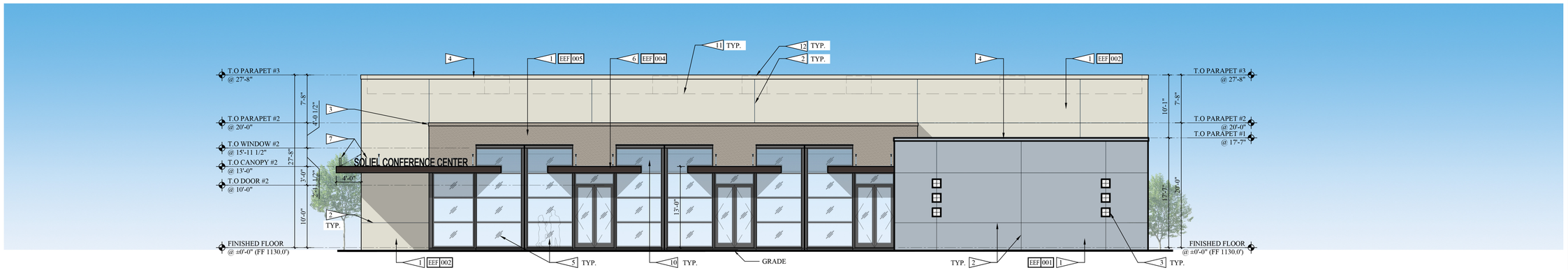
ISSUED FOR:
SITE PLANNING

PROJECT NO.: 24-037
DATE: 4/2/25
DRAWN BY: BS
CHKD. BY: MWT

BUILDING ELEVATIONS

SHEET
A201

24-037 A200 ELEVATIONS.dwg



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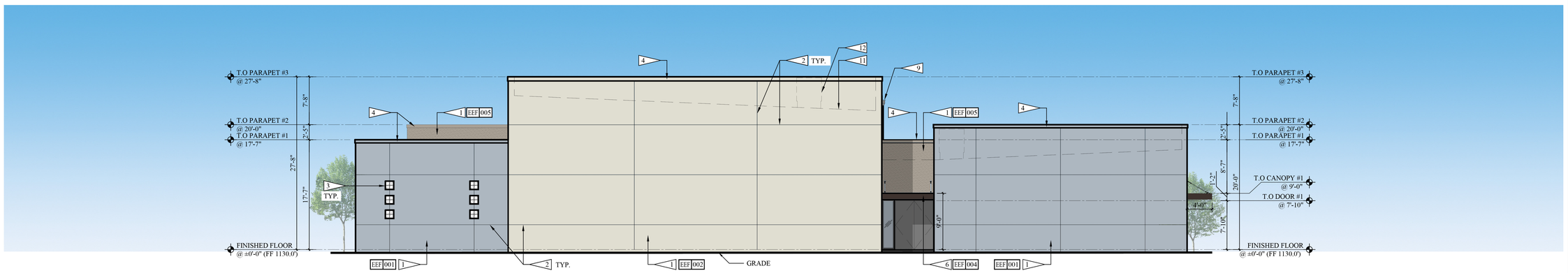

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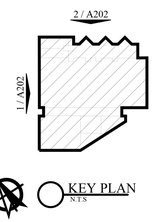

