



#17

FEB 28 2013

Chandler



MEMORANDUM

Transportation & Development - CC Memo No. 13-027

DATE: FEBRUARY 12, 2013

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *[Signature]*

SUBJECT: PDP12-0018 STAYBRIDGE SUITES OF CHANDLER

Request: Preliminary Development Plan approval for site layout and building architecture for a hotel development

Location: Northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Jonathan Boyd; Diversified Real Estate Group

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for site layout and building architecture for a hotel development located at the northeast corner of Chandler Boulevard and McClintock Drive. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Boulevard and McClintock Drive. Surrounding the site to the north and east is the Chandler Court Apartments, with the Pepperwood single-family residential neighborhood located north of the apartments. West, across McClintock Drive is a Mobil gas station located directly at the intersection corner as well as vacant land currently zoned for commercial retail and office uses. South, across Chandler Boulevard are the Pueblo Alto single-family residential neighborhood and the Espo's commercial shopping center. At the southwest corner of Chandler Boulevard and McClintock drive is the Chandler Gateway Office Park condominiums.

The subject site has a long history of requests for hotel development dating back to the 90's, with the most recent zoning extension being granted in early 2012. In 2008, a site plan was approved for two hotels, a Staybridge Suites and Holiday Inn Express, located along the site's eastern boundary. Additionally, three conceptual commercial pads were provided along McClintock Drive and at the intersection; however the pads required separate PDP approval. The current request is to relocate the Staybridge Suites hotel that was located at the site's northeast corner to a more dominant location at the intersection corner. All other aspects of the site layout remain consistent with the previous approval with the exception that a conceptual office layout is provided where the Staybridge Suites hotel was previously shown.

The site has two primary entrances, one off of Chandler Boulevard, and one along McClintock Drive. The Chandler Boulevard access point will provide full-access movement. A second full-access point on McClintock Drive will be provided with future development.

The landscape plan maintains consistency with the previous palette and design; however, with the previous approval an outdoor fountain/pedestrian element was located at the terminus of the Chandler Boulevard exit. Due to the relocation of the hotel, the outdoor fountain area has been relocated directly south of the hotel entrance, adjacent to Chandler Boulevard. Additionally, an enhanced pedestrian area has been provided at the intersection corner.

The 104-unit Staybridge Suites hotel has reduced the number of rooms from the prior 122-room hotel; however general design and building layout has been maintained. The Staybridge Suites is designed in a U-shape, opening up to the north, with an outdoor entertainment area provided including a pool, Jacuzzi and ramada. Building height varies from 45 to 52-feet 10-inches.

BUILDING ARCHITECTURE

With the previous approval, the PDP was sent to the Design Review Committee (DRC). The DRC made a number of recommendations to be incorporated into the overall building architecture; all elements remain from what was approved by the DRC. Architectural elements include stepping flat roof elements, standing metal seam elements, wrought iron railings, and stacked stone. While the main portion of the hotel is under 45-feet in height there are projections that exceed the 45-foot height allowance. Since the projections are unoccupiable, they are deemed as architectural embellishments, and do not require mid-rise development approval.

The Staybridge Suites U-shape layout, in conjunction with various parapet stepping and pop-outs along all sides of the hotel, provide visual interest. A wainscot of stacked stone is provided with various portions extending higher to highlight segments of the building. Additional banding is provided, almost dividing the hotel into thirds. All of the windows have mullions adding to the overall character. A covered entrance is provided, and utilizes open-seam metal detailing.

Signage is proposed with a single building mounted sign located on the western elevation that will be individually mounted pan channel lettering. Two monument signs are proposed, one along each arterial frontage. The elevation of the monument sign is for representative purposes only, with final details being worked out by Staff. The monument signs will feature push-thru individual pan channel lettering.

DISCUSSION

The request is similar to the prior approval with the exception of the relocation of the hotel. Although building layout and design are consistent with the prior approval, a couple of minor deviations are requested. The first deviation is to allow minor encroachment into the 50'x250' intersection landscape setback to allow for parking. Planning Commission and Staff support the deviation due to the fact that beyond the 50x250 setback a setback of 20' is typical for parking stalls; an average depth of about 45-feet is being provided, enhancing the landscaped setback. The second deviation is to allow for parking screen walls to exceed the required staggering height of 30"-42" up to 44". Planning Commission and Staff support the request citing that the request is relatively inconsequential.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A description of the request was advertised in the newspaper.
- Two orange 4'x8' public hearing signs were posted on the property.
- A neighborhood meeting was held on Wednesday, December 19, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application; however Staff has received a couple of phone calls with general questions. Additionally, Staff has had numerous conversations with Stellar Airpark regarding the proposal. A letter of support for the project is attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 1 (Rivers) Abstain: 1 (Ryan) Absent: 1 (Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and PAD zoning, recommend approval of PDP12-0018 STAYBRIDGE SUITES OF CHANDLER, subject to the following conditions:

1. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4)
2. Completion of the construction 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.
3. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

