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AUG 28 2008



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**MEMORANDUM**

**Planning & Development - CC Memo No. 08-098d**

**DATE:** AUGUST 21, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER *W. Mark Pentz*  
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *JK*  
KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:** ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:** PDP08-0008 ALOFT / DOWNTOWN OCOTILLO

**Request:** Preliminary Development Plan amendment approval for a 5-story, 144-unit hotel within the Downtown Ocotillo development

**Location:** Parcel 9 of Downtown Ocotillo,  
South and west of the southwest corner of Dobson and Queen  
Creek Roads

**Applicant:** Rudy Dabdoub, North Face Investments, LLC

**Project Info:** 5-story, 144-unit hotel on approximately 4.27-acres  
Approximately 66'-10" in height

**RECOMMENDATION**

The applicant requests the case be continued to allow more time to further develop design alternatives. Planning Commission voted to continue this request to their October 1, 2008 meeting to allow the applicant the additional time. Planning Commission and Staff recommend the case be continued to the October 30, 2008 City Council hearing.

**DISCUSSION**

Planning Commission forwarded the request to the Design Review Committee to address concerns with the proposed Contemporary style architecture, as it differed significantly from the prescribed Santa Barbara style architecture. Since the first Planning Commission meeting and subsequent Design Review Committee meeting, the applicant has worked diligently to harmonize the Santa Barbara and Contemporary architectural styles. Staff has seen some representations from the architect and believes the architecture to be in conformance with the

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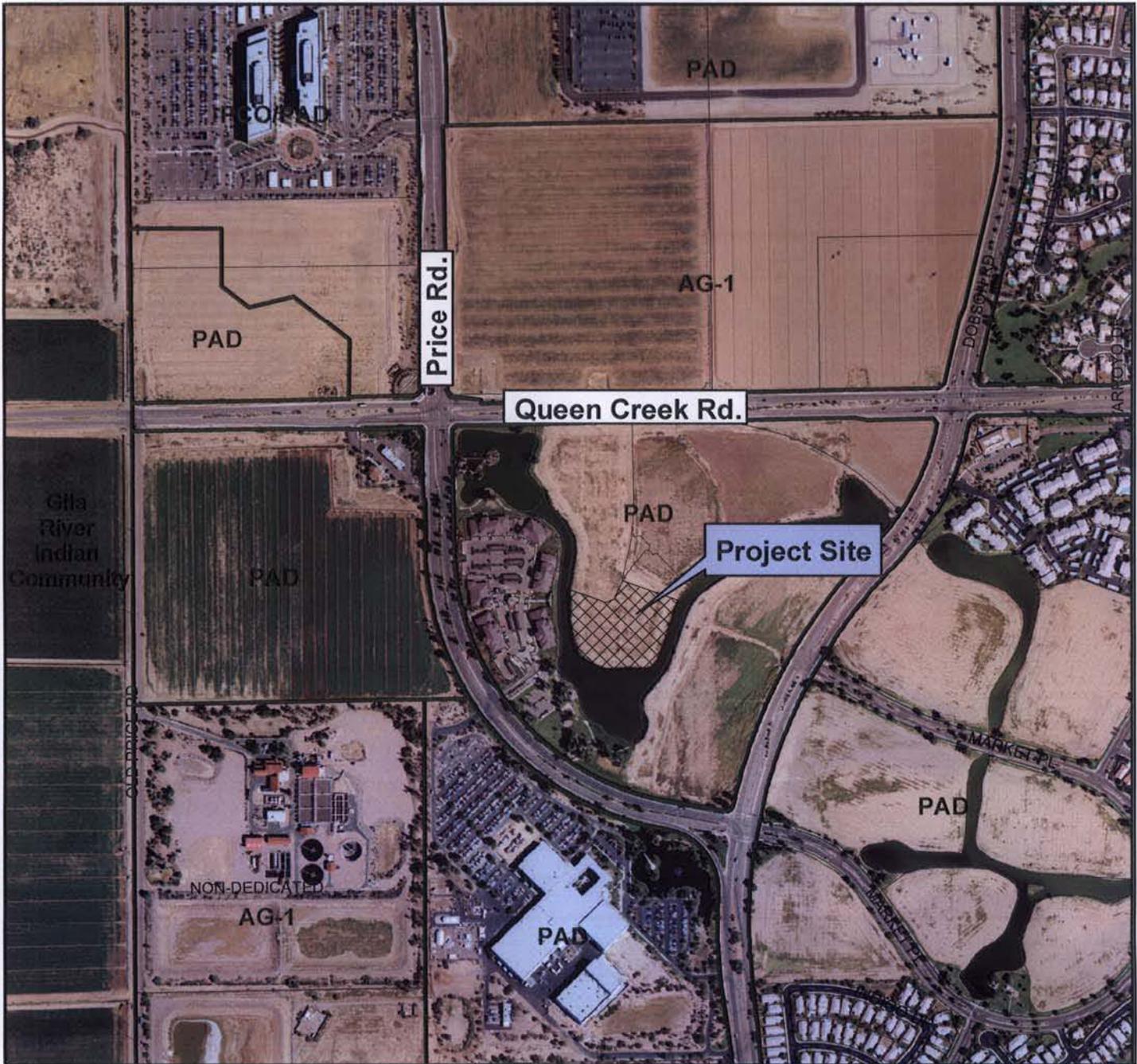
Santa Barbara style while maintaining some of the more Contemporary elements. Although the design is being finalized for the elevations, the architect is still working on further designing the courtyard area that faces the Ocotillo waterway. The applicant has expressed their desire to bring the request to the earliest hearing dates possible, but also wants to present a complete design package to both Planning Commission and City Council. The applicant is confident that they will bring the request to the October hearing dates.

**PROPOSED MOTION**

Move to continue case PDP08-0008 ALOFT/DOWNTOWN OCOTILLO, to the October 30, 2008 City Council hearing.

**Attachments**

1. Vicinity Map
2. Letter from the Applicant



## Vicinity Map



PDP08-0008

Aloft Downtown Ocotillo



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CITIES **EDGE** ARCHITECTS

August 22, 2008

Erik Swanson (via email)  
City Planner  
Planning and Development Services  
Current Planning  
City of Chandler

Re: aloft Hotel – Chandler, AZ

Mr. Swanson,

I would like to thank you on behalf of Cities Edge Architects and North Face Investments for your continued patience regarding the above referenced project. You and the other staff at the City of Chandler have been very helpful through the process of finding a design flavor that will fit well and compliment the existing architecture style of the Ocotillo development.

As you know, we have asked for a number of continuances for re-submittal of the re view of this project since we developed the design changes to the building. The reason for these continuance requests is to further study the amenities of the courtyard area of the building. The developer desires to provide an exciting mix of amenities to support an atmosphere that will enhance the guest experience and be an asset to the Ocotillo neighborhood. We continue to study several options and are hopeful that we are close to a solution that accomplishes our client's expectations and is acceptable to Starwood Hotels. We are anxious to complete this design process and intend to re-submit for review at the October 1 planning meeting.

Your continued assistance and understanding is greatly appreciated. Again, thank you for your patience.

Sincerely,

Colin R. Evenson, AIA  
Vice President, COO  
Cities Edge Architects

Cc (via email): Rudy Dabdoub – NFI  
Christina Rosete – NFI  
Jeff Nagel – CEA  
Paul Reeb - CEA