



MEMORANDUM Planning Division – PZ Memo No. 16-051

DATE: JULY 6, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR [initials]
KEVIN MAYO, PLANNING MANAGER [initials]
FROM: SUSAN FIALA, AICP, CITY PLANNER [initials]
SUBJECT: LUP16-0018 HOME2 SUITES BY HILTON

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License
Location: 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads
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

The new hotel is located at 2490 West Queen Creek Road, west of the northwest corner of Dobson and Queen Creek roads. The hotel is under construction with an anticipated opening in July, 2016. Clemente Ranch is the nearest single-family subdivision. The Cays at Ocotillo condominiums are within Downtown Ocotillo, located to the south, across Queen Creek Road. Kindercare and Ocotillo Bay apartments are located at the southeast corner of Dobson and Queen Creek roads. Undeveloped land located within Continuum at Ocotillo surrounds the site and Ocotillo Corporate Center is west, across Ellis Street.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License. The beer and wine will be sold from the hotel’s pantry for off-premise consumption, including guest rooms and designated outdoor areas. The sales will be made through the hotel’s front desk agent. No on-premise

alcohol service will be provided. Hours of alcohol sales will occur according to legal service hours of 6 a.m. until 2 a.m.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 20, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0018 HOME2 SUITES BY HILTON, subject to the following conditions:

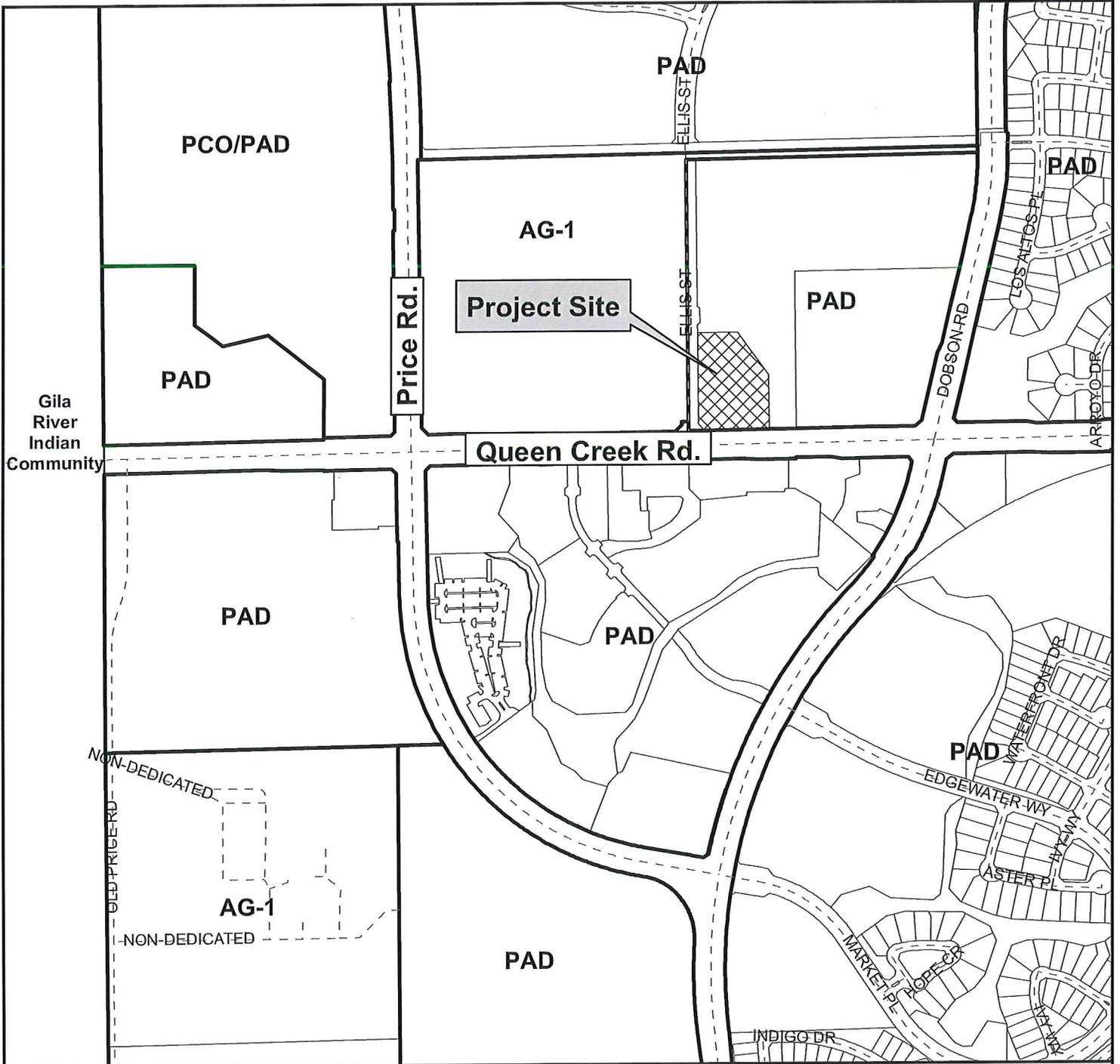
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
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 LUP16-0018 HOME2 SUITES BY HILTON, subject to the conditions as recommended by Planning Staff.

