

#A16

JAN 22 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-002**

**DATE:** JANUARY 7, 2009

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER

**FROM:** KEVIN MAYO, PRINCIPAL PLANNER

**SUBJECT:** UP08-0064 CHANDLER HILTON HOTEL

**Request:** Use Permit approval to sell liquor (Series 11 Hotel/Motel License) for on-premise consumption only within a new hotel

**Location:** 2929 W. Frye Road  
Southeast corner of Frye Road and the Loop 101 Price Freeway

**Applicant:** Amy Nations

**RECOMMENDATION**

The application requests Use Permit approval to allow liquor sales as permitted under a Series 11 Hotel/Motel License for on-premise consumption only at a new hotel. Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval.

**BACKGROUND**

A Series 11 Hotel/Motel license allows the on-site sale of beer, wine, and spirits for on-site consumption only within areas including the hotel's public areas and private rooms. Under a Series 11 license, the hotel must derive at least forty (40) percent of its gross-food-related revenue from the sale of food and/or non-alcoholic beverages.

The new Hilton hotel is located at the southeast corner of Frye Road and the Loop 101 Price Freeway. The hotel, currently under construction, is scheduled to open in March 2009. The 6-story 197-room full service hotel will include a small conference center and full service

restaurant. The hotel will be open 7 days a week and will employ approximately 96 full-time employees.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- A neighborhood meeting was held on 12/17/2008 at the Chandler Community Center. No neighboring property owners attended the meeting.
- At the time of the memo, Staff is not aware of any opposition to this request.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Absent: 1 (Irby)

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of Use Permit UP08-0064 CHANDLER HILTON HOTEL, subject to the following conditions:

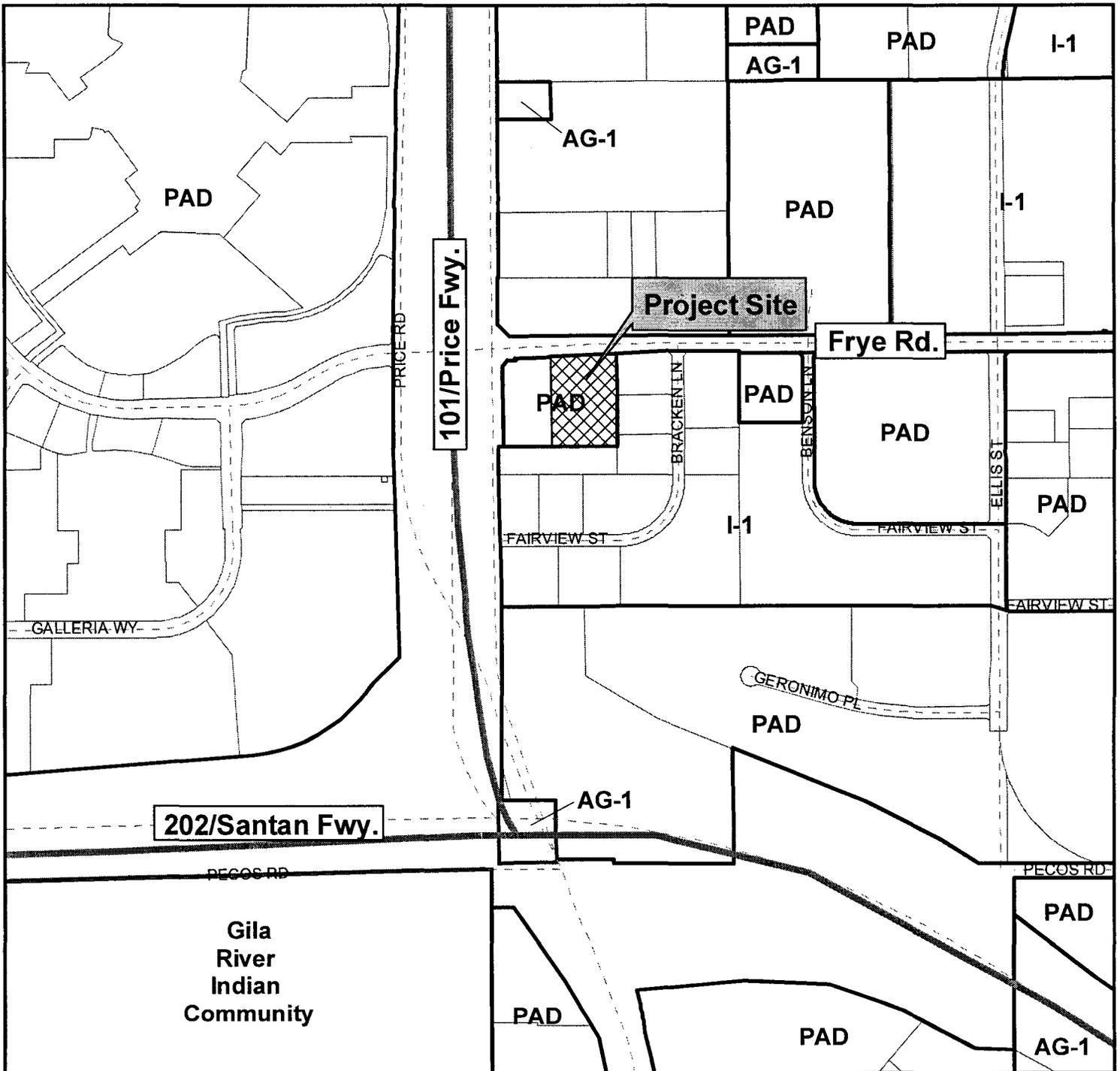
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 11 license only, and any change of license shall require re-application and new Use Permit approval.
3. The Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

