

My Place Hotels

Development Agreement
&
Development Plan Approval

Application PL-17-0204 & PL-18-0074

Avondale City Council

November 5, 2018

Avondale

Request

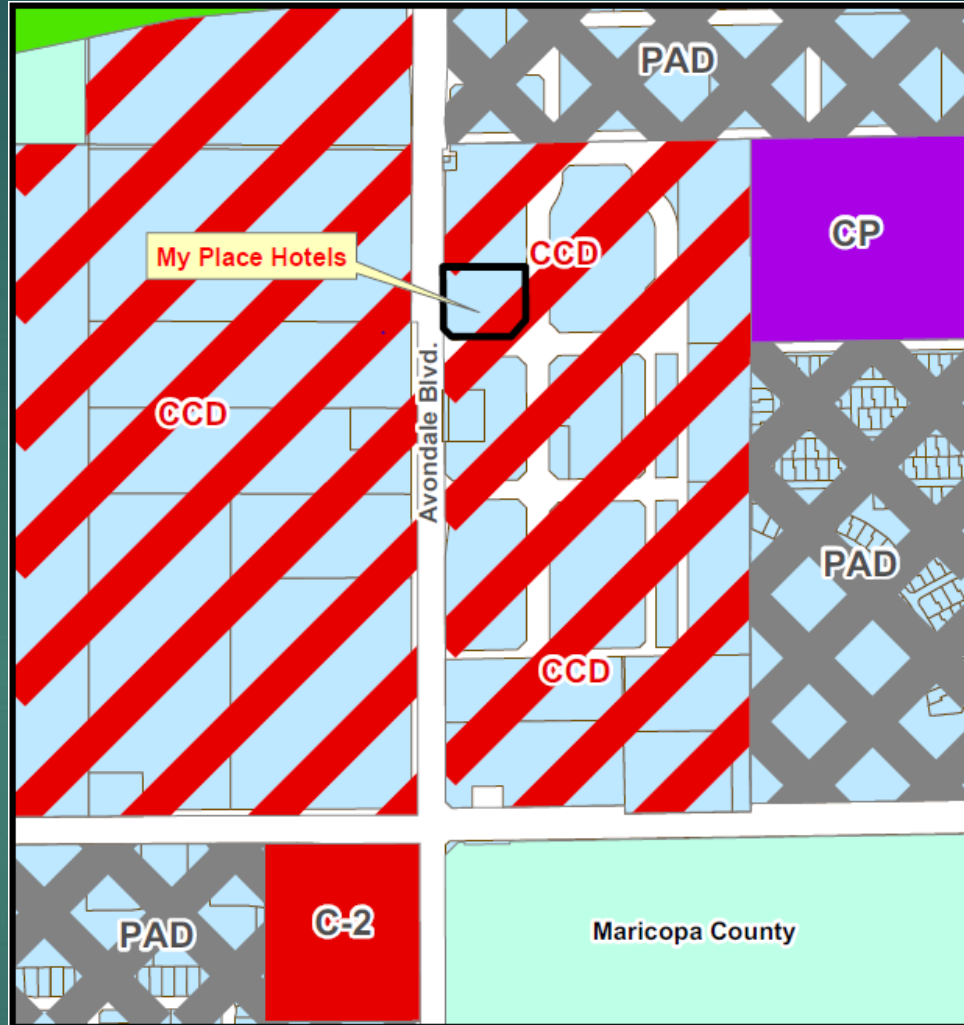
- ▶ Review the proposed Development Agreement (DA) for a My Place Hotels extended stay hotel, and adopt a Resolution approving the proposed DA.
- ▶ Development plan approval for a hotel, My Place Hotels, located at the northeast corner of Avondale Boulevard and Dale Earnhardt Drive in City Center



Aerial Vicinity Map



Subject Property



Zoning Vicinity Map



Subject Property



Why is approval of a DA and Development Plan Necessary?

- ▶ Codify the Zoning Interpretation that the entirety of the subject property is to develop according to the requirements of the DA and the City Center Specific Plan (CCSP)
- ▶ Permit development and operation of an extended-stay hotel
- ▶ The CCSP requires Commission & Council approval for all development plans within the City Center