Attachments

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

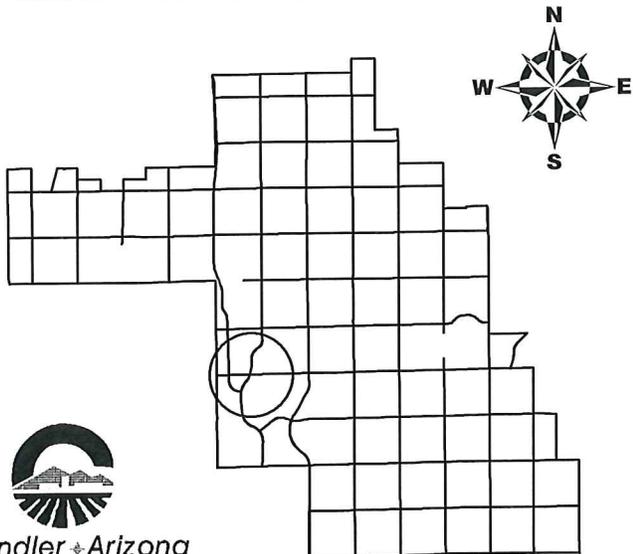


Gila River Indian Community

NON-DEDICATED

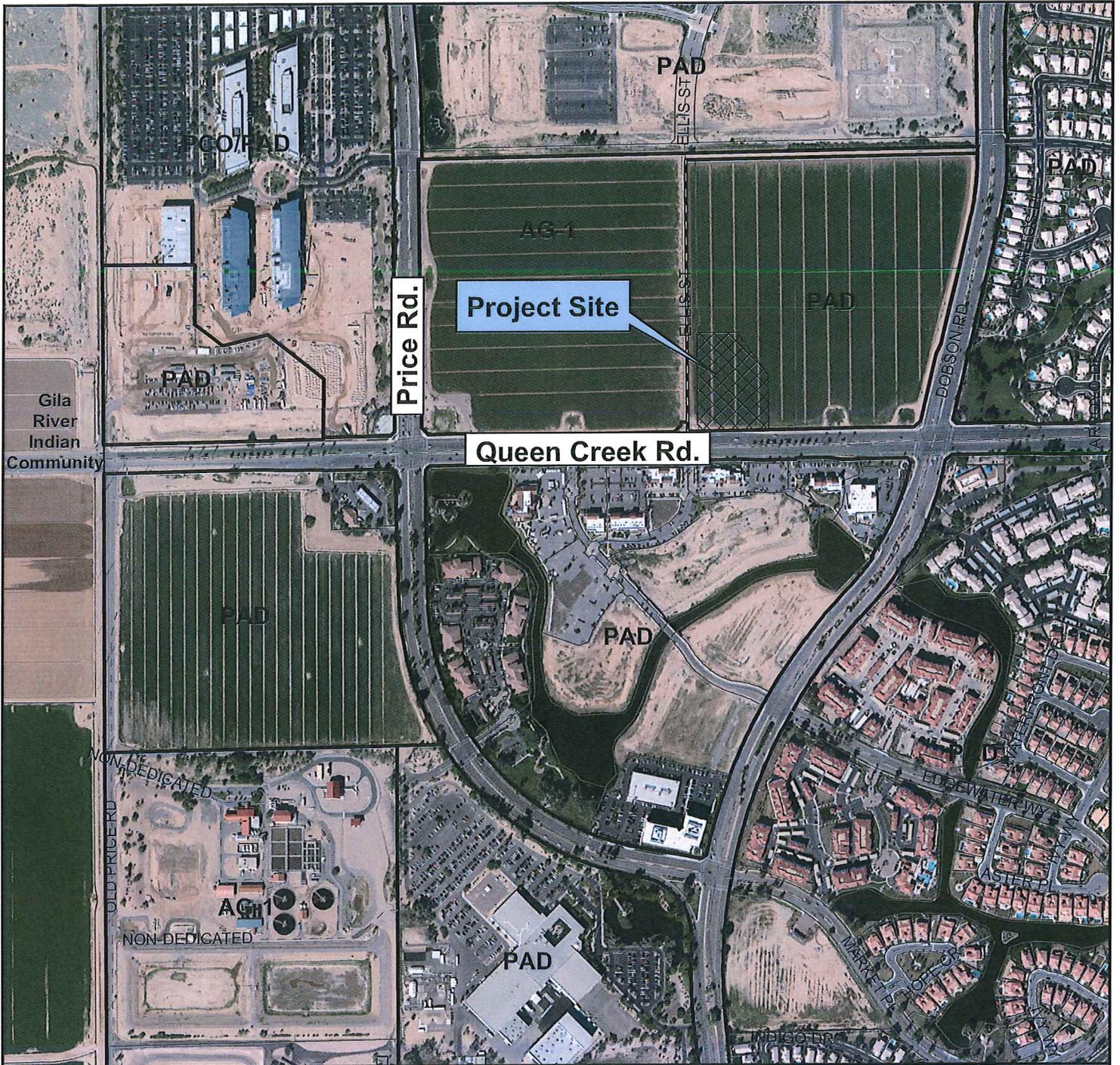
NON-DEDICATED

Vicinity Map

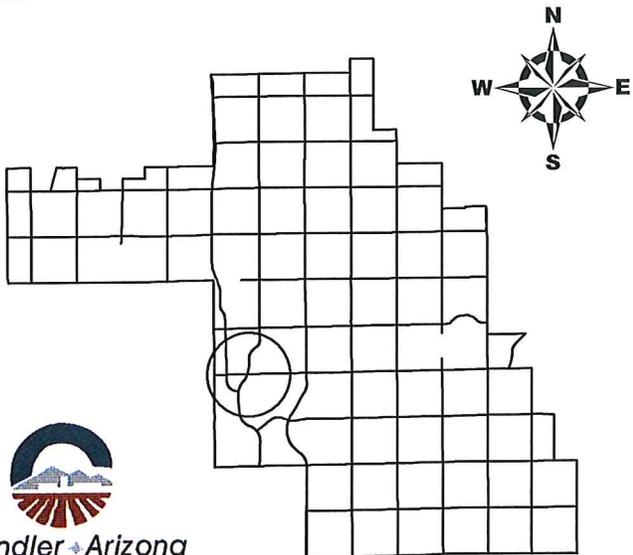


LUP16-0018

**Home2 Suites by Hilton
Liquor Use Permit**



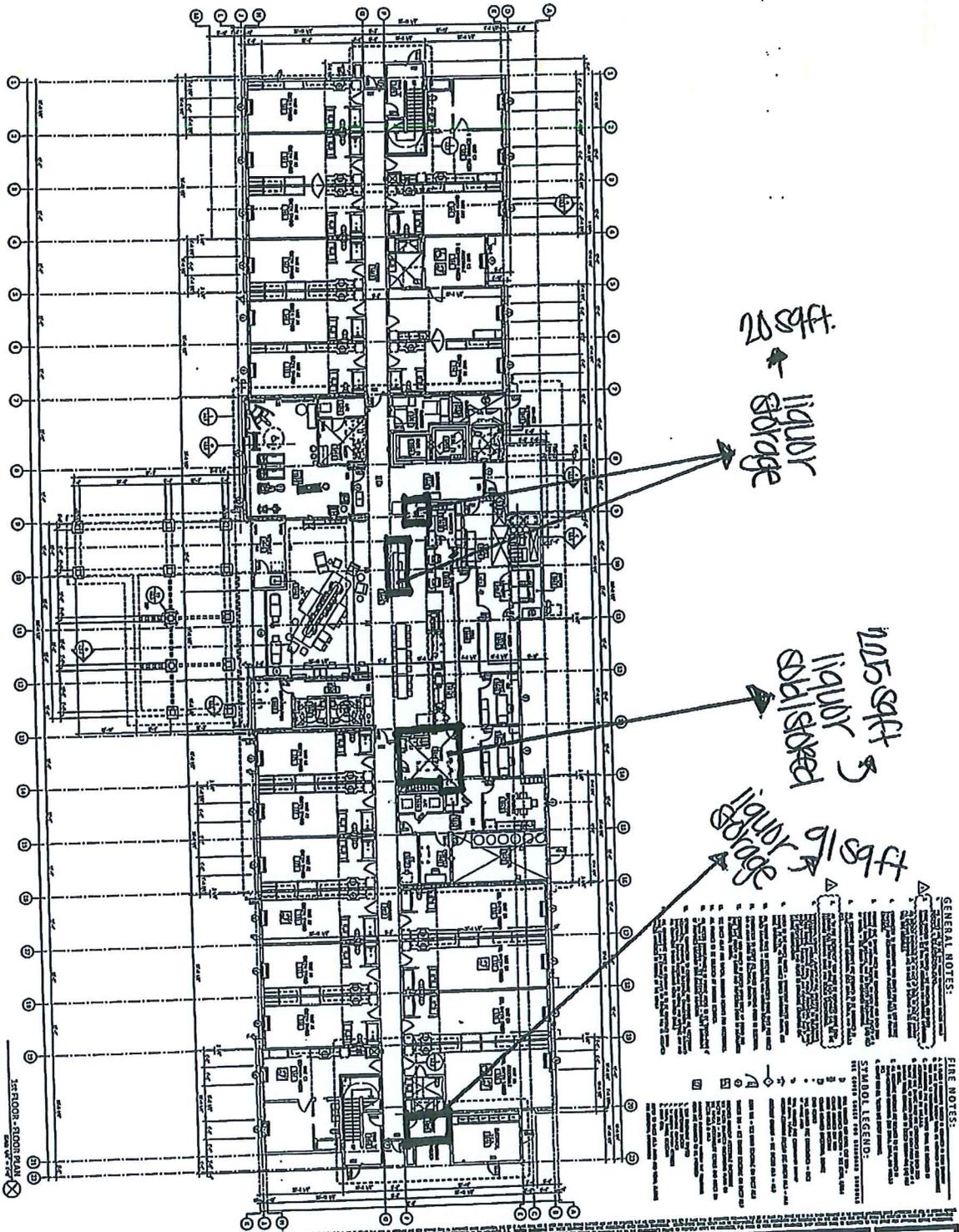
Vicinity Map



LUP16-0018

**Home2 Suites by Hilton
Liquor Use Permit**

Home 2 Suites by Hilton



20 SF
LIQUOR STORAGE

125 SF
LIQUOR BOTTLE STORAGE

75 SF
LIQUOR STORAGE

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE.
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FINE NOTES:

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<p>A2.1</p>	<p>1st FLOOR FLOOR PLAN</p>	<p>HOME 2 SUITES BY HILTON</p> <p>2450 W. Queen Creek Rd., Chandler, AZ 85248 CHANDLER, AZ</p>		