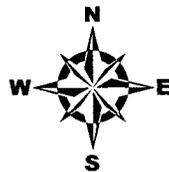
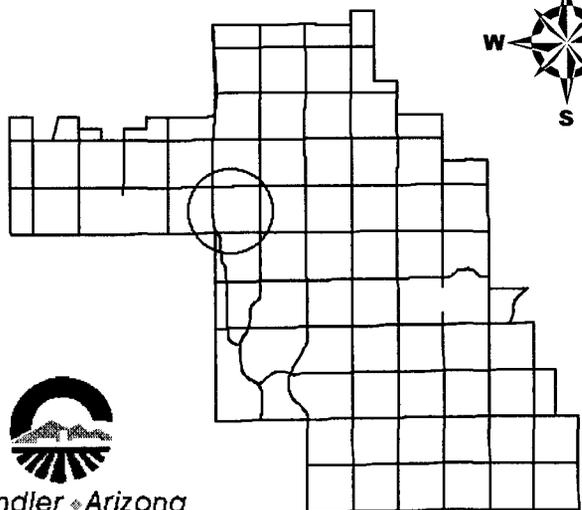
Move to approve Use Permit UP08-0064 CHANDLER HILTON HOTEL, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

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



## Vicinity Map

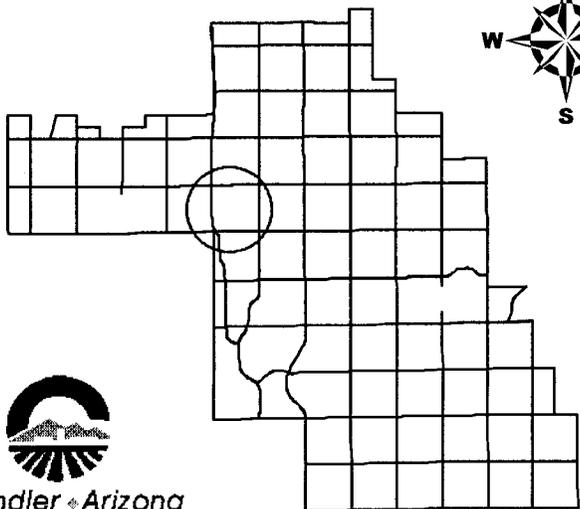


**UP08-0064**

**Chandler Hilton Hotel  
Liquor Use Permit**



## Vicinity Map



UP08-0064

**Chandler Hilton Hotel  
Liquor Use Permit**

CITY OF CHANDLER 12/1/2008



**Chandler Arizona**  
*Where Values Make The Difference*

P.O. Box 2502  
Chandler, Arizona 85244  
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR  
INDUSTRY CONSULTANTS

City of Chandler  
Planning and Development Division  
215 E. Buffalo Street  
Chandler, Arizona 85225

November 5<sup>th</sup>, 2008

To Whom It May Concern:

We are respectfully requesting a series 11 Hotel / Motel liquor use permit for Chandler Beverages, LLC dba Hilton Hotel Phoenix / Chandler to be located at 2929 W. Frye Road.

