

The facility has six buildings associated with the use that provide administrative office space, dorm rooms, cafeteria, lecture/meeting areas, and a chapel. No new buildings are proposed for the site. The additional parking lots are located on the north end of the site. One of the lots is currently vacant and is being parked on; the second lot currently has a vacant home on it that will be demolished. The lots will be designed according to City requirements.

The site generally has 40 patients receiving care at any one point in time, but has capacity for 56, and employs roughly 30 people during the weekday and roughly ten during evenings and weekends. Per Zoning Code, one parking space is required per bed and one parking space per 200 square feet of office area. The facility has not expanded its operations from the initial Use Permit approval, but through the acquiring of the additional properties to the north, would like to provide additional parking areas; the additional lots will also provide additional measures to secure the property. With the proposed parking areas the site will have 64 parking stalls. At maximum capacity with all buildings and beds occupied per code 104 spaces would be needed; however, based on historical operation about 45 spaces are needed. Additionally, not all buildings are occupied at the same time. If additional parking is needed, all three public streets surrounding the site allow for on-street parking.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Wednesday, March 9, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received two telephone calls regarding the request. One caller was opposed and left a name but no contact number; the second caller supported the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Cunningham)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP10-0050 CHANDLER VALLEY HOPE, subject to the following conditions:

1. 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. Use Permit 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 Use Permit shall apply.
3. The site shall be maintained in a clean and orderly manner.

