



MEMORANDUM **Planning Division - CC Memo No. 14-145**

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR14-0026 ELEMENT HOTEL
Introduction and Tentative Adoption of Ordinance No. 4596

Request: Rezoning from Planned Industrial (I-1) to Planned Area Development (PAD) for a hotel and commercial uses, along with Mid-Rise Overlay for building height up to sixty feet, with Preliminary Development Plan approval for site layout and building architecture

Location: South of the southwest corner of Chandler Boulevard and Chandler Village Drive

Applicant: Adam Baugh; Withey Morris PLC

RECOMMENDATION

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

BACKGROUND

The subject site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. Along the site's north and west is the recently approved Met multi-family residential development that is currently under construction. South of the site are a residential treatment facility and single-family homes.

The site was zoned in 1979 to I-1 as part of a larger industrial park. With the exception of three smaller industrial flex buildings located west of Hearthstone Way, the industrial park has never

come to complete fruition. With the approval of The Met residential project north and west of the site industrial development of the site is unrealistic and inappropriate giving the surrounding uses. The request is to rezone the property to PAD for a hotel with Preliminary Development Plan approval for site layout and building architecture, along with Mid-Rise Overlay for a maximum building height of sixty feet for the hotel, along with PAD for commercial for the outparcel that occupies the remainder of the site.

SITE LAYOUT/ARCHITECTURE

The four-story, 107-room hotel is placed at a slight angle along an east west plane. The main entry drive is located at the site's northeastern corner 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 along with a pedestrian oriented water feature, providing a sense of arrival.

The layout of the hotel is in a backwards 'L' design with the building opening to the south, with the intention of keeping the mass of the hotel as far from the single-family residential homes to the south of the site. Additionally, through the review process, the applicant has increased the landscape buffer along the sites southwest property line three and one-half feet, and will be constructing an eight-foot wall along the property boundaries where there are existing single-family homes. An eight-foot wall currently exists along the boundary shared with the residential treatment facility. An outparcel is provided along the Chandler Village Drive frontage, and is anticipated to develop with support service commercial uses whether that be a restaurant, drive-thru, or combination of inline shop spaces. The commercial parcel will require separate Preliminary Development Plan review and approval; however, is part of the rezoning request.

Architecturally, the hotel presents a modern design. Vertical and horizontal massing elements are included to provide visual interest to the building. Massing is further addressed by means of varying parapet heights and wall colors. A wood element is included as an accent element that frames various massing portions. Larger wall expanses are addressed by means of a change in scoring patterns and window layout. Mid-Rise Overlay is requested for additional building height up to sixty feet. As proposed, the building height, exclusive of architectural ornamentation, is slightly below fifty-feet; however, Planning Staff is recommending the Mid-Rise Overlay for up to sixty-feet to ensure all mechanical equipment is sufficiently screened. Planning Staff is supportive of the request for Mid-Rise Overlay.

A single monument sign is proposed just south of the northern entrance along Chandler Village Drive. The monument sign includes a major panel for the hotel and four smaller tenant panels that would be utilized for the future commercial pad. While the future tenant panels state 'Logo' the intent is that the area would reflect the business name. The design of the sign incorporates elements from the hotel design including the exterior trespa panels reflecting the wood grain and metallic designs. As currently shown, the color of the sign is reflective of the corporate green; however, the sign will be the burnt ash color as found on the main body of the hotel.

DISCUSSION

Planning Commission and Planning Staff support the Rezoning, PDP, and Mid-Rise Overlay request citing that the use and design representations are consistent with the General Plan and surrounding area. Furthermore, the proposal successfully adds a hotel user new to the area, and develops a site with relatively difficult design restraints that would pose a difficult opportunity to other types of commercial development.

A request for deviation from the commercial design standard requiring that commercial development be separated from single-family residential by 25-feet plus one-foot for every foot of building height is requested. In this case, the building would need to be setback by 82-feet, whereas a separation of 65-feet is provided. As mentioned above, landscaping was increased along the southwestern boundary to soften the expanse between the building and property line. Additionally, the design team oriented the hotel building such that the area that encroaches into the separation area is the stair tower and the majority of the rooms and massing is located along the north property line adjacent to the four-story Met development.