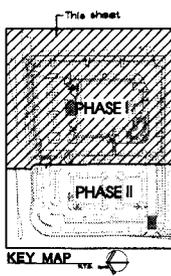
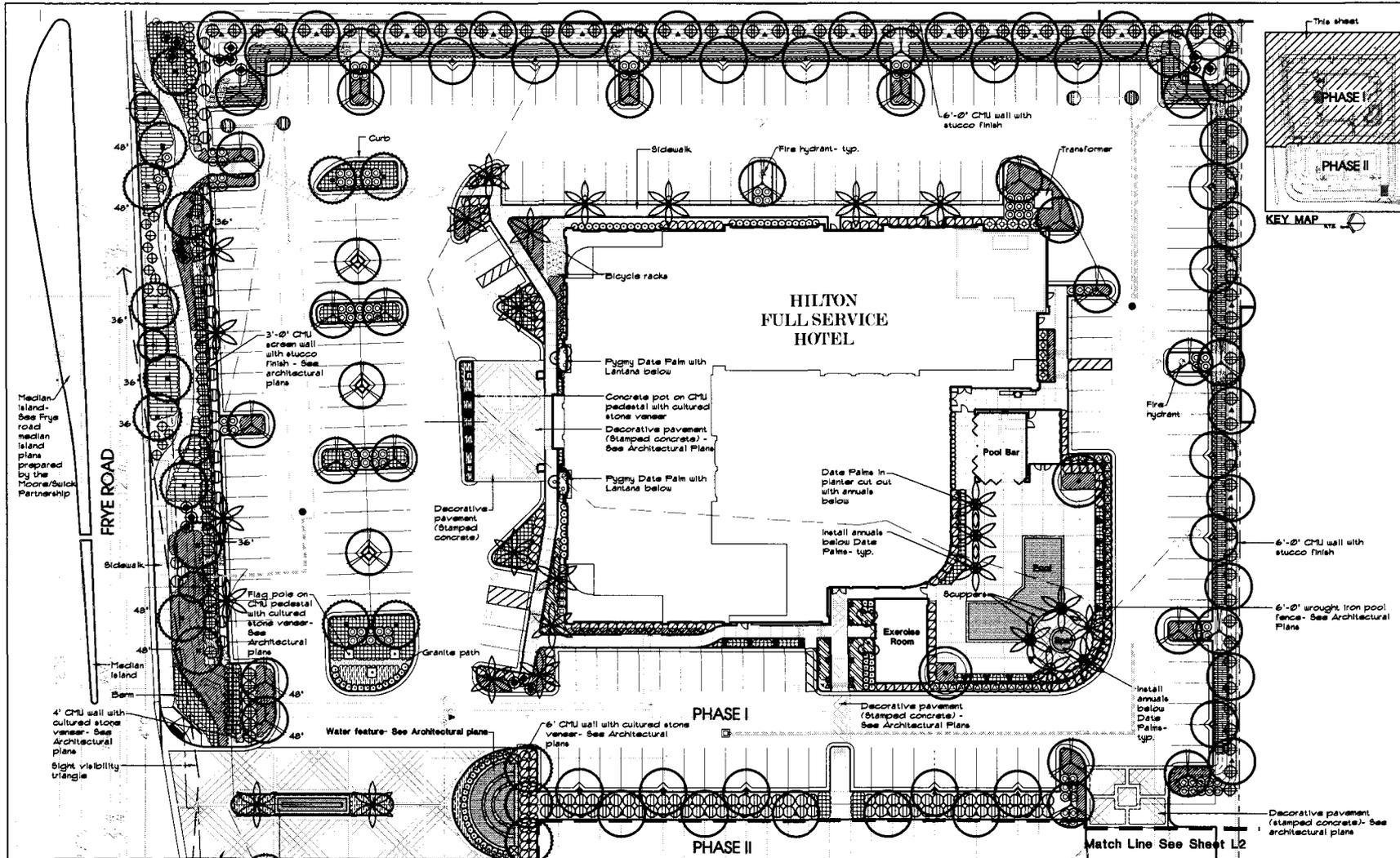
The Hilton Hotel Phoenix / Chandler will be 155,114 square foot upscale hotel and conference center with a full service restaurant inside. It is a new building with 235 parking spaces to be located east of the 101 on Frye Road.  
We will be open for business 7 days a week and will employ 96 full time people.

Please call us with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name and title.

Amy Nations  
Arizona Liquor Industry Consultants



the MOORE/SBUCK Partnership  
 landscape architects and planners  
 614 S. Mill Avenue, Suite 207  
 Phoenix, AZ 85024  
 Phone: 480.254.2288  
 Fax: 480.254.2297

Landscape Improvement Plans for:  
**Hilton Full Service Hotel**  
 S.E.C. Frye and Price Roads  
 Chandler, Arizona

PHOTOGRAPHY BY  
**263-1100**  
**1-800-STAKE-IT**  
 Landscape Photography



**Notice**

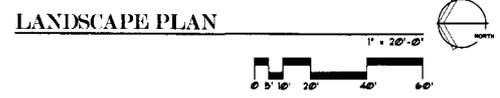
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**LANDSCAPE PLAN**