Terms of Agreement

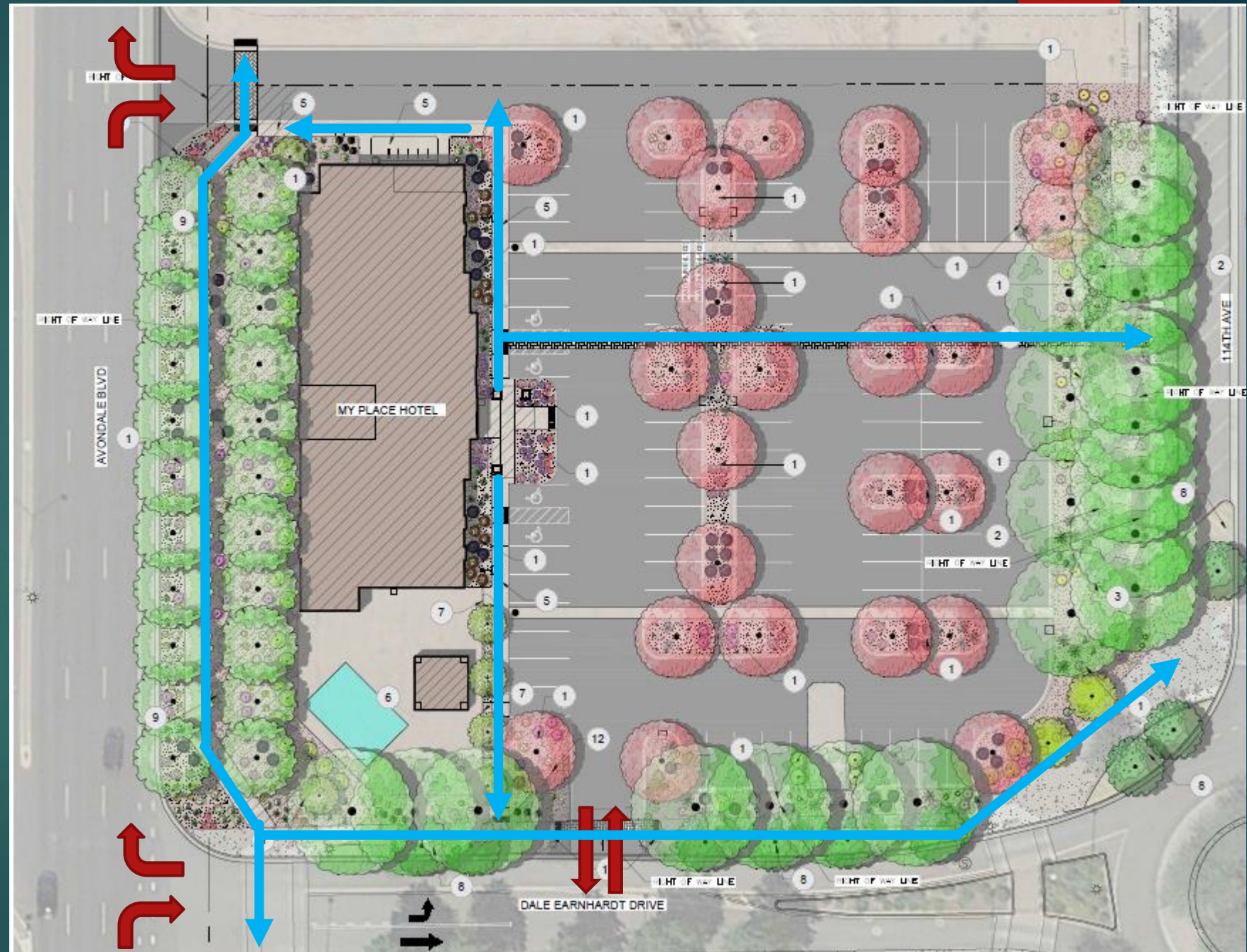
- ▶ City will allow developer to construct and operate an extended-stay hotel on the subject property
- ▶ Developer will construct a 4-story, 63-room extended stay hotel in conformance with the Site Plan, Landscape Plan, Building Elevations, and Floor Plan included as exhibits in the DA
- ▶ Developer will ensure that the hotel offers a variety of amenities commensurate to an upscale business class hotel (i.e. pool, breakfast service, etc.)

Terms of Agreement (cont.)

- ▶ Establishes timelines to ensure that the proposed hotel will continue to be an asset to the City well into the future:
 - ▶ Construction required to commence within 12 months of DA effective date.
 - ▶ Hotel required to be open for business by 12/31/19
 - ▶ Operation of hotel consistent with all City regulations and in conformance with the DA and exhibits thereto for a period of at least 10 continuous years.
 - ▶ Replacement of hotel with an equal or greater quality hotel within 90 days in the event that the hotel ceases operation

Site Details

- 4-Stories
- 63 Rooms
- Vehicular & Pedestrian Access
- Pedestrian Lighting
- Streetscape
- Parking



Elevations

- Contemporary & Modern Design
- Mix of Materials
- Consistent with surrounding area
- City Center Sense of Arrival



Analysis



- ▶ An increase in sales tax, lodging tax and retail sales tax
 - ▶ An increase in property values
 - ▶ New employment opportunities
 - ▶ Enhance the City Center Area
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- ▶ The development conforms to the 2030 General Plan, CCSP, and the Avondale Zoning Ordinance
 - ▶ My Place is compatible with adjacent land uses
 - ▶ Site has sufficient circulation and accessibility

Planning Commission Recommendation

- ▶ Conducted a hearing for the Development Plan on October 18, 2018
- ▶ Voted unanimously (5-0) to forward with a favorable recommendation
- ▶ No additional comments received by staff

Recommendation: Approval

- ▶ Proposed Motion: I move that the City Council accept the findings and adopt the Resolution approving a Development Agreement with Second Place, LLC, and authorize the Mayor or the City Manager and City Clerk to execute the agreement
- ▶ Proposed Motion: I move that the City Council accept the findings and approve application PL-18-0087, a request for Development Plan approval for a My Place Hotels, subject to seven (7) conditions of approval