Lastly, with the design of hotels wall planes can become monotonous due to the layout of rooms. While the design team has included elements to break-up wall planes, Planning Staff has some minor concerns with the grid pattern and level of sameness with the current window configuration. Planning Staff is recommending a condition requiring additional work on design elements to integrate additional interest in the window configuration.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were held due to the request for Mid-Rise Overlay. The first neighborhood meeting was held Wednesday, September 10, 2014; three neighbors attended. The second neighborhood meeting was held Tuesday, October 7, 2014; two neighbors attended. Overall support for the project was provided. Planning Staff has received letters of support from the property owners southwest and south of the site. Planning Staff received a phone call from the gymnastic facility west of Hearthstone Way seeking additional information. The caller did not express any concerns with the request.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 1 (Foley) Abstain: 1 (Ryan)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0026 ELEMENT HOTEL, Rezoning from Planned Industrial (I-1) to Planned Area Development (PAD) for a hotel and commercial uses, along with Mid-Rise Overlay for building height up to sixty feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ELEMENT HOTEL" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, 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. 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. 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.
5. 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.
6. Maximum building height shall be limited to 60-feet.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0026 ELEMENT HOTEL, Preliminary Development Plan approval for site layout and building architecture, subject to following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ELEMENT HOTEL" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, 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. The applicant shall work with Planning Staff to incorporate additional architectural interest on the elevations to break-up monotonous wall plane designs specific to the current window configuration.
3. Landscaping shall be in compliance with current Commercial Design Standards.

4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. 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.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

PROPOSED MOTIONS

Rezoning

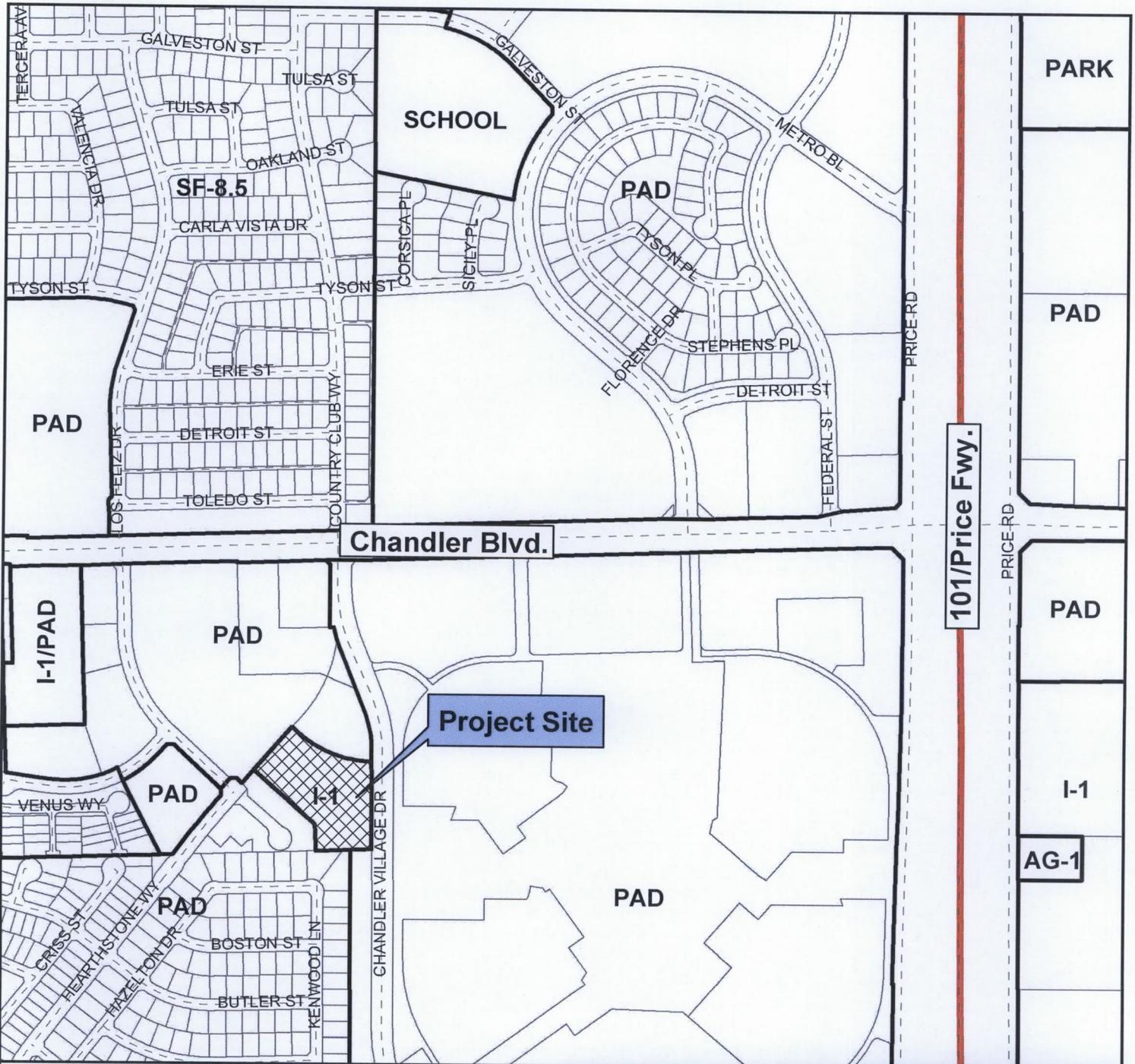
Move to introduce and tentatively adopt Ordinance No. 4596 approving DVR14-0026 ELEMENT HOTEL, Rezoning from Planned Industrial (I-1) to Planned Area Development (PAD) for a hotel and commercial uses, along with Mid-Rise Overlay for building height up to sixty feet, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

