



**MEETING NOTICE
CITY OF PAGE
BOARD OF ADJUSTMENT**

**BOARD OF ADJUSTMENT
CITY HALL, 697 VISTA AVENUE
PAGE, ARIZONA**

OCTOBER 26, 2015

5:00 P.M.

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Board of Adjustment and the general public that the Page Board of Adjustment will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona.

Members of the Board of Adjustment will attend either in person or by telephone conference call.

1. CALL TO ORDER

- 2. ROLL CALL** Chair, Bill Justice
Vice Chair, Monica Dimbatt
John Mayes

3. PRIORITY LIST

4. MINUTES

5. COMMUNICATIONS

6. HEAR FROM THE CITIZENS

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Board of Adjustment. Individual board members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda. Citizens may also use the Information Request Forms which are available.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- A. Discussion and action regarding a Variance (15-10.1)Wingate by Wydham, 671 Scenic View Road (80115004B). Request to Reduce Hotel Parking Requirement.

9. ADJOURN

FOR YOUR INFORMATION

Persons with disabilities should call the City of Page at 645-8861 (TDD 645-4216) for program and services information and accessibility.

DISCLAIMER

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.

**THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO MEETING.
PLEASE SEE LOCAL CRIER BOARDS FOR CURRENT AGENDA.**

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of, October 2015, at _____ a.m.

DATED this ____ day of October, 2015.

By: _____
CITY OF PAGE

**IF YOU WOULD LIKE TO RECEIVE Board of Adjustment Agendas VIA
EMAIL, PLEASE SEND YOUR EMAIL ADDRESS TO
cityclerk@cityofpage.org OR CALL 645-4221.**

PLANNING DEPARTMENT

MEMORANDUM

TO: Board of Adjustment

FROM: Robin Crowther, Planning and Zoning Director

MEETING DATE: October 26, 2015

SUBJECT: Discussion and action regarding a Variance (15-10.1) Wingate by Wyndham, 671 Scenic View Road (80115004B). Variance Request to Reduce Hotel Parking Requirement

ATTACHMENTS: Site Plan showing requested parking
Landscape Plan
Request letter from CRSA Architecture

APPLICANT: CRSA Architecture, Benjamin Rogers on behalf of Economy Inn (Wingate by Wyndham).

REQUEST: CRSA is requesting a variance to reduce the required parking from a total of 151 combined parking stalls down to combined parking stalls of 117.

LOCATION: 671 Scenic View Road, Subdivision: SCENIC VIEW RESORTS Block: 430 Lot: 4B Sixteenth: NW Quarter: SW Section: 30 Township: 41N Range: 09E is the legal summary according to the Plat thereof on file and of record through the Coconino County Assessor, parcel 80115004B.

LAND USE: **General Business (GB)**
This category is designated to accommodate a wide variety of businesses. The GB category may accommodate a mix of land uses including, but not limited to commercial, resorts, hotels, residential, museums and other uses. The intent of this category is to accommodate land uses which are appropriate based on natural constraints, transportation facilities, adjacent land uses and other site-specific constraints or opportunities.

ZONING: **Planned Recreation Development District, PRD**
The intent of this district is to build upon the planned development concept by dedicating land for major recreational complexes, cultural and tourist activities utilizing strong design standards.

Environmental:

There is a City drainage easement that runs along the north side of this 3.41 acre property. The parking lot is designed to not encroach into the easement for the property's protection as well as protecting the drainage in this area.

PUBLIC UTILITIES: The property is fully served with municipal utilities.

