

AUG 27 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 09-087a

DATE: AUGUST 20, 2009

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP08-0027 CANDLEWOOD SUITES

Request: Preliminary Development Plan approval for a four-story hotel on approximately 1.1-acres

Location: South and west of the southwest corner of Chandler Boulevard and 54th Street

Applicant: Harvey J. Lawrence; Harvey J. Lawrence & Associates

The request was continued at the July 15, 2009 Planning Commission hearing in order to be reviewed by the Design Review Committee. Concerns expressed at the Planning Commission and Design Review Committee (DRC) meetings included landscaping and the outdoor amenities, material uses, and overall architectural design of the hotel. The current request includes changes based upon the comments from the Planning Commission and DRC meetings. Planning Commission and Staff recommend approval with conditions.

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for an 85-room, four-story hotel on approximately 1.1-acres. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located within the Southgate business center. Directly north of the subject site is a drive-thru restaurant. Northeast, east, and south are a fuel station and office building.

Directly west across Southgate Drive is a Motel 6, owned by the same property owner of the current request.

The subject site, along with the surrounding area received Light Industrial (I-1) zoning in 1980. The same area was rezoned to PAD for C-2 uses in 1986, eliminating the I-1 zoning. As part of the zoning approval, an overall master plan was required to be submitted and approved at a later point in time. In 1990, a master plan was submitted and approved which included a request for allowing the original I-1 uses along with C-2 uses, however the permitted C-2 uses did not include hotels and motels. In 1995, a rezoning specifically allowing for hotels and motels along with a PDP for a hotel on the subject site and the existing Motel 6 to the west was approved. The current request is substantially different than the previously approved hotel, therefore requiring a new PDP. The current request is consistent with the zoning.

SITE LAYOUT

The subject site is the last vacant piece of land within the Southgate Business Park. The hotel is located on the southern portion of the site, on an east/west axis. A single access point to the hotel is provided off of the private Southgate Drive. The access point serves as a secondary access to the restaurant north of the hotel. Due to the configuration of the access drive off of Southgate Drive site design is restrained.

Parking is predominantly located north of the hotel, however approximately 17 parking spaces are provided on a portion of the first floor. The 17 parking spaces are screened from street view, except for the entrance to the parking area, by a screen wall architecturally integrated with the remainder of the hotel. Additionally, the design team has included in the screen wall open windows with cast iron dividers to give the look of mullions along with protruding sun shades as provided on the rest of the building. The open windows allow for some visibility into the parking area as well as allowing for ventilation. Patron rooms are located on the 2nd-4th floors of the hotel.

In relation to site constraints, the applicant is requesting a waiver from the number of required parking stalls located on-site. Current Code requires 1.3 parking stalls per sleeping room. However, it has been the policy to administratively allow a reduction from the Code to provide a ratio of one parking stall per sleeping room when a conference room is not provided as part of the hotel design. With this in mind, the required amount of parking is 85 spaces; the plan provides 81 spaces. Since the property owner also owns the hotel directly west of this location, a parking agreement for the additional spaces will be provided. The existing hotel to the west requires approximately 49 parking spaces using the 1:1 ratio but provides approximately 66 parking stalls, thus allowing for an excess of 17 spaces. One of the adjustments made to the landscape plan, as a result of the Design Review Committee meeting, was the elimination of four parking stalls in front of the hotel entry. These four parking spaces were eliminated and replaced with a prominent pedestrian access point that will utilize pavers and be flanked by Mexican Fan Palms, providing a stronger entry.

Chinese Elm and Wreath Acacia trees will be used throughout the site as the dominant tree species, however as a result of the DRC meeting Mexican Fan Palms and Date Palms have been

added to the landscape palette. The Mexican Fan Palms will be located within close proximity to the hotel to provide a more pedestrian scale and to soften the height of the hotel. Date Palms will highlight the hotel entry drive. Additionally, the two pedestrian features were reconfigured to create a more cohesive pedestrian area. The ramada will include the stacked stone detail on the lower portion of the columns, and a standing seam metal roof will be utilized to create a more integrated design with the hotel. Pavers will surround the water feature, creating a more attractive pedestrian area.

Monument signage is not currently being requested. However, building mounted signage is provided on the north and west elevations. The building mounted signage will be individually mounted pan channel lettering

BUILDING ARCHITECTURE

The building is rectangular in design, with various articulated elements. Significant architectural embellishments have been added as a response to the DRC meeting. Cultured stone will flank the entry of the hotel, and will extend to the base of the fourth floor. Along with the cultured stone and enhanced landscaped area in front of the hotel entrance, a steel canopy further highlights the entry.

