

Planning and Zoning Commission Study Session

April 17, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, April 17, 2024, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Study Session Agenda - April 17, 2024

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **March 20, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 20, 2024, and Regular Meeting of March 20, 2024.
2. **Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, located at 2500 W. Frye Road, generally located one-half mile south and east of Chandler Boulevard and Price Road**
Move Planning and Zoning Commission continue the request to the May 1, 2024 meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's request for additional time, as recommended by Planning staff.
3. **Preliminary Development Plan, PLH23-0048 Echo Suites, located at the southeast corner of Cooper Road and the Loop 202 Santan Freeway**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for our four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning staff.
4. **Use Permit, PLH23-0068 Win Beauty Salon, 284 S Dobson Rd. generally located at the northwest corner of Dobson and Frye roads**
Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0068 Win Beauty Salon, a time extension for the operation of a beauty salon, subject to the conditions as recommended by Planning staff.

Discussion

Member Comments/Announcements

Calendar

5. The next Study Session will be held before the Regular Meeting on Wednesday, May 1, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
24-023**

Development Services Memo No. PZ

Date: 04/17/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: March 20, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of March 20, 2024, and Regular Meeting of March 20, 2024.

Attachments

March 20, 2024 Study Session Minutes
March 20, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

March 20, 2024 | 5:15 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:15 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Tawn Kao, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Jeff Velasquez
Commissioner Rene Lopez
Commissioner Charlotte Golla

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. February 21, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 21, 2024, and Regular Meeting of February 21, 2024.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue the request to the April 17, 2024, meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's requesting additional time, as recommended by Planning staff.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

3. PLH23-0055 IRGENS ASCEND

ALISA PETTERSON, SENIOR PLANNER presented details regarding the Request to amend the Planned Area Development (PAD) zoning to allow showroom uses west of Cooper Road within the Chandler Airport Center and Preliminary Development Plan (PDP) approval for an industrial building and a showroom building. The subject site is approximately 21 acres and is located at the northwest corner of Germann and Cooper Roads.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

4. Notice of Cancellation of the April 3, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel April 3, 2024, Planning and Zoning Commission Hearing.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, April 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:24 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

March 20, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Tawn Kao, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Jeff Velasquez
Commissioner Rene Lopez
Commissioner Charlotte Golla

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Barichello.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. February 21, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of February 21, 2024, and Regular Meeting of February 21, 2024.

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue the request to the April 17, 2024, meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's requesting additional time, as recommended by Planning staff.

3. PLH23-0055 IRGENS ASCEND

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for industrial business park, Preliminary Development Plan (PDP) approval for site layout and building architecture, and Preliminary Plat approval for an industrial business park on two sites; 47.7 acres located at the southwest corner and 37.6 acres located at the southeast corner of Ryan Road and Hamilton Street, generally located one quarter mile east of the southeast corner of Arizona Avenue and Ryan Road.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0055 Irgens Ascend, amending the Planned Area Development (PAD) zoning to allow showroom uses west of Cooper Road within the Chandler Airport Center, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0055 Irgens Ascend, for site layout and building architecture for an industrial building and a showroom building, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the requested PAD amendment, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Irgens Ascend" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0055, modified by such conditions included at the time the Booklet was approved

by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Showroom uses shall be allowed west of Cooper Road within the Chandler Airport Center.
3. DVR04-0037 narrative shall be amended as follows: under 'Proposed Uses, Commerce Midrise', on page 3 of the narrative, the fourth paragraph should read:

"Showroom uses are proposed to provide the region with bulk related uses, such as tile, flooring, paint or furniture. These uses will support both the residential base as well as the business uses around the airport."

4. Compliance with original conditions adopted by the City Council in Ordinance No. 3673 in case DVR04-0037 and Ordinance No. 4184 in case DVR09-0023, except as modified by condition herein.
5. Phase II properties along Cooper Road will require separate PDP approval.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Irgens Ascend" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0055, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clear and orderly manner.
3. Landscaping plans (including for open space, rights-of-ways, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. All raceway signage shall be prohibited within the development.
6. The monument sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
11. Chandler Airport Center requires all parking to be fully screened from view by 3 foot high screen walls that match existing screen walls. Applicant shall work with staff to meet this requirement.
12. Chandler Airport Center requires all truck areas to be fully screened from the interior street view with solid gates at drives or wing walls that are a minimum of 8' high. The applicant shall work with staff on a design to meet this requirement.
13. Chandler Airport Center requires use of Ash trees in the landscape palette and along Northrop Boulevard and Germann Road at 40' on center to maintain the landscape theme and character of Chandler Airport Center. Applicant shall work with staff to meet this requirement.
14. Chandler Airport Center requires shallow retention basins along street frontage. Applicant to work with staff to adjust retention along Germann Road to meet this requirement.
15. Floor and Décor entry shall utilize glazing only around their entry doors with no use of solid panels; glazing shall match the glazing used at the flex industrial building and at the existing building to the east.
16. Parking space sizes shall meet City of Chandler requirements of 9 foot widths.
17. Provide landscape islands at parking row adjacent to Northrop Boulevard not exceed 1 planter per 10 spaces.

18. Adjust west-most parking along west side of flex industrial building to achieve 26' wide fire access lane.

4. Notice of Cancellation of the March 6, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel March 6, 2024, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the March 20, 2024, Regular Planning and Zoning Commission Meeting; Seconded by COMMISSIONER BARICHELLO.

Member Comments/Announcements


CHAIRMAN HEUMANN wished everyone a Happy Easter.

Calendar

The next regular meeting will be held on Wednesday, April 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:32 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Development Services Memo No. 24-024

Date: 04/17/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager

Proposed Motion:

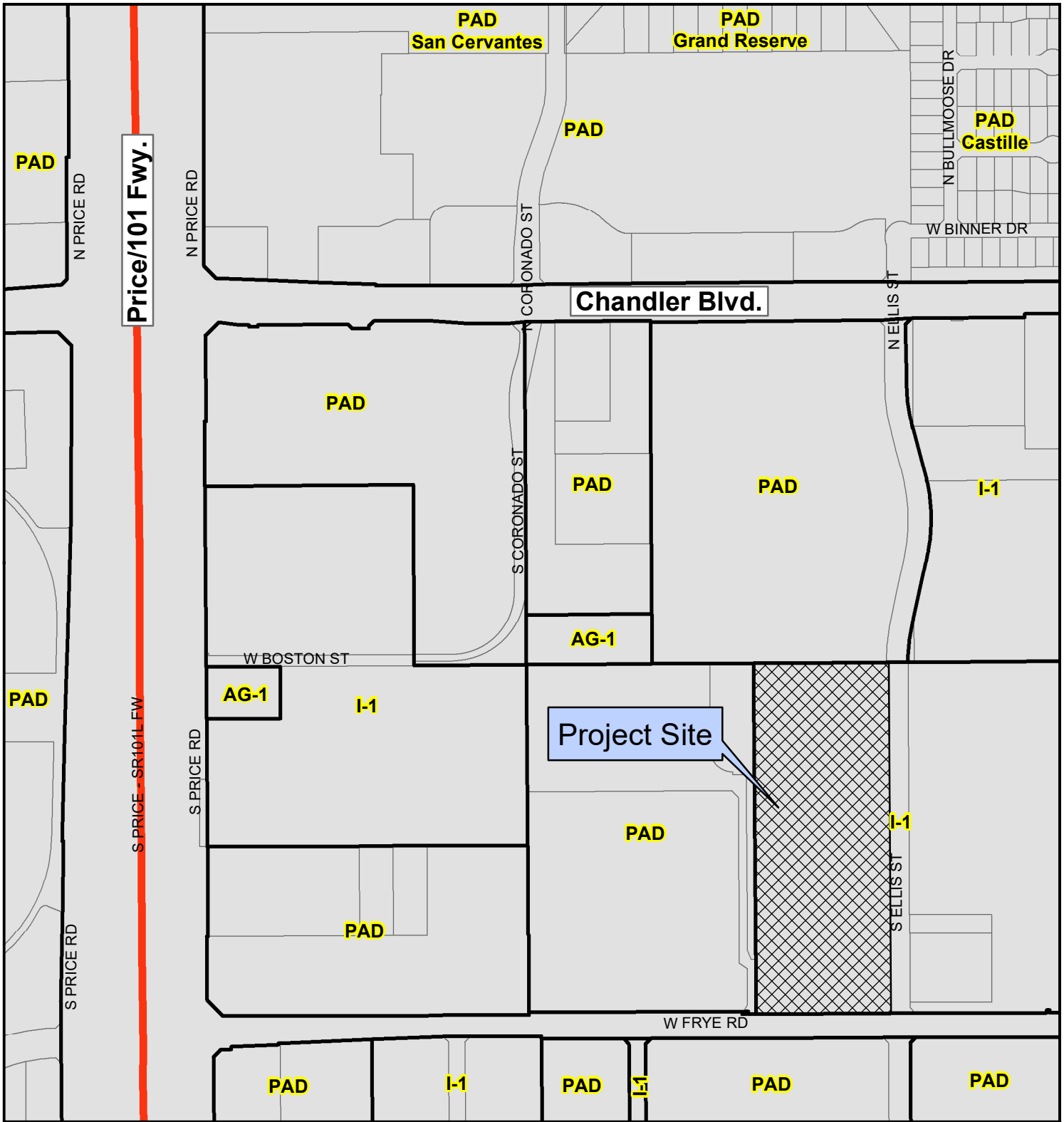
Move Planning and Zoning Commission continue the request to the May 1, 2024 meeting for Rezoning and Preliminary Development Plan PLH23-0063 CBREIM Frye, due to applicant's request for additional time, as recommended by Planning staff.

Background/Discussion

The applicant requests a continuance to the May 1, 2024 meeting in order to allow additional time to prepare the development agreement.

Attachments

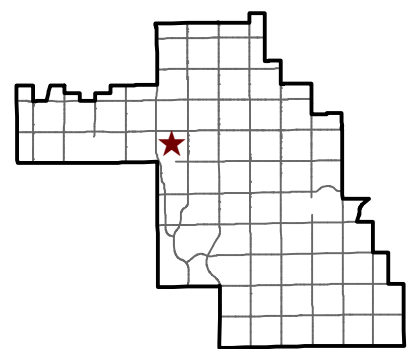
Vicinity Maps



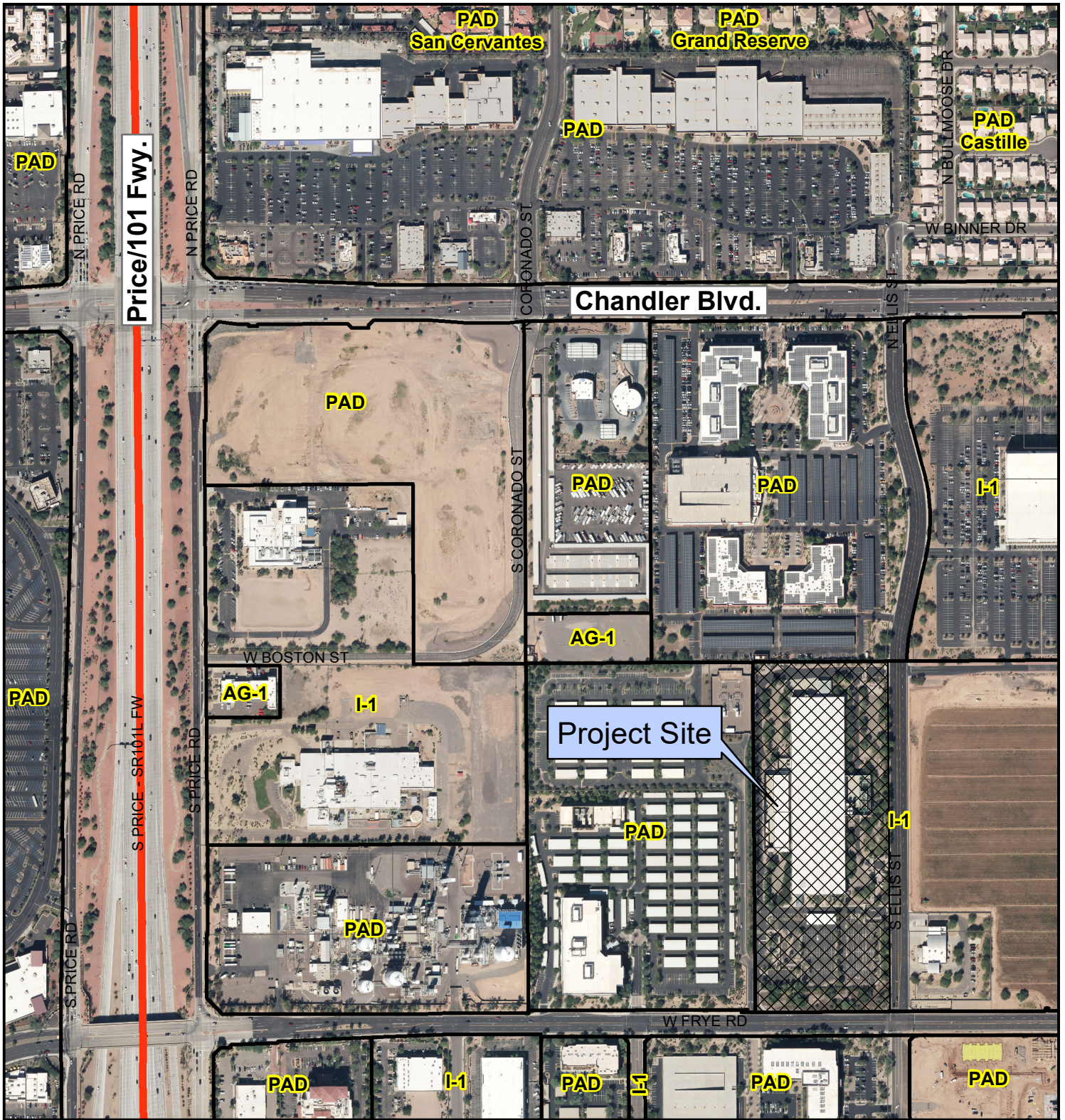
PLH23-0063 CBREIM Frye



Proposed Project Details
Request for Rezone/PDP with Mid-Rise Overlay
14.49 Acres



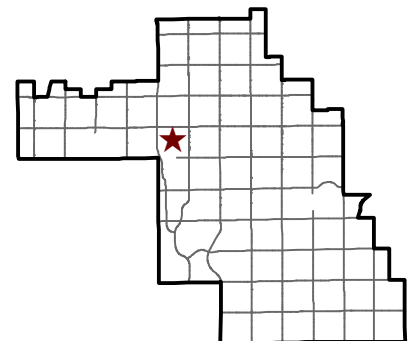
City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH23-0063 CBREIM Frye



Proposed Project Details
Request for Rezone/PDP with Mid-Rise Overlay
14.49 Acres



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Planning & Zoning Commission Memorandum Development Services
Memo No. 24-019

Date: 04/17/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: PLH23-0048 Echo Suites Extended Stay by Wyndham
Request: Preliminary Development Plan (PDP) for site layout and building architecture on approximately 2.54 acres
Location: Southeast corner of Cooper Road and the Loop 202 Santan Freeway
Applicant: Joey Gimbut, P.E., EPS Group Inc.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0048 Echo Suites Extended Stay by Wyndham for site layout and building architecture for our four-story hotel on approximately 2.54 acres, subject to conditions as recommended by Planning staff.

Background Data:

- Approximately 2.54 acre site
- Subject site is within the 134-acre Chandler Airport Center (CAC), approved under DVR04-0037 (2005)
- DVR04-0037 identifies hotel uses along Cooper Road and at freeway interchange
- Existing zoning is Planned Area Development (PAD) for Commercial with amended CAC master plan, approved in 2009
- Existing zoning generally supports C-2 uses, including Commercial Hotel Mid-Rise for multi-story hotels up to 70-feet in height
- Subject site is within the Chandler Airpark Area Plan (CAAP) and is designated as Innovation District

Surrounding Land Use Data:

North	Loop 202 Santan Freeway	South	Existing gas station and convenience store
East	Existing office development	West	Cooper Road, then an indoor entertainment facility

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Employment and within the Chandler Airpark Growth Area	No change
Chandler Airpark Area Plan (CAAP)	Innovation District	No change

Proposed Development

Subject Site	Approximately 2.54 acres
Building Square Footage	Approximately 53,600 square feet
Max Building Height	Four stories total 50 feet high to tallest parapet wall Heights over 45 feet allowable due to existing Mid-Rise Overlay
Guest Rooms	124
Parking Spaces	Required: 124 Provided: 127
Site Layout	Primary site access: off Cooper Road Secondary access: via existing development to east Primary building entrance: west elevation, under porte-cochère Parking surrounding building Outdoor seating area and activity lawn north of main entrance
Building Setbacks	Front (east property line at Cooper Road): 50 feet Side (south property line): 20 feet Side (north property line): 50 feet Rear (east property line): 20 feet

Building Materials	Southwest contemporary architectural style Sandblast finish EIFS Smooth finish EIFS Prefinished metal accents Integral colored thin-brick – veneer application Integral colored thin-brick – stack application Architectural storefront and non-reflective glazing
Amenities	A guest lounge, fitness center and laundry facility on the 1st floor. An outdoor seating area and activity lawn near the main entrance. A high-quality drop-off area with porte-cochère at main entrance at west elevation facing Cooper Road.

Review and Recommendation

The proposed four-story hotel will be approximately 53,600 square feet on approximately 2.54 acres and features 124 guest rooms with a lounge, fitness room and laundry area on the first floor. There is a covered outdoor seating area with raised planters and an adjacent activity lawn near the main entrance which complements the porte-cochère covered entry at the front. The main entrance to the site is from Cooper Road, with drive aisles and parking provided at all sides of the building. A covered canopy / porte-cochère is prominently featured at the main entrance facing toward Cooper Road. The proposed development exceeds the parking requirements.

The proposed hotel features high quality EIFS finishes, with an engineered stucco material that offers a consistent quality across all elevations. Sandblast and smooth EIFS finishes create textural contrast and are rendered in a color palette of six complementary colors. Durable thin brick siding is applied in both a veneer and a stack application to create greater visual interest and texture. Prefinished metal accents and storefront systems with gray tinted and low-reflective glazing round out the materials applied across all elevations.

The proposed max building height of 50 feet is allowable due to an existing Mid-Rise Overlay secured under DVR04-0037 that allows building heights up to 70 feet. The applicant is proposing a facade that achieves an asymmetrical balance through the use of differing fenestration, angled architectural features and parapet heights. The building massing helps to create a composition that is visually appealing and relatable on a human scale. The interplay between color, materials and forms combine to create a visually interesting and aesthetically elevations.

Chandler's four-sided architecture requirement is satisfied by utilizing materials, massing, and forms primarily at the east and west elevations and to a somewhat lesser degree at the north and south elevations. The end result successfully creates an architecturally enhanced building on all four sides.

Staff finds the proposal to be consistent with the goals of the General Plan and the Chandler Airpark Area Plan, and thus recommends Planning and Zoning Commission recommend approval.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent in lieu of a neighborhood meeting due to lack of residential properties in close proximity to proposed site.
- Neighborhood notice was posted on social media via Next Door.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting April 10, 2024.

Motion to find no conflict with existing or planned airport uses.

In Favor: 5 Opposed 0 Absent: 1

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. Discussion about the proposed development focused on the building height and the potential for glare from site lighting. Staff indicated the lighting would be similar to site lighting used in the area currently and would be shielded to eliminate any glare. The Airport Manager explained that at 50' high, the building would not be in conflict with airport activities. Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does not constitute a conflict with existing or planned airport uses. A copy of the Airport Manager's report detailing the Airport Commission's findings is attached to this memo.

