



**KBELL ENGINEERING, LLC**  
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January 17, 2025

**Ms Mary Kopaskie-Brown**  
**Director of Planning**  
**City of Mesa Development Services Department, Planning Division**  
55 N. Center Street  
Mesa, Az 85201

RE: Project Narrative for LivAway Hotel Development at  
Greenfield Road & Banner Gateway Drive Mesa, AZ

The proposed one building hotel development consists of a four-story hotel on approximately 4.51 acres at the intersection of Greenfield Road and Banner Gateway Drive. The hotel will consist of approximately 126 rooms, a gym, lobby, and laundry area for guests. All architectural articulation is achieved by means of feature massing, varying fields of depth, and parapet heights to satisfy city requirements. There is an existing access drive on Banner Gateway Drive constructed with adjacent existing developments which will provide shared access to the multi-family project to the east as well as future development to the west of the hotel. The proposed parking requirement has been met per the city required parking per rooms.

The project proposes an outdoor common open space and amenity area. The open space area is 100% exposed to the sky except for those areas shaded by trees and landscaping. The outdoor common open space and amenity area consists of 600 sf with seating areas (benches and tables) on a concrete pad with proposed shading provided by adjacent trees and landscaping.

The project is requesting a special use permit concurrently with the site plan review to increase the allowed height limit from 30 ft to 50 ft to allow the proposed hotel buildings. Per the general plan, the site is located with the Mixed Use Activity District and Proposed Transit Corridor. The Mixed Use Activity District is defined in the General Plan as "Areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses." The proposed Transit Corridor is defined as Areas where "light rail and other high capacity transit areas that can develop with a more intense, walkable urban environment." The Mixed Use Activity District consists of large format commercial areas and hotels are considered a primary land use in the area. The proposed hotel development is consistent with and advances the goals and objectives of the General Plan. The surrounding area around the project includes 3 story multi-family buildings, hospital and medical facilities and retail development. All of these uses are compatible with the proposed hotel development.

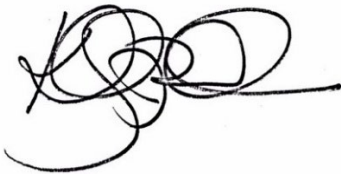
The 4.5 ac site location at the intersection of a major arterial, S. Greenfield Road, and E. Banner Gateway Drive, a collector, is consistent with the intent of the General Plan and its adjacency to other commercial development supports the City's policies for an increase in height as it does not impact residential development. The proposed project is complimentary to the multi-family, medical and retail uses nearby. The site is nearby two major arterials, S. Greenfield Road and State Highway 60 and has existing utilities immediately adjacent to the site. It has adequate

public services and facilities to support its use. The site is also supported by the City of Mesa Economic Development Department for its use as a hotel development.

The project is also proposing a two-lot plat effectively splitting the property into two lots, to allow the hotel on the eastern most lot and future development on the western most lot. It is not anticipated that utilities will need to cross lot lines and each lot would stand alone for water and sewer domestic service. Shared access, parking and retention facilities will be provided through an agreement that will be put in place with the plat, if required.

We appreciate your expeditious review of the proposed project. Upon your review of this proposal, please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'KJB', with a long horizontal line extending to the right.

Kelly J. Bell, PE  
President/ Managing Member