

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 5/10/2022
Agenda Item: 7**

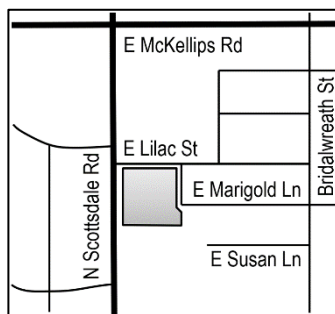
ACTION: Request a General Plan Projected Residential Density Map Amendment from “Medium to High Density (up to 25 du/ac)” to “High Density (up to 65 du/ac)”; and a Zoning Map Amendment from “R-4, Multi-Family General District” to “MU-4, Mixed-Use High Density District” for RAMADA INN REZONING, located at 1635 North Scottsdale Road. The applicant is the City of Tempe. No development is proposed at this time.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: RAMADA INN REZONING (PL220055) is located at the southeast corner of East Lilac Street and North Scottsdale Road in the R-4, Multi-Family General District. The site consists of the Maricopa County Assessor Parcel Numbers 132-05-105A and 132-05-102. The City of Tempe is requesting an amendment to the City of Tempe General Plan 2040 Density Map for the subject site from “Medium to High Density” to “High Density”, and an amendment to the City of Tempe Zoning Map from R-4 to MU-4 zoning. City Council approved Resolution R2022.12 authorizing The City of Tempe Economic Development Department to initiate an up-zoning process for the redeveloping of older properties and encouraging new housing development to increase the housing stock in the City of Tempe. A virtual neighborhood meeting was held on April 6, 2022 at 6 p.m. Future development of the site will require a Public Involvement Plan, a new Planned Area Development Overlay District to establish development standards, and a Major Development Plan Review. The request includes the following:

- GPA220001 General Plan Density Map Amendment from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac).
- ZON220001 Zoning Map Amendment from R-4, Multi-Family General District to MU-4, Mixed-Use High Density District.



Existing Property Owner	HK 24th Street, LLC
Applicant	Maria Laughner, City of Tempe
Existing General Plan Land Use	Mixed-Use
Existing General Plan Density	Medium to High Density (up to 25 du/ac)
Proposed General Plan Density	High Density (up to 65 du/ac)
Existing Zoning District	R-4, Multi-Family Residential General District
Proposed Zoning District	MU-4, Mixed-Use High Density District
Gross Site Area	3.14 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Shelly Seyler, Interim Community Development Director
Legal review by: N/A
Prepared by: Lee Jimenez, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located between East Lilac Street, East Hancock Avenue, North Aster Street, and North Scottsdale Road.

Existing entitlements for this property that will remain in effect are: None.

Existing uses on the site include: Legal Non-Conforming Hotel.

This request includes the following:

1. General Plan Amendment
2. Zoning Map Amendment

The applicant is requesting the Development Review Commission provide recommendations to the City Council for items one and two listed above.

PUBLIC INPUT

A virtual neighborhood meeting is required and was held from 6:00 p.m. to 7:00 p.m. on April 6, 2022. Economic Development and Community Development Staff attended. Approximately twenty (20) people from the surrounding area attended.

Many attendees shared support for the up-zoning process and emphasized that this request will likely encourage positive changes to the surrounding area which has been experiencing regular crime and homelessness over the years. However, there were several people concerned about the impact of new development such as traffic, increased density, and massing.

Staff explained that there is no development proposed at this time but any proposed redevelopment in the future will be required to follow the standard process for a new development such as requiring a Planned Area of Development Overlay pursuant to City of Tempe Zoning and Development Code (ZDC) Section 6-302, Planned Area Development Overlay Districts, and a Major Development Plan Review pursuant to ZDC Section 6-305, Development Plan Review. The future development will be required to hold a neighborhood meeting and public hearings in addition to what is required for this request.

Staff has been fielding phone calls and emails throughout the public advertisement of this request. While most comments received have been in support of the request there are residents who remain concerned about the potential development and what it would entail such as use, density, height, massing, traffic, compatibility, and affordability. Comments received by email are provided in the attachments portion of the staff report.

PROJECT ANALYSIS

GENERAL PLAN DENSITY AND ZONING MAP AMENDMENTS

The request substantially conforms with the land use goals and element objectives for General Plan 2040.

The impact to current infrastructure and other concerns such as traffic will be evaluated when a future development is proposed, and a project application is submitted to the City for review. All such applications shall require a recommendation by the Development Review Commission and a decision by the City Council.

REASONS FOR APPROVAL

1. The requested General Plan Amendment will encourage a new mixed-use development and will increase the housing stock in the City of Tempe.
2. The Zoning Map Amendment will be consistent with the General Plan Amendment.

Based on the information provided and the above analysis, staff recommends approval of the requested General Plan Amendment and Zoning Amendment. This request meets the required criteria and will conform to the conditions.

**ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT
CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

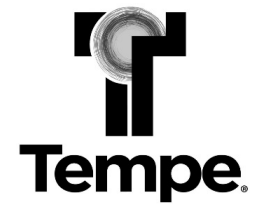
1. An application for Planned Area Development (PAD) and Development Plan Review (DPR) shall be made to the Community Development Department within two years of the date of City Council approval. If this condition is not met, the zoning of the property may revert to that in place at the time of application, or the applicant may request for an extension, pursuant to ZDC Section 6-305 F. 2. A. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and General Plan Map Amendment approvals shall be null and void.

HISTORY & FACTS:

- | | |
|------------------|--|
| October 30, 1970 | Building Inspection Department approved the final inspection for PAGAGO GARDENS (Application No. 022912), located at 1635 North Scottsdale Road in the R-4, Multi-Family Residence General District. |
| August 28, 1980 | Board of Adjustment approved a Use Permit for PAPAGO PROPERTIES (A-80-8.3), located at 1635 North Scottsdale Road in the R-4, Multi-Family Residence General District. |
| April 6, 2022 | Virtual neighborhood meeting held from 6:00 p.m. to 7:00 p.m. for RAMADA INN REZONING (PL220055). |

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 6-302, General Plan Amendment](#)
- [Section 6-304, Zoning Map Amendment](#)
- [Section 6-305, Planned Area Development \(PAD\) Overlay Districts](#)
- [Section 6-306, Development Plan Review](#)



DEVELOPMENT PROJECT FILE

for

RAMADA INN REZONING (PL220055)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Existing General Plan Density Map
5. Proposed General Plan Density Map
6. Existing Zoning Map
7. Proposed Zoning Map
- 8-9. City Council Resolution R2022.12
- 10-12. Waiver of Rights & Remedies
- 13-18. General Plan Amendment Notification Responses
- 19-24. Neighborhood Meeting Comments
- 25-31. Public Hearing Comments