Lot Standards and Setbacks: Table 6.1 Principal Building Bulk Standards

PDC	None	3 Acres ³³	None	None	23	23	23	24
Zoning Dist	Min Lot Size	Min Dev Area	Min Build size	Max Lot Cover	Front Setback	Side Setback	Rear Setback	Max Height

CODE OF ORDINANCES:

Table 7-1

PARKING AND LOADING REQUIREMENTS

COMMERCIAL USES					
Land Use	General Requirements (Number of Spaces)	Employee Vehicle Parking Stalls	RV, Boat & Bus Stalls	Loading Stalls	Miscellaneous Requirements
Motel/Hotel	1:Guest Room, Plus 1:15 Guest Rooms	2:3 Employees (1 Minimum)	2:6 Guest Rooms (1 Minimum)	Adequate Indoor or Outdoor Required	N/A

Notes for Table 6.1 Principal Building Bulk Standards

- 23. Yards abutting streets and vacant areas shall be determined by the Planning and Zoning Commission. For yards abutting existing developments, the minimum setback will be equal to the setback in the adjacent development. The Commission may require greater setbacks, as well as screen walls, hedges, shrubs and trees to preserve the character of the surrounding area.
- 24. Same as the underlying zoning, except a greater height may be approved if design features, such as open space and building setbacks, to avoid adverse impacts due to the increase in height.
- 25. For essential governmental facilities, nature and recreational trails, bike paths, wildlife habitats, scenic overlooks and parking, public rest areas or tourism information centers, there shall be no minimum requirement.
- 26. Minimum 300 square feet for each motel/hotel room.
- 33. Lots may be re-subdivided as a part of the Planned Development process, as outlined in Section 8.2.7

REVIEW

Benjamin Rogers CRSA, on behalf of Economy Inn (Wingate by Wyndham) is requesting a variance to reduce the required parking from a total of 151 combined parking stalls down to combined parking stalls of 117. This request is for a 4 story hotel located at 671 Scenic View Road in the zone of Planned Recreational Development with the Land Use of General Business.

Building

The building will be a 4 story hotel with 103 guest rooms. There will be no conference rooms or formal restaurant. A swimming pool has not yet been decided upon but would require having less rooms to incorporate a pool into the hotel.

Access and Parking

There will be 2 driveway accesses off of Scenic View Road. The driveway access around the hotel will be 26 feet wide, which is required by the fire department for a 4 story hotel (a 3 story hotel only requires a 24 foot driveway access). The standard parking stall dimensions required by the City are 10x20' and RV/Boat stalls 12x35'. Because automobiles commonly overhang beyond the tires in the front and rear, the 20-foot depth requirement may be reduced to 18 feet if the site plan provides for additional sidewalk width (at least 4 feet wide after being reduced 2 feet by the overhang), use of planter area, and/or sufficient right-of-way beyond curbs or wheel chocks for the vehicle overhang without blocking accesses. The standard stalls have been reduced to 10x18' on this site plan by making the sidewalks 6'-0" and providing landscaping areas to allow for the reductions. The parking required currently by the City of Page would be 117 standard stalls, 34 RV/Boat stalls for a total of 151 stalls. The applicant is requesting a reduction of 34 standard parking stalls to have 83 standard stalls and 34 RV/Boat stalls for a total of 117 combined parking stalls.

The City of Page in the past has approved a reduction in parking stalls by allowing the RV/Boat stalls to also count as 2 standard parking stalls per RV/Boat stall. This standard is what the applicant is asking for in their variance request. The City of Pages parking requirements tend to be excessive when compared to other Arizona cities, so the reduction was allowed in the past. Recently, the interpretation of the Zoning Ordinance is that in order to allow a reduction in parking, a variance needs to be applied for which is a right of all property owners. Staff also studied parking at currently built hotels in the City of Page during peak usage and found the parking to be sufficient when reductions were permitted in the past by duplicating the usage of RV/Boat stalls.

FINDINGS

2.3 VARIANCE REVIEW PROCEDURES AND REQUIREMENTS

2.3.1 Purpose

Because of special circumstances applicable to a property, including its size, shape, topography, location or surroundings, there may be instances in which the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the same zoning district. To ensure a fair application of this Ordinance, a Variance from the standards imposed may be granted by the Board of Adjustment.

