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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-273

DATE: OCTOBER 23, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: PDP07-0014 LMA MIXED-USE HOTEL DEVELOPMENT

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

Location: Southwest corner of Price Road and the Loop 202 Santan Freeway

Project Info: Approximate 4.3-acres of an approximate 19-acre site, 6-story mid-rise hotel building, 261 hotel rooms

Applicant: Michael J. Curley
 Earl, Curley & Lagarde, P.C.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved PAD zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for site layout and building architecture for a hotel development. The property received PAD zoning in 1989 as part of the larger 156-acre Gateway Park master plan. The PAD zoning, most recently revised in 2001 and extended in June of 2005 identifies this approximately 19-acre site for a Commerce/Retail development. Additionally, the Gateway Park master plan identifies the subject site as within a Mid-Rise Overlay District permitting additional building height and intensity approved through a future PDP. The Mid-Rise Overlay indicates a maximum building height of 85-feet. The proposed hotel development is consistent with the site's PAD zoning.

The subject site is located on the southwest side of the Loop 202 Santan Freeway and Price Road interchange in West Chandler. The Gila River Indian Community abuts the subject site's west side. Adjacent to the east is Price Road, with the balance of the Gateway Park Development, known as Spectrum Park Place, located east of Price Road. Immediately to the south is vacant land zoned PAD as part of the larger Gateway Park master plan, most recently receiving PDP approval for 2 4-story office buildings and accompanying parking garages. Vacant land zoned Agricultural District (AG-1) south of the office development, planned for Employment uses identified within the General Plan.

The approximate 4.3 -acre Hotel parcel is located at the north end of an approximate 19-acre site that includes the recently approved 370,000 square-foot office development with accompanying parking garages. While the hotel parcel was not included with this office development's approval, driveway and pedestrian access locations were designed to provide adequate access to the future hotel parcel thereby creating a unified development. The single 6-story hotel building comprises two Marriott Brand hotels, Courtyard and Fairfield Inn & Suites. Vehicular and pedestrian access from Price Road is provided through a shared driveway along the hotel site's southern boarder. The proposed 261 parking spaces comply with Code.

The 6-story 'L-shaped' hotel building is located at the site's southwest corner not only providing a spatial relationship with the future office buildings to the south, but allows for striking visibility from the Loop 202 Santan Freeway and Price Road as well. A large landscaped area located along the Price Road frontage tapers from approximately 60-feet at the south, all the way to 240-feet at the north. This landscaped area is being installed with the office development to the south. The proposed hotel's landscape palette is consistent with adjacent development's design and materials list.

The approximate 65-foot high mid-rise building utilizes techniques and elements specified within the Mid-Rise Development Policy warranting the increased building height. Mechanical equipment or architectural embellishments such as the cylindrical screening elements are not counted toward the overall building height. For reference, the maximum height of the mechanical screening is 76-feet. A combination of split-faced concrete block and rough-textured Dryvit is incorporated on the first floor providing a 'base' for the building, similar to what was utilized on the adjacent office buildings. Numerous vertical and horizontal plane changes are utilized in conjunction with color variations to break down the 6-story building's overall massing. Architectural roof parapet projections are utilized as well, again relating to the adjacent office buildings. Finally, metal-sloped accent fin canopies are utilized to highlight the individual hotel entrances. Overall, Staff finds the building meritorious of the increased building height. The building's design adequately breaks down the overall massing while maintaining a relationship to the office buildings immediately to the south.

A comprehensive sign package is included with this proposal. Building mounted tenant signage is proposed as a combination of individual mounted pan-channel internally illuminated and reverse pan-channel halo-illuminated lettering. A single six-foot tall freestanding monument sign is proposed along the shared driveway access at the hotel's drive entrance. This sign utilizes routed aluminum tenant panels with push-through acrylic lettering. A second 22-foot tall

freestanding monument sign is located along the Price Road frontage and utilizes the same routed aluminum/acrylic letter panels as well. Staff supports the increased height for the proposed 22-foot tall sign finding the sign's location, approximately 65+feet behind the Price Road right-of-way, warrants the increase to provide adequate visibility. Staff has added a condition requiring the applicant to work with Staff to integrate the building's materials and forms upon the monument signs.

Staff recommends approval of the application, finding the proposed development to be a high quality addition to the Price Road Corridor area. Staff supports the proposed mid-rise building finding merit in the site and building's design through implementation of the previously discussed design techniques that warrant the additional height. The building's architectural design in conjunction with the site layout will provide a complimenting addition to the entrance for the adjacent Price Road Corridor.

It has been represented to Staff that the applicant intends to begin construction in early 2008.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 09/05/07 at the Chandler Community Center. No neighboring property owners attended the meeting.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) approval for site layout and building architecture for a hotel development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LMA MIXED-USE HOTEL DEVELOPMENT" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0014, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. 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.

