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JUL 28 2016
Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-073**

DATE: JULY 28, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*
SUBJECT: LUP16-0018 HOME2 SUITES BY HILTON

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License
Location: 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads
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 approval subject to conditions.

BACKGROUND

The new hotel is located at 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads. The hotel is under construction with an anticipated opening in July, 2016. Clemente Ranch is the nearest single-family subdivision. The Cays at Ocotillo condominiums are within Downtown Ocotillo, located to the south, across Queen Creek Road. Kindercare and Ocotillo Bay apartments are located at the southeast corner of Dobson and Queen Creek roads. Undeveloped land located within Continuum at Ocotillo surrounds the site and Ocotillo Corporate Center is west, across Ellis Street.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The beer and wine will be sold from the hotel’s pantry for off-premise consumption, including guest rooms and designated outdoor areas. The sales will be made through the hotel’s front desk agent. No on-premise

July 28, 2016

alcohol service will be provided. Hours of alcohol sales will occur according to legal service hours of 6 a.m. until 2 a.m.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 20, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0018 HOME2 SUITES BY HILTON, 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 10 Beer and Wine Store license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
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

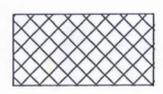
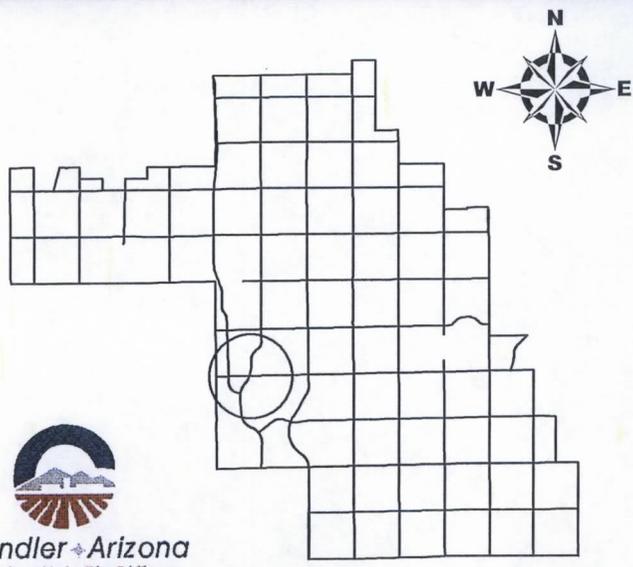
Move City Council approve Liquor Use Permit case LUP16-0018 HOME2 SUITES BY HILTON, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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



