

#47
JUN 25 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 09-067

DATE: JUNE 8, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: UP09-0010 COURTYARD/FAIRFIELD INN & SUITES BY MARRIOTT

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

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

Applicant: Ranya S. Margi
 Squire Sanders

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. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, 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 two Marriott hotels, comprised within the one building, are located at the southwest corner of the Loop 202 Santan Freeway and Price Road. The hotel, currently under construction, is scheduled to open in August 2009. The full service 6-story 260-total-room hotel building will include a small meeting room and full service restaurant. The hotel will be open 7 days a week.

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 04/23/09 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: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of Use Permit UP09-0010 COURTYARD/FAIRFIELD INN & SUITES BY MARRIOTT, subject to the following conditions:

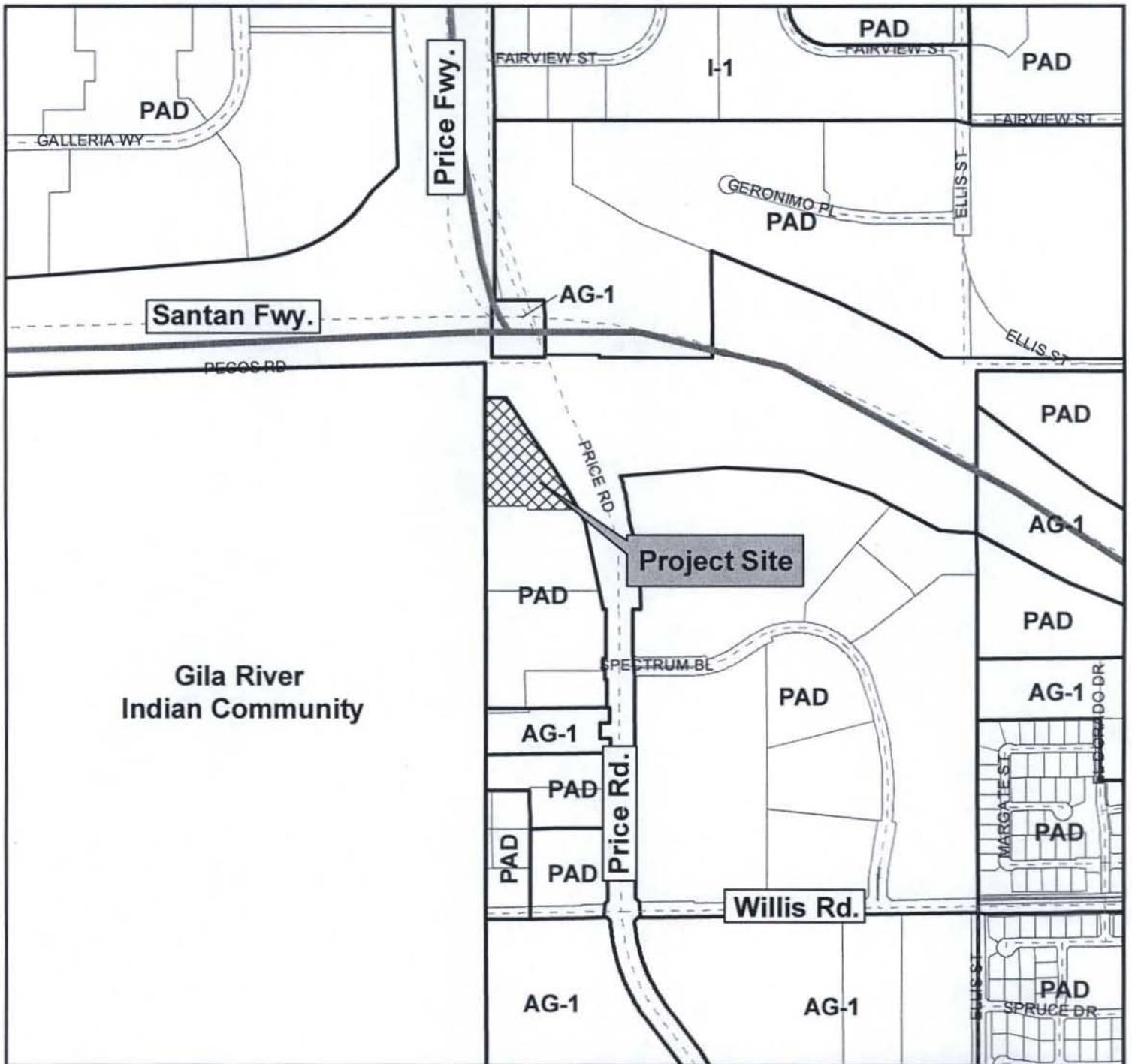
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 11 license only, and any change of license shall require re-application 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 UP09-0010 COURTYARD/FAIRFIELD INN & SUITES BY MARRIOTT, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



