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AUG 13 2009



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MEMORANDUM

Planning and Development – CC Memo No. 09-082

DATE: JULY 17, 2009

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP07-0101 SAN MARCOS GOLF RESORT

Request: Extension of Use Permit approval to allow a maintenance/cart storage facility

Location: South of the southwest corner of Dakota Street and Chandler Boulevard, approximately ¼ mile west of Arizona Avenue

Applicant: San Marcos Resort, Frank Heavlin

RECOMMENDATION

The request is for extension of Use Permit approval to allow a maintenance/cart storage facility in conjunction with a golf course. Planning Commission and Staff, finding consistency with the General Plan and Redevelopment Element, recommend approval for one (1) additional year subject to conditions.

BACKGROUND

The San Marcos Golf Resort facility is located south of Chandler Boulevard, approximately ¼ mile west of Arizona Avenue. The 18-hole, PGA championship golf course is a landmark that is nearly a century old. In 1914, the course was seeded with Bermuda grass, making it the first grass golf course in Arizona. Mature cedar and tamarisk trees line the perimeter of the development and many of the fairways on the golf course.

The Resort area has been identified as a preferred location for a conference center campus in Chandler. As part of any new development plan related to the conference center, the maintenance and golf cart storage facility would be relocated and/or redesigned to be less prominent and more attractive in a manner appropriate within the larger plan's context. The application requests an additional one (1) year Use Permit approval to continue the maintenance

and golf cart storage facility in its current location while the conference center plans are being developed.

The maintenance and golf cart storage facility is located near the property's northeastern end, adjacent to Chandler Boulevard (about 150 feet south of the Chandler Boulevard right-of-way). To the east is the San Marcos Commons residential/retail/office development, to the south and west are the golf course facilities, and to the north across Chandler Boulevard are the Chandler High School athletic fields and an existing single-family neighborhood. Farther west along Chandler Boulevard is an office development that is surrounded by the golf course. Phase I of the San Marcos Commons development is complete, while the Phase II residences immediately adjacent to the storage facility are vacant with no construction anticipated in 2009.

The Chandler Redevelopment Element identifies the subject site as Resort/Hotel, which prescribes uses associated with the existing hotel and resort facility. The storage yard has existed on the site since approximately 1990. During the 1982 master planned zoning for the San Marcos Hotel restoration, the subject site was part of an area zoned Planned Area Development (PAD) for the golf course. The proposed storage yard use is not allowed by right under the current PAD zoning established in 1982. In 1982, a Preliminary Development Plan (PDP) was also approved that included a destination resort near the present clubhouse, but that resort was never developed. In 1996, an application was submitted for an alternative location for the maintenance facility featuring a recessed yard 3 to 4 feet below grade along Chandler Boulevard, adjacent to the existing apartments, but was later withdrawn. In 2000, the site received its original Use Permit approval for the maintenance/storage facility with a 5-year time limit. The Use Permit was renewed in November 2006 for an additional one (1) year. The current Use Permit application was held for some time with the hope that the conference center development could accompany the Use Permit renewal.

The existing maintenance and cart storage yard is enclosed by a chain link fence with woven wire fabric surrounded by dense shrubs. Mature trees exist along the Chandler Boulevard frontage, though other landscaping in that area was removed during road construction in 2005. Improvements to landscaping, fence maintenance, and light shielding were made in conjunction with the 2006 Use Permit renewal.

DISCUSSION

This site is located along an important gateway into Downtown Chandler and, as such, the opinion of Planning Commission and Staff is that it should provide an attractive environment and sense of arrival to the city center. The proposed use is appropriate only in a temporary fashion in order to maintain the golf course's functionality while a more ideal, permanent solution is formulated.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 24, 2009 at the San Marcos Resort. Three citizens attended to ask questions about the Resort's long-term development plans.
- At the time of this writing, Staff is not aware of any opposition.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Redevelopment Element, and Planned Area Development (PAD) zoning, recommend approval of UP07-0101 SAN MARCOS GOLF RESORT subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. Use Permit approval does not constitute Final Development Plan approval. The site must conform to all applicable City regulations.
3. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
4. 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.
5. Storage shall be contained within the confines of the existing chain link fence. Non-compliance with this condition shall void Use Permit approval.
6. Building permits shall be obtained for any structure or assembled object used to shelter material from the elements that is placed upon the property.
7. There shall be no maintenance-related deliveries between the hours of 10:00 p.m. and 6:00 a.m.

