

#23
DEC 13 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-290

DATE: NOVEMBER 13, 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: PDP07-0023/PPT07-0038 HILTON HOTELS AT SPECTRUM

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

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

Project Info: Approximate 8-acre site, two four-story hotel buildings, 286 total rooms

Applicant: Jennifer E. Grombacher
 Withey Morris, PLC.

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) and Preliminary Plat (PPT) approval for the building architecture and site layout for a hotel development. The subject 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 8-acre site for hotel development. The proposed hotel development is consistent with the site's approved PAD zoning.

The subject site is located on the southeast side of the Loop 202 Santan Freeway and Price Road interchange in West Chandler. Adjacent to the south and west is the balance of the Gateway Park master planned development, most recently known as Spectrum. The Loop 202 Santan Freeway abuts the property's north side. Adjacent to the east are rural residential properties zoned Agricultural District (AG-1), located north of the Vintage Villas residential subdivision.

The proposal includes two hotels located upon the subject 8-acre site. The 153-room Hampton Inn & Suites hotel contains a diversified room mix of standard guest rooms and studio suites that caters to primarily corporate and leisure guests. Average length of stay is two to three nights. The 133-room Homewood Suites hotel is an all-suite residential-style upscale product catering primarily to extended-stay guests. Average length of stay is five to seven nights.

The two four-story hotel buildings are centrally located within the site. Though accessed through separate entrances and porte-cocheres, the two buildings function as one development. Vehicular and pedestrian access is provided not only to the interior loop road Spectrum Boulevard, but to the adjacent office parcels to the south and west as well. These cross-access points have been coordinated with the adjacent property owners. Vehicular access is provided from Spectrum Boulevard through a shared-drive that straddles the western property line, adjacent to a future office development. The shared drive is highlighted with decorative paving, a curvilinear sidewalk system and a raised landscaped median lined with Date Palm trees. The proposal includes substantial amounts of foundation landscaping for both hotels. These landscaped areas include turf, as well as the two pool areas with accompanying shade structures and deck amenities. This site design provides the two hotel buildings with a sense of place, while the careful placement of various species of trees including Date Palm trees, provides a pedestrian scale to the four-story buildings.

The hotel buildings are designed to relate to their business park surroundings while including materials more appropriate for the hotel's commercial nature. The 45-foot tall four-story buildings utilize vertical and horizontal plane changes to break up the overall massing. The hotels utilize cement plaster walls with cultured stone used upon both buildings to highlight points of entry as well as further break up the wall planes. Cast stone parapet caps are used atop areas of cultured stone. Additionally, cast stone window surrounds are utilized on various windows to provide architectural detailing. The Homewood Suites hotel includes heavy timber accents to further define the building from the Hampton Inn & Suites hotel. The hotel buildings comply with the Commercial Design Standards.

A comprehensive sign package was included and approved as part of the Spectrum Master Preliminary Development Plan that included details for the entire master plan's future freestanding monument signage. Exhibits for these signs are included within the attached Development Booklet. It was the intention of the master developer to allow each lot to generate its own criteria for building mounted signage. The proposed PDP request includes such criteria. Building mounted signage is proposed as a combination of individual mounted internally illuminated pan-channel lettering, as well as ¼-inch thick flat cutout brass plate lettering.

The comprehensive sign package does include a proposed multi-tenant freestanding monument sign along Spectrum Boulevard, as well as individual tenant identification signs along the shared

access drive. The signs are proposed to include a stone base material similar to the stone utilized on the hotel buildings, as well as a routed push-through internally illuminated tenant panels. Staff does not support the proposed freestanding monument signage. The approved master preliminary development plan included freestanding monument signs constructed of 18-inch cut-stone panels with individually mounted ½-inch thick aluminum indirectly illuminated lettering. While the previously approved master PDP maintains reduced flexibility for monument signage, the intention is to provide a uniform clean high-quality appearance for the entire development. All signage within the Spectrum development will utilize this type of sign. Staff has added a condition that requires the freestanding monument signage to comply with the approved master PDP for Spectrum.

Finally, the request includes a proposed 68-foot tall 5-tenant panel freeway monument sign. The approved Master Preliminary Development Plan for Spectrum originally included this sign, however Planning Commission determined the approval of the freeway monument sign would be more appropriate accompanying a specific development PDP, thus removing the sign from the approval. The proposed sign is nearly identical to the originally proposed sign. The sign's design copies the existing triangular development identification signs along Price and Willis Roads. The sign utilizes an EIFS 4-foot square grid panel system with tenant panels that include routed push-through internally illuminate lettering. Staff supports the proposed freeway monument sign finding the design consistent with and complimentary to the approved master development's signage. Additionally, the 68-foot height is consistent with other recently approved signage along the Loop 202 Santan Freeway. The final design for the freeway monument sign is attached to this memo.

