



MEMORANDUM                      Transportation & Development - CC Memo No. 12-032

DATE:                      MARCH 22, 2012  
TO:                         MAYOR AND CITY COUNCIL  
THRU:                    RICH DLUGAS, CITY MANAGER *RD*  
                                PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                                R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                                JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                                KEVIN MAYO, PLANNING MANAGER *KM*  
FROM:                    ERIK SWANSON, CITY PLANNER *ES*  
SUBJECT:                DVR11-0007 STAYBRIDGE SUITES AND HOLIDAY INN EXPRESS & SUITES

Request:                Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning classification. The existing PAD zoning is for a commercial center on approximately 14.5 acres.

Location:              Northeast corner of Chandler Boulevard and McClintock Drive

Applicant:             Jordan Scott; Diversified Partners

**RECOMMENDATION**

The request is for action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning classification. The existing PAD zoning is for a commercial center on approximately 14.5 acres. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of extending the timing condition for an additional three years.

### **EXTENSION OF THE TIMING CONDITION**

This application requests a time extension for a parcel located at the northeast corner of Chandler Boulevard and McClintock Drive. The site has a long zoning history with the most recent zoning extension being granted in late 2006. The PAD zoning was conditioned to start construction above foundation walls within three (3) years of the ordinance effective date, requiring construction to have started in December 2009. The current application requests a three-year time extension; the timing condition expired on December 16, 2009. The proposed three-year time extension would be in effect, pending City Council approval, until December 16, 2012, as the time limit is calculated from the previous zoning approval's expiration. The filing of the extension requested was delayed due to the approval of a Preliminary Development Plan for a commercial center that included two hotels in 2008. Shortly after approval, construction documents were submitted for the site, staying a need to extend the zoning. Interest in moving forward with the construction documents has ceased, and the developer is looking at a new plan.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

### **BACKGROUND**

The subject site is located at the northeast corner of Chandler Boulevard and McClintock Drive. North and east of the site is the Pepperwood single-family residential neighborhood and the Chandler Court apartments. South, across Chandler Boulevard, is the Pueblo Alto single-family residential neighborhood. West of the site across McClintock Drive is the Chandler Corporate Center with a Mobile gas station located at the intersection corner. At the southwest corner of Chandler Boulevard and McClintock drive is the Chandler Gateway Office Park condominiums.

In 1998, the property was rezoned from Agricultural (AG-1) to Planned Area Development (PAD) to allow for a hotel/retail commercial development along with a Preliminary Development Plan (PDP) approval for a 2.8-acre 122-room hotel. Extensions have been granted for the site in 2000, 2003, and 2006. As mentioned above, a PDP was approved in 2008 with construction documents being submitted and reviewed in 2009, staying an extension action.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held Wednesday, February 29<sup>th</sup>. No neighbors attended; however, Staff has received two phone calls and one letter from area residents that had concerns with illegal dumping and dust generation on the site. The residents were supportive of the extension. The applicant has been made aware of the concerns and will have fencing installed on the site, as well as, will have a water truck drive the site to provide a crust in an effort to mitigate dust issues.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Donaldson)

