

**SRPMIC Community Development Department  
Planning Services Division**

*presents to the*

**Land Management Board**

**Conditional Use Permit Application  
Case 25-CUP-04  
Hyatt Studios**



**June 8, 2026**

# Agenda

1. Applicant's Request
2. Background Information
3. Conditional Use Permit Application
  - What is a Conditional Use Permit (CUP)?
  - CUP Findings
  - Staff Recommended Conditions
4. Next Steps

# Applicant's Request

- ▶ Caliber HS Riverwalk Holdco LLC requests a Conditional Use Permit (CUP) to allow an extended stay hotel use within the Riverwalk development.
- ▶ Hyatt Studios will have the following:
  - 4 stories (48 feet – 2 inches)
  - 122 hotel rooms
  - Amenities will include meeting spaces, fitness center and limited food service.
- ▶ Master Development: Riverwalk
- ▶ Lot Size: 2.81 Acres
- ▶ Location: 7740 N Dobson Rd



# Aerial



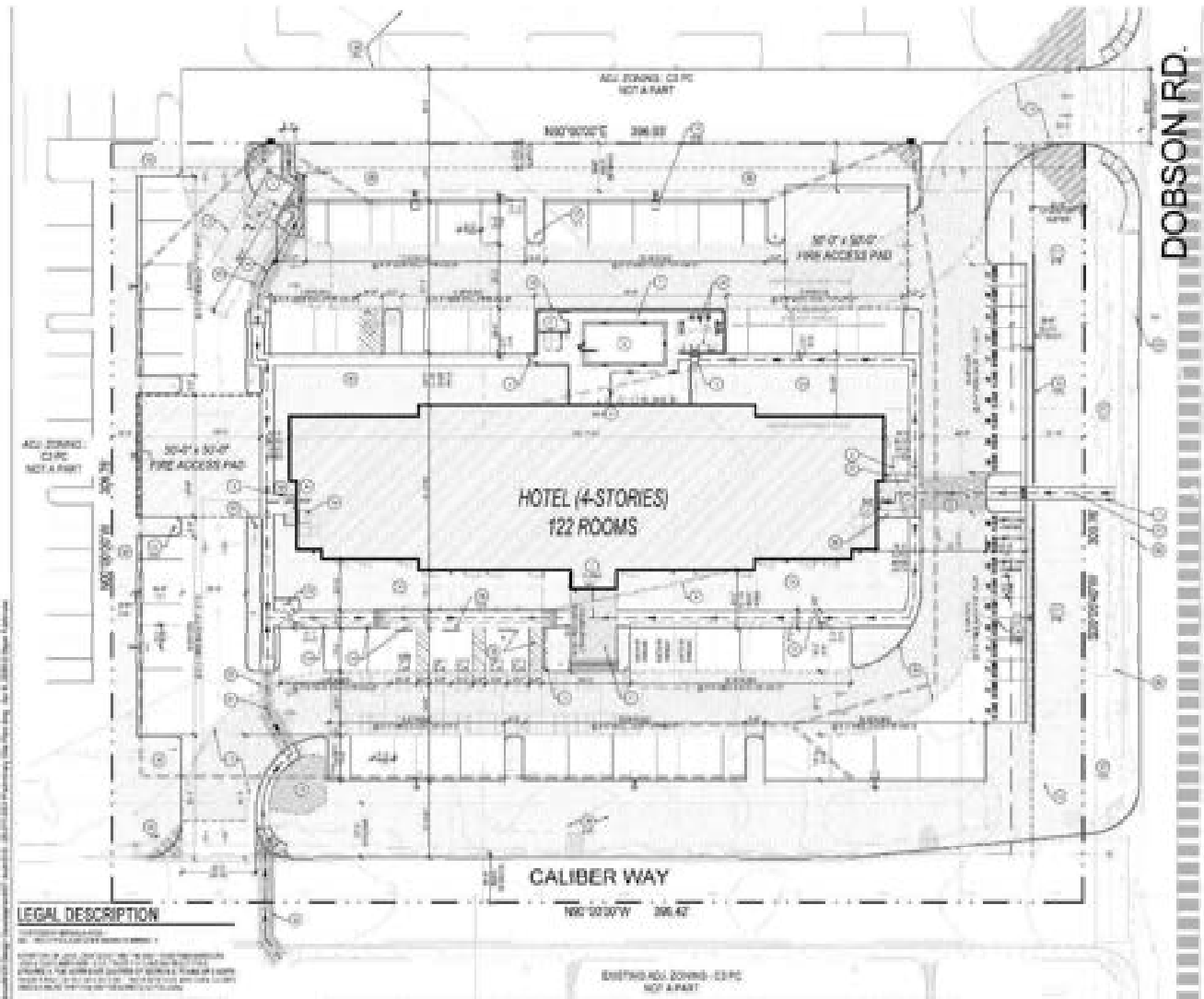
# Zoning - C3 Zoning District within the Pima Corridor Overlay District