CC Memo 11-049

May 13, 2011

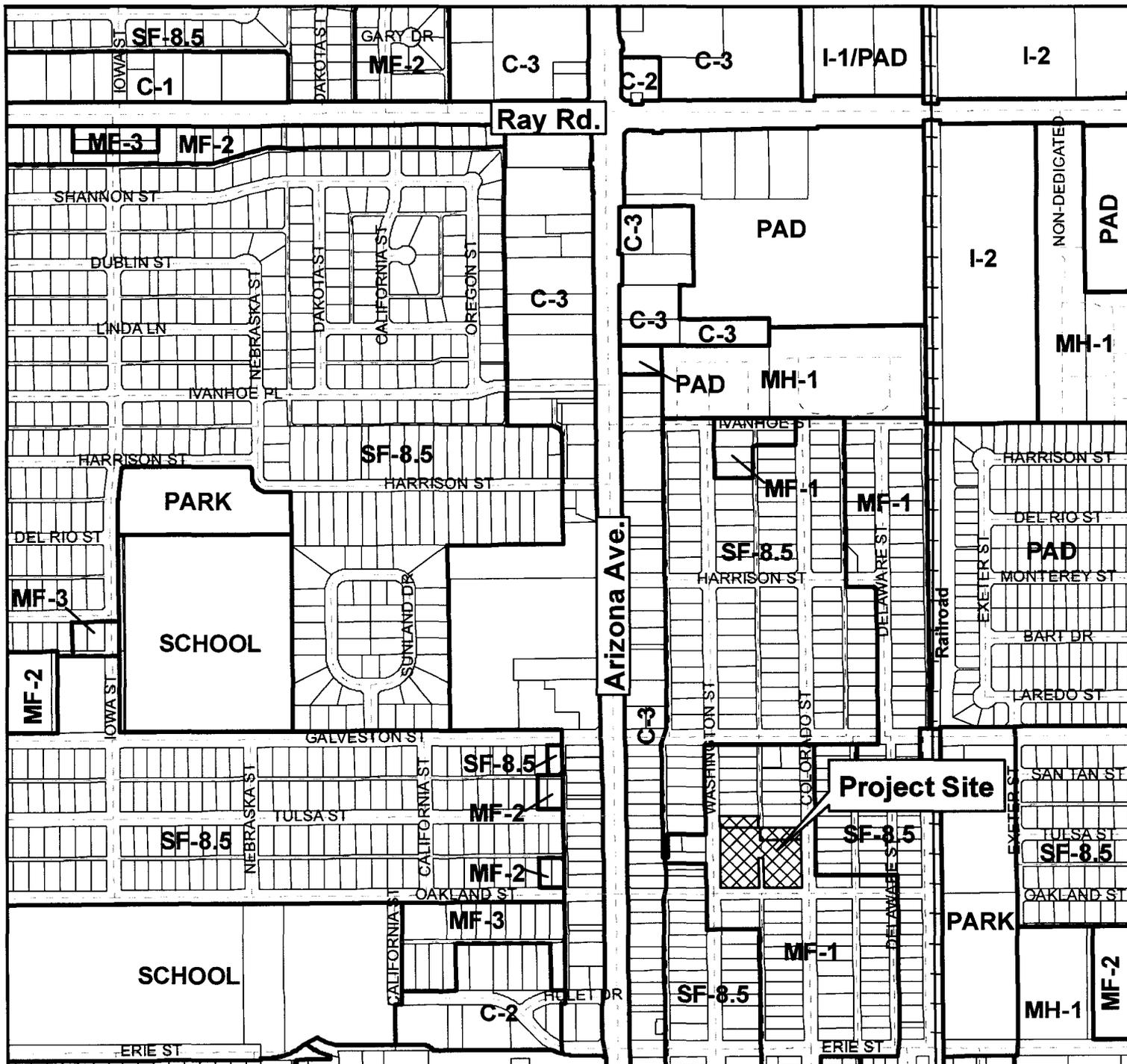
Page 3 of 3

PROPOSED MOTION

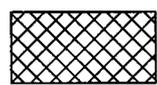
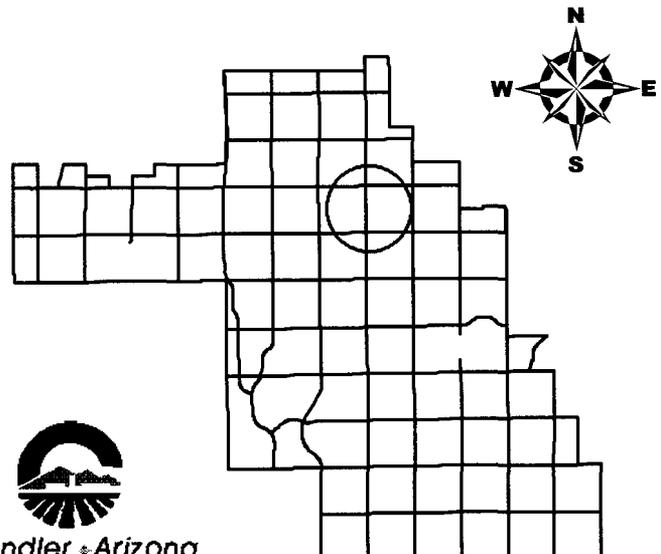
Move to approve ZUP10-0050 CHANDLER VALLEY HOPE, Use Permit for two parking lots, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan



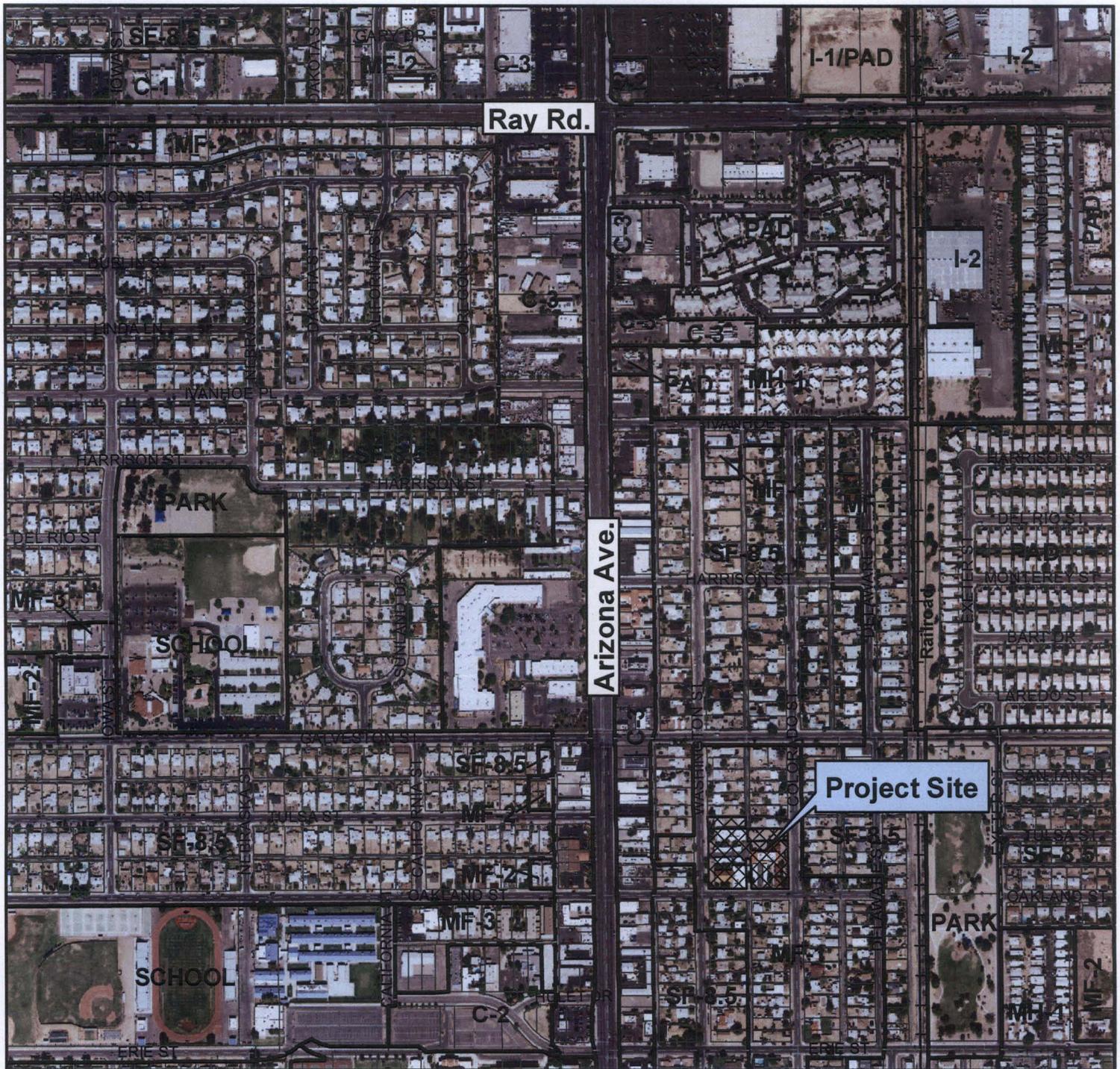
Vicinity Map



ZUP10-0050

Chandler Valley Hope





Vicinity Map



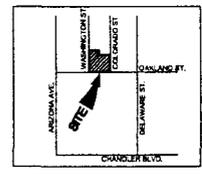
ZUP10-0050

Chandler Valley Hope



**Valley Hope Association
Chandler Valley Hope**
501 E. Washington Street Chandler, Arizona

the MOORESWICK partnership
landscape architecture and planning
414 W. Camelback Road, Suite 200
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VICINITY MAP

PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
EXISTING TREE TO REMAIN				
EXISTING PALM TREE TO REMAIN				
(Symbol)	CERCIDIMUM PARVOC AZT AZT SONORAN PALO VERDE	48" BOX	2	12HX12 WX3 5" CAL.
(Symbol)	PROSOPIS HYBRID AZT AZT THORNLESS MESQUITE	36" BOX	4	10HX12 WX2.5" CAL.
(Symbol)	24" BOX	11	8HX4 WX1.5" CAL.	
SHRUBS:				
EXISTING SHRUB TO REMAIN				
(Symbol)	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GALLON	88	
(Symbol)	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PURPLE MIST MUHLY	5 GALLON	74	
(Symbol)	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GALLON	28	
ACCENTS:				
(Symbol)	EXISTING SAGUARO TO REMAIN			
(Symbol)	EXISTING PRICKLY PEAR CACTUS TO REMAIN			
(Symbol)	AGAVE DESMETTIANA AGAVE	5 GALLON	8	
DECOMPOSED GRANITE:				
AS NOTED MATCH EXISTING SIZE AND COLOR OF DECOMPOSED GRANITE.				
				ALL NEW LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE. TOP DRESS EXISTING LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION.

CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR, SEE SECTION 1903(D)(9), ZONING CODE.
3. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G. MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES, SEE SECTION 1903 (B) (C) (11), ZONING CODE.
4. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903 (B) (A) ZONING CODE.
5. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. SEE SECTION 1902 (B) (11), ZONING CODE.
6. ALL TREES WITHIN LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE IF ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24"
7. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 8'. SEE SECTION 1903 (B) (C) (4) ZONING CODE.

EXISTING LANDSCAPE

PROTECT EXISTING LANDSCAPE AND IRRIGATION SYSTEM FROM DAMAGE CAUSED BY NEW CONSTRUCTION ACTIVITIES. REPAIR ALL DAMAGE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER. MAINTAIN THROUGH IRRIGATION REQUIRED DURING CONSTRUCTION. MAINTAIN EXISTING IRRIGATION TO EXISTING PLANT MATERIAL DURING CONSTRUCTION.

CALCULATIONS

THIS PROJECT IS A MINOR MODIFICATION TO AN EXISTING SITE. NEW PLANT MATERIAL WAS CALCULATED AT (1) TREE AND (8) SHRUBS PER 30 L.F. OF LANDSCAPE AREA.