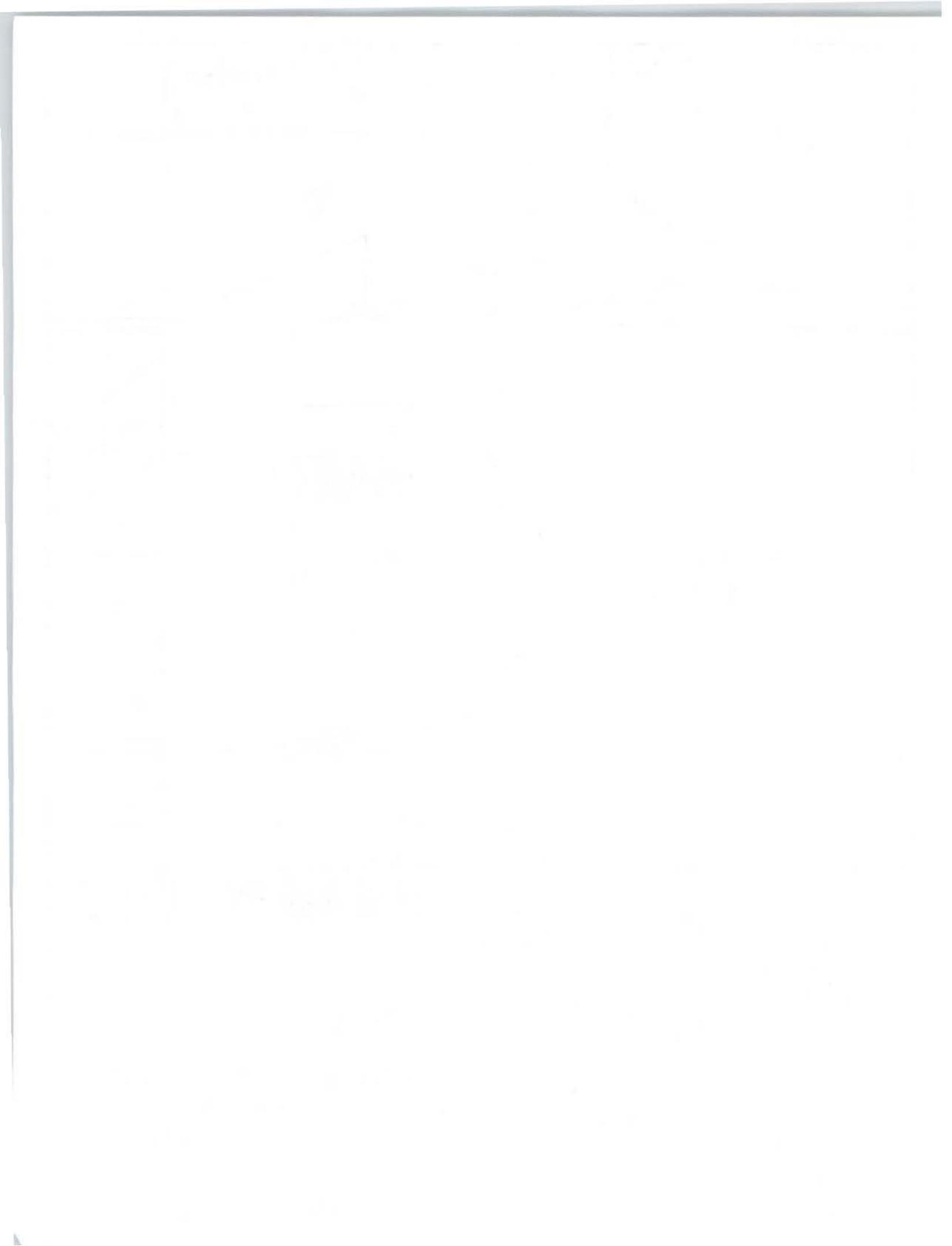
Gila River
Indian Community

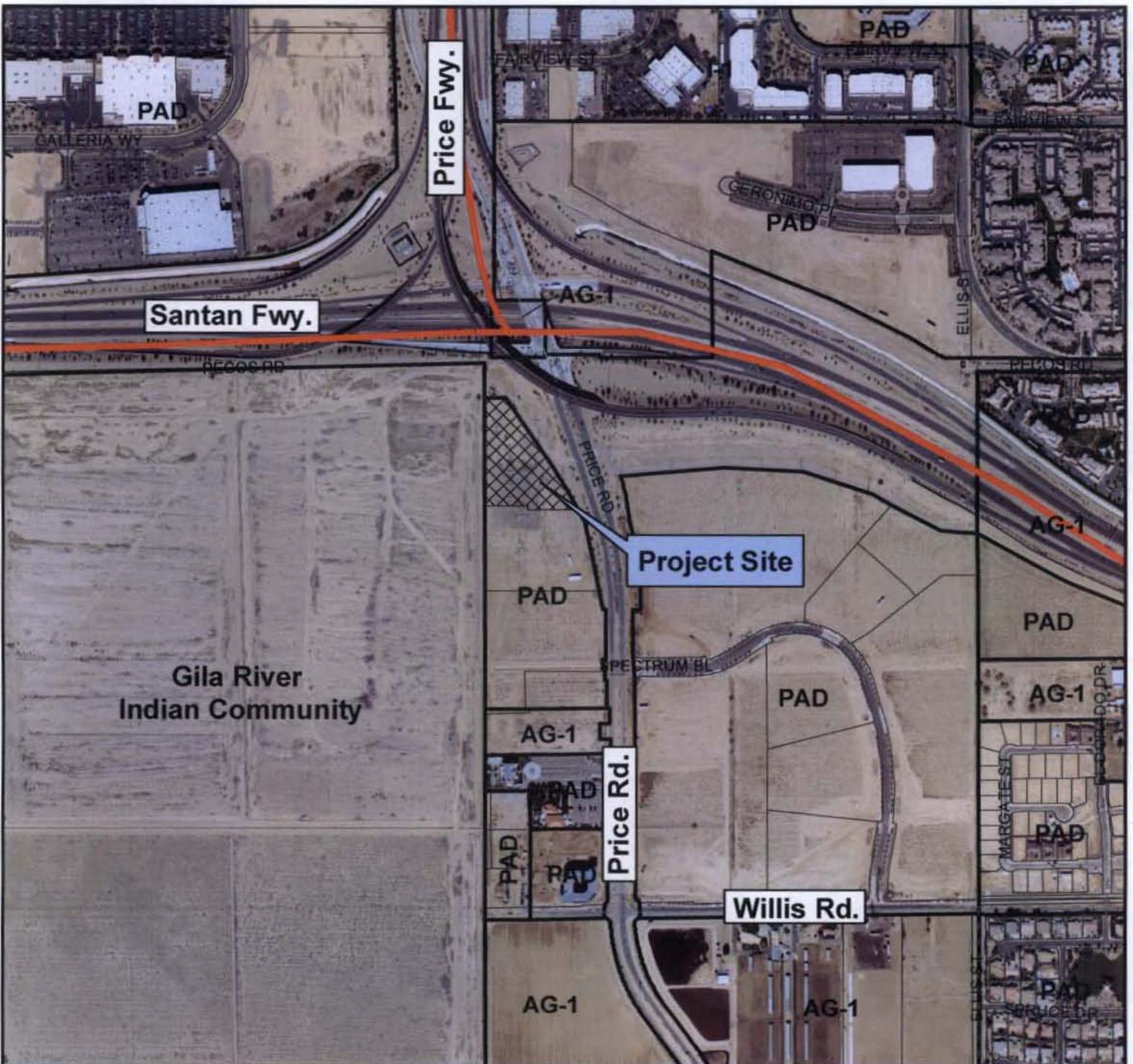
Vicinity Map



UP09-0010

**Courtyard/Fairfield Inn & Suites
By Marriott
Liquor Use Permit**





Vicinity Map



UP09-0010

**Courtyard/Fairfield Inn & Suites
By Marriott
Liquor Use Permit**

CITY OF CHANDLER 3/17/2009



Chandler • Arizona
Where Values Make The Difference



WHITE LODGING

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

March 13, 2009

To Whom It May Concern:

We are respectfully requesting a series 11 Hotel/Motel liquor use permit for Chanprice, LLC dba Courtyard/Fairfield Inn & Suites Chandler to be located at 1150 S. Price Road.

