



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – CC Memo No. 14-103**

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR14-0006 BELLA ROSE INN
Introduction and Tentative Adoption of Ordinance No. 4570

Request: Rezoning from Planned Area Development (PAD) for Office to PAD for a Hotel, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture

Location: West of the northwest corner of Price and Willis roads

Applicant: Garry Hays; Law Offices Garry Hays

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located west of the northwest corner of Price and Willis roads, and is currently vacant. The site’s western boundary is shared with the Gila River Indian Community. North and northeast of the site is the Ashley Manor and Bella Rose special event venues. Directly east is the Mammoth office development. The site’s southern boundary is Willis Road with the recently approved Allred Park Place development south of the collector.

The 3.5-acre subject site was zoned in early 2001, to PAD for an office building. At the time of approval a condition requiring construction to commence within two years of Council approval was provided. An extension was never granted nor has the property reverted zoning back to the

original Agricultural zoning designation. This request is to rezone the property to allow for the construction of a hotel.

SITE LAYOUT/ARCHITECTURE

The hotel is placed at a north south offset on the southern half of the site. The main entry drive is located at the site's eastern property line with the hotel's entrance via a porte-cochere along the eastern portion of the building. The area surrounding the porte-cochere will be formally landscaped, providing a sense of arrival. It is important to note the drive widths of the porte-cochere do not meet design standards, therefore a condition has been added requiring the applicant to work with Planning Staff to address the design.

Based on the proximity of the hotel to the special event venues, a pedestrian connection is provided to the Bella Rose event venue that is adjacent to the site's northeast corner. It is anticipated that there may be a future connection to the Ashley Manor to the north; however nothing has been finalized. The intent of the connection is to allow for patrons to pass freely from the venue to the hotel without having to leave either site by means of a vehicle. Complementing the pedestrian connection, the hotel developer has provided additional parking stalls beyond what code requires allowing for parking agreements between the hotel and the two special event venues. Planning Staff believes that a larger landscape area should be provided where the pedestrian connection is located in proximity to the parking lot, and may equate to replacing two of the parking stalls with additional landscaping. Planning Staff has added a condition addressing the modification.

The hotel, as designed, is six-stories and provides 161 rooms. Due to the height of the hotel exceeding 45-feet, a Mid-Rise Overlay for the additional building height is also requested. The hotel is just under 69-feet with some flexibility in the requested mid-rise height of 75-feet, allowing for minor modifications if necessary.

Architecturally, the hotel complements the surrounding buildings in the area by means of soft earth tones. Architectural interest is provided through the use of scoring lines, recessed windows, metal elements, glass, and masonry being incorporated into the design. The design and use lends itself to the employment corridor supplementing the need to provide additional rooms to business clientele, while being located within the corridor, but not on Price Road frontage.

DISCUSSION

Planning Commission and Planning Staff support the request finding the use and design consistent with the goals of the employment corridor. Due to the site being located within the South Price Road Employment Corridor, the request was reviewed by the Design Review Committee (DRC). The DRC did not express any concerns, and were supportive of the proposal.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the Mid-Rise Overlay request two neighborhood meetings with an increased notification radius were required. One neighbor attended both meetings expressing support.

- As of the writing of this memo, Planning Staff has not received any correspondence opposed to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 0 Abstain: 1 (Ryan) Absent: 2 (Baron, Foley)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0006 BELLA ROSE INN, Rezoning from PAD for Office to PAD for a Hotel, including a Mid-Rise Overlay for building height up to 75 feet in height, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. 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.
4. Construction shall commence above foundation walls within three (3) 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.
5. Development shall be in substantial conformance with the Development Booklet, entitled "BELLA ROSE INN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0006, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
6. Maximum building height shall be limited to 75 feet.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of DVR14-0006 BELLA ROSE INN, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "BELLA ROSE INN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0006, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. 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.
6. The applicant shall work with Planning Staff to ensure that the entry porte-cochere and drives meets all applicable design requirements.
7. The applicant shall work with Planning Staff to enlarge the pedestrian connection located at the site's northeast corner.
8. Signage for the hotel shall meet the requirements as outlined in the Sign Code of the City of Chandler.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4570 approving DVR14-0006 BELLA ROSE INN, Rezoning from PAD for Office to PAD for a Hotel, including a Mid-Rise Overlay for building height up to 75 feet in height, subject to the conditions recommended by Planning Commission and Planning Staff.