Wainscoting will be provided on all sides of the hotel. At the hotel entry a “stepping” of the wainscot is provided to draw additional attention to the entry. The arched parapet element found at the hotel entrance is also provided east of the entrance and is carried to the rear elevation, though on a smaller scale. A parapet cap and cornice detail is also provided, creating a stronger architectural design.

Scoring patterns on all elevations, along with various recessed building components, parapet stepping and arched parapet elements provide visual interest. Projecting sunshades will be located on all windows on both the north and south elevations. Portions of the wall plane on the front and rear elevations will also be recessed to not only provide additional interest but to create additional shadow lines. Additionally, the windows on the north and south elevations will be recessed seven-inches, providing additional shading. Window mullions are also provided throughout. The four-story hotel is approximately 53’ at the top of the arched parapet and 42’ to the top of the main roof parapet.

As part of the design of the hotel, the property owner will be integrating roof-mounted solar panels. The panels will be mounted on two individual beams spanning the length of the roof in an east/west fashion. The mounting of the solar panels onto the individual beams will reduce the number of penetrations into the roof membrane, allow for easy access and maintenance, and allows for the panels to be completely screened from street view. The applicant has indicated that with the solar panels the hotel will have a return on the investment within seven years. Additionally, the solar panels will create 70% of the energy consumed on-site. The applicant and Staff are excited with the ability to showcase the hotel as a model of how solar panels, design, and cost can be successfully integrated. Solar panel calculations are provided in the development booklet. Additionally, the design team has discussed the use of Insulating Concrete

Forms (ICF's) as the predominate building material. The use of ICF's provides higher insulation, fire, and wind ratings. The applicant is also considering pursuing LEED credits.

DISCUSSION

Planning Commission and Staff are pleased with the overall outcome of the project based on the adjustments made due to the DRC meeting, finding the hotel to represent a quality project through the use of a number of design techniques on a relatively difficult site to develop. Planning Commission and Staff believe the concerns expressed regarding the landscaping and outdoor amenities, materials, and overall architectural design, by the Planning Commission and DRC, have been integrated with the current proposal. Furthermore, Planning Commission and Staff are pleased with the incorporation of the solar panels into the overall design of the hotel finding the inclusion an example for future developments to follow.

Planning Commission and Staff are in support of the request for deviation from the required parking standards, citing that the anticipated room demand along with the parking agreement with the hotel to the west will not present a parking problem.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Preliminary Development Plan request was advertised in the newspaper.
- An orange 4' X 8' public hearing sign was posted on the property.
- Due to the location of the site a neighborhood meeting was not held, rather a letter explaining the request was sent to all property owners within a 600-foot radius.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (McClendon, Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP08-0027 CANDLEWOOD SUITES, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit G, Development Booklet, entitled "CANDLEWOOD SUITES", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0027, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The site shall be maintained in a clean and orderly manner.