Staff supports the proposed Preliminary Development Plan finding the proposed hotel development to represent a quality addition to the Spectrum master plan. The extensive building foundation landscaping provides the two hotels a sense of place while the site plan provides adequate cross-access to the adjacent future office business park developments.

The applicant has represented to Staff the intention to begin construction within the first quarter of 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 10/15/07 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: 7 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) for the building architecture and site layout for a hotel development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "HILTON HOTELS AT SPECTRUM" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0023, 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. 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.
7. 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.
8. All raceway signage shall be prohibited within the development.
9. The comprehensive sign package contained within the attached Development Booklet shall include approval of only the building mounted signage criteria. Freestanding monument signage criteria shall comply with the approved criteria contained with the Spectrum Master Preliminary Development Plan PDP06-0003.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Move to approve the Preliminary Development Plan in case PDP07-0023 HILTON HOTELS AT SPECTRUM, subject to the conditions as recommended by Planning Commission and Staff.

Move to approve the Preliminary Plat PPT07-0038 REPLAT OF SPECTRUM CHANDLER LOT 2, as per Planning Commission and Staff recommendation.

Attachments

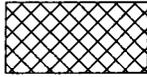
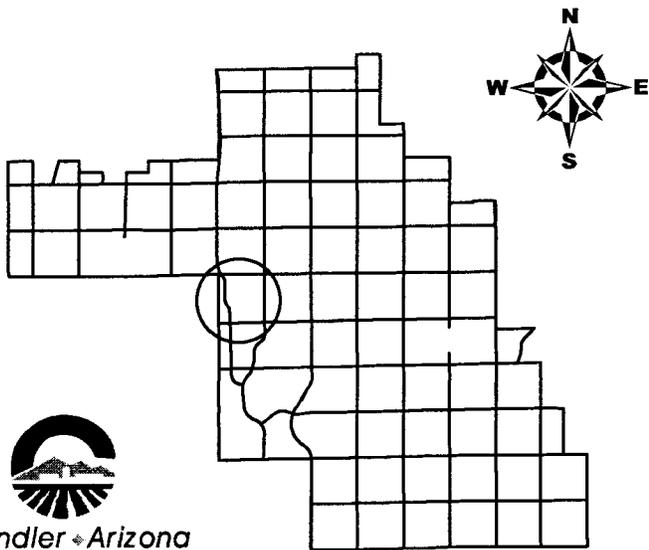
1. Vicinity Map
2. Preliminary Plat
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibits
7. Development Booklet, Exhibit 'A'