Recommended Conditions of Approval:

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Echo Suites: Chandler, AZ" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0048, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
2. The site shall be maintained in a clear and orderly manner.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Chandler Airport Center requires all parking to be fully screened from view by 3-foot-high screen walls that match existing screen walls. Applicant shall work with staff to meet this requirement.

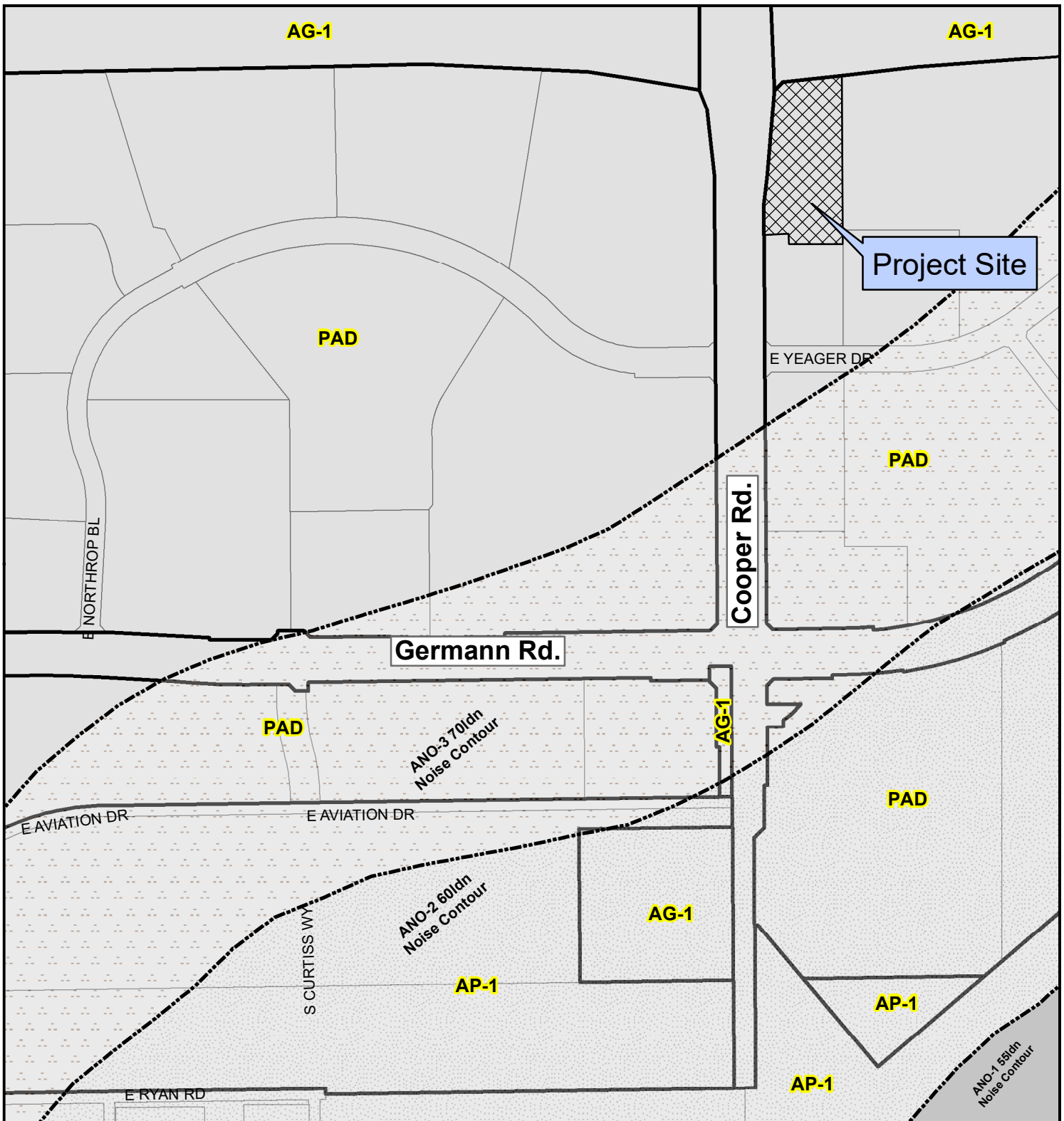
Attachments

Vicinity Maps

Development Booklet

Airport Conflicts Evaluation

CAC Master Plan



PLH23-0048 Echo Suites Extended Stay by Wyndham



Proposed Project Details

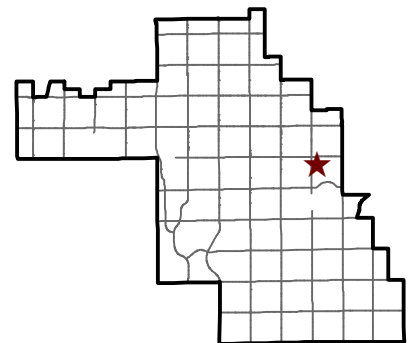
PDP

2.54 Acres (Net)

Hotel-Current zoning allows hotel uses with Mid-Rise Overlay



City of Chandler Planning Division
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 For more information visit:
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PLH23-0048 Echo Suites Extended Stay by Wyndham



Proposed Project Details

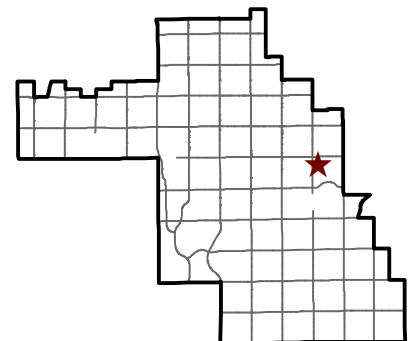
PDP

2.54 Acres (Net)

Hotel-Current zoning allows hotel uses with Mid-Rise Overlay



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ECHO SUITES : CHANDLER, AZ

DESIGN FINALIZATION

CLIENT: WYNDHAM HOTELS & RESORTS

03.25.2024 - REVISION02 DESIGN PACKAGE

Sandpiper: Chandler Echo Suites Project Narrative

Sandpiper, LLC (the developer) is proposing to construct a 124 room Echo Suites Extended Stay by Wyndham on parcel 303-31-356, located on the Southeast corner of S Cooper Road and Santan Fwy (202 Loop). Echo Suite is a new extended stay concept that we at Sandpiper have worked closely with Wyndham in developing. We strongly believe it will thrive in the area and serve a significant market need in Chandler. We are currently requesting Preliminary Development Plan (PDP) approval for this Echo Suites project.

The building we are proposing would be a four story, wood-built hotel with a ground floor area of approximately 13,398 square feet (Approx 53,600 SF total). We intend to construct 128 parking spaces for guest and employee parking, with on-site amenities to include a workout room, on-site laundry, and patio seating. As part of the extended stay concept, each room will provide guests with a full refrigerator and cooking area (cooktop and microwave), as well as ample closet and working space, making it an ideal choice for guests looking for a length of stay of more than 2-3 days. We intend to have the property managed by our world class property management company, Sandpiper Hospitality.

Benefit to Chandler

We believe our proposed hotel fits well within the Chandler community and will be a beneficial asset towards the continued growth and economic development of the area. By providing an attractive, modern design for our property, we will benefit surrounding businesses substantially, both by providing customers to local retail through our guests, and by further improving the area's appearance to other traffic, particularly the high volume of traffic on Loop 202.

We are confident our hotel will assist Chandler's economic prosperity primarily by contributing to business retention, expansion, and attraction. Our customers contribute as they are generally working in the area or vacationing. Further, we will contribute by enhancing the property value and the real estate tax base, as well as through sales and occupancy taxes. We anticipate a significant portion of our guest mix to originate from the corporate training, travel, medical, real estate, and construction industries, which we believe will help facilitate new business growth and encourage development in the future. Our Echo hotel will become an important part of the infrastructure of a growing community like Chandler.

Proposed Building Specifications and Design:

Please see our conceptual site plan for visual representation of lot design, parking, and site circulation.

- **Site circulation:** Our intent is to provide one point of vehicle entrance/exit to the parcel on S Cooper Rd near the Southwest corner of the Parcel. We do not anticipate that our property will have a significant impact on traffic on S Cooper Rd, but are working with our Civil Engineer to prepare a Traffic Impact Statement. On-site, there is ample room for vehicles to maneuver around all sides of the building, as well as room for vehicles to approach the entrance of the building for check-in without impeding traffic flow. There will be a porte cochere at the entrance to the building to improve check-in experience.
- **Parking:** Our intent is to provide 128 spaces for guests and employees, which we believe will easily satisfy demand for the hotel. We will provide parking adjacent to the building on the East and West sides, including Handicap Spaces, with the bulk of the parking to be placed on the East and West sides of the parcel.

- **Drainage:** On-site stormwater retention will be required. At-grade retention will be provided where possible, and underground retention will be provided as required. Any existing on-site retention basins for offsite drainage may be incorporated into the proposed on-site storm drainage improvements if required.
- **Architecture:** Please see architectural designs for technical information and building specifications. Through the artful articulation of diverse building materials, the interplay of dynamic geometries, and the inclusion of sweeping roof forms, this architecture cultivates a sense of "flight." Every detail is a contribution to a harmonious character, where the alternating extrusion of bricks in every other course and the sleek, dark linear forms seamlessly sliding and connecting multiple facades impart a unique identity to Chandler's Airport Center.
- **Landscaping:** Our current landscaping plans provide ample tree coverage throughout the parking lot and around the exterior of the site. We also intend to provide a courtyard space for exterior shaded guest seating on the North of the building.
- **Operations:** Our intent to is to operate the hotel 24/7, with an employee onsite to run the front desk at all times. We will likely have 8-10 total associate employees, with 6 employees likely onsite at max capacity.

Current State of the Property

The proposed site consists of vacant, graded land with minimal low-lying vegetation, and has been vacant since at least 2005. There are no current onsite operations. We believe the parcel condition and size present an excellent opportunity for a hotel property, with ample space for parking and more than enough setback space to avoid crowding streets as well as neighboring businesses. The total site area is 2.54 Acres (110,642 square feet). The building width and length is roughly the same as prototype and comparable to Peoria – 251' x 52'.

Sandpiper ordered a Phase 1 Environmental Site Assessment as part of its due diligence for the site, which did not identify any physical features or environmental considerations we believe would impact the property.

Existing zoning is Planned Area Development (PAD) for Hotel, Service Retail, Commercial and Office/Light Industrial uses with a Midrise Overlay, approved as 2005 Chandler Airport Center PAD (DVR04-0037). See Ordinance Number 3673. The existing Midrise Overlay allows buildings of a maximum height of 70 feet. The PAD establishes the required development standards.

Echo Suites Extended Stay by Wyndham

Echo Suites is Wyndham's 24th brand, and biggest investment to date in the Extended Stay market segment, as well as its fastest growing brand in the development pipeline.

Sandpiper has worked closely with Wyndham to design Echo Suites and believe it will be the premier brand in the extended stay space, in terms of market share, appearance, and guest experience. From the genesis of the brand, Wyndham has asked for our feedback to ensure they constructed a product that is tailor-made to have success in the extended stay sector. Sandpiper is contracted to be the largest Echo Suites developer based on our current commitment, with agreements in place to be the sole Echo Suites developer in 8 major markets, including the Greater Phoenix MSA, where we are confident we will have consistently high occupancy.

In November, Sandpiper teamed with Wyndham leadership to break ground on our first Echo Suites in Sterling, VA – our groundbreaking also served as the official brand announcement from Wyndham CEO

Geoff Ballotti, further emphasizing our partnership with Wyndham on this exciting new opportunity.
Wyndham Echo Suites Brand Announcement

For additional information about Echo Suites as a brand, please visit Wyndham's official website:
<https://development.wyndhamhotels.com/brand/echo-suites-extended-stay-by-wyndham/>

About Us:
Sandpiper LLC

Sandpiper, LLC is an industry leading developer and manager of midscale and economy extended stay hotels headquartered in Richmond, VA. Since 2008, Sandpiper has been developing, acquiring, owning, and operating extended stay hotels as sponsor through numerous private investment funds. Over the last 14 years, Sandpiper has developed 14 economy extended stay hotels and acquired 20 extended stay hotels across 10 states and five national hotel brands.

Throughout its history, Sandpiper has primarily focused on WoodSpring Suites, a Choice brand extended stay property for travelers looking for a stay longer than those offered by the typical nightly stay hotel, but shorter than the duration typically associated with the apartment market.

However, Sandpiper has now turned its sights to Echo Suites Extended Stay by Wyndham, a new midscale extended stay concept. Sandpiper has played an integral role in the development of Echo Suites with Wyndham and has an agreement with Wyndham to build over 30 Echo Suites over the next five years across multiple trade areas, with Chandler being among the markets we are most excited about.

For more information on Sandpiper, our current and future properties, and history, please visit our website:

<https://sandpiperlodgingtrust.com/>

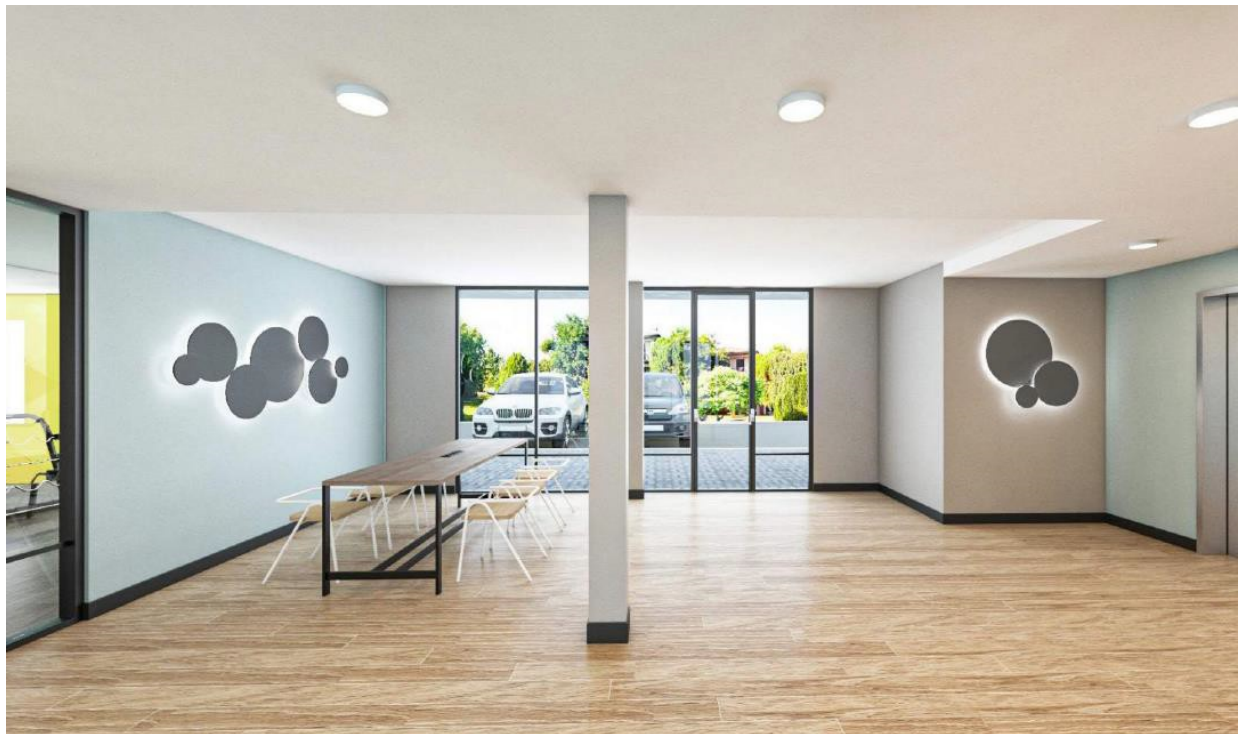
Sandpiper Hospitality

In addition to development and acquisition, Sandpiper hotels are managed by Sandpiper Hospitality, an affiliated property management company. Since 2012, Sandpiper Hospitality has built its management capabilities to become one of, if not the, leading management company in the extended stay segment. Now managing over fifty properties, we believe Sandpiper Hospitality will allow our new Echo Suites hotels to be one of the cleanest and most efficiently run properties in the industry.

Please more information on Sandpiper Hospitality, please visit our website:

<https://sandpiperhospitality.com/sandpiper/>







A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

VICINITY MAP

E PECOS ROAD

EEMMIT DRIVE

T.2 S., R.5 E. SEC. I

E WILKINS ROAD

S COOPER ROAD

S GILBERT ROAD

AZ RT 202

PROJECT SITE

E GERMAN ROAD

North

N.T.S.

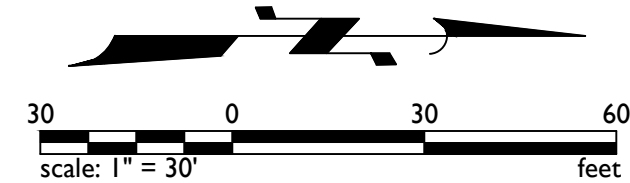
NAVD 88 ELEVATION: 1,234.35 FEET

	ROADWAY CENTERLINE	"SEW" OR "S"	SEWER LINE
	EXISTING RIGHT OF WAY	"WAT" OR "W"	WATER LINE
	EXISTING PUBLIC UTILITY EASEMENT (PUE)	FIRE	FIRE LINE
	EXISTING WATER LINE EASEMENT (WE)	COMM	COMMUNICATION LINE
	PROPOSED WATER EASEMENT (WVE)	UGE	UNDERGROUND ELECTRICAL
	EXISTING WATER LINE & HYDRANT	OHE	OVERHEAD ELECTRIC
	EXISTING SEWER LINE & MANHOLE	EX	EXISTING
	EXISTING STORM DRAIN	S/W	SIDEWALK
	PROPOSED STORM DRAIN	R/W	RIGHT-OF-WAY
	PROPOSED WATER LINE & HYDRANT	PUE	PUBLIC UTILITY EASEMENT
	PROPOSED SEWER LINE & MANHOLE	VT	TOTAL VOLUME PROVIDED
	EX. COMMUNICATIONS LINE		
	EX. UNDERGROUND UTILITIES		
	EX. TELEPHONE LINE		
	EX. FIBER OPTIC LINE		
	PROPOSED RIPRAP		
	PROPOSED DRYWELL		
	EX. PROPERTY SIGN		
	EX. STREET SIGN		
	EX. POWER POLE		
	EX. STREET LIGHT		
	EX. TELEVISION COMM. BOX		
	EX. TELE. COMM. BOX		
	EX. WATER VALVE		
	EX. GAS VALVE		
	EX. JUNCTION BOX		

<u>SITE DATA:</u>	
TOTAL NET SITE AREA:	110,642 S.F. / ± 2.54 AC
BUILDING AREA:	$\pm 12,856$ S.F. / $\pm 1.5\%$ OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA:	39,618 S.F. / 35.8% OF TOTAL SITE AREA
TOTAL PARKING SPACES REQUIRED:	124 (124 COVERED & 0 UNCOVERED)
REGULAR PARKING SPACES PROVIDED:	123 (123 COVERED & 0 UNCOVERED)
HANDICAP SPACES PROVIDED:	5 (4 CAR / 1 VAN)
TOTAL OF ALL PARKING SPACES PROVIDED:	127 SPACES
BUILDING HEIGHT:	$\pm 48'$
PROPOSED LAND USE:	HOTEL
EXISTING LAND USE:	VACANT
EXISTING ZONING:	PAD
ASSESSOR'S PARCEL NUMBER:	303-31-356

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, OF RE-PLAT OF LOT 7 OF CHANDLER AIRPORT CENTER - PHASE I,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1033 OF MAPS,
PAGE 36.