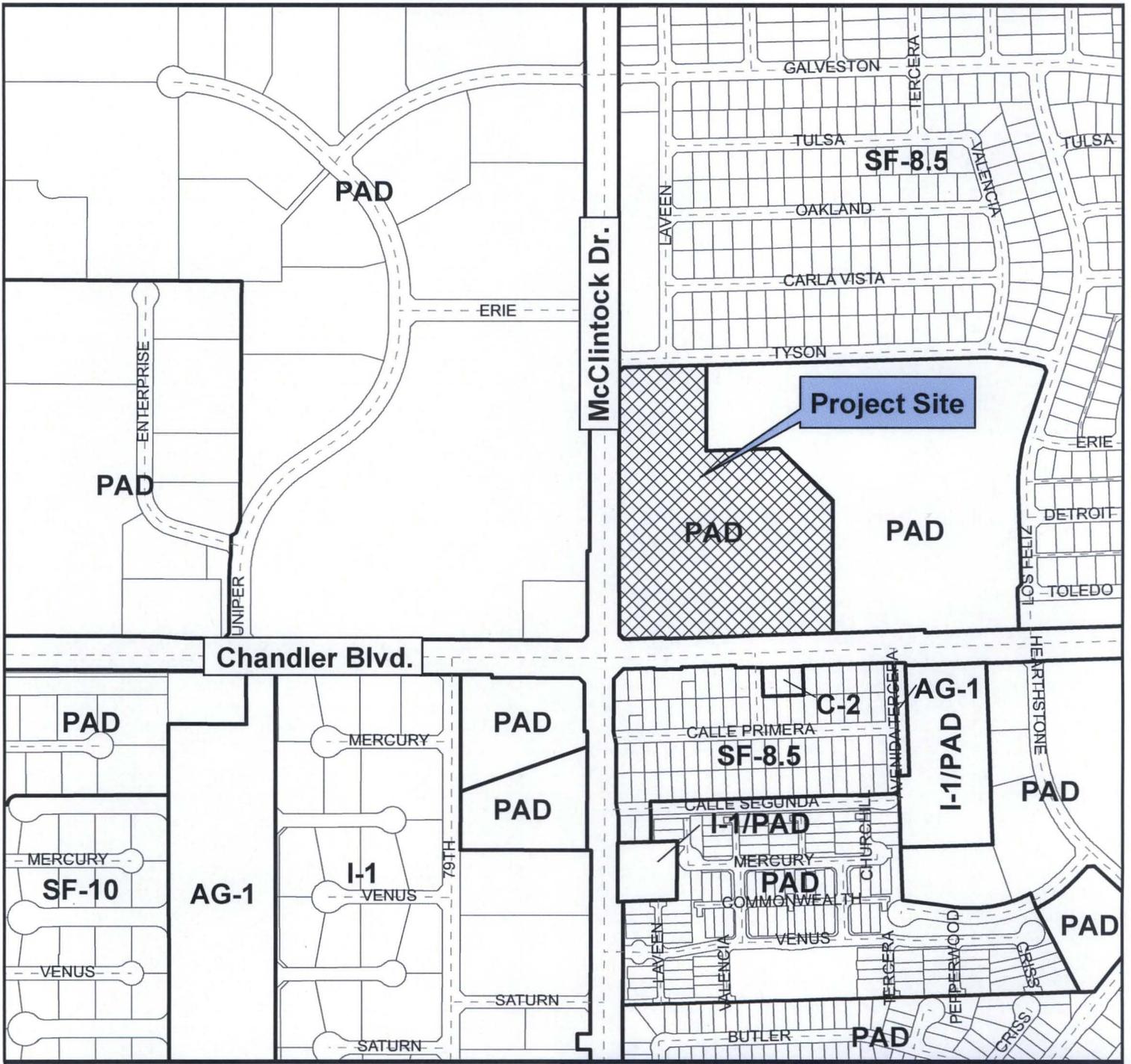
4. Development shall be in substantial conformance with the Development Booklet, entitled "Preliminary Development Plan Booklet", kept on file in the City of Chandler Planning Services Division, in File No. PDP12-0018, except as modified by condition herein.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
11. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
12. The developer knows and understands that the site is located nearby the Stellar Airpark and that adverse aircraft noise, odors, vibrations, and other externalities associated with the airpark are legal and should be expected to continue indefinitely.

PROPOSED MOTION

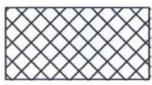
Move to approve PDP12-0018 STAYBRIDGE SUITES OF CHANDLER, Preliminary Development Plan approval for site layout and building architecture for a hotel development, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Previously Approved Site Plan
5. Proposed Overall Site Plan
6. Building Elevations
7. Letter of Support
8. Development Booklet



