36

AUG 27 2009

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development – CC Memo No. 09-097**

DATE: AUGUST 20, 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 KM

SUBJECT: UP09-0031 HOMEWOOD SUITES

Request: Use Permit approval to sell liquor (Series 7 Beer/Wine Bar License) for on-premise consumption only within a new hotel

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

Applicant: Kari Kruchten
The North Central Group

RECOMMENDATION

The application requests Use Permit approval to allow liquor sales as permitted under a Series 7 Beer/Wine Bar 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

The subject site is located on the southeast side of the Loop 202 Santan Freeway and Price Road interchange in West Chandler. Adjacent to the south and west is the balance of the Gateway Park master planned development, most recently known as Spectrum. The Loop 202 Santan Freeway abuts the property's north side. Adjacent to the east are rural residential properties zoned Agricultural District (AG-1), located north of the Vintage Villas residential subdivision.

The subject property received PAD zoning in 1989 as part of the larger 156-acre Gateway Park master plan. The PAD zoning, most recently revised in 2001 and extended in June of 2005, identifies this approximately 4-acre site for hotel development. A Preliminary Development Plan

(PDP) was approved in December 2007 for the construction of the two Hilton brand hotels, the Hampton Inn & Suites and Homewood Suites. This request pertains to the Homewood Suites hotel.

A Series 7 license, also known as a "beer and wine bar" license, allows the hotel to sell beer and wine (no other spirituous liquors) only for on-site consumption only within areas including the hotel's public areas, outdoor pool area and private rooms. The Series 7 license is necessary at this location to accommodate the hosting of a 'Manager's Reception' Monday through Thursday evenings. The hotel, currently under construction, is scheduled to open mid-October 2009. The 4-story 133-room hotel building will employ approximately 25 people. 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 07/29/09 at 90 N. McClintock Dr. Suite 1. 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: 5 Opposed: 0 Absent: 2(McClendon, Veitch)

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of Use Permit UP09-0031 HOMEWOOD SUITES, 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 7 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.

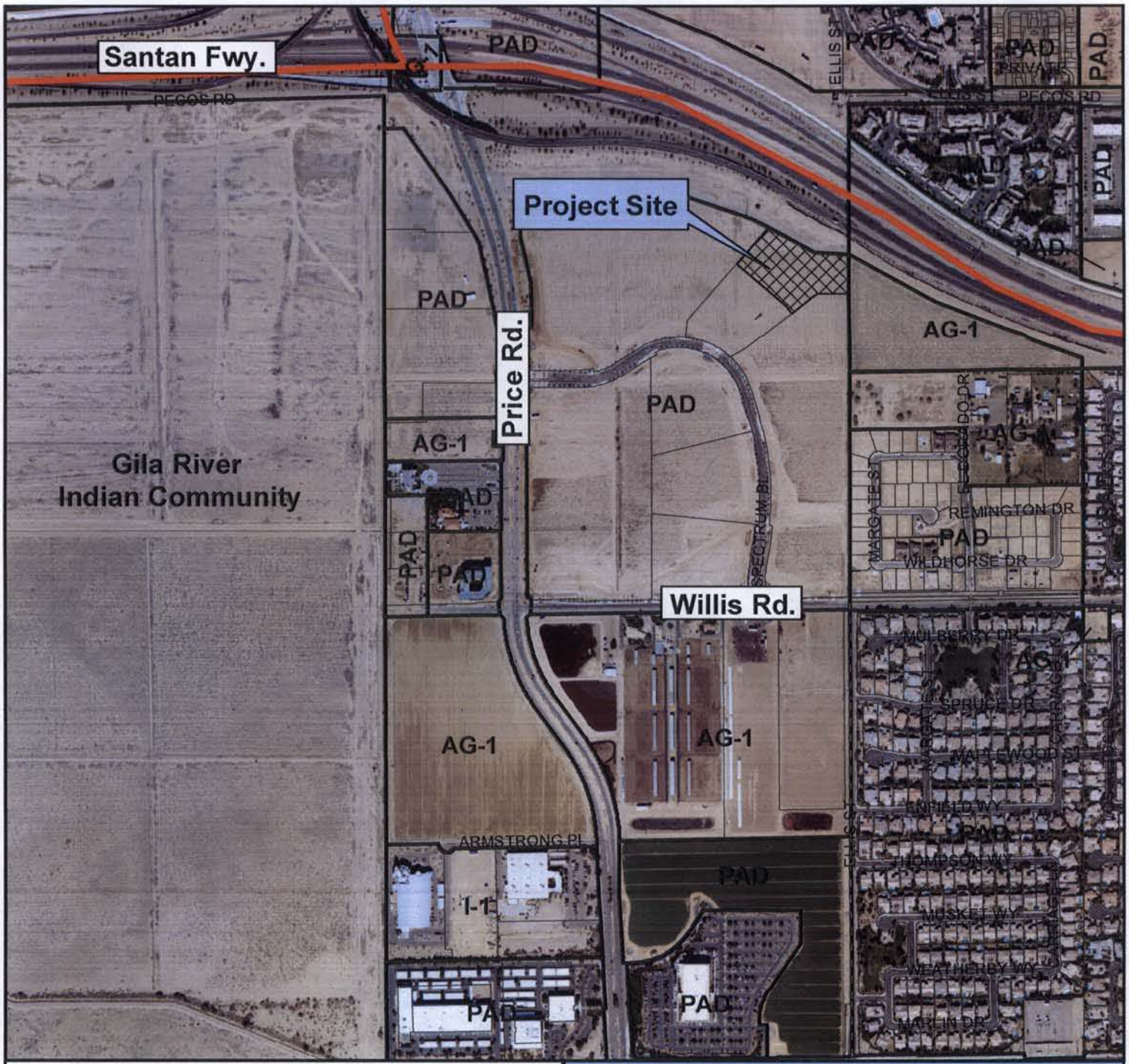
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Use Permit UP09-0031 HOMEWOOD SUITES, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