LINE TYPE, ABBREVIATION & SYMBOL LEGEND:

	ROADWAY CENTERLINE		SEWER LINE
	EXISTING RIGHT OF WAY		WATER LINE
	EXISTING PUBLIC UTILITY EASEMENT (PUE)		FIRE LINE
	EXISTING WATER LINE EASEMENT (VE)		COMMUNICATION LINE
	PROPOSED WATER EASEMENT (WE)		UNDERGROUND ELECTRICAL
	EXISTING WATER LINE & HYDRANT		OVERHEAD ELECTRIC
	EXISTING SEWER LINE & MANHOLE		EXISTING SIDEWALK
	EXISTING STORM DRAIN		RIGHT-OF-WAY
	PROPOSED STORM DRAIN		PUBLIC UTILITY EASEMENT
	PROPOSED WATER LINE & HYDRANT		TOTAL VOLUME PROVIDED
	PROPOSED SEWER LINE & MANHOLE		
	EX. COMMUNICATIONS LINE		
	EX. UNDERGROUND UTILITIES		
	EX. TELEPHONE LINE		
	EX. FIBER OPTIC LINE		
	PROPOSED RIPRAP		
	PROPOSED DRYWELL		
	EX. PROPERTY SIGN		
	EX. STREET SIGN		
	EX. POWER POLE		
	EX. STREET LIGHT		
	EX. TELEVISION COMM. BOX		
	EX. TELE. COMM. BOX		
	EX. WATER VALVE		
	EX. GAS VALVE		
	EX. JUNCTION BOX		

PRELIMINARY SITE PLAN

ECHO EXTEND STAY

CHANDLER, AZ

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

LOT 1, OF RE-PLAT OF LOT 7 OF CHANDLER AIRPORT CENTER - PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1033 OF MAPS, PAGE 36.

OWNER REP./DEVELOPER:

SANDPIPER LLC
7200 GLEN FOREST DRIVE, SUITE 200
RICHMOND, VA 23226
PHONE: (804) 517-9018
CONTACT: CARTER RISE JR.
EMAIL: CARTER.RISE2@SANDPIPER.US.COM

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: TODD LESLIE
EMAIL: TODD.LESLIE@EPSGROUPINC.COM

BASIS OF BEARING:

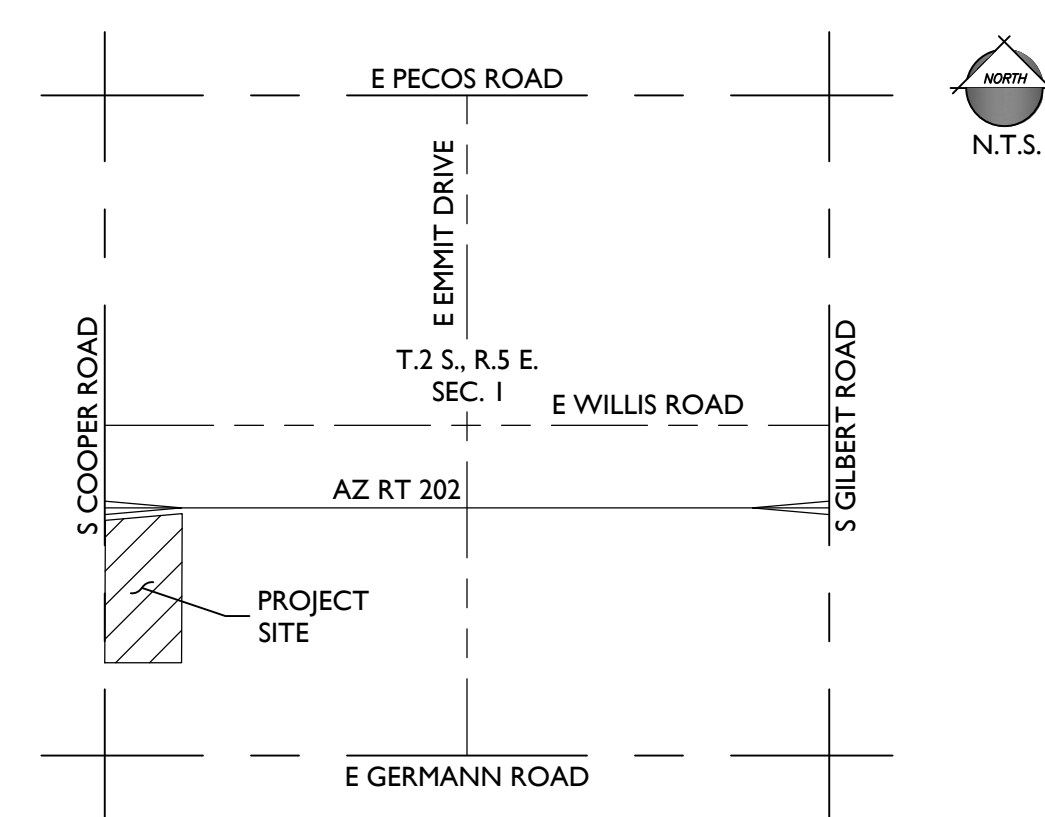
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
THE BEARING OF WHICH IS: N 00°20'14" W

BENCHMARK:

CITY OF CHANDLER BENCHMARK 358
LOCATED AT THE INTERSECTION OF CANYON OAKS WAY AND DERRINGER WAY; 660' WEST OF COOPER RD AND 280' SOUTH OF PECOS RD SECTION 2, T2S, R5E, CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH.

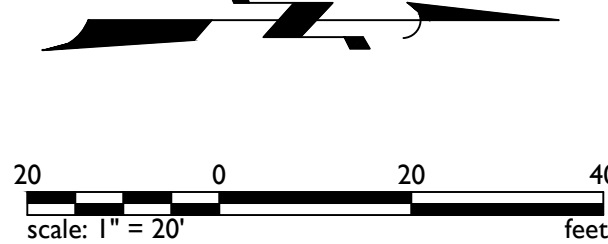
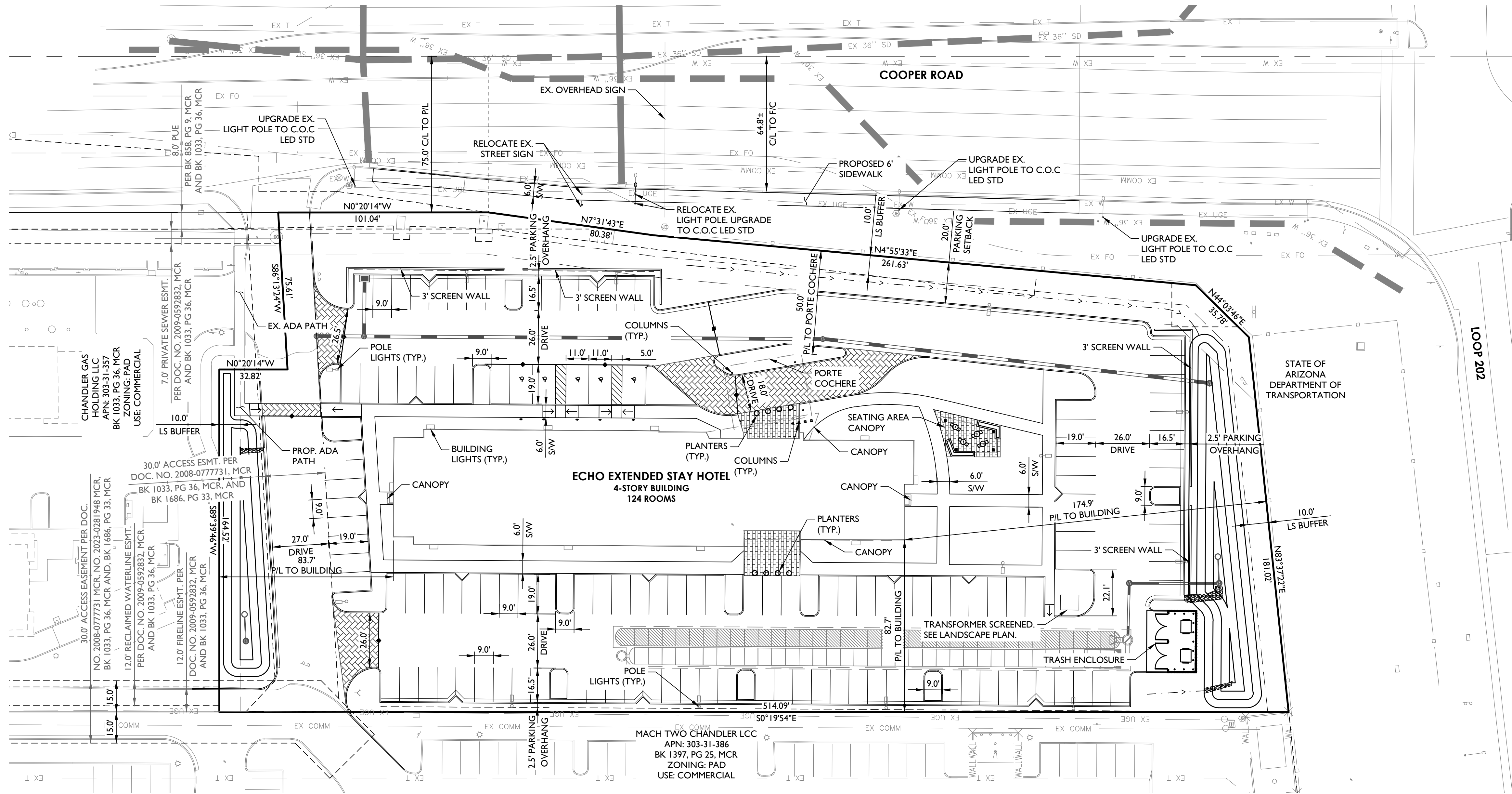
NAVD 88 ELEVATION: 1,234.35 FEET

VICINITY MAP



SITE DATA:

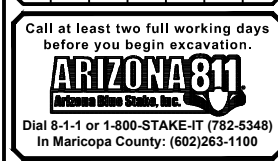
TOTAL NET SITE AREA:	110,642 S.F. / ±2.54 AC
BUILDING AREA:	±12,856 S.F. / ±1.15% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA:	39,618 S.F. / 35.8% OF TOTAL SITE AREA
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REGULAR PARKING SPACES PROVIDED:	123 (123 COVERED & 0 UNCOVERED)
HANDICAP SPACES PROVIDED:	5 (4 CAR / 1 VAN)
TOTAL OF ALL PARKING SPACES PROVIDED:	127 SPACES
BUILDING HEIGHT:	±48.0'
PROPOSED LAND USE:	HOTEL
EXISTING LAND USE:	VACANT
EXISTING ZONING:	PAD
ASSESSOR'S PARCEL NUMBER:	303-31-356



Project: Echo Extend Stay Preliminary Plans
Chandler, Arizona

SITE PLAN

Revisions:



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0037
SPOI
Sheet No.
1
OF 1

KEYNOTES

- 1 ENTRY DRIVE
- 2 RAISED PLANTER BED
- 3 STAMPED CONCRETE PATHWAY, SEE ARCH PLANS
- 4 CONCRETE SIDEWALK
- 5 TRASH ENCLOSURE
- 6 RETENTION BASIN
- 7 AMENITY AREA
- 8 FABRIC SHADE STRUCTURE, SEE ARCH PLANS
- 9 TABLES AND CHAIRS, SEE ARCH PLANS
- 10 EXISTING UTILITY - PROTECT IN PLACE
- 11 FIRE HYDRANT
- 12 PROPOSED TRANSFORMER
- 13 3' SCREEN WALL
- 14 CONCRETE SECURITY PLANTER 30" DIA
- 15 SEATING AREA, 6' BACKED RATIO BENCH
- 16 STAMPED CONCRETE, PATTERN: DIAGONAL HERRINGBONE, MATCH COLOR 392 COCONUT SHELL

PLANT DATA:

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COPPER RD (427 LF)	15 TREES	15 TREES
I TREE PER 30 LF		
LOOP 202 (181 LF)	6 TREES	6 TREES
I TREE PER 30 LF		
LANDSCAPE PERIMETER:	REQUIRED	PROVIDED
LANDSCAPE SOUTH PERIMETER (156 LF)	8 TREES	8 TREES
I EVERGREEN TREE PER 20 LF		
PARKING AREAS:	REQUIRED	PROVIDED
PARKING ISLANDS (31 EACH)	33 TREES	32* TREES
I TREE PER ISLAND		

*NOTE: (1) TREE QUANTITY NOT MET DUE TO TRANSFORMER CLEARANCE REQUIREMENTS.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	5
			36" Box	2
			48" Box	3
	Acacia salicina	Willow Acacia	24" Box	6
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	5
			36" Box	3
			48" Box	3
	Fraxinus velutina	Arizona Ash	36" Box	11
	Phoenix dactylifera	Date Palm	24" Box	29
	Pistacia chinensis 'Red Push'	Red Push Pistache	24" Box	6
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	12
	Ulmus parvifolia	Evergreen Elm	24" Box	6
	Caesalpinia cacalaco	Cascalote	24" Box	16
	Sophora secundiflora	Texas Mountain Laurel	24" Box	4

SHRUBS/ACCENTS

COMMON NAME	SIZE	QTY
Agave desmetiana	Smooth Agave	5 Gal -
Hesperaloe parviflora	Red Yucca	5 Gal -
Dasyliroon wheeleri	Desert Spoon	5 Gal -
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal -
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal -
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal -
Ruellia peninsularis	Desert Ruellia	5 Gal -
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal -
Tecoma alta 'Orange Jubilee'	Orange Jubilee	5 Gal -
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass	5 Gal -
Yucca pallida	Pale Leaf Yucca	5 Gal -
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal -
Euphorbia rigida	Gopher Plant	5 Gal -
Pedilanthus macrocarpus	Lady's Slipper	5 Gal -
Calliandra californica	Baja Fairy Duster	5 Gal -

GROUNDCOVERS

COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal -
Lantana montevidensis	Trailing Purple Lantana	1 Gal -
Lantana montevidensis 'White'	White Lantana	1 Gal -
Lantana x 'New Gold'	New Gold Lantana	1 Gal -

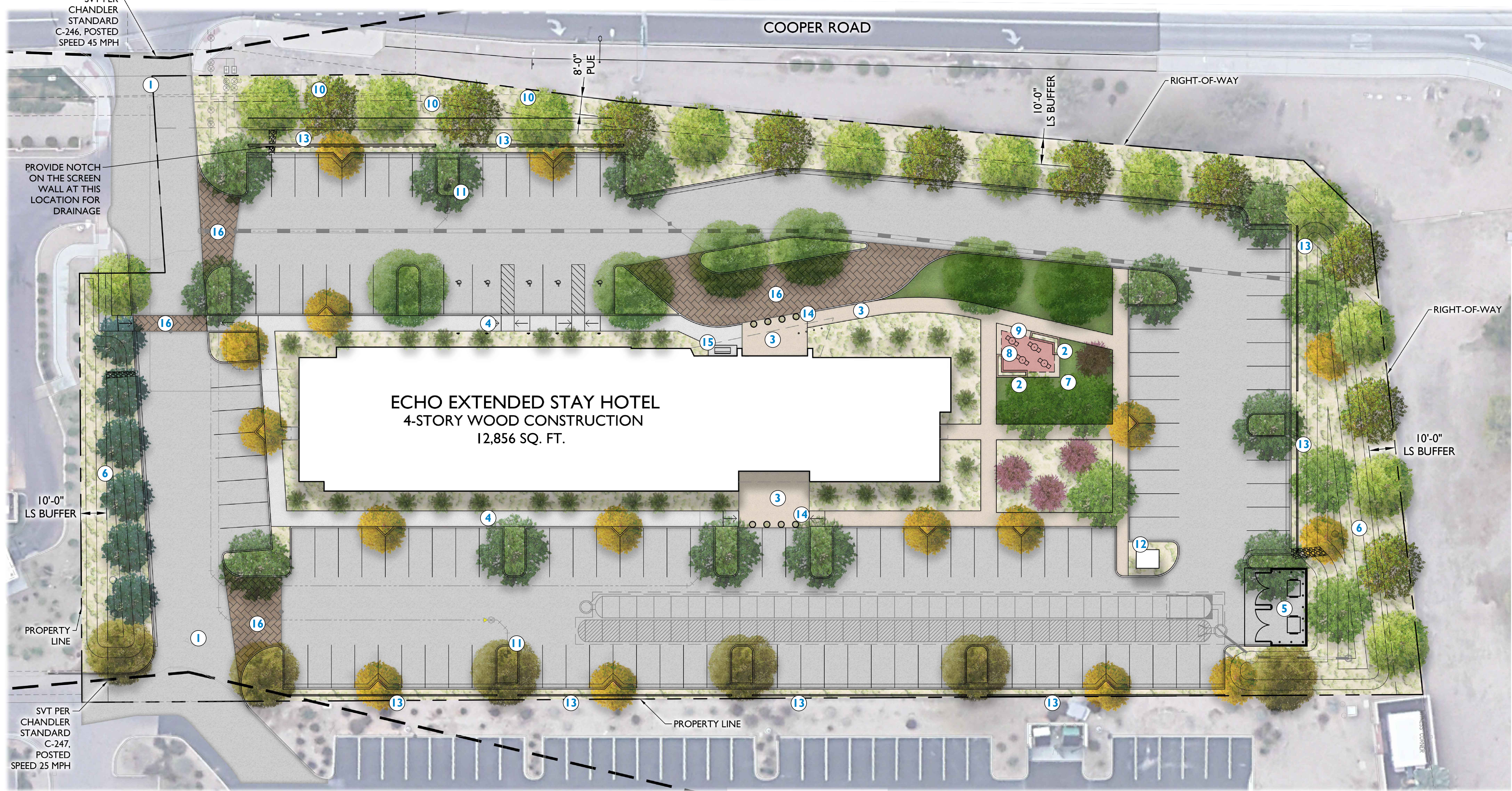
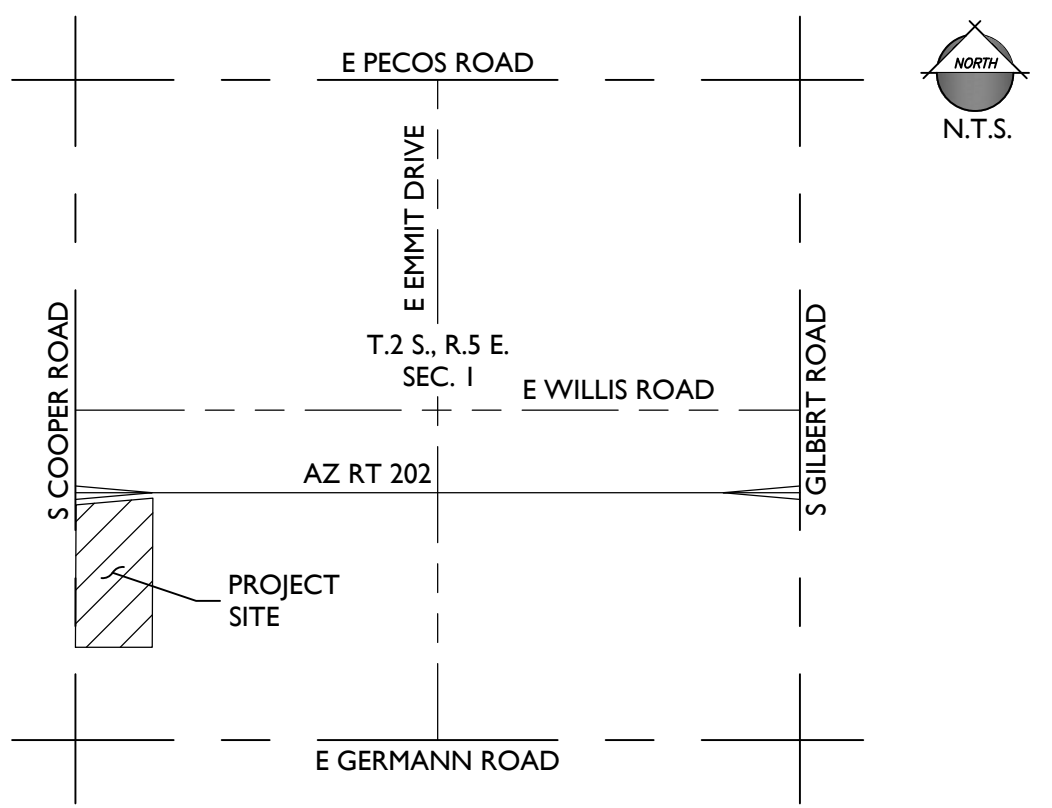
MATERIALS

	Decomposed Granite With Planting 'Mahogany' Decomposed Granite 1" Screened, 2" Depth Min	39,618 S.F.
	Midiron Turf	2,632 S.F.