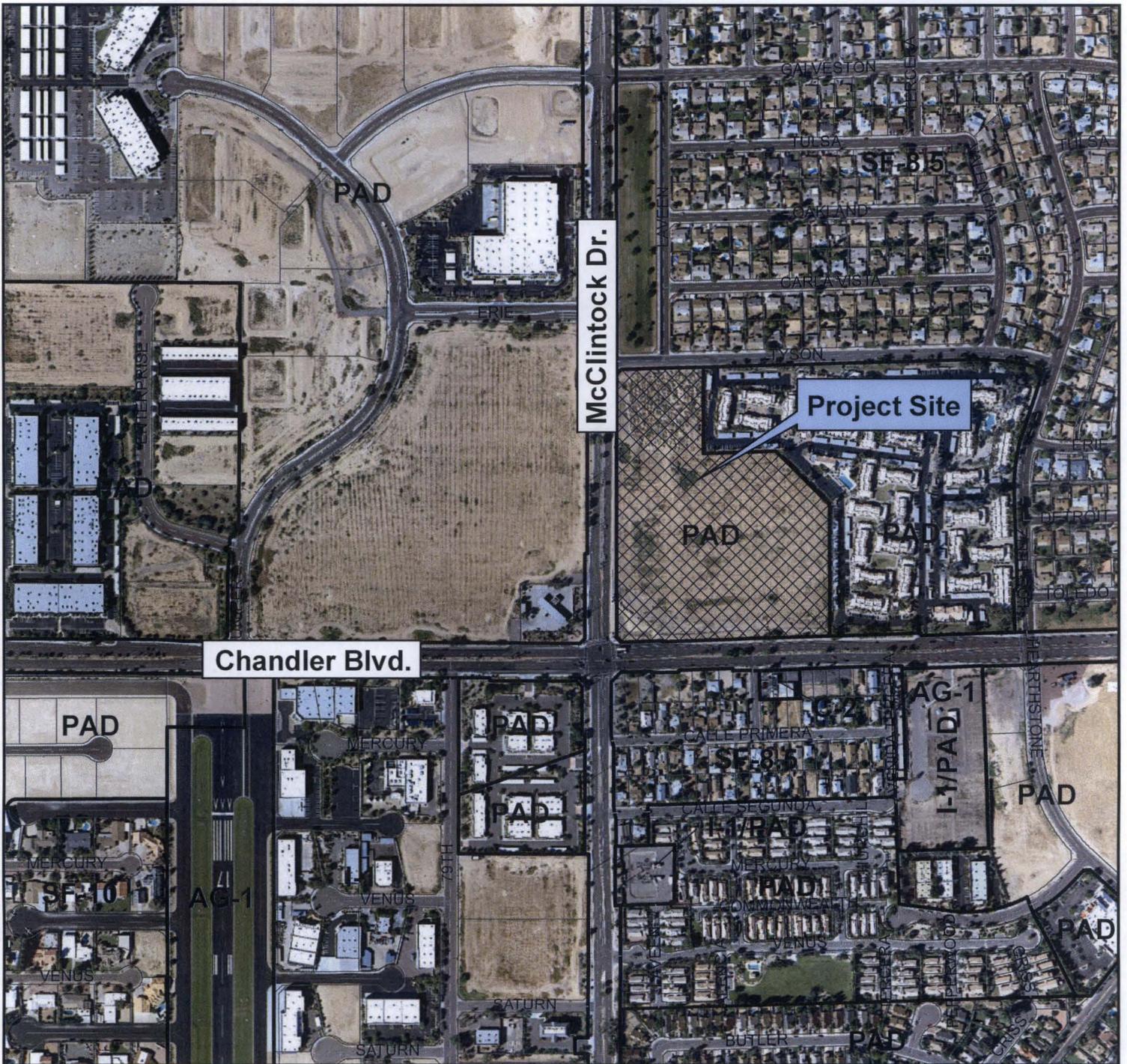
Vicinity Map



PDP12-0018

Staybridge Suites of Chandler



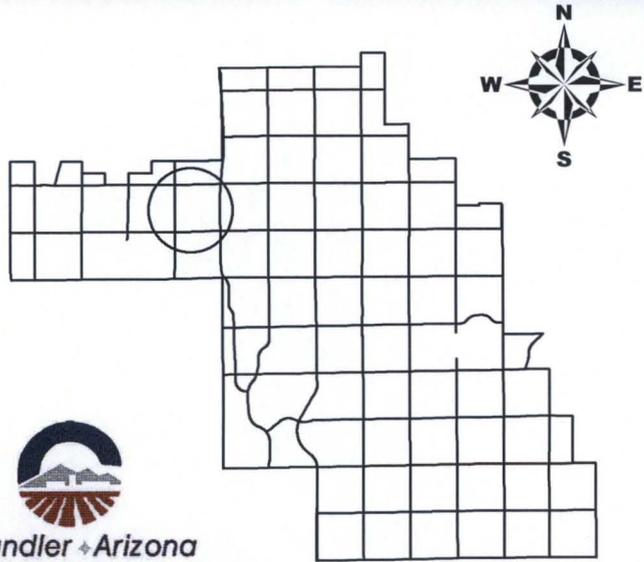


McClintock Dr.

Chandler Blvd.