Project Site

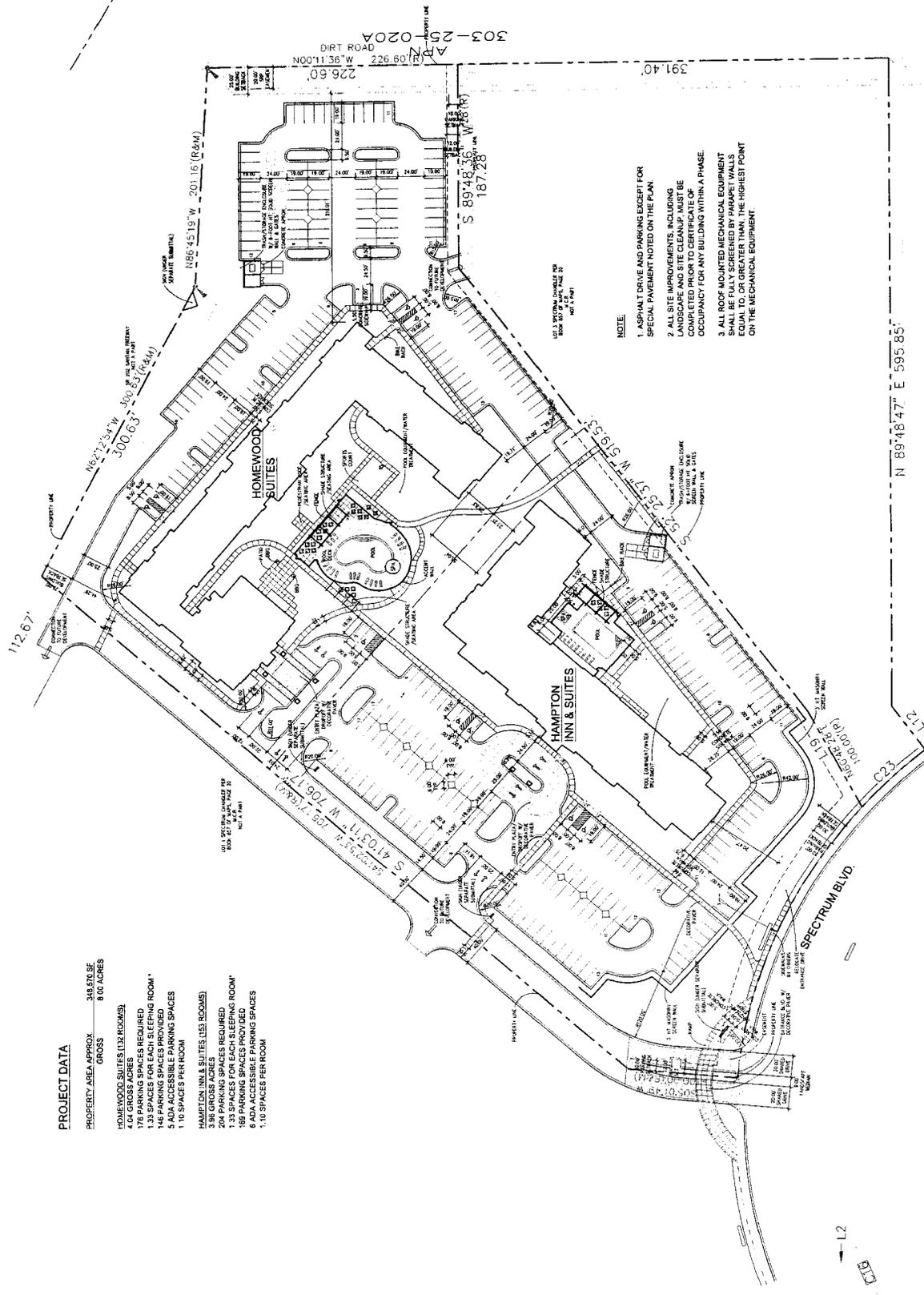
Willis Rd.

Vicinity Map



PDP07-0023

Hilton Hotels at Spectrum



- PROJECT DATA**
- PROPERTY AREA APPROX. GROSS: 348,876 SQ. FT. / 8.00 ACRES
 - HOMWOOD SUITES (132 ROOMS): 4.04 GROSS ACRES REQUIRED, 133 SPACES FOR EACH SLEEPING ROOM*, 146 PARKING SPACES PROVIDED, 5 ADA ACCESSIBLE PARKING SPACES, 1.10 SPACES PER ROOM
 - HAMPTON INN & SUITES (153 ROOMS): 3.96 GROSS ACRES, 204 PARKING SPACES REQUIRED, 133 SPACES FOR EACH SLEEPING ROOM*, 146 ADA ACCESSIBLE PARKING SPACES, 1.10 SPACES PER ROOM

NOTE:

1. ASPHALT DRIVE AND PARKING EXCEPT FOR SPECIAL PAVEMENT NOTED ON THE PLAN.
2. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

N 89°48'47" E 595.85'

N 89°18'03" E 1322.07'