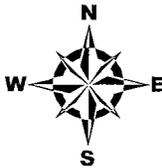
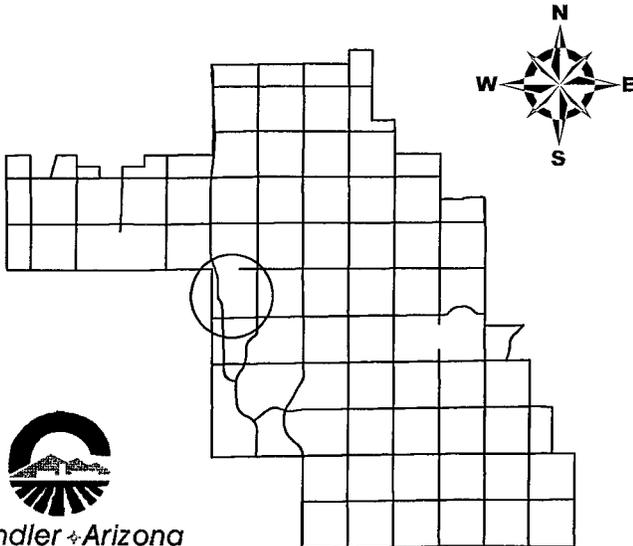
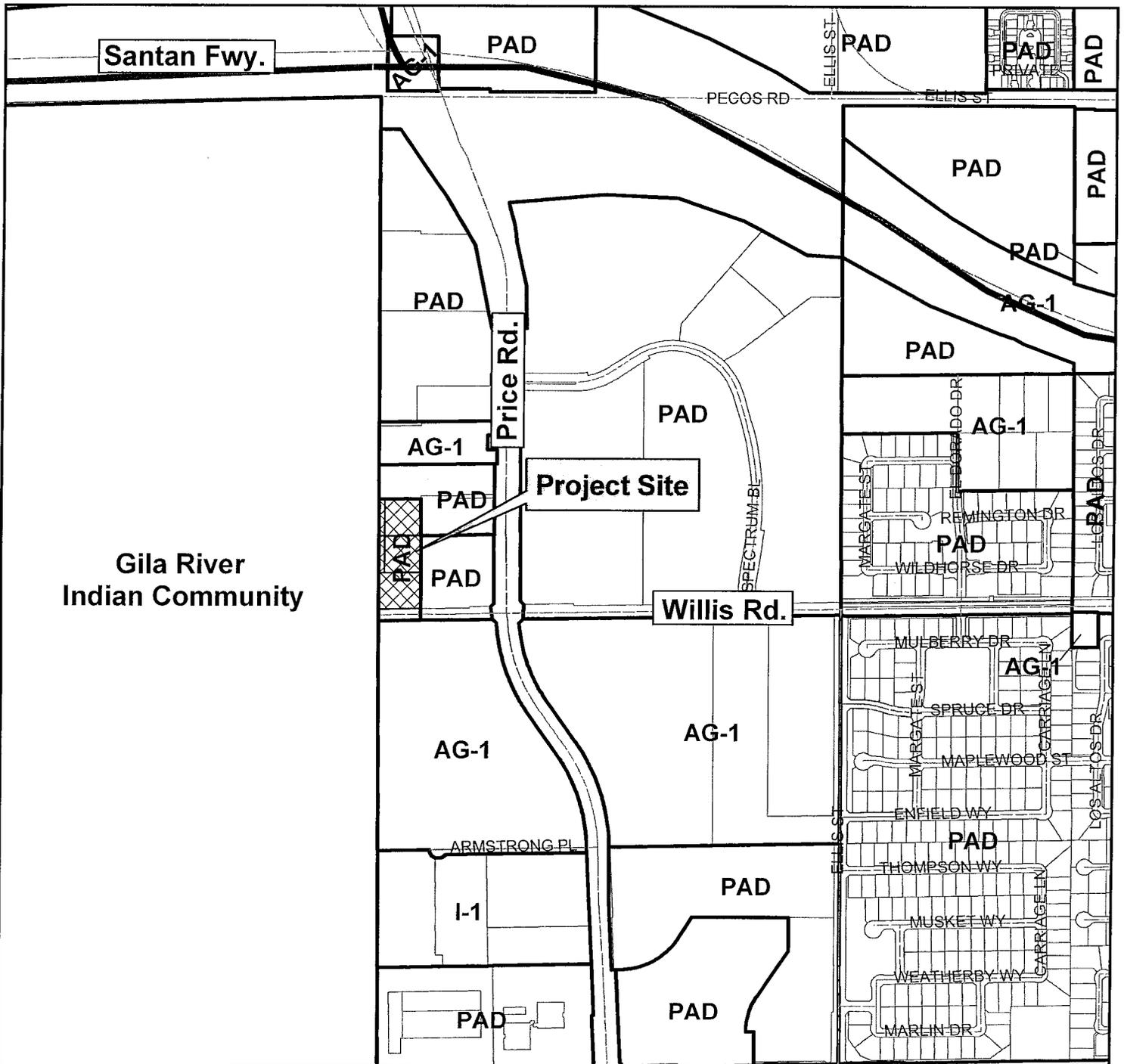
Preliminary Development Plan