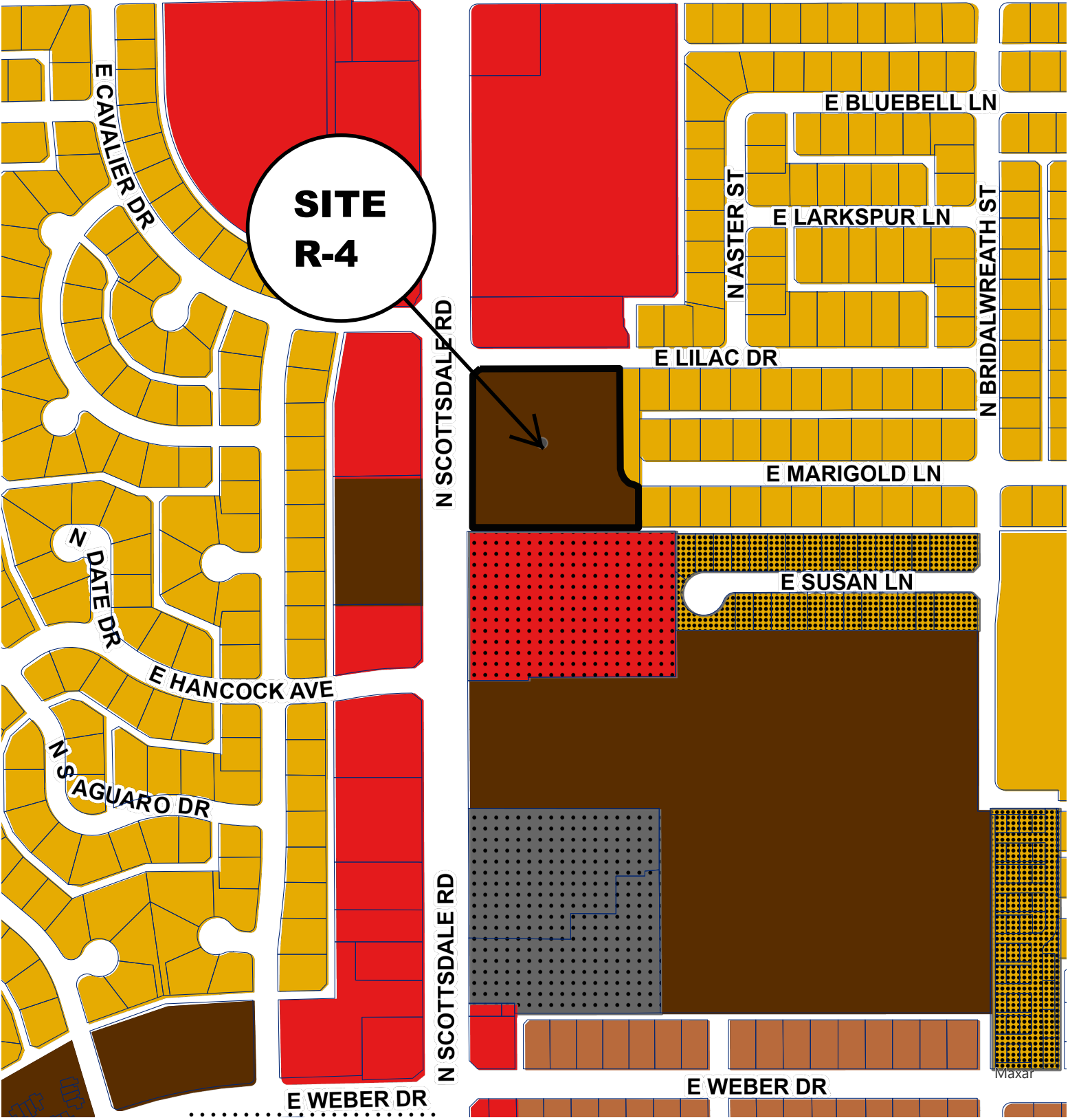


Tempe

PL220055

RAMADA INN REZONING

E MCKELLIPS RD



**SITE
R-4**

- Mixed Use Med-High (MU-3)
- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential (R-2)
- Multi-Family Residential General (R-4)

- Override 1
- Twelve Point**
- CenterlineSubType**
- ADOT
- Canal
- Monument

- Private
- Railroad
- Street
- <all other values>

Zoning District

- Light Industrial District (LID)
- General Industrial District (GID)

ATTACHMENT 1

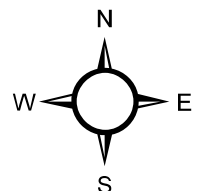


RAMADA INN REZONING

PL220055



Aerial Map



Letter of Explanation for Zoning Amendment Application for APN 132-05-105A & 132-05-102

As per R2022.12, Economic Development is initiating an up-zoning process of the above-mentioned parcels for the of redeveloping older properties and encouraging new housing development to increase the housing stock in the City of Tempe.