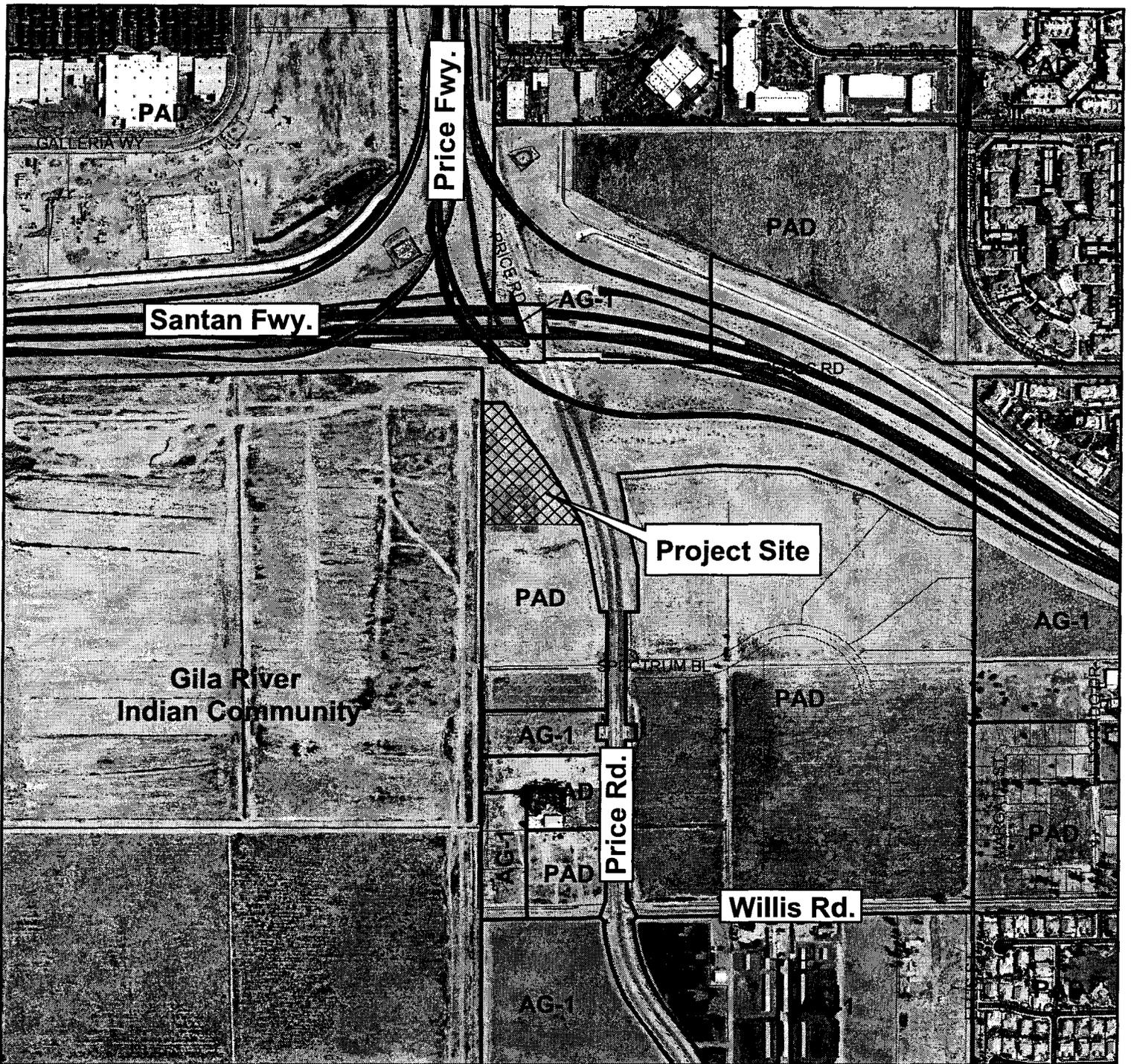
5. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
7. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
8. The applicant shall work with Staff to incorporate materials and forms found upon the building onto the freestanding monument signs.

PROPOSED MOTION

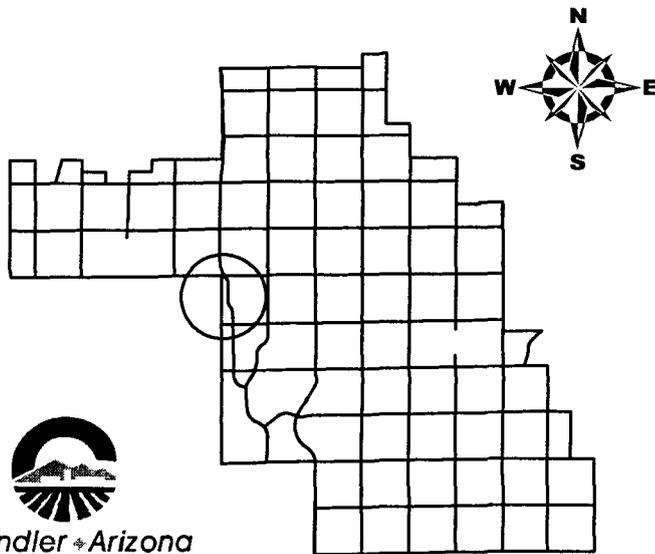
Move to approve the Preliminary Development Plan in case PDP07-0014 LMA MIXED-USE HOTEL DEVELOPMENT, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign Exhibits
6. Development Booklet, Exhibit 'A'