N

KEY PLAN
NTS

CITY OF PHOENIX

MAY 1 4 2025

Planning & Development Department

APPROVAL

KIVA: 06-5242
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REVISIONS

NO.	DESCRIPTION	DATE	BY

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SITE PLANNING

PROJECT NO.: 24-037
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DRAWN BY: BS
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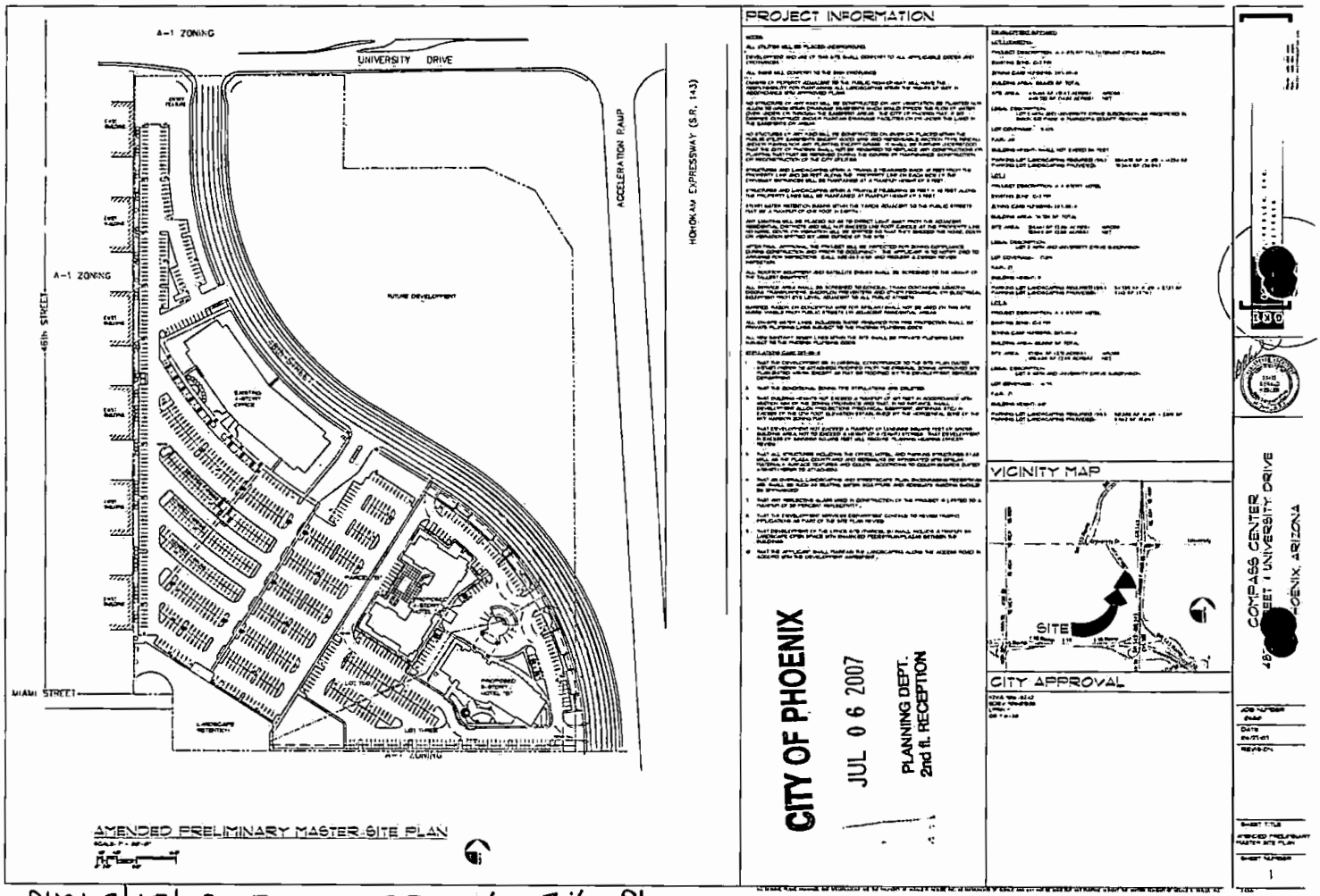
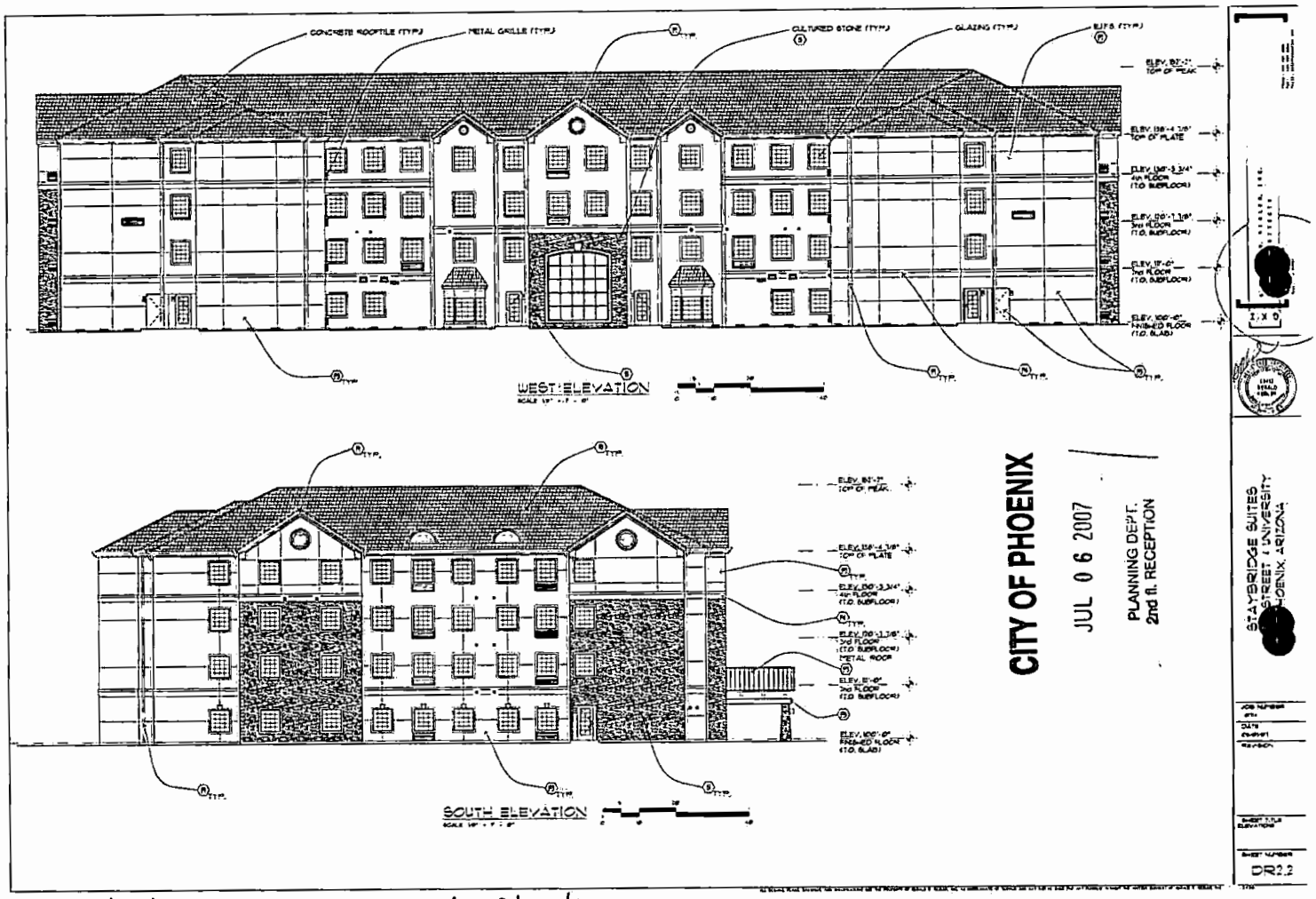
SHEET
A202