Project Site

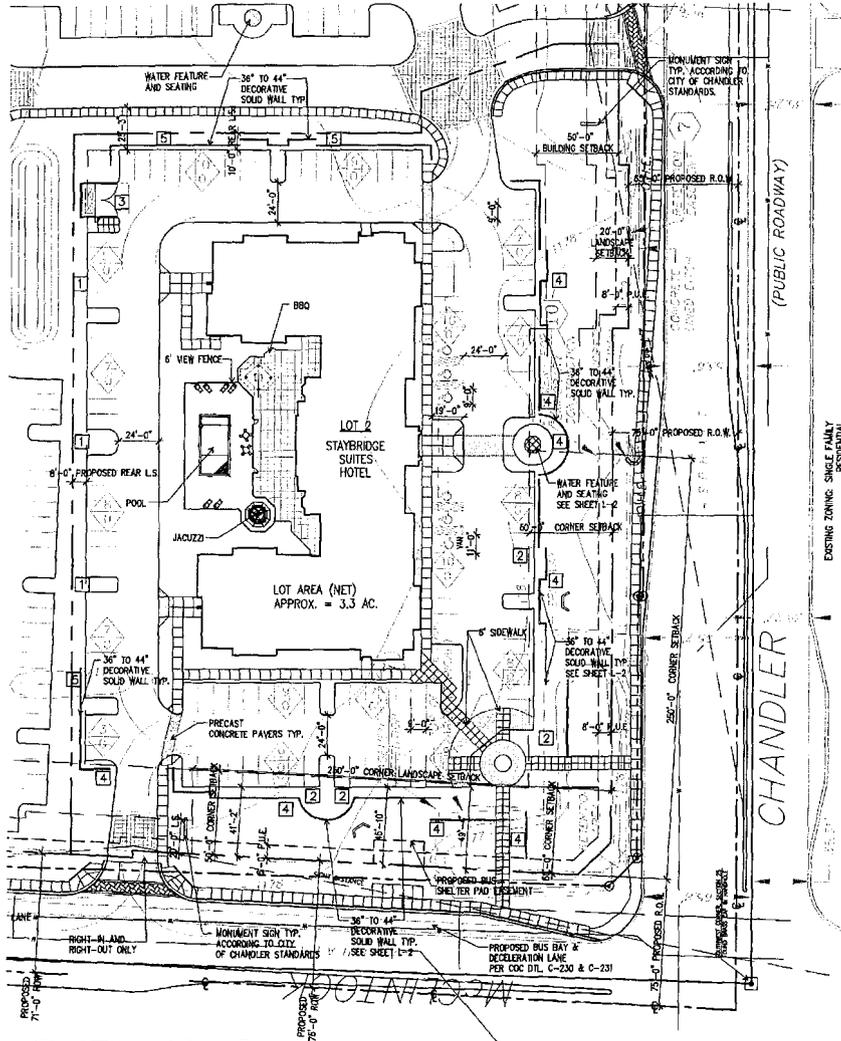
Vicinity Map



PDP12-0018

Staybridge Suites of Chandler





- ZONING REQUESTS:
- 1 ZONING REQUEST TO ALLOW THE REAR YARD LANDSCAPE SETBACK TO BE 8'-0" RATHER THAN THE REQUIRED 10'-0" SETBACK.
 - 2 ZONING REQUEST TO ALLOW PARKING STALLS TO SLIGHTLY EXTEND WITHIN THE REQUIRED 60' X 200' CORNER SETBACK ALONG McCLINTOCK DRIVE.
 - 3 ZONING REQUEST TO ALLOW TRASH ENCLOSURE WITHIN THE REAR YARD SETBACK.
 - 4 ZONING REQUEST TO ALLOW THE DECORATIVE SOLID WALLS TO RANGE IN HEIGHTS THAT VARY FROM 36" TO 44" ALONG CHANDLER BOULEVARD AND McCLINTOCK ROAD TO BE LOCATED WITHIN THE REQUIRED BUILDING SETBACK AND CORNER LANDSCAPE SETBACK.
 - 5 ZONING REQUEST TO ALLOW THE DECORATIVE SOLID WALLS TO RANGE IN HEIGHTS THAT VARY FROM 36" TO 44" TO BE LOCATED WITHIN THE REQUIRED REAR YARD SETBACKS (ALONG THE EAST PROPERTY LINE AND NORTH PROPERTY LINE).

DEVELOPER:
 THARALDSON HOTEL DEVELOPMENT
 1045 TERRY AVENUE SE
 CASSELTON, ND 58012
 PHONE: (701) 247-4000
 CONTACT: JORDAN SCOTT

ARCHITECTURAL:
 LIGHTOWLEY JOHNSON ASSOCIATES
 700 MAIN AVENUE
 FARGO, NORTH DAKOTA 58103
 PHONE: (701) 283-1300
 CONTACT: JONATHAN BOYD

ADDRESS: TO BE ASSIGNED
 N.E.C. OF CHANDLER BLVD & McCLINTOCK ROAD
 CHANDLER, AZ

APN NUMBER: PARCEL APN# 301-64-0080

SITE AREA (GROSS TO CENTERLINE): 4.88 ACRES (211,174 S.F.)

SITE AREA (NET): 3.34 ACRES (145,370 S.F.)

TOTAL BUILDING AREA: 0.62 ACRES (22,780 S.F.)