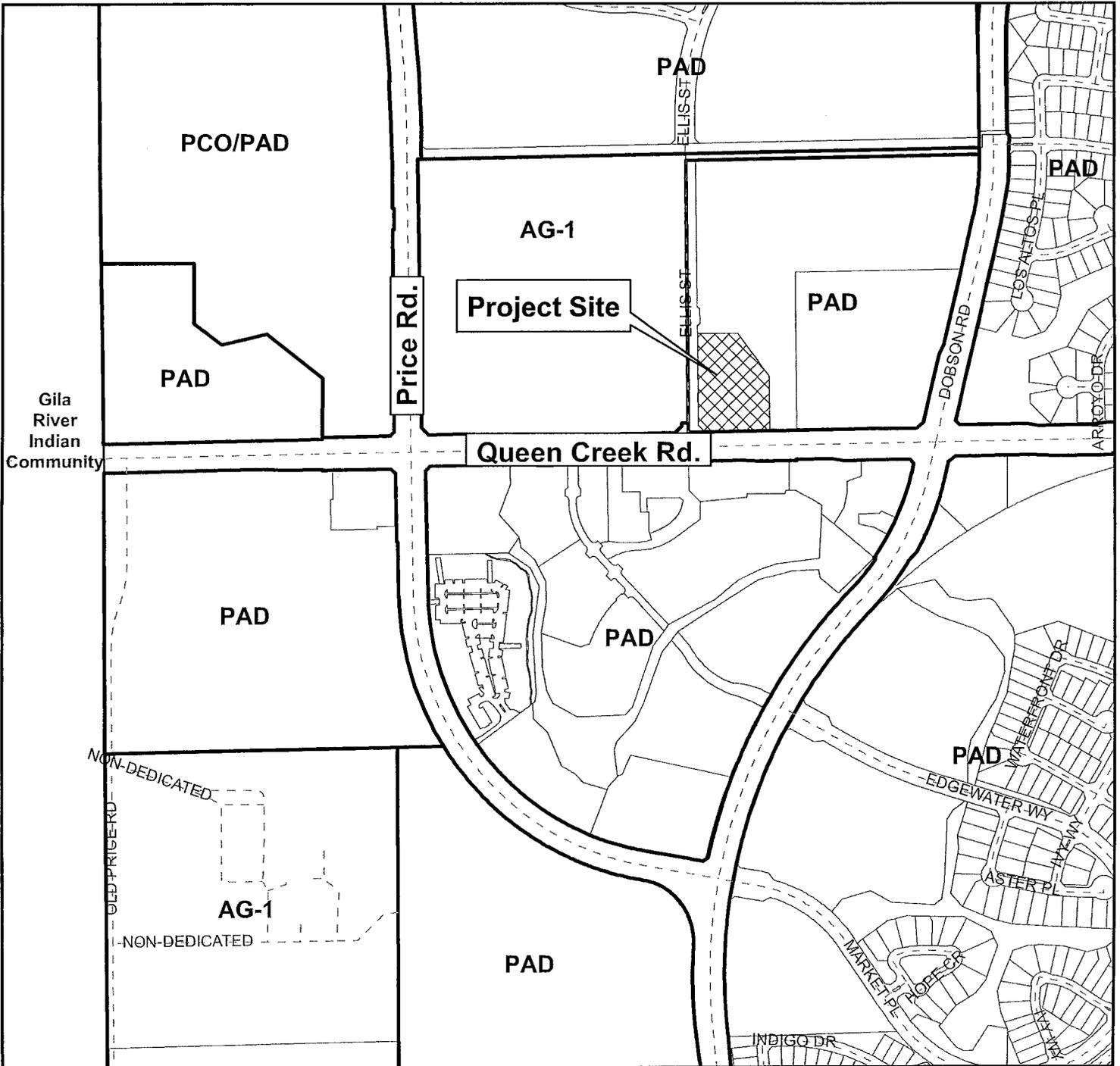
Vicinity Map



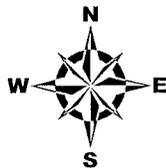
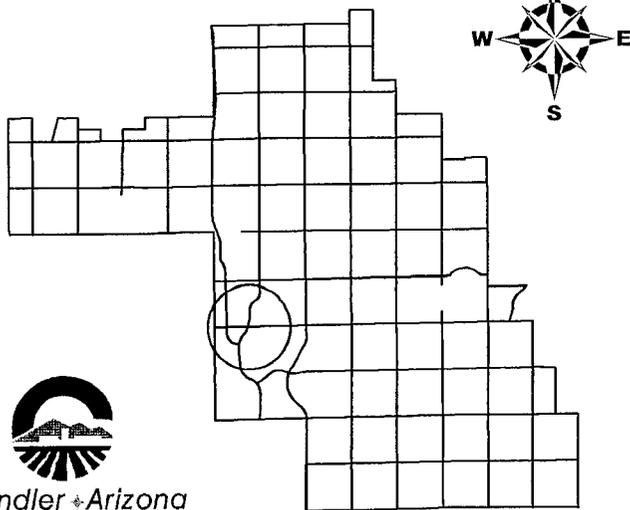
LUP16-0018

**Home2 Suites by Hilton
Liquor Use Permit**





Vicinity Map



LUP16-0018

**Home2 Suites by Hilton
Liquor Use Permit**

PROJECT DESCRIPTION:
 HOME2 SUITES, 2490 W. QUEEN CREEK ROAD, CHANDLER, AZ 85248

SITE DATA:
 LOT AREA: 100,000 SQ. FT.
 TOTAL LOT AREA: 100,000 SQ. FT.

LOT COVERAGE:
 MAXIMUM LOT COVERAGE: 40%
 MAXIMUM BUILDING FOOTPRINT: 40,000 SQ. FT.

PARKING ANALYSIS:
 REQUIRED PARKING: 100 SPACES
 PROVIDED PARKING: 100 SPACES

BUILDING DATA:
 BUILDING TYPE: APARTMENT
 BUILDING HEIGHT: 4 STORIES
 TOTAL FLOOR AREA: 160,000 SQ. FT.

GENERAL DATA:
 101. GENERAL CONTRACTOR: [Name]
 102. ARCHITECT: [Name]
 103. ENGINEER: [Name]

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER ORDINANCES AND THE AZS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