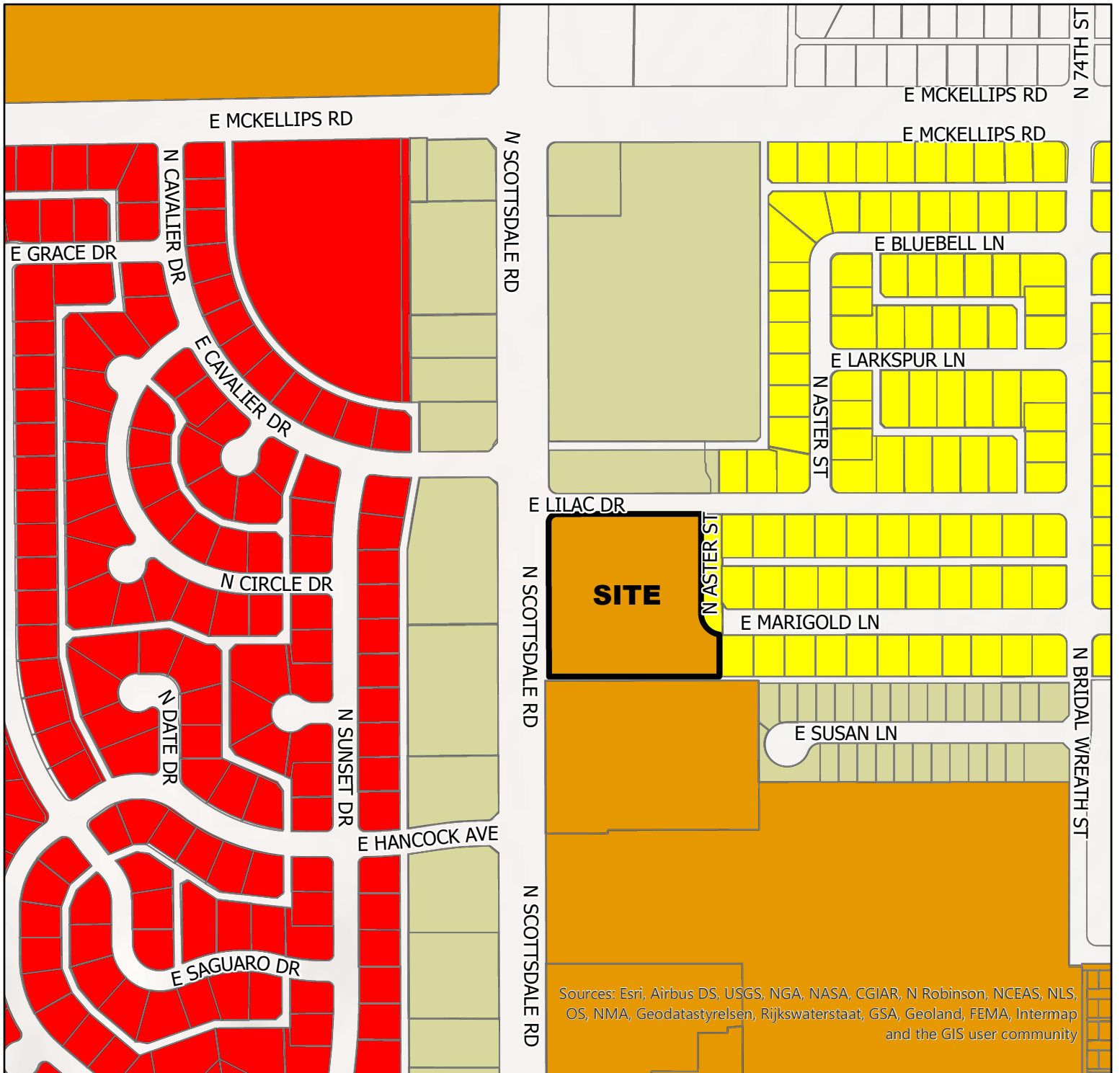
The application request includes a General Plan Projected Residential Density Map Amendment from "Medium to High Density (up to 25 du/ac)" to "High Density (up to 65 du/ac)"; and a Zoning Map Amendment from "R-4, Multi-Family General District" to "MU-4, Mixed-Use High-Density District", within +/- 3.14 acres, located at 1635 North Scottsdale Road.

There is no development project proposed at this time with this rezoning request. When a future development is considered, that developer will need to go through the necessary hearing processes to seek such a request. Related to the Hometown For All initiative, introducing the opportunity for new housing can help offset the demand for market-rate, workforce and affordable housing needs. Initial neighborhood outreach had identified issues in the area and rezoning was a way to address some of those concerns by encouraging opportunities for redevelopment. The Scottsdale Road corridor has the opportunity for exciting new projects as seen with other recent development in the past years. All of which will help further the goals and objectives identified within the General Plan 2040 and the Papago/North Tempe Character Area Plan.

1635 North Scottsdale Road

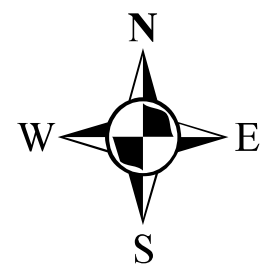
Existing General Plan Density Designation

- Medium to High Density (up to 25 du/acre)

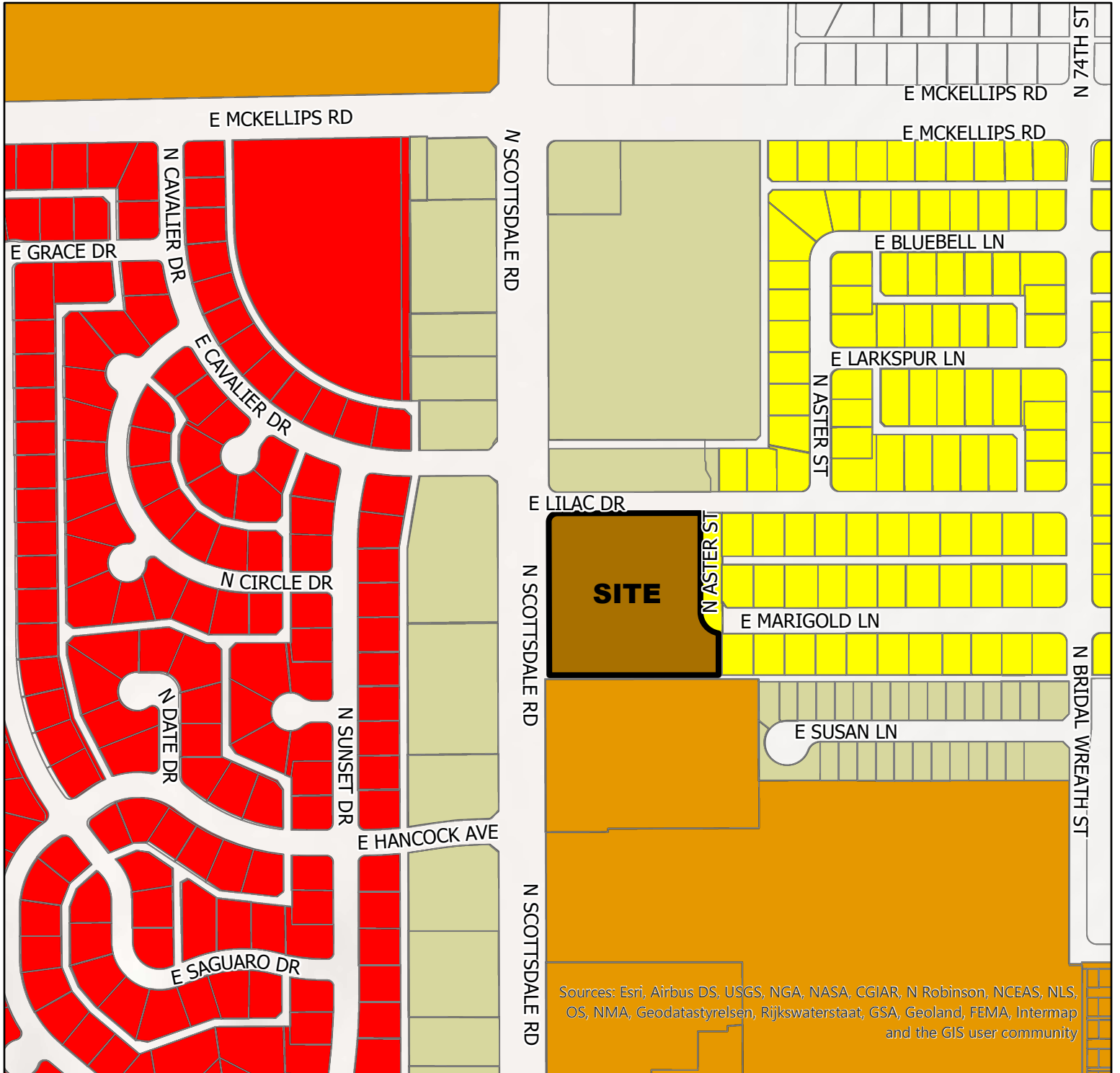


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

- Cultural Resource Area
- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density Limited (up to 45 du/ac)
- High Density (up to 65 du/ac)
- High Density Urban Core (more than 65 du/ac)