Move to approve DVR14-0006 BELLA ROSE INN, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

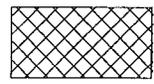
CC Memo 14-103
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September 11, 2014

Attachments

1. Vicinity Maps
2. Site Plan
3. Elevations
4. Ordinance No. 4570
5. Development Booklet

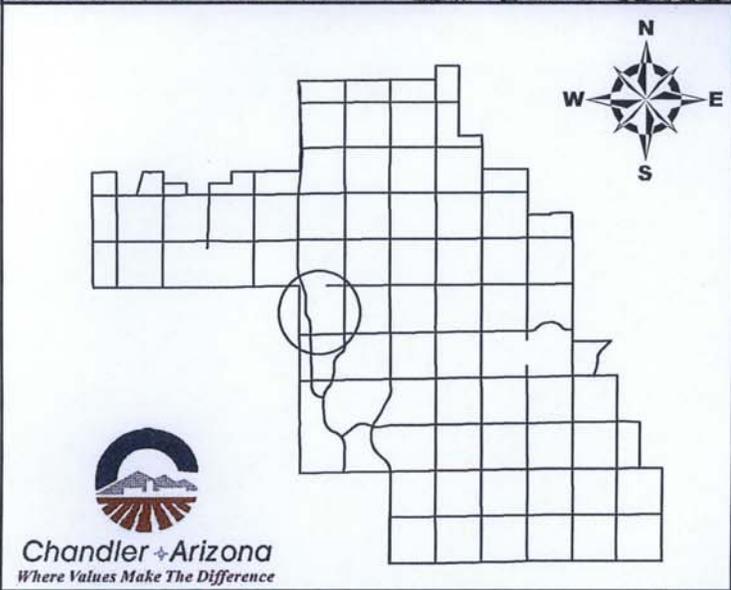
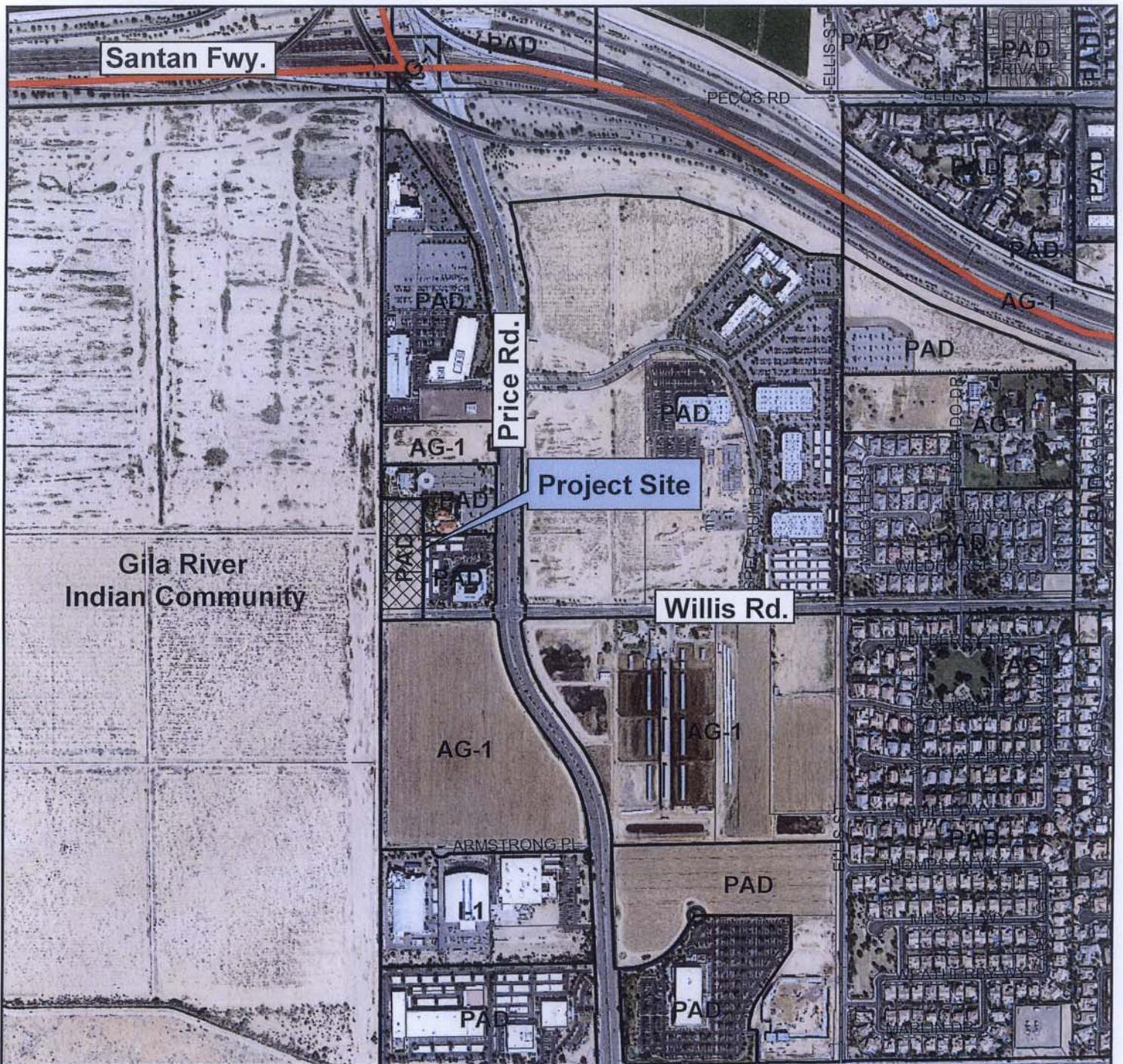


