



**Chandler · Arizona**  
Where Values Make The Difference

# 40

OCT 27 2011



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-099**

**DATE:**            OCTOBER 6, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                          R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER *ES per RD*

**SUBJECT:**        ZUP11-0023 ST. LUKE'S BEHAVIORAL HEALTH

**Request:**        Use Permit approval operate a therapy business in an office/ industrial building

**Location:**      325 E. Elliot Road, Suites 26-29, located east of the southeast corner of Elliot Road and Arizona Avenue

**Applicant:**     Rob White, Univest Management Company

**Owner:**         Chandler Commerce Plaza, LLC

**Zoning:**        Planned Industrial District with a Planned Area Development overlay (I-1/PAD)

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan, recommend approval for two (2) years subject to conditions.

**BACKGROUND**

The subject site is located within a larger 240-acre corporate park (Arizona Corporate Park) that was zoned I-1/PAD for industrial uses and a limited amount of commercial and office uses in 1981. The corporate park encompasses land both north and south of Elliot Road. The subject site's zoning was limited to I-1 uses in the 1981 zoning. A Use Permit was approved in 1988 for the subject site to allow general office uses to the extent allowed by parking provision, but it

specifically prohibited medical office uses. The subject request is to allow a particular therapy business that would normally be classified as medical office, and therefore requires a Use Permit.

The requested use is a therapy business that will occupy 8,000 square feet in the southwestern portion of the site. The site contains two horseshoe-shaped buildings with parking around the perimeter and a small truck court between the buildings. The floor plan features six (6) group rooms, a lunch room, and 14 smaller offices. The smaller offices will house the program director, therapists, nurse, psychiatrist, and other employees.

The business involves primarily group therapy in a clinical setting via two types of programs. Group Program #1 is run Monday through Saturday 8:30 a.m. to 2:30 p.m. Group Program #2 is run Monday, Wednesday, and Thursday 9 a.m. to noon and 6 p.m. to 9 p.m. The exact days sometimes change due to holidays. Group Program #1 has a maximum of 5 groups of 10 persons (50 persons total) at a time, with a quicker turnover and shorter sessions (up to 5 time slots per day). Group Program #2 has a maximum of 15 persons per group and has had an average of 9 per group in recent years. Only one Group Program #2 operates at one time. There will also be some 1-on-1 therapy, patient assessments, and administrative-type work (e.g. admission, discharge, treatment planning) conducted in the smaller offices. However, only group therapy patients (and potential patients) will take part in any individual therapy or assessments on the site. The business finds that on-site individual therapy is sometimes necessary to supplement and support the group therapy for proper patient care.

The business will use private passenger vans to transport all patients in Group Program #1 – none of these patients are allowed to drive themselves. Patients in Group Program #2 are allowed to drive themselves, though many are anticipated to use public transit – this is why the business wishes to locate near the Elliot Road/Arizona Avenue intersection. Most business staff will generally drive themselves.

At 8,000 square feet, the Zoning Code would require 54 parking spaces for this medical use. The business as proposed could generate up to 42 vehicles if operating at capacity (5 vans for Group Program #1, 15 individual cars if participants in Group Program #2 drive separately, 6 therapists working with groups, 8 smaller offices all occupied by other staff (14 minus the 6 working with groups = 8), 8 smaller offices all with a patient). It is unlikely that the business will ever be at full capacity at any given time. Therefore, there is no parking conflict presented by the proposed use.

## **DISCUSSION**

Planning Commission and Staff recommend approval of the request, finding that a group therapy use fits in well with the established office/light industrial neighbors and does not present land use conflicts. The unique nature of the business' transportation situation serves to significantly lessen the traffic impact compared to typical medical office uses. Though hazardous materials can be of concern in other industrial settings, this particular site has a less industrial nature due to its allowance of general office uses and its tight courtyard. In practice, it is anticipated that the proposed use will have an impact similar to the general office uses already permitted.

A two-year approval, rather than a customary one-year approval, is appropriate to allow tenant improvements to be completed and a substantial track record to be established. A time limit is appropriate to allow re-evaluation once the business is in operation at this location.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held September 15, 2011 at the subject site. No citizens attended.
- As of this writing, Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 7    Opposed: 0

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP11-0023 ST. LUKE'S BEHAVIORAL HEALTH subject to the following conditions:

