



**MEMORANDUM**                      **Planning Division – CC Memo No. 16-031**

**DATE:**            MARCH 31, 2016  
**TO:**                MAYOR AND COUNCIL  
**THRU:**            MARSHA REED, ACTING CITY MANAGER *MR*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*  
**FROM:**            SUSAN FIALA, CITY PLANNER *SF*  
**SUBJECT:**        LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER

**Request:**        Liquor Use Permit approval to sell and serve liquor for on-premise consumption as permitted under a Series 7 Beer and Wine Bar License  
**Location:**      3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive  
**Applicant:**     Andrea Lewkowitz, Lewkowitz Law Office, PLC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

**BACKGROUND**

Staybridge Suites is an existing four-story hotel, located at 3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive. Surrounding the site are the recently approved McClintock and Chandler Luxury apartments by Lennar, and a Circle K convenience store to the west, across McClintock Drive. The nearest single-family subdivision is south, across Chandler Boulevard.

The request is for Liquor Use Permit approval to sell and serve liquor for on-premise consumption as permitted under a Series 7 Beer and Wine Bar License. Beer and wine would be served to guests during hotel evening socials held from 5:30 p.m. to 7:30 p.m. and will also be available for purchase at the hotel market. Alcohol service is not proposed outdoors, however guests may consume beer and wine within the outdoor patios and pool area. The hotel will employ approximately 12 full time and part time food and beverage employees.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 29, 2016. No one other than the applicant and the hotel manager attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

**PROPOSED MOTION**

Move City Council approve Liquor Use Permit case LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 29, 2016. No one other than the applicant and the hotel manager attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

**PROPOSED MOTION**

Move City Council approve Liquor Use Permit case LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative



Chandler Blvd.

McClintock Dr.