Vicinity Map



DVR14-0006

PHA Willis & Price Hotel



Vicinity Map



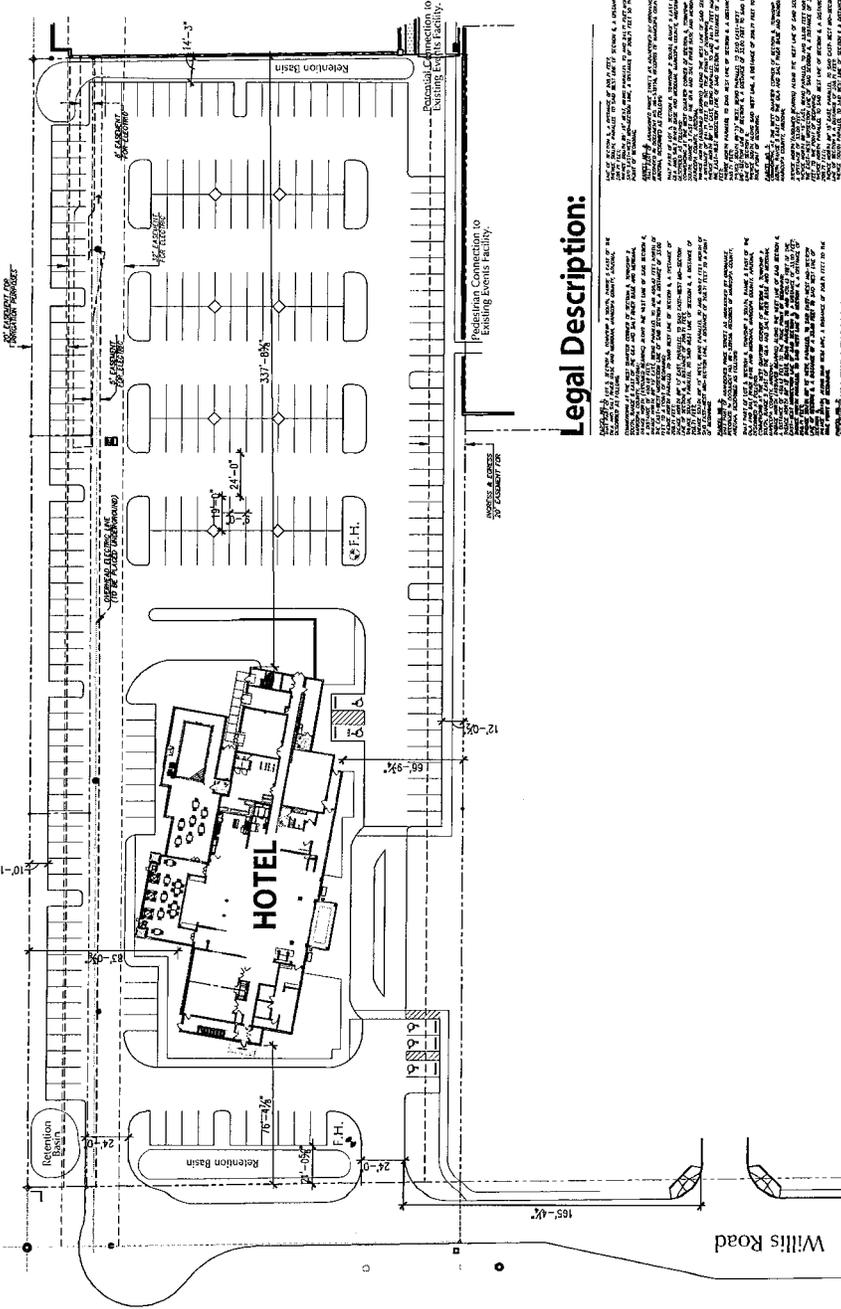
DVR14-0006

PHA Willis & Price Hotel



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/6/2014



Site Plan

Project Data

Property Location: Approximately 480' west of the northwest intersection of Price Road and Willis Road.

Parcel Numbers: 303-25-0043; 303-25-0044; 303-25-0047; 303-25-0048

Existing Zoning: PAD

Proposed Zoning: PAD

Proposed User: Hotel

Site Area: 3.47 acres net (151,332 sf)

Building Area: 76,000gsf

Building Height: 6 floors (69'-1" t.o. mech screen)

Number of Rooms: 161 rooms