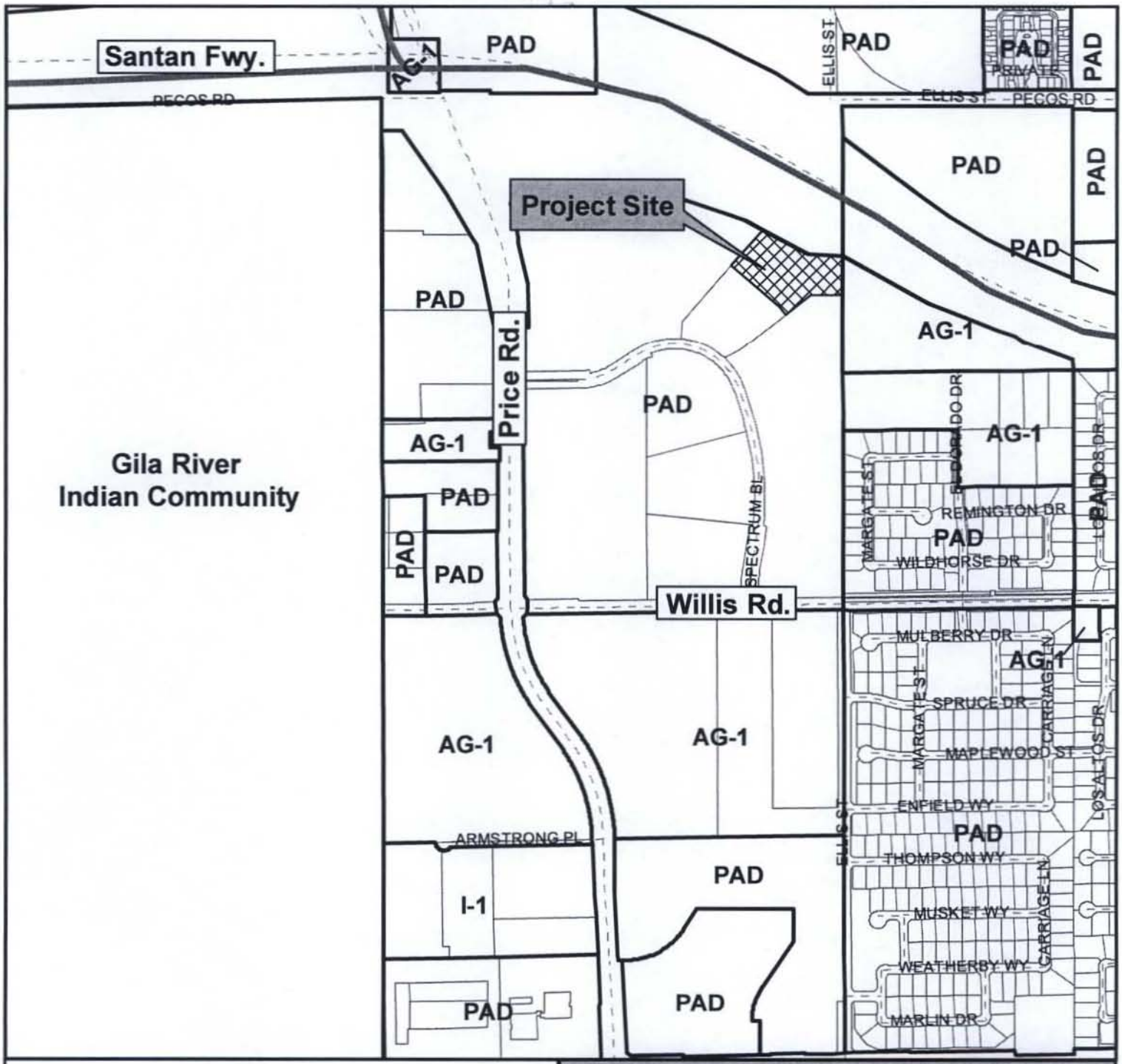
Vicinity Map

UP09-0031

Homewood Suites
Liquor Use Permit

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/24/2009



Vicinity Map

UP09-0031

Homewood Suites
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/24/2009

THE

NORTH CENTRAL

GROUP

VIA HAND DELIVERY

June 18, 2009

City of Chandler
Planning Department
215 East Buffalo Street
Chandler, AZ 85225

RE: Homewood Suites – Chandler, AZ
Liquor Use Permit Application

To Whom It May Concern:

Please find enclosed our Liquor Use Permit Application and supporting documentation. Project details are as follows:

The application is for the Homewood Suites being constructed at 1221 S. Spectrum Boulevard and scheduled to open mid-October 2009. We are applying for a Series 7 license through the Arizona Department of Liquor Licenses and Control. The need for the license is to sell beer and wine in our pantry area to hotel guests as well as to host a Manager's Reception Monday through Thursday evenings. This is a very minimal portion of the business and is strictly provided to hotel guests per the required standards of the Homewood Suites brand. Guests may choose to have a beverage in our lobby/breakfast area which seats 70 or in our outdoor pool area which seats 37 or take the beverage to their guestroom. Beverages in glass containers are strictly prohibited in the outdoor pool area.

The hotel is a four story, building with 133 guestrooms. Gross building is 94,838 square feet and the total parcel is 4.04 acres. The hotel will employ approximately 25 employees. The hotel will be open 24 hours a day and 7 days a week.

If you should have any questions regarding this application, please contact me at 608-662-3608 or kkruchten@ncghotels.com.