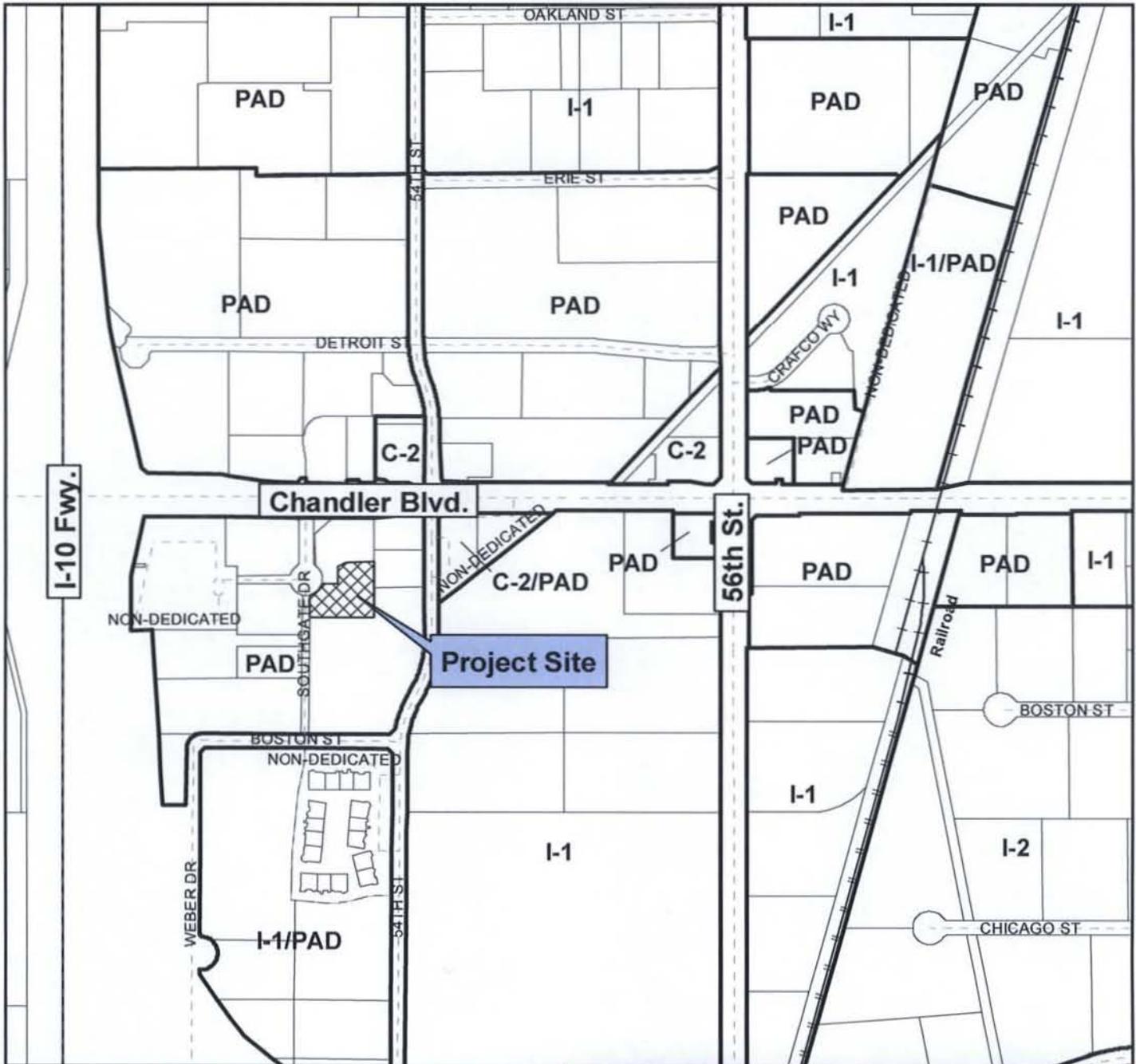
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
6. Compliance with original conditions adopted by the City Council as Ordinance No. 2543 in case Z94-129, except as modified by condition herein.

PROPOSED MOTION

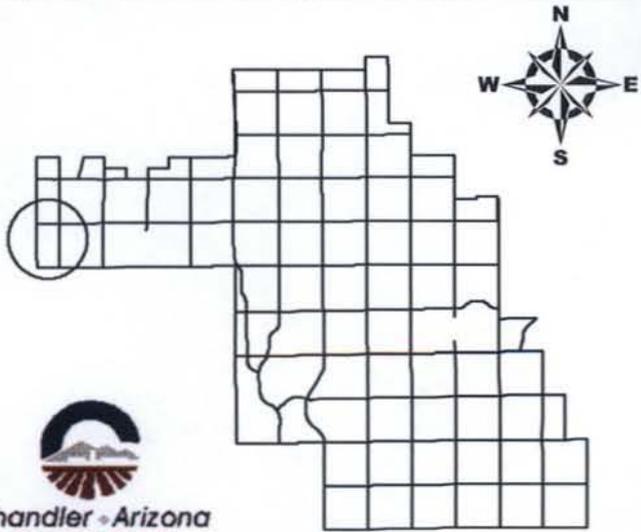
Move to approve PDP08-0027 CANDLEWOOD SUITES, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 2543
6. Development Booklet, Exhibit 'G'