Parking Required: 161 spaces (1 space / room)

Parking Provided: 240 spaces

Legal Description:

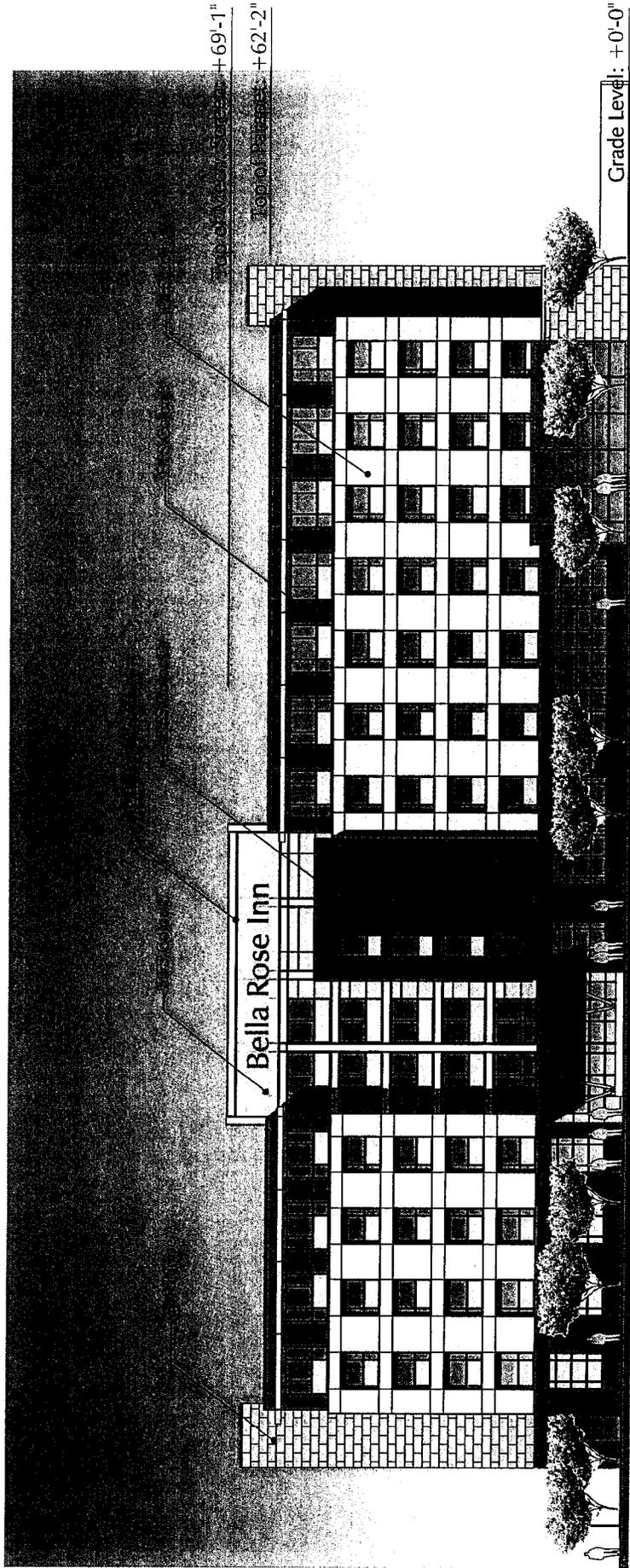
THE CITY OF CHANDLER, ARIZONA, COUNTY OF MARICOPA, STATE OF ARIZONA, DOES HEREBY CERTIFY THAT THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED IN THE ATTACHED PLANS IS CORRECT AND ACCURATE. THE CITY ENGINEER HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THE LEGAL DESCRIPTION IS CORRECT AND ACCURATE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE LEGAL DESCRIPTION. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE LEGAL DESCRIPTION. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE LEGAL DESCRIPTION.