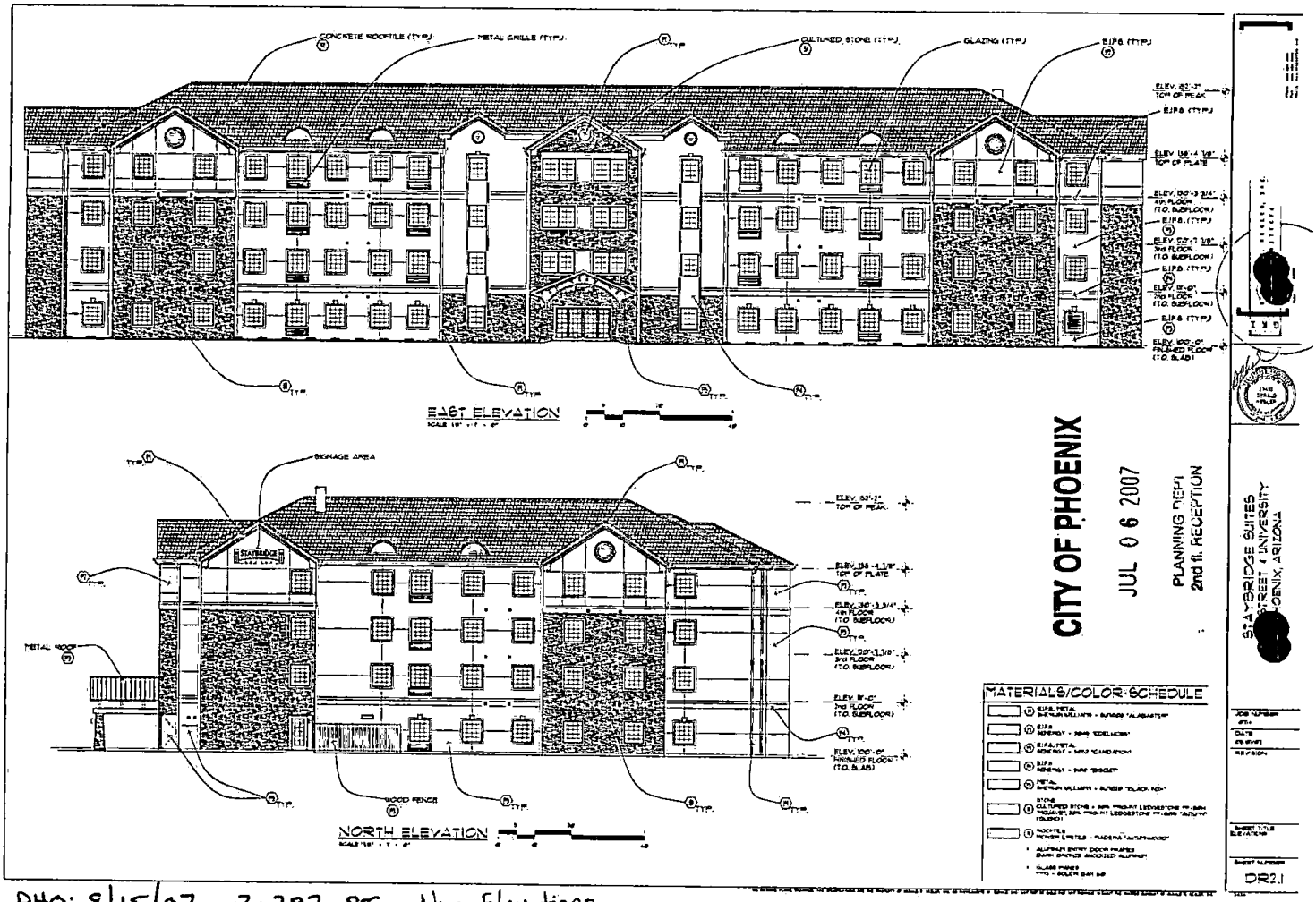
24-037 A200 ELEVATIONS OPT 2.dwg



PHO: 8/15/07 Z-287-85 New Site Plan



PHO: 8/15/07 Z-287-85 New Elevations,



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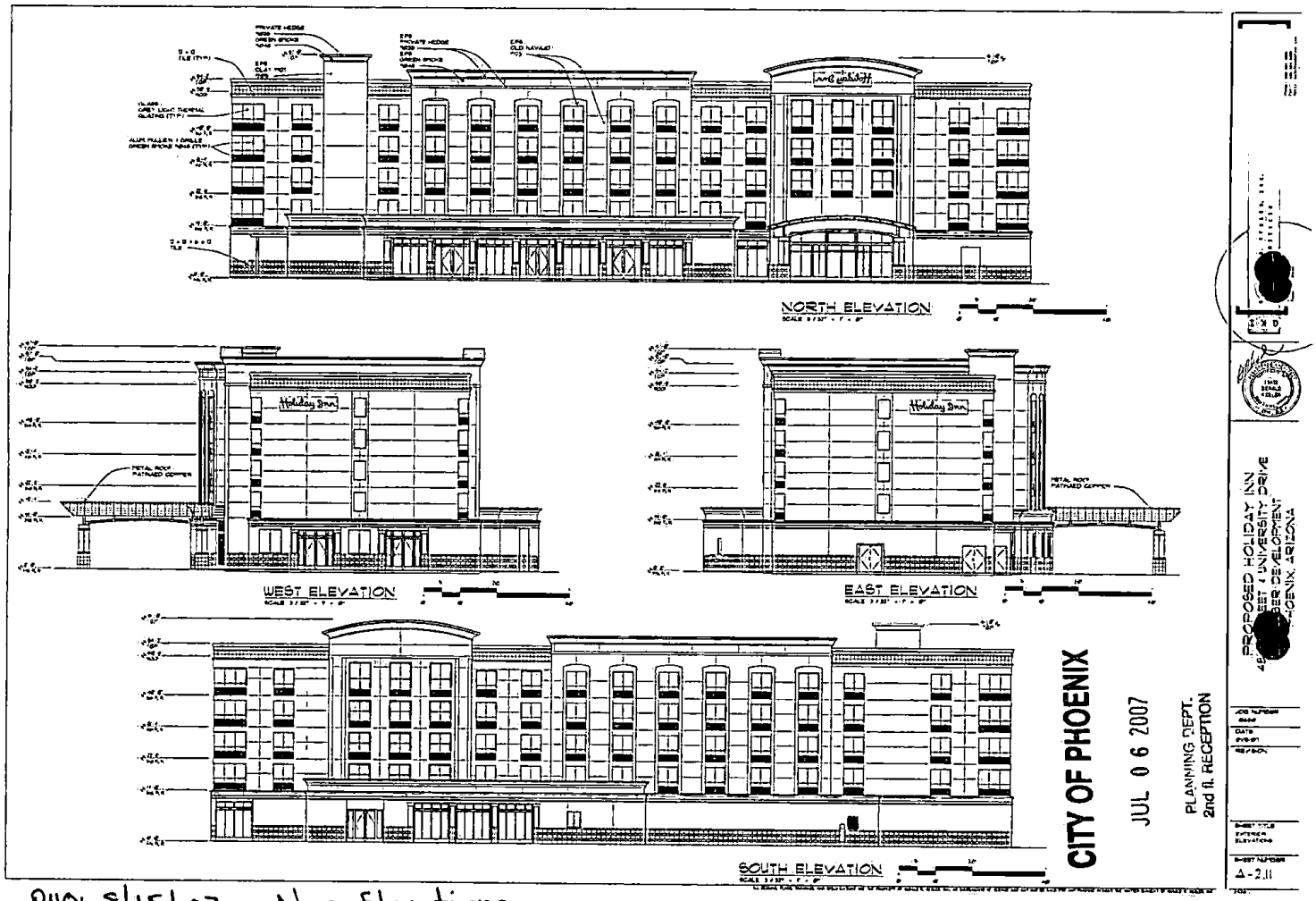

PHO: 8/15/07 New Elevations,

DISTRICT 8
HOHOKAM EXPRESSWAY (48TH STREET) AND UNIVERSITY DRIVE
APPLICANT: GKI
OWNER: KUBER DEVELOPMENT
REPRESENTATIVE: BRENT MILLER

D. Application: Z-287-85-8

Request: Modification of Stipulation 1 regarding general conformance to the site plan;
Deletion of Stipulation 2 regarding conditional zoning time stipulations;
Deletion of Stipulation 3 regarding development of the Corporate Boulevard;
Deletion of Stipulation 4 regarding interim landscaping requirements;
Deletion of Stipulation 5 regarding minimum interim landscaping requirements and possible reinstatement of the conditional zoning time stipulation;
Modification of Stipulation 8 regarding materials, surface textures, and color.

Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive;
Acreage: 28.6

South Mountain - August 14, 2007 - Approved. Vote of 13 - 0

Planning Hearing Officer - August 15, 2007 - Approved, to modify Stipulations 1 and 8, delete Stipulation 2; and denial of the request to modify Stipulations 3, 4, and 5.

1. That development be in general conformance to the site plan dated April 13, 1998, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the site plan date stamped July 6, 2007 and as may be modified by the Development Services Department.

~~2.~~ ~~That the conditional zoning time stipulations is deleted except as in the conditions described in Stipulations Nos. 4 and 5.~~

~~3.~~ 2. That the applicant agrees to construct the re-aligned 48th Street (as depicted on the site plan as Proposed Corporate Boulevard) at their cost, upon agreement that the City will transfer to the applicant the abandoned right-of-way from the service road as outlined in the approved Development Agreement. That construction of Corporate Boulevard commence (to its ultimate completion) with the first development of the site.

~~4.~~ 3. That the applicant agrees to install interim landscape improvements along the service road right-of-way at a cost ratio and to the extent outlined in the Development Agreement executed between the City of Phoenix and the applicant. The interim landscape improvement should be generally consistent with the standards as outlined in Stipulation 5. Said landscape improvements are to be installed no later than June 30, 1994, or the Planning Commission may initiate an application to reinstate the conditional zoning time stipulation.

~~5.~~ 4. That in the event a Development Agreement (as referenced in Stipulation 4) is not executed between the City and the applicant by the time of City Council final approval of this action, the following stipulations shall apply:

The applicant will install (at their cost) interim landscape improvements along both sides of the service road right-of-way within 180 days of final City Council approval of this action. The interim landscape improvements shall consist of a minimum of a 10 foot wide area of decomposed granite and contain trees spaced a maximum of 30 feet on center (or an equivalent grouping) with a watering system. If landscape improvements are not completed within this time frame, the Planning Commission may initiate an application to reinstate the conditional time stipulation.

~~6.~~ 5. That building heights not exceed 107 feet in accordance with Section 404 of the Zoning Ordinance and that, in no instance; shall development allow projections (mechanical equipment, antennas, etc.) In excess of the 1,278 foot elevation established by the Horizontal Zone of the Sky Harbor Zoning Map.

~~7.~~ 6. That development not exceed a maximum of 1,330,000 square feet of exceed a height of 8 (eight) stories: That development in excess of 800,000 square feet will require Planning Hearing Officer review.

~~8.~~ 7. That all structures including the office, hotel, and parking structures(s) as well as the plaza, courtyard and sidewalks shall be integrated with similar materials, surface textures and color, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the elevations date stamped July 6, 2007.

~~9.~~ 8. That an overall landscaping and streetscape plan, encouraging pedestrian use, shall be submitted for review and approval by the Development Services Department - pedestrian amenities, such as seating, water, sculpture, and adequate shading should be emphasized.

~~10.~~ 9. That any reflective glass used in construction of the project is limited to a maximum of 20-percent reflectivity.

~~11.~~ 10. That the Development Services Department continue to review traffic implications as part of the site plan review.

~~12.~~ 11. That development of the office site (Parcel B) shall include a minimum 15-percent landscape open space with enhanced pedestrian/plazas between the buildings.

~~13.~~ 12. That the applicant shall maintain the landscaping along the access road in accord with the Development Agreement.

MOTION was made by Mr. Lingner, **SECONDED** by Mr. Mattox, that Item 15 be granted. **MOTION CARRIED UNANIMOUSLY.**

REPORT OF PLANNING HEARING OFFICER ACTION
Mr. Alan Stephenson, Planner III, Hearing Officer
Molly Monserud, Planner I, Assisting

August 15, 2007

ITEM NO: 5

DISTRICT NO.: 8

SUBJECT:

Application #:	Z-287-85-8
Zoning:	A-1, Approved C-2 MR Q.S. 6-38
Location:	Southwest corner of Hohokam Expressway (48th Street) and University Drive
Acreage:	28.6
Request:	Modification of stipulation 1 regarding general conformance to the site plan Deletion of stipulation 2 regarding conditional zoning time stipulations Deletion of stipulation 3 regarding development of the Corporate Boulevard Deletion of stipulation 4 regarding interim landscaping requirments Deletion of stipulation 5 regarding minimum interim landscaping requirements and possible reinstatement of the conditional zoning time stipulation Modification of stipulation 8 regarding materials, surface textures and color
Applicant:	GKI
Owner:	Kuber Development
Representative:	Brent Miller

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval to modify stipulations 1 and 8, delete stipulation 2 and recommended denial of the request to modify stipulations 3, 4 and 5.

Village Planning Committee (VPC) Recommendation: The South Mountain Village Planning Committee reviewed this request on August 14, 2007 and recommended approval by a vote of 13 – 0.