The select service hotel will be approximately 140,840 square feet, comprised of a Courtyard/Fairfield Inn & Suites. It is a new building with approximately 238 parking spaces, to be located south of loop 202 on Price Road.

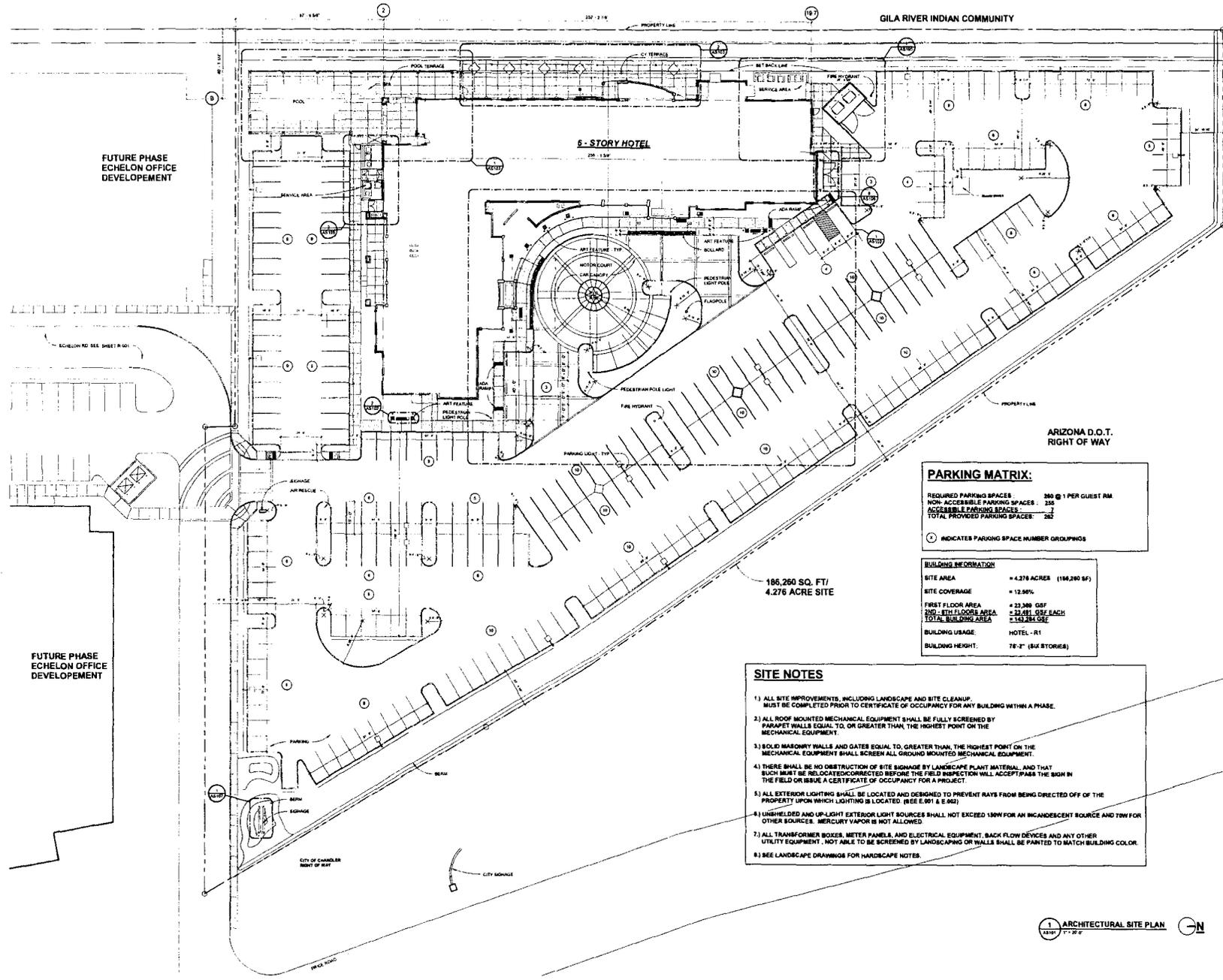
The hotel will be open 7 days per week. The bar area will include a television, but will not host live music or feature pool tables, music, or dancing.