Project Team

Developer:
PHA Chandler, LLC
1500 N. Priest, Suite 132
Tempe, Arizona 85281
Phone: (602)452-2573
Contact: Pat Althoff
Email: pat@pha.com

Architect:
DAVIS
74 E. Rio Salado Blvd., Suite 200
Tempe, AZ 85255
Phone: (480)636-1100
Contact: Mike Edwards, R.A. #25635
Email: miedwards@thedavisexperience.com

Civil Engineer:
Bowman Consulting
1395 W. Washington Street, Suite 108
Tempe, AZ 85281
Phone: (480)559-8355
Contact: Troy Peterson, #32334
Email: tpeterson@bowmaneng.com



East Elevation

0' 8' 16' 24' 32'

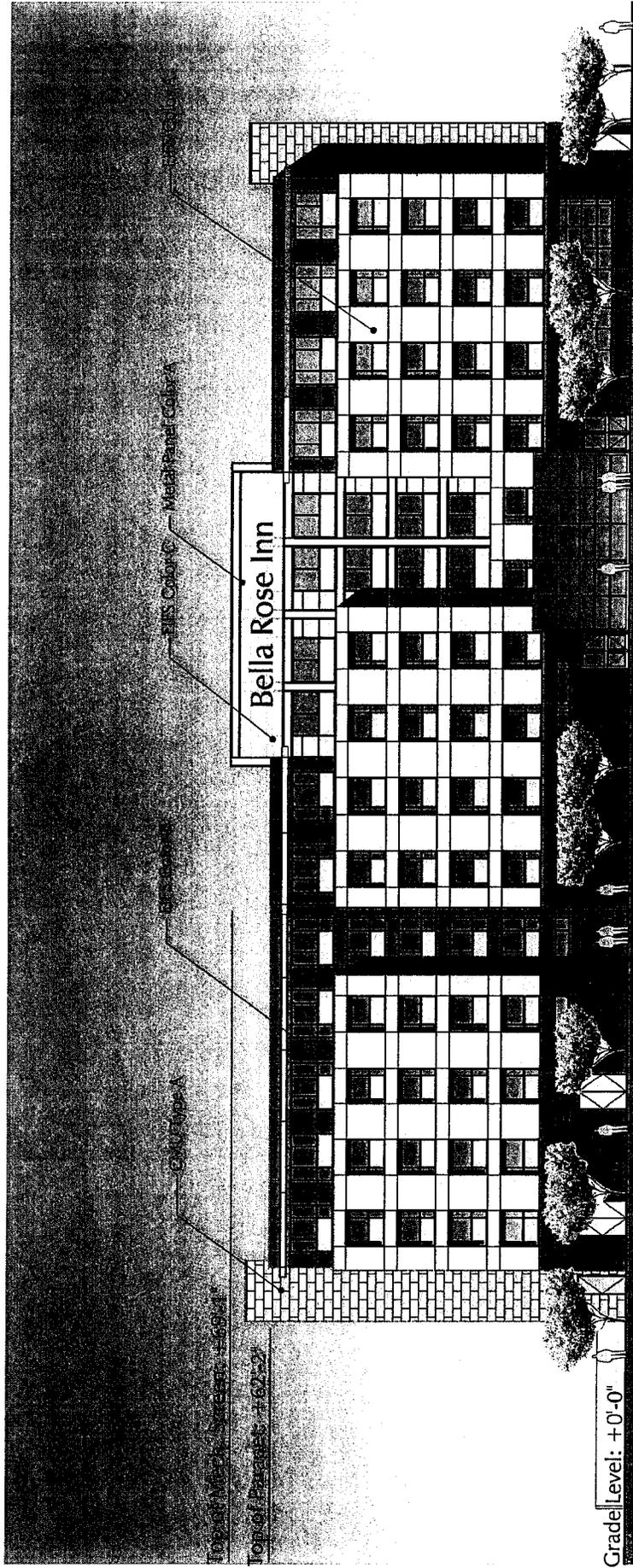
Bella Rose Inn
Chandler, Arizona

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ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

DAVIS

© 2013 DAVIS ARCHITECTURE, INC.