LOT COVERAGE: 10 PERCENT

CURRENT ZONING: PAD COMMERCIAL

PROPOSED USE: PAD COMMERCIAL C-2

BUILDING HEIGHT: Max 45'-0"

ALLOWED: 4 STORES

PROVIDED: 45'-0" HT. (OCCUPIABLE AREA)

TOTAL UNITS: 104 UNITS

ADA ACCESSIBLE PARKING:

REQUIRED:	133 P.S. = 5 HANDICAP SPACES
PROVIDED:	6 HANDICAP SPACES
VAN ACCESSIBLE:	1 SPACE MINIMUM
PROVIDED:	1 SPACE

REQUIRED:	SPACES REQ'D	
SLEEPING ROOMS	104 ROOMS x 1	= 104 P.S.
MINIMUM		104 P.S.
PROVIDED:		
OPEN		= 133 P.S.

NOTES:

ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

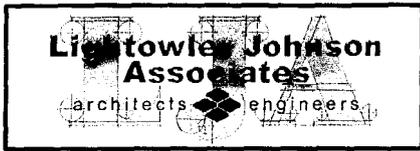
SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL OR LANDSCAPING EQUAL TO OR GREATER IN HEIGHT OF THE MECHANICAL EQUIPMENT. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED EQUIPMENT SHALL BE SORTED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

SIGNS REQUIRE SEPARATE PERMIT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SITE PLAN



STAYBRIDGE SUITES
 104 Unit - 4 Story Hotel

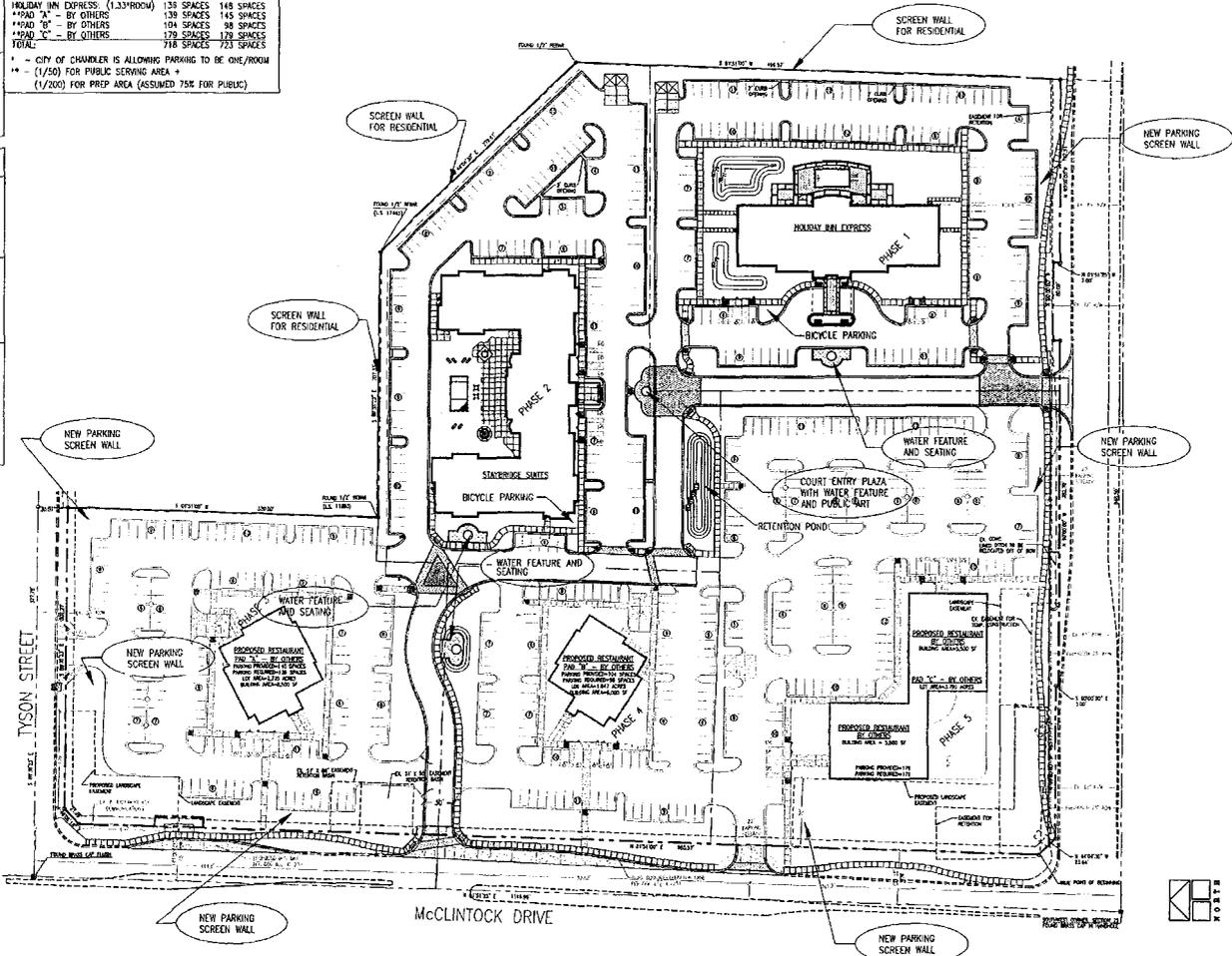
Chandler Blvd & McClintock Dr.
 Chandler, Arizona
 PRELIMINARY