DISCUSSION: Jerry Kesler, 401 West Baseline Road, stated that stipulation 1 restricts development to the site plan from 1998. The entire area stands

undeveloped with the exception of an office building located just to the north of the proposed hotels. The original site plan called out two hotels to the east of Corporate Boulevard (48th Street).

Mr. Kesler discussed that they are intending to put the two hotels on the pie shaped parcel on the west side of Corporate Boulevard. The proposed hotels would have 100 fewer rooms than those originally approved. The landscaping required in stipulations 3, 4 and 5 has been completed thus there is no need to retain these stipulations.

Mr. Kesler stated that two Holiday Inn hotels would be placed on the site. One of the hotels would be an extended stay that is designed to feel like "home". The Holiday Inn Corporation is very strict about the appearance of the building. The original colors and textures designed for the building looked like something from Boston not the southwest or Arizona.

Mr. Kesler noted that one of the hotels is designed to have one or two bedrooms with a kitchen, typically for guests who are going to stay for a week or two. The other hotel is a standard hotel designed for a one or two night stay and the standard corporate travelers.

Mr. Kesler discussed the proposed colors and textures of the building noting the use of southwest stones and effaces. Both buildings have extensive architectural detail, relief in the building, other elements and overall a nice upgraded look.

The standard hotel has been designed to contain and restaurant and bar designed for the guests of both hotels. There are not many restaurants in the area and this will satisfy the need for the guests. There is only seating for 45 people and there is limited kitchen space. Mr. Kesler stated that the restaurant is not designed to serve the general public.

The South Mountain Village Planning Committee unanimously recommended approval of the request. The Planning Hearing Officer verified that the Village Planning Committee did not recommend any new stipulations.

The Planning Hearing Officer clarified that stipulations 3, 4 and 5 run with the land. The Development Services Department will require that the applicant prove the stipulations have been met but it is not necessary to delete them. The stipulations should remain in place to ensure that future development will have the same requirements as the original development.

The Planning Hearing Officer inquired if the applicant owned/represented the property on the north side of the Corporate Boulevard. Mr. Kesler responded that they did not represent the adjacent property owners.

The Planning Hearing Officer reiterated that there is no need to delete stipulations 3 – 5 noting that the proposals for the north portion of the site are still unknown and may be affected by these modifications. These stipulations should be modified to allow for the new hotel development

FINDINGS:

1. Although stipulations 3, 4 and 5 have been met, they should remain in place to ensure that future development will meet the landscaping and other requirements.

2. The materials, surface textures and colors proposed by the applicant are consistent with a southwest décor.

DECISION: The Planning Hearing Officer recommended approval to modify stipulations 1 and 8, delete stipulation 2 and recommended denial of the request to modify stipulations 3, 4 and 5.

STIPULATIONS:

STIPULATIONS:

1. That development be in general conformance to the site plan dated 4/13/98, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the site plan date stamped July 6, 2007 and as may be modified by the Development Services Department:

~~2. That the conditional zoning time stipulations is deleted except as in the conditions described in Stipulations Nos. 4 and 5.~~

~~3.~~ 2. That the applicant agrees to construct the re-aligned 48th Street (as depicted on the site plan as Proposed Corporate Boulevard) at their cost, upon agreement that the City will transfer to the applicant the abandoned right-of-way from the service road as outlined in the approved Development Agreement. That construction of Corporate Boulevard commence (to its ultimate completion) with the first development of the site.

~~4.~~ 3. That the applicant agrees to install interim landscape improvements along the service road right-of-way at a cost ratio and to the extent outlined in the Development Agreement executed between the City of Phoenix and the applicant. The interim landscape improvement should be generally consistent with the standards as outlined in Stipulation No.

5. Said landscape improvements are to be installed no later than June 40, 1994, or the Planning Commission may initiate an application to reinstate the conditional zoning time stipulation.

~~5.~~ 4. That in the event a Development Agreement (as referenced in Stipulation No. 4) is not executed between the City and the applicant by the time of City Council final approval of this action, the following stipulations shall apply:

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~~6.~~ 5. That building heights not exceed 107 feet in accordance with Section 404 of the Zoning Ordinance and that, in no instance, shall development allow projections (mechanical equipment, antennas, etc.) In excess of the 1,278 foot elevation established by the Horizontal Zone of the Sky Harbor Zoning Map.

~~7.~~ 6. That development not exceed a maximum of 1,330,000 square feet of exceed a height of 8 (eight) stories: That development in excess of 800,000 square feet will require Planning Hearing Officer review.

~~8.~~ 7. That all structures including the office, hotel and parking structures(s) as well as the plaza, courtyard and sidewalks shall be integrated with similar materials, surface textures and color, except for the hotel site south of the Corporate Boulevard which shall be in general conformance to the elevations date stamped July 6, 2007.

~~9.~~ 8. That an overall landscaping and streetscape plan, encouraging pedestrian use, shall be submitted for review and approval by the Development Services Department - pedestrian amenities, such as seating, water, sculpture and adequate shading should be emphasized.