General Plan -  
Commercial Mixed Use

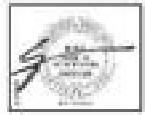


# Site Plan



**SITE DATA:**

PROJECT NAME	HYATT STUDIOS - RIVERWALK
OWNER	HYATT HOTEL HOLDINGS
DESIGNER	360 ARCHITECTS
DATE	08/20/2014
SCALE	AS SHOWN
PROJECT NO.	14-0001
PROJECT ADDRESS	1000 W. CALIBER WAY, SCOTTSDALE, AZ 85261
PROJECT TYPE	HOTEL
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	UNDER REVIEW
PROJECT DESCRIPTION	4-STORY HOTEL WITH 122 ROOMS, RESTAURANT, AND FITNESS CENTER
PROJECT LOCATION	1000 W. CALIBER WAY, SCOTTSDALE, AZ 85261
PROJECT CONTACT	360 ARCHITECTS, 1000 W. CALIBER WAY, SCOTTSDALE, AZ 85261
PROJECT PHONE	480.440.3600
PROJECT FAX	480.440.3601
PROJECT EMAIL	info@360architects.com
PROJECT WEBSITE	www.360architects.com
PROJECT SOCIAL MEDIA	FACEBOOK: 360ARCHITECTS, TWITTER: 360ARCHITECTS, INSTAGRAM: 360ARCHITECTS



REVISION	DATE	DESCRIPTION
1	08/20/2014	ISSUED FOR PERMIT REVIEW
2	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
3	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
4	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
5	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
6	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
7	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
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9	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN
10	08/20/2014	REVISED TO REFLECT CHANGES TO THE SITE PLAN

**KEYED NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**LEGAL DESCRIPTION**

THE PROPERTY DESCRIBED IN THIS SITE PLAN IS PART OF THE SCOTTSDALE CITY OF SCOTTSDALE, ARIZONA, AND IS SUBJECT TO THE CITY OF SCOTTSDALE ZONING ORDINANCES AND THE CITY OF SCOTTSDALE SUBDIVISION MAPS. THE PROPERTY IS BOUND BY CALIBER WAY TO THE SOUTH, DOBSON ROAD TO THE EAST, AND AN UNNAMED ALLEY TO THE WEST. THE PROPERTY IS BOUND BY THE SCOTTSDALE CITY OF SCOTTSDALE ZONING ORDINANCES AND THE CITY OF SCOTTSDALE SUBDIVISION MAPS.

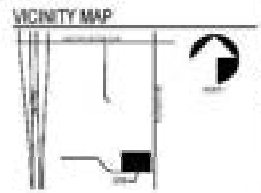


**SYMBOL LEGEND**

(Symbol)	WALKWAY	(Symbol)	BIKEWAY
(Symbol)	LANDSCAPE	(Symbol)	LANDSCAPE
(Symbol)	LANDSCAPE	(Symbol)	LANDSCAPE

**KEYED NOTES CONTINUED**

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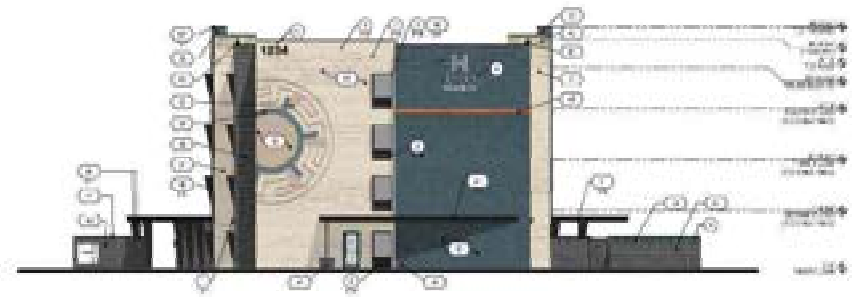


**HYATT STUDIOS - RIVERWALK**  
PARCELS AT RIVERWALK, SCOTTSDALE, ARIZONA 85261

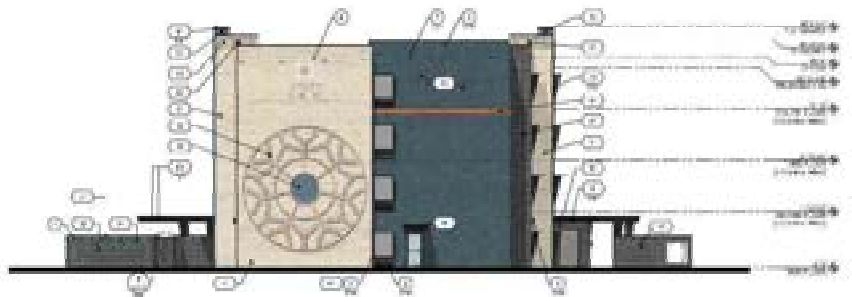
**AS.1**



# Conceptual Elevations



1 EAST ELEVATION



2 WEST ELEVATION

## MATERIAL LEGEND

- 1. BRICK, COMMON, 2 1/2" x 8" x 4" (125mm x 200mm x 100mm)
- 2. BRICK, COMMON, 2 1/2" x 8" x 4" (125mm x 200mm x 100mm)
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NOTE: ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR.