**RECOMMENDED ACTION**

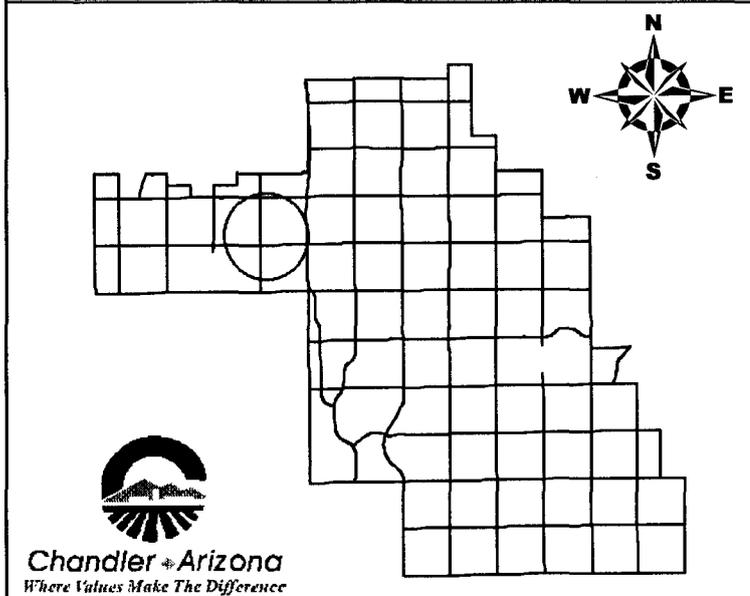
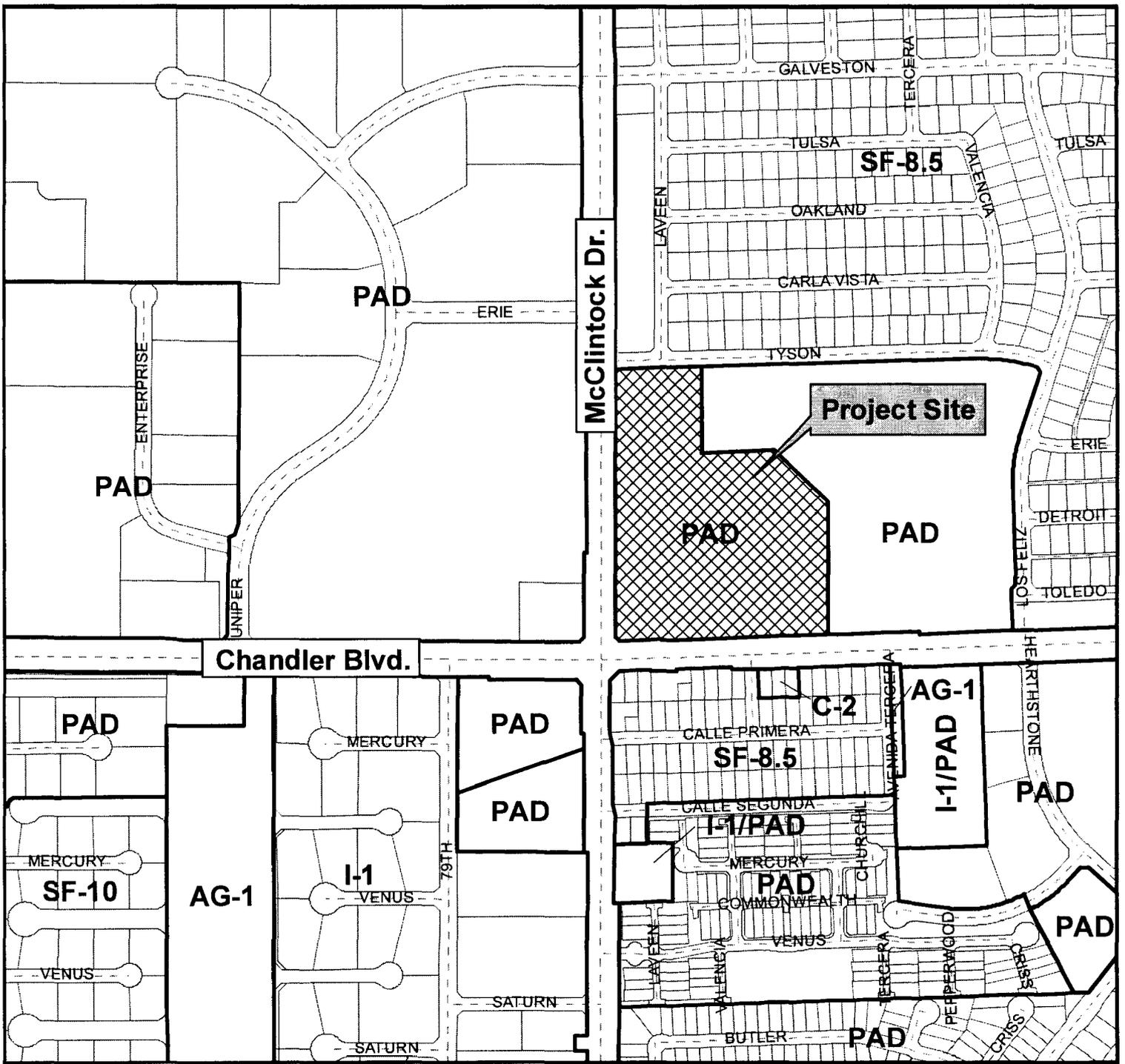
Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of extending the timing condition for case DVR11-0007 STAYBRIDGE SUITES AND HOLIDAY INN EXPRESS & SUITES, for an additional three (3) years, with all of the conditions in the original approval remaining in effect.