OK ARCHITECTS PC
 1000 W. BUCKLEBOURNE DRIVE
 CHANDLER, AZ 85224
 (480) 948-1000

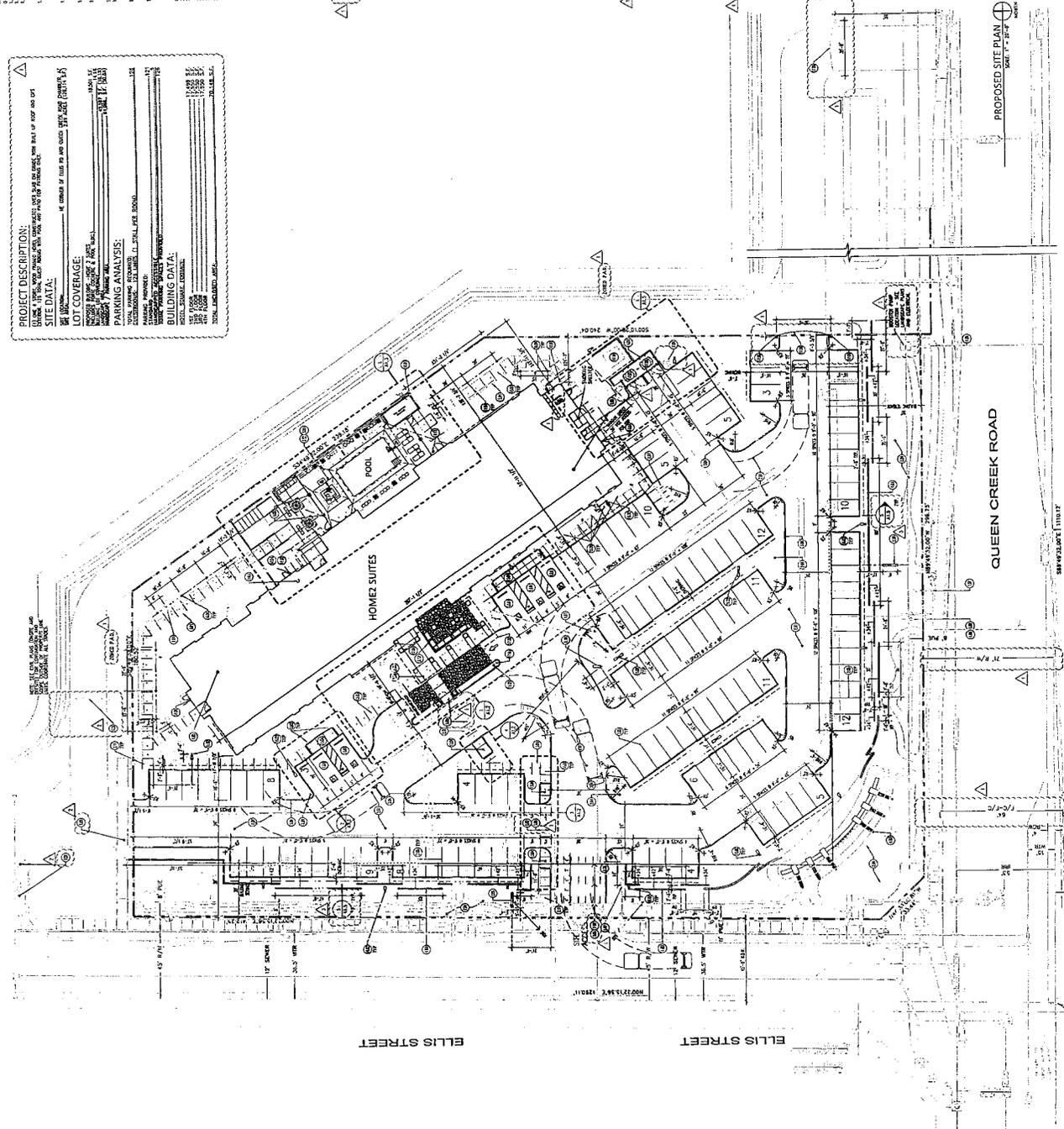
HOME2 SUITES BY HILTON
 2490 W. QUEEN CREEK ROAD, CHANDLER, AZ 85248

PROPOSED SITE PLAN
 SHEET NO. 1 OF 1

GENERAL NOTES:
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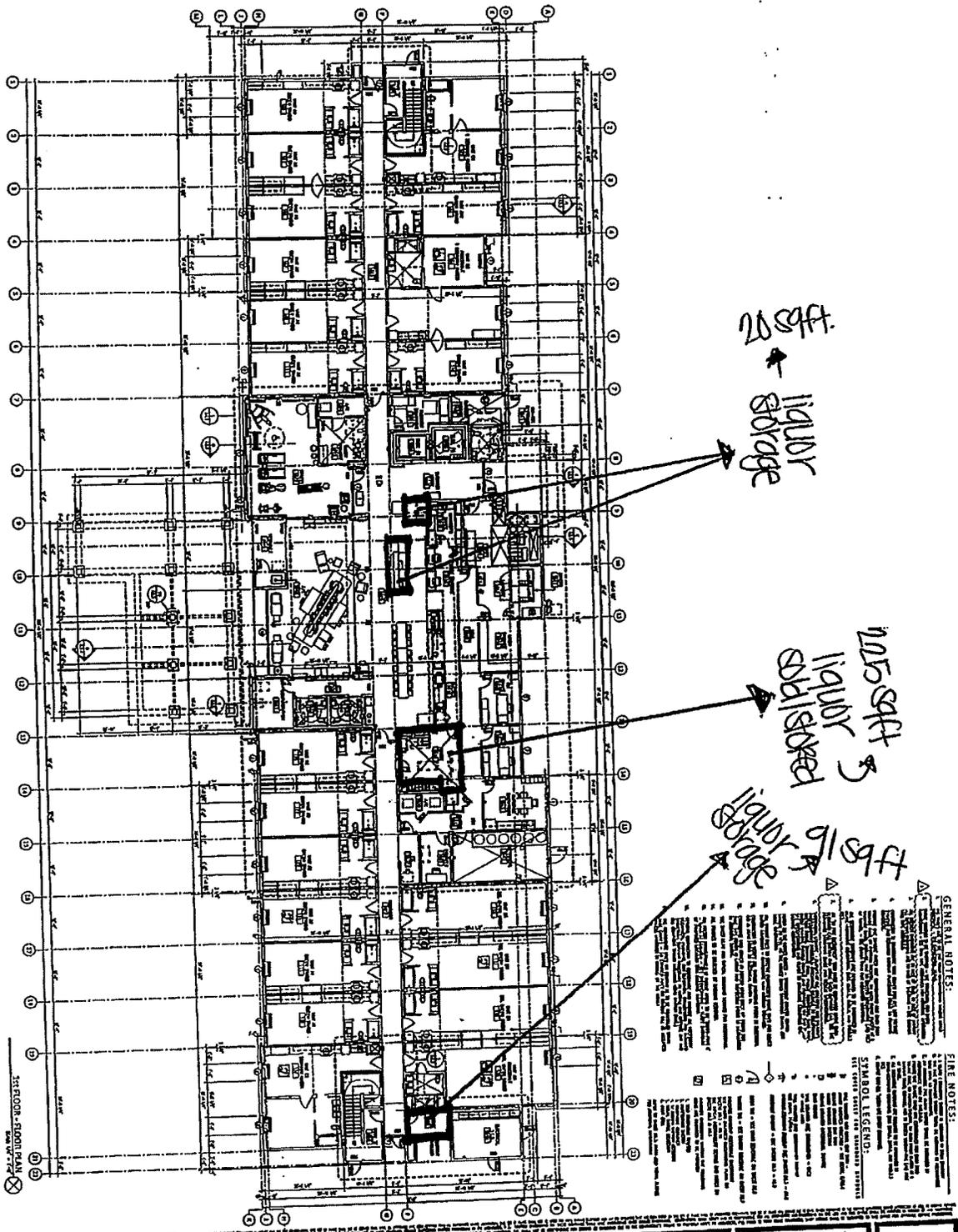
SYMBOL LEGEND:
 [Symbol] EXISTING LOT BOUNDARY
 [Symbol] PROPOSED LOT BOUNDARY
 [Symbol] EXISTING BUILDING FOOTPRINT
 [Symbol] PROPOSED BUILDING FOOTPRINT
 [Symbol] EXISTING DRIVEWAY
 [Symbol] PROPOSED DRIVEWAY
 [Symbol] EXISTING PARKING SPACE
 [Symbol] PROPOSED PARKING SPACE

PROPOSED SITE PLAN
 SHEET NO. 1 OF 1



↑ NORTH
 Site PLAN

Home 2 Suites by Hilton



20 sqft
LIQUOR storage

1125 sqft
LIQUOR storage

1100 sqft
LIQUOR storage

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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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

June 10, 2016

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

Re: Liquor Use Permit
Home2 Suites by Hilton, 2490 W. Queen Creek Rd.

Home2 Suites is an all-suite extended stay hotel concept owned and franchised by Hilton Worldwide. The hotel to be built at 2490 W. Queen Rd. will be owned and operated by North Central Management Inc. It is a free-standing, four-story, 70,000 square foot building on the northeast corner of Ellis Rd. and Queen Creek Rd. with 126 guest suites. It is scheduled to open in July 2016.

Home2 Suites offers roomy guest suites with kitchens, refrigerators, and customizable workspaces. The public spaces include sitting and meeting areas, laundry room, fitness center, pantry (market), and an outdoor pool and patio. Home2 Suites has applied for a Series 10 Beer and Wine Store license, which would allow beer and wine sales from the hotel's pantry for off-premises consumption, including guest rooms and designated outdoor areas. Beer and wine sales will be made through the hotel's front desk agent on duty (8-hour shifts), who will be trained in responsible alcohol sales and service; beer and wine sales will take place only during legal service hours (6 am – 2 am). The hotel will not provide on-premises alcohol service.

There will not be any live entertainment or music, pool tables, games, or dancing, but there will be a television in the lobby.

Sincerely,


Andrea D. Lewkowitz

Encl.: Site Plan, Floor Plan + Elevations