PAGE
2.1

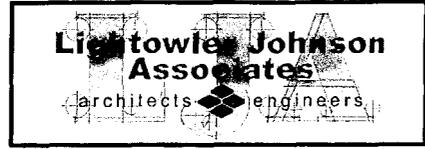
SITE PLAN

PROJECT DATA		
PROJECT AREA:		
STAYBRIDGE SUITES	136,011 SF	3,122 ACRES
HOLIDAY INN EXPRESS	136,550 SF	3,135 ACRES
AD "A" - BY OTHERS	119,372 SF	2,740 ACRES
AD "B" - BY OTHERS	80,488 SF	1,848 ACRES
AD "C" - BY OTHERS	163,185 SF	3,742 ACRES
TOTAL	635,616 SF	14,592 ACRES
BUILDING AREA:		
STAYBRIDGE SUITES	24,087 SF	
HOLIDAY INN EXPRESS	13,981 SF	
AD "A"	8,500 SF	
AD "B"	6,000 SF	
AD "C"	11,000 SF	
PROJECT PARKING:		
STAYBRIDGE SUITES (1.33/ROOM)	160 SPACES	153 SPACES PROVIDED
HOLIDAY INN EXPRESS (1.33/ROOM)	138 SPACES	148 SPACES PROVIDED
**PAD "A" - BY OTHERS	139 SPACES	145 SPACES PROVIDED
**PAD "B" - BY OTHERS	104 SPACES	98 SPACES PROVIDED
**PAD "C" - BY OTHERS	179 SPACES	179 SPACES PROVIDED
TOTAL	718 SPACES	723 SPACES PROVIDED
* - 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)		

PROJECT DATA		
PROJECT AREA:		
STAYBRIDGE SUITES	136,011 SF	3,122 ACRES
HOLIDAY INN EXPRESS	136,550 SF	3,135 ACRES
AD "A" - BY OTHERS	119,372 SF	2,740 ACRES
AD "B" - BY OTHERS	80,488 SF	1,848 ACRES
AD "C" - BY OTHERS	163,185 SF	3,742 ACRES
TOTAL	635,616 SF	14,592 ACRES
BUILDING AREA:		
STAYBRIDGE SUITES	24,087 SF	
HOLIDAY INN EXPRESS	13,981 SF	
AD "A"	8,500 SF	
AD "B"	6,000 SF	
AD "C"	11,000 SF	
PROJECT PARKING:		
STAYBRIDGE SUITES (1.33/ROOM)	160 SPACES	153 SPACES PROVIDED
HOLIDAY INN EXPRESS (1.33/ROOM)	138 SPACES	148 SPACES PROVIDED
**PAD "A" - BY OTHERS	139 SPACES	145 SPACES PROVIDED
**PAD "B" - BY OTHERS	104 SPACES	98 SPACES PROVIDED
**PAD "C" - BY OTHERS	179 SPACES	179 SPACES PROVIDED
TOTAL	718 SPACES	723 SPACES PROVIDED
* - 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)		