Vicinity Map



PDP07-0014

LMA Mixed-Use



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Where Values Make The Difference

CITY OF CHANDLER 5/10/2007

SITE SUMMARY

SITE DATA SUMMARY
 SITE AREA: 860,780 SF, 19.76 ACRES
 BUILDING AREA: 472,359 GSF
 FAR: .59
 PARKING PROVIDED
 SURFACE: 848 SPACES
 STRUCTURE: 1098 SPACES
 TOTAL: 1946 SPACES (3.79 / 1000 GSF)
 ZONING: PDP, PAD
 PARCEL NUMBERS: 303-25-580, 303-25-007-D

DEVELOPER:
 LEES MAYFIELD ASSOCIATES
 ROBERT MAYFIELD
 7025 NORTH SCOTTSDALE ROAD
 SUITE 235
 SCOTTSDALE, AZ 85253
 (480) 607-0477

APPLICANT:
 DFD-CORNOYER HEDRICK
 ERIC CORNOYER
 REGISTRATION #: 36570
 2425 EAST CAMELBACK RD., 8400
 PHOENIX, AZ 85016
 (602) 913-2562

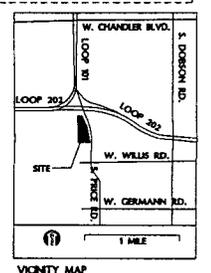
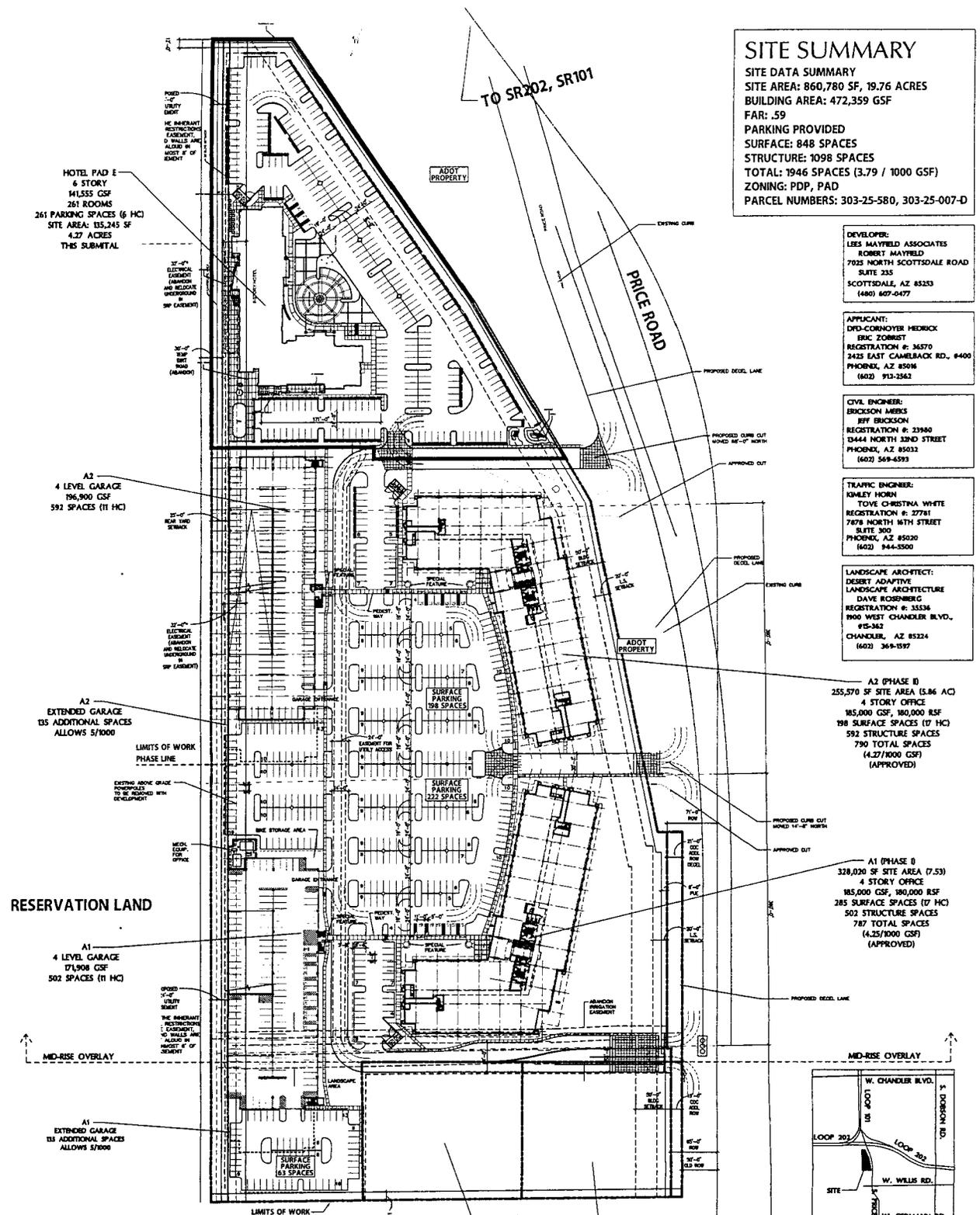
CIVIL ENGINEER:
 BRICKSON WORKS
 JEFF BRICKSON
 REGISTRATION #: 23980
 13444 NORTH 32ND STREET
 PHOENIX, AZ 85032
 (602) 569-6593