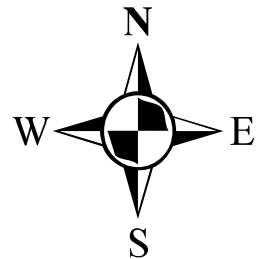


1635 North Scottsdale Road Proposed General Plan Density Designation - High Density (up to 65 du/acre)

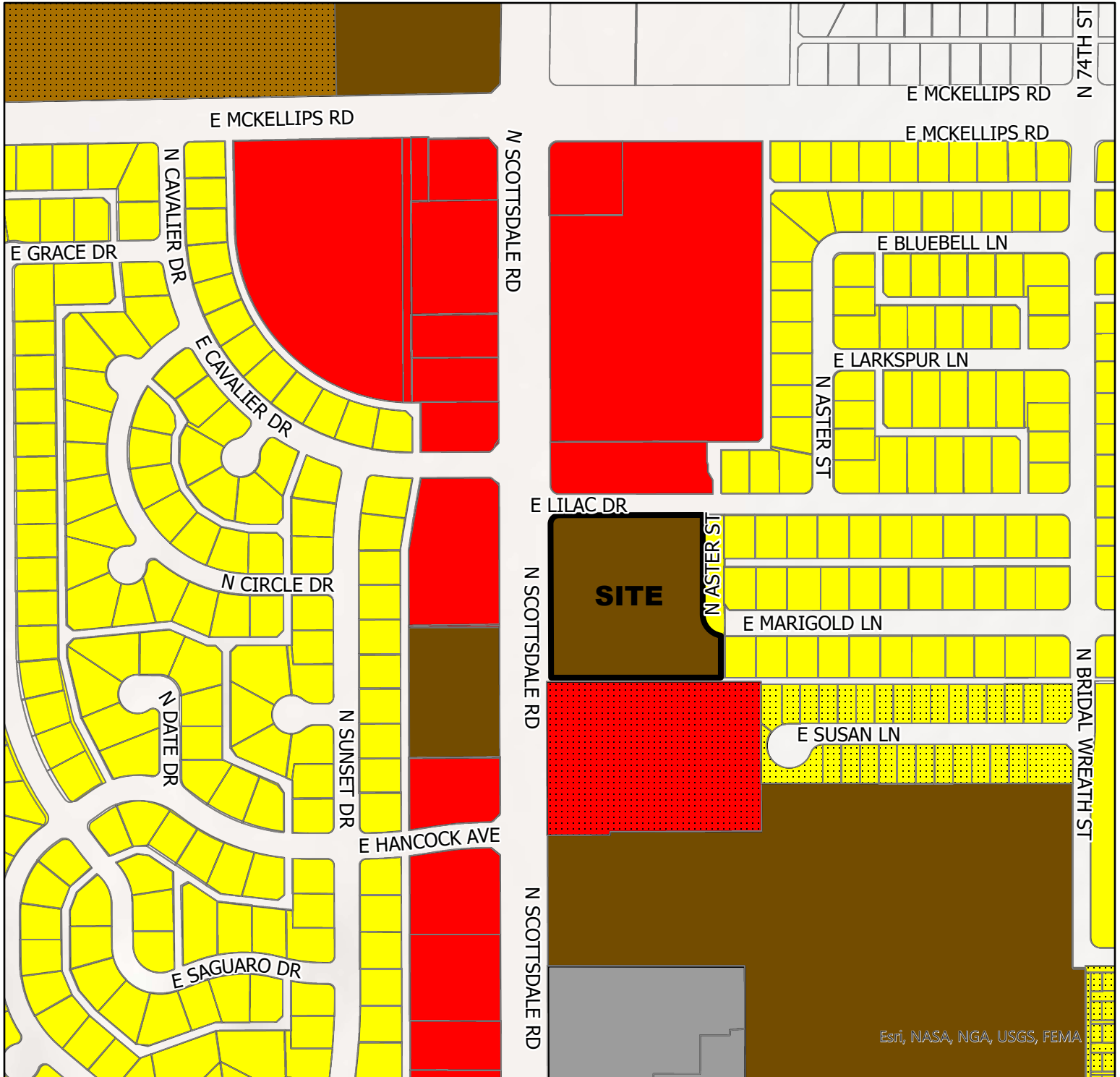


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

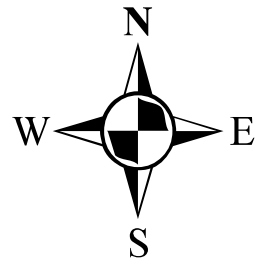
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- High Density Limited (up to 45 du/ac)
- High Density (up to 65 du/ac)
- High Density Urban Core (more than 65 du/ac)