2.3.2 Review Criteria

A Variance shall not be granted unless the Board determines that:

- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same Zoning District. (Special condition would be the drainage easement which leads to greater than normal setback of the parking lot to prevent damage to the easement or parking lot).
- B. A literal interpretation of this Ordinance would deprive the appellant of rights commonly enjoyed by other properties in the same Zoning District. (Other properties like the Sleep Inn next door enjoyed a reduction in parking requirements).
- C. The alleged hardship caused by literal interpretation of the provisions of this Ordinance includes more than personal inconvenience and financial hardship, and is not the result of actions by the appellant.
- D. Granting the Variance will not confer upon the appellant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same Zoning District. (No special privilege)
- E. Granting the Variance will not interfere with or substantially injure the appropriate use of adjacent conforming properties in the same zoning district.
- F. The reasons set forth in the appeal justify the granting of the Variance, and the Variance is the minimum Variance that will make possible the reasonable use of the land, building or structure.
- G. Granting the Variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

RECOMMENDATION

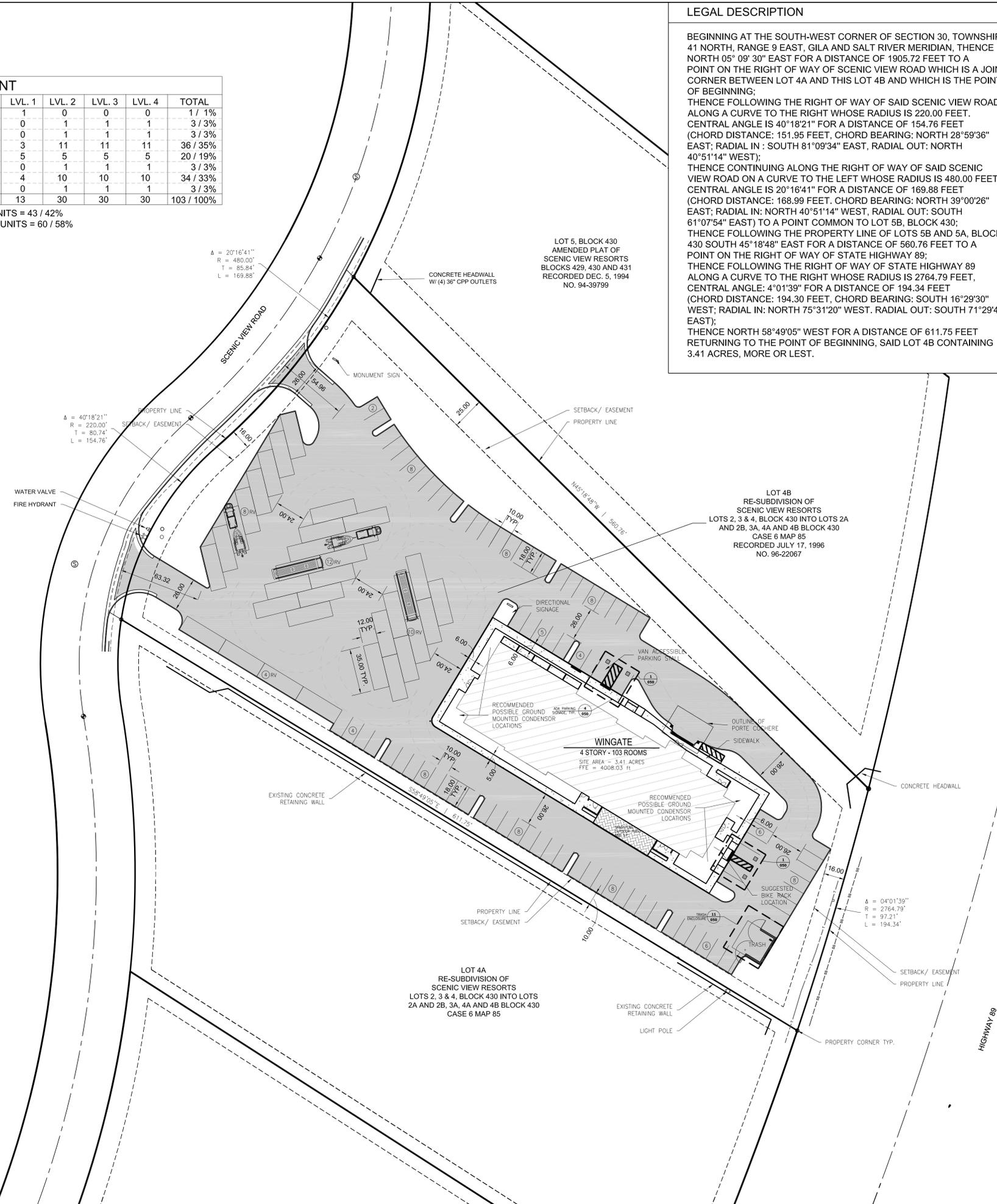
Staff recommends approval of the Variance (15-10.1) Wingate by Wyndham, 671 Scenic View Road. for the parking requested as shown on the submitted site plan which is a reduction of 34 standard parking stalls to have 83 standard stalls and 34 RV/Boat stalls for a total of 117 combined parking stalls.