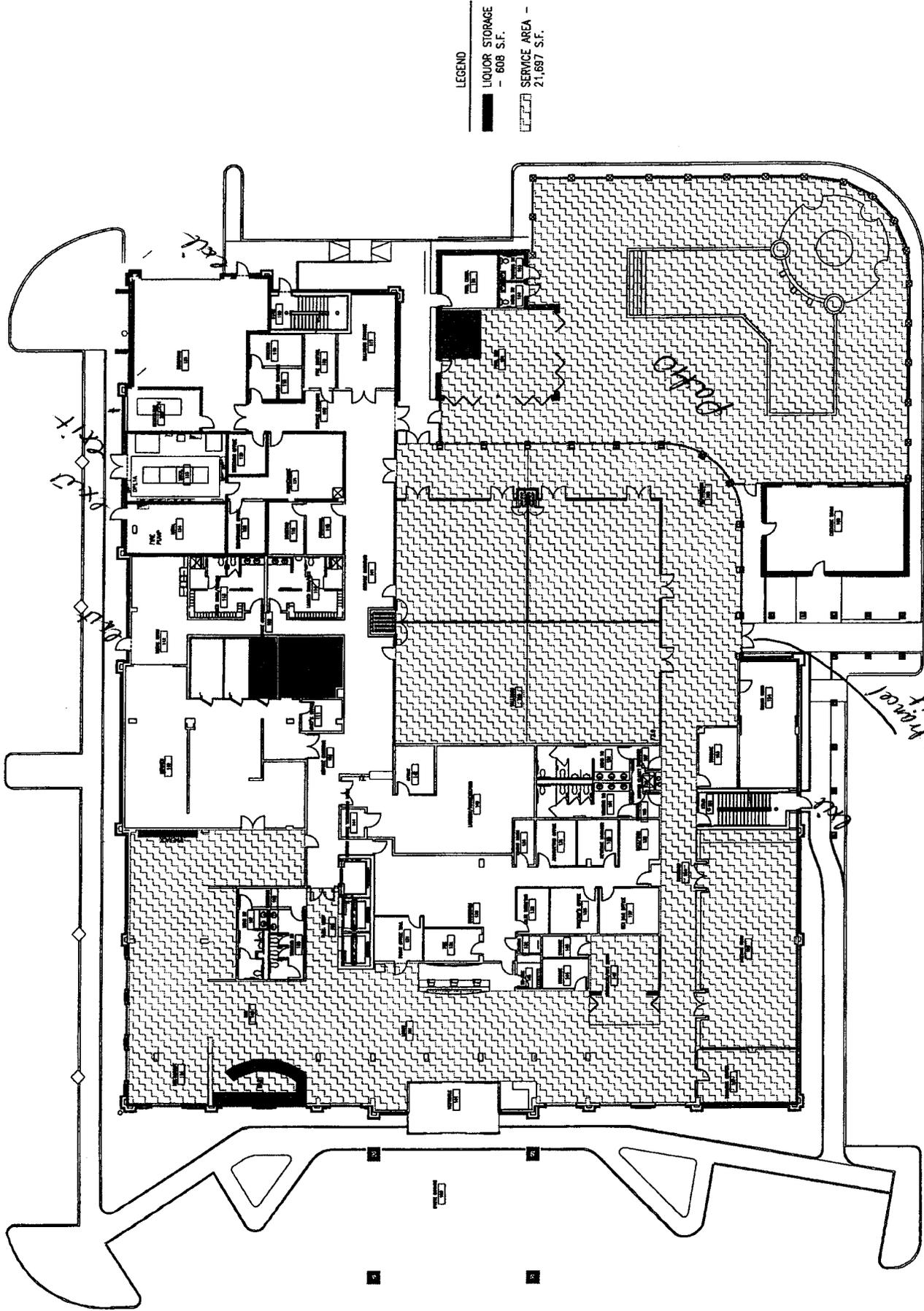
Date: 6/11/01  
 Project No.: 06-01  
 Drawn By: CS  
 Checked By: CS  
 Scale: 1"=20'-0" of 6

**PLANT KEY. See cover sheet for complete plant list with sizes and quantities.**

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
(Symbol)	<i>Datsbergia sisoo</i>	Bisoo Tree
(Symbol)	<i>Casahuate mexicana</i>	Mexican Bird of Paradise
(Symbol)	<i>Cercidium hybrid 'Desert Museum'</i>	Desert Museum Thornless Palo Verde
(Symbol)	<i>Cercidium praecox</i>	Bonoran Palo Verde
(Symbol)	<i>Jacaranda mimosifolia</i>	Blue Jacaranda
<b>PALM TREES</b>		
(Symbol)	<i>Phoenix dactylifera</i>	Date Palm
(Symbol)	<i>Phoenix roebelinii</i>	Pigmy Date Palm
<b>SHRUBS</b>		
(Symbol)	<i>Casahuate pulcherrima</i>	Red Bird of Paradise
(Symbol)	<i>Justicia spicigera</i>	Mexican Homegarden
(Symbol)	<i>Leucophyllum frutescens</i>	Green Cloud Sage
(Symbol)	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
(Symbol)	<i>Ligustrum lucidum</i>	Chinese Privet
(Symbol)	<i>Nerium Oleander</i>	'Pettie Pink'
(Symbol)	<i>Philosporum tobira</i>	Philosporum
(Symbol)	<i>Ruellia brittonia</i>	Ruellia
(Symbol)	<i>Tecoma stans 'Orange Jubilee'</i>	Orange Jubilee
(Symbol)	<i>Agave desertiana</i>	Agave
(Symbol)	<i>Agave gemiflora</i>	Agave
(Symbol)	<i>Hemerocallis sp.</i>	Fort Night Lily
(Symbol)	<i>Nolina microcarpa</i>	Bear Grass
(Symbol)	<i>Bougainvillea sp. 'Barbara Kiser'</i>	Bougainvillea
(Symbol)	<i>Rosa banksia</i>	Lady Banks Rose
(Symbol)	<i>Lantana montevidensis</i>	New Gold
(Symbol)	<i>Yellow Trailing Lantana</i>	Yellow Trailing Lantana
(Symbol)	<i>Rosemary officinalis 'Prostrata'</i>	Rosemary
(Symbol)	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine
(Symbol)	<i>Wedelia trilobata</i>	Yellow Dot
<b>GROUND COVER</b>		
(Symbol)	All Landscape Madison Gold - 1/2" Minus Area	Madison Gold
(Symbol)	Same Pch Madison Gold - 1/4" Minus Area	Madison Gold