PROPOSED MOTION

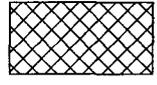
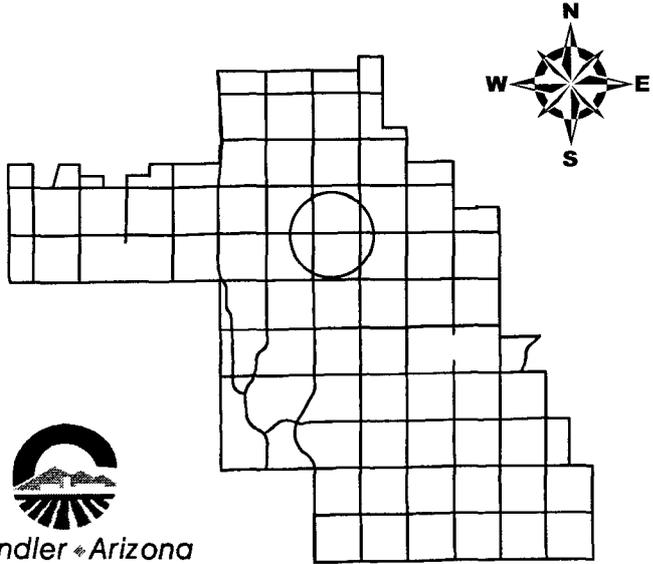
Move to approve UP07-0101 SAN MARCOS GOLF RESORT subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan/Landscape Plan
3. Applicant Narrative



Vicinity Map



UP07-0101

**San Marcos Golf Resort
Maintenance Yard**

CHANDLER BOULEVARD

ANNUAL FLOWER BED ACCENT
EDGE AT CURB OF CLUBHOUSE
DRIVEWAY (BY RESORT).

EXISTING ANNUAL BED & I.D. SIGN.

BERM, 4:1 SLOPE, WITH
12" HEIGHT INTERVAL
CONTOUR MARKINGS, TYP.

LEGEND:

- TAMARASK
EXIST'G
- ALEPPO PINE
EXIST'G
- CALIFORNIA FAN
EXIST'G
- OLEANDER Sr AGNES & ALGIERS
EXIST'G
- LUCKY NUT
EXIST'G
- ARBORVITAE
EXIST'G
- YELLOWBELLS
EXIST'G
- BOUGAINVILLEA
EXIST'G
- DWF PINK OLEANDER
EXIST'G
- HERITAGE LIVE OAK
- 4 WING SALT BUSH
- PINK DWF OLEANDER
- CAPE HONEYSUCKLE
- BRITTLEBUSH
- AUST. SALT BUSH
- PROS. ROSEMARY
- BERMUDA
- RED DG GC

EXTRUDED
CONC. HEADER

EXISTING
PRACTICE GREEN

EXISTING
SAND TRAP

EXTEND EXISTING LAWN
AT EDGE OF MAINTENANCE
YARD ACCESS DRIVE.

INSTALL OAK WITH MINIMUM
6'-0" HEIGHT, TYPICAL

DEVELOP RESERVE SITE INTO TOUR
REPLACEMENT AREA FOR GOLF COURSE.

EXISTING WOVEN WIRE
FABRIC FENCE AROUND
YARD.

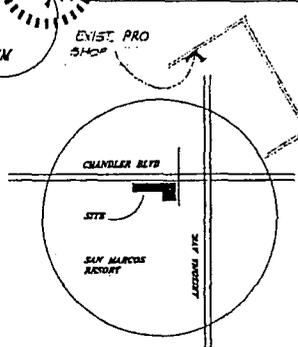
EXISTING MAINTENANCE YARD.

EXISTING
BOULDER

EXISTING
SPAIT RAIL
FENCE

CLUBHOUSE DRIVEWAY

35'



EAST HALF

0' 10' 20'

PRELIMINARY LANDSCAPE PLAN

REVISED

Kevin O'Melia Ltd. Landscape Architect 1051 E. Loma Vista Drive Tempe, AZ 85282 480 921 2967

SAN MARCOS
555 N. Chandler Boulevard
GARDNER, ARIZONA 85226



barclison
arquitectura
group



1000 N. Broadway from
Suite 100
Tempe, Arizona 85282
phone 480-461-1007
fax 480-461-3171

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project no. 31MAR2002



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www.sanmarcosresort.com

May 19, 2009

William Dermody, City Planner
City of Chandler
Planning & Development Department
215 E. Buffalo Street
Chandler, AZ 85225

Re: UP05-0065 San Marcos Golf Resort

Dear Bill:

Per San Marcos Golf Resort's temporary use permit we are requesting a temporary extension for the golf course maintenance area.

It is our recommendation that we relocate our present facility to parcel #4 of the property owned by San Marcos Capital Partners when the proposed convention center is completed.

We request the process of approval to proceed forward with this extension.

Sincerely,

Frank Heavlin
General Manager

FH/rd