Vicinity Map



PDP08-0027

Candlewood Suites



Vicinity Map




PDP08-0027
Candlewood Suites

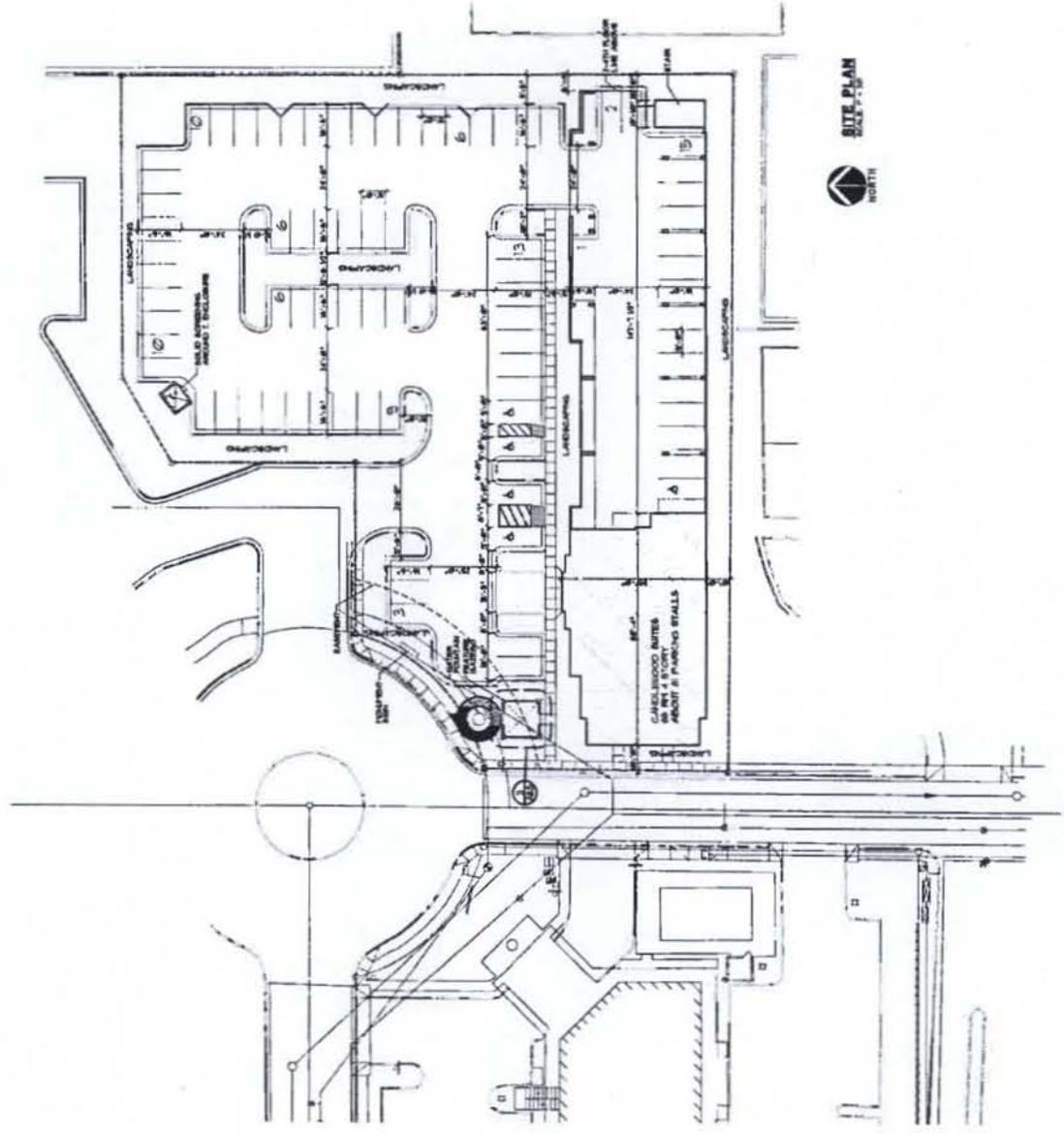
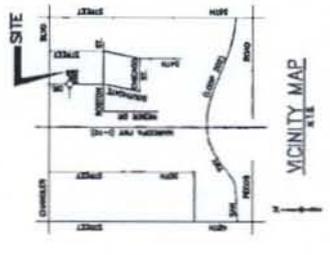


LEGAL DESCRIPTION:
 SUBDIVISION:
 1/2 ACRES OF LOT 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER:
 D & S FAMILY TRUST
 7446 W. CHANDLER BLVD.
 CHANDLER, AZ 85226

ARCHITECT:
 ASSOCIATED ARCHITECTS
 1000 N. GILBERT AVENUE, SUITE 200
 CHANDLER, AZ 85226

ENGINEER:
 CIVIL ENGINEER
 1000 N. GILBERT AVENUE, SUITE 200
 CHANDLER, AZ 85226



ASSOCIATED ARCHITECTS
 1000 N. GILBERT AVENUE, SUITE 200
 CHANDLER, ARIZONA 85226
 PHONE: 480-948-8888
 FAX: 480-948-8888
 WWW: WWW.ASSOCIATEDARCHITECTS.COM