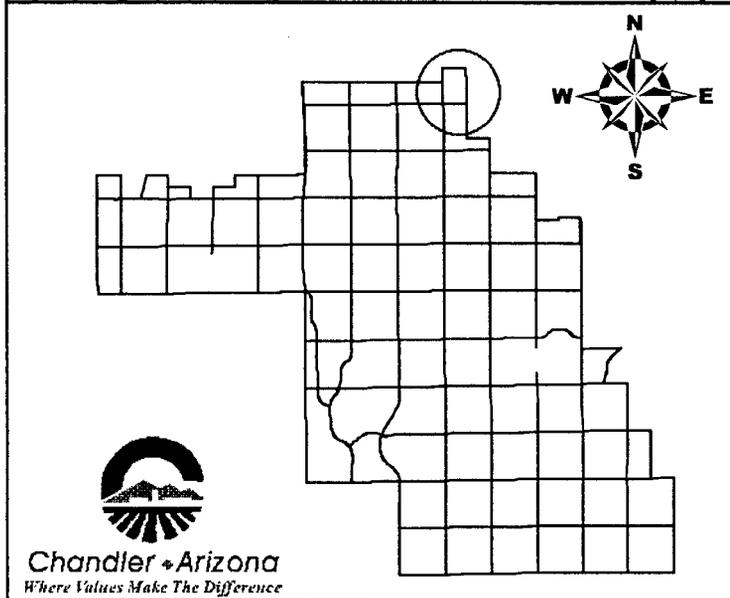
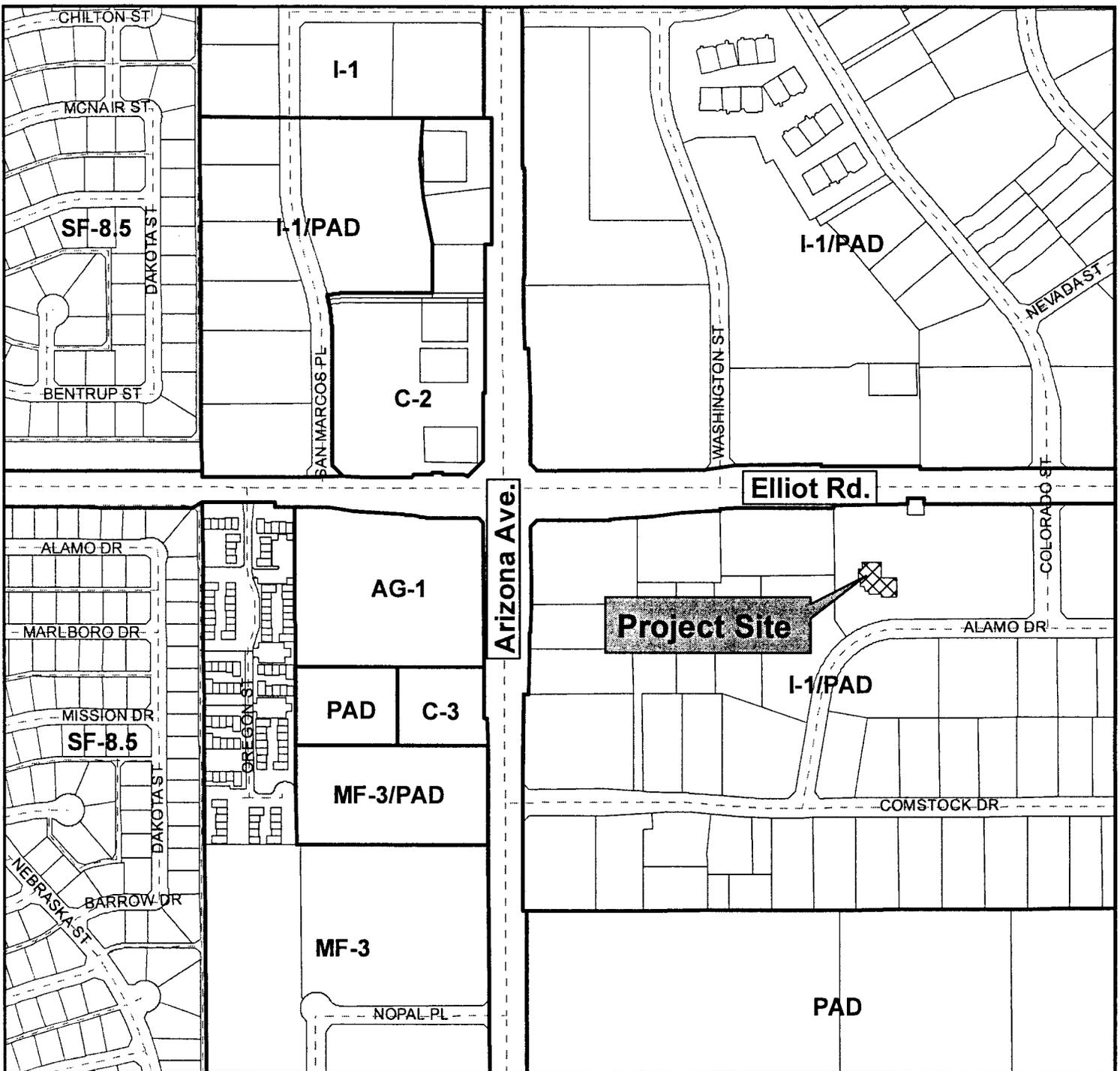
1. Development shall be in substantial conformance with the submitted application documents (Narrative, Site Plan, Floor Plan) except as modified by condition herein.
2. Development shall be in substantial conformance with all existing approvals for the site, except as modified herein.
3. The Use Permit shall remain in effect for two (2) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

**PROPOSED MOTION**

Move to approve ZUP11-0023 ST. LUKE'S BEHAVIORAL HEALTH Use Permit for a therapy business subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative
5. Notice of Council Action for 1988 Use Permit