Please call me with any questions you may have.

Sincerely,

Matt Frankiewicz
As an agent for Chanprice, LLC
Director of Development and Asset Management
White Lodging Services Corporation

Our Team YOUR ADVANTAGE



FUTURE PHASE
ECHELON OFFICE
DEVELOPMENT

FUTURE PHASE
ECHELON OFFICE
DEVELOPMENT

PARKING MATRIX:

REQUIRED PARKING SPACES	300 @ 1 PER GUEST RM
NON-ACCESSIBLE PARKING SPACES	35
ACCESSIBLE PARKING SPACES	7
TOTAL PROVIDED PARKING SPACES	342

① INDICATES PARKING SPACE NUMBER GROUPINGS

BUILDING INFORMATION

SITE AREA	= 4.276 ACRES (186,260 SF)
SITE COVERAGE	= 12.96%
FIRST FLOOR AREA	= 23,340 GSF
2ND-5TH FLOOR AREA	= 22,961 GSF EACH
TOTAL BUILDING AREA	= 143,264 GSF
BUILDING USAGE	HOTEL - R1
BUILDING HEIGHT	78'-2" (8-1/2 STORIES)

- SITE NOTES**
- 1) ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 - 2) ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - 3) SOLID MASONRY WALLS AND GATES EQUAL TO, GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 - 4) THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
 - 5) ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON NEIGHBORING LIGHTING IS LOCATED. (SEE E-101 & E-102)
 - 6) UNSHIELDED AND UP-LIGHT EXTERIOR LIGHT SOURCES SHALL NOT EXCEED 100W FOR AN INCANDESCENT SOURCE AND 75W FOR OTHER SOURCES. MERCURY VAPOR IS NOT ALLOWED.
 - 7) ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRICAL EQUIPMENT, BACK FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH BUILDING COLOR.
 - 8) SEE LANDSCAPE DRAWINGS FOR HARDSCAPE NOTES.

