

Project Narrative

AC Hotel 112 Main Street, Mesa, AZ 85201

The site is within the FBC area mapped with a Transect Zone of T5 Main Street (T5MS). The Owner would like to request to opt-in to the Form Based Code administrative process.

The new AC Hotel is envisioned as a refined, contemporary destination that embodies the brand's European-inspired ethos of timeless simplicity and social connection. Encompassing **88,887 GSF**, the hotel program balances efficient guestrooms with vibrant public spaces that engage both travelers and the surrounding community. The property includes approximately **164 guestrooms** in a mix of AC's signature Metro King, Double Queen, and Corner layouts, designed to maximize comfort, efficiency, and a sense of calm retreat.

At the ground floor, the **lobby** provides a sleek, understated arrival experience that transitions seamlessly into the **lobby bar and lounge**—the social heart of the hotel where guests gather for morning rituals and evening tapas-style service. To support business and community engagement, the hotel offers **flexible meeting space with pre-function areas**, complemented by an **outdoor patio** for breakout sessions and social events. Parking is accommodated in an **adjacent structured garage**, ensuring ease of access while preserving the site for active, guest-focused uses. There is no occupied open space planned for the rooftop.

The **five-story** façade is finished in a range of earth-tone EIFS, selected to complement the surrounding buildings. Guestroom levels feature large **aluminum storefront windows**, with individual **mechanical grilles** integrated into the window framing for a cohesive appearance. At the ground floor, expansive storefront glazing maximizes **daylight** and creates a welcoming **transparency** that draws the community into the bar and lounge.

Landscaping in the ROW will be maintained by the Developer per the Development Agreement.

A limited Dooryard is provided along Main Street. The majority of the building or 24" stucco planter wall is within 4" of the Build-to Line. A Shopfront is provided on Centennial Way and is the main entry to the hotel. The full width of the shopfront is glazed full height. the permanent entry canopy extends 5'-0" beyond the property line with a clear height of 12'-6". The outside edge of the canopy is set back 20'-1-1/2" from back of curb line.

Per Table 11-58-3 A of the FBC/MZO, the hotel use is permitted per note 4) The design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC building form and private frontage standards for commercial uses. The ground floor is constructed with concrete columns and concrete deck above with a 17'-0" floor to floor height to allow for maximum future flexibility for future commercial uses should the hotel use change in the future. The program for the hotel is unique and the brand, Marriott, require a certain amount of back-of house space adjacent to the public uses on

the ground floor to meet guest service expectation. The proposed limited-service hotel plan was developed with a clear focus on functional clarity, guest experience, and operational efficiency, informed by close collaboration with Marriott and established hotel best practices. The building massing and program distribution intentionally activate two primary elevations with guest-facing uses, including the lobby, registration and arrival sequence, dining areas, and associated office and administrative space that works directly in support of the front desk. This approach creates an engaging and transparent public realm while reinforcing intuitive wayfinding and a welcoming arrival experience.

Back-of-house and support functions are strategically consolidated and directly connected to service elevators to ensure efficient vertical circulation and minimize operational conflicts with guest areas. Laundry, storage, and service support spaces are grouped to improve workflow and reduce travel distances for staff. Kitchen facilities are centrally positioned to effectively serve both meeting rooms and dining venues, balancing front-of-house activation with discreet service access.

Mechanical, electrical, and plumbing spaces are similarly consolidated to optimize building efficiency, simplify maintenance, and streamline deliveries and service access. This organizational strategy reflects Marriott's operational guidelines and proven hospitality planning principles, ensuring the hotel functions efficiently while maintaining a high-quality guest experience. Overall, the layout represents a thoughtful integration of brand standards, operational best practices, and urban design considerations appropriate for the site and its civic context.

Board of Adjustment – Variance Requests

Variance 1a – T5MS Building Form: Ground Floor Ceiling Height (MZO §11-58-10(D))

Required: 14 feet minimum clear. Proposed: Approximately 13 feet clear in select areas. Floor-to-floor height is 17'-0".

- A. *Special Circumstances Applicable to the Property.* The ground floor is designed to be as open and inviting as possible, consistent with the Form-Based Code and the City of Mesa General Plan vision for an active, pedestrian-oriented downtown. To achieve wider structural spans and reduce interior columns and bearing walls, a more substantial reinforced concrete slab is required at Level 2. In addition, transitions of vertical plumbing, HVAC risers, fire protection, and life-safety systems serving the guestrooms above must occur within the ground-floor ceiling zone. These combined requirements necessitate additional interstitial space above the ceiling plane, resulting in localized reductions in clear ceiling height.
- B. *Pre-Existing Nature of the Special Circumstances.* These conditions arise from the downtown infill context, applicable building and fire code requirements, and the quality and performance expectations of a major branded hotel property.
- C. *Deprivation of Privileges Enjoyed by Other Properties.* Strict application of the 14-foot minimum clear ceiling height would require increasing overall floor-to-floor heights and total building height, resulting in a taller and bulkier building that conflicts with Form-Based Code objectives for scale and massing. Without the variance, the project would be deprived of the ability to deliver a commercially viable, high-quality hotel ground floor comparable to other permitted downtown developments.
- D. *No Grant of Special Privilege.* The Owner has established a 17-foot floor-to-floor height and will make best efforts to achieve the maximum feasible clear ceiling height. Approval supports design quality, code compliance, and pedestrian activation without granting a special privilege inconsistent with surrounding development.

Variance 1b – T5MS Building Form: Upper Floor Ceiling Heights (MZO §11-58-10(D))

Required: 9 feet minimum clear. Proposed: Guestroom sleeping areas will achieve 9'-0" clear; guest corridors and guest bathrooms will achieve approximately 8'-4" clear.