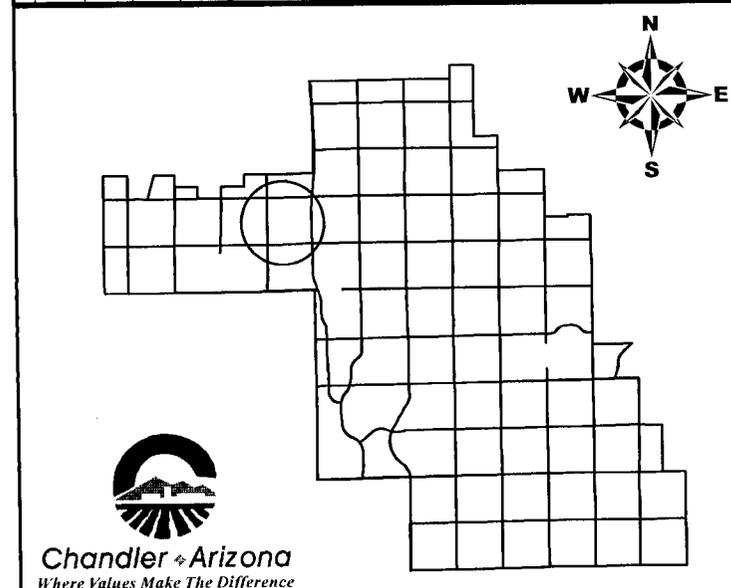
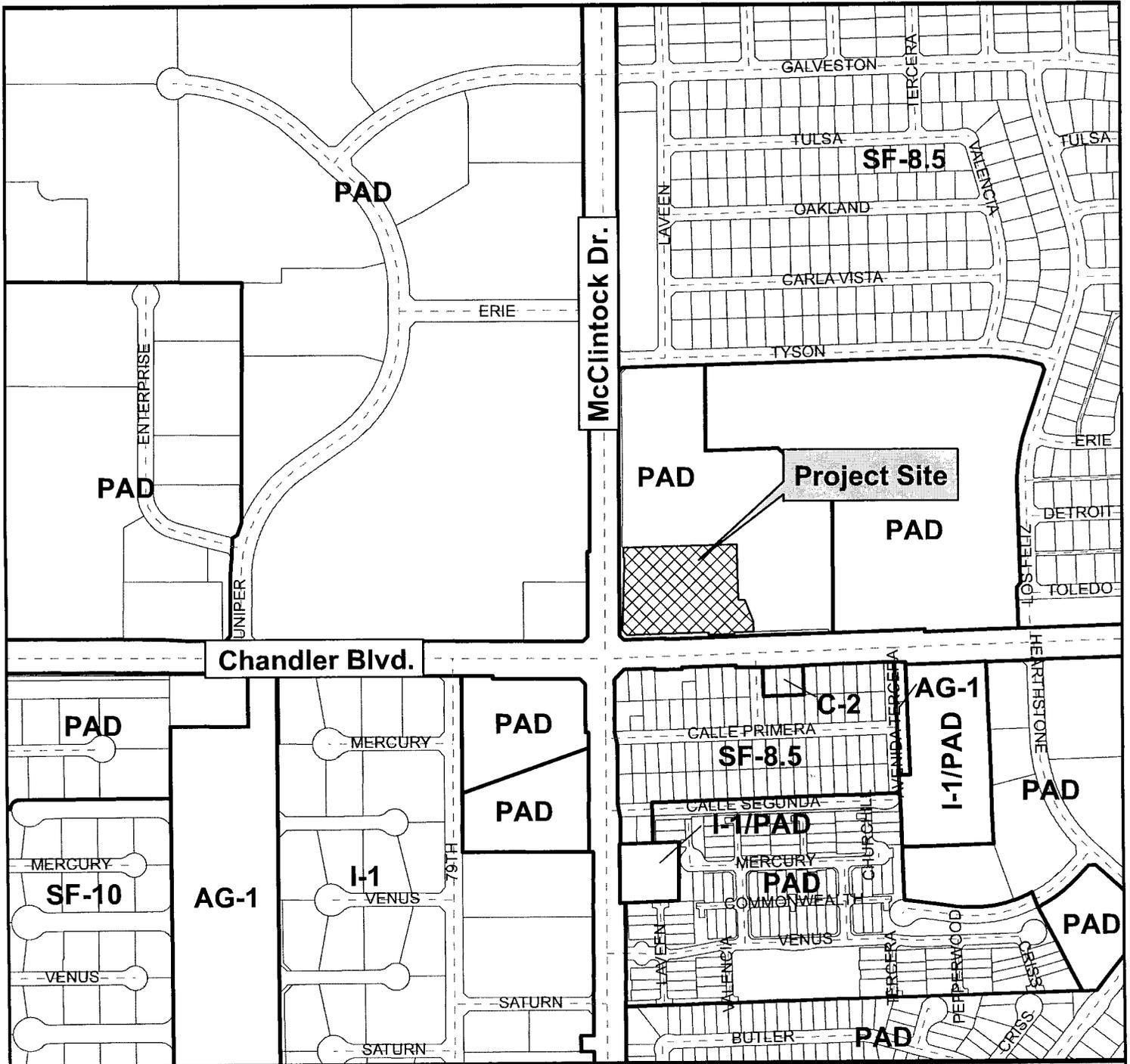
Project Site

## Vicinity Map

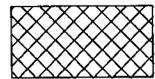


LUP16-0001

**Staybridge Suites Phoenix-Chandler  
Liquor Use Permit**



**Vicinity Map**



LUP16-0001

**Staybridge Suites Phoenix-Chandler  
Liquor Use Permit**

# STAYBRIDGE SUITES HOTEL

CHANDLER, ARIZONA

- 1 ZONING REQUEST TO ALLOW THE REAR YARD LANDSCAPE SETBACK TO BE 6'-0" RATHER THAN THE REQUIRED 10'-0" SETBACK.
- 2 ZONING REQUEST TO ALLOW PARKING STALLS TO SLIGHTLY EXCEED WITHIN THE REQUIRED 50' X 250' CORNER SETBACK ALONG MCCOYWOOD DRIVE.
- 3 ZONING REQUEST TO ALLOW TRASH ENCLOSURE WITHIN THE REAR YARD.
- 4 ZONING REQUEST TO ALLOW THE DECORATIVE SOLID WALLS TO RANGE IN HEIGHTS THAT VARY FROM 36" TO 44" ALONG CHANDLER BOULEVARD AND MCCOYWOOD ROAD TO BE LOCATED WITHIN THE REQUIRED BUILDING SETBACK AND CORNER SETBACKS.
- 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:**  
 TRANSLATION HOTEL DEVELOPMENT  
 10000 W. MCCOYWOOD DRIVE  
 CHANDLER, AZ 85227  
 CONTACT: JORDAN SCOTT