**PROPOSED MOTION**

Move to approve extending the timing condition for case DVR11-0007 STAYBRIDGE SUITES AND HOLIDAY INN EXPRESS & SUITES for an additional three (3) years, in which the zoning would be in effect until December 2012, with all of the conditions in the original approval remaining in effect.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Ordinance No. 3205



**Vicinity Map**

**DVR11-0007**

**Staybridge Suites  
Holiday Inn Express**

CITY OF CHANDLER 3/1/2011



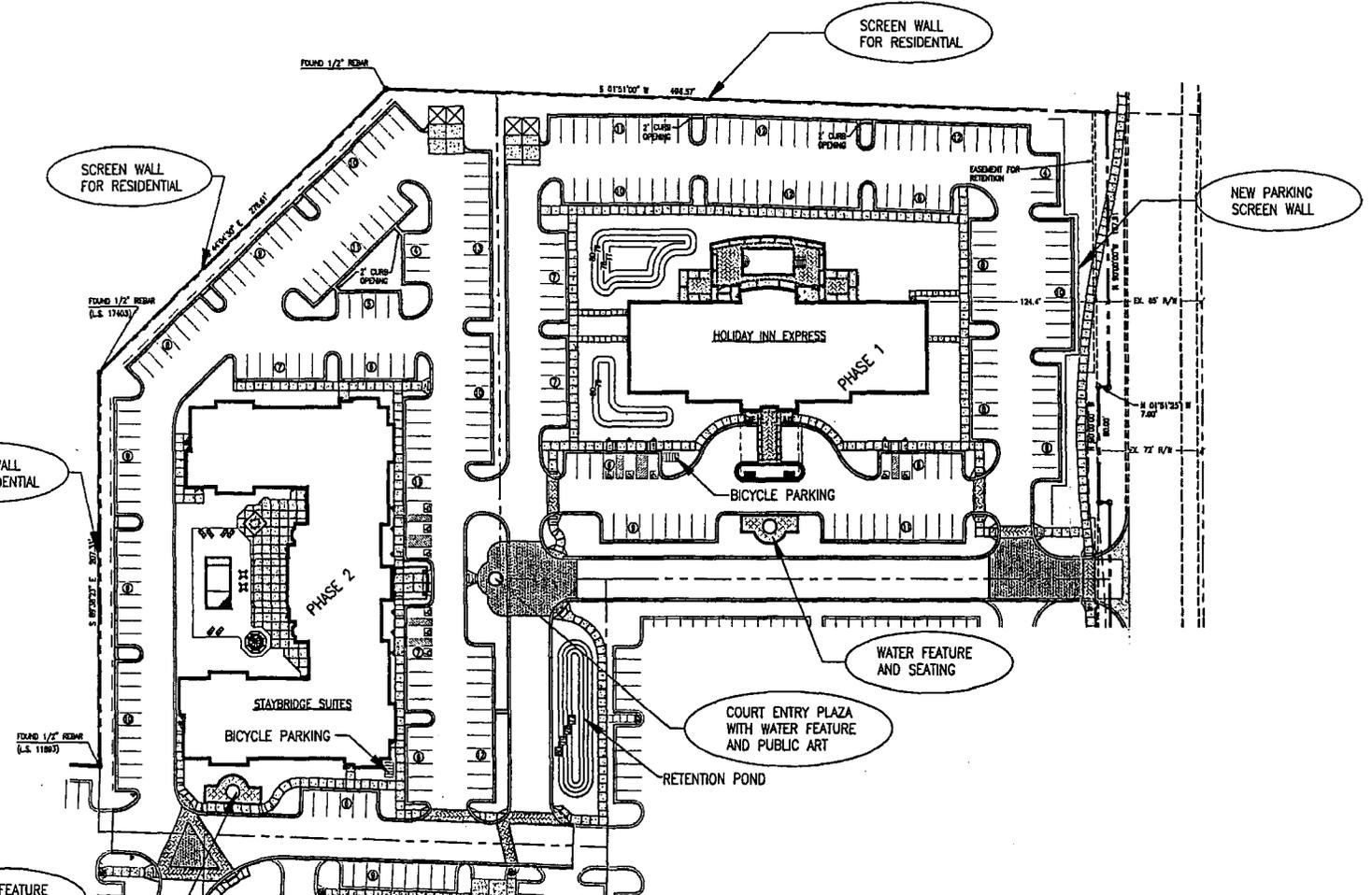
**PROJECT DATA**

<b>PROJECT AREA:</b>		
STAYBRIDGE SUITES	136,011 SF	3.122 ACRES
HOLIDAY INN EXPRESS	136,550 SF	3.135 ACRES
PAD "A" - BY OTHERS	119,372 SF	2.740 ACRES
PAD "B" - BY OTHERS	80,498 SF	1.848 ACRES
PAD "C" - BY OTHERS	163,185 SF	3.747 ACRES
<b>TOTAL:</b>	<b>635,616 SF</b>	<b>=14.592 ACRES</b>

<b>BUILDING AREA:</b>		
STAYBRIDGE SUITES:	24,087 SF	
HOLIDAY INN EXPRESS:	13,991 SF	
PAD "A":	8,500 SF	
PAD "B":	6,000 SF	
PAD "C":	11,000 SF	