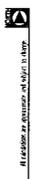
West Elevation

ARCHITECT
 DAVIS
 1380
 CHANDLER, ARIZONA
 85223

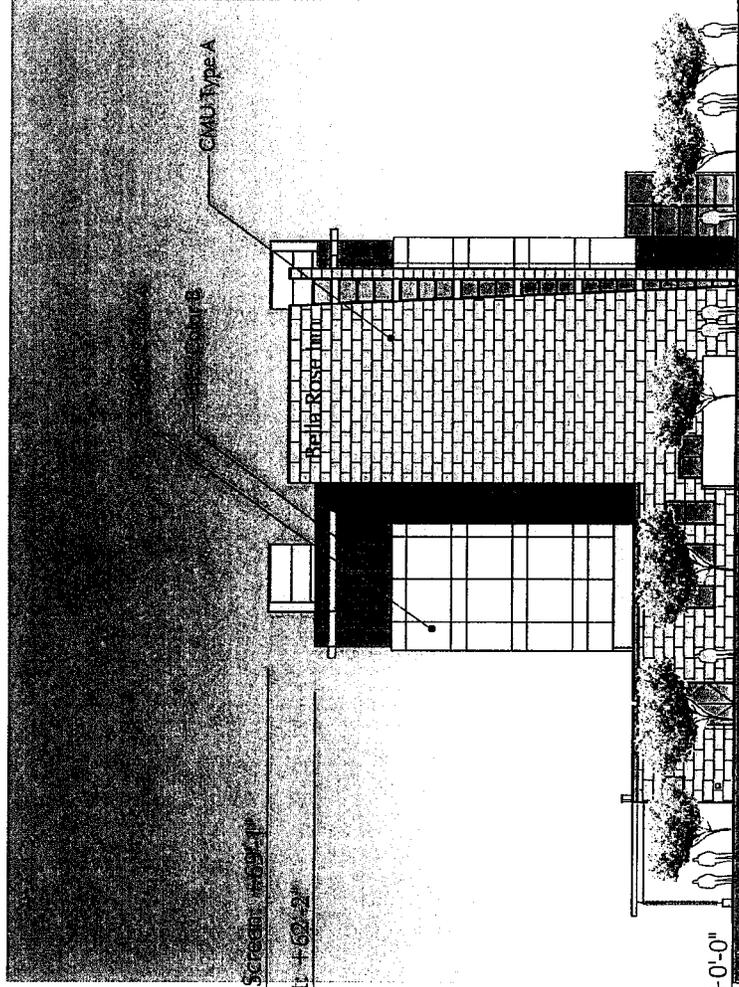
DAVIS

Bella Rose Inn
 Chandler, Arizona

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0 8 16 24 32



Top of Mech. Screen: +60'-1"

Top of Parapet: +60'-2"

Grade Level: +0'-0"