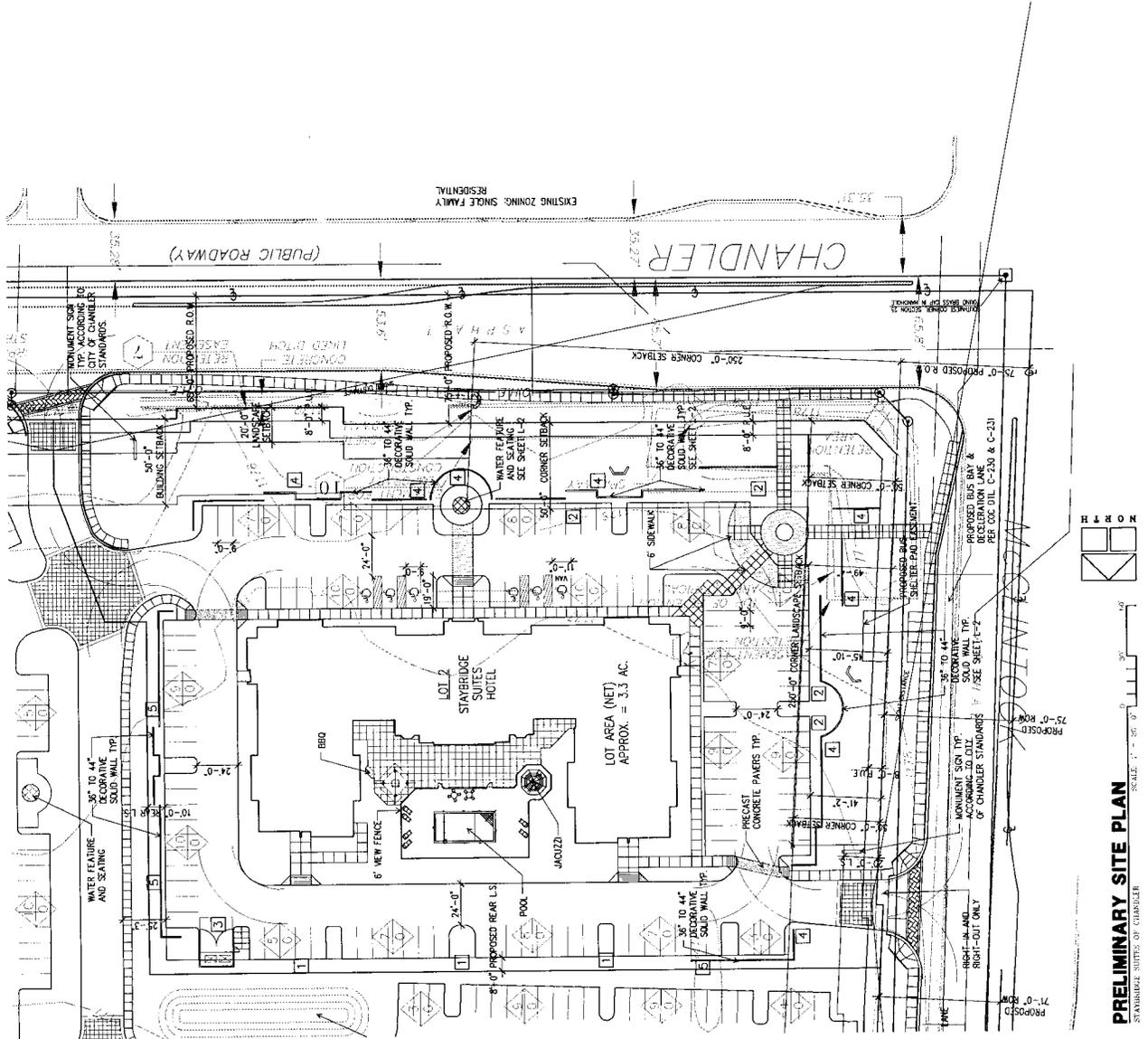
**ARCHITECTURAL:**  
 LORTONER, JOHNSON ASSOCIATES  
 10000 W. MCCOYWOOD DRIVE  
 CHANDLER, AZ 85227  
 CONTACT: JEFFREY BOYD