<b>PROJECT PARKING:</b>		
	<b>REQUIRED</b>	<b>PROVIDED</b>
*STAYBRIDGE SUITES:	160 SPACES	153 SPACES
HOLIDAY INN EXPRESS:	136 SPACES	148 SPACES
**PAD "A" - BY OTHERS	139 SPACES	145 SPACES
**PAD "B" - BY OTHERS	104 SPACES	98 SPACES
**PAD "C" - BY OTHERS	179 SPACES	179 SPACES
<b>TOTAL:</b>	<b>718 SPACES</b>	<b>723 SPACES</b>

\* - CITY OF CHANDLER IS ALLOWING PARKING TO BE ONE/ROOM  
 \*\* - (1/50) FOR PUBLIC SERVING AREA +  
 (1/200) FOR PREP AREA (ASSUMED 75% FOR PUBLIC)



**PARTIAL SITE PLAN**

Jan 08, 2008 ©



**Tharaldson  
Development Co.  
Fargo, ND**

**Staybridge Suites** & **Holiday Inn Express & Suites**  
 120 unit - 4 story hotel & 102 unit - 4 story hotel

**NE Corner of  
McClintock Dr. & Chandler Blvd.**

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**SITE PLAN - SHEET 1 OF 2**



City of Chandler  
City Clerk  
Official File Copy

**ORDINANCE NO. 3205**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, REZONING A PARCEL FROM PAD TO PAD – PLANNED AREA DEVELOPMENT AMENDED (DVR00-0034 CANDLEWOOD CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

A parcel of land located in the Southwest quarter, Section 25, Township 1 South, Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a point 85.00 feet North and 55.00 feet East of the Southwest corner of said Section 25 and the true point of beginning

Thence North 01 degrees 51 minutes 00 seconds East parallel with and 55.00 feet East of the West line of the Southwest quarter of said Section 25 a distance of 985.57 feet to a point 55.00 feet east of the West line of the Southwest quarter of said Section 25

Thence North 46 degrees 06 minutes 18 seconds East a distance of 21.49 feet to a point on the South 30.00 feet right-of-way line of Tyson Street as shown on the subdivision plat of Pepperwood/Chandler Unit 5 as recorded in Book 250 of Maps, page 19, Maricopa County Recorders Office

Thence South 89 degrees 38 minutes 23 seconds East along said South 30.00 feet right-of-way line a distance of 307.77 feet

Thence South 01 degrees 51 minutes 00 seconds West parallel with the West line of the Southwest quarter of said Section 25 a distance of 320.00 feet

Thence South 89 degrees 38 minutes 23 seconds East parallel with the South 30.00 feet right-of-way line of Tyson Street a distance of 270.33 feet

Thence South 44 degrees 04 minutes 30 seconds East a distance of 278.61 feet

Thence South 01 degrees 51 minutes 00 seconds West parallel with the West line of the Southwest quarter of said Section 25 a distance of 496.57 feet to a point on the North 65.00 feet right-of-way line of Chandler Boulevard

Thence West along said North 65.00 feet right-of-way line a distance of 773.49 feet

Thence North 44 degrees 04 minutes 30 seconds West a distance of 27.82 feet to a point 55.00 feet East of the West line of the Southwest quarter of said Section 25 and the true point of beginning.

Said parcel is hereby rezoned from PAD to PAD (Planned Area Development) Amended subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Chandler Boulevard and McClintock Drive including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

4. Completion of the construction, where applicable of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. A Traffic Impact Analysis shall be approved prior to the recordation of a Final Plat to address access points and median breaks.
7. Development shall be in substantial conformance with Exhibit A, Site Plan; Exhibit B, Landscape Plan; Exhibit C, Exterior Elevations/Retail.
8. Conceptual and Preliminary Development Plan approval do not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Zoning Administrator.
9. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or landowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
11. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
12. Conceptual Plan approval only is granted for the property; however, the pad cluster as shown on the immediate northeast corner of Chandler Boulevard and McClintock is intended to preclude any high turnover land uses.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this <sup>16<sup>th</sup> has</sup> 23<sup>rd</sup> day of November 2000.

ATTEST:

  
Carolyn Beaman  
CITY CLERK

July DeBorja  
MAYOR

PASSED AND ADOPTED by the City Council this 11<sup>th</sup> day of December 2000.

ATTEST:

  
Carolyn Beaman  
CITY CLERK

July DeBorja  
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3205 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 11<sup>th</sup> day of December 2000, and that a quorum was present thereat.

Carolyn Beaman  
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill  
CITY ATTORNEY

PUBLISHED:

*[Handwritten marks]*