I HEREBY CERTIFY THAT NO TREE OR BOLLIDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF CURB.

[Signature]
REGISTERED LANDSCAPE ARCHITECT

11-04-10
DATE

ARIZONA BELLS RETIRED
MEMBER SINCE 2008
5543 E. 111 ST.
802-283-1100
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INDEPENDENT MEMBER



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ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT



Revisions

Description	Date

Drawn: DG
Checked: MB
Issue Date: 06.17.10

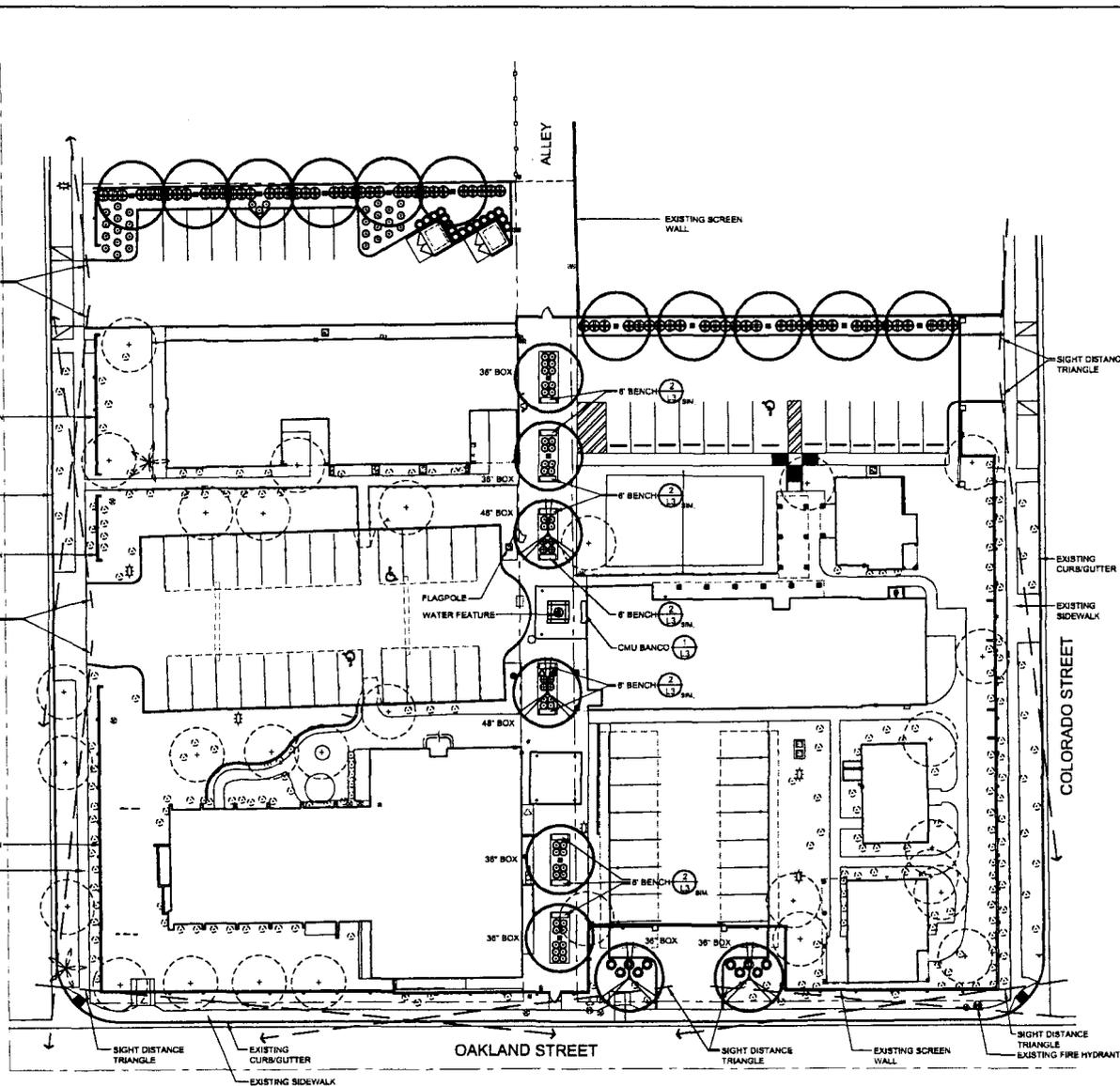
LANDSCAPE PLAN

Sheet Number

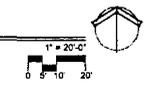
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Last Update: 11.4.2010



LANDSCAPE PLAN



LANDSCAPE PLAN