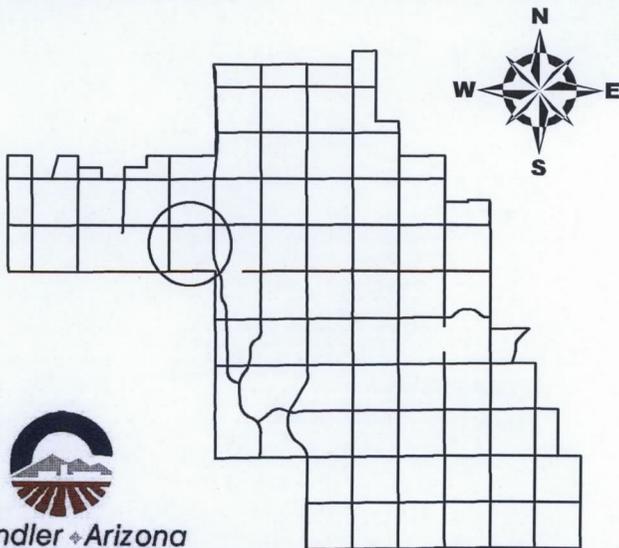
Move to approve DVR14-0026 ELEMENT HOTEL, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Signage
6. Ordinance No. 4596
7. Development Booklet