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Andrea D. Lewkowitz
H.J. Lewkowitz

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June 10, 2016

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

Re: Liquor Use Permit
Home2 Suites by Hilton, 2490 W. Queen Creek Rd.

Home2 Suites is an all-suite extended stay hotel concept owned and franchised by Hilton Worldwide. The hotel to be built at 2490 W. Queen Rd. will be owned and operated by North Central Management Inc. It is a free-standing, four-story, 70,000 square foot building on the northeast corner of Ellis Rd. and Queen Creek Rd. with 126 guest suites. It is scheduled to open in July 2016.

Home2 Suites offers roomy guest suites with kitchens, refrigerators, and customizable workspaces. The public spaces include sitting and meeting areas, laundry room, fitness center, pantry (market), and an outdoor pool and patio. Home2 Suites has applied for a Series 10 Beer and Wine Store license, which would allow beer and wine sales from the hotel's pantry for off-premises consumption, including guest rooms and designated outdoor areas. Beer and wine sales will be made through the hotel's front desk agent on duty (8-hour shifts), who will be trained in responsible alcohol sales and service; beer and wine sales will take place only during legal service hours (6 am – 2 am). The hotel will not provide on-premises alcohol service.

There will not be any live entertainment or music, pool tables, games, or dancing, but there will be a television in the lobby.

Sincerely,


Andrea D. Lewkowitz

Encl.: Site Plan, Floor Plan + Elevations