**ADDRESS:**  
 N.E.C. OF CHANDLER BLVD & MCCOYWOOD DRIVE  
 CHANDLER, AZ

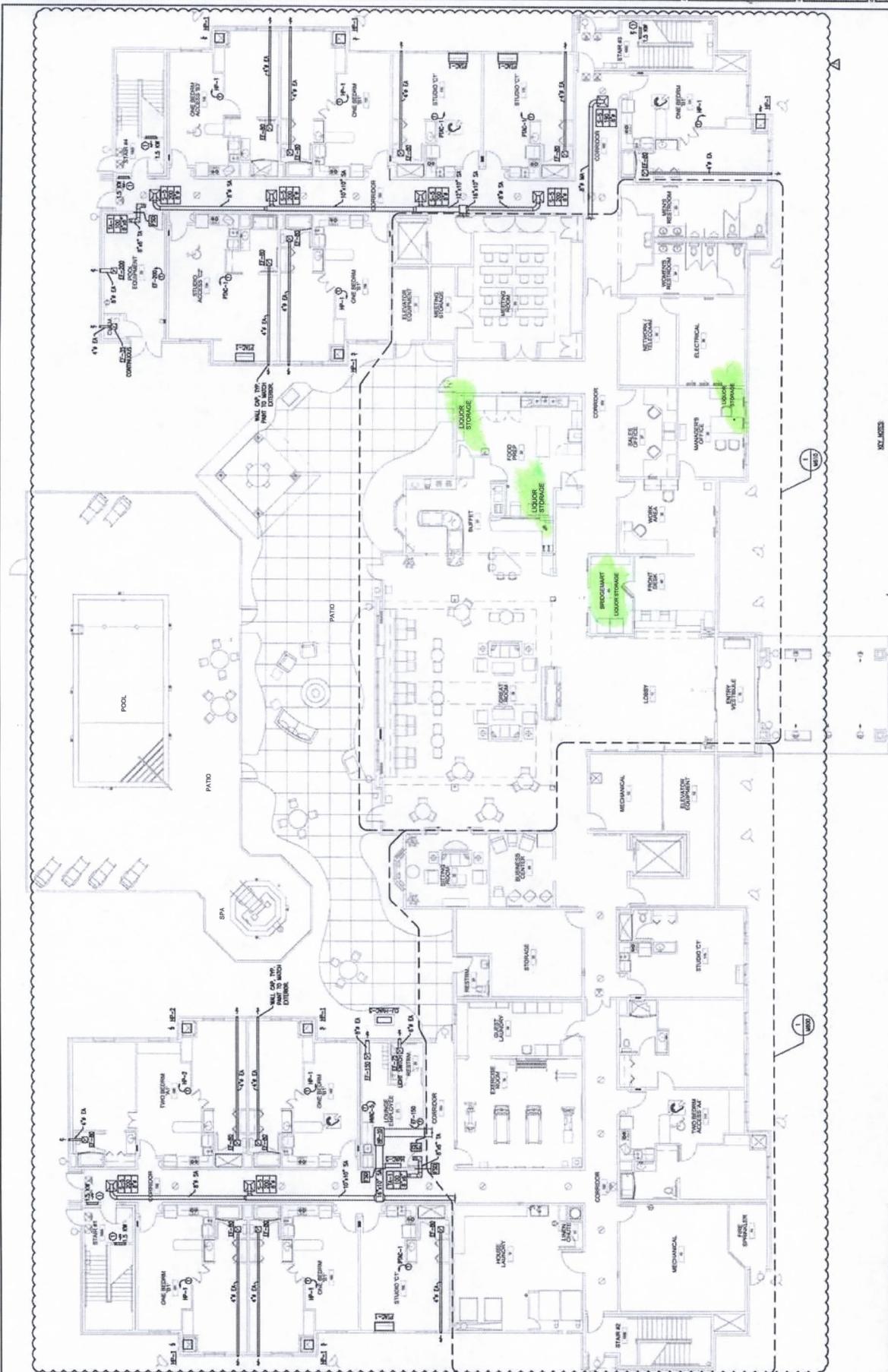
**APN NUMBER:** 301-84-0080  
**SITE AREA (GROSS TO CENTERLINE):** 4.86 ACRES (210,571 SF)  
**SITE AREA (NET):** 3.3 ACRES (143,100 SF)  
**LANDSCAPE AREA:** 0.53 ACRES (23,265 SF)  
**LOT COVERAGE:** 14 PERCENT  
**CURRENT ZONING:** PAD COMMERCIAL C-2  
**PROPOSED USE:** PAD COMMERCIAL C-2  
**BUILDING HEIGHT ALLOWED:** MAX. 45'-0" / 4 STORIES  
**PROVIDED:** 49'-0" HT. (OCCUPIABLE AREA)  
**TOTAL UNITS:** 104 UNITS  
**ADA ACCESSIBLE PARKING:** 133 P.S. = 5 HANDICAP SPACES  
**PROVIDED:** 133 P.S. = 6 HANDICAP SPACES  
**VAN ACCESSIBLE:** 1 SPACE MINIMUM  
**PROVIDED:** 1 SPACE

