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AUG 19 2009



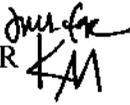
Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development – PZ Memo No. 09-082-A

DATE: AUGUST 4, 2009

TO: PLANNING & ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 

FROM: KEVIN MAYO, ACTING PLANNING MANAGER 

SUBJECT: UP09-0030 HAMPTON INN & SUITES

Request: Use Permit approval to sell liquor (Series 10 Beer/Wine 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 10 Beer/Wine License for on-premise consumption only at a new hotel. Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends 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 Hampton Inn & Suites hotel.

A Series 10 license, also known as a "beer and wine only" 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 hotel, currently under construction, is scheduled to open mid-September 2009. The full service 4-story 153-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.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of Use Permit UP09-0030 HAMPTON INN & SUITES, subject to the following conditions:

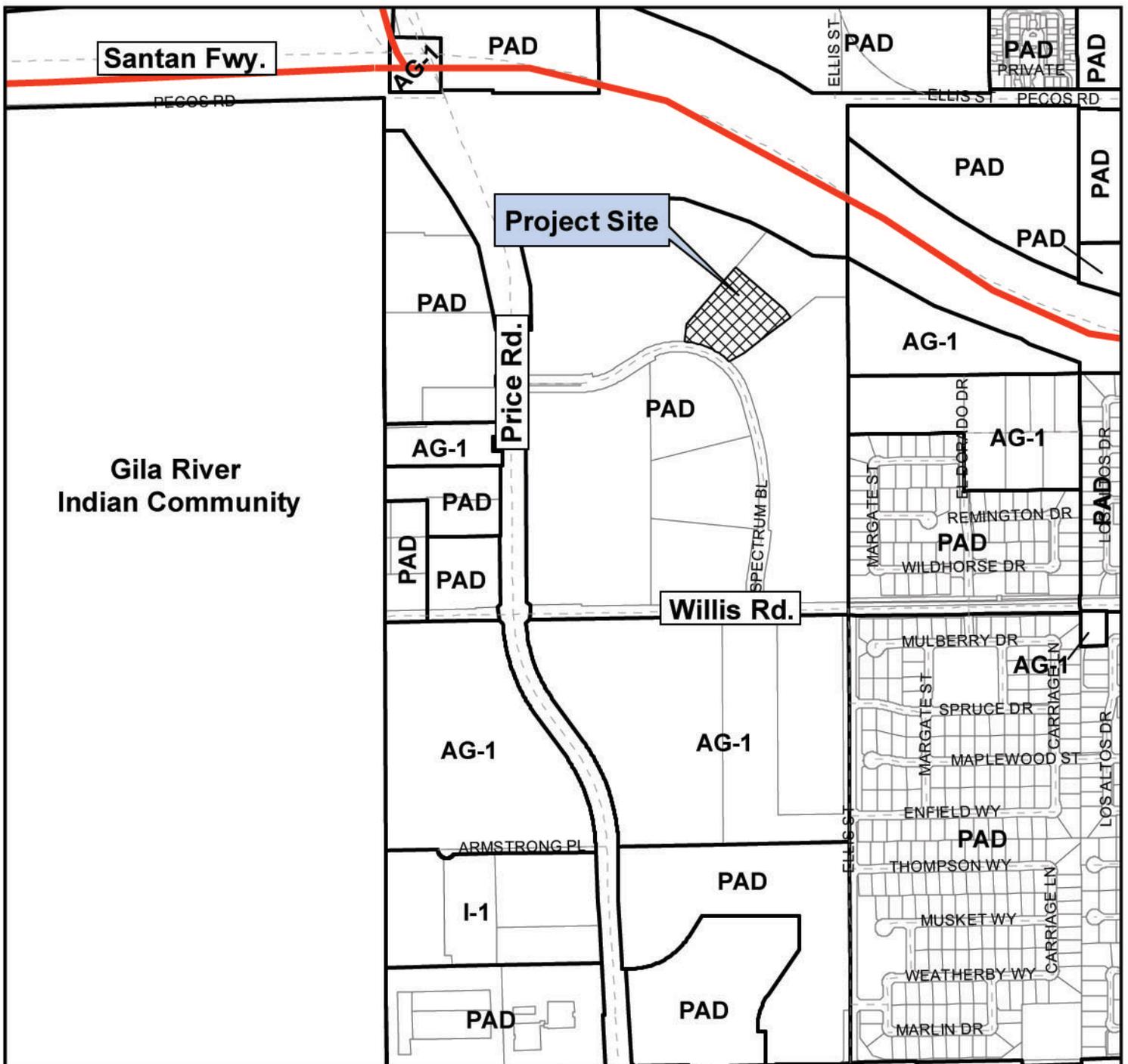
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 10 license only, and any change of license shall require re-application 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

Motion to recommend approval of Use Permit UP09-0030 HAMPTON INN & SUITES, subject to the conditions recommended by Staff.

Attachments

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



**Gila River
Indian Community**

Project Site

Willis Rd.