Sincerely,

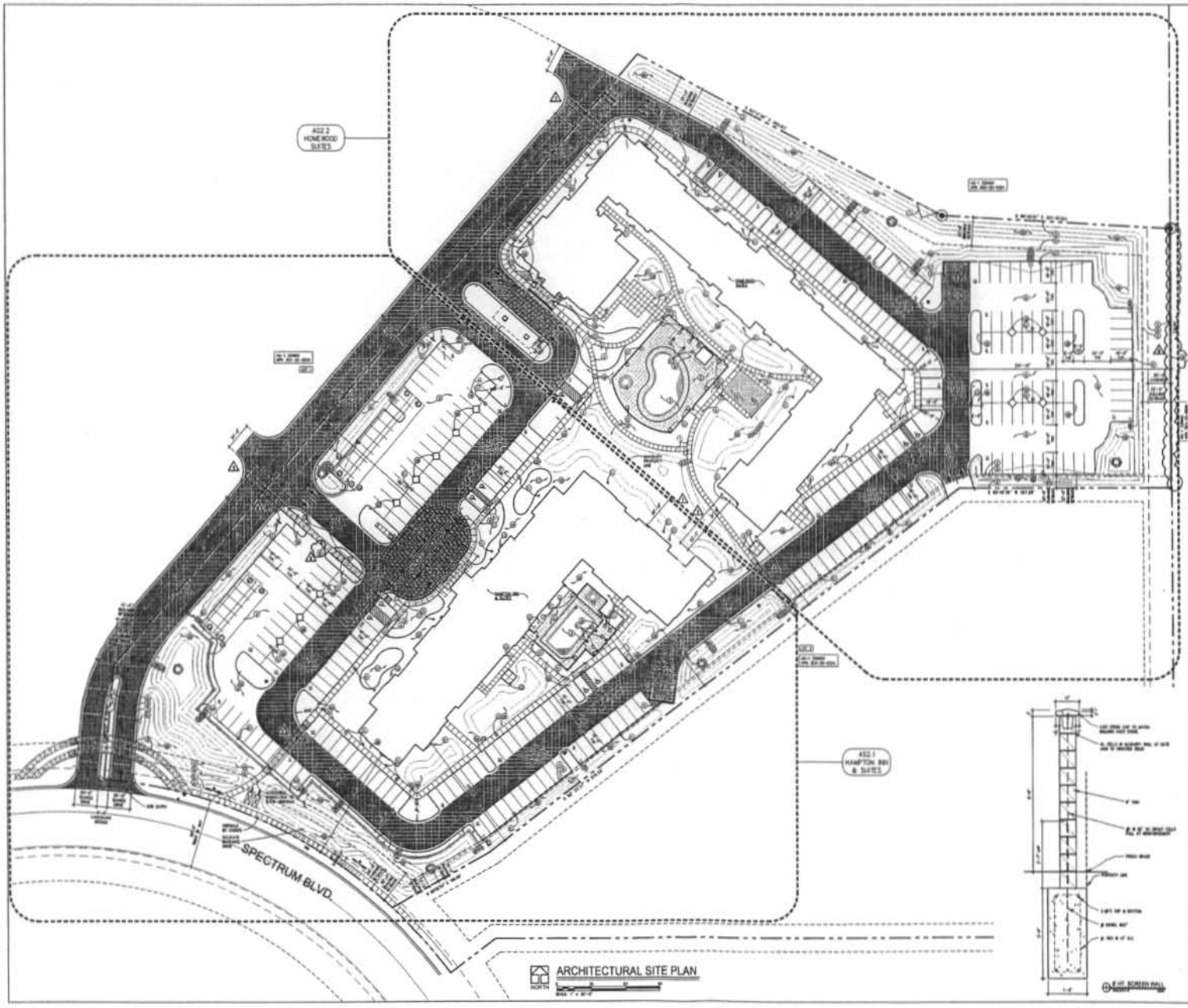
THE NORTH CENTRAL GROUP

Kari Kruchten

Kari Kruchten
Development Coordinator

Enclosures: As stated

NORTH CENTRAL GROUP HOTEL INVESTORS, LLC
NORTH CENTRAL MANAGEMENT, INC. NORTH CENTRAL MORTGAGE, INC.
OWNERS, DEVELOPERS AND OPERATORS OF QUALITY HOTELS
1600 ASPEN COMMONS, SUITE 200, P.O. BOX 620994, MIDDLETON, WISCONSIN 53562-0994
TELEPHONE 608-836-6060 FACSIMILE 608-836-6399 WWW.NCGHOTELS.COM