1635 North Scottsdale Road Existing Zoning Designation - R-4

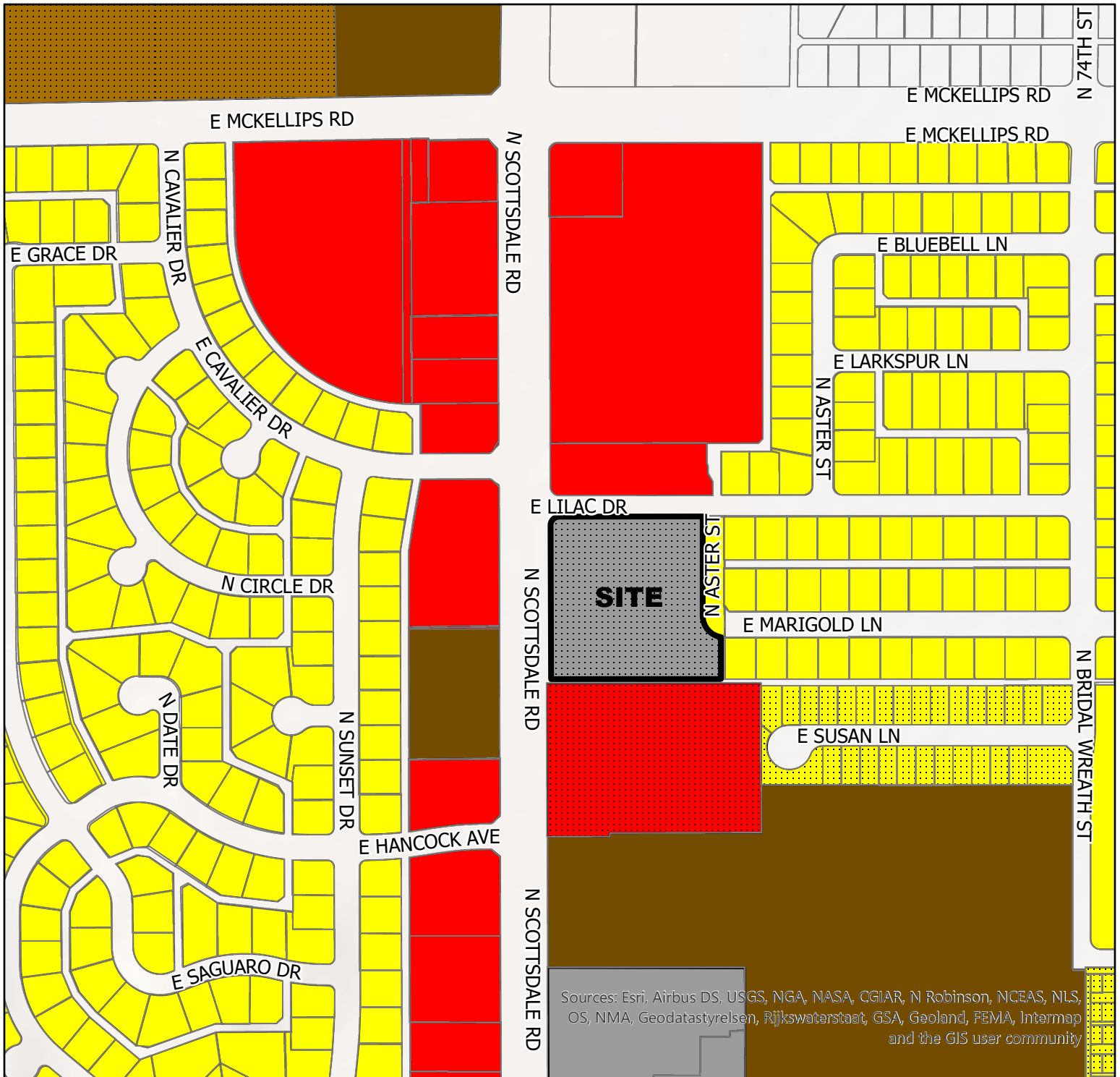


- Planned Commercial Center Neighborhood (PCC-1)
- Commercial Shopping and Services (CSS)
- Mixed Use Med-High (MU-3)
- Mixed Use High (MU-4)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Development (R1-PAD)



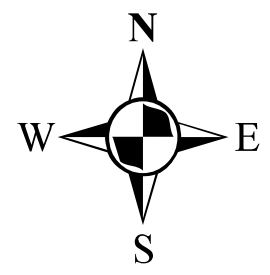
Esri, NASA, NGA, USGS, FEMA

1635 North Scottsdale Road Proposed Zoning Designation - MU-4



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

- Planned Commercial Center Neighborhood (PCC-1)
- Multi-Family Residential Limited (R-3)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential General (R-4)
- Mixed Use Med-High (MU-3)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Development (R1-PAD)
- Mixed Use High (MU-4)



RESOLUTION NO. R2022.12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA GRANTING A WAIVER OF THE REQUIREMENT TO PROCESS A DEVELOPMENT PLAN REVIEW APPLICATION CONCURRENTLY WITH A ZONING MAP AMENDMENT, POSTPONEMENT OF A PLANNED AREA DEVELOPMENT OVERLAY WHEN REQUESTING A MIXED-USE ZONING, AND A WAIVER OF THE ACCOMPANYING FEES AND HEARING NOTICE COSTS REQUIRED FOR A ZONING MAP AMENDMENT AND GENERAL PLAN MAP AMENDMENTS FOR A CITY-INITIATED UP-ZONING PROCESS.

WHEREAS, the City intends to develop a City-initiated up-zoning process for the purpose of redeveloping older properties and encouraging new housing development to increase the housing stock in the City of Tempe; and

WHEREAS, some older properties would benefit from redevelopment into multi-family projects; and

WHEREAS, it is appropriate to establish a City-initiated rezoning process without a development proposal when a project is not being proposed by the City; and

WHEREAS, Tempe's Zoning and Development Code, Section 6-304(C)(1), requires that applications for a zoning map amendment also include a development plan review application; and

WHEREAS, Tempe's Zoning and Development Code, Section 2-103, requires a Planned Area Development (PAD) Overlay for any mixed-use zoning districts; and

WHEREAS, the City intends to process a zoning map amendment and General Plan map amendment(s) of certain properties through a City-initiated up-zoning process without an accompanying development plan review and without a PAD Overlay application for Mixed-Use districts;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, that:

1. The City Council waives the zoning fees for a zoning map amendment, general plan map amendment, and cost of any applicant required hearing notices associated with a City-initiated up-zoning or rezoning process.

2. The City Council waives the requirement of an accompanying development plan review application for Zoning Map Amendments processed through the City-initiated up-zoning process. Such development plan shall be processed when a project plan is proposed.

3. The City Council shall postpone the requirement of processing an initial PAD Overlay with any rezoning to a Mixed-Use district designation through the City-initiated up-zoning process. Such PAD overlay shall be processed when a project plan is proposed.

4. The City shall not initiate an up-zoning process for properties designated or classified as Tempe Historic Property Register, Classified Historic Eligible by the Tempe Historic Preservation Commission, listed in the National Register of Historic Places, eligible for the National Register of Historic Places, or listed as a Traditional Cultural Property, within the City of Tempe.

5. A one-year review of Resolution No. R2022.12 will be conducted after the calendar year 2022 through City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 13th day of January, 2022.



Corey D. Woods, Mayor

ATTEST:



Carla R. Reece, City Clerk

APPROVED AS TO FORM:



Judith R. Baumann, City Attorney

WHEN RECORDED RETURN TO:

City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by HK 24th Street, LLC, an Arizona limited liability company (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a landowner if the city approves a land use law that reduces the fair market value of the landowner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a landowner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the landowner.

City seeks, at no cost or expense to Owner, to initiate an Application No. PL 220055 to allow the City to undertake rezoning to MU4 for development of the following real property currently owned by Owner and located at 1635 North Scottsdale Road, Tempe, Arizona (Property).

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as conditions of approval. If the Owner objects, in its sole and absolute discretion, to any such conditions, stipulations, and/or modifications imposed as conditions of approval of the Application, the Owner may cause the Application to be withdrawn and terminated.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 23 day of ~~January~~ ^{March}, 2022.

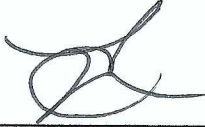
OWNER: HK 24th Street, LLC
an Arizona limited liability company

By: 
Hung A. Pham, Member

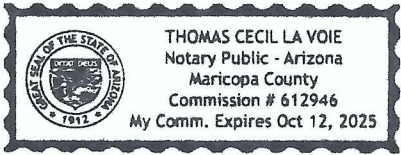
State of Arizona)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 23 day of ~~January~~ ^{March}, 2022 by Hung A. Pham, Member of HK 24th Street, LLC, an Arizona limited liability company, on behalf of the Company.