CANDLEWOOD SUITES

A NEW 85 ROOM CANDLEWOOD SUITES FOR D & S FAMILY TRUST
 7446 W. CHANDLER BLVD.
 CHANDLER, ARIZONA

C-O

DATE: 11/11/03
SCALE: 1/8" = 1'-0"
PROJECT: 7446 W. CHANDLER BLVD.
TITLE: SITE PLAN

SITE PLAN



LANDSCAPE ARCHITECT
D & S FAMILY TRUST
7445 WEST CHANDLER BLVD.
CHANDLER, ARIZONA 85226

REVISIONS
06/07/09

LANDSCAPE PLAN
L101

DATE: 20 JULY 2009

REGISTERED ARCHITECT

PROJECT NO. 09-001

DATE: 20 JULY 2009

REGISTERED ARCHITECT

LANDSCAPE PLAN - GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION PRIOR TO ANY INSTALLATION AND TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE PROJECT. MEETINGS TO DISCUSS ANY DISCREPANCIES OR CONDITIONS SHALL BE SCHEDULED TO OCCUR AFTER THE UTILITIES HAVE BEEN LOCATED AND BEFORE ANY CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRANDES IN LANDSCAPED AREAS. HE SHALL DETERMINE WITH THE GENERAL CONTRACTOR THE TYPE OF GRANDE TO BE USED AND THE GRANDE TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS AND DRAINAGE SHALL BE PROVIDED ON ALL AREAS INDICATED BY THE ARCHITECT. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
6. ALL AREAS DESTROYED DURING CONSTRUCTION TO BE FINISHED GRANDE SHALL BE REFINISHED GRANDE OR DETERMINED TO BE REFINISHED GRANDE. CONTRACTOR SHALL FINE GRANDE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRANDES SHALL BE NEAT, COMPACT, AND FREE OF DEBRIS PRIOR TO SUBSTITUTION.
7. PRIOR TO SPREADING MATERIAL, GROUNDWORKERS, ADJUST AND COMPACT FINISH GRANDE. APPLY FRESH PRE-MEMBRANE SURFACING PER GRANDE FINISH GRANDE OR MATERIAL AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A ROLLER TO A DENSITY OF 95% OF THE UNCOMPACTED MATERIAL AT THE END OF THE MAINTENANCE PERIOD.
8. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF UNIFORM FINISH GRANDE. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRANDES IN LANDSCAPED AREAS. HE SHALL DETERMINE WITH THE GENERAL CONTRACTOR THE TYPE OF GRANDE TO BE USED AND THE GRANDE TO BE ESTABLISHED BY OTHERS.
10. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS AND DRAINAGE SHALL BE PROVIDED ON ALL AREAS INDICATED BY THE ARCHITECT. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
11. ALL AREAS DESTROYED DURING CONSTRUCTION TO BE FINISHED GRANDE SHALL BE REFINISHED GRANDE OR DETERMINED TO BE REFINISHED GRANDE. CONTRACTOR SHALL FINE GRANDE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRANDES SHALL BE NEAT, COMPACT, AND FREE OF DEBRIS PRIOR TO SUBSTITUTION.
12. PRIOR TO SPREADING MATERIAL, GROUNDWORKERS, ADJUST AND COMPACT FINISH GRANDE. APPLY FRESH PRE-MEMBRANE SURFACING PER GRANDE FINISH GRANDE OR MATERIAL AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A ROLLER TO A DENSITY OF 95% OF THE UNCOMPACTED MATERIAL AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF UNIFORM FINISH GRANDE. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
14. STAKE LOCATIONS FOR ALL TREES APPROX. PRIOR TO INSTALLATION OF FINISH GRANDE. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES AND VARIETY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
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20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES AND VARIETY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
21. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES AND VARIETY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.
22. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES AND VARIETY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MEET ALL EXISTING BOUNDARIES AND FINISH GRANDE SHALL BE 2" BELOW THE DECOMPOSED GRANITE.

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	SIZE	QTY
(Symbol)	ACACIA SALICINA / WEIGAN WATTLE	2 1/2" BOX (6" x 1 1/2")	18
(Symbol)	ULMUS PARVIFOLIUS / CHECKE Elm	2 1/2" BOX (6" x 1 1/2")	10
(Symbol)	PHOENIX SACTYRIFOLIA / DATE PALM	2 1/2" BOX (6" x 1 1/2")	5
(Symbol)	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	2 1/2" BOX (6" x 1 1/2")	8
(Symbol)	MEDIUM AND SMALL SHRUBS		
(Symbol)	EMPHYSALIS MACULATA V. IRVINGII / RED EMPHYSALIS	5 GALLON	71
(Symbol)	IRVINGIA LINDLEYI / BUTTERFLY	5 GALLON	87
(Symbol)	GROUNDCOVERS		
(Symbol)	LANTANA N. 'NEW GOLD' / NEW GOLD LANTANA	1 GALLON	50
(Symbol)	ROSEMOSS OFFICINALIS / 'PHOENIX' ROSEMOSS	5 GALLON	49
(Symbol)	ACCENTS		
(Symbol)	FEVERFUELE PAMPULOSA / RED YUCCA	5 GALLON	24

