

**PERMANENT RECORD**  
**TOWN OF CAREFREE**  
**MINUTES of a PUBLIC MEETING of the DEVELOPMENT REVIEW**  
**BOARD**  
**MONDAY, MARCH 11, 2019**

Chairman Mascha opened the meeting and led the Pledge of Allegiance at 5:01 p.m. on Monday, MARCH 11, 2019, in the Town Hall Council Chambers at 33 Easy Street in Carefree.

	<b><u>PRESENT:</u></b>	<b><u>ABSENT:</u></b>
Chairman:	Al Mascha	Dick Tatlow
Vice-Chairman:	Tom Cross	
Board Members:	Dan Davee	
	Lyn Hitchon	
	Scott Sperl	
	Heather Burgett	

Town Administrator: Gary Neiss  
Planning Director: Stacey Bridge-Denzak  
Planning & Development Clerk: Flora Hayden

**ITEM 1. APPROVAL of DRB MINUTES** for the meeting of **JANUARY 14, 2019.**  
Vice-Chairman Cross **MOVED** to **APPROVE** the minutes as submitted. **SECONDED** by Board Member Burgett and **PASSED** unanimously.

**ITEM 2. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION** on a request for approval of a proposed **SITE PLAN.** Public comments will be taken.

**CASE #:** 19-01-SP

**APPLICANT:** Applicant/Engineer  
Mr. Cardell Andrews, Olsson Associates  
7250 North 16<sup>th</sup> Street, Suite 210  
Phoenix, AZ 85020

Owners:  
Mr. J.F. Carter  
CFM Realty  
9140 Dodge Street  
Omaha, NE 68114

**CASE LOCATION:** Easy Street and Carefree Drive  
(Easy Street North)

**ZONING:** Commercial

**REQUEST:       SITE PLAN** approval for a new hotel, Hilton Hampton Inn Carefree Town Center.

The applicant, Mr. Cardell Andrews, and owner, Mr. J.F. Carter, were present to speak for the case.

Ms. Bridge-Denzak presented the staff report, displaying photos and drawings via PowerPoint to explain the request:

- The subject parcel ("Site") is approximately 2.05 ac (89,271 square feet) located in Town Center just south of the Carefree Sundial and Carefree Gardens.
- Proposed: A 3-story (east side) and 4-story (west side) limited service hotel per approved Development Agreement with a gross floor area of approximately 65,657 square feet, however a footprint of approximately 16,406 square feet.
- The hotel use will provide revenues to the Town through the hotel bed tax, generate jobs in Carefree, and stimulate the Town's local economy.
- An approved Development Agreement exists that defines building height, parking parameters, and a required approval of the site plan by Town Council.
- Primary vehicular and guest access will be from Easy Street with secondary vehicular access at the Carefree Drive/Easy Street roundabout.
- A total of 107 parking spaces serves the property, 78 onsite and 29 offsite under the Development Agreement.
- The building is designed with high quality materials, contextual colors, and a contemporary feel that blends well with the character of Town Center.
- Landscaping is consistent with the native desert palette and utilizes on-site salvaged material. Additional screening of parking area will be by a vegetated hedge.
- The site will drain from the northeast towards the southwest to an existing 42" pipe headwall. No onsite retention is required.
- The site will be served by the Carefree Water Company for water and Liberty Utilities for sewer.

Mr. J.F. Carter introduced himself and began his presentation.

- The site was chosen as it complements the retail, restaurants, splash pad, and garden area found in Town Center.
- The Omaha based development company has over 230 years of experience combined amidst the team in the development industry.
- Lincoln Hotel Group will be the managing agent for the property.
- The goal was to integrate the project into Carefree's Town Center by considering the Sundial, retail, and open space. The site is directly south of the Sundial and the entry will face the Sundial.

- Limited breakfast will be offered and there will also be a limited bar adjacent to the resort style pool area. There will be a pool and onsite spa, pergolas with lounge chairs, and fire pits in the pool area.
- The majority of the parking spaces are located to the west. Additional spaces will be added to the east along Easy Street, and shared parking with the Town will be on the south side of the property.
- On the main floor there will be two meeting rooms as well as a fitness center.
- There will be 3 levels of rooms, 31 rooms on each level, and 4 down below, totaling 97 rooms.
- On the south side of the property there will also be 46 balconies offering views of Black Mountain.
- A shadow study was completed to ensure the Sundial was not impacted by the proposed building.
- Olsson and Associates have been hired to work on the grading and drainage plans and water requirements.