My Commission Expires:



Notary Public



March 18, 2022

Via Email, to:

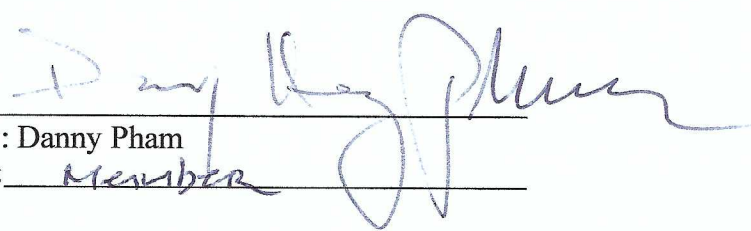
City of Tempe
Community Development Department
31 E 5th Street
Tempe, Arizona 85281

Re: *Redevelopment at 1635 N. Scottsdale Road*

To Whom It May Concern:

In connection with the submittal of the Waiver of Rights And Remedies Under A.R.S. §12-1134 dated 3/23, 2022, (the "Waiver") also provided to the City of Tempe, this letter authorizes the City of Tempe to represent and act on behalf of HK 24th Street, LLC in connection with a rezoning and General Plan Amendment application for the site located at 1635 North Scottsdale Road in the City of Tempe, Arizona to accomplish MU-4 zoning on the site, all as also described in the Waiver.

HK 24th Street, LLC,
an Arizona limited liability company


By: Danny Pham

Its: Member

Jimenez, Lee

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Thursday, April 14, 2022 1:34 PM
To: Jimenez, Lee
Cc: Curtis, Tim; Perreault, Erin
Subject: FW: Amendment to the City of Tempe General Plan 2040 - PL220055 - RAMADA INN REZONING at 1635 N Scottsdale Rd Tempe, AZ
Attachments: PL220055_RamadaInnLetterOfExpl_040822.pdf; PL220055_RamadaInnGpaZonAmendMaps_040822.pdf

Good Afternoon Mr. Jimenez,

Thank your communication. The City of Scottsdale is in receipt of the General Plan amendment request (PL220055) dated April 8, 2022. As required by ARS §9-461.06, we currently have no substantive comments on the application request.

I would like to bring your attention to some inconsistencies in your distributed material –

- The existing land use map that was distributed identifies the subject property as Medium to High Density (up to 25 du/ac), whereas
- The narrative that was distributed states that for the same site – the existing land use designation is Medium Density (up to 15 du/ac)

Not sure which is inaccurate.

Thank you for the opportunity to review.

Adam Yaron, Principal Planner

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: lee_jimenez@tempe.gov <lee_jimenez@tempe.gov>
Sent: Friday, April 8, 2022 4:01 PM
Subject: Amendment to the City of Tempe General Plan 2040 - PL220055 - RAMADA INN REZONING at 1635 N Scottsdale Rd Tempe, AZ

⚠ External Email: Please use caution if opening links or attachments!

Good afternoon,

As stipulated in ARS §9-461.06, the City of Tempe is providing your agency with a copy of the proposed density map amendments to the TEMPE GENERAL PLAN 2040. Arizona State law

requires a sixty (60) day review period. If your agency has any comments on the proposed amendments, please respond by **Tuesday, June 7, 2022**.

Description:

The applicant is proposing to modify the General Plan 2040 Projected Land Use and Projected Density map as follows:

1. General Plan Projected Residential Density Map amendment from Medium Density (up to 15 du/ac) to High Density (up to 65 du/ac) for approximately 3.12 gross acres.

Type of Amendment:

By criteria defined within the General Plan 2040, any decrease of more than 1% of residential or open space, and 2% of other land use categories constitutes a major amendment. The proposed amendment **IS NOT** considered a Major Amendment to the General Plan 2040.

Hearing Dates and Process:

The request for RAMADA INN REZONING is scheduled to be heard by the Development Review Commission on:

Tuesday, May 10, 2022 at 6:00 pm

City Council Hearing Dates are:

1st Hearing/Introduction: Thursday, May 26, 2022 at 6:00 pm

2nd Hearing: Thursday, June 9, 2022 at 6:00 pm

Hearings are held at City Council Chambers, 31 E. 5th Street, Tempe, AZ

For questions or if your agency has any comments on the proposed amendments, please respond by **Tuesday, June 7, 2022**.

Sincerely,

Lee Jimenez

Senior Planner

Community Development, Planning Division

31 East 5th Street Tempe, Arizona 85281

Direct Phone: 480.350.8486

Jimenez, Lee

From: Erin Davis <edavis@azstateparks.gov>
Sent: Wednesday, April 27, 2022 9:07 AM
To: Jimenez, Lee
Subject: Re: Amendment to the City of Tempe General Plan 2040 - PL220055 - RAMADA INN REZONING at 1635 N Scottsdale Rd Tempe, AZ

Hello Lee,

Thank you for providing the State Historic Preservation Office the opportunity to review the proposed plans for the above-referenced project, which is located on private land in Tempe at 1635 North Scottsdale Road. It is our understanding that the project is non-mandated; that is, there is no State or Federal involvement, but that it would require an amendment to the General Plan Projected Residential Density Map and a Zoning Map Amendment.

A preliminary review of AZSITE, the state's electronic cultural resources inventory, indicates the project area has not been previously surveyed for cultural resources but is in the vicinity of a prehistoric site. As the project area is currently developed, a survey would not be productive and no archaeological work is recommended.

If human remains or funerary objects are encountered at any time during project development, they are subject to Arizona State Law A.R.S. 41-865 and must be treated appropriately. Furthermore, if state or federal agencies become involved in this project, such as for permitting, license, or funding, those agencies will need to consult with this office and Native American Tribes in compliance with the Arizona State Historic Preservation Act or the National Historic Preservation Act, as appropriate. This consultation must be conducted prior to any ground-disturbing activities, and ideally as soon as possible in the planning process.

We appreciate your continued cooperation with this office in support of historic and cultural preservation. Please don't hesitate to contact me by telephone at 602.542.7141 or by email at edavis@azstateparks.gov if you have any questions or concerns. Thank you.