NOTES:

- 1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(a), ZONING CODE.
- 2. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL BE LESS THAN 24" (MATURE) IN HEIGHT, OR TREES TRIMMED TO 6' CLEARANCE ABOVE FINISH GRADE WITHIN SVTS.
- 3. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING ELEVATION COLOR, DRYVIT 616 KING'S GREY.

VICINITY MAP



SITE DATA:

TOTAL SITE AREA: ON-SITE 110,642 S.F. (2.54 AC)
OFF-SITE 4,097 S.F.

TOTAL BUILDING AREA: 12,856 S.F.
11% OF TOTAL SITE AREA

TOTAL ON-SITE LANDSCAPE AREA: 35,521 S.F.
31% OF TOTAL SITE AREA

TOTAL OFF-SITE LANDSCAPE AREA: 4,097 S.F.
4% OF TOTAL SITE AREA

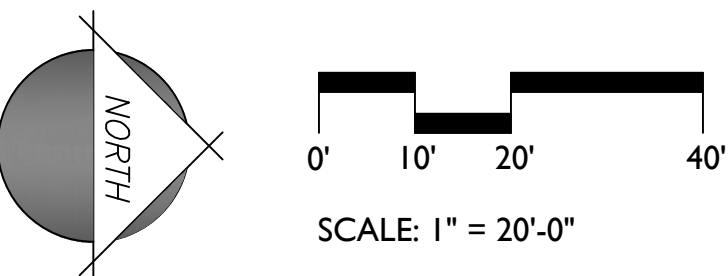
TOTAL PARKING AREA: 20,677 S.F.
18% OF TOTAL SITE AREA

LANDSCAPE IN PARKING AREA: 4,301 S.F.
21% OF PARKING AREA

TOTAL TURF AREA: 2,632 S.F.
6% OF TOTAL LANDSCAPE AREA

SHRUBS/GROUNDCOVER PLANTS: 20,960 S.F.
53% OF TOTAL LANDSCAPE AREA

INORGANIC/GRANITE: 18,658 S.F.
47% OF TOTAL LANDSCAPE AREA



PLANT DATA:

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COPPER RD (427 LF)	15 TREES	15 TREES
I TREE PER 30 LF		
LOOP 202 (181 LF)	6 TREES	6 TREES
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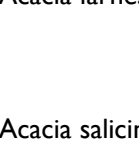



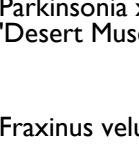






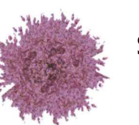
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KEYNOTES

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- ENTRY DRIVE
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- RAISED PLANTER BED
- 3
- STAMPED CONCRETE PATHWAY, SEE ARCH PLANS
- 4
- CONCRETE SIDEWALK
- 5
- TRASH ENCLOSURE
- 6
- RETENTION BASIN
- 7
- AMENITY AREA
- 8
- FABRIC SHADE STRUCTURE, SEE ARCH PLANS
- 9
- TABLES AND CHAIRS, SEE ARCH PLANS
- 10
- EXISTING UTILITY - PROTECT IN PLACE
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- FIRE HYDRANT
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- PROPOSED TRANSFORMER
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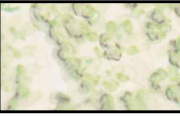

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
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	Caesalpinia cacalaco	Cascalote	24" Box	16
	Sophora secundiflora	Texas Mountain Laurel	24" Box	4

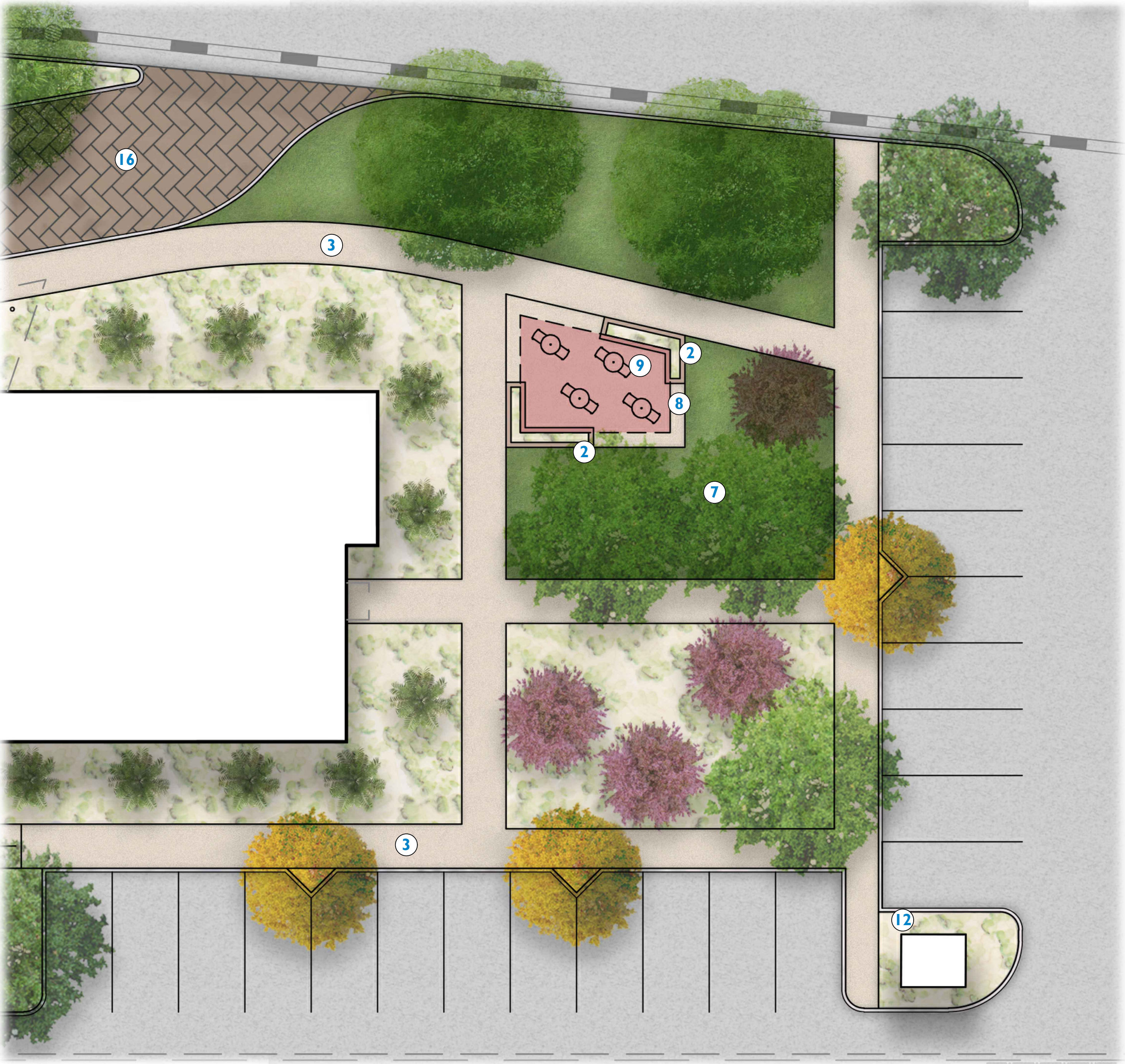
SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Agave desmettiana	Smooth Agave	5 Gal	-
Hesperaloe parviflora	Red Yucca	5 Gal	-
Dasyliiron wheeleri	Desert Spoon	5 Gal	-
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	-
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	-
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia peninsularis	Desert Ruellia	5 Gal	-
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	-
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Lantana montevidensis 'White'	White Lantana	1 Gal	-
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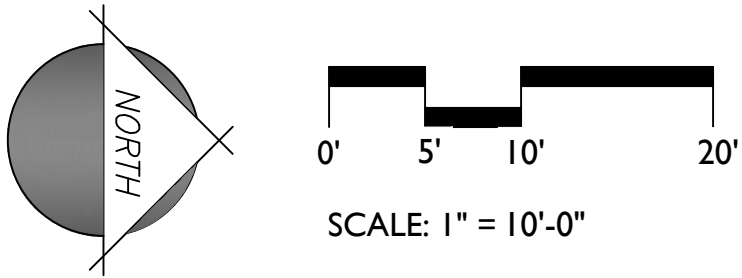
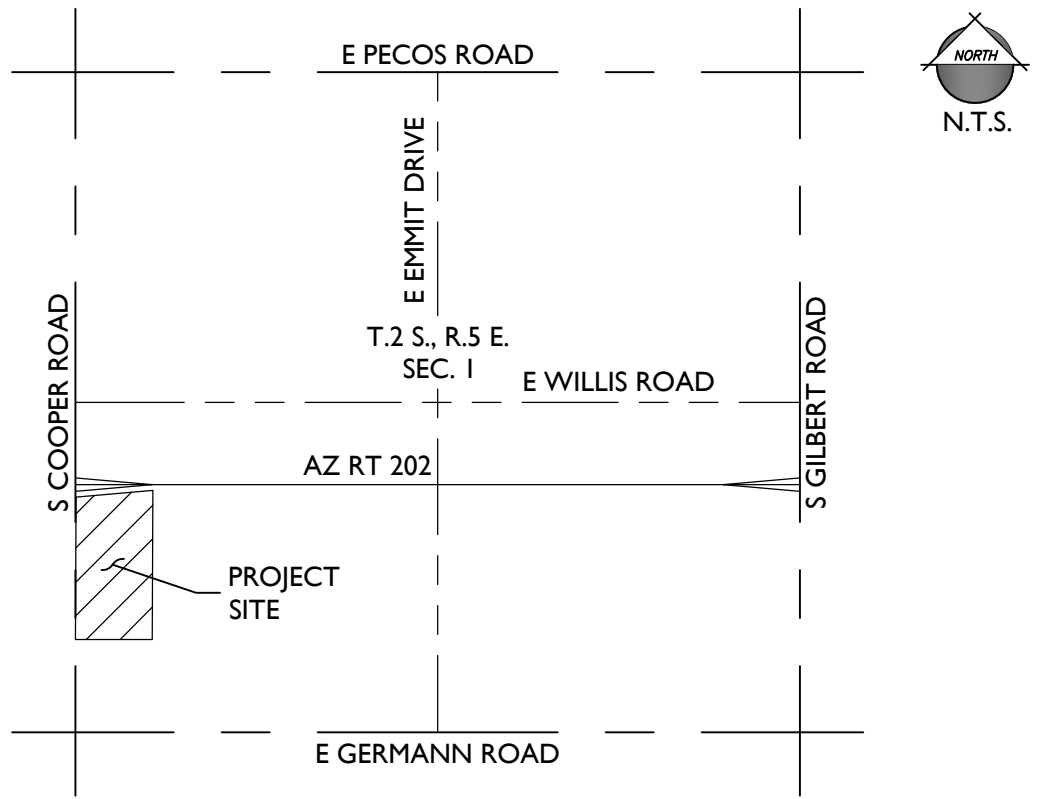
MATERIALS

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	Midiron Turf	2,632 S.F.

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VICINITY MAP



KEYNOTES











- 1
- ENTRY DRIVE
- 2
- RAISED PLANTER BED
- 3
- STAMPED CONCRETE PATHWAY, SEE ARCH PLANS
- 4
- CONCRETE SIDEWALK
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- TRASH ENCLOSURE
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- RETENTION BASIN
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- SEATING AREA, 6' BACKED RATIO BENCH
- 16
- STAMPED CONCTETE, PATTERN: DIAGONAL HERRINGBONE, MATCH COLOR 392 COCONUT SHELL

PLANT DATA:

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COPPER RD (427 LF) 1 TREE PER 30 LF	15 TREES	15 TREES
LOOP 202 (181 LF) 1 TREE PER 30 LF	6 TREES	6 TREES
LANDSCAPE PERIMETER:	REQUIRED	PROVIDED
LANDSCAPE SOUTH PERIMETER (156 LF) 1 EVERGREEN TREE PER 20 LF	8 TREES	8 TREES
PARKING AREAS:	REQUIRED	PROVIDED
PARKING ISLANDS (31 EACH) 1 TREE PER ISLAND	33 TREES	32* TREES

*NOTE: (1) TREE QUANTITY NOT MET DUE TO TRANSFORMER CLEARANCE REQUIREMENTS.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	5
			36" Box	2
			48" Box	3
	Acacia salicina	Willow Acacia	24" Box	6
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	5
			48" Box	3
	Fraxinus velutina	Arizona Ash	36" Box	11
	Phoenix dactylifera	Date Palm	24" Box	29
	Pistacia chinensis 'Red Push'	Red Push Pistache	24" Box	6
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	12
	Ulmus parvifolia	Evergreen Elm	24" Box	6
	Caesalpinia cacalaco	Cascalote	24" Box	16
	Sophora secundiflora	Texas Mountain Laurel	24" Box	4

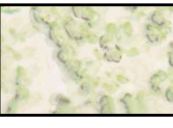

SHRUBS/ACCENTS

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Agave desmettiana	Smooth Agave	5 Gal	-
Hesperaloe parviflora	Red Yucca	5 Gal	-
Dasyliirion wheeleri	Desert Spoon	5 Gal	-
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	-
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	-
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia peninsularis	Desert Ruellia	5 Gal	-
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	-
Tecoma alta 'Orange Jubilee'	Orange Jubilee	5 Gal	-
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass	5 Gal	-
Yucca pallida	Pale Leaf Yucca	5 Gal	-
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	-
Euphorbia rigida	Gopher Plant	5 Gal	-
Pedilanthus macrocarpus	Lady's Slipper	5 Gal	-
Calliandra californica	Baja Fairy Duster	5 Gal	-

GROUNDCOVERS

GROUNDCOVERS	COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	-
Lantana montevidensis	Trailing Purple Lantana	1 Gal	-
Lantana montevidensis 'White'	White Lantana	1 Gal	-
Lantana x 'New Gold'	New Gold Lantana	1 Gal	-

MATERIALS

	Decomposed Granite With Planting 'Mahogany' Decomposed Granite	1" Screened, 2" Depth Min	39,618 S.F.
	Midiron Turf		2,632 S.F.

- NOTES:
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(a), ZONING CODE.
 - SHRUBS, ACCENTS AND GROUNDCOVERS SHALL BE LESS THAN 24" (MATURE) IN HEIGHT, OR TREES TRIMMED TO 6' CLEARANCE ABOVE FINISH GRADE WITHIN SVTS.
 - ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING ELEVATION COLOR, DRYVIT 616 KING'S GREY.

SITE DATA:

TOTAL SITE AREA: ON-SITE 110,642 S.F. (2.54 AC)
OFF-SITE 4,097 S.F.

TOTAL BUILDING AREA: 12,856 S.F.
11% OF TOTAL SITE AREA

TOTAL ON-SITE LANDSCAPE AREA: 35,521 S.F.
31% OF TOTAL SITE AREA

TOTAL OFF-SITE LANDSCAPE AREA: 4,097 S.F.
4% OF TOTAL SITE AREA

TOTAL PARKING AREA: 20,677 S.F.
18% OF TOTAL SITE AREA

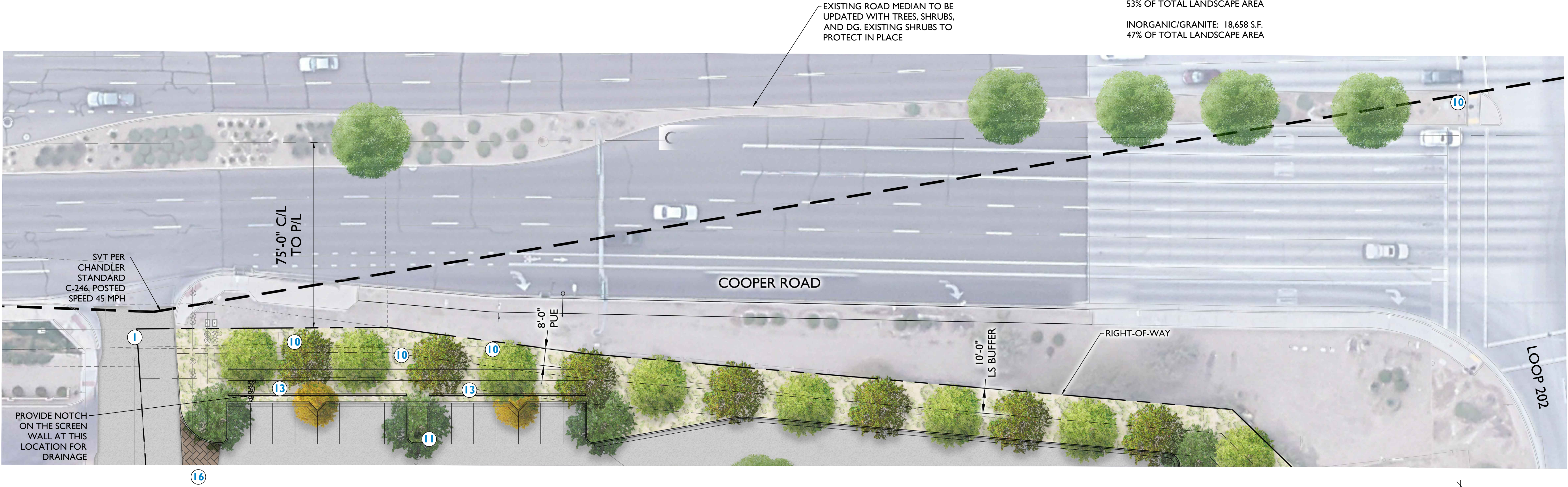
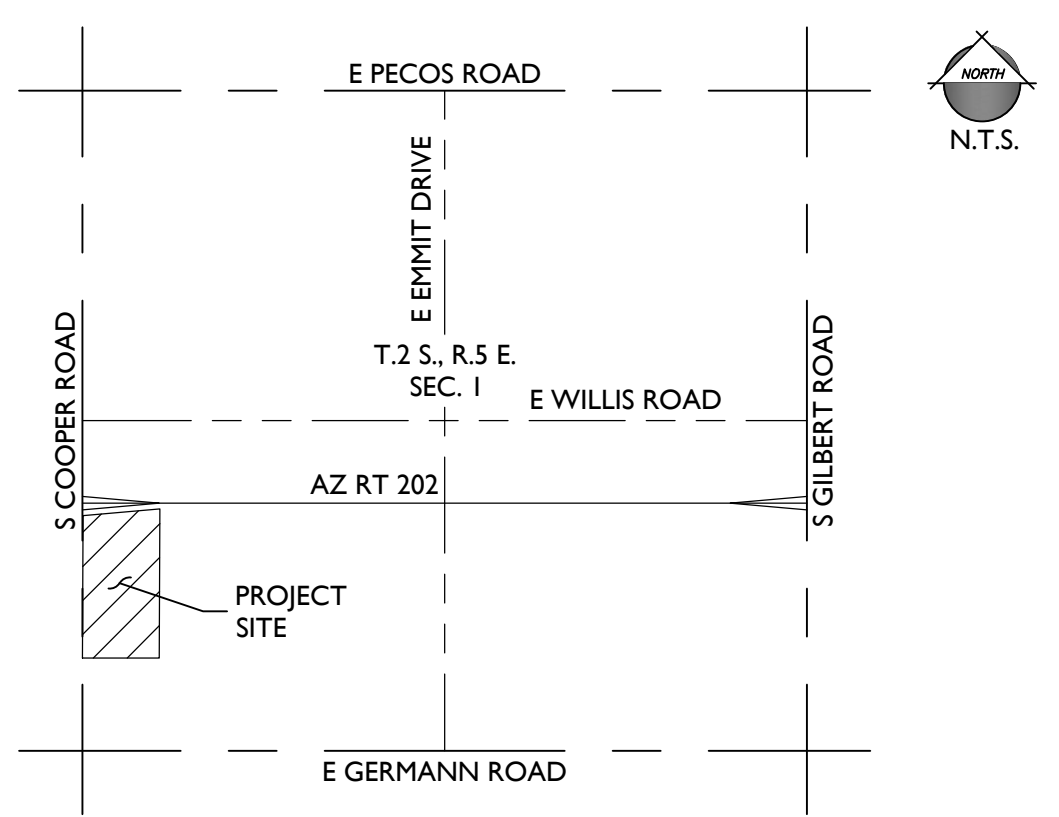
LANDSCAPE IN PARKING AREA: 4,301 S.F.
21% OF PARKING AREA