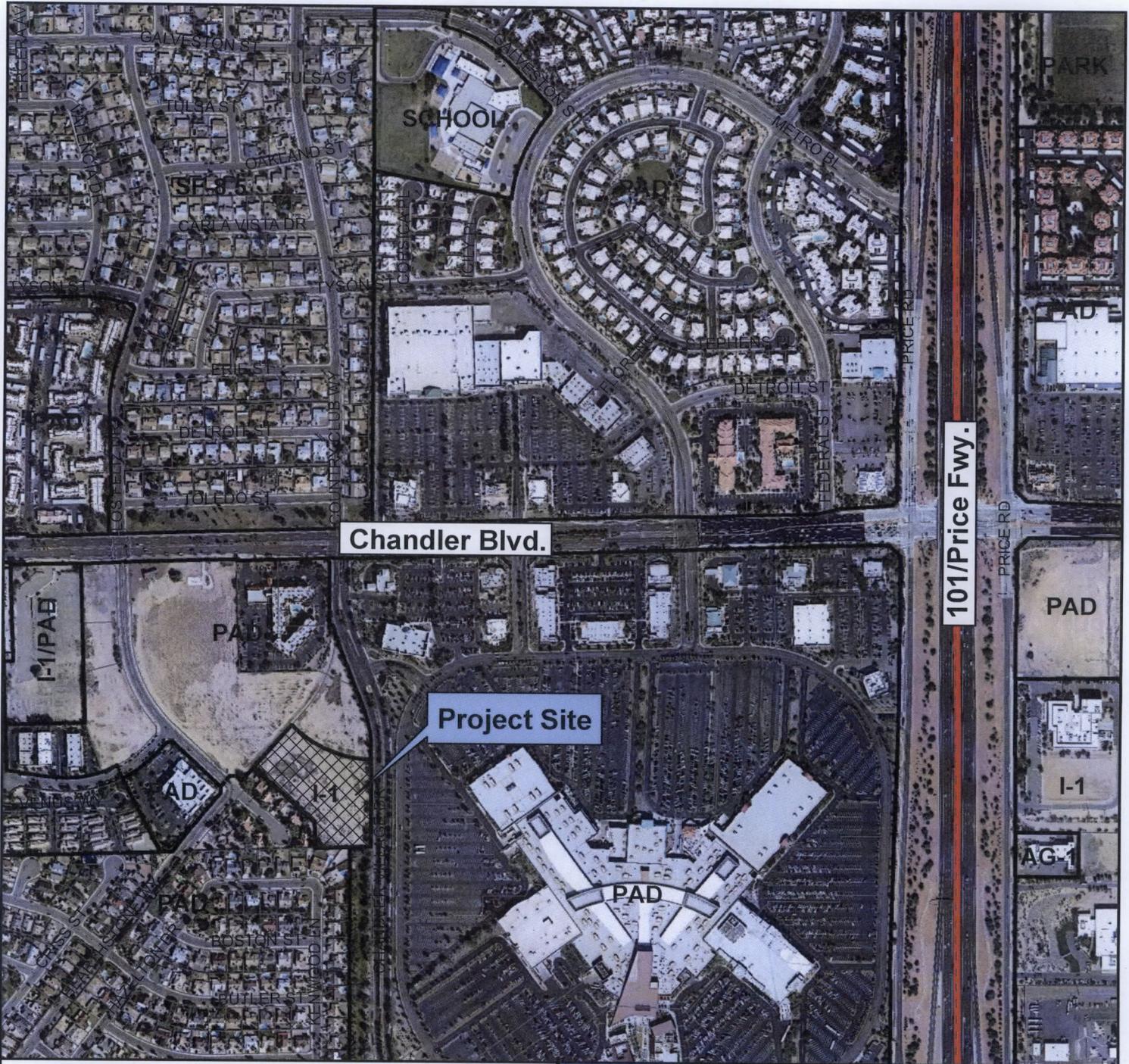


Vicinity Map

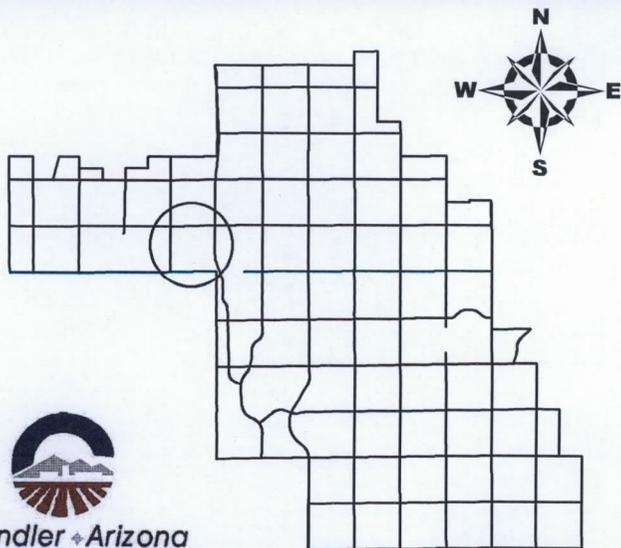


DVR14-0026

Element Hotels

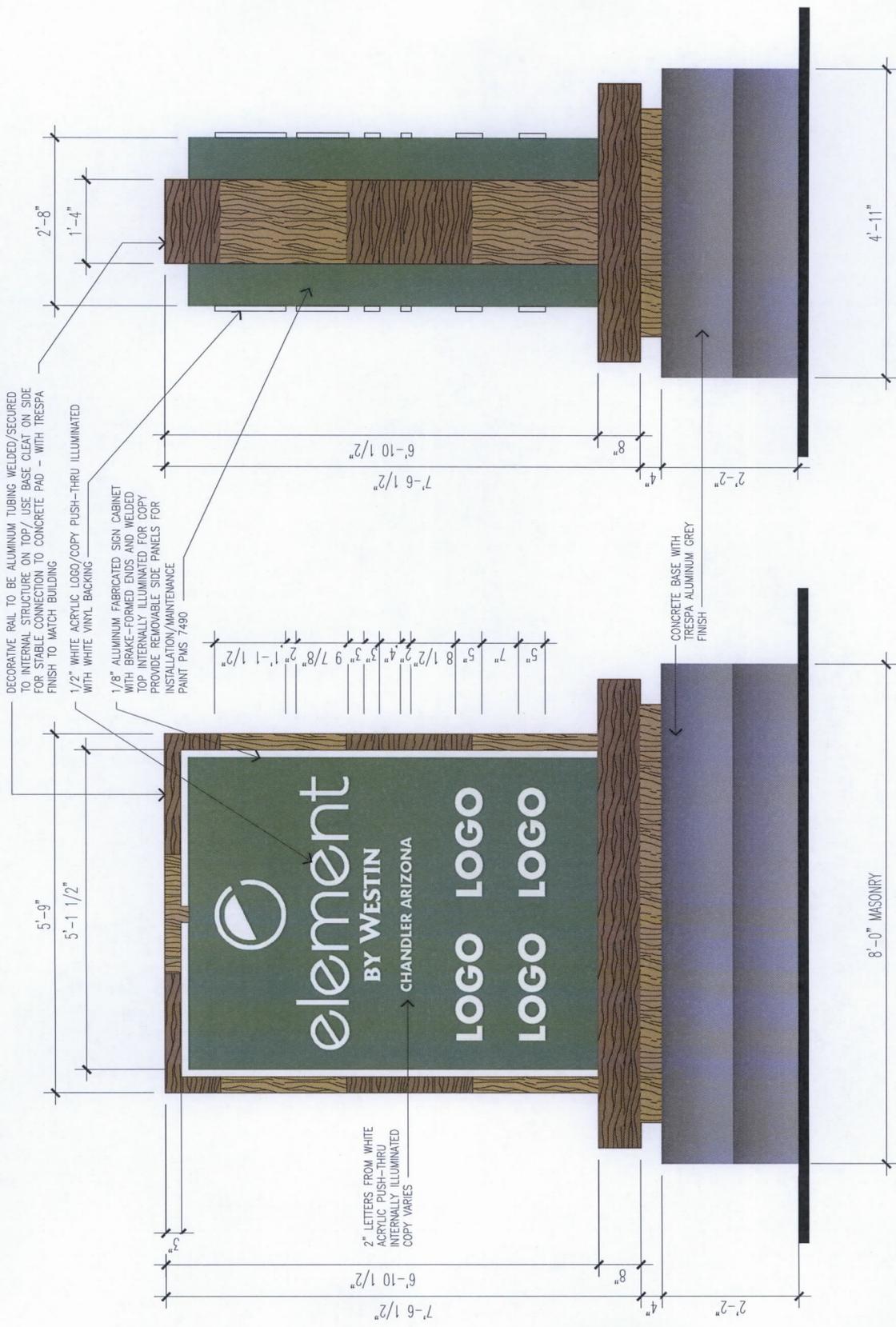


Vicinity Map



DVR14-0026

Element Hotels



DECORATIVE RAIL TO BE ALUMINUM TUBING WELDED/SECURED TO INTERNAL STRUCTURE ON TOP/ USE BASE CLEAR ON SIDE FOR STABLE CONNECTION TO CONCRETE PAD - WITH TRESPA FINISH TO MATCH BUILDING

1/2" WHITE ACRYLIC LOGO/COPY PUSH-THRU ILLUMINATED WITH WHITE VINYL BACKING

1/8" ALUMINUM FABRICATED SIGN CABINET WITH BRAKE-FORMED ENDS AND WELDED TOP INTERNALLY ILLUMINATED FOR COPY PROVIDE REMOVABLE SIDE PANELS FOR INSTALLATION/MAINTENANCE
PAINT PMS 7490

2" LETTERS FROM WHITE ACRYLIC PUSH-THRU INTERNALLY ILLUMINATED COPY VARIES

CONCRETE BASE WITH TRESPA ALUMINUM GREY FINISH

8'-0" MASONRY

2'-8"

1'-4"

6'-10 1/2"
7'-6 1/2"

5" 5" 7" 5" 8 1/2" 2" 4" 5" 3" 9 7/8" 2" 1" 1 1/2"

