

**SRPMIC Community Development Department
Planning Services Division**

presents to the

Community and Community Council

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



July 22, 2026

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Agenda

1. Applicant's Request
2. Background Information
3. Conditional Use Permit Application
4. Land Management Board Recommendation
5. Next Steps

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Applicant's Request

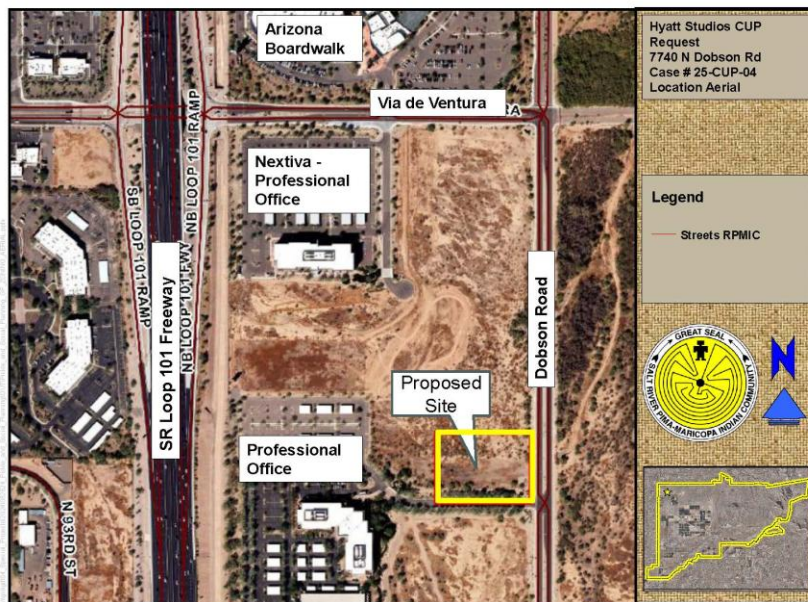
- ▶ Caliber HS Riverwalk Holdco LLC requests a Conditional Use Permit (CUP) to allow an extended stay hotel use within the Riverwalk development.
- ▶ Hyatt Studios will have the following:
 - 4 stories (48 feet – 2 inches)
 - 122 hotel rooms
 - Amenities will include meeting spaces, fitness center and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



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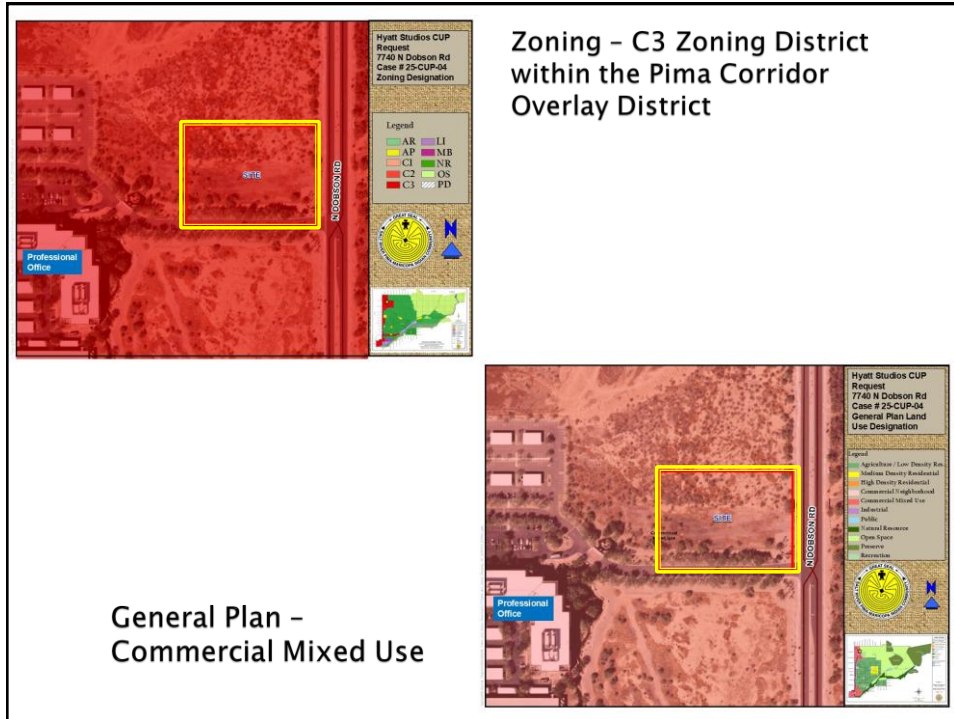
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Aerial