Vicinity Map



UP09-0030

**Hampton Inn & Suites
Liquor Use Permit**

THE
NORTH CENTRAL
GROUP

VIA HAND DELIVERY

June 18, 2009

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

**RE: Hampton Inn & 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:

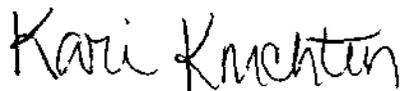
The application is for the Hampton Inn & Suites being constructed at 1231 S. Spectrum Boulevard and scheduled to open mid-September 2009. We are applying for a Series 10 license through the Arizona Department of Liquor Licenses and Control. The need for the license is to sell beer and wine in our pantry area to hotel guests. This is a very minimal portion of the business and is strictly provided to hotel guests per the required standards of the Hampton Inn & Suites brand. Guests may choose to have a beverage in our lobby/breakfast area which seats 60 or in our outdoor pool area which seats 29 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 153 guestrooms. Gross building is 90,640 square feet and the total parcel is 3.96 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,

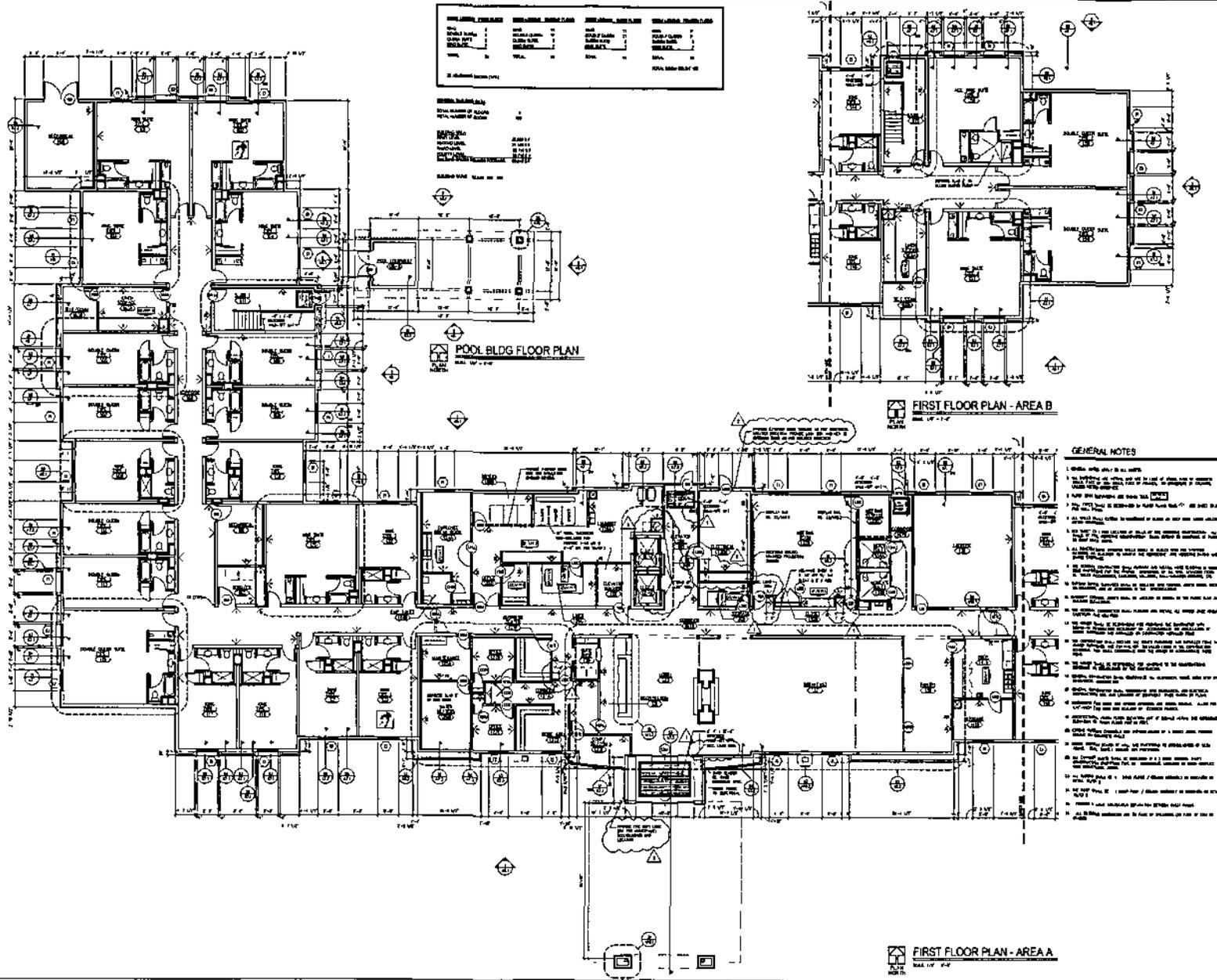
THE NORTH CENTRAL GROUP



Kari Kruchten
Development Coordinator

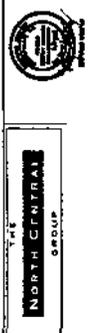
Enclosures As stated

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



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	DOOR	(Symbol)	WINDOW
(Symbol)	...	(Symbol)	...