5'-9"

5'-1 1/2"

6'-10 1/2"
7'-6 1/2"

2'-2"

4'-11"

ORDINANCE NO. 4596

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL (I-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR A HOTEL, INCLUDING A MID-RISE OVERLAY FOR BUILDING UP TO 60-FEET IN CASE (DVR14-0026 ELEMENT HOTEL) 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 1 is hereby rezoned from I-1 to PAD for a hotel, including a Mid-Rise Overlay; said Parcel 2 is hereby rezoned from I-1 to PAD for commercial uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ELEMENT HOTEL" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0026, 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. 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. 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.
5. 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.
6. Maximum building height shall be limited to 60-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 _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4596 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *KSM*

PUBLISHED:

EXHIBIT A'

LEGAL DESCRIPTION

PARCEL 1:

A portion of CHANDLER COMMERCE CENTER, as recorded in Book 267 of Maps, Page 14 Maricopa County records, situated in the northwest quarter of Section 36 Township 1 South, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the northeast corner of said CHANDLER COMMERCE CENTER, marking the northeast corner of said northwest quarter of Section 36;
THENCE South 01 degree 47 minutes 52 seconds West, along the east line of said CHANDLER COMMERCE CENTER, 936.12 feet to the beginning of a non-tangent curve, the center of which bears North 03 degrees 40 minutes 40 seconds East, 500.00 feet;
THENCE westerly, along the arc of said curve to the right, through a central angle of 08 degrees 14 minutes 12 seconds for an arc distance of 71.88 feet to the POINT OF BEGINNING;
THENCE South 11 degrees 22 minutes 14 seconds West, 186.93 feet;
THENCE South 63 degrees 52 minutes 29 seconds West, 118.52 feet;
THENCE South 45 degrees 15 minutes 06 seconds West, 48.03 feet to a point on the north line of COUNTRY CROSSING as recorded in Book 284 of Maps, Page 4 Maricopa County records;
THENCE North 46 degrees 49 minutes 10 seconds West, along said north line, 347.42 feet;
THENCE North 43 degrees 10 minutes 50 seconds East, 245.11 feet;
THENCE South 46 degrees 49 minutes 10 seconds East, 33.00 feet to the beginning of a curve with a radius of 500.00 feet to the left;
THENCE southeasterly, along the arc of said curve, through a central angle of 31 degrees 15 minutes 58 seconds, for an arc distance of 272.85 feet to the POINT OF BEGINNING.

Subject parcel comprising 2.224 acres, more or less, and subject to all easements of record.

LEGAL DESCRIPTION

PARCEL 2:

A portion of CHANDLER COMMERCE CENTER as recorded in Book 267 of Maps, Page 14 Maricopa County records, situated in the northwest quarter of Section 36, Township 1 South, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the northeast corner of said CHANDLER COMMERCE CENTER, marking the northeast corner of said northwest quarter of Section 36;
THENCE South 01 degree 47 minutes 52 seconds West, along the east line of said CHANDLER COMMERCE CENTER, 936.12 feet to the beginning of a non-tangent curve, the center of which bears North 03 degrees 40 minutes 40 seconds East, 500.00 feet to the POINT OF BEGINNING;
THENCE westerly, along the arc of said curve to the right, through a central angle of 08 degrees 14 minutes 12 seconds for an arc distance of 71.88 feet;
THENCE South 11 degrees 22 minutes 14 seconds West, 186.93 feet;
THENCE South 63 degrees 52 minutes 29 seconds West, 118.52 feet;
THENCE South 45 degrees 15 minutes 06 seconds West, 48.03 feet to a point on the east line of COUNTRY CROSSING as recorded in Book 284 of Maps, Page 4 Maricopa County records;
THENCE South 00 degrees 09 minutes 21 seconds West, along said east line, 113.34 feet to a point on said south line of CHANDLER COMMERCE CENTER;
THENCE South 89 degrees 50 minutes 39 seconds East, along said south line, 237.12 feet to a point on said east line of CHANDLER COMMERCE CENTER;
THENCE North 01 degree 47 minutes 52 seconds East, along the east line of said CHANDLER COMMERCE CENTER, 373.69 feet to the POINT OF BEGINNING.

Subject parcel comprising 1.339 acres, more or less, and subject to all easements of record.