LEGEND NOTES

OWNER

ARCHITECT/LANDSCAPE ARCHITECT

ENGINEER

LEGAL DESCRIPTION

PROJECT DESCRIPTION

SITE DATA

PARKING CALCULATIONS

HOTEL DATA

VICINITY MAP

GENERAL NOTES

LEGEND

THE NORTH CENTRAL GROUP

ARCHITECTURAL SITE PLAN
HOMEWOOD SUITES
CHANDLER, ARIZONA

AS1.1

DLR Group
Architecture Engineering Planning Interiors

DLR Group

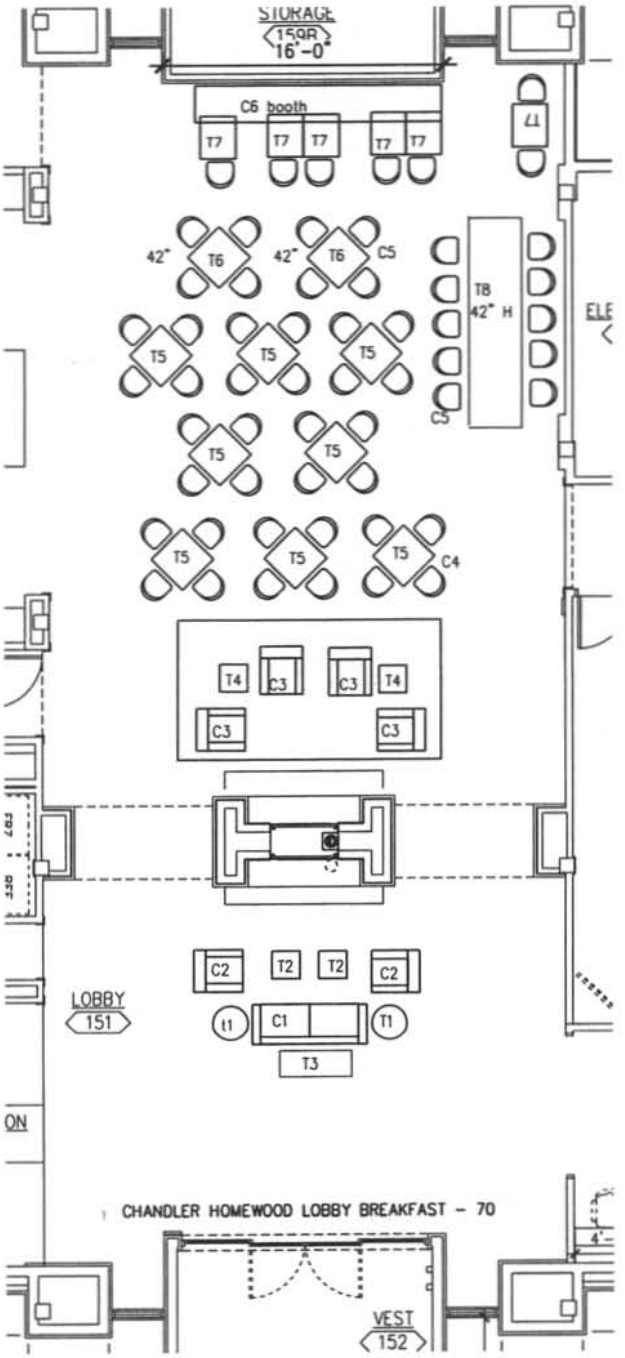
A1.1A

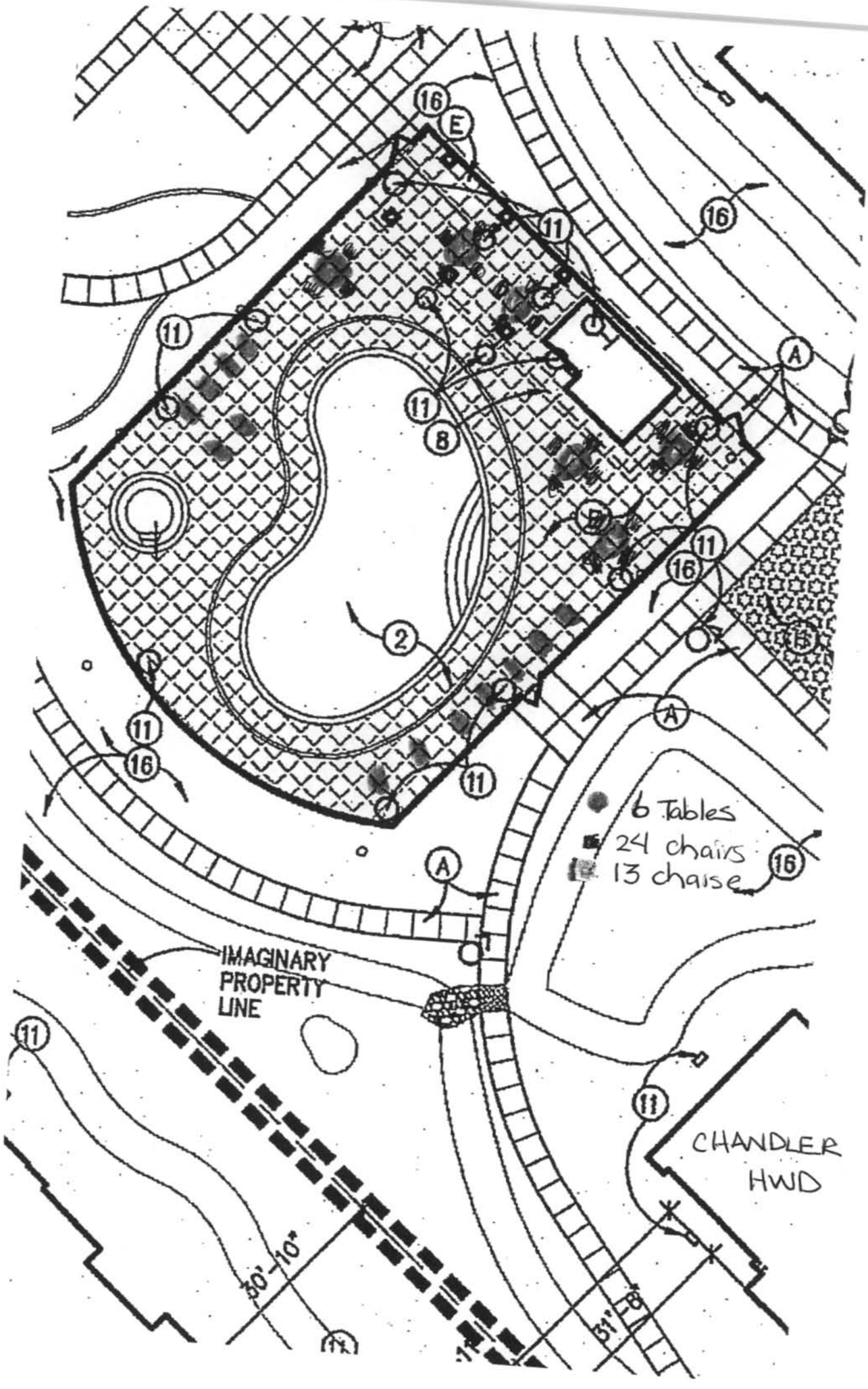
FIRST FLOOR PLAN - AREA A

HOMEWOOD SUITES

CHANDLER, ARIZONA

THE NORTH CENTRAL GROUP


STORAGE
150R
16'-0"
C6 booth
T7
T7
T7
T7
T7
T7
42"
T6
42"
T6
C5
T8
42" H
ELE
T5
T5
T5
C5
T5
T5
T5
T5
T5
C4
T4
C3
C3
T4
C3
C3
C2
T2
T2
C2
LOBBY
151
t1
C1
T1
T3
ON
CHANDLER HOMEWOOD LOBBY BREAKFAST - 70
VEST
152


16
E
11
16
11
A
11
8
B
11
16
2
D
11
16
11
A
6 Tables
24 chairs
13 chaise
16
A
IMAGINARY
PROPERTY
LINE
11
11
CHANDLER
HWD
30'-10"
31'-8"