



B.

MAR 16 2016



MEMORANDUM **Planning Division – PZ Memo No. 16-016**

DATE: MARCH 16, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER

Request: Liquor Use Permit approval to sell and serve liquor for on-premise consumption as permitted under a Series 7 Beer and Wine Bar License

Location: 3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Andrea Lewkowitz, Lewkowitz Law Office, PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

Staybridge Suites is an existing four-story hotel, located at 3990 West Chandler Boulevard, at the northeast corner of Chandler Boulevard and McClintock Drive. Surrounding the site are the recently approved McClintock and Chandler Luxury apartments by Lennar, a Circle K convenience store to the west, across McClintock Drive. The nearest single-family subdivision is south, across Chandler Boulevard.

The request is for Liquor Use Permit approval to sell and serve liquor for on-premise consumption as permitted under a Series 7 Beer and Wine Bar License. Beer and wine would be served to guests during hotel evening socials held from 5:30 p.m. to 7:30 p.m. and will also be available for purchase at the hotel market. Alcohol service is not proposed outdoors, however guests may consume beer and wine within the outdoors patios and pool area. The hotel will employ approximately 12 full and part-time food and beverage employees.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 29, 2016. No one other than the applicant and the hotel manager attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0001 STAYBRIDGE SUITES PHOENIX-CHANDLER, subject to the conditions as recommended by Planning Staff.

Attachments

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

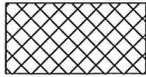
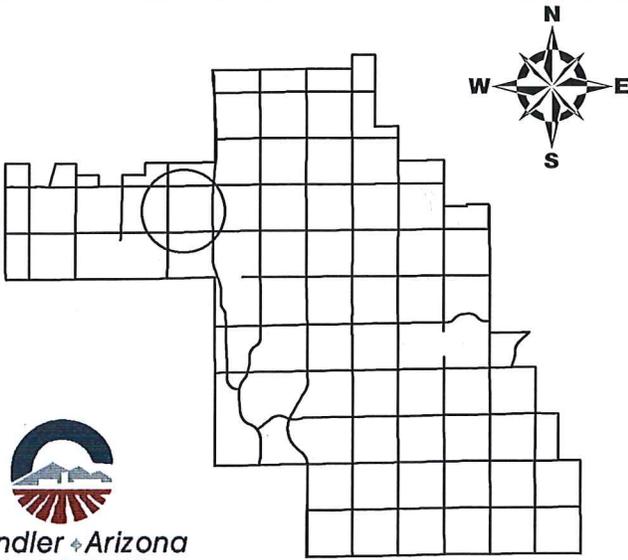


Chandler Blvd.

McClintock Dr.