UNDESIGNED: Please Note  
 6/11/01  
 6/11/01



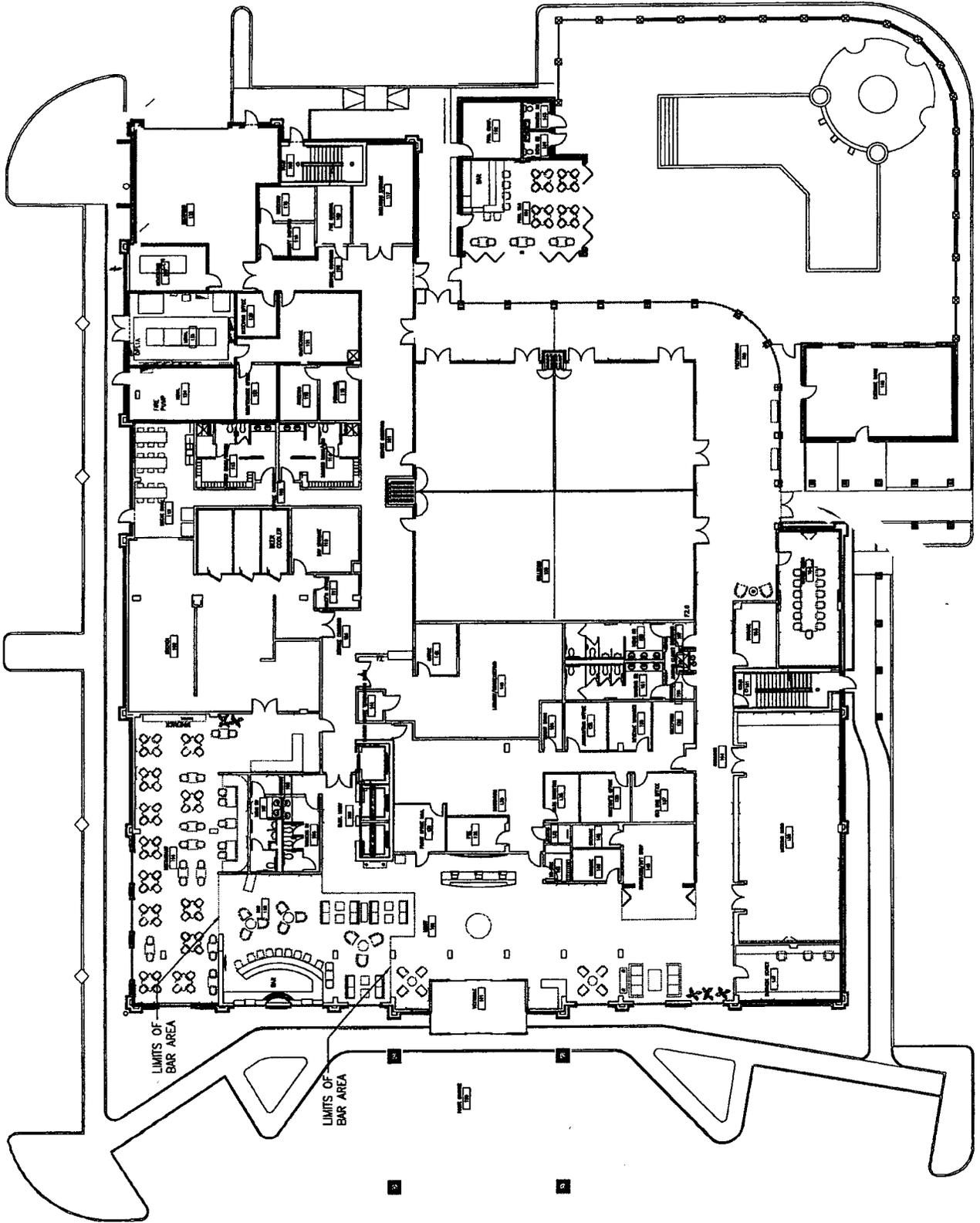
LEGEND  
 ■ LIQUOR STORAGE - 608 S.F.  
 ▨ SERVICE AREA - 21,687 S.F.