North Elevation

ARCHITECT
 DAVIS
 1000 N. GAVELIN AVENUE
 CHANDLER, ARIZONA 85225
 PH: 480.948.8800
 WWW.DAVISARCHITECTS.COM

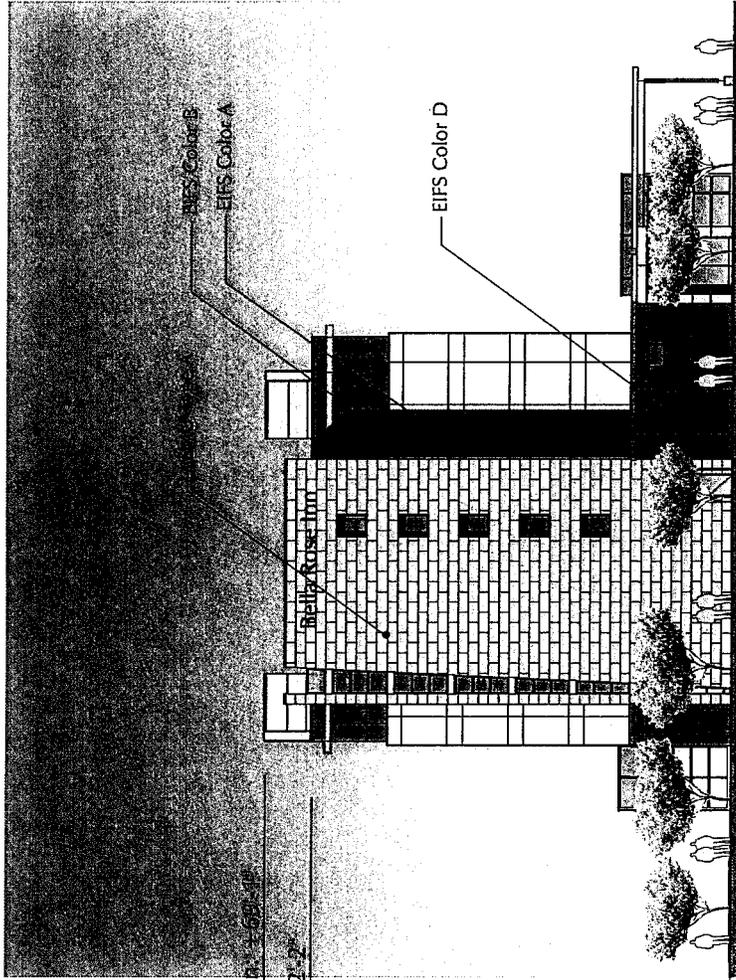


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Bella Rose Inn
 Chandler, Arizona

0 8' 16' 24' 32'

13



Top of Mech. Screen: +62'-0"

Top of Parapet: +62'-0"

Grade Level: +0'-0"

South Elevation



ARCHITECTURE
 INTERIOR DESIGN
 EXTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING
 ENGINEERING

ORDINANCE NO. 4570

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL PLANNED AREA DEVELOPMENT (PAD) FOR OFFICE TO PAD HOTEL IN CASE DVR14-0006 (BELLA ROSE INN) 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:

See Attachment 'A'

Said parcel is hereby rezoned from PAD for office to PAD for hotel, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

3. 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.
4. Construction shall commence above foundation walls within three (3) 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.
5. Development shall be in substantial conformance with the Development Booklet, entitled "BELLA ROSE INN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0006, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
6. Maximum building height shall be limited to 75 feet.

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

SECTION III. The Planning Division 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 of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4570 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *Kem*

PUBLISHED:

LEGAL DESCRIPTION
EXHIBIT 'A'

PARCEL NO. 1:

THAT PART OF LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 450.42 FEET;

THENCE NORTH 89° 15' EAST, BEING PARALLEL TO AND 450.42 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING;

THENCE NORTH PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE NORTH 89° 15' EAST, PARALLEL TO SAID EAST-WEST MID-SECTION LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH, PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89° 15' WEST, BEING PARALLEL TO AND 450.42 FEET NORTH OF SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 208.71 FEET TO A POINT OF BEGINNING.

PARCEL NO. 2:

THAT PART OF ABANDONED PRICE STREET AS ABANDONED BY ORDINANCE RECORDED IN DOCUMENT NO. 86-539156, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 450.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 15' EAST, BEING PARALLEL TO AND 450.42 FEET OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET;

THENCE NORTH PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89° 15' WEST, PARALLEL TO SAID EAST-WEST MID-SECTION LINE OF SECTION 6, A DISTANCE OF A 33.00 FEET TO SAID WEST LINE OF SECTION 6;

THENCE SOUTH, ALONG SAID WEST LINE, A DISTANCE OF 208.71 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 241.71 FEET;

THENCE NORTH 89° 15' EAST, BEING PARALLEL TO AND 241.71 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE NORTH 89° 15' EAST, PARALLEL TO SAID EAST-WEST MID-SECTION LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH, PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89° 15' WEST, BEING PARALLEL TO AND 241.71 FEET NORTH OF SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF ABANDONED PRICE STREET AS ABANDONED BY ORDINANCE RECORDED IN DOCUMENT NO. 86-539156, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 241.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 15' EAST, BEING PARALLEL TO AND 241.71 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET;

THENCE NORTH PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89° 15' WEST, BEING PARALLEL TO SAID EAST-WEST MID-SECTION LINE OF SECTION 6, A DISTANCE OF 33.00 FEET TO SAID WEST LINE OF SECTION 6;

THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 208.71 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET;

THENCE NORTH 89° 15' EAST, BEING PARALLEL TO AND 33.00 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO SAID WEST LINE OF SECTION 6, A DISTANCE OF 208.71 FEET;

THENCE NORTH 89° 15' EAST, PARALLEL TO SAID EAST-WEST MID-SECTION LINE OF SECTION 6 A DISTANCE OF 208.71 FEET;

THENCE SOUTH PARALLEL TO SAID WEST LINE OF SECTION 6 A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89° 15' WEST, BEING PARALLEL TO AND 33.00 FEET NORTH OF SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:

THAT PART OF ABANDONED PRICE STREET AS ABANDONED BY ORDINANCE RECORDED IN DOCUMENT NO. 86-539156, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST 33 FEET OF THE NORTH 208.71 FEET OF THE SOUTH 241.71 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.