LANDSCAPE PLAN KEYNOTES

1. 8" TYP. PER CITY STANDARDS
2. EXISTING STREETLIGHT
3. EXISTING SIGN
4. 8" TYP. CONCRETE CURB AROUND PERIMETER OF PLANTING AREA

SITE ELEMENTS SQUARE FOOTAGE CALCULATIONS

ELEMENT	BO FOOTAGE	% OF TOTAL LOT
TOTAL LOT	49,893	100%
PARKING	28,379	57%
FOOTPRINT	15,342	31%
LANDSCAPE	6,172	12%
TURF	2784	6%
PHOBILIS GYMNODIUM COVER	2784	6%
RED EMPHYSALIS 5' PER	2784	6%
BUTTERFLY 5' PER (12' x 6")	2784	6%
NEW ROSEMOSS 1.5' PER	2784	6%
RED YUCCA 1.5' PER	2784	6%
INDICATED MATERIAL	13178	26%

VICINITY MAP



LANDSCAPE PLAN KEYNOTES

1. VERIFY CERTIFY THAT NO TREE OR BOLLIGER IS DESIGNATED CLOSER THAN SIX (6) FEET TO THE FACE OF A PUBLIC STREET CURB
2. REGISTERED ARCHITECT
3. DATE: 20 JULY 2009

CITY OF CHANDLER LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 31 OF THE FOLLOWING YEAR. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE REPLACED WITH THE SAME SPECIES AND VARIETY. THE GUARANTEE SHALL BE IN FULL FORCE AND EFFECT FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE BY THE END OF THE GUARANTEE PERIOD. THE GUARANTEE APPLICABLE TO LANDSCAPE PLAN MATERIALS SHALL BE THE LATEST AMENDED EDITION OF THE CITY OF CHANDLER LANDSCAPE PLAN MATERIALS. THE GUARANTEE SHALL BE IN FULL FORCE AND EFFECT FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE BY THE END OF THE GUARANTEE PERIOD. THE GUARANTEE APPLICABLE TO LANDSCAPE PLAN MATERIALS SHALL BE THE LATEST AMENDED EDITION OF THE CITY OF CHANDLER LANDSCAPE PLAN MATERIALS.
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LANDSCAPE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



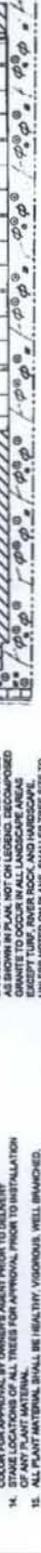
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LANDSCAPE PLAN



LANDSCAPE PLAN



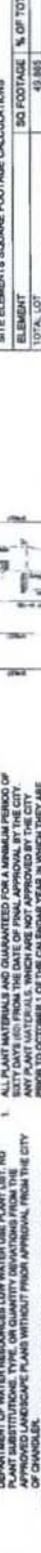
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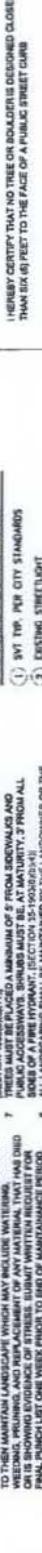
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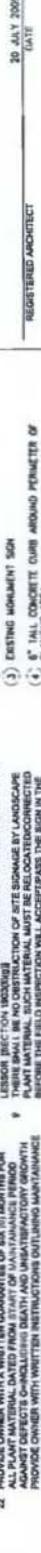
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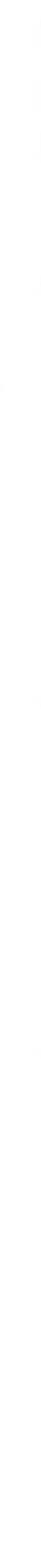
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LANDSCAPE PLAN