Erin Davis, M.A. (she/her/hers)
Archaeological Compliance Specialist

Rxsx>Tpiewis\$wi\$e~wltSD e~wxitevw2ksz\$ss\$imexi\$srwypexsr2\$

State Historic Preservation Office
1110 W. Washington Street, Suite 100
Phoenix, AZ 85007
602.542.7141
edavis@azstateparks.gov

----- Forwarded message -----

From: Jimenez, Lee <Lee_Jimenez@tempe.gov>
Date: Mon, Apr 18, 2022 at 4:54 PM
Subject: RE: Amendment to the City of Tempe General Plan 2040 - PL220055 - RAMADA INN REZONING at 1635 N Scottsdale Rd Tempe, AZ
To:

Good evening,

It has been brought to the City's attention that the existing projected density category was mislabeled in the description section of the original email notification as well as in the provided letter of explanation.

Please be advised of the following corrections below (new text is noted in all CAPS, **bold**, and underlined font; and deleted text is noted in **bold** with a ~~strikethrough~~):

As stipulated in ARS §9-461.06, the City of Tempe is providing your agency with a copy of the proposed density map amendments to the TEMPE GENERAL PLAN 2040. Arizona State law requires a sixty (60) day review period. If your agency has any comments on the proposed amendments, please respond by Tuesday, June 7, 2022.

Description:

The applicant is proposing to modify the General Plan 2040 Projected Land Use and Projected Density map as follows:

1. General Plan Projected Residential Density Map amendment from Medium **TO HIGH** Density (up to ~~**25 15**~~ du/ac) to High Density (up to 65 du/ac) for approximately 3.14 gross acres.

Type of Amendment:

By criteria defined within the General Plan 2040, any decrease of more than 1% of residential or open space, and 2% of other land use categories constitutes a major amendment. The proposed amendment IS NOT considered a Major Amendment to the General Plan 2040.

Hearing Dates and Process:

The request for RAMADA INN REZONING is scheduled to be heard by the Development Review Commission on:

Tuesday, May 10, 2022 at 6:00 pm

City Council Hearing Dates are:

1st Hearing/Introduction: Thursday, May 26, 2022 at 6:00 pm

2nd Hearing: Thursday, June 9, 2022 at 6:00 pm

Hearings are held at City Council Chambers, 31 E. 5th Street, Tempe, AZ

For questions or if your agency has any comments on the proposed amendments, please respond by Tuesday, June 7, 2022.

Attached is the revised letter of explanation and the original map exhibits which are accurate.

Please let me know if you have any comments, questions, and/or concerns regarding this correction notice.

Thank you.

Sincerely,

Lee Jimenez



LEE JIMENEZ

Senior Planner

Community Development, Planning Division

31 East 5th Street Tempe, Arizona 85281

Direct Phone: 480.350.8486 Email: Lee_Jimenez@tempe.gov

Web: <http://www.tempe.gov/planning>

Jimenez, Lee

From: plazamotorsaz@aol.com
Sent: Wednesday, April 6, 2022 4:41 PM
To: Jimenez, Lee
Subject: Ramada Zoning

I Alex Jaber fully Support the Up Zoning of Ramada Hotel

Jimenez, Lee

From: Christian Botos <cbotosdesign@gmail.com>
Sent: Wednesday, April 6, 2022 5:35 PM
To: Levesque, Ryan
Cc: Kennedy, Donna; Jimenez, Lee
Subject: Ramada Hotel

To whom it may concern.

I support the up zoning of the Ramada Hotel on scottsdale rd.

Jimenez, Lee

From: J.Alan Ehrhardt <djjalan@hotmail.com>
Sent: Wednesday, April 6, 2022 5:37 PM
To: Levesque, Ryan; Jimenez, Lee; Kennedy, Donna
Subject: Ramada Zoning

I fully support the up zoning of the Ramada hotel.

Jimenez, Lee

From: Laughner, Maria
Sent: Friday, April 8, 2022 11:24 AM
To: Jimenez, Lee
Subject: FW: Ramada rezone Mtg. 4/6


Here is one

From: Indian Bend Neighborhood <indianbendna@gmail.com>
Sent: Thursday, April 7, 2022 2:20 PM
To: Laughner, Maria <Maria_Laughner@tempe.gov>
Subject: Ramada rezone Mtg. 4/6

Hi Maria,
Thanks for an informative meeting last night.

May I get Hung Pham's contact info from you?

Also, would you have the data submitted showing the number of calls (be it Tempe PD, a crisis or domestic welfare group) to the Ramada address over the past 12 months?

Thanks!
Christy Arnold, IBNA Chair


Jimenez, Lee

From: Laughner, Maria
Sent: Friday, April 8, 2022 11:28 AM
To: Jimenez, Lee
Subject: FW: Ramada Inn Rezone- Tempe, AZ

Here is another one.

From: Grant Kingdon <grantk@creationequity.com>
Sent: Wednesday, April 6, 2022 6:42 PM
To: Laughner, Maria <Maria_Laughner@tempe.gov>
Subject: Ramada Inn Rezone- Tempe, AZ

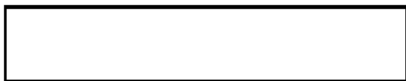
Hi Maria,

Can we connect tomorrow or early next week to discuss? I am watching the "Live Neighborhood" meeting call right now and would like to connect with you to learn a bit more about this site.

I live in the neighborhood immediately to the east and would love to see this site redeveloped. My firm is actually working on a rezone to multifamily in Tempe, AZ as we speak at 3rd St. and Priest and we might look at this opportunity as well.

Please let me know what works best for you to connect!

Thank you,
GK



Grant Kingdon
Vice President of Transactions

O: [REDACTED]
M: [REDACTED]

grantk@creationequity.com
www.creationequity.com

1200 N. 52nd St., Phoenix, AZ 85008

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Jimenez, Lee

From: Laughner, Maria
Sent: Wednesday, April 27, 2022 5:59 PM
To: Jimenez, Lee
Cc: Kennedy, Donna
Subject: FW: PL220055 Ramada Inn rezoning

Here is one

From: A F <fleck7130@hotmail.com>
Sent: Wednesday, April 27, 2022 5:46 PM
To: Laughner, Maria <Maria_Laughner@tempe.gov>
Subject: PL220055 Ramada Inn rezoning

Hello Maria,

My name is Adam Fleck and I live at [REDACTED] E Saguaro Dr, Tempe AZ 85281. I have owned and lived in this house since August 2005. I have watched the Ramada Inn deteriorate over the years and bring the quality of our neighborhood down with it. I have never seen it as bad as it has been the past few years.

I am very much in support of the Ramada Inn property being rezoned for a new development. Please let me know if there is anything that I can do on my end to help with the support of this rezoning. Our neighborhood/community have put up with the current establishment long enough and are in need of a nicer development coming into the area to help get rid of the crime and drugs that stem from the Ramada Inn.

While I am at it, I am also very much in support of the proposed Coyotes Stadium in Tempe. I think that this will be great for our city and bring in a nice amount of revenue that we can utilize to continue the development of our great city!

Thank you for your time.

Adam Fleck
[REDACTED]

Jimenez, Lee

From: Laughner, Maria
Sent: Wednesday, April 27, 2022 6:00 PM
To: Jimenez, Lee
Cc: Kennedy, Donna
Subject: FW: PL220055

Here is another

From: Sandy Vatalaro <svatalaro3@gmail.com>
Sent: Wednesday, April 27, 2022 2:05 PM
To: Laughner, Maria <Maria_Laughner@tempe.gov>
Subject: PL220055

Good afternoon,

I am in support of the Ramada Inn rezoning.

Thanks,
Sandy Vatalaro

█ N McAllister Ave.
Tempe, AZ 85281

--
Sandy Vatalaro

Jimenez, Lee

From: Laughner, Maria
Sent: Wednesday, April 27, 2022 6:00 PM
To: Jimenez, Lee; Kennedy, Donna
Subject: FW: PL220055 Ramada Inn rezoning

Here is a third

From: Tino Jimenez <tino8466az@gmail.com>
Sent: Wednesday, April 27, 2022 2:01 PM
To: Laughner, Maria <Maria_Laughner@tempe.gov>
Subject: PL220055 Ramada Inn rezoning

Hello Maria,

My name is Augustine Jimenez and I live in the Cavalier community on Hancock and Scottsdale road. I am emailing to ask to have the Ramada Inn rezoned.

My wife and I have 10 year old twins. We love the neighborhood but are very concerned with increasing drugs and crime in the recent years. We believe the rezoning will have a positive impact on the are and help to decrease the crime and drugs.

Thank you in advance for your time and consideration. Feel free to contact me if you have any questions.

Sincerely,
Augustine Jimenez

Jimenez, Lee

From: MICHELE BROWN <michelerbrown@cox.net>
Sent: Monday, May 2, 2022 7:32 AM
To: Jimenez, Lee; Laughner, Maria
Subject: Ramada Inn Rezoning

As a resident on Marigold Lane for 52 years, I want to express my concerns over the proposed rezoning of the Ramada on Lilac/Scottsdale Rd. I also want to support the plan to redevelop this property with the intent to build affordable/workforce apts. on the site, but with less density.

- DENSITY - I attended the 4/6 Neighborhood Meeting and was informed the rezoning at 65 du/ac could mean up to 200 apartments 4-5 stories high. This is way too many apartments and will lead to traffic and parking issues. A density not to exceed 120 units and 3 stories seems more reasonable.
- TRAFFIC - The Scottsdale Gateway Complex at SR and McKellips (currently 400 apts.) is being torn down to build 850 units. The current zoning allows for that, according to a presentation a few months back by a developer at a North Tempe Neighborhood Assoc. meeting. When you couple this with the 3 Camden properties in the neighborhood and the proposed rezoning of the Ramada, I calculate an approximate 1,800 units will be in this area between Curry and McKellips Road. Planning for traffic mitigation will be a major issue as developments occur and are completed.
- NEIGHBORHOOD TRAFFIC /PARKING - On site parking on the Ramada property needs to be sufficient so traffic does not spill out onto Marigold, Lilac and Bridalwreath. Right now, speeding down these streets and running the stop signs are a major issue. Even the Orbit tends to exceed the speed limit on Marigold if there are no passengers. The MultiGen Center and Laird School are obviously also close by.
 - That being said, access to Marigold and Lilac from the property should be prohibited, save for emergency vehicles. Vehicles should only enter and exit off off Scottsdale Road.
- Should onsite parking be insufficient for this property, cars will naturally park on Marigold and Lilac. Speaking from my perspective, with the recent additions of short-term rentals popping up on my block, parking for Marigold residents will become an issue.

Thank you for forwarding this to the DRC for the 5/10 meeting and to the City Council as this process continues. Once again, I support the development of affordable housing on the site, but density. traffic and parking are a huge concern

Michele Brown, Indian Bend resident of 52 years on Marigold Lane

Jimenez, Lee

From: Laughner, Maria
Sent: Monday, May 2, 2022 8:40 AM
To: Harry McKee; Jimenez, Lee
Cc: Lane Carraway (dunhamlaneaz@aol.com)
Subject: Re: PL220055 Ramada Inn Re-zoning

Thank you Cari. I am including Lee Jimenez on this email so he can add it to the official record.

Sent from my iPhone

On May 2, 2022, at 7:38 AM, Harry McKee <harry@harrymckee.com> wrote:

Hello Maria, I live in the Cavalier Hills neighborhood, at [REDACTED] N. Sunset Dr.

I understand that the Ramada Inn, located at 1635 N. Scottsdale Rd., is being considered for re-zoning and re-development.

We wholeheartedly support this effort, and feel it will add value to our north Tempe area. Please consider approving this re-zoning request when it comes before the committee.

Thanks!

Harry McKee

[REDACTED]
[REDACTED] N. Sunset Dr. Tempe AZ 85281

Jimenez, Lee

From: Laughner, Maria
Sent: Monday, May 2, 2022 8:41 AM
To: kathy towersafety.com
Cc: dunhamlaneaz@aol.com; Jimenez, Lee
Subject: Re: PL220055 Ramada Inn rezoning

Thank you Kathy. I am copying Lee Jimenez on this so that he can get your comment into the official record.

Sent from my iPhone

On May 2, 2022, at 5:53 AM, kathy towersafety.com <kathy@towersafety.com> wrote:

Good Morning Maria,

I have recently purchased a home in Cavalier Hills because the location was perfect, and the neighborhood was adorable. However, little did I know that drug paraphilia, human feces, people sleeping on my property, and other incidences would be a part of my daily life.

Since the purchase of my house, I have installed 13 security cameras and removed 3 beautiful trees and built an 8' wall to protect my family. On behalf of my daughter's and myself we support up-zoning of the Ramada Inn.

Sincerely,
Kathy Gill



EDWOSB*WOSB*AZ Licensed Contractor*ASHI Training Center*SBE/DBE Certified*SPRAT Training-Certification* ASC A92 Main Committee member *WON Committee Member

Tower Safety[™]

<https://towersafety.com/>



S. 36th Street
Phoenix, AZ 85040



Jimenez, Lee

From: Spunjawa <spunjawa@yahoo.com>
Sent: Monday, May 2, 2022 8:54 AM
To: Jimenez, Lee
Cc: Laughner, Maria
Subject: Ramada Inn Rezoning

Hello Lee Jimenez,

I'm writing to you about my disagreement with rezoning the property of the former Ramada Inn at 1635 N Scottsdale Rd into 200 apartments with a 5 story high structure. This is not what I would like to see at the edge of my neighborhood (East Rio) and this is not what I would like as the gateway from Scottsdale into the awesome city of Tempe. Please do not move forward with these plans.

I believe an apartment building with 100 to 120 units with no new access through or parking permits is what would work in our neighborhood.

Thank you for listening,

Bill Kellett

Indian Bend Resident

█ E Marny Rd, Tempe, 85281