Staffs' recommendation is based on review of the City of Page Zoning Ordinances to comparable cities parking ordinance requirements, study of current hotels parking and observed similar existing uses. In addition, the topography of this lot affects the amount of parking that can be constructed on this lot.

Staff is also seeking a recommendation to the Planning and Zoning Commission for updating the current parking requirements to reduce the number of parking stalls required.

UNIT COUNT					
UNIT TYPES	LVL. 1	LVL. 2	LVL. 3	LVL. 4	TOTAL
KRISE	1	0	0	0	1 / 1%
KSTA	0	1	1	1	3 / 3%
K1E	0	1	1	1	3 / 3%
KE	3	11	11	11	36 / 35%
QQES1	5	5	5	5	20 / 19%
QQE1	0	1	1	1	3 / 3%
QQE	4	10	10	10	34 / 33%
QQA	0	1	1	1	3 / 3%
TOTAL	13	30	30	30	103 / 100%

TOTAL KING UNITS = 43 / 42%
 TOTAL QUEEN UNITS = 60 / 58%



LEGAL DESCRIPTION

BEGINNING AT THE SOUTH-WEST CORNER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST, GILA AND SALT RIVER MERIDIAN, THENCE NORTH 05° 09' 30" EAST FOR A DISTANCE OF 1905.72 FEET TO A POINT ON THE RIGHT OF WAY OF SCENIC VIEW ROAD WHICH IS A JOINT CORNER BETWEEN LOT 4A AND THIS LOT 4B AND WHICH IS THE POINT OF BEGINNING;
 THENCE FOLLOWING THE RIGHT OF WAY OF SAID SCENIC VIEW ROAD ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 220.00 FEET. CENTRAL ANGLE IS 40°18'21" FOR A DISTANCE OF 154.76 FEET (CHORD DISTANCE: 151.95 FEET, CHORD BEARING: NORTH 28°59'36" EAST; RADIAL IN : SOUTH 81°09'34" EAST, RADIAL OUT: NORTH 40°51'14" WEST);
 THENCE CONTINUING ALONG THE RIGHT OF WAY OF SAID SCENIC VIEW ROAD ON A CURVE TO THE LEFT WHOSE RADIUS IS 480.00 FEET. CENTRAL ANGLE IS 20°16'41" FOR A DISTANCE OF 169.88 FEET (CHORD DISTANCE: 168.99 FEET. CHORD BEARING: NORTH 39°00'26" EAST; RADIAL IN: NORTH 40°51'14" WEST, RADIAL OUT: SOUTH 61°07'54" EAST) TO A POINT COMMON TO LOT 5B, BLOCK 430;
 THENCE FOLLOWING THE PROPERTY LINE OF LOTS 5B AND 5A, BLOCK 430 SOUTH 45°18'48" EAST FOR A DISTANCE OF 560.76 FEET TO A POINT ON THE RIGHT OF WAY OF STATE HIGHWAY 89;
 THENCE FOLLOWING THE RIGHT OF WAY OF STATE HIGHWAY 89 ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 2764.79 FEET, CENTRAL ANGLE: 4°01'39" FOR A DISTANCE OF 194.34 FEET (CHORD DISTANCE: 194.30 FEET, CHORD BEARING: SOUTH 16°29'30" WEST; RADIAL IN: NORTH 75°31'20" WEST, RADIAL OUT: SOUTH 71°29'41" EAST);
 THENCE NORTH 58°49'05" WEST FOR A DISTANCE OF 611.75 FEET RETURNING TO THE POINT OF BEGINNING, SAID LOT 4B CONTAINING 3.41 ACRES, MORE OR LESS.