APPROVED PAD SITE PLAN



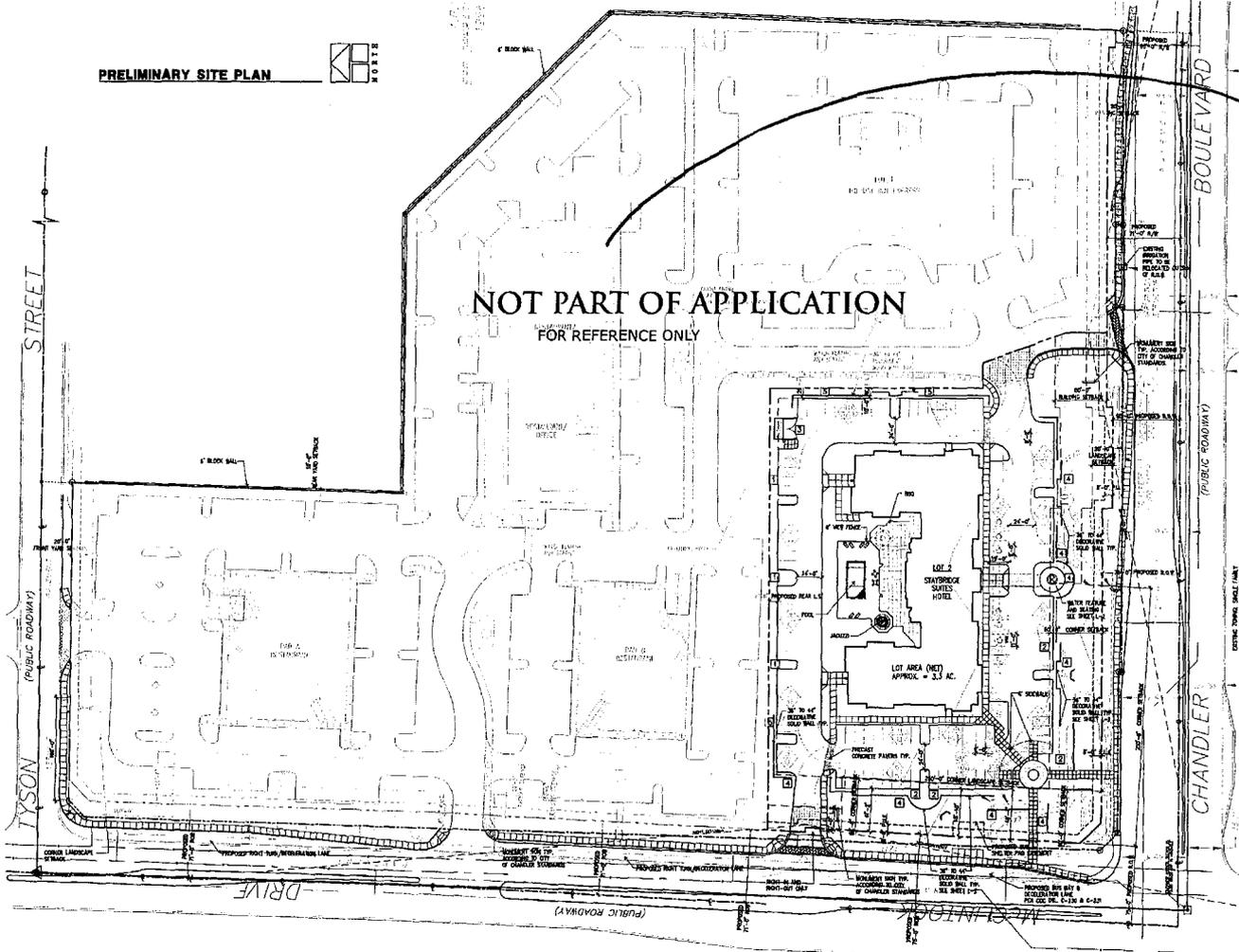
STAYBRIDGE SUITES
104 Unit - 4 Story Hotel

Chandler Blvd & McClintock Dr.
Chandler, Arizona
PRELIMINARY

PAGE
2

PREVIOUSLY APPROVED SITE PLAN

PRELIMINARY SITE PLAN



NOT PART OF APPLICATION
FOR REFERENCE ONLY

PROPOSED RESTAURANT/
OFFICE SPACE

OVERALL MODIFIED DEVELOPMENT PLAN



STAYBRIDGE SUITES
104 Unit - 4 Story Hotel

Chandler Blvd & McClintock Dr.
Chandler, Arizona
PRELIMINARY

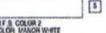
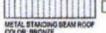
PAGE
2.2

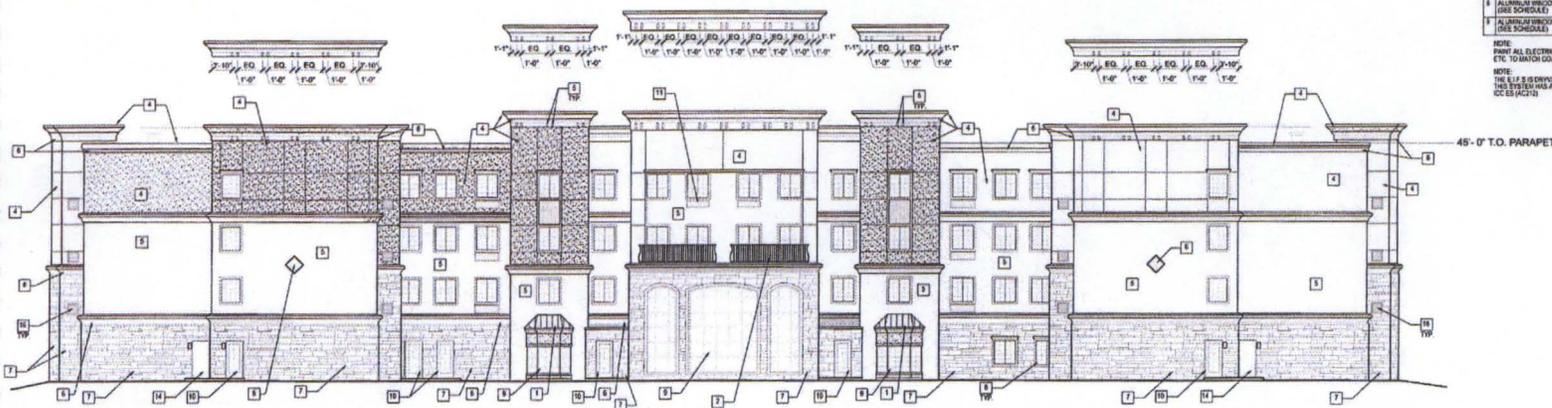
PROPOSED OVERALL SITE PLAN



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR COLOR LEGEND

	EIFS COLOR 1 COLOR: BEYPPHAN SAND		EIFS COLOR 2 COLOR: MAGNA WHITE
	METAL STANDING SEAM ROOF COLOR: BRONZE		EIFS COLOR 3 COLOR: SANDYPT
			STONE VENEER - SANDYPT COLOR: CANADA MOUNTAIN