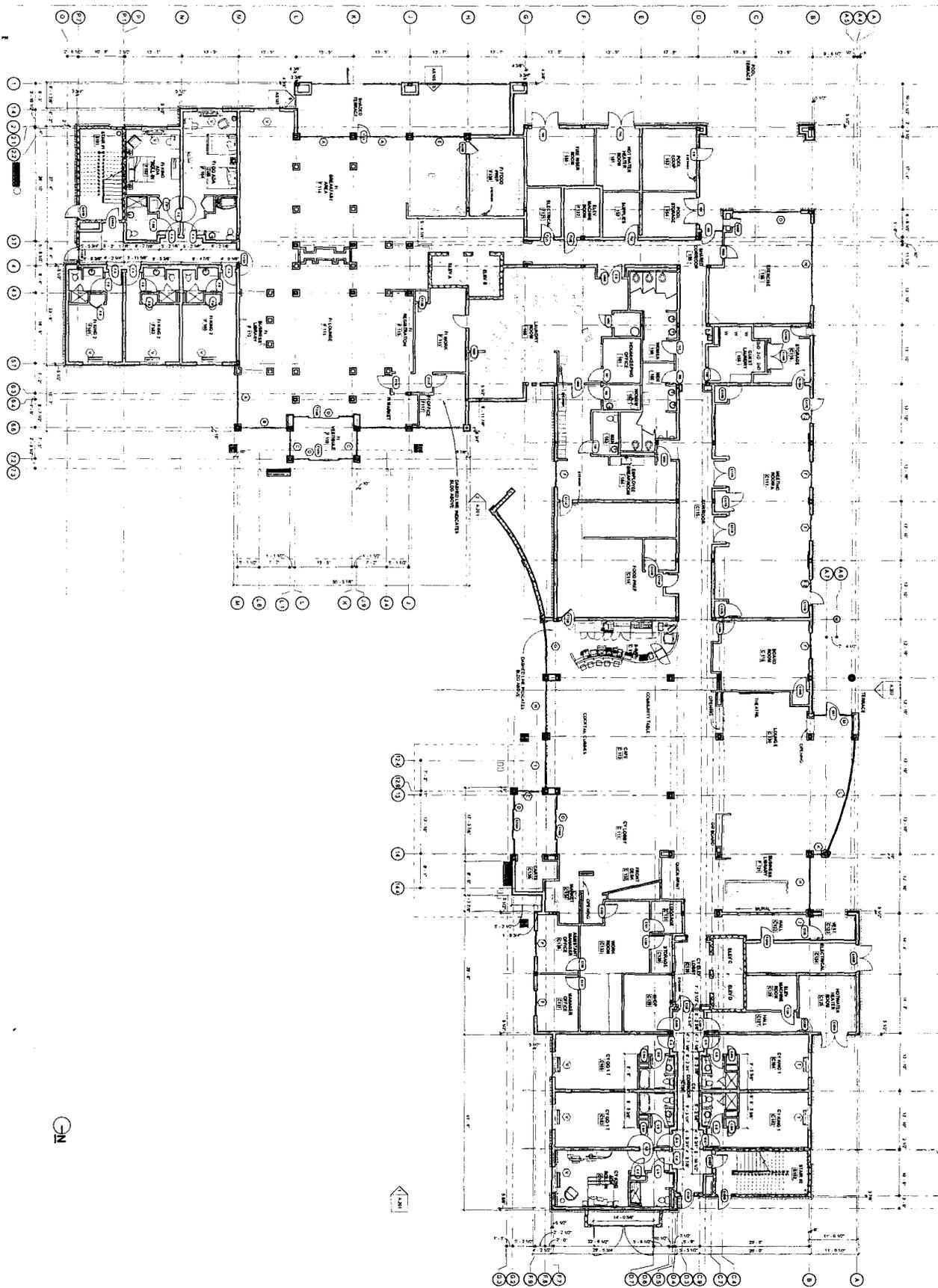
186,260 SQ. FT.
4.276 ACRE SITE

ARIZONA D.O.T.
RIGHT OF WAY

CITY OF CHANDLER
RIGHT OF WAY

CITY SIGNAGE

1 ARCHITECTURAL SITE PLAN 1/1" = 1/8" = 1/4" = 1/2" = 1" = 2" = 4" = 8" = 16" = 32" = 64" = 128" = 256" = 512" = 1024" = 2048" = 4096" = 8192" = 16384" = 32768" = 65536" = 131072" = 262144" = 524288" = 1048576" = 2097152" = 4194304" = 8388608" = 16777216" = 33554432" = 67108864" = 134217728" = 268435456" = 536870912" = 1073741824" = 2147483648" = 4294967296" = 8589934592" = 17179869184" = 34359738368" = 68719476736" = 137438953472" = 274877906944" = 549755813888" = 1099511627776" = 2199023255552" = 4398046511104" = 8796093022208" = 17592186044416" = 35184372088832" = 70368744177664" = 140737488355328" = 281474976710656" = 562949953421312" = 1125899906842624" = 2251799813685248" = 4503599627370496" = 9007199254740992" = 18014398509481984" = 36028797018963968" = 72057594037927936" = 144115188075855872" = 288230376151711744" = 576460752303423488" = 1152921504606846976" = 2305843009213693952" = 4611686018427387904" = 9223372036854775808" = 18446744073709551616" = 36893488147419103232" = 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NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL ROOMS TO BE FINISHED TO SUIT.
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11711 N. FISHCAMP LANE, 9TH
 STE 200
 CAMPBELL, CA 95008

ROBE
 205 E 17TH STREET SUITE
 LODDSVILLE, KY 40023

WHITEHORN
 100 EAST 800 PLACE
 MARIETTA, GA 30067

FAIRFIELD INN & SUITESSM
COURTYARD
 Courtyard, IA

FIRST LEVEL FLOOR PLAN
 A.101

REVISIONS FROM COMMUNICATION