PROJECT SUMMARY

ACREAGE: 3.41 AC.
148,532 SF

UNIT COUNTS:
 MAIN LEVEL: 13
 LEVEL 2: 30
 LEVEL 3: 30
 LEVEL 4: 30
TOTAL UNITS: 103

PARKING:
 STANDARD STALLS: 83 (10' X 18')
 RV/ BUS STALLS: 34 (12' X 35')
TOTAL PARKING 117

NOTE: SEE PARKING CALCULATIONS BELOW

BUILDING HEIGHT:
 55'-6" TOTAL HEIGHT
 5 STORIES

HEIGHT RESTRICTIONS:
 30'-0" MAX HEIGHT
 NOTE: A CONDITIONAL USE PERMIT WILL BE REQUIRED

PARKING CALCULATIONS

REQUIRED PARKING

STANDARD STALLS	=	103 STALLS
1: EACH GUEST ROOMS	=	103 STALLS
+		
1:15 GUEST ROOMS	=	7 STALLS
+		
2:3 EMPLOYEES (10)	=	7 STALLS
TOTAL STANDARD STALLS	=	117 STALLS

RV/BUS/BOAT PARKING

2:6 GUEST ROOMS	=	34 STALLS
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GRAND TOTAL = 151 STALLS

PARKING PROVIDED

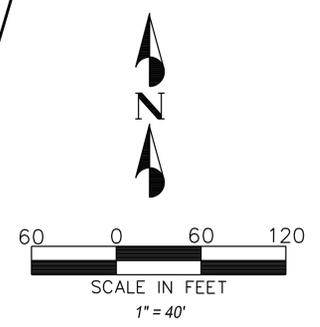
83 STANDARD STALLS (10' X 18")
 34 RV/ BUS STALLS (12' X 35')

117 TOTAL STALLS

* NOTE: STANDARD STALLS HAVE BEEN REDUCED TO 18'-0" IN LENGTH IN LIEU OF THE REQ. 20'-0" LENGTH BASED ON THE REDUCTION ALLOWED PER PAGE CITY CODE SECTION 7.2.12 PART 'A': PARKING STALL DIMENSIONS. 6'-0" SIDEWALKS OR LANDSCAPE AREAS HAVE BEEN PROVIDED AT ALL STANDARD PARKING STALL LOCATIONS TO ACCOMMODATE FOR THE ALLOWABLE REDUCTION.

LEGEND

PARKING COUNT



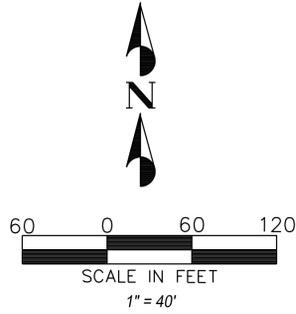
CRSA
 ARCHITECTURE • PLANNING • INTERIORS
 649 E SOUTH TEMPLE • SUITE 602
 801.555.6915 • www.crsa-az.com

WINGATE BY WYNDHAM
 LOT 4B SCENIC VIEW RESORTS SUBDIVISION
 SCENIC VIEW ROAD
 PAGE, AZ
 NOT FOR CONSTRUCTION

ISSUE DATE: 10/7/15
 REVISION DATE:

SITE PLAN

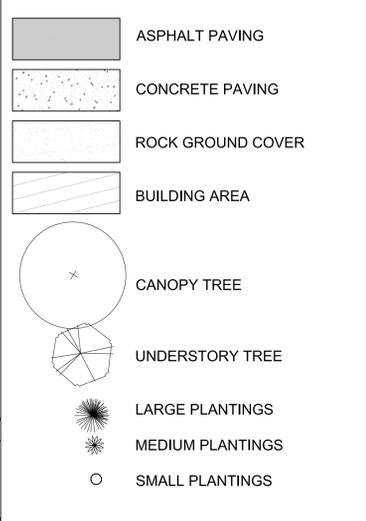
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SITE QUANTITIES

HARDSCAPE	84,823 SF	57%
LANDSCAPE	49,466 SF	33%
BUILDING	14,243 SF	10%
TOTAL	148,532 SF	100%

SITE LEGEND



GENERAL NOTES

- SEE POOL CRITERIA DETAILS ON SHEET P940
- PARKING STALL LAYOUT IS ILLUSTRATIVE ONLY. PARKING STALL SIZE, COUNT & ARRANGEMENT TO BE PER PROJECT SITE REQUIREMENTS AND TO COMPLY WITH ALL STATE, CITY & LOCAL JURISDICTION CODES AND ORDINANCES.

GEN. CRITERIA NOTES

- MONUMENT SIGN - SUGGESTED LOCATION. LOCATE & ORIENT SIGN TOWARD ENTRANCE & MAIN ARTERIAL.
- PROVIDE STOP LINE AND STOP SIGN AT EVERY DRIVE ACCESS
- FENCE - PROVIDE ON PROPERTY LINE WHERE REQUIRED BY LOCAL JURISDICTION
- PROVIDE J-BOX INCLUDING 1" CONDUIT WITH PULL STRING FROM BUILDING TO TRASH ENCLOSURE
- PROVIDE HOSE BIBB AT TRASH ENCLOSURE
- TRASH/RECYCLE ENCLOSURE - VFY. SIZE W/ LOCAL PURVEYOR
- PROVIDE POLE LIGHTS IN PARKING LOT. CENTER POLE ON PARKING STRIPES. MAINTAIN 1FC THROUGHOUT SITE.
- CENTER TREE TRUNKS ON PARKING STRIPES
- CURBS, RAMPS, PARKING SPACES AND AISLES MUST COMPLY WITH 2010 ADA STANDARDS AND LOCAL ACCESSIBILITY CODES.
- PLANT MATERIAL ACCENTING SIGNAGE AT MAIN ENTRY.
- KEEP SEASONAL COLOR AWAY FROM CURB TO PREVENT VEHICLE DAMAGE. LOW PLANTING FOR MAXIMUM TRAFFIC VISIBILITY & SAFETY.
- SEASONAL COLOR ACCENTING ENTRANCE.
- ORNAMENTALS ACCENT BUILDING ENTRANCE.
- PORTE COCHERE BY INOFAB, LLC WWW.INOFAB.COM 603-435-5082 SEE SPECIFICATIONS FOR MORE INFO.