~~10.~~ 9. That any reflective glass used in construction of the project is limited to a maximum of 20 percent reflectivity.

~~11.~~ 10. That the Development Services Department continue to review traffic implications as part of the site plan review.

~~12~~. 11. That development of the office site (Parcel B) shall include a minimum 15% landscape open space with enhanced pedestrian/plazas between the buildings.

~~13~~. 12. That the applicant shall maintain the landscaping along the access road in accord with the Development Agreement.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Contact Theresa Damiani regarding ADA, 602-262-6368/voice, 602-534-5500 City TTY Relay.

Z-287-85

RESULTS
SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE
AUGUST 14, 2007

The agenda for the meeting was as follows:

1. Call to order and roll call.

   6:35 p.m. with 12 members present (one additional member arrived subsequent to the call to order and roll call). 13 members in total. 10 members required for a quorum.

2. Review and approval of minutes from the **July 10, 2007** meeting.

   Mr. William Wiess motioned to recommend approval of the minutes.

   Mr. George Young seconded the motion.

   Minutes approved by a unanimous: 12-0 VOTE

3. Announcements by the Chair

4. Presentation, discussion, and possible recommendation on **Z-58-07-7**, approximately 1.47 acres located approximately 465 feet north of the northwest corner of 19th Avenue and Latona Lane. Request to rezone from R1-18 (.35 Acres) and S-1 (1.12 Acres) to R1-10 for a proposed 16 lot single-family residential subdivision. Presentation by Tim Patton of the Mashburn Companies.
   The Zoning Hearing Officer will review this request on August 20, 2007

   MOTION
   Mr. Gregory Brownell motioned to recommend approval of the requested zoning, subject to stipulations provided in the addendum to the staff report with a modification to stipulation eight.

   Mr. Chandler Nelsen seconded the motion

   VOTE
   8 – 5 (Banks, Montiel, Schneider, Styring, Young)

   DISCUSSION
   Staff noted that the correct site plan date stamp referenced in stipulation eight of the addendum to the staff report should read August 2, 2007 instead of May 8, 2007.

   Mr. Tim Patton noted that he met with the neighborhood on July 24. Mr. Patton also noted that the neighbors expressed that the number of lots in the proposed development should be reduced to 15. Mr. Patton explained that he amended the zoning application to reduce the number of proposed lots from 19 to 16 subsequent to meeting with the neighborhood. Mr. Patton indicated that having 16 lots on the site would allow the developer to provide a quality product and provide an appropriate transition by placing larger lots along the south perimeter property line.

Vice-Chairwoman Barbara Schneider inquired if the applicant would be amenable to R1-18 zoning.

Mr. Patton responded that having a zoning boundary running through the site would be problematic.

Staff noted that the density allowed under the R1-18 zoning district would not allow the number of lots proposed.

Two area residents expressed concerns regarding the proposal. The residents expressed that the request was indicative of a further intrusion of R1-10 zoning south of Baseline Road. The residents also stressed that R1-18 zoning was more appropriate for the site and that no more than 15 lots should be allowed to be developed on the property.

5. Presentation, discussion, and possible recommendation on **PHO-1-07-Z-96-97-7**, a request to modify or delete stipulations one (commencement of development), two (maximum dwelling units), three (development option), four (development option), five (height restrictions), eight (landscaping), nine (exterior walls), 10 (street lights), 12 (irrigation ditch), 15 (right-of-way dedications), 16 (street improvements), 18 (open space), and 21 (notification) of the R1-10 zoning approval for the approximate 4.63 acre property located approximately 1,325 feet south of the southwest corner of 19th Avenue and Baseline Road. Presentation by Tim Patton of the Mashburn Companies.
The Planning Hearing Officer will review this request on August 15, 2007

MOTION
Mr. Carl Harris-Morgan motioned to recommend that stipulations 1 and 21 not be modified, that stipulations 3, 4, 10, 12, and 16 be deleted, that stipulations 2, 5, 9, 15, and 18 be modified to be consistent with the staff document dated August 14, 2007, that the additional stipulations outlined in the staff document dated August 14, 2007 be included, and that stipulation 8 be modified to as follows:

That landscape materials utilized in the required landscaped setbacks shall, at a minimum, conform to the C-1 streetscape landscaping quantity and size standards and that trees provided within the required landscape setback along 20th Avenue shall have a minimum caliper size of four inches.

Dr. Greg Tolliver seconded the motion.

VOTE
13-0

DISCUSSION
Staff indicated that the stipulation modifications were requested to accommodate a larger residential development that also included the area requested for rezoning per Zoning Case Z-58-07-7 (Item 4 of the agenda). Staff noted that a document outlining stipulation modifications and additional stipulations that were consistent with the staff recommended stipulations for Zoning Case Z-58-07-7 had been provided to the Committee.

Mr. Tim Patton noted that the applicant had agreed to the neighbors' request to provide larger trees within the required landscape setback along 20th Avenue.

Staff inquired if the applicant could indicate a caliper size that would be acceptable.

Mr. Patton responded that the applicant could provide trees with four-inch calipers.