HYATT STUDIOS - RIVERWALK  
PARCEL 5 AT RIVERWALK & SCOTTSDALE, ARIZONA 85004

HYATT STUDIOS - RIVERWALK  
PARCEL 5 AT RIVERWALK & SCOTTSDALE, ARIZONA 85004

DATE:	01/15/2014
PROJECT:	HYATT STUDIOS - RIVERWALK
CLIENT:	HYATT
ARCHITECT:	JPB 360
SCALE:	AS SHOWN
DRAWN BY:	JPB 360
CHECKED BY:	JPB 360
APPROVED BY:	JPB 360

A5.2

# Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



2026 | STEWART + REINDERSMA ARCHITECTURE



# Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



# Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



# What is a Conditional Use Permit (CUP)?

- ▶ All Community lands are divided into different zoning districts that allow particular sets of uses. Each zoning district has certain uses permitted by right.
- ▶ Certain other uses may be allowed through a CUP, which must be approved through the community hearing process by Land Management Board (LMB) and Community Council.
- ▶ The CUP process gives the LMB and Council more control over land uses to ensure their compatibility with the surrounding environment and consistency with the General Plan.
- ▶ The CUP process provides flexibility in zoning districts to allow certain uses with Council approval.

# CUP Requirements

1. The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

- ▶ *Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.*
- ▶ Hotels are typically a quiet use and do not generate any offensive odors, smoke, dust or vibration.
- ▶ The use of the outdoor BBQ grill will be monitored by hotel staff to ensure safety and have fire extinguishers next to the grill location(s).



# CUP Requirements (cont.)

2. The type and characteristics of the use are reasonably compatible with the uses existing or planned in the immediate surrounding area.

- *Examples of compatibility considerations include scale, architecture, intensity, sound levels, volume and character of traffic, appearance, hours of operation and potential adverse impacts.*
- Hyatt Studios is proposed within Riverwalk development, which has recently updated its master plan to include a variety of commercial uses, including entertainment venues.
- A Traffic Impact Study was submitted with this application and the traffic engineer reports there will be no significant impacts to traffic in this vicinity.
- If approved, the hotel will be reviewed through the Design Review application process to ensure high quality design and include Pima and Maricopa cultural influences.

# CUP Requirements (cont.)

3. Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.

- *Examples of infrastructure include adequate street capacity or traffic control, water and sewer lines, and public safety service.*
- The hotel use will be serviced by existing adjacent utilities. These include water, sewer, storm drain, gas, telecommunications, and power.
- Hotel proposal reviewed by SRFD and SRPD. There were no concerns or issues with this particular use.



# CUP Requirements (cont.)

## 4. The use in the proposed location is consistent with the goals and policies of the General Plan.

- ▶ Goal 1.7 – To ensure that the built environment is aesthetically pleasing and compatible with the natural surroundings and Pima–Maricopa cultural values.
- ▶ Goal 1.9 – To achieve environmental stewardship in the design and construction of all public and private projects.
- Goal 6.1 – To promote sustainable commercial development that provides tax revenues to the community government, lease income to landowners, and employment opportunities and goods and services to Community members.
- Goal 8.3 – To ensure that non–residential development in the Pima Corridor area contributes its fair share to the development of infrastructure necessary to serve the development.
- Goal 10.1 – To balance economic development in the Community with the cultural, economic, and environmental well–being of the community.
- Goal 10.2 – To encourage sustainable economic development.
- Goal 10.3 – To encourage the development of diverse economic opportunities within the Community.

# Environmental Review

- The CDD/EPNR Memorandum was issued on November 3, 2025. No environmental or archaeological concerns are known to this area. However, there are biological concerns noted regarding wildlife resources (Gila woodpecker, saguaro cacti and burrowing owls) and vegetative resources (noxious weeds). CDD/EPNR included recommendations and contact information if any of these wildlife and vegetative resources are encountered within the site.
- A Cultural Clearance Memo was also issued by the SRPMIC Tribal Historic Preservation Office on October 31, 2025 that were no historic properties affected, however, all biological recommendations by EPNR are to be followed.

# Recommended Stipulation

1. This Conditional Use Permit expires if the use is not commenced within seven (7) years of the adoption date of this resolution.

# Community Hearing Approval Process

- ▶ Land Management Board Review Session
- ▶ Land Management Board Community Hearing
- ▶ Land Management Board Recommendation
- ▶ SRPMIC Council Notification
- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



# Thank you!

▶ **Contact information:**

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- Adam DeCook, Planning Services Manager
  - E-mail: [adam.decook2@srpmic-nsn.gov](mailto:adam.decook2@srpmic-nsn.gov)
  - Telephone: 480-362-2707