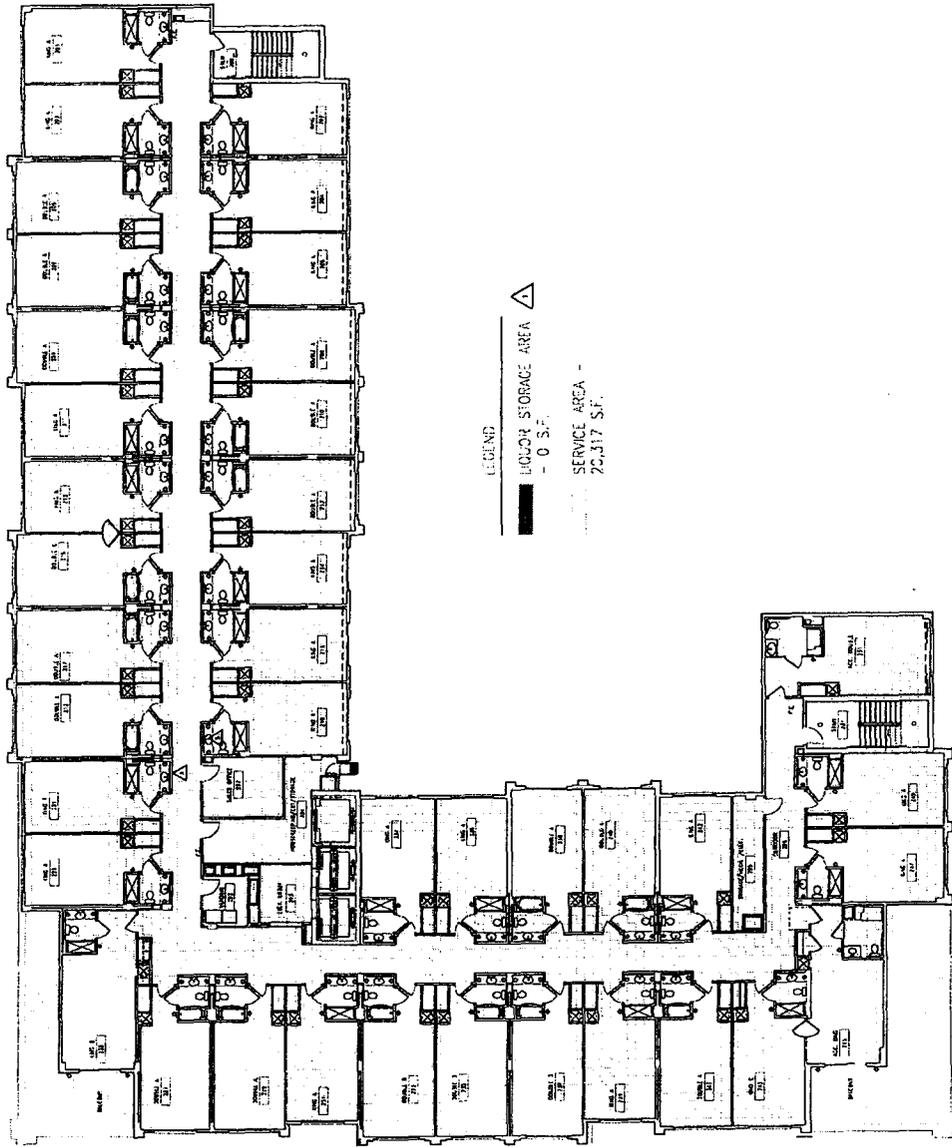
1 FIRST LEVEL FLOOR PLAN  
 scale: 1/32" = 1'-0"