Mr. Cardell Andrews, Olsson Associates introduced himself and began his presentation.

- With respect to grading, we are complementing the Town's Stormwater Master Plan. The entire site drains towards the Southwest to an existing head wall that goes into a 42-inch pipe and then exits.
- A Vortex system is also being incorporated to treat and clean the water before it exits at the headwall.
- The sidewalk that is around the entire perimeter of the site includes shade trees.
- The placement of fire hydrants has been coordinated with the Town to ensure compliance.
- Sewer has been coordinated with Liberty Utilities.
- Existing drainage conditions were considered when developing the site. The main difference being the treatment of the water through the Vortex system.

Mr. J.F. Carter took the podium to share further details regarding the proposed project.

- Elliott Pollack and Associates were hired to complete an economic impact study to forecast what the project would mean for the Town and region in general.
- There will be nearly \$17.1 million in economic impact on the local and regional communities.
- The hotel itself will create 35 jobs amounting to about \$1.5 Million in wages and nearly \$4.7 Million through local economic activity.
- Additional tourist spending will support about \$3.3 million of additional wages and the project is expected to create \$8.3 million in annual economic activity.
- The Town's construction sales tax revenue based off estimated costs will be approximately \$383,000.
- Based off of projected sales, annual sales and hospitality tax revenue of \$334,000 is forecasted.
- The Town is projected to receive approximately \$4.1 million in cumulative tax revenue over a ten year period.

- The goal is to have the hotel completed and operating by September of 2020.

Board questions and comments followed:

- Board Member Hitchon stated that she was under the impression that only continental breakfast would be offered. Mr. Carter stated that they will offer a hot breakfast that is typically found at any limited service hotel.
- Board Member Burgett asked if Mr. Carter could share his plans for lighting. Mr. Carter invited Mr. Andrews to the podium to address Board Member Burgett's question. Mr. Andrews stated that they will be doing a photometric plan which will include a lighting study to show the foot candles. It has not been completed yet, but it will be coordinated with the Town. Parking lighting and pedestrian lighting on the sidewalks will also be incorporated. Board Member Burgett also asked about the plan to minimize the impact on the dark sky. Ms. Bridge-Denzak stated that the applicants will comply with the Zoning Ordinance which requires all light poles to be 16 ft. in height maximum. All fixtures will be cut off fixtures and light will be directed downward. There will be little to no light spill on the edges of the property. Mr. Andrews added that the fixtures they plan to use shut off at a designated time and transition to low light in order to provide security lighting, but still preserve the dark sky requirements.
- Board Member Sperl asked about the elevation near the covered entrance that shows stacked stone as a feature of the support columns. He asked if there was a way to integrate stacked stone to the support columns. Mr. Carter answered yes, he believes that is something they can address.
- Board Member Burgett asked for clarification on the plans for the balconies stating a concern on aesthetics pertaining to items hung over railings. Mr. Carter stated that the balconies will be managed by staff, and that towel service in particular will be provided at the pool area.
- Board Member Davee asked Mr. Carter to explain the signage plan for the site. Mr. Carter stated the signage near the direct north just above the porte-cochere will be a back lit Hampton Inn sign, there will also be a smaller sign facing south a monument sign near the front of the property, and directional signage.
- Board Member Burgett asked if the color red used for the signs could be modified. Mr. Carter stated that Hilton will not modify the color of the signage due to branding concerns.

There were no further comments or questions from the Board, so Chairman Mascha asked for any questions or comments from the public.

There were none Chairman Mascha called for a motion on case #19-01-SP.

Vice-Chairman Cross **MOVED** to **APPROVE** Case #19-01-SP, with conditions for approval, as attached to the staff report.

Board Member Hitchon **SECONDED** the motion and it **PASSED** unanimously.

### **ITEM 3. ANNOUNCEMENTS.**

There were no announcements.

**ITEM 4. ADJOURNMENT.**

There being no additional business, Vice-Chairman Cross **MOVED** to **ADJOURN**. Motion **SECONDED** by Board Member Hitchon and **PASSED** unanimously. The meeting **ADJOURNED** at 5:46 p.m.

**DEVELOPMENT REVIEW BOARD**

By:   
Al Mascha, Chairman

**ATTEST:**

  
Samantha Gesell, Planning Clerk