TRAFFIC ENGINEER:
 KIMLEY HORN
 TOVE CHRISTINA WHITE
 REGISTRATION #: 27781
 7876 NORTH WIRTH STREET
 SUITE 300
 PHOENIX, AZ 85020
 (602) 944-3300

LANDSCAPE ARCHITECT:
 DESERT ADAPTIVE
 LANDSCAPE ARCHITECTURE
 DAVE ROSENBERG
 REGISTRATION #: 35536
 900 WEST CHANDLER BLVD.,
 #15-362
 CHANDLER, AZ 85224
 (602) 365-1577

A2 (PHASE II)
 255,570 SF SITE AREA (5.86 AC)
 4 STORY OFFICE
 185,000 GSF, 180,000 RSF
 198 SURFACE SPACES (17 HC)
 593 STRUCTURE SPACES
 790 TOTAL SPACES
 (4.27/1000 GSF)
 (APPROVED)

A1 (PHASE I)
 328,020 SF SITE AREA (7.53)
 4 STORY OFFICE
 185,000 GSF, 180,000 RSF
 285 SURFACE SPACES (17 HC)
 502 STRUCTURE SPACES
 787 TOTAL SPACES
 (4.25/1000 GSF)
 (APPROVED)



| PAD ID | SPACES PROVIDED | RATIO | SPACES REQUIRED |
|------------------------|-----------------|-----------|-----------------|
| PARKING MATRIX: | | | |
| A1 | 790 | 4.27/1000 | 900 |
| A2 | 790 | 4.27/1000 | 900 |
| PAD D | 62 | 8.8/1000 | 38 |
| PAD C | 42 | 8.75/1000 | 32 |
| PAD E (HOTEL) | 261 | 1 PER RM. | 261 |
| TOTAL | 1,945 | | 2,121 |

SITE PLAN

ECHOLON HOTEL DEVELOPMENT CHANDLER, ARIZONA

DFD-CORNOYER HEDRICK

ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 LEAD PLANNING
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN

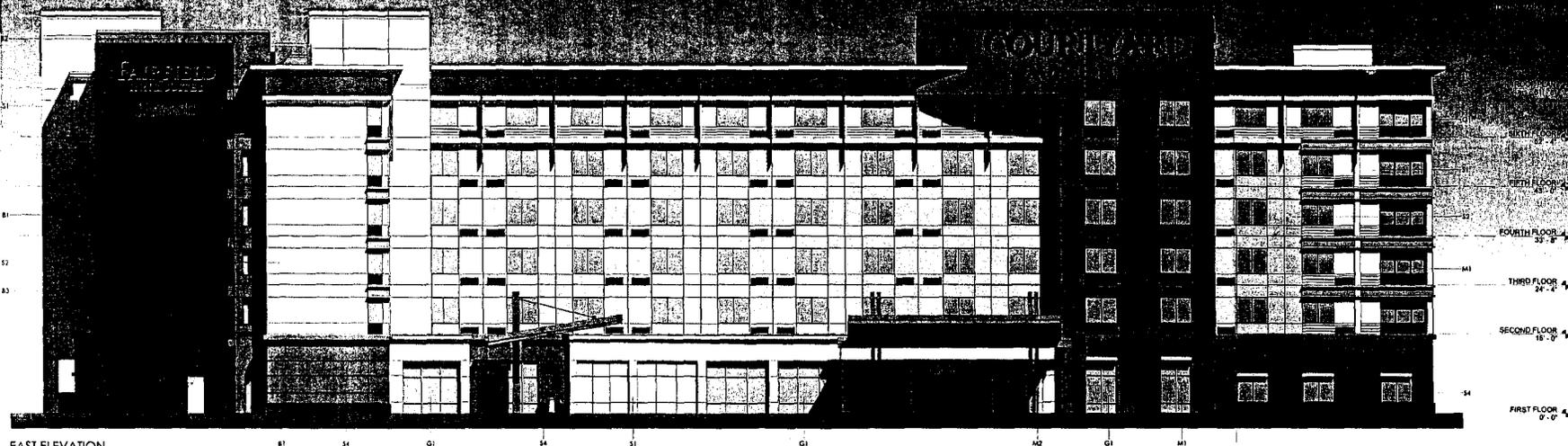
PAVS
 PLANNING
 ARCHITECTURE
 VISIONS

03326
 28. SEPT. 07

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SUPPORTED BY MARKET VALUE EQUAL TO OR GREATER THAN THE MARKET POINT ON THE MECHANICAL EQUIPMENT.

SOLID MASONRY WALLS AND BARRIERS SHALL BE OR GREATER THAN THE MARKET POINT ON THE MECHANICAL EQUIPMENT. WALLS SHALL BE OPENED UP TO THE MECHANICAL EQUIPMENT.