*Orchard*

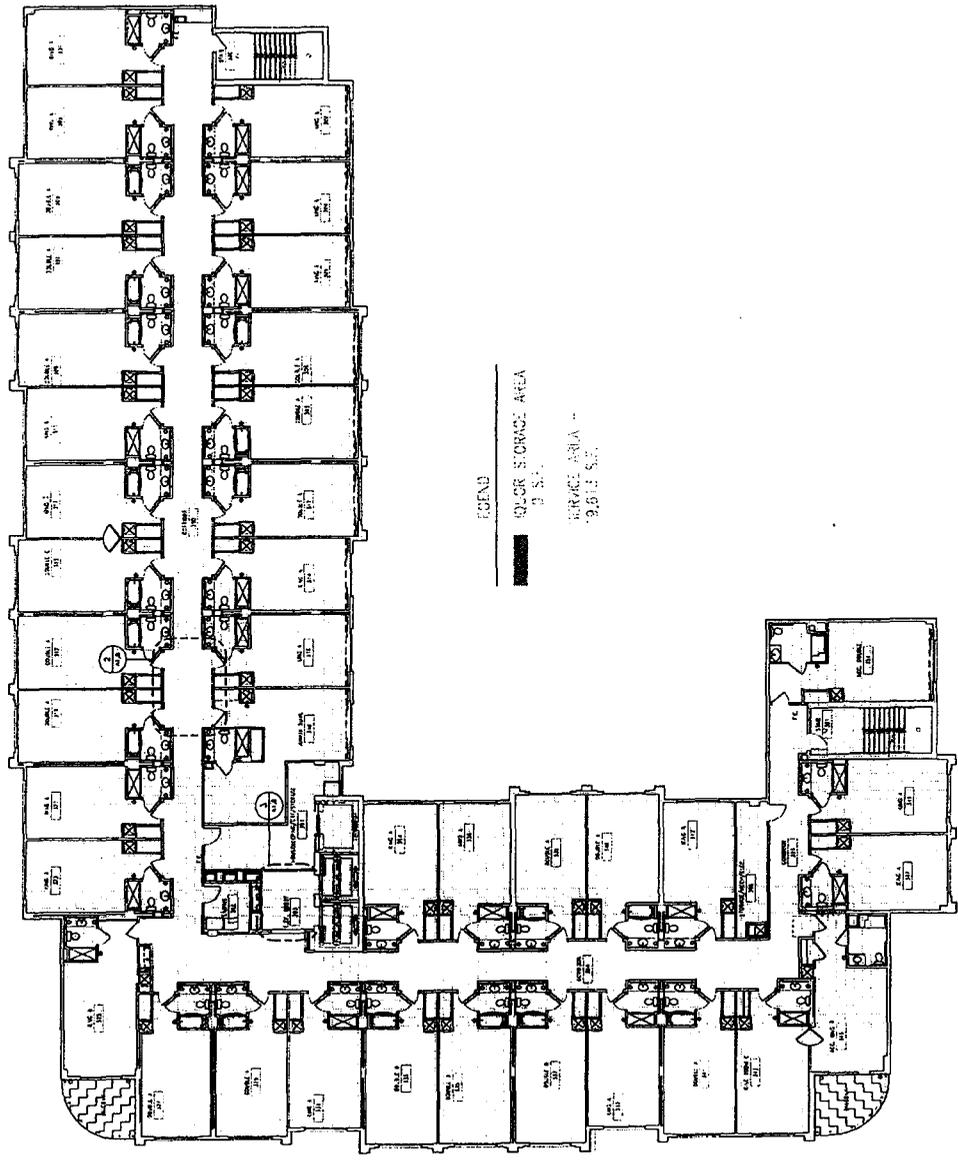
*Lobby*

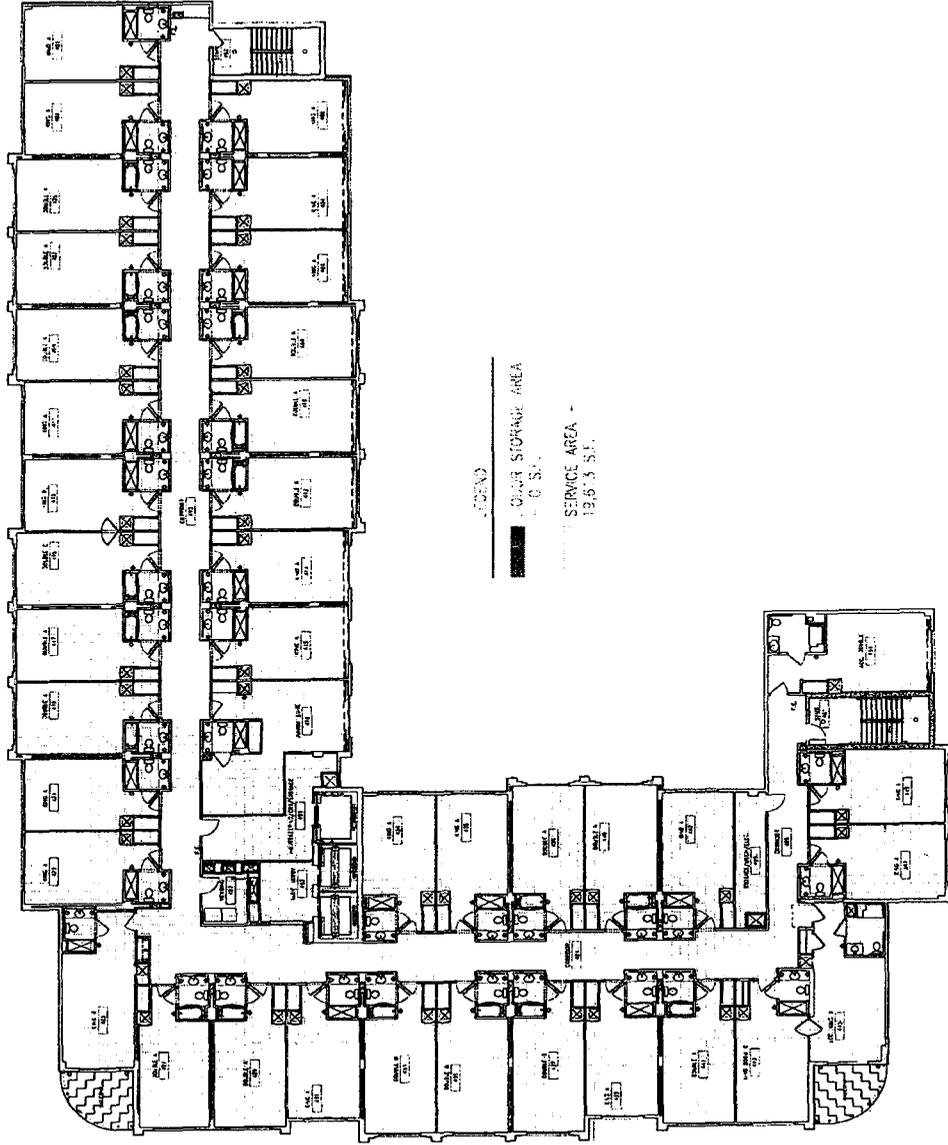
*Lobby*



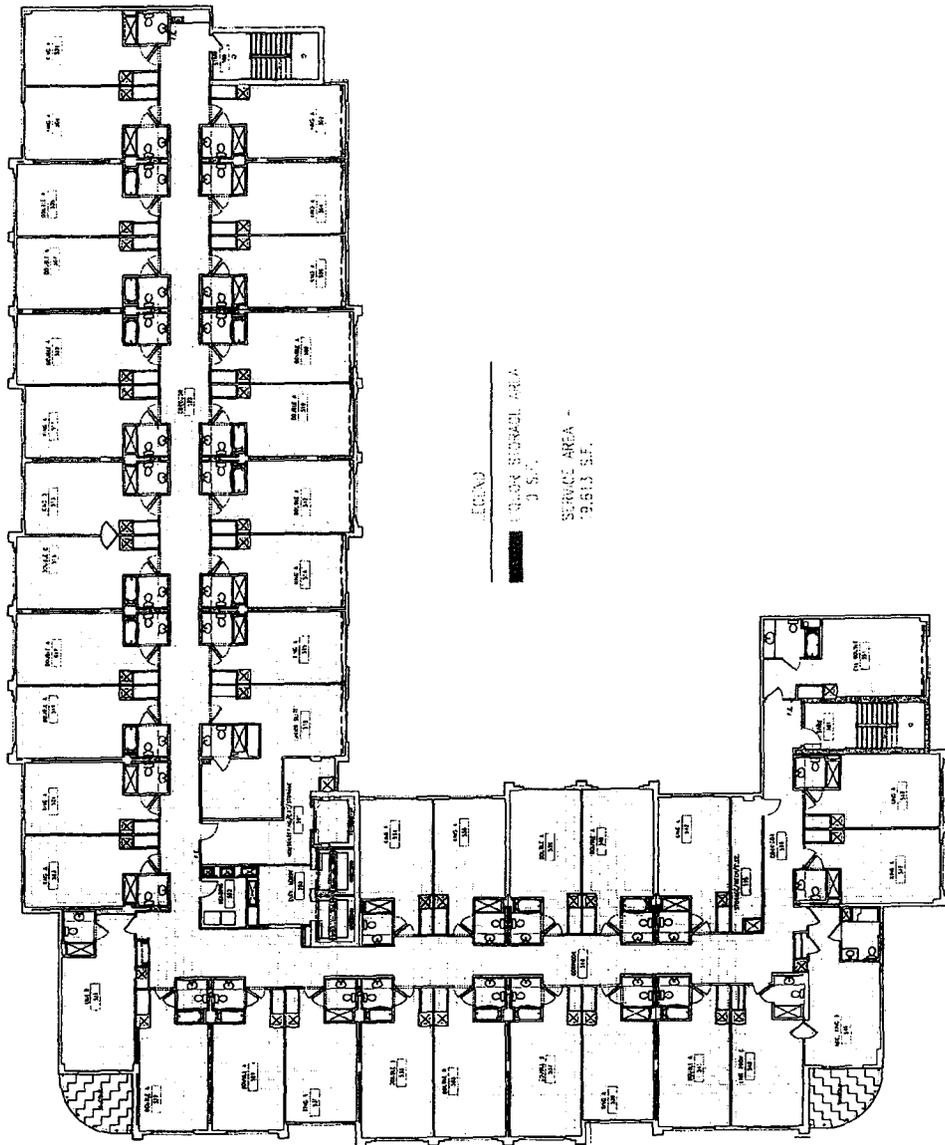


LEGEND  
 LIQUOR STORAGE AREA  $\triangle$   
 - 0 S.F.  
 SERVICE AREA -  
 20,317 S.F.





1 4th LEVEL FLOOR PLAN  
 scale: 3/32" = 1'-0"



5th LEVEL PLAN  
 SCALE 1/32" = 1'-0"