COLOR ELEVATIONS



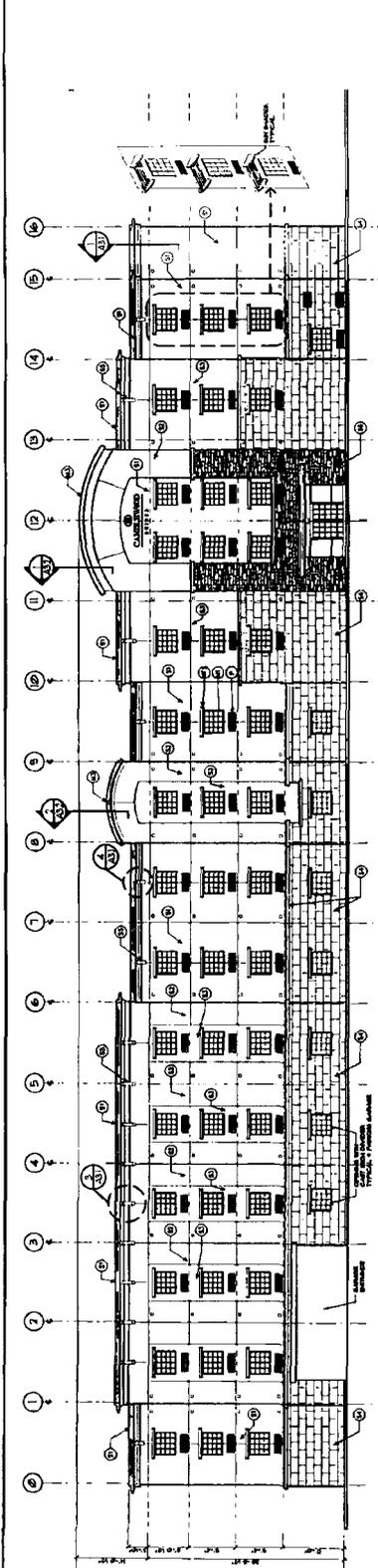
COL
ARCHITECTS
1000 P.A.L.
1000 P.A.L.

PROJECT: 04-04-04
DATE: 04-04-04
DRAWN: [Name]
CHECKED: [Name]

D & S FAMILY TRUST
7445 W. CHANDLER BLVD.
CHANDLER, ARIZONA
A NEW 86 ROOM CANDLEWOOD SUITES FOR



ASSOCIATED ARCHITECTS
405 S. BURLINGAME, SUITE 814
DENVER, COLORADO 80222
PHONE: (303) 491-0011
FAX: (303) 491-0011
WWW.ASSOCIATEDARCHITECTS.COM



NORTH ELEVATION

MATERIALS LEGEND

1	163 NATURAL WHITE SANDPAPERABLE TEXTURE
2	164 CHOCOLATE MOORE SANDPAPERABLE TEXTURE
3	165 3/4" BRICK BONA SANDPAPERABLE TEXTURE
4	166 3/4" BRICK BONA REMAIN IN COLOR FINISH
5	167 ADHESIVE FINISH
6	168 COLOR TO MATCH #4
7	169 CLAYED STONE, COUNTRY JEROME™
8	170 ALUMINUM YELLOW CLEAR ANODIZED FINISH
9	171 METAL
10	172 METAL ROOF TO MATCH #8
11	173 GLASS
12	174 UNGLAZED PINE MOUNTAIN 2X6 SOLAR CONTROL LOGS & SLATS
13	175 NATURAL COLOR TAMPA IN COPPER 600 2X4 BRUSH PAZE
14	176 NATURAL COLOR TAMPA IN GOLDEN BRUSH 600 2X4 BRUSH PAZE
15	177 NATURAL COLOR TAMPA IN GOLDEN BRUSH 600 2X4 BRUSH PAZE
16	178 SOLAR TO MATCH ADJACENT WALL
17	179 ALUMINUM CLEAR ANODIZED FINISH (SEE NOTES)

1. FULL ROOF COVER WITH PHOTOVOLTAIC SOLAR COLLECTIONS WITH OVER 10% OF ROOF AREA ACCOMPANIED WITH OVER 10% OF ROOF AREA ACCOMPANIED

2. ALL WINDOW SILL BE DOUBLE PANE LOW-E

NATURAL AREA CALCULATION

NORTH FACADE TOTAL AREA 1338 SF

NET AREA OF WINDOW 2324 SF @ 16% OF 1338 SF

NET WINDOW AREA 307 SF @ 23% OF 1338 SF

NET WINDOW AREA 48 SF @ 4% OF 1338 SF

NET WINDOW AREA 81 SF @ 6% OF 1338 SF

NET WINDOW AREA 135 SF @ 10% OF 1338 SF

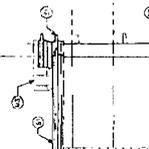
NET WINDOW AREA 191 SF @ 14% OF 1338 SF

NET WINDOW AREA 254 SF @ 19% OF 1338 SF

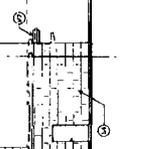
1 PARAPET COPING DETAIL 1
 SCALE: 1/2" = 1'-0"