TOTAL TURF AREA: 2,632 S.F.
6% OF TOTAL LANDSCAPE AREA

SHRUBS/GROUNDCOVER PLANTS: 20,960 S.F.
53% OF TOTAL LANDSCAPE AREA

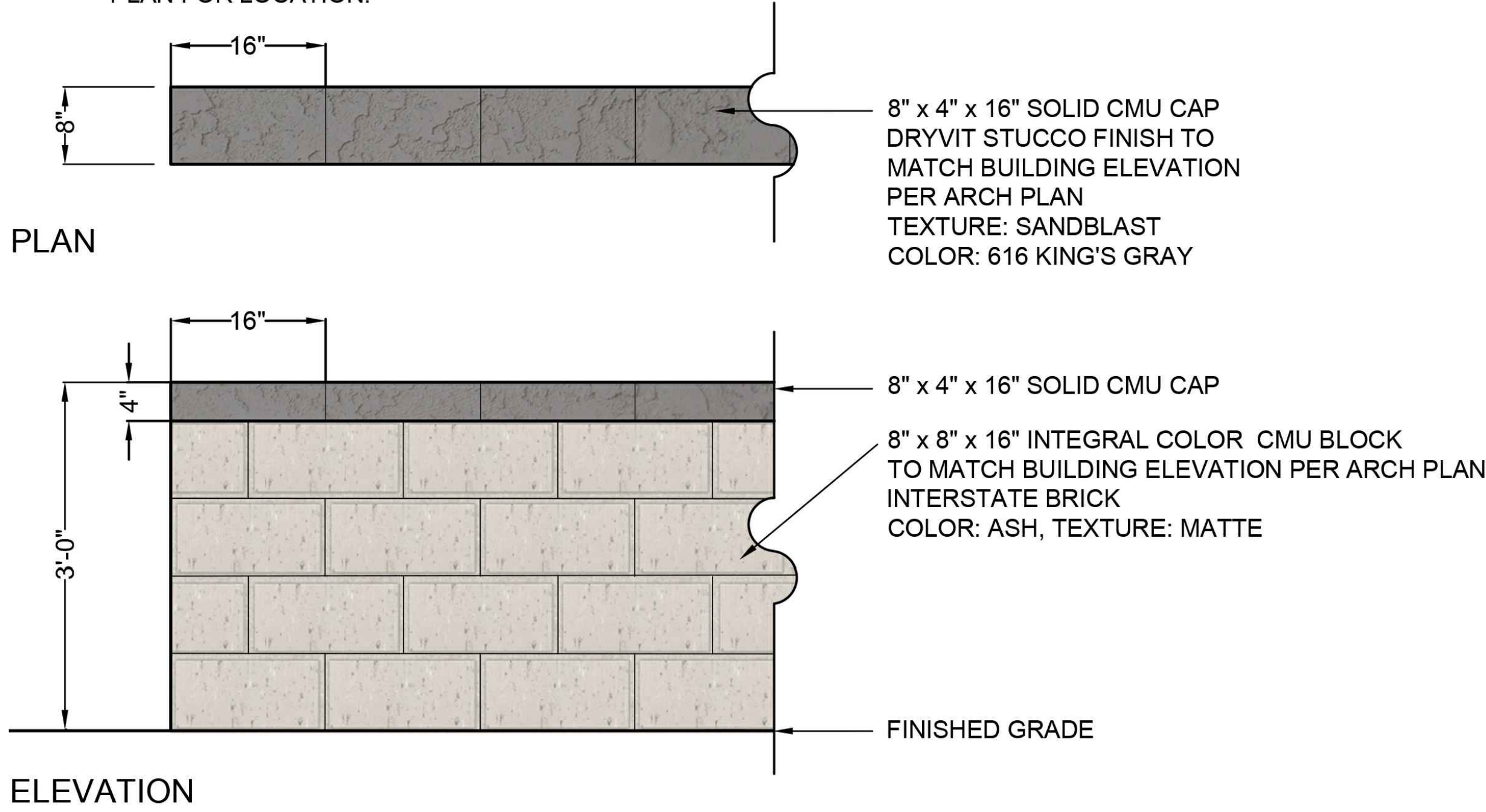
INORGANIC/GRAVITE: 18,658 S.F.
47% OF TOTAL LANDSCAPE AREA

VICINITY MAP



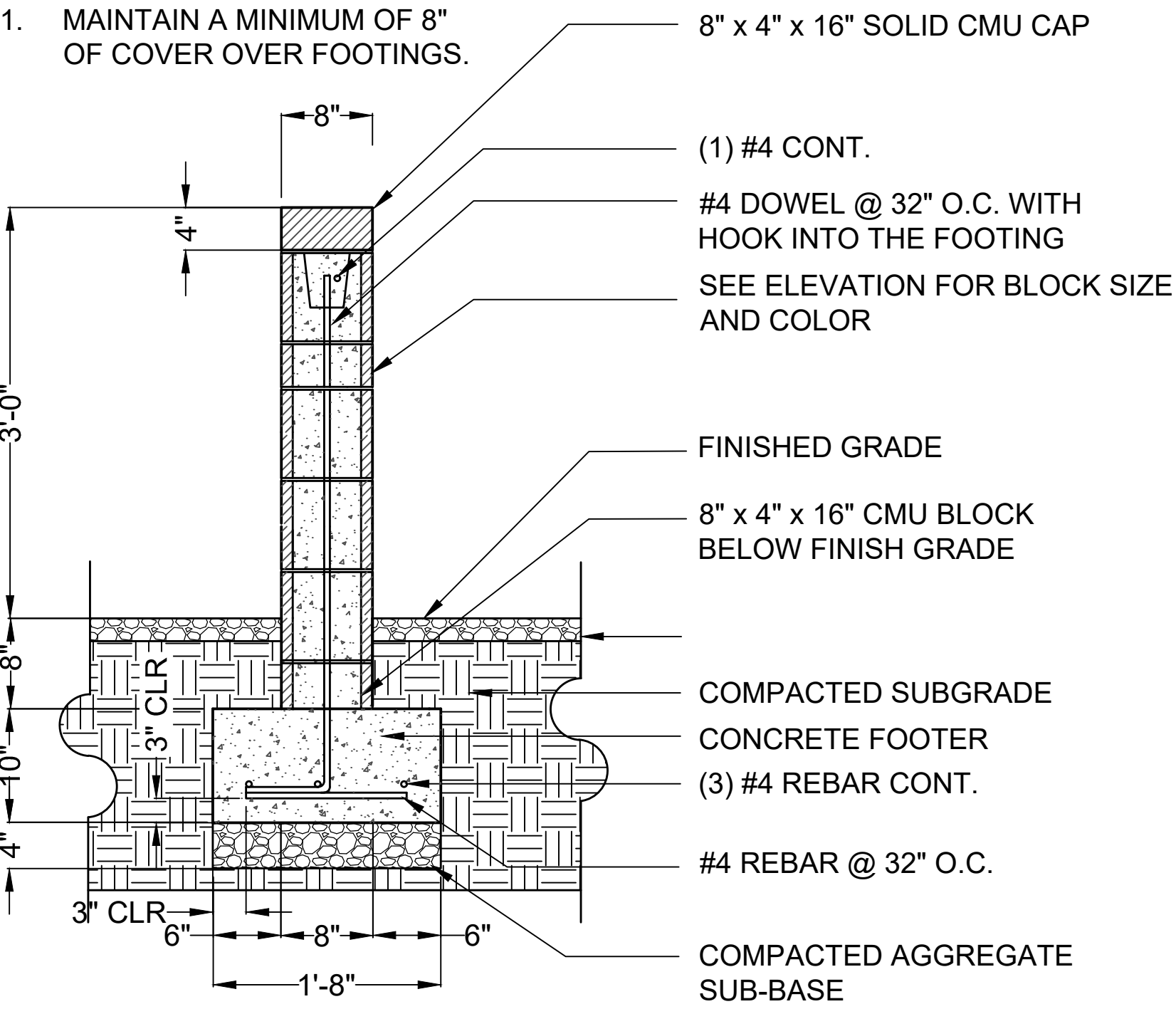
GENERAL NOTES:

1. PROVIDE 3/4"x3/4" NOTCH ON SCREEN WALL FOR DRAINAGE, SEE PLAN FOR LOCATION.



GENERAL NOTES:

1. MAINTAIN A MINIMUM OF 8" OF COVER OVER FOOTINGS.



SECTION

I 3' PARKING SCREEN WALL
Scale: 1" = 1'-0"



WYNDHAM HOTELS & SUITES

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture



WYNDHAM HOTELS & SUITES

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture



WYNDHAM HOTELS & SUITES

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture

CANOPY



EF02

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: SW 7674 PEPPERCORN



EF03

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: 356 RED CLAY



MC1

PAC-CLAD PETERSON (BOD)
PREFINISHED METAL COPING,
CANOPIES
COLOR: DARK BRONZE



WYNDHAM HOTELS & SUITES

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture

ELEVATIONS



EIFS

EF01 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 7080 QUEST GRAY	EF02 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: REFLECTIT COLOR: SW 7674 PEPPERCORN	EF03 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 356 RED CLAY	EF04 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 6240 WINDY BLUE	EF05 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 616 KING'S GRAY	EF06 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE
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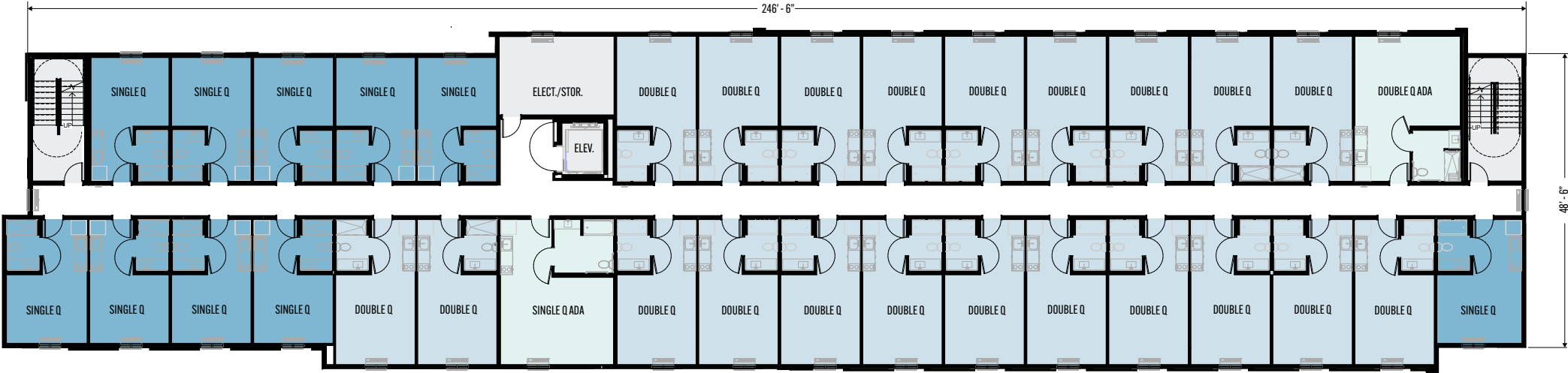
MASONRY

MSD1 MANUF: INTERSTATE BRICK COLOR: ASH SIZE: THIN BRICK VENEER 2 1/4" NORMAN PATTERN: HALF RUNNING BOND

PLANS

GUESTROOM MATRIX					
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	TOTAL UNITS
SINGLE QUEEN	6	10	10	17	43
DOUBLE QUEEN	17	21	21	15	74
SINGLE QUEEN ACCESSIBLE	1	1	1	1	4
DOUBLE QUEEN ACCESSIBLE	1	1	1	0	3
TOTAL UNITS	25	33	33	33	124

4-STORY 124 KEY PROTOTYPE	
LEVEL 01	13,217 SF
LEVEL 02	13,380 SF
LEVEL 03	13,380 SF
LEVEL 04	13,078 SF
TOTAL	53,055 SF



FLOOR PLAN - 2ND-3RD FLOOR TYPICAL

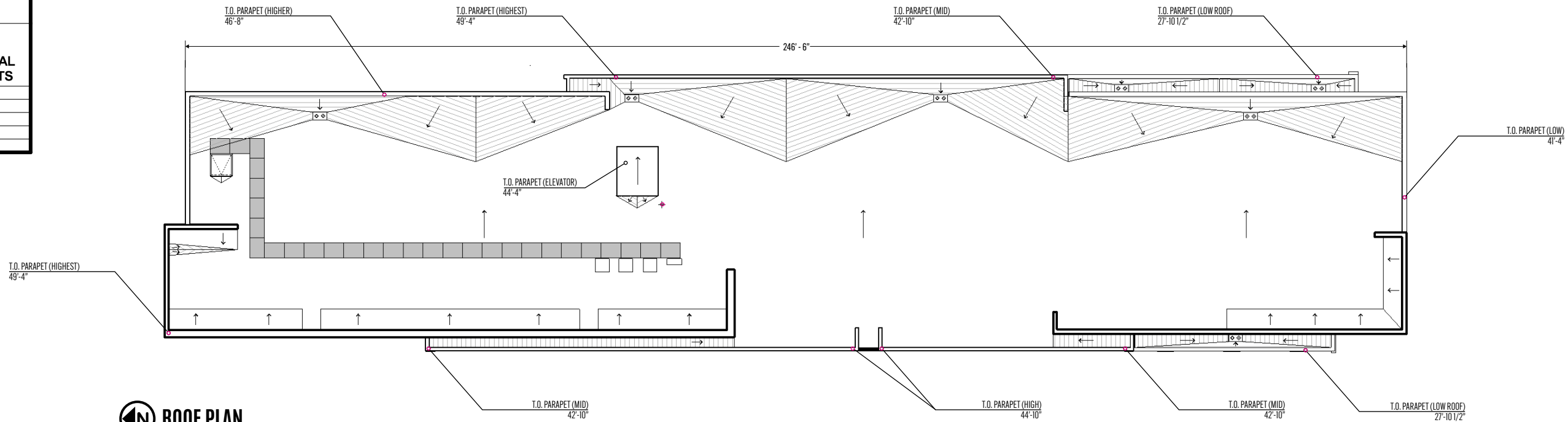


FLOOR PLAN - 1ST FLOOR

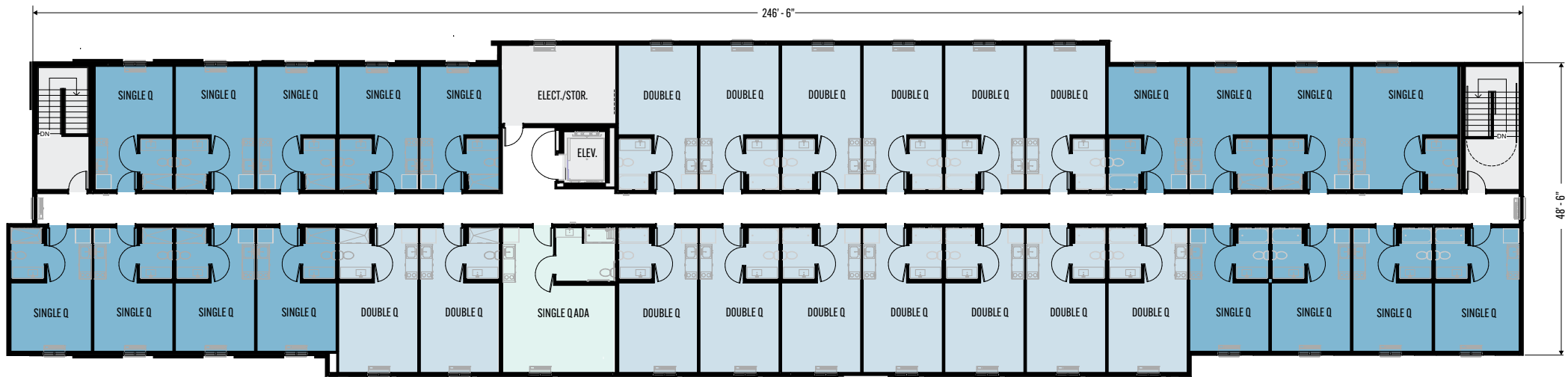
PLANS

GUESTROOM MATRIX					
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SINGLE QUEEN	6	10	10	17	43
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TOTAL UNITS	25	33	33	33	124