- A. *Special Circumstances Applicable to the Property. Guest corridor and bathroom ceiling zones must accommodate horizontal plumbing for fixture traps returning to main stacks, code-required outside air delivered to guestrooms via horizontal ductwork, and fire sprinkler piping crossing other utilities. These systems directly affect ceiling heights in non-sleeping areas.*
- B. *Pre-Existing Nature of the Special Circumstances. These requirements are dictated by life-safety codes, mechanical standards, and hospitality industry norms applicable to mid-rise hotel construction.*
- C. *Deprivation of Privileges Enjoyed by Other Properties. Requiring uniform 9-foot ceilings throughout all interior spaces would necessitate increased floor-to-floor heights and overall building mass, impairing the project's feasibility as a mid-rise hotel within the T5MS district.*
- D. *No Grant of Special Privilege. All guestroom sleeping areas comply with the minimum ceiling height standard, preserving guest comfort and quality. Reduced heights are limited to transient-use spaces and enable necessary system coordination without conferring a special privilege.*

Variance 2 – Mid-Rise Building Type: Building Depth and Footprint (MZO §11-59-13(E))

Required: Maximum depth of 150 feet for Floors 1–2 and 65 feet for Floors 3+. Proposed: Building depth of approximately 230'-7" feet along the Main Street frontage.

- A. *Special Circumstances Applicable to the Property. The site is a corner lot with two primary street frontages, both functioning as building fronts with entrances and active uses. Applying footprint limits linearly along Main Street alone disproportionately penalizes corner-lot development.*
- B. *Pre-Existing Nature of the Special Circumstances. The parcel configuration, block length, and lack of alley access are long-standing conditions inherent to the site.*
- C. *Deprivation of Privileges Enjoyed by Other Properties. Mid-block properties with single frontages can comply with footprint standards without sacrificing program functionality. Without the variance, this site could not support a hotel program comparable to others in the same district.*
- D. *No Grant of Special Privilege. The development remains within allowable height and density limits and mitigates massing through façade articulation and modulation consistent with the Form-Based Code.*

Variance 3 – Mid-Rise Building Type: Courtyard Width (MZO §11-59-13(H))

Required: Courtyard width between 20 and 50 feet. Proposed: Approximately 60 feet.

- A. *Special Circumstances Applicable to the Property. The courtyard must accommodate required fire access, service circulation, and usable outdoor space due to the absence of alley access and the site's downtown block configuration.*
- B. *Pre-Existing Nature of the Special Circumstances. These requirements arise from the parcel's configuration and City safety standards.*
- C. *Deprivation of Privileges Enjoyed by Other Properties. Strict enforcement would reduce courtyard functionality compared to similar downtown developments.*

- D. *No Grant of Special Privilege. The courtyard remains internal, landscaped, and screened, improving light, air, and usability without increasing density or external impacts.*

Variance 4 – Private Frontage: Main Street Shopfront and Dooryard Standards (MZO §§11-60-8(B) and 11-60-9(B))

Requested relief from shopfront and dooryard frontage dimensions, glazing spacing, and transparency standards along Main Street.

- A. *Special Circumstances Applicable to the Property. The property comprises a large, consolidated downtown infill site with an extended Main Street frontage and corner-lot configuration. The Form-Based Code’s private frontage standards are applied uniformly but are calibrated for smaller, incremental parcels. Applied to this site, strict adherence would constrain ground-floor functionality needed to integrate active uses, vertical circulation, structural systems, and hotel operations.*
- B. *Pre-Existing Nature of the Special Circumstances. The size, shape, frontage length, and urban context of the site are pre-existing conditions established prior to adoption of the Form-Based Code.*
- C. *Deprivation of Privileges Enjoyed by Other Properties. Properties without similar frontage length and block configuration can comply with standards without comparable impacts. Strict application would deprive this site of redevelopment opportunities enjoyed elsewhere in the district.*
- D. *No Grant of Special Privilege. The Main Street frontage remains pedestrian-oriented through articulation, materials, and active ground-floor uses consistent with surrounding downtown development*

Variance 5 – Private Frontage Types: Dooryard (Main Street) and Shopfront (Centennial Way) (MZO §§11-60-8(B) and 11-60-9(B))

Required: Dooryard length limited to 50 feet with 50% transparency; shopfront glazing spacing maximum of 2 feet; recessed entries limited to 5 feet. Proposed: Dooryard length of approximately 131 feet with approximately 32% transparency; shopfront glazing spacing of approximately 24 feet; recessed entry depth of approximately 10’-6”.

- A. *Special Circumstances Applicable to the Property. City requirements establish the lowest finished floor elevation a minimum of 12 inches above adjacent top-of-curb or the 100-year storm elevation. For this site, the LFF is 1240.67 feet (40.67 feet per survey), while the adjacent Centennial Way top-of-curb elevation is approximately 39.21 feet. This elevation difference requires an ADA-compliant ramp at the primary Centennial Way entrance, necessitating a deeper recessed entry and affecting storefront glazing frequency.*
- B. *Pre-Existing Nature of the Special Circumstances. The existing storm drain infrastructure, finished floor elevation requirements, and public right-of-way elevations are pre-existing conditions not created by the applicant.*
- C. *Deprivation of Privileges Enjoyed by Other Properties. Strict application of the frontage standards without accounting for mandated elevation and accessibility requirements would prevent a compliant and legible hotel entry, limiting development potential relative to other downtown sites.*
- D. *No Grant of Special Privilege. Despite deviations from dimensional standards, the project maintains pedestrian activation through canopies, lighting, landscaping, and active interior uses. The variance enables compliance with City engineering and accessibility standards without granting a special privilege.*