ALL TRANSDUCERS, BONES, METER PANELS AND ELECTRIC EQUIPMENT SHALL BE OPENED UP TO THE MECHANICAL EQUIPMENT. NOT ALL TO BE PROVIDED BY LANDSCAPE OR SHALL BE PAINTED TO MATCH THE BUILDING COLOR.



EAST ELEVATION

0' 6' 12' 18'

- COLOR AND MATERIAL LEGEND**
- B1 #103 NATURAL WHITE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
 - B2 #860 CHOCOLATE MOUSSE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
 - B3 #634 BIRCH SIGNAL, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
 - B4 #203 BONAORA TERRAZZO WITH COLOPBRIME #347 INTEGRAL COLOR AGGREGATED FINISH COAT WITH REVEALS
 - M1 METAL, ALUMINUM MILLION, CLEAR ANODIZED FINISH
 - M2 METAL, ACCENT FIN AND CAR CANOPY, TO MATCH M1
 - G1 INSULATED GLAZING - PPG SOLARBAH 150 SOLAR CONTROL LOW-E GLASS
 - S1 INTEGRAL COLOR CMU, YAVAPAL 25, COPPER SGG 253, SPLR-FACE
 - S2 INTEGRAL COLOR CMU, YAVAPAL 15, GOLDEN BROWN SGG 325, SPLR-FACE
 - S3 INTEGRAL COLOR CMU, YAVAPAL 15, GOLDEN BROWN SGG 325, SMOOTH

- GENERAL NOTES:**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIP.



ARCHITECTURE
PLANNING
INTERIORS

5415 Glenridge Drive, Suite 200
Atlanta, GA 30328 (770) 501-6000



FAIRFIELD INN / COURTYARD
by MARRIOTT
Chandler, AZ



PFVS 10020
28 SEP 2007





NORTH ELEVATION

0' 6' 12' 18'

COLOR AND MATERIAL LEGEND

- 01 #102 NATURAL WHITE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- 02 #88 CHOCOLATE MOUSSE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- 03 #074 SMOKE SIGNAL, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- 04 #203 EDONORA, TERRAZZO WITH COPPER #347 INTEGRAL COLOR AGGREGATED FINISH COAT WITH REVEALS
- 05 METAL ALUMINUM MILLION, CLEAR ANODIZED FINISH
- 06 METAL ACCENT FIN AND CAR CANOPY, TO MATCH M1
- 07 INSULATED GLAZING - PPO SOLARBAN 150 SOLAR CONTROL LOW-E GLASS
- 08 INTEGRAL COLOR CMU, TAYAPAL 3/8 COPPER SQS 323, 3/8" FACE
- 09 INTEGRAL COLOR CMU, TAYAPAL 1/8 GOLDEN BROWN SQS 323, 3/8" FACE
- 10 INTEGRAL COLOR CMU, TAYAPAL 1/8 GOLDEN BROWN SQS 323, 1" SMOOTH

GENERAL NOTES:

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ARCHITECTURE
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1418 Glenridge Drive, Suite 200
Atlanta, GA 30342 (404) 505-5000



FAIRFIELD INN / COURTYARD
by MARRIOTT
Chandler, AZ



PFVS 100306
28/SEP/07





SOUTH ELEVATION



COLOR AND MATERIAL LEGEND

- S1 #102 NATURAL WHITE, SANDPAPERABLE TEXTURE, INTEGRAL COLOR
- S2 STUCCO WITH REVEALS
- S3 #300 CHOCOLATE MOUSSE, SANDPAPERABLE TEXTURE, INTEGRAL COLOR
- S4 #174 BAKED BEIGN, SANDPAPERABLE TEXTURE, INTEGRAL COLOR
- S5 #200 BROWN, TEHRMAN WITH COLORPRIME #347 INTEGRAL COLOR AGGREGATED FINISH COAT WITH REVEALS
- M1 METAL, ALUMINUM MILLION, CLEAR ANODIZED FINISH
- M2 METAL, ACCENT FIN AND CAR CANOPY, TO MATCH M1
- G1 INSULATED GLAZING - PPG SOLARBARR 150 SOLAR CONTROL LOW-E GLASS
- G2 INTEGRAL COLOR CMU, YAVAPAI, 1% COPPER BROWN SCS 253, SPUR-FACE
- G3 INTEGRAL COLOR CMU, YAVAPAI, 1% GOLDEN BROWN SCS 325, SPUR-FACE
- G4 INTEGRAL COLOR CMU, YAVAPAI, 1% GOLDEN BROWN SCS 325, SMOOTH

GENERAL NOTES:

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ARCHITECTURE
PLANNING
INTERIORS
1418 Everidge Drive, Suite 200
FARMERS DA, 30342 (404) 805-9000