4-STORY 124 KEY PROTOTYPE	
LEVEL 01	13,217 SF
LEVEL 02	13,380 SF
LEVEL 03	13,380 SF
LEVEL 04	13,078 SF
TOTAL	53,055 SF



ROOF PLAN



FLOOR PLAN - 4TH FLOOR

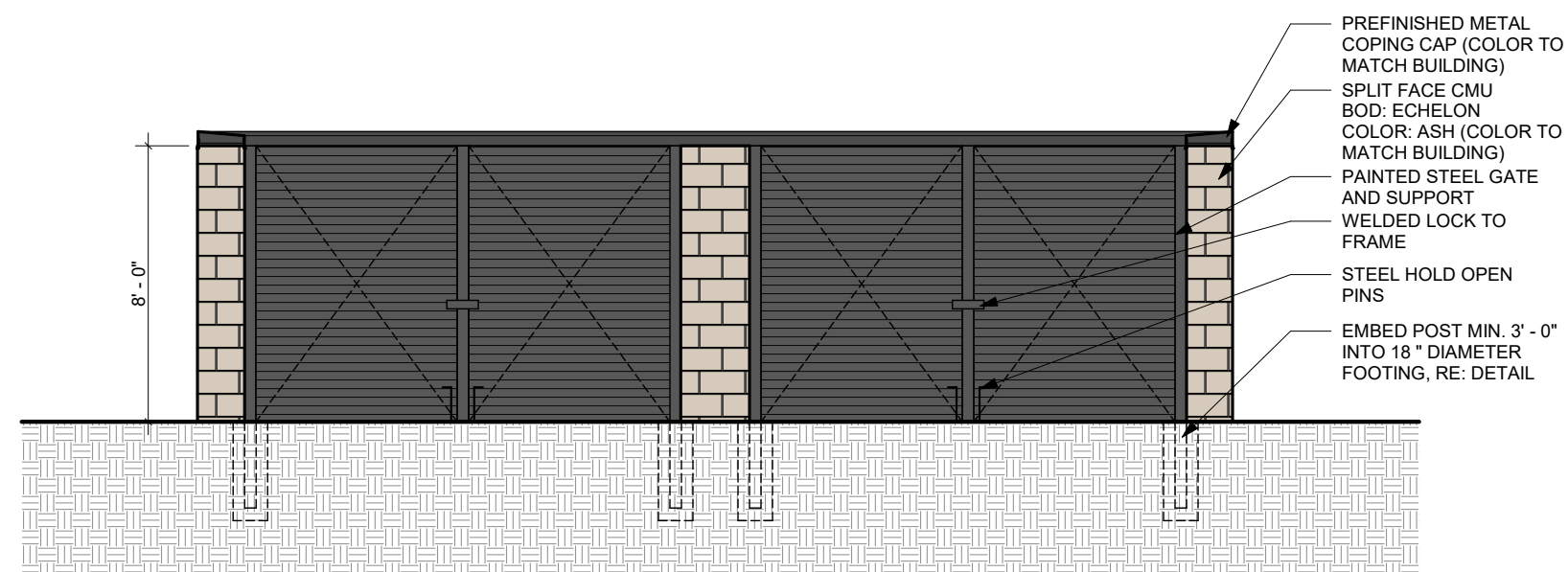
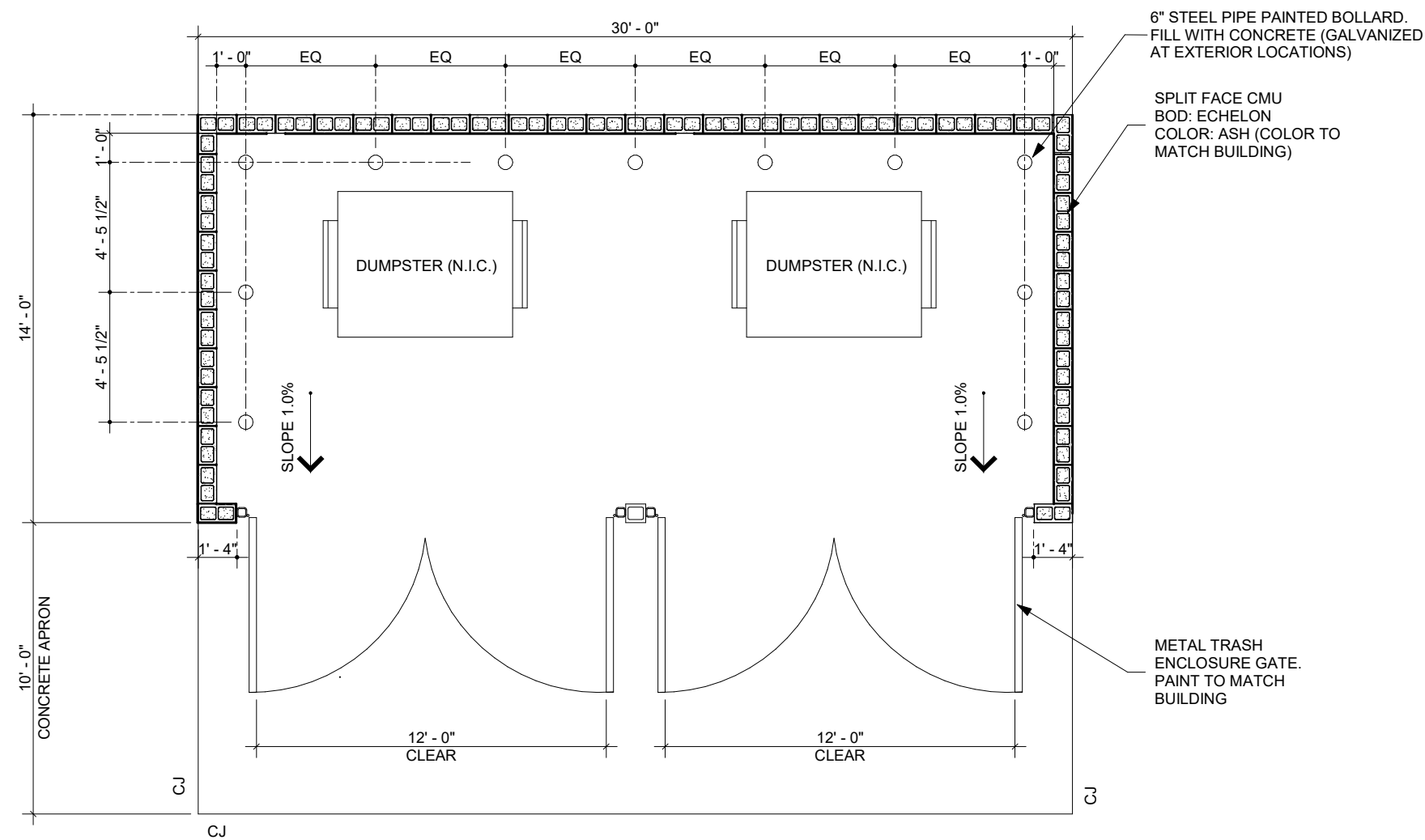
WYNDHAM HOTELS & SUITES

ECHO SUITES - EXTENDED STAY HOTEL

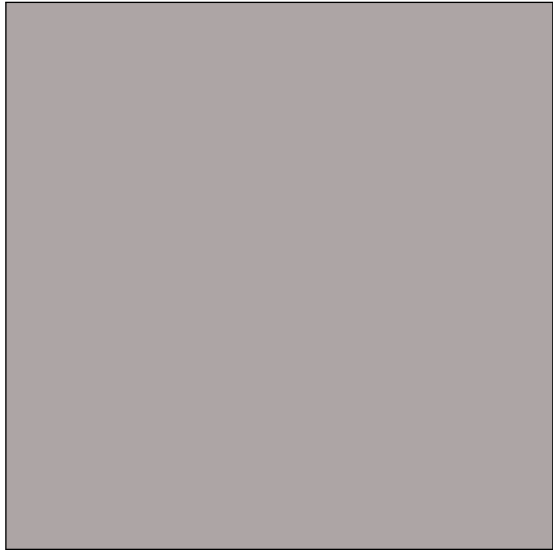
CHANDLER, AZ

modus architecture

TRASH ENCLOSURE

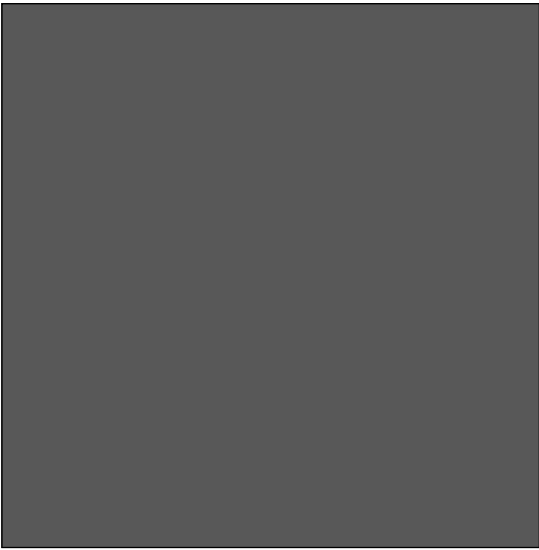


DIGITAL FINISH BOARD



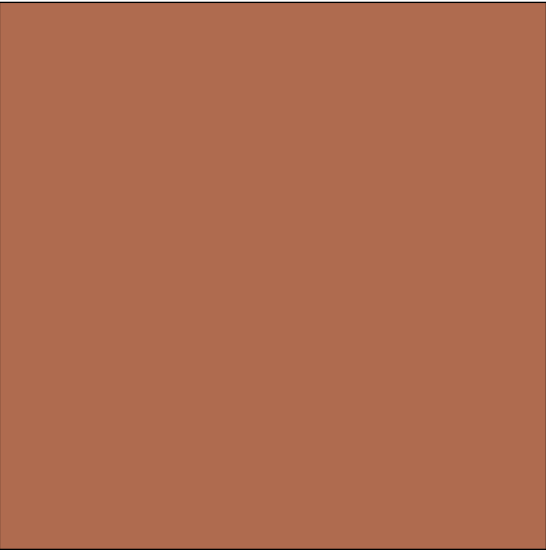
EF01

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: SW 7080 QUEST GRAY



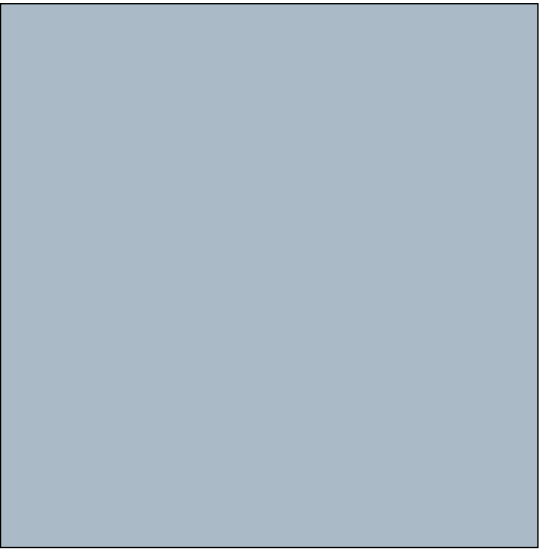
EF02

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: SW 7674 PEPPERCORN



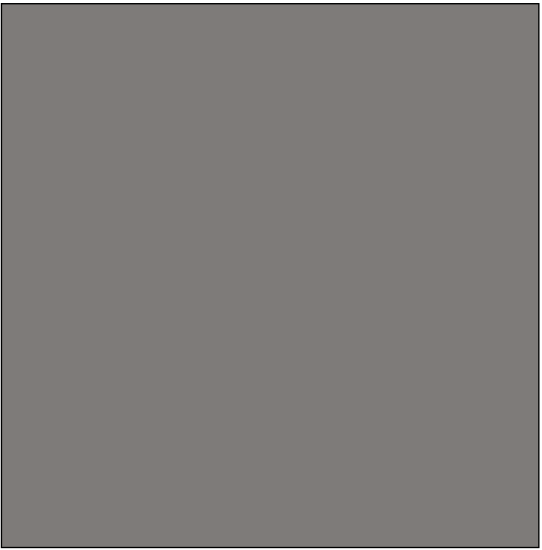
EF03

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: 356 RED CLAY



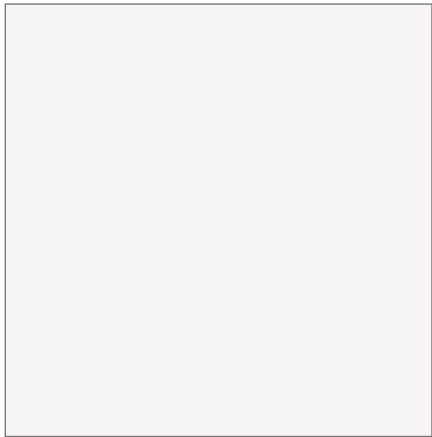
EF04

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: SW 6240 WINDY BLUE



EF05

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: #616 KING'S GRAY



EF06

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: 103 NATURAL WHITE



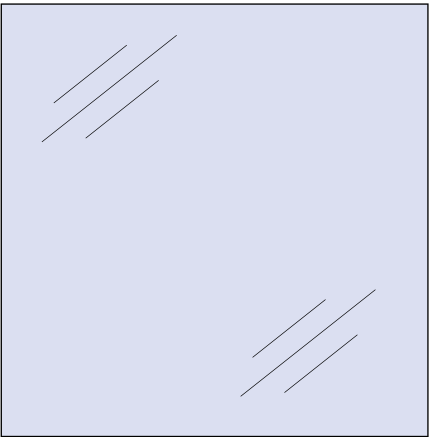
MS01

CLOUD CERAMICS
PATTERN: HALF RUNNING
BOND
COLOR: DOVE GRAY
SIZE: THIN BRICK VENEER 2
1/4" NORMAN



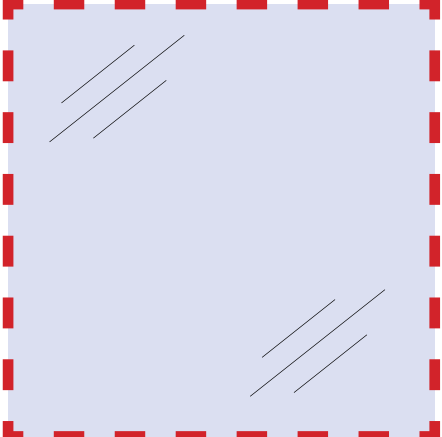
F1

OPENING FRAME (BOD)
COLOR: DARK BRONZE
ANODIZED



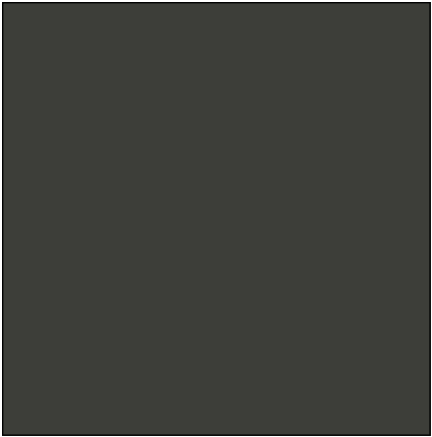
G1

VITRO GLAZING (BOD)
SOLARBAN 70(2) OPTIGRAY + CLEAR
INSULATED LOW-E
VISIBLE LIGHT REFLECTANCE:
9% EXTERIOR / 13% INTERIOR



G2

VITRO GLAZING + SOLYX (BOD)
SOLARBAN 70(2) OPTIGRAY + CLEAR
INSULATED LOW-E
POST APPLIED VINYL COLOR: FLAT
WHITE
VISIBLE LIGHT REFLECTANCE:
9% EXTERIOR / 13% INTERIOR



MC1

PAC-CLAD PETERSON (BOD)
PREFINISHED METAL COPING,
CANOPIES
COLOR: DARK BRONZE



4040 N CENTRAL EXPY, STE 720
DALLAS, TEXAS 75204
modus architecture

CLEMENTE JAQUEZ, AIA | 214.769.5631 | CLEMENTE@MODUSARCHITECTURE.COM
MIKE MACGREGOR, AIA | 314.302.6864 | MIKE@MODUSARCHITECTURE.COM



MEMORANDUM

DATE: April 11, 2024

TO: Kevin Mayo

FROM: Airport

SUBJECT: Echo Suites Hotel
Southeast Corner of Loop 202 and Cooper Road

At their April 10, 2024 meeting, the Chandler Airport Commission ("Commission") discussed the above-referenced project.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport operations.

Conflict(s) Cited: None.

The Commission voted 5-0 to forward a report to the Zoning Administrator and the City Council indicating the finding noted above.

cc: Ryan Reeves
David De La Torre
Alisa Petterson



Subject: Airport Conflict Evaluation
Echo Suites Extended Stay Hotel
Southeast Corner of Cooper Road and Loop 202

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Echo Suites hotel development.

Background

The project is an extended stay hotel on approximately 2.54 acres at the southeast corner of Cooper Road and the Loop 202 freeway (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is zoned Planned Area Development and the request is for preliminary development plan approval for site layout and architecture.

The site is approximately four-tenths (0.40) of a mile to the north of the Airport property line (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The building will be a single structure consisting of 124 rooms totaling approximately 53,600 square feet (*Exhibit C - Site Plan*). The proposed building height is 47 feet.

The City of Chandler General Plan designates the property for Employment and Growth Areas. The 2021 Chandler Airpark Area Plan (CAAP) designates the property as Innovation District (*Exhibit D – Chandler Airpark Area Plan Land Use Plan*).

Analysis and Stipulations

The proposed development is consistent with the CAAP. Commercial and industrial land uses are generally compatible with airport operations. The property will experience daily overflights from aircraft on takeoff and landing (*Exhibit E – Flight Tracks*).

Based on the proposed building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction. The proposed building height does not appear to impact the approach and departure surfaces for either runway. *Final building structures, including all rooftop objects, must not impact the approach and departure surfaces for the Airport's runways.*

*The owner/applicant must file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration (FAA) for the **final structure heights**, including, without limitation, all rooftop antennas, parapets, light poles, and other equipment.* The form may be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration.

The owner/applicant must ensure that its contractors file a Notice of Proposed Construction (FAA Form 7460-1) with the FAA for **temporary construction equipment** including, without limitation, cranes, drilling rigs, and concrete boom pumps and other vertical equipment. The form may be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration. *The owner/applicant and its contractors must coordinate directly with Airport Administration at least thirty (30) calendar days before starting vertical construction.*

The proposed project does not indicate the use of rooftop solar panels. If solar panels are anticipated to be installed, the owner/applicant must complete a solar study and coordinate with Airport Administration to ensure that glare will not interfere with aircraft on approach or takeoff.

The proposed project's building design must not create reflectivity issues with aircraft in the traffic pattern and on approach or takeoff (*Exhibit F – Building Elevations*). The use of non-reflective glazing and non-reflective paint is encouraged.