2 PARAPET COPING DETAIL 2
 SCALE: 1/2" = 1'-0"



3 BRACKET DETAIL 1
 SCALE: 3/4" = 1'-0"



4 BRACKET DETAIL 2
 SCALE: 3/4" = 1'-0"



FRONT ELEVATION

SOUTH ELEVATION

A NEW 85 ROOM CANDLEWOOD SUITES FOR

MATERIALS LEGEND

1	SP1	W/8 MATERIAL WHITE IMPERMEABLE TEXTURE
2	SP2	W/8 CHOCOLATE TONER IMPERMEABLE TEXTURE
3	SP3	W/8 SPANISH TERRAZZO IMPERMEABLE TEXTURE
4	SP4	W/8 SPANISH TERRAZZO W/ COLOR FLORE
5	SP5	W/8 SPANISH TERRAZZO W/ COLOR FLORE
6	SP6	W/8 SPANISH TERRAZZO W/ COLOR FLORE
7	SP7	W/8 SPANISH TERRAZZO W/ COLOR FLORE
8	SP8	W/8 SPANISH TERRAZZO W/ COLOR FLORE
9	SP9	W/8 SPANISH TERRAZZO W/ COLOR FLORE
10	SP10	W/8 SPANISH TERRAZZO W/ COLOR FLORE
11	SP11	W/8 SPANISH TERRAZZO W/ COLOR FLORE
12	SP12	W/8 SPANISH TERRAZZO W/ COLOR FLORE
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96	SP96	W/8 SPANISH TERRAZZO W/ COLOR FLORE
97	SP97	W/8 SPANISH TERRAZZO W/ COLOR FLORE
98	SP98	W/8 SPANISH TERRAZZO W/ COLOR FLORE
99	SP99	W/8 SPANISH TERRAZZO W/ COLOR FLORE
100	SP100	W/8 SPANISH TERRAZZO W/ COLOR FLORE

MATERIAL AREA CALCULATIONS:

NET AREA OF EXTERIOR WALLS: 10,000 SF
 NET AREA OF EXTERIOR ROOF: 1,000 SF
 NET AREA OF EXTERIOR FLOOR: 1,000 SF
 NET AREA OF EXTERIOR CEILING: 1,000 SF
 NET AREA OF EXTERIOR TOTAL: 13,000 SF

BAKE DETAIL AT ARCHES
 SCALE: 1/2" = 1'-0"

BAKE DETAIL AT ENTRY ARCH
 SCALE: 1/2" = 1'-0"

ORDINANCE NO. 2543

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM PAD TO AMENDED PAD TO ALLOW MOTELS AND HOTELS AS PERMITTED USES (Z94-129 GOLDEN 9 MOTEL) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place, and date of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1.

Legal Description of Property:

Lots 8A, 8B, 9A, 9B, 10, 11A, & 11B of Park 10 Business Center, a subdivision of record as recorded in Book 228, Page 11, in the Office of the Maricopa County Recorder, Maricopa County, Arizona.

Said parcel is hereby rezoned from PAD to Amended Pad to allow motels and hotels as permitted uses along with Preliminary Development Plan approval subject to the following conditions:

- 1. The "Revised Southgate Master Plan" (Exhibit A) is granted conceptual approval only. All Subsequent development for specific sites within this master planned area shall be subject to Preliminary Development Plan approval.**

2. Substantial conformance with Exhibit B - Site Plan, Exhibit C - Elevations, and Exhibit D - Landscape Plan.
3. Sidewalk construction and street light installation shall be consistent with that which has been previously installed within this development and shall be subject to the approval of the Southgate Commercial Center Owners Association as well as the City of Chandler (i.e. along the north property lines of each of the two parcels).
4. Preliminary Development Plan approval does not constitute Site Development Plan approval by the Zoning Administrator.
5. Conformance with the Site Development and Landscape Standards contained within the Chandler Zoning code.
6. Approval by the Zoning Administrator of all landscape and irrigation plans.
7. Construction of a an architecturally decorative (i.e. special paving, signage, light bollards, etc.) crosswalk feature between the two parcels to enhance patron access to and from the swimming pool.
8. The applicant shall work with Staff to institute design changes to provide additional visual architectural variety in the north and south elevations of the western building.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Planning and Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 23rd day of February, 1995.

ATTEST:

Carolyn Susan
CITY CLERK

Jim Sidney
MAYOR

PASSED AND ADOPTED by the City Council this 9th day of MARCH, 1995.

ATTEST:

Carolyn Susan
CITY CLERK

Jim Sidney
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2543 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of March, 1995, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Carolyn Susan
CITY CLERK

PUBLISHED: March 15 + 22, 1995