Project Site

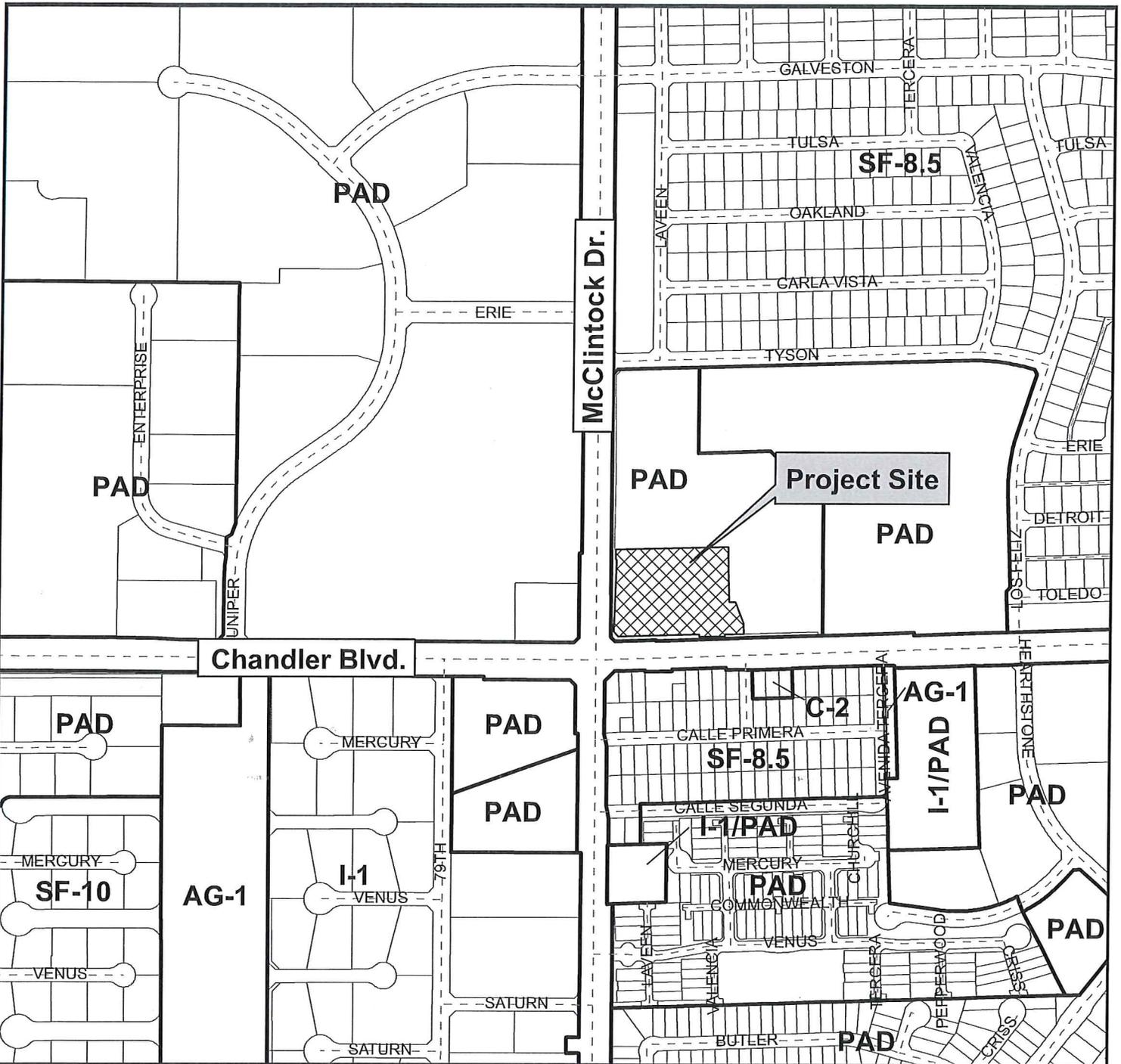
Vicinity Map



LUP16-0001

**Staybridge Suites Phoenix-Chandler
Liquor Use Permit**





Chandler Blvd.

McClintock Dr.

Vicinity Map



LUP16-0001

**Staybridge Suites Phoenix-Chandler
Liquor Use Permit**





LEGEND:
 ○ ELECTRIC, MECH, ELECTRICAL CONTRACTS TO PROVIDE AND INSTALL

FIRST FLOOR HVAC PLAN
 SCALE: 1/8" = 1'-0"

NOTES:
 1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MECHANICAL EQUIPMENT AND DUCTWORK IN PLACE OF THE UNIT.
 2. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 3. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 4. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 5. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 6. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 7. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 8. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 9. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 10. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.

NOTES:
 1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MECHANICAL EQUIPMENT AND DUCTWORK IN PLACE OF THE UNIT.
 2. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 3. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 4. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 5. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 6. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 7. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 8. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 9. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 10. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.

NOTES:
 1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MECHANICAL EQUIPMENT AND DUCTWORK IN PLACE OF THE UNIT.
 2. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 3. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 4. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 5. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 6. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 7. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 8. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 9. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.
 10. PROVIDE MECHANICAL CONTRACTOR TO PROVIDE RETURN AIR TO UNIT FROM THE UNIT.



2600 North Central Avenue
Suite 1775
Phoenix, Arizona 85004
602.200.7222
602.200.7234
www.lewkowitzlaw.com

Andrea D. Lewkowitz
H.J. Lewkowitz

andrea@lewklaw.com

December 29, 2015

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85226

Re: Liquor Use Permit
Staybridge Suites, 3990 W. Chandler Blvd.

Staybridge Suites is a hotel-concept owned and franchised by Intercontinental Hotels. The hotel at 3990 W. Chandler Blvd. is owned and operated by Pacific Heritage Inn of Chandler, LLC. It is a free-standing, four-story, 115,000 square foot building on the northeast corner of McClintock and Chandler Blvd with extensive public spaces and 104 guest suites.

Staybridge welcomes guests with a warm, inviting lobby intended to create a sense of community, comfort and convenience. The hotel's public space features living room-style seating, work spaces and a business center, casual dining areas for hot breakfast and afternoon social hour, a market, fitness center, and a pool with outdoor recreation and relaxation areas. Guest suites have separate bedrooms and work spaces, and fully-equipped kitchens.

Staybridge has purchased and will apply for a Series 7 Beer and Wine Bar liquor license to allow guests 21 and over the opportunity to enjoy beer and wine during their stay. Beer and wine will be served during the hotel's evening socials (5:30 - 7:30) for guests' consumption at the hotel, including the patio and pool area. Beer and wine will also be available for purchase in the hotel's market during legal service hours (6 am - 2 am).

The hotel will employ approximately 12 full and part time employees for its food and beverage service. There will not be outdoor alcohol service, but guests may consume beer and wine on the patio and pool area if purchased at the hotel. Employees involved in the sale and service of alcohol will be trained in responsible alcohol sales and service. There will not be any live or recorded music, pool tables, games, or dancing, but there will be three televisions in the dining areas.

Sincerely,

A handwritten signature in black ink that reads 'Andrea D. Lewkowitz'. The signature is fluid and cursive, written over the printed name.

Andrea D. Lewkowitz

Encl.: Site Plan, Floor Plan + Elevations