← L2
CIB

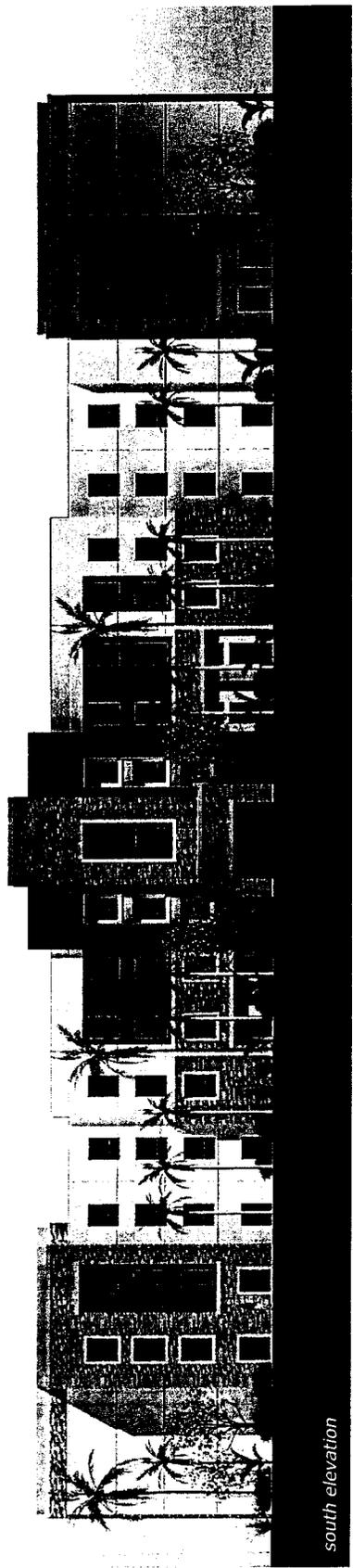


6.5
10-0007-000-000-00
10-20-2007

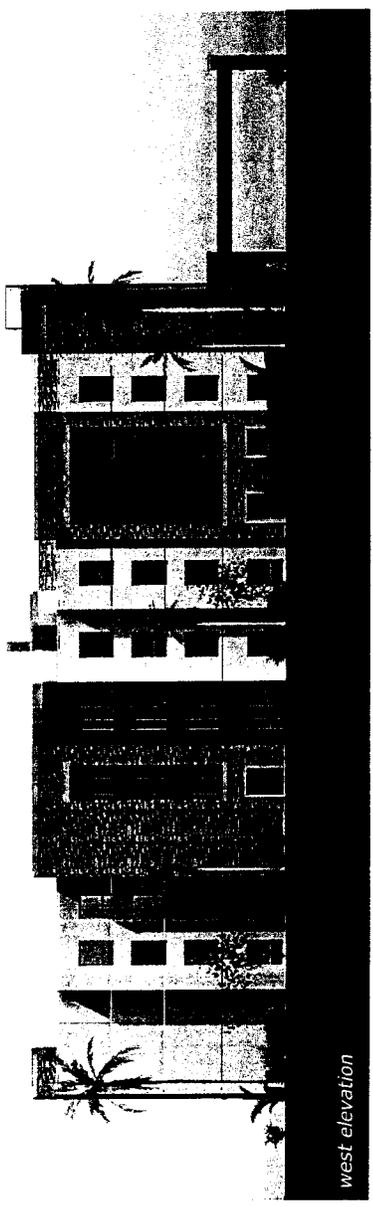
HAMPTON BUILDING ELEVATIONS
SPECTRUM CHANDLER
CHANDLER, ARIZONA

1.4.4
NORTH CENTRAL
GROUP

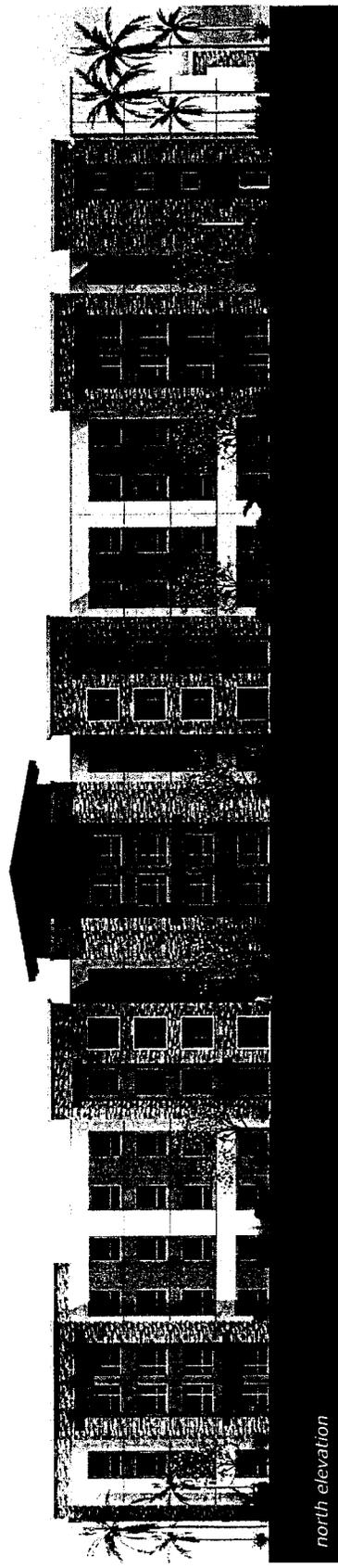
PRELIMINARY
DEVELOPMENT PLAN
06-26-07
NOT FOR CONSTRUCTION



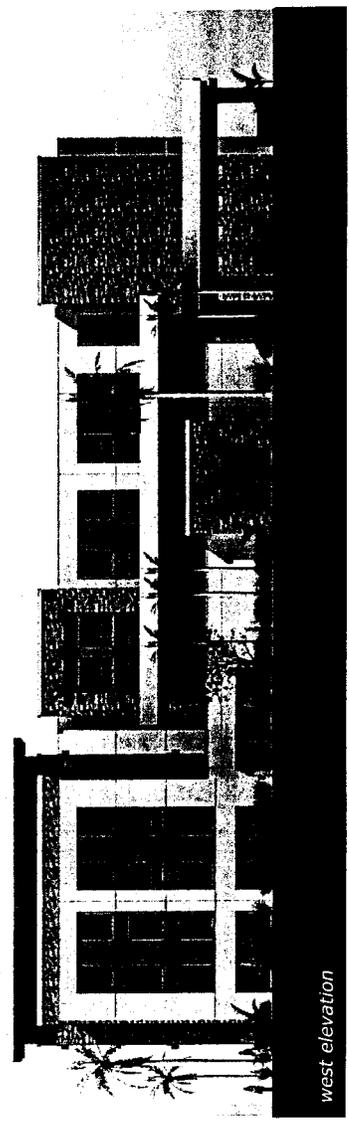
south elevation



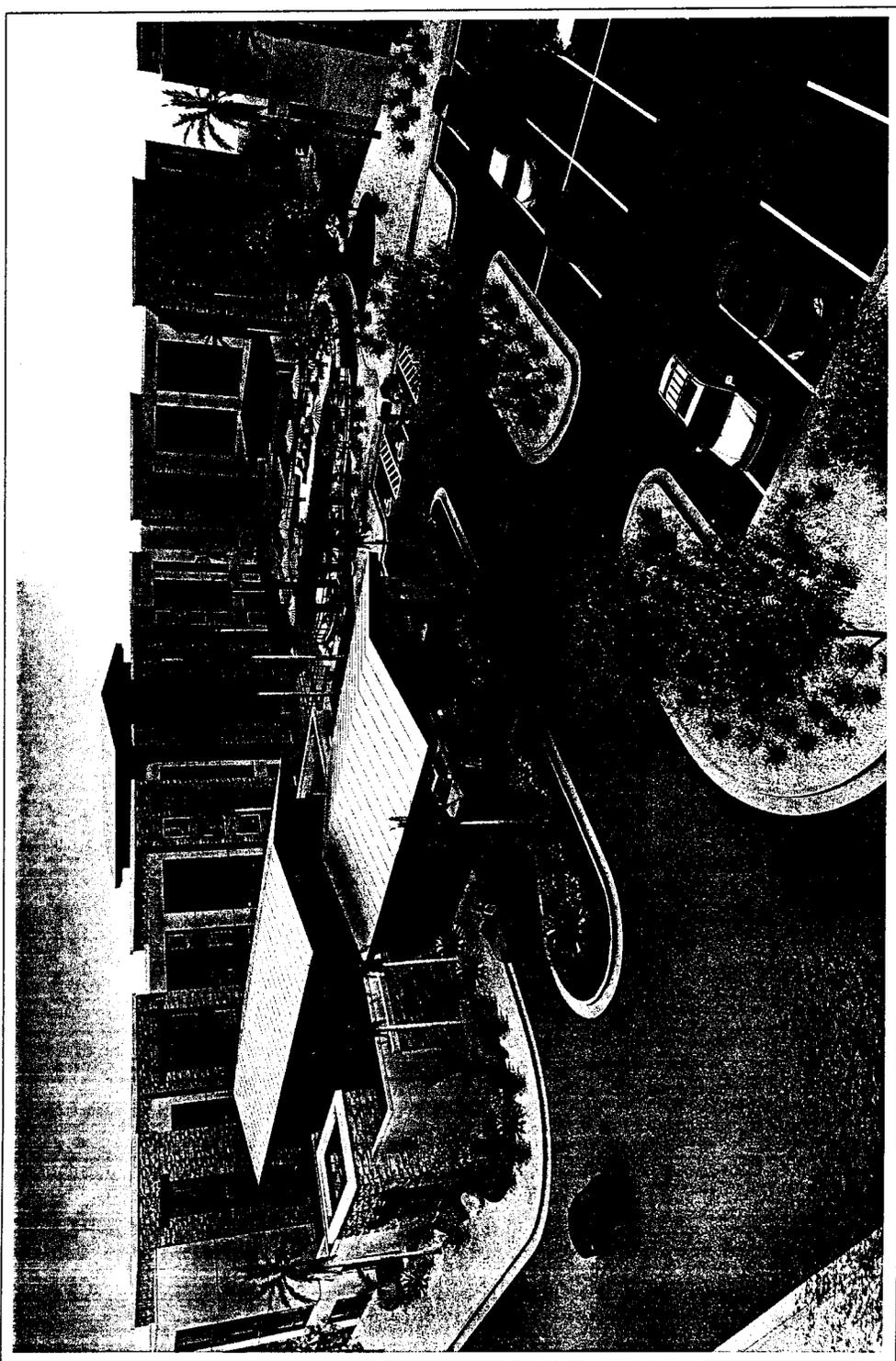
west elevation



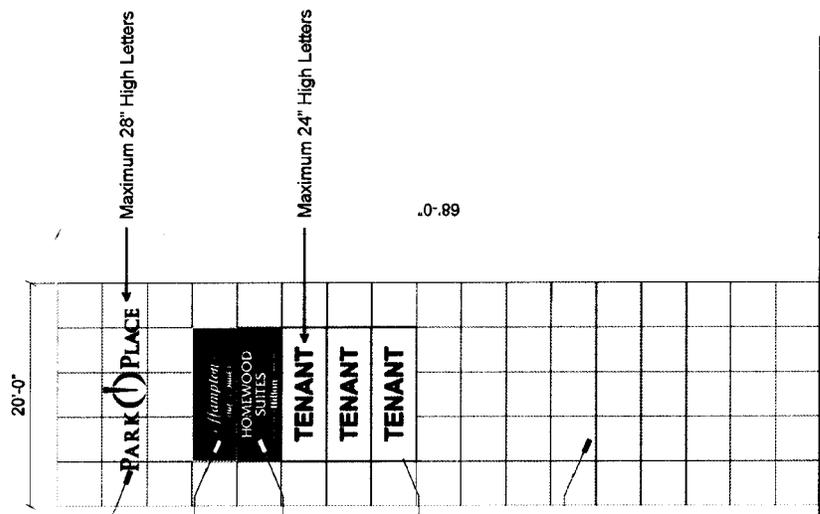