Mr. Stan Craiger, an area resident, stated that he was opposed to the requested stipulation modifications.

6. Presentation, discussion, and possible recommendation on **Z-SP-36-06-8**, approximately 1.0 acre located approximately 100 feet north of the northwest corner of 48th Street and Baseline Road. Request to rezone from S-1 to S-1 SP for a proposed monopole / wireless communications facility. Presentation by Rulon Anderson of T-Mobile.
The Planning Commission will review this request on September 6, 2007

MOTION
Mr. Christopher Styring motioned to recommend that the request be denied.

Mr. George Young seconded the motion.

VOTE
13-0

DISCUSSION
Mr. Rulon Anderson provided an overview of the proposed wireless communications facility. Mr. Anderson noted that he felt that the proposed facility was a stealth application that should be allowed by right. Mr. Anderson indicated that the proposed elevation was the preferred design of the property owner. Mr. Anderson noted that he was not in agreement with stipulation three of the staff report and that he would not agree to modify the design of the proposed facility.

Multiple members of the Committee expressed that the design of the proposed monopole was not aesthetically pleasing and that a design similar to the stealth application recommended by staff would be more appropriate.

7. Presentation, discussion, and possible recommendation on **PHO-4-07-Z-287-85-8**, a request to modify stipulations one (general conformance to site plan), two (conditional zoning), three (Corporate Boulevard development), four (interim landscaping requirements), five (interim landscaping requirements and reinstatement of conditional zoning) and eight (materials, surface textures, and color) of the C-2 MR zoning approval for the approximate 25.9 acre property located at the southwest corner of Hohokam Expressway (48th Street) and University Drive. Presentation by Brent Miller of GKI.
The Planning Hearing Officer will review this request on August 15, 2007

MOTION
Mr. George Young motioned to recommend that stipulations 1 through 5 and

stipulation 8 be m ified as requested by the applic.

Mr. Carl Harris-Morgan seconded the motion.

VOTE
13-0

Mr. Brent Miller and Mr. Kessler of GKI provided an overview of the proposed hotel development. Mr. Kessler indicated that one hotel would provide extended stay units and that the other hotel would be a full service Holiday Inn.

Mr. George Young inquired if either of the hotels would have a restaurant.

Mr. Kessler responded that a restaurant would be provided within one of the hotels.

8. Presentation, discussion, and possible recommendation on **PHO-1-07–Z-4-99-8**, a request to modify stipulations one (general conformance to site plan), two (development timeline), eight (cross access easement), 11 (architectural design), 12 (landscaping buffer between phases), 13 (architectural design of Phase II), and 14 (Phase II development) of the C-2 BAOD zoning approval for the approximate 5.57 acre property located approximately 210 feet west of the southwest corner of 7th Street and Baseline Road. Presentation by Josh Oehler of Arc One Associates. *The Planning Hearing Officer will review this request on September 5, 2007*

MOTION
Mr. George Young motioned to continue the item to the September 10, 2007 VPC Meeting and encouraged the applicant to attend the August 27, 2007 South Mountain VPC Development Subcommittee Meeting.

Mr. Gregory Brownell seconded the motion.

VOTE
13-0

Mr. Josh Oehler provided an overview of the proposed commercial development and discussed the reasons for the requested stipulation modifications.

Vice-Chairwoman Barbara Schneider inquired if more landscaping could be provided on the site.

Mr. Oehler responded that he would consider providing more landscaping.

Mr. George Young inquired how many parking spaces would be provided.

Mr. Oehler responded that the number of parking spaces provided would exceed requirements.

Multiple members of the Committee expressed concern that the presented building elevations were not consistent with the character of the Baseline Area. Multiple members indicated that the elevations should be redesigned.

Mr. George Youn[illegible]quired if the applicant would be [illegible]ing to revise the building elevations and attend the Committee's September meeting.

Mr. Oehler indicated that he was not opposed to coming back in September but that he would need to discuss doing so with his client.

Staff noted that the case is scheduled to be reviewed by the Planning Hearing Officer on September 5.

9. Presentation and continuation of discussion regarding **village cores, height, intensities and related issues** (within and outside village cores). Presentation by staff.

Staff noted that eight members responded to the survey distributed in July regarding the current Village Core location, the appropriateness of other areas for more height and more intense uses, and the appropriateness of other locations for secondary core designations. Staff noted that the responses were mixed regarding the appropriateness of the current Village Core location (Central and Broadway). Staff also noted that multiple areas were identified as being appropriate for more height and more intense uses, including the Beyond the Banks planning area and the 32nd Street and Maricopa Freeway area. Staff indicated that several areas were noted as possibly being appropriate for secondary core designations but that a consensus was not apparent amongst the responses.

10. Public Comments

No public comments were made.

11. Announcements

Staff announced that the Planning Commission initiated a text amendment to Section 649 (Mixed Use Agricultural Zoning District) of the Zoning Ordinance on August 8.

12. Adjournment

Meeting adjourned at 8:35 p.m.