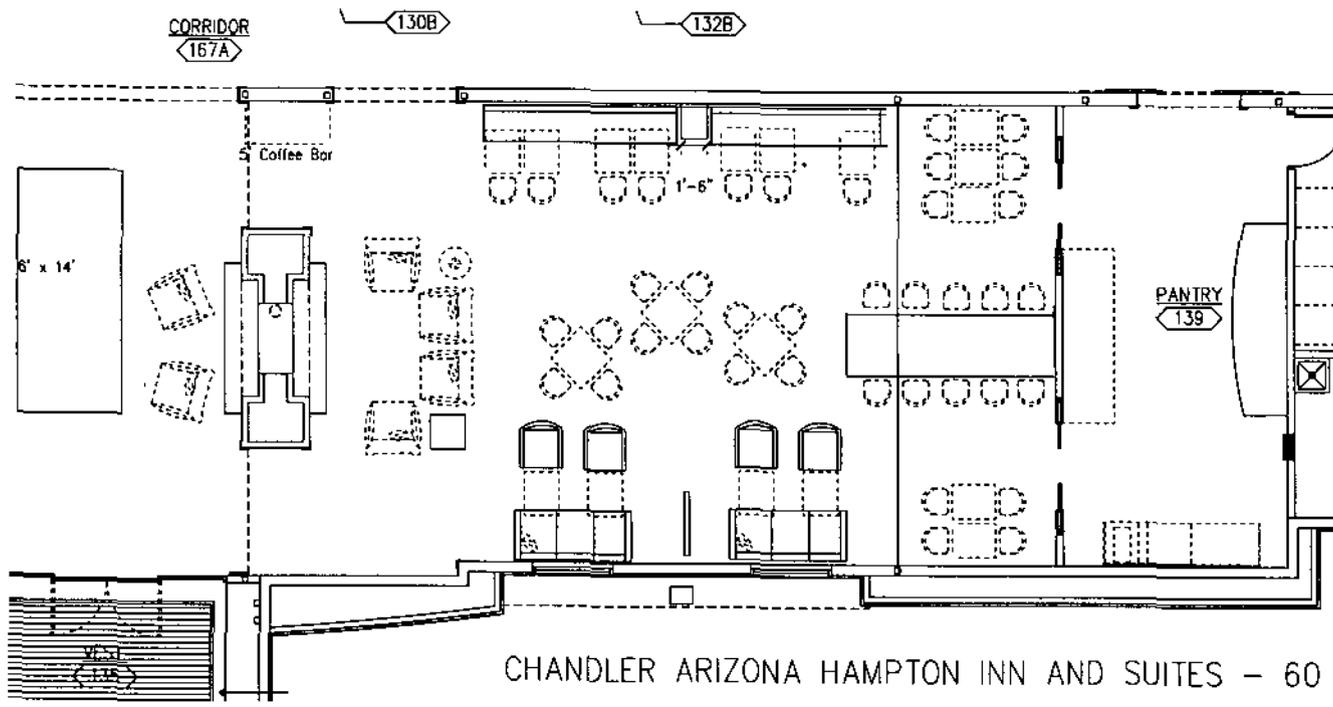
- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 5. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC).
 6. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC).
 7. ALL ROOFING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING INSTITUTE (NRI) STANDARDS.
 8. ALL PAINTS AND COATINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 9. ALL TILES SHALL BE LAYED IN ACCORDANCE WITH THE TILE AND TERRAZZO INSTITUTE (TTI) STANDARDS.
 10. ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH THE GLASS AND GLAZING INSTITUTE (GGI) STANDARDS.
 11. ALL METALWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE METAL FINISHING INSTITUTE (MFI) STANDARDS.
 12. ALL WOODWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE WOOD FINISHING INSTITUTE (WFI) STANDARDS.
 13. ALL CARPETING SHALL BE INSTALLED IN ACCORDANCE WITH THE CARPETING INSTITUTE (CI) STANDARDS.
 14. ALL FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLOORING INSTITUTE (FI) STANDARDS.
 15. ALL CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE CEILING INSTITUTE (CI) STANDARDS.
 16. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING INSTITUTE (LI) STANDARDS.
 17. ALL VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE VENTILATION INSTITUTE (VI) STANDARDS.
 18. ALL HEATING SHALL BE INSTALLED IN ACCORDANCE WITH THE HEATING INSTITUTE (HI) STANDARDS.
 19. ALL COOLING SHALL BE INSTALLED IN ACCORDANCE WITH THE COOLING INSTITUTE (CI) STANDARDS.
 20. ALL SANITARY SHALL BE INSTALLED IN ACCORDANCE WITH THE SANITARY INSTITUTE (SI) STANDARDS.



**FIRST FLOOR PLAN
HAMPTON INN & SUITES
CHANDLER, ARIZONA**

A1.1
ARCHITECTURAL
DRAWING





CHANDLER ARIZONA HAMPTON INN AND SUITES - 60