Findings

- ☒ **No Conflict**
- ☐ **High Conflict**
- ☐ **Moderate Conflict**
- ☐ **Low Conflict**

Specific Area(s) of Conflict: **Not applicable.**

Recommended Corrective Actions: **Not applicable.**

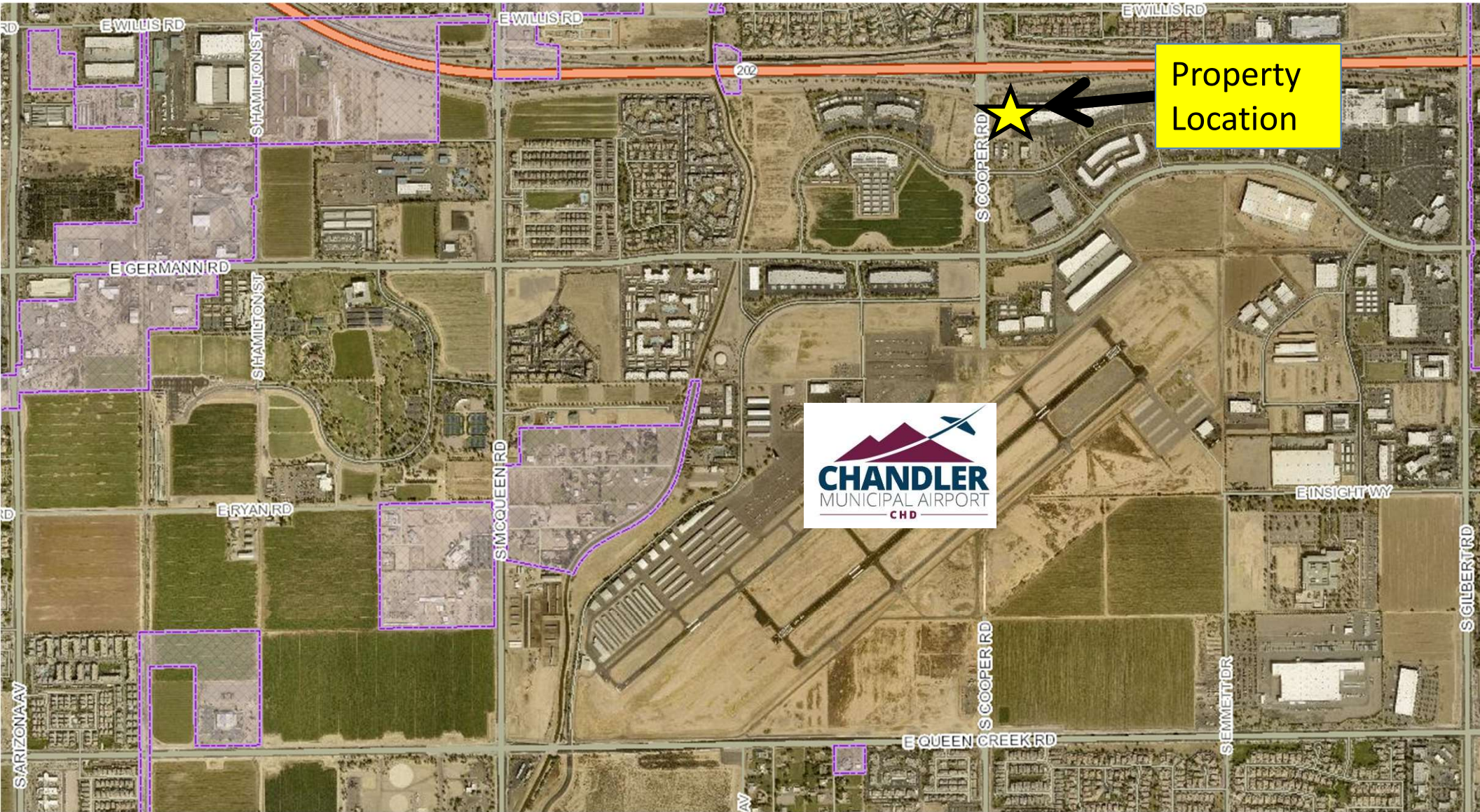
Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Echo Suites hotel development.

Attachments

- A. Vicinity Map
- B. Property Location
- C. Site Plan
- D. Chandler Airpark Area Plan Land Use Plan
- E. Flight Tracks
- F. Building Elevations

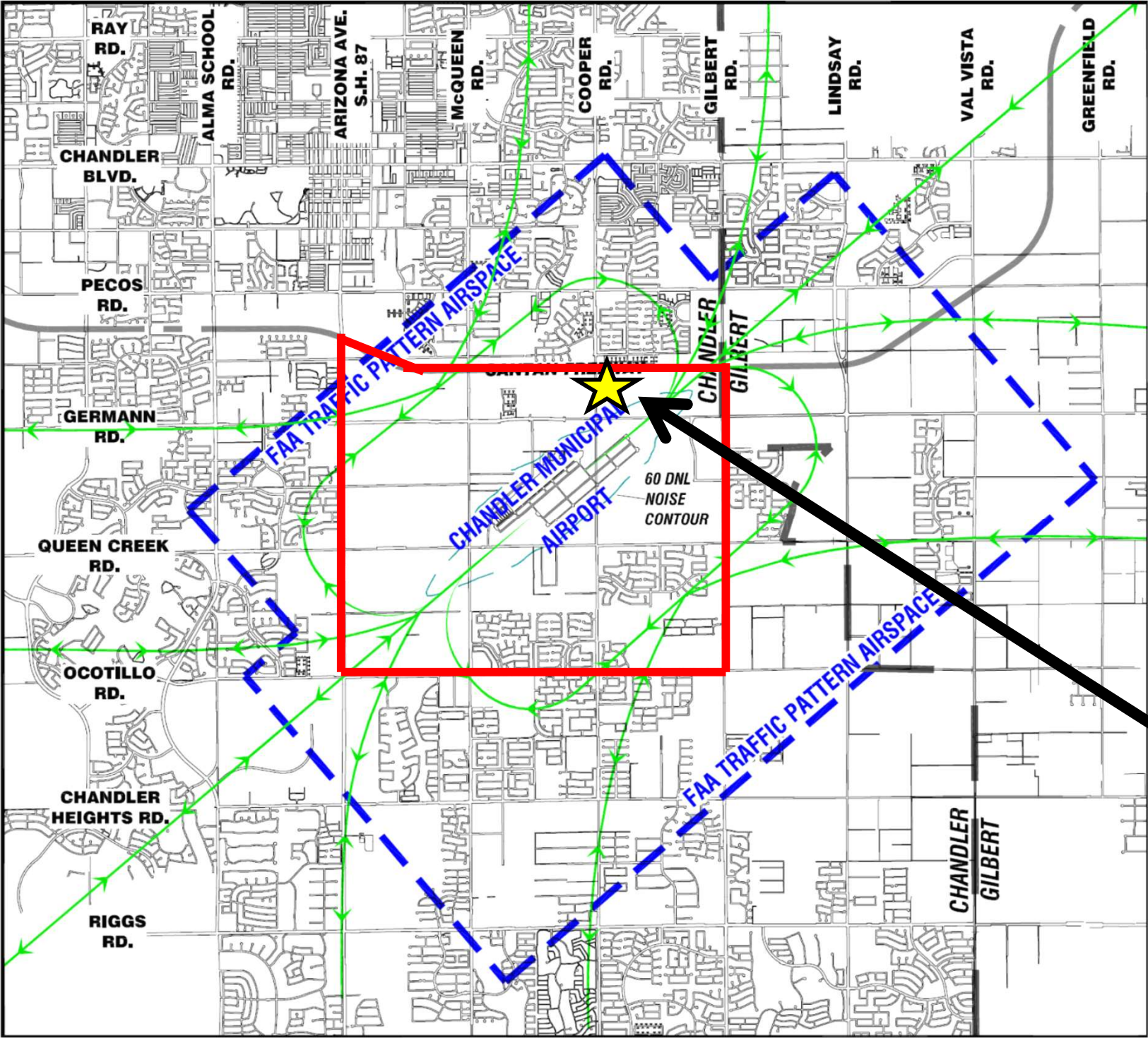
Exhibit A: Vicinity Map



Property
Location



Exhibit B: Property Location



GENERAL FLIGHT TRACK
TRACKS CAN VARY BY 1/2 MILE
OR MORE ON EITHER SIDE

FAA TRAFFIC PATTERN AIRSPACE

CITY OF CHANDLER
PLANNING AREA BOUNDARY

★ Property
Location

— Airpark Area

Property
Location

Exhibit C: Site Plan

23-0037 - Echo Extend Stay - Preliminary Plans

23-0037

LINE TYPE ABBREVIATION & SYMBOL LEGEND:

ROADWAY CENTERLINE	50" OR 12"
DISTING RIGHT OF WAY	"WAT" OR "W"
DISTING PUBLIC UTILITY EASEMENT (PUE)	FIRE
DISTING WATER LINE EASEMENT (WLE)	COMMS
PROPOSED WATER LINE & HYDRANT	USE
DISTING SEWER LINE & MANHOLE	CHE
DISTING STORM DRAIN	EX
PROPOSED STORM DRAIN	SW
PROPOSED WATER LINE & HYDRANT	SWW
PROPOSED SEWER LINE & MANHOLE	PUE
EX COMMUNICATIONS LINE	VT
EX UNDERGROUND UTILITIES	
EX TELEPHONE LINE	
EX FIBER OPTIC LINE	
PROPOSED STREET	
PROPOSED DRYWELL	
EX STREET SIGN	
EX POWER POLE	
EX STREET LIGHT	
EX TELEVISION COMM. BOX	
EX TELE. COMM. BOX	
EX WATER VALVE	
EX GAS VALVE	
EX JUNCTION BOX	

PRELIMINARY SITE PLAN

ECHO EXTEND STAY CHANDLER, AZ

A PORTION OF THE SOUTH-WEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND, HEREIN SHOWN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1
LOT 1, OF RS-PLAT OF LOT 7 OF CHANDLER AIRPORT CENTER - PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1933 OF PLATS, PAGE 24.

OWNER REF/DEVELOPER:

SANOFFER LLC
1000 GLEN FOREST DRIVE, SUITE 200
MCKINNEY, TX 75069
PHONE: (972) 317-9018
CONTACT: CARTER REISER
EMAIL: CARTER.REISER@SANOFFER.COM

CIVIL ENGINEER:

EPS GROUP, INC.
1100 N ALFA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-3350
FAX: (480) 503-3358
CONTACT: TODD LESLIE
EMAIL: TODD.LESLIE@EPSGROUP.COM

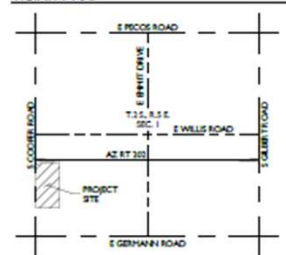
BASIS OF BEARING:

THE WEST LINE OF THE SOUTH-WEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF WHICH IS: N 07°30'14" W

BENCHMARK:

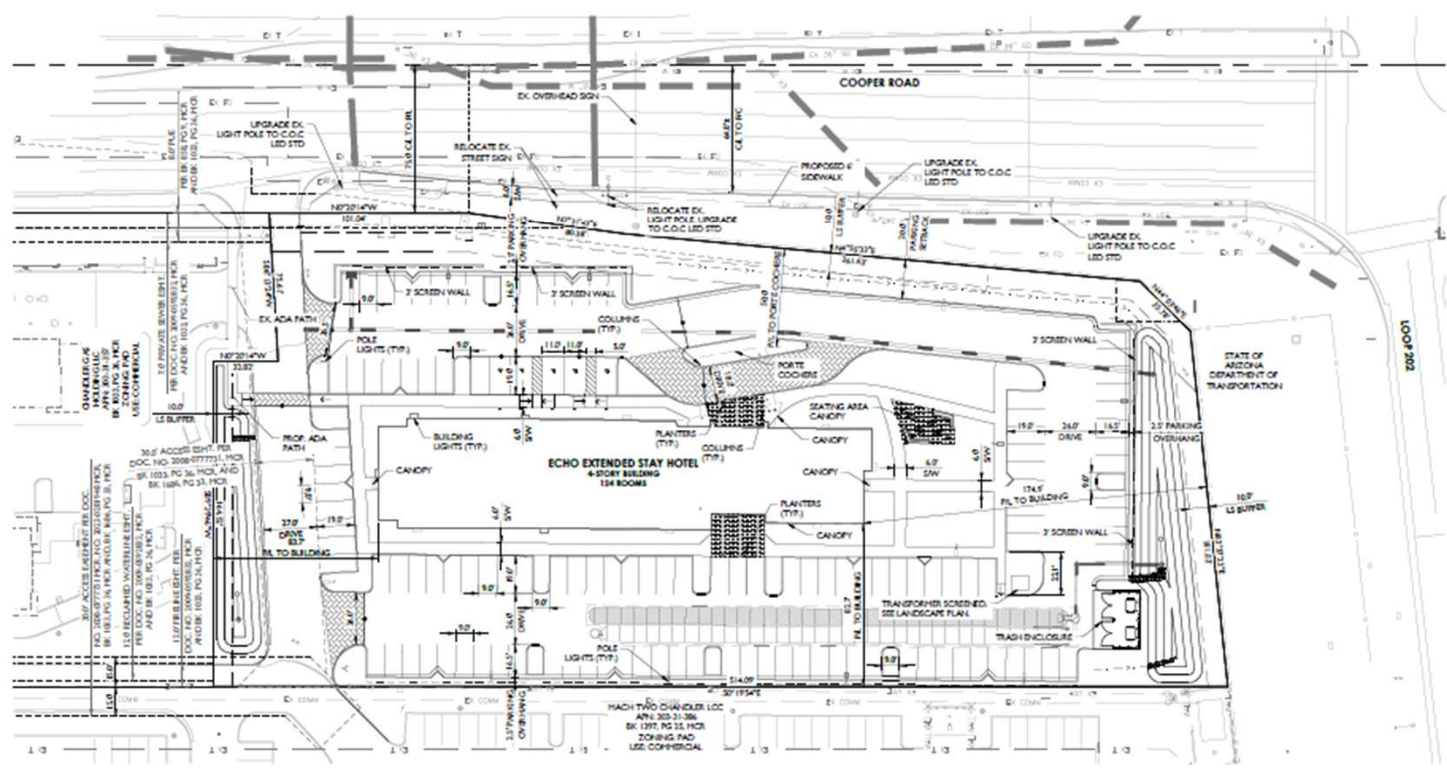
CITY OF CHANDLER BENCHMARK 358
LOCATED AT THE INTERSECTION OF CANYON CREEK WAY AND DESERIGER WAY, 600 WEST OF COOPER RD AND 300 SOUTH OF PROCESS ROAD, SEC. 1, T2S, R1E, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA.
NAVD83 ELEVATION: 1,324.35 FEET

VICINITY MAP



SITE DATA:

TOTAL NET SITE AREA	110,640 SF / 2.54 AC
BUILDING AREA	81,384 SF / 1.87 AC OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	29,118 SF / 0.67 AC OF TOTAL SITE AREA
TOTAL PARKING SPACES REQUIRED	134 (124 COVERED & 10 UNCOVERED)
REGULAR PARKING SPACES PROVIDED	132 (123 COVERED & 9 UNCOVERED)
HANDICAP SPACES PROVIDED	5 (4 CAR / 1 VAN)
TOTAL OF ALL PARKING SPACES PROVIDED	137 SPACES
BUILDING HEIGHT	44.0 FT
PROPOSED LAND USE	HOTEL, VACANT
EXISTING ZONING	PAD
ASSESSOR'S PARCEL NUMBER	305-31-356



1510 N Alpine Street Road
Phoenix, AZ 85021
T: (480) 503-3350 F: (480) 503-3358
www.epsgroupinc.com

**Echo Extend Stay
Preliminary Plans**
Chandler, Arizona

SITE PLAN

Project: 23-0037

Design: EPS

Drawn by: EPS

Preliminary
Not for
Construction
or
Recording

Job No:
23-0037

SP01

Sheet No.
OF 1

Exhibit D: Chandler Airpark Area Plan – Land Use Plan

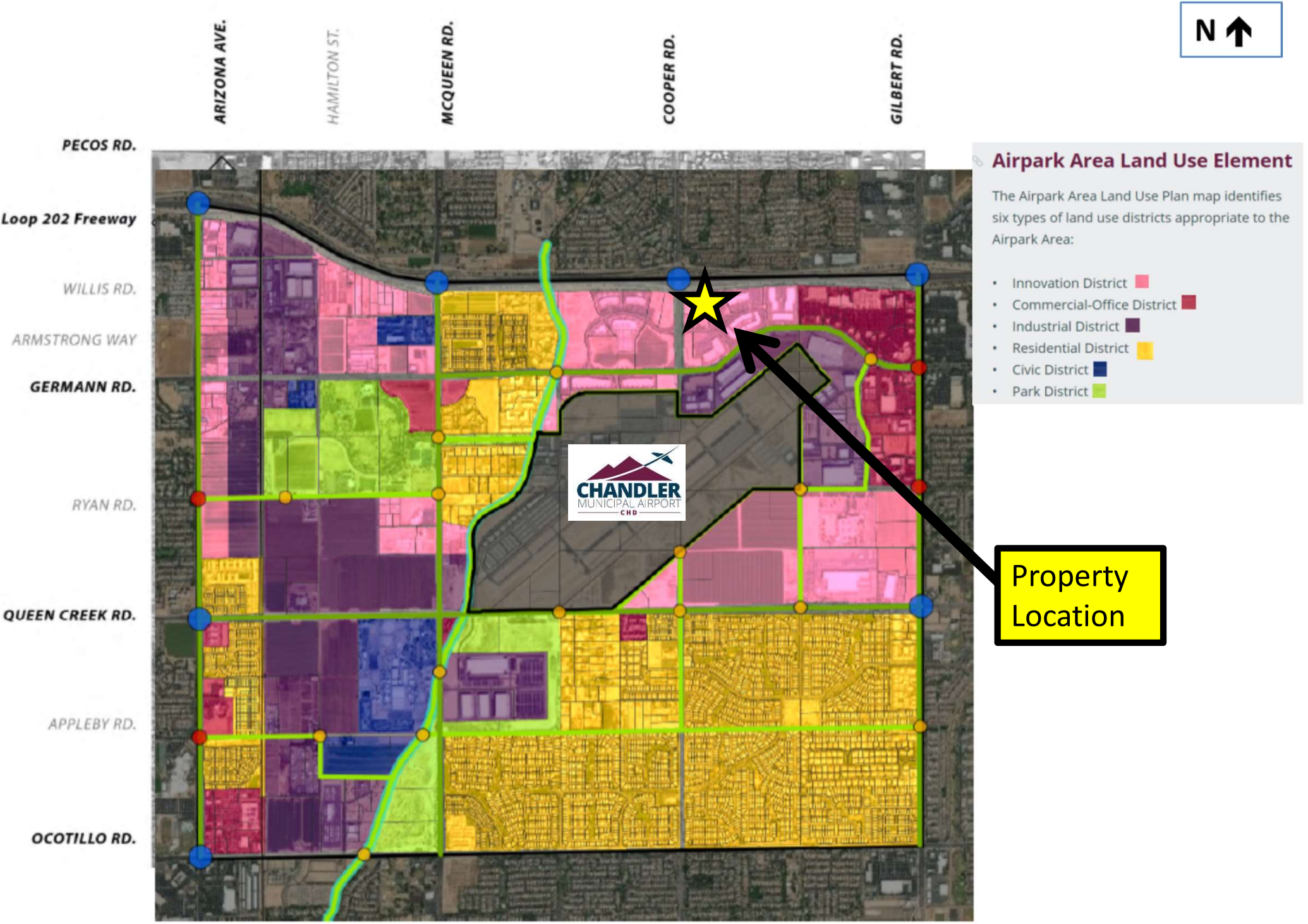
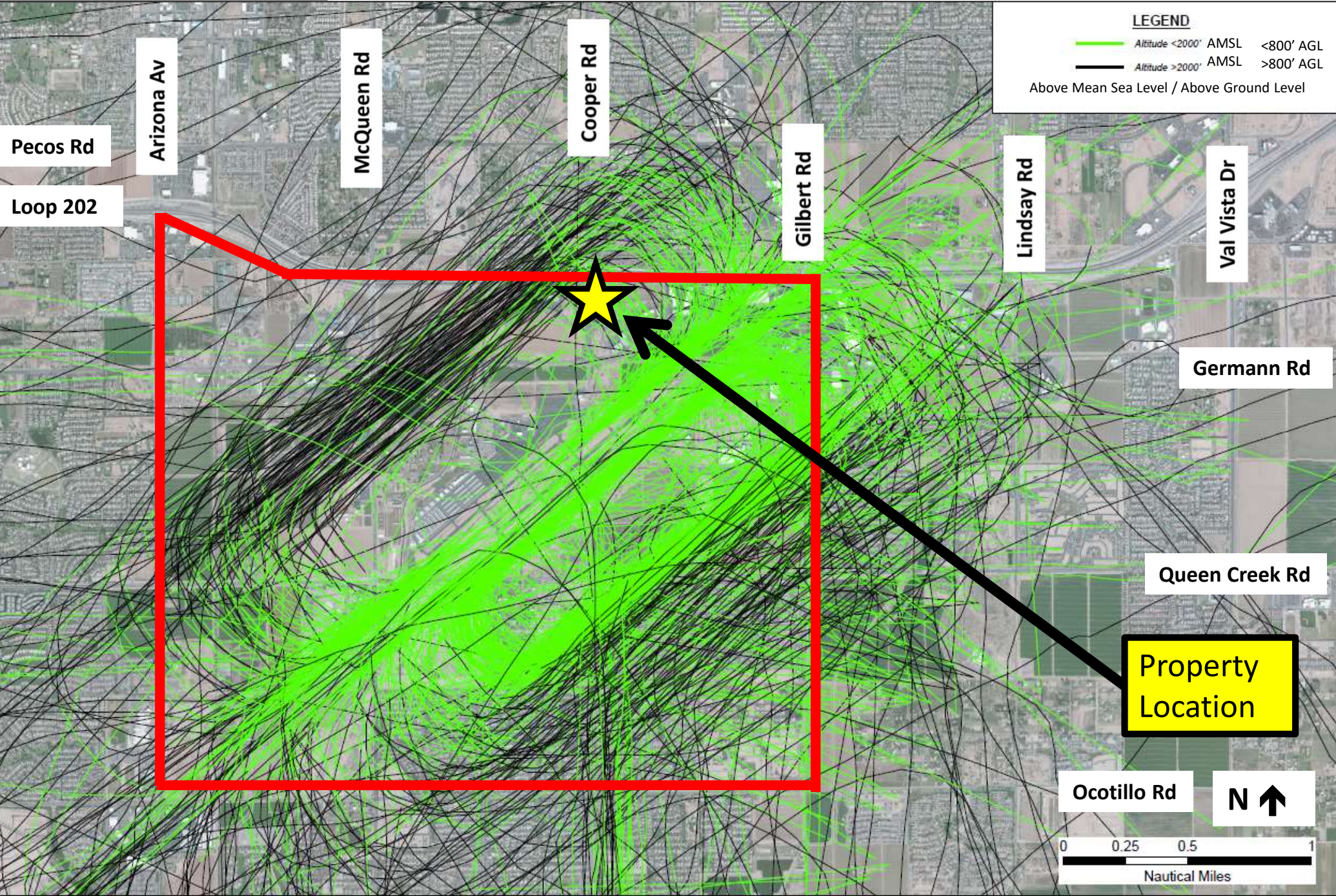


Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations (Typical)

LEGEND

- Altitude <2000' AMSL <800' AGL
 - Altitude >2000' AMSL >800' AGL
- Above Mean Sea Level / Above Ground Level



 Airpark Area

Exhibit F: Building Elevations

PERSPECTIVE



Exhibit F: Building Elevations

ELEVATIONS



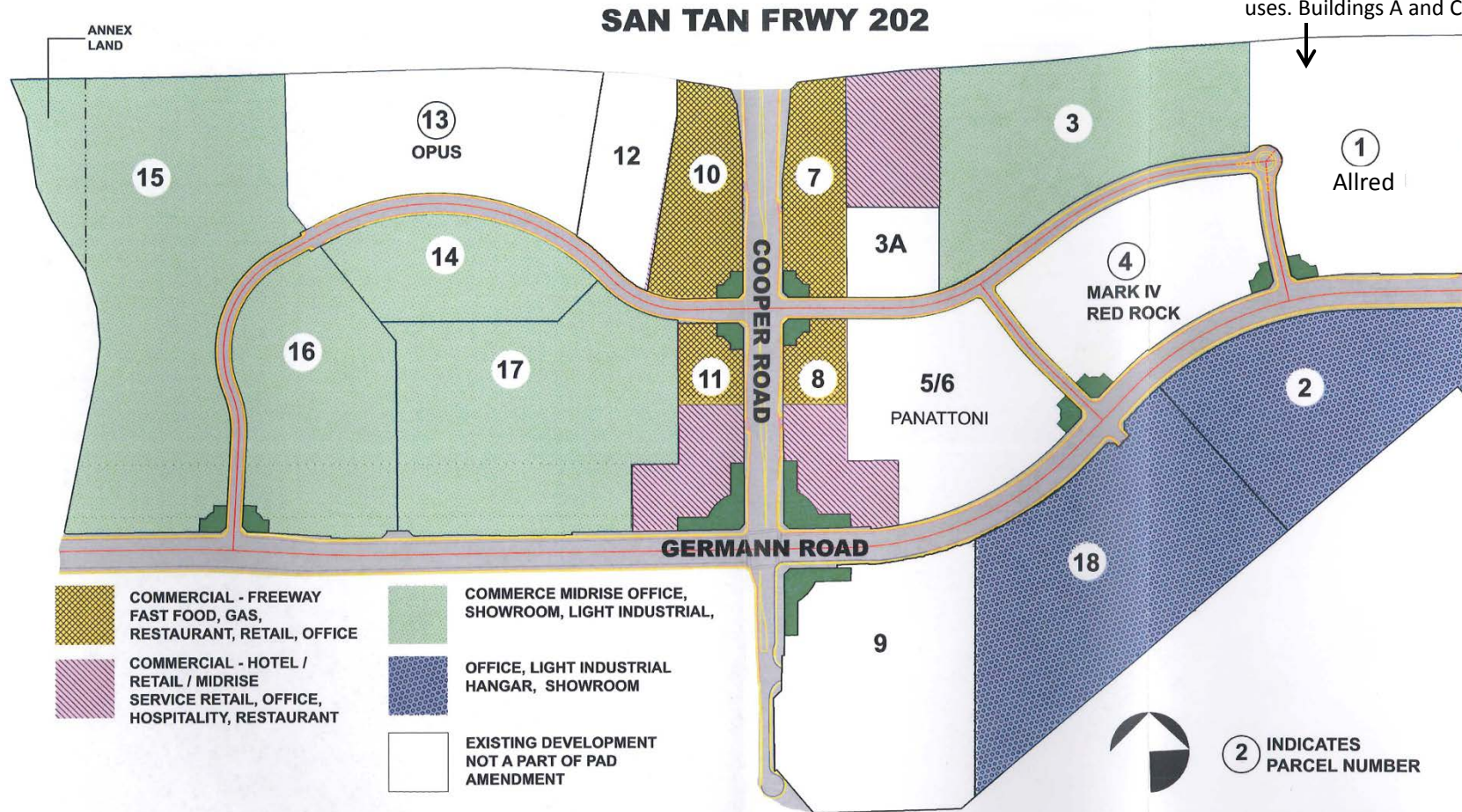
EIFS

EIF1	EIF2	EIF3	EIF4	EIF5	EIF6
MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 3M T814 PURPLACON	MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 3M T814 RED CLAY	EIF4 MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 3M T814 WINDY BLUE	EIF5 MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 3M T814 RED CLAY	EIF6 MANUS: CONCRETE OUTSIDE STUCCO TEXTURE: SANDWASH COLOR: 113 NATURAL WHITE

MASONRY

MOD
MANUS: INTERESTING BRICK COLOR: 804 1/2" x 4" x 8" VENEER 2 1/2" x 4" x 8" VENEER MASONRY JOINT FINISHING: BOND

DVR10-0005 added athletic training facility, family recreational instructional uses. Buildings A and C only.



DVR10-0005: Adult vocational/educational allowed on any parcel identified as office use.

*See Use Permit and other DVR cases for use amendments on record with planning.



Planning & Zoning Commission Memorandum
Memo No. 24-021

Development Services

Date: 04/17/2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David De La Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH23-0068 Win Beauty Salon
Request: Use Permit time extension for a beauty salon.
Location: 284 S Dobson Rd. generally located at the northwest corner of Dobson and Frye
Applicant: Ming Chen, Chen Architects

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH23-0068 Win Beauty Salon, a time extension for the operation of a beauty salon, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is currently zoned SF-8.5
- Between 2011 and 2018 three Use Permits have been granted on the property with Use Permit time extensions being granted for all.
- The most recent Use Permit was granted in 2018 for five years under ZUP18-0006 Win Beauty Salon.

Surrounding Land Use Data:

North	Single-Family Residential	South	Frye Rd., then PAD for Commercial Shopping Center
East	Dobson Rd., then PAD for medical office complex	West	Single-Family Residential

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Square-Footage	1,446 SF.
Days of Operation	Monday-Saturday
Hours of Operation	10:00 am to 7:00 pm
Number of Employees	Two owners and two part-time assistants
Parking Spaces	9 Parking spaces

Review and Recommendation:

The property is zoned Single-Family Residential District (SF-8.5) and the home was built in 1980. The initial Use Permit was granted in 2011, to allow for the conversion of a single family residence into a commercial beauty salon. The last Use Permit approved was for ZUP18-0006 Win Beauty Salon and had a condition of approval for five (5) years.

The current request is to extend the Use Permit that allows the property to be used as a Beauty Salon indefinitely. There have been no complaints from neighboring residents during the approximate 14 years that the business has been in operation. Staff has reviewed the request and finds it to be consistent with the General Plan and Zoning code.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on January 29th, 2024. No one attended other than staff and the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. The Use Permit is non-transferable to any other property.
3. Increases in on-site employment over that as represented as equivalent to three (3) full time employees shall require a new Use Permit application and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.

Attachments

Vicinity Maps

PLH23-0068 Win Beauty Salon Site Plan/Floor Plan

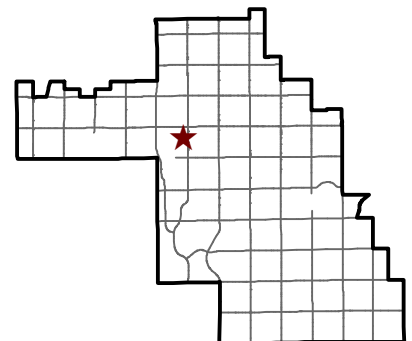
PLH23-0068 Win Beauty Salon Narrative

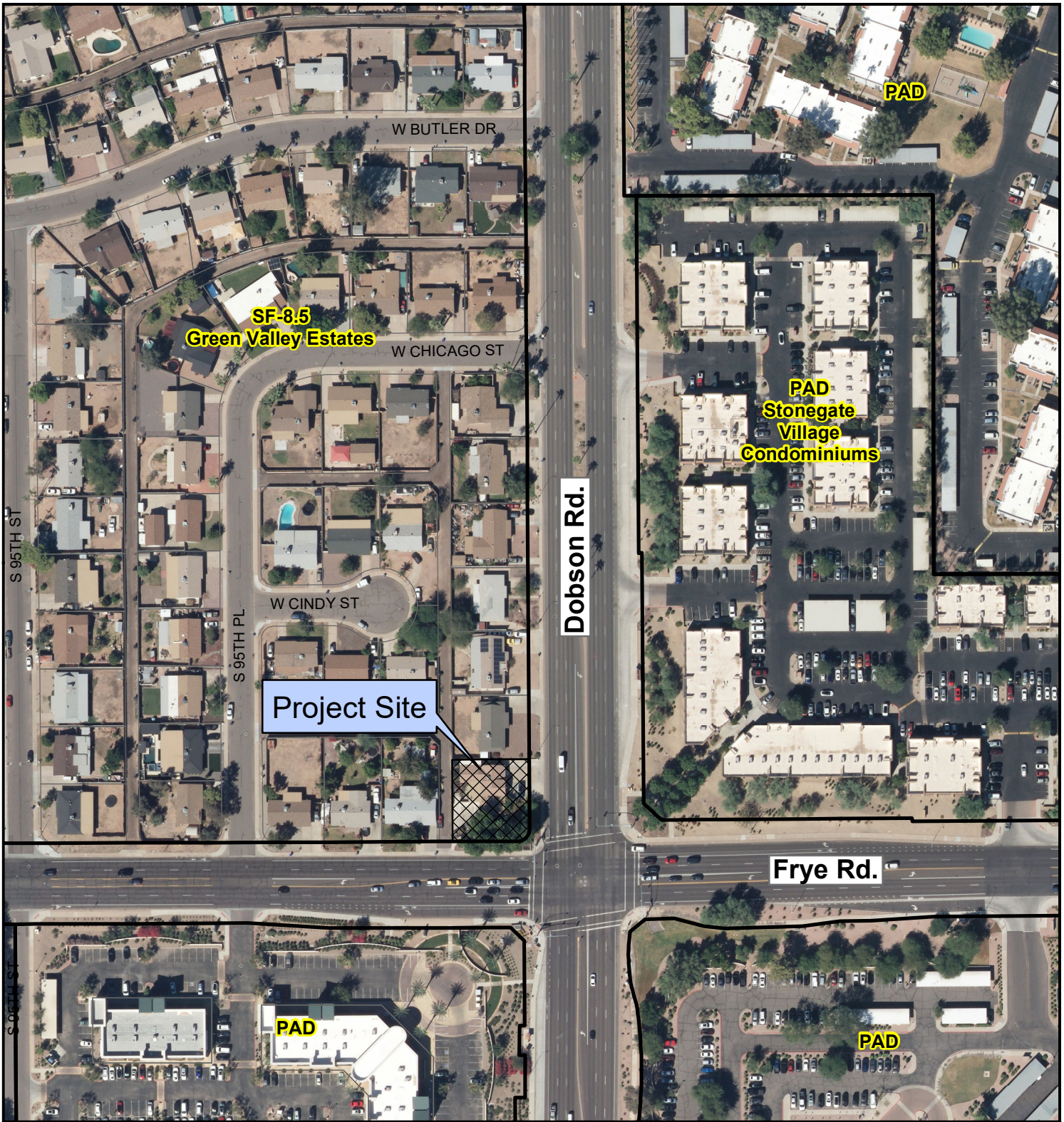


Proposed Project Details
284 S. Dobson Rd.
Use Permit for a beauty salon in
a Single Family Residential District



City of Chandler Planning Division
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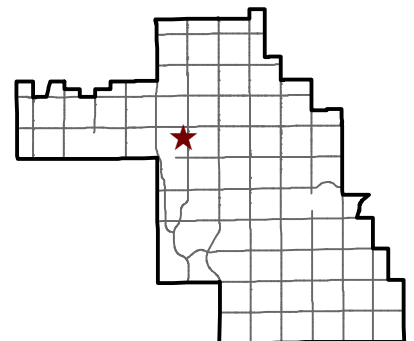
PLH23-0068 Winn Beauty Salon



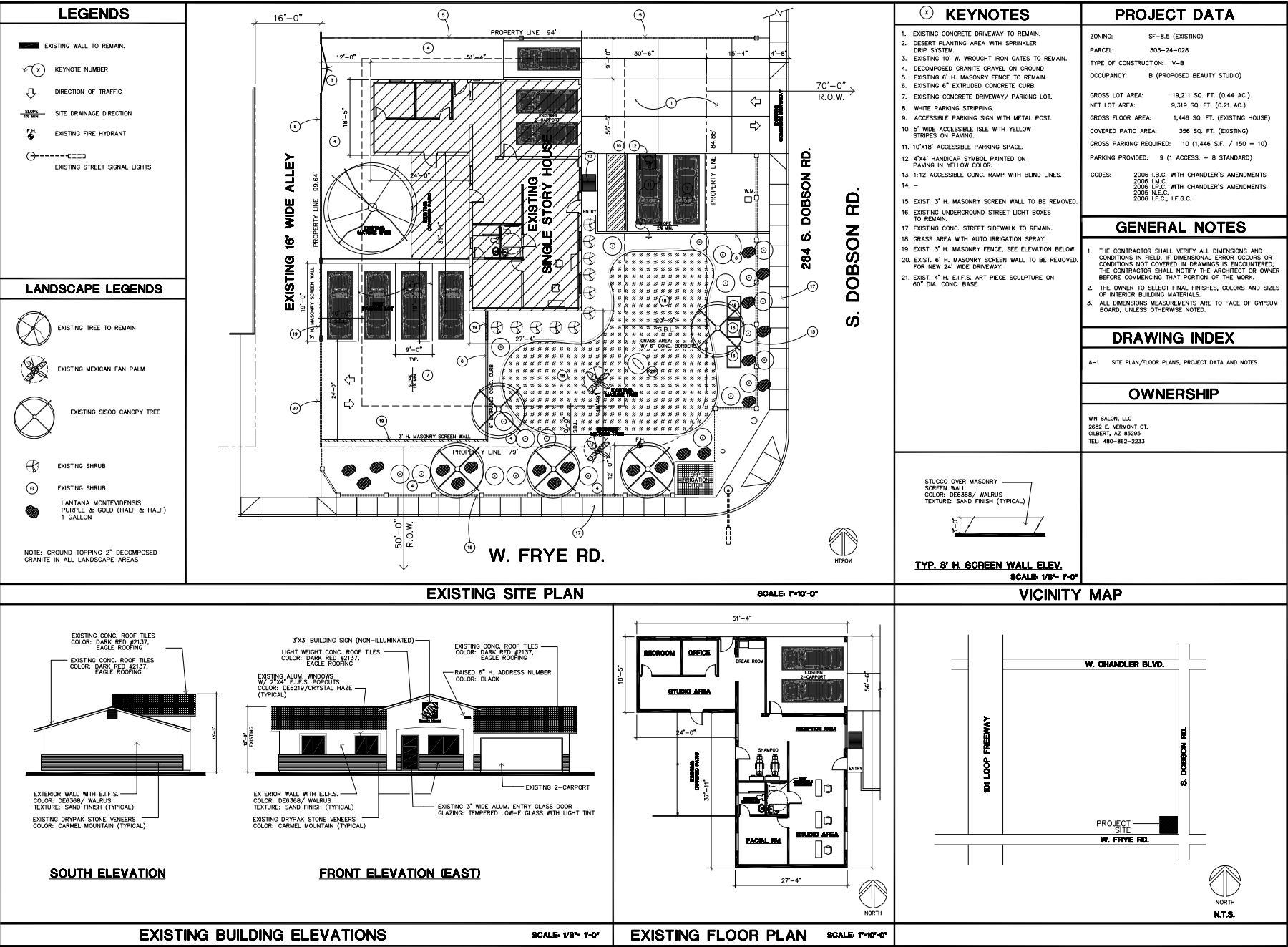
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PLH23-0068 Win Beauty Salon





PROJECT NARRATIVE

PLH23-0068 Win Beauty Salon

Date: December 11, 2023

Project Name: WIN Beauty Salon

Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

Floor Area: 1,446 s.f. (existing, no addition)

Property Eligibility: The existing WIN Beauty Salon has extended its Use Permits for 3 times.

Project Objectives:

1. The existing single story house building was converted to accommodate a professional beauty salon in 2011.
2. This permit had an extension of an use permit (ZUP18-0006).

Office Operations: Continue offering customers hair cut & facial care services as follows:

Hair cut services: Hair cut & related hair care services.

Facial Care: Facial Care & related services.

Project Concept:

1. Salon Hours – Open 10:00am to 7:00pm daily; except Sundays, by appointment only.
2. Number of Employee -Two owners & two part-time assistants.
3. Space Plan – See the attached plans.
 - Reception area or lobby;
 - Two open hair studios;
 - A Facial Care room;
 - A shampoo room;
 - One accessible restroom.
4. Parking Spaces –
Total of provided parking: 9 spaces, including an accessible space in existing carport, 5 in front of house & 4 spaces in rear lot.
Total of required parking: 10 (1,446 s.f./ 150 s.f.)
5. Environment impact – No noise, nuisance or traffic is generated in the premises. After 7:00 pm, no activity is in the property. Studio activities will not interfere neighbors' nightlife.
6. Landscaping – Mature canopy trees, shrubs & ground covers were planted to enhance the hard corner of the street intersection in 2011.

Remarks: A letter of Compliments by former Councilmember Rick Heumann, dated July 8, 2013