REQUIRED:	PROVIDED:
SLEEPING ROOMS	104 ROOMS
MINIMUM	104 P.S.
SEATING SPACES	1
MINIMUM	104 P.S.
PROVIDED:	133 P.S.
OPEN	

**NOTES:**  
 ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING AND INTEGRATED INTO THE BUILDING DESIGN.  
 ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ADDITIONAL ATTENUATION BEFORE PUMP ACTUATES.  
 SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL VEHICLES. ALL ROOF ACCESS LADDERS OR LANDSCAPING SHALL 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 IN HEIGHT THAN THE EQUIPMENT. SCREENING SHALL BE SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.  
 ALL EXTERIOR LIGHTING SHALL BE LOCATED TO PREVENT GLARE AND BE LOCATED OUTSIDE OF THE PROPERTY LINES WHICH THE LIGHTING IS LOCATED.  
 THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.  
 SIGNAGE REQUIRE SEPARATE PERMIT.  
 THESE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SIGN 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.



**PRELIMINARY SITE PLAN**  
 STAYBRIDGE SUITES OF CHANDLER  
 SCALE: 1/8" = 1'-0"



**FIRST FLOOR HVAC PLAN**  
 SCALE: 1/8" = 1'-0"

**LEGEND**  
 (Symbol) ELECTRIC HEAT/ ELECTRIC COOLING TO PROVIDE AIR MESH

**NOTES**

1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

2. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

3. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

4. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

5. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

6. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

7. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

8. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

9. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.

10. VERIFY ALL ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED. VERIFY ROOMS ARE PROPERLY ZONED FOR THE SYSTEMS TO BE INSTALLED.



2600 North Central Avenue  
Suite 1775  
Phoenix, Arizona 85004  
☎ 602.200.7222  
📠 602.200.7234  
www.lewkowitzlaw.com

Andrea D. Lewkowitz  
H.J. Lewkowitz

andrea@lewklaw.com

December 29, 2015

City of Chandler, Planning Division  
215 E. Buffalo St.  
Chandler, AZ 85226

Re: Liquor Use Permit  
Staybridge Suites, 3990 W. Chandler Blvd.

Staybridge Suites is a hotel-concept owned and franchised by Intercontinental Hotels. The hotel at 3990 W. Chandler Blvd. is owned and operated by Pacific Heritage Inn of Chandler, LLC. It is a free-standing, four-story, 115,000 square foot building on the northeast corner of McClintock and Chandler Blvd with extensive public spaces and 104 guest suites.

Staybridge welcomes guests with a warm, inviting lobby intended to create a sense of community, comfort and convenience. The hotel's public space features living room-style seating, work spaces and a business center, casual dining areas for hot breakfast and afternoon social hour, a market, fitness center, and a pool with outdoor recreation and relaxation areas. Guest suites have separate bedrooms and work spaces, and fully-equipped kitchens.

Staybridge has purchased and will apply for a Series 7 Beer and Wine Bar liquor license to allow guests 21 and over the opportunity to enjoy beer and wine during their stay. Beer and wine will be served during the hotel's evening socials (5:30 - 7:30) for guests' consumption at the hotel, including the patio and pool area. Beer and wine will also be available for purchase in the hotel's market during legal service hours (6 am - 2 am).

The hotel will employ approximately 12 full and part time employees for its food and beverage service. There will not be outdoor alcohol service, but guests may consume beer and wine on the patio and pool area if purchased at the hotel. Employees involved in the sale and service of alcohol will be trained in responsible alcohol sales and service. There will not be any live or recorded music, pool tables, games, or dancing, but there will be three televisions in the dining areas.

Sincerely,

A handwritten signature in black ink that reads 'Andrea D. Lewkowitz'.

Andrea D. Lewkowitz

Encl.: Site Plan, Floor Plan + Elevations