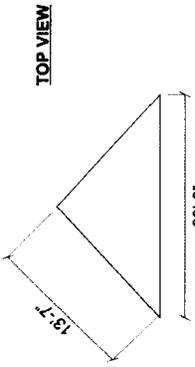
north elevation



west elevation



Rendering of Homewood front entrance and pool / activity area.



PARK PLACE: LETTERS ILLUMINATION TO BE DETERMINED

WHITE PLASTIC WITH 3/16" VTB 12274 BLUE VINYL APPLIED TO 1/4" SURFACE - LETTERS & GRAPHICS CUT OUT / PANELS TO BE ILLUMINATED

NOTE: 1" WHITE BORDER AROUND PERIMETER OF FACE AND BLUE BACKGROUND IS OPAQUE

WHITE PLASTIC WITH 1/4" SURFACE VINYL GRAPHICS AS FOLLOWS: 1. ALL LETTERS & GRAPHICS TO BE CUT OUT AND REVERSE WEDGED TO LET WHITE LETTERS & RULE LINES SHOW THRU. PANELS TO BE ILLUMINATED

Painted aluminum panels with routed letters and internal illumination (tenant may use established logo/font/colors)

EPS ON 4' GRID

SIDE VIEW
SCALE: 3/32"=1'-0"

FRONT VIEW @ FREEWAY TENANT PYLON SIGN
SCALE: 3/32"=1'-0"

COAST SIGN
INCORPORATED
1900 West Embury St. Anaheim, CA 92892
(714) 338-9166 FAX: (714) 338-2947