2 REAR ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL SCHEDULE

NO.	MATERIAL	COLOR	NO.	MATERIAL	COLOR
1	STANDING SEAM METAL ROOF	BRONZE	10	ALUMINUM ENTRANCE DOOR	MEDIUM BRONZE
2	DECORATIVE WROUGHT IRON RAIL	BRONZE	11	TRUSS LINT	PAINT TO MATCH EIFS OR BRICK
3	NOT USED	N/A	12	NOT USED	N/A
4	EIFS (COLOR 1)	BEYPPHAN SAND	13	NOT USED	N/A
5	EIFS (COLOR 2)	MAGNA WHITE	14	HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT MATERIAL
6	EIFS (COLOR 3)	SANDYPT	15	NOT USED	N/A
7	STONE VENEER BY CORONAHO	SANDYPT BACK CHANNEL MOUNTAIN	16	EXTENSION DOOR	PAINT TO MATCH ADJACENT MATERIAL
8	ALUMINUM WINDOW (TYPICAL)	MEDIUM BRONZE	17	MECHANICAL COVER	PAINT TO MATCH ADJACENT MATERIAL
9	ALUMINUM WINDOW (STONEFRONT)	MEDIUM BRONZE	18	NOT USED	N/A

NOTE: PAINT ALL ELECTRICAL CABINETS, METERS, ROOF VENTS, DOWN SPOUTS, BRACKETS, GUTTERS, ETC. TO MATCH COLOR OF BUILDING TO WHICH IT IS ATTACHED.
NOTE: THE EIFS IS DRYPVE BRAND INSULATION PLUS AND THIS SYSTEM HAS ACCEPTANCE CRITERIA BASED ON ICCES (AC208)

BUILDING ELEVATIONS



STAYBRIDGE SUITES
104 Unit - 4 Story Hotel

Chandler Blvd & McClintock Dr.
Chandler, Arizona
PRELIMINARY

PAGE
5

ELEVATIONS



February 5, 2013

Eric Swanson
Jeff Kurtz
City of Chandler
Planning Department
215 E. Buffalo Street
Chandler, AZ 85225

Re: PDP12-0018 STAYBRIDGE SUITES OF CHANDLER, Preliminary Development Plan, located on the northeast corner of Chandler Blvd. & McClintock Drive.

Gentlemen:

Stellar Air Park has reviewed the Preliminary Development Plan (PDP) submitted by the property owner and/or its representative, which shows no residential uses. Stellar Airpark would support the proposed hotel development providing the owner and/or builder or developer agrees to adhere to the following:

- a. File FAA Form 7460-1 with the FAA Western-Pacific Regional Office.
- b. The Plat include at a minimum, the city's verbiage listed on Page 2 of this document.
- c. Any other compatibility issues such as obstructions to airspace, or land use that attract birds, generate smoke or glare, or create visual or electronic interference with air navigation.

Sincerely,

Joe Martin
President
Stellar Runway Utilizers Association
Stellar Airpark

Sample for Diversified Partners hotel development

AIRPORTS

Public Airport: Chandler Municipal Airport is located approximately 7 miles southeast of the subdivision. Stellar Airpark Airport is located southwest of the southwest boundary of the hotel development. Williams Gateway Airport is approximately 18 miles east of the subdivision. Gila River Memorial Airport is approximately 3 miles south of the hotel development.

Airport: Phoenix Sky Harbor International Airport, located at 3400 East Sky Harbor Boulevard is approximately 17 miles northwest of the hotel development.

THE HOTEL DEVELOPMENT IS LOCATED NORTHEAST OF THE STELLAR AIRPARK AIRPORT THAT MAY CAUSE ADVERSE AIRCRAFT NOISE, ODORS, AND OTHER EXTERNALITIES. SUCH USES ARE LEGAL AND SHOULD BE EXPECTED TO CONTINUE INDEFINITELY.

Notice of Avigation Easement. The Plat includes the grant of an Avigation Easement as follows:

"Diversified Partners Development" does hereby grant and convey to the City of Chandler, a municipal corporation, an easement for avigation purposes over and across all lots, tracts and parcels of said hotel development in connection with flights from three hundred and fifty (350) feet above the surface to an infinite height above the same, which easement shall include, but not be limited to, the right of flight of aircraft over the land, together with its attendant noise, vibrations, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from or operating at or on Stellar Airpark; and the Owner (Grantor) does further release and discharge the City for the use and benefit of the public and agencies of the City, of and from all liability and all claims and damages of any kind to persons property that may arise at any time in the future over or in connection with the Owner's (Grantor's) property above three hundred and fifty (350) feet, to an infinite height above same, whether such damage shall originate from noise, vibrations, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from or operating at or on the Stellar Airpark.

The granting of this avigation easement and release does not relieve the owners or operators of aircraft from liability for damages or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

This avigation easement and release shall be binding upon said Owner (Grantor) and their heirs, assigns and successors in interest to all lots, tracts and parcels in the said subdivision and the statement of release shall be a covenant running with the land."

