



**Arun, Inc.**  
Building Envelope Consultants &  
Engineers

*Member: Structural Engineers Association of Arizona  
Structural Engineering Institute  
American Society of Civil Engineers*

**Tuesday, August 28, 2023**

**DIP 'Justification & Compatibility Statement' Project Narrative for:**  
**Baymont Hotel Expansion**

**COM# BOA23-00156**

**Project Address: 651 E Main St. Mesa, AZ 85203**

The owners of Baymont hotel would like to expand their current hotel by adding a building addition to include 28 additional rooms, a fitness center and a breakfast eating area. The pool and outside lounge area will be new and the existing parking lot will be expanded. The parking lot will be landscaped. The reason for the request is they would like to improve the unimproved land on this property with additional hotel rooms to generate more business for the hotel.

**APPLICABILITY:**

**A. AREA**

1. The total area of the parcel is 1.99 acres which is less than 2.5 net acres. The parcel has been in its current configuration for more than 10 years for both the improved and unimproved portions of the lot.
2. The total area of the site does not exceed 5 acres and was created by 2 contiguous parcels.

**B. UTILITIES**

The parcel is served by existing utility distribution facilities.

**C. SURROUNDING DEVELOPMENT**

1. The total developable land area within a 1,200 s.f. radius is not more than 25 percent vacant. See attachment A9.
2. Greater than 50% of the total number of lots or parcels have been developed 15 or more years ago. See attachment A10.



**Incentives:**

List of specific Development Standards Requested as Incentives:

MZO Section	MZO Requirement	Proposed
<p><b>Building Setback:</b></p> <p>Limited Commercial side and rear setback adjacent to RM District (including T4N)</p>	20 feet with 15 feet each additional story (35 feet)	East side: 10 feet
<p><b>Landscape Setback:</b></p> <p>Non-single residence uses adjacent to other non-single residence uses</p>	15 feet  15 feet	East side: 8 feet minimum  West side; 4 feet 10 inches minimum
<p><b>Setback of Cross Drive Aisles:</b></p> <p>Drive aisles that cross main drive aisles</p>	50 feet	18 feet 8 inches
<p><b>Foundation Base:</b></p> <p>Foundation base for exterior walls without a public</p>	10 feet	4 feet at smallest location of existing foundation base
<p><b>Compact Parking:</b></p> <p>Compact spaces shall be distributed throughout the parking area, with no more than 9 compact spaces in a single cluster. Each cluster of up to 9 spaces shall be separated by a minimum radius of at least 60-feet from the next cluster of compact parking spaces.</p>	9 spaces per cluster	13 spaces per cluster



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<b>Retention:</b> Retaining walls shall not exceed 25 percent of the basin perimeter (measured at the high waterline). The maximum height of retaining walls is 18 inches.	25% and 18 inches	75% and 2'-6" inches
<b>Sidewalk width:</b> Pedestrian walkways shall be at least 5 feet in width	5 feet	4 feet at one existing location

**REQUIRED FINDINGS:**

The attached proposal is consistent with the general plan. The proposed hotel an approved existing use is being upgraded to provide walkability to and from the public way via a new connecting sidewalk to the entry. The front façade facing main street will be upgraded with new ornamental decorations including; wall mounted plant trellis, covered walkway, increased amount of landscaping and decreased amount of parking. Within a 1,200 foot radius, adjoining properties are equal to or more intense then this proposed property. See attached map sheet A11. Architectural elements include modifications to the front as noted above, each façade will have no exterior finish greater then 50% where building is new and improvements are being made. Landscaping will meet minimum requirements of the City of Mesa zoning ordinance.

Respectfully submitted,

Date: Tuesday, August 28, 2023

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PROPERTIES APPEAR TO HAVE LITTLE TO NO LANDSCAPING

PROPERTY LANDSCAPING RATIO IS EQ. TOO OR LESS AND ASPHALT PARKING RATIO IS EQ. TO OR SIMILAR

THIS PROPERTY LANDSCAPE IS GREATER, PARKING IS LESS

THIS PROPERTY HAS MORE ASPHALT PAVING AND LESS LANDSCAPE

RESIDENTIAL LOT COVERAGE IS GREATER TYPICAL

PROPERTY LANDSCAPING RATIO IS EQ. TOO OR LESS AND ASPHALT PARKING RATIO IS EQ. TO OR SIMILAR

RESIDENTIAL LOT COVERAGE IS GREATER TYPICAL



RESIDENTIAL LOT COVERAGE IS GREATER TYPICAL

MAP SHOWS VISUALY AMOUNT OF PARKING, LANDSCAPING AND LOT COVERAGE IS SIMILAR TO PROPOSED SITE

03/22/23

SURROUNDING DEVELOPMENT MAP SITE INTENSITY

A11

### AZURE HOTEL EXPANSION

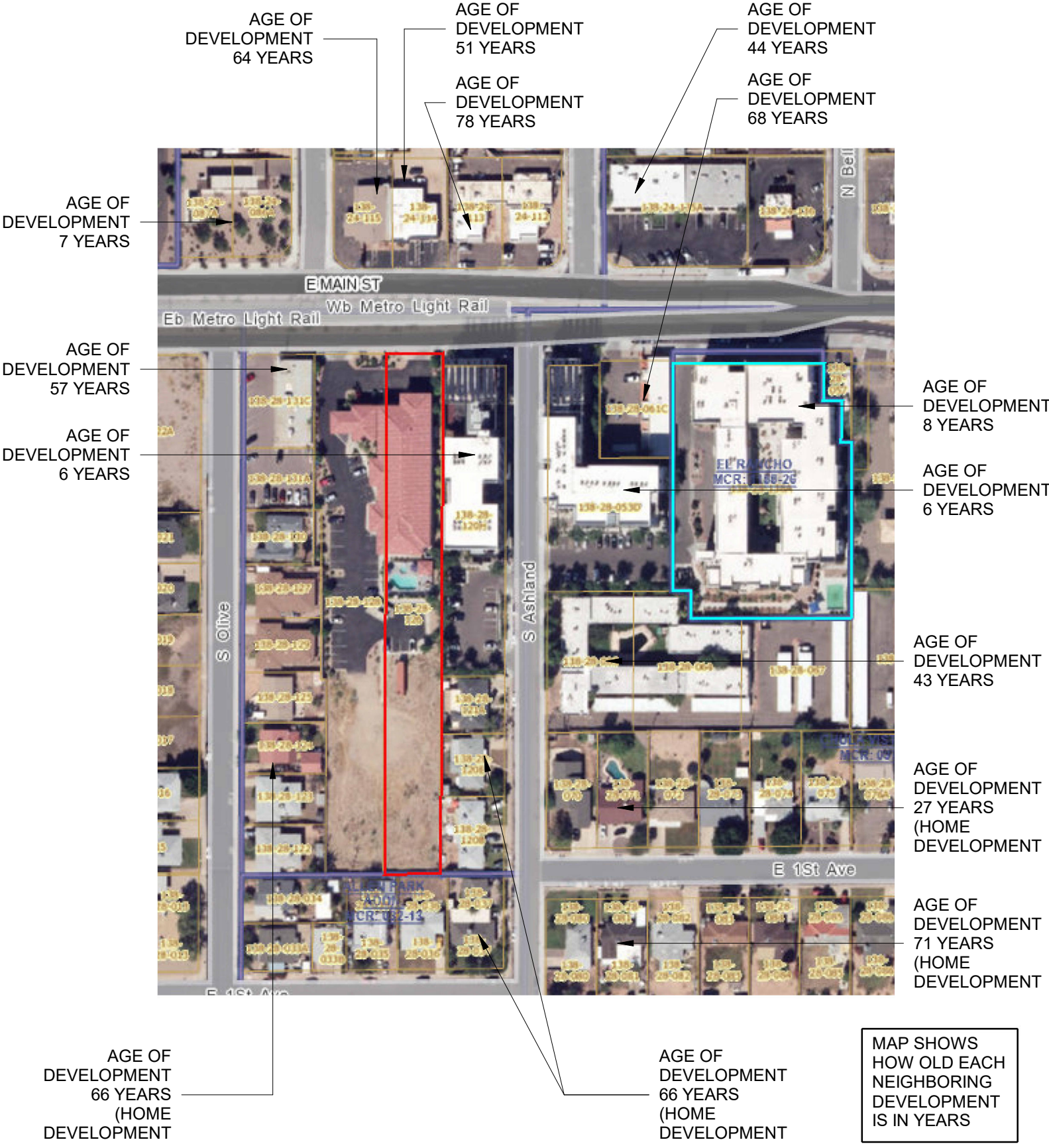
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**SURROUNDING  
DEVELOPMENT  
MAP AGE**

**AZURE HOTEL EXPANSION**

651 E. MAIN ST.  
MESA AZ 85203

**A10**



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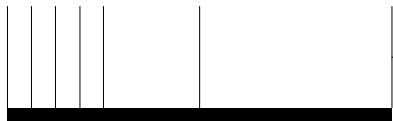
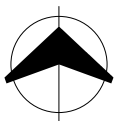
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2400' - 0"

0' 15' 30' 60'



MAP

1 : 6000

MORE THAN 25%  
OF ALL PROPERTIES ARE  
DEVELOPED IN THIS 1,200 S.F.  
RADIUS

PROJECT LOCATION

1,200 FOOT RADIUS

03/22/23

SURROUNDING  
DEVELOPMENT  
MAP

**AZURE HOTEL EXPANSION**

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**A9**



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