DESIGN DRAWING 6 of 8

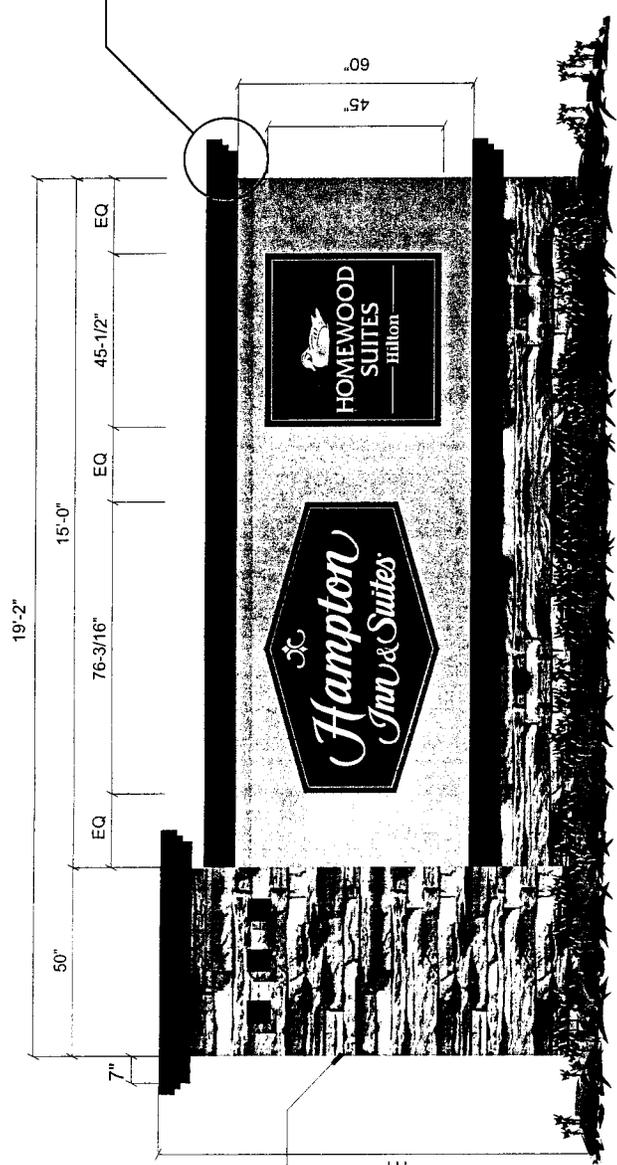
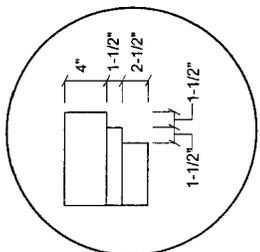
Request Number:
DEV-HMST-00010-r6

Fig. Location:
W:\HomeWoodSuites\ArtDrawings\DEV-HMST-00010

No.	Designer	Date	Revision Notes
1	Ozy	06-07-07	Update pylon sign and add a custom monument sign
2	Ozy	09-19-07	Update permit package to new revisions provided by customer
3	Ozy	09-28-07	Update pylon sign and monument sign
4	Ozy	10-11-09	Update pylon sign and monument sign
5	Berant	02-22-07	Revised contract on monument sign
6	Ozy	02-25-07	Change monument layout

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Date:	Project Name:	Address:
Scale:	HOMEWOOD SUITES	
Drawn:	City/State:	Client Approval:
Ozy	CHANDLER, AZ	
Sales:	Date:	



CULTURED STONE
BASE BY OTHERS

HAMPTON INN & SUITES

"WIDE" 3M 3630-1726 RED VINYL OUTSIDE BORDER (OUT TO RETAINERS)
 "NARROW" 3M 3630-0349 GREY VINYL INSIDE RED BORDER
 .150" THK. FLAT WHITE LEXAN, VIVAK HT, OR SOLAREX K PLASTIC FACE W/
 3M 3630-8722 BLUE VINYL APPLIED TO 1st SURFACE - LETTERS & GRAPHICS CUT OUT / WHITE SHOWS THRU.
 COPY TO BE SHO-THRU WHITE
 CARTOUCHE TO BE 3M 3630-0349 GREY VINYL.

HOMEWOOD SUITES

FLAT .150" THICK 7328 WHITE POLYCARBONATE FACES W/ 1st SURFACE 3M 3630-6949 TEAL GREEN TRANSLUCENT VINYL OVERLAY - GRAPHICS COMPUTER CUT OUT & REVERSE WEDED / WHITE SHOWS THRU "DUCK" LOGO 3M 3630-131 METALLIC GOLD VINYL APPLIED CUT OUT OPENING
 COPY & RULE LINES ARE WHITE

(F) ILLUMINATED MONUMENT SIGN
 SCALE: 3/8"=1'-0"

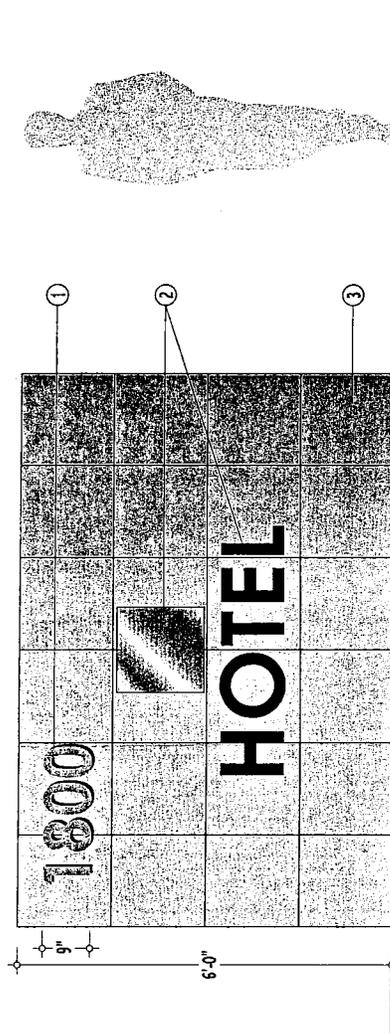
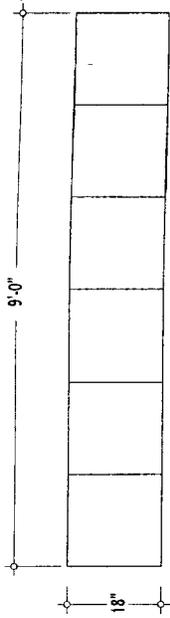
SPECIFICATIONS:
 ILLUMINATED DOUBLE FACE MONUMENT SIGN.