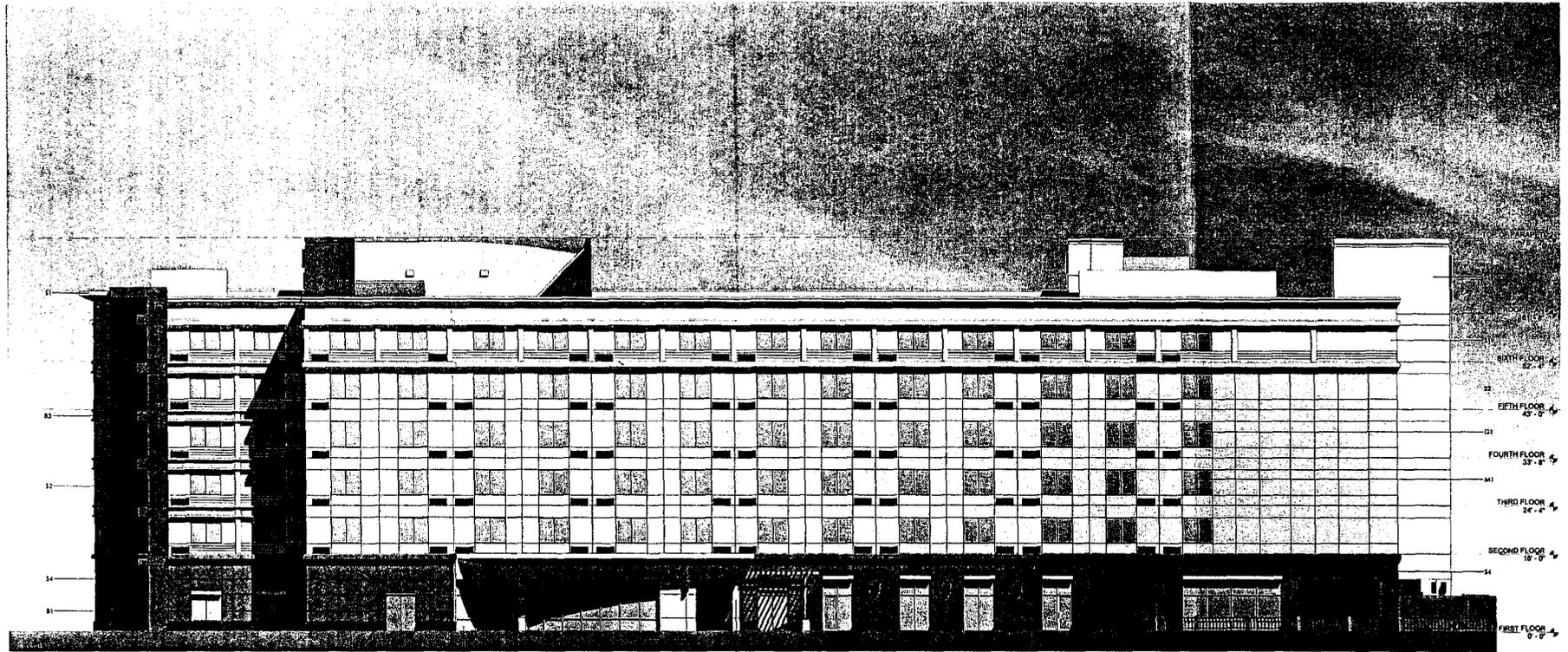


FAIRFIELD INN / COURTYARD
by MARRIOTT
Chandler, AZ



RFVS 06090
21 SEP 2010





WEST ELEVATION

0' 6' 12' 18'

COLOR AND MATERIAL LEGEND

- S1 #103 NATURAL WHITE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- S2 #300 CHOCOLATE MOUSSE, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- S3 #874 SMOKE SIGNAL, SANDPEBBLE TEXTURE, INTEGRAL COLOR STUCCO WITH REVEALS
- S4 #202 BROWN, TERABAND WITH COLOR PRIME #247 INTEGRAL COLOR AGGREGATED FINISH COAT WITH REVEALS
- M1 METAL ALUMINUM MILLION, CLEAR ANODIZED FINISH
- M2 METAL ACCEENT FIN AND CAR CANOPY, TO MATCH M1
- G1 INSULATED GLAZING - PPG SOLARBAN 1 50 SOLAR CONTROL LOW-E GLASS
- S1 INTEGRAL COLOR CMU, TAYAPAI, 2% COPPER S/GS 253, SPUR-FACE
- S2 INTEGRAL COLOR CMU, TAYAPAI, 1% GOLDEN BROWN S/GS 325, SPUR-FACE
- S3 INTEGRAL COLOR CMU, TAYAPAI, 1% GOLDEN BROWN S/GS 325, SMOOTH

GENERAL NOTES:

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ARCHITECTURE
PLANNING
INTERIORS
4110 Peachtree Dunwoody, Suite 200
Atlanta, GA 30340 (404) 505-6000

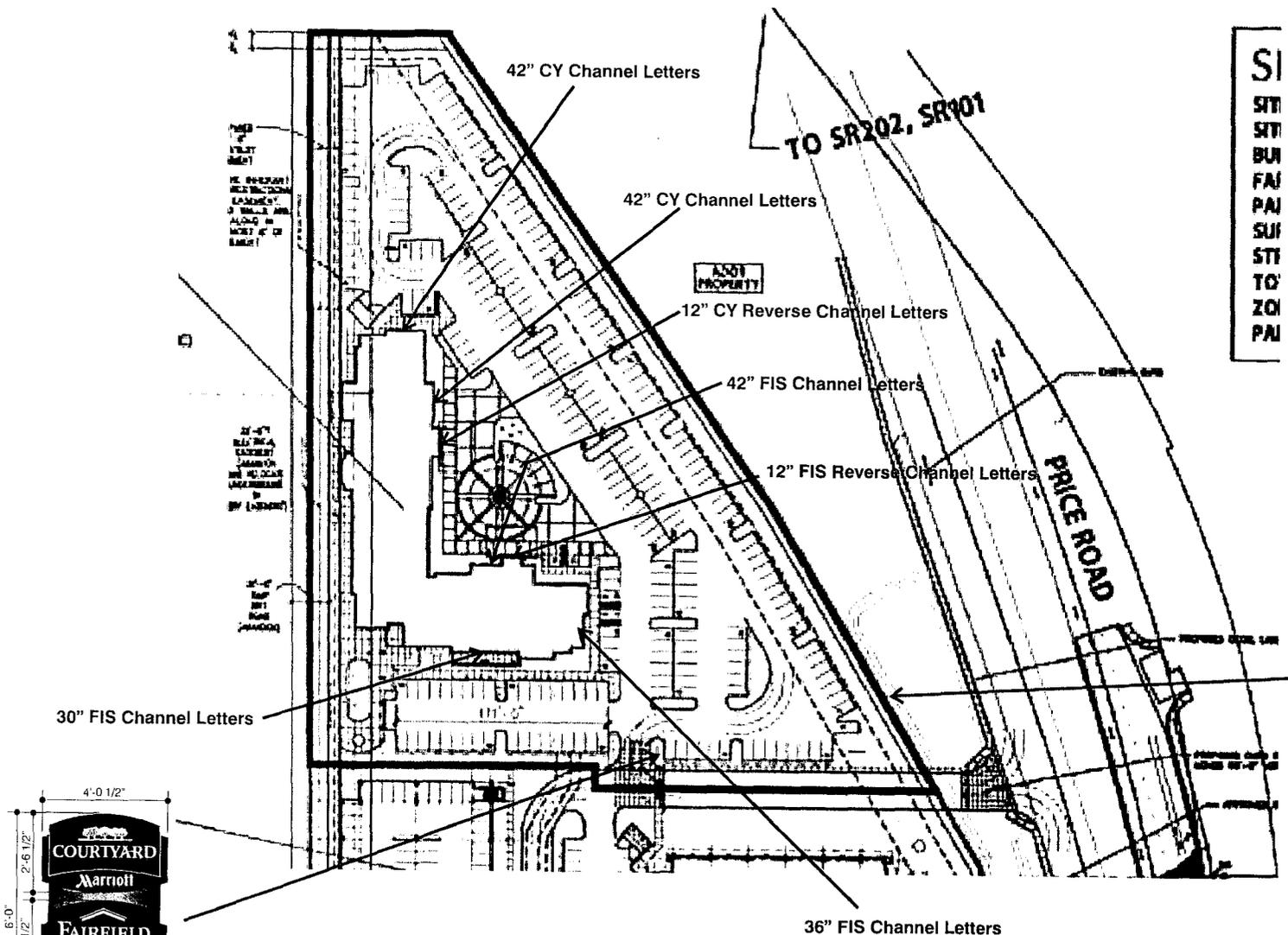


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Chandler, AZ

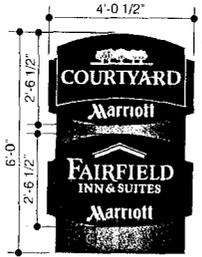


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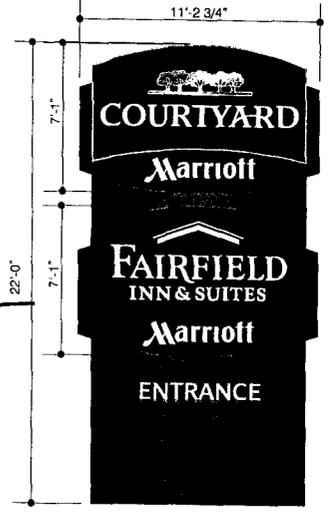




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Entrance Monument Sign



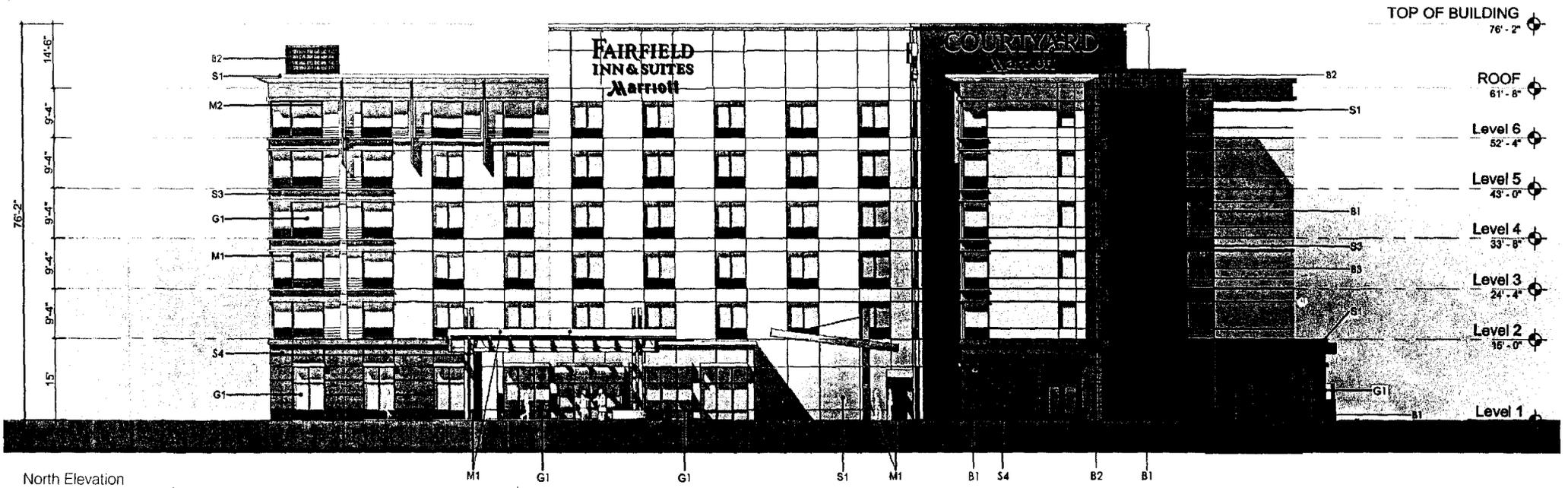
80M Monument Sign

CUMMINGS SIGNS
 4255 Napier Field Road Dothan, Alabama 36303
 334.983-8000 Telephone 334.983-1379 Fax

Courtyard/Fairfield Inn & Suites
 Chandler, AZ

07/17/07

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North Elevation



Reverse Channel Letters



42" Channel Letters

GUMMLINGS
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334.983-8000 Telephone 334.983-1379 Fax

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Chandler, AZ

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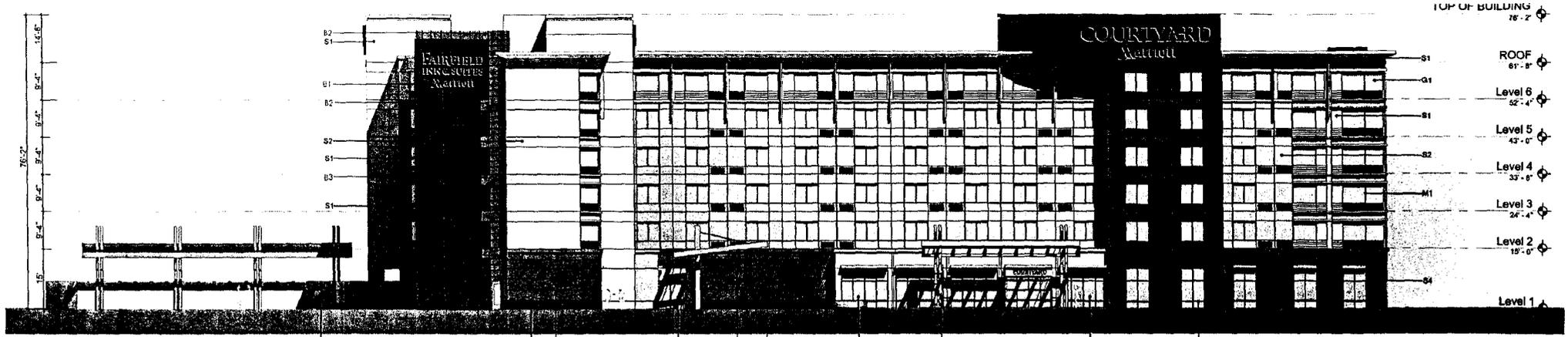
30" Channel Letters

CUMMINGS
SIGNS
4255 Napier Field Road Dothan, Alabama 36303
334.983-8000 Telephone 334.983-1379 Fax

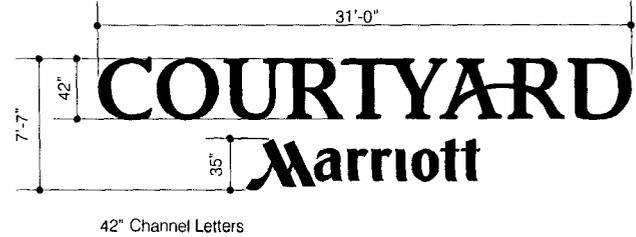
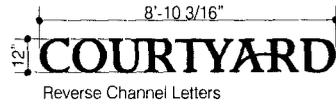
Courtyard/Fairfield Inn & Suites
Chandler, AZ

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36" Channel Letters



CUMMINGS
SIGNS

4255 Napier Field Road Dothan, Alabama 36303
334-983-8000 Telephone 334-983-1379 Fax

Courtyard/Fairfield Inn & Suites
Chandler, AZ

07/17/07

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