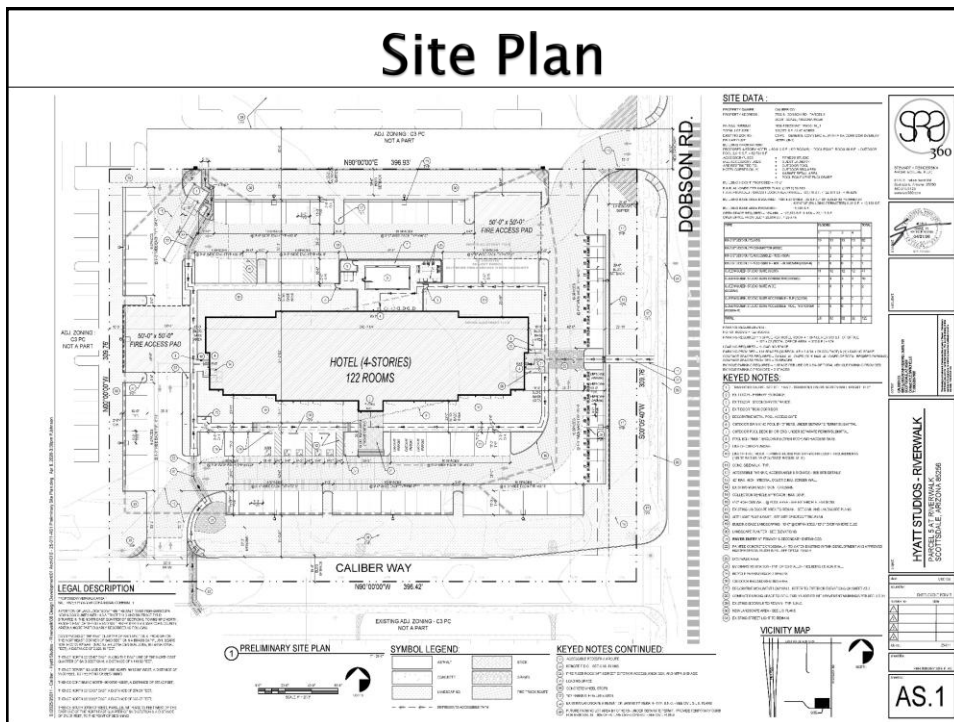


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Conceptual Elevations



MATERIAL LEGEND	KEYED NOTES
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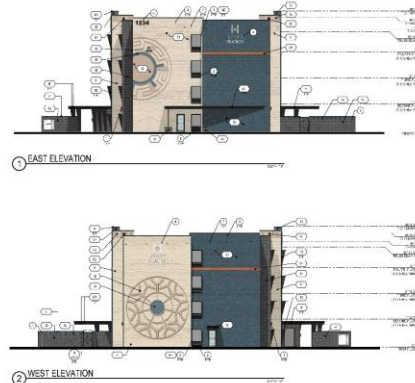
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HYATT STUDIOS - RIVERWALK
SCOTTSDALE, ARIZONA 85066

A5.1

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Conceptual Elevations



MATERIAL LEGEND	KEYED NOTES
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HYATT STUDIOS - RIVERWALK
SCOTTSDALE, ARIZONA 85066

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Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



2026 | STEWART + REINDERSMA ARCHITECTURE



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Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



2026 | STEWART + REINDERSMA ARCHITECTURE



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Conceptual Renderings

DESIGN REVIEW | CONCEPTUAL RENDERINGS | 03.03.2026



2026 | STEWART + REINDERSMA ARCHITECTURE



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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.

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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).



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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 hotel study was prepared by the applicant which defines this extended stay hotel as an upper-scale hospitality product. Its unique aspect is a premium extended stay option for guests typically attracting an upscale commercial development experience.
- A Traffic Impact Study was submitted with this application and the traffic engineer reports there will be no significant traffic impacts associated with the proposed extended stay hotel.
- If approved, the extended stay hotel will be reviewed through the Design Review application process to ensure high quality design and include Pima and Maricopa cultural influences.

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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 extended stay hotel is located next to Dobson Road and there is adequate access to the roadway network and utilities including water, sewer, gas, telecommunications, and power.
- Hotel proposal was reviewed by SR Fire Department and SR Police Department. There were no concerns or issues with this proposed use.



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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.

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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.

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LMB Recommendation

The Land Management Board (LMB) held a Community Hearing on June 22, 2026 and recommended approval of the CUP application with one (1) stipulation:

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

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Community Hearing Approval Process

- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



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Thank you!

- ▶ **Staff Contact information:**
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 - Telephone: 480-362-2707



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How do I make public comments?

- ▶ **By Phone:** (480) 362-7470
- ▶ **By Email:** Public_Hearing_Comments@srpmic-nsn.gov
- ▶ **By Text:** (623) 282-5757
- ▶ **By Mail:** Send your written comments to CDD, Attn: Public Comments, 10005 E. Osborn Rd, Scottsdale AZ, 85256
- ▶ **Comment Forms:** Located at the back of the room.
- ▶ **Listen to Hearing and/or view presentation:**
<https://www.srpmic-nsn.gov/government/1879-phc/>
- ▶ **Comments will be accepted through 5:00 p.m. on August 4, 2026.**



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