FACE:
 ROUTED OUT ALUMINUM FACE TEX-COATED TM BUILDING BACK WITH WHITE PLASTIC. GRAPHICS FIRST SURFACE VINYL APPLICATION, LETTERS TO BE WEDED OUT AND SHOW WHITE

CORNICES
 FAB ALUM, PAINTED BRONZE TM METAL ON BLDG

BASE
 STONE BASE BY OTHERS

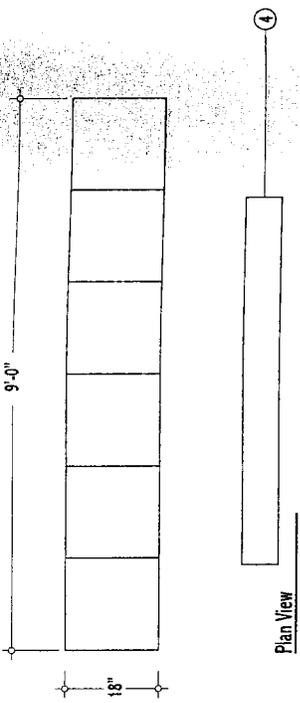
COAST SIGN INCORPORATED 1500 West Embassy St, Anaheim, CA 92802 (714) 520-9144 FAX: (714) 520-5847		Project Name: HOMEWOOD SUITES Address: City/ State: CHANDLER, AZ Client Approval: Date:	Date: Scale: NOTED Drawn: OZZY Sales:	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your review and approval. The project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	No. Designer Date 1 OZZY 09-07-07 2 OZZY 09-19-07 3 OZZY 10-08-07 4 OZZY 10-11-09 5 Berard 10-22-07 6 OZZY 10-26-07	DESIGN DRAWING 8 of 8 Request Number: DEV-HMST-00010-r6 File Location: W:\HomewoodSuites\ArtDrawings\DEV-HMST-00010
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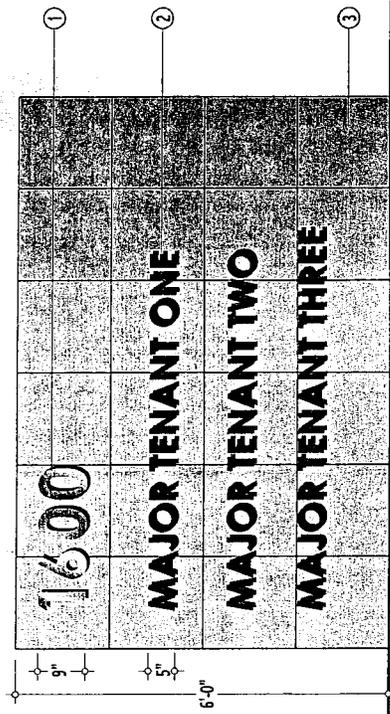
Notes:

- ① 1" Aluminum address, waterjet cut and polished
Font: Century Gothic Bold
- ② 1/2" Aluminum logo & lettering
waterjet cut and painted. Size varies per identity
(Tenant may use established logo/font/colors.
Maximum Letter Height: 12")
- ③ 18" Square stone
- ④ Ground Illumination

APPROVED SIGNAGE



Plan View



Elevation

Notes:

- ① 1" Aluminum address, waterjet cut and polished
Font: Century Gothic Bold
- ② 1/2" Aluminum logo & lettering,
waterjet cut and painted
Font: Century Gothic Bold
Maximum Letter Height: 5"
- ③ 18" Square stone
- ④ Ground illumination

APPROVED SIGNAGE

LANGUAGE

Multi-Tenant Office ID Sign

Comprehensive Sign Program

Date: 03/01/06

Scale: 1/2"=1'-0"

SPECTRUM CHANDLER