LEED CRITERIA NOTES

- LEED CRITERIA NOTE: SS-c4.2 PROVIDE 7 BICYCLE STORAGE SPACES WITHIN 200 YARDS OF A FUNCTIONAL ENTRY. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE SS-c4.3: DO NOT EXCEED LOCAL CODE MINIMUM REQUIREMENTS FOR PARKING CAPACITY. PROVIDE PREFERRED PARKING FOR LOW-EMITTING AND FUEL EFFICIENT VEHICLES FOR 5% OF TOTAL VEHICLE PARKING CAPACITY (ALTERNATE: PROVIDE ALTERNATIVE FUEL REFUELING STATIONS FOR 3% OF TOTAL PARKING CAPACITY OF THE SITE). PARKING STALLS SHALL BE MARKED AS PREFERRED PARKING FOR GREEN VEHICLES. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: SS-c4.4 DO NOT EXCEED LOCAL CODE MINIMUM REQUIREMENTS FOR PARKING CAPACITY. PROVIDE PREFERRED PARKING FOR CARPOOLS / VANPOOLS FOR 5% OF TOTAL VEHICLE PARKING CAPACITY. PARKING STALLS SHALL BE MARKED AS PREFERRED PARKING FOR CARPOOLS / VANPOOLS. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: SS-c5.2 PROVIDE OPEN SPACE FOR AT LEAST 20% OF THE TOTAL SITE AREA (INCLUDING BUILDING FOOTPRINT). SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: SS-c7.1 & SS-c7.2 NON-ROOF: PROVIDE A COMBINATION OF THE FOLLOWING FOR 50% OF THE SITE HARDSCAPE: SHADE TREES (WITHIN 5 YEARS), PAVING MATERIALS WITH A SRI OF 29 MINIMUM, OPEN GRID PAVING SYSTEM (AT LEAST 50% PERVIOUS); ROOF: USE ROOFING MATERIALS THAT HAVE A SRI EQUAL TO OR GREATER THAN 29 FOR STEEP-SLOPED ROOFS (GREATER THAN 2:12) OR 78 FOR LOW-SLOPED ROOFS (LESS THAN OR EQUAL TO 2:12). SEE THE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: SS-c8 SITE LIGHTING TO COMPLY WITH ANSI STANDARD 90.1-2007. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: WE-c1 INSTALL DROUGHT TOLERANT PLANTS AND EFFICIENT IRRIGATION OR TEMPORARY IRRIGATION. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.
- LEED CRITERIA NOTE: MR-p1 PREREQUISITE - DESIGNATE AN AREA OUTSIDE BY DUMPSTERS FOR RECYCLING CONTAINERS. SEE LEED CRITERIA SHEETS FOR MORE INFORMATION.

WINGATE by WYNDHAM
 LOT 4B SCENIC VIEW RESORTS SUBDIVISION
 SCENIC VIEW ROAD
 PAGE, AZ
 NOT FOR CONSTRUCTION

ISSUE DATE: 10/7/15
 REVISION DATE:

LANDSCAPE PLAN

051



September 16, 2015

Robin Crowther
City Hall- City of Page
697 Vista Ave
P.O. Box 1180
Page, Arizona 86040

Re: Required Parking Count Variance

Dear Robin:

We appreciate the opportunity we have had to speak with you to determine the options that we are able to pursue in order to reduce the required parking for the proposed Wingate Hotel site. After speaking with you on the phone on September 14th, 2015 you mentioned that we needed to file for a variance in order to reduce the number of required parking spaces. Below are the explanations of our proposition.

After reviewing many other similar cities and their parking requirements we were able to put together calculations, which are provided as an attachment to this letter. We are proposing that the RV stalls should replace the required standard stalls rather than the RV stalls being required in addition to the required standard parking stalls.

In addition to comparing multiple other cities we also reviewed the existing Sleep Inn & Suites site plan which was approved by the city in 2012. The architect for that project used the same calculation technique that what we are proposing, by substituting a portion of the standards stalls with the required RV stalls.

Existing Sleep Inn & Suites

<u>Project information</u>	
Guest Rooms:	98
Employees:	6 max.

Parking Stalls Required

Standard Stalls:	105
Employees Stalls:	4
RV/ Bus/ Boat:	32
Total Stalls Required:	141

Stalls Provided: 109

Proposed Wingate Hotel

<u>Project information</u>	
Guest Rooms:	103
Employees:	10 max.

Parking Stalls Required

Standard Stalls:	110
Employee Stalls:	7
RV/ Bus/ Boat:	32
Total Stalls Required:	141

Stalls Provided: 117

The parking stalls provided were calculated by adding standard stalls and employee stalls that were required and then replacing the standard stalls with the total number of required RV stalls.

We look forward to hearing from you shortly. We are available for a meeting and would appreciate two weeks' notice in order to attend. Thank you for your consideration of this variance.

Sincerely,

A handwritten signature in blue ink, appearing to be 'E. Benjamin Rogers', with a long horizontal line extending to the right.

E. Benjamin Rogers, AIA, NCARB
Senior Principal
St. George Director

Enclosure:

Proposed Wingate Site Plan
Similar City Parking Requirements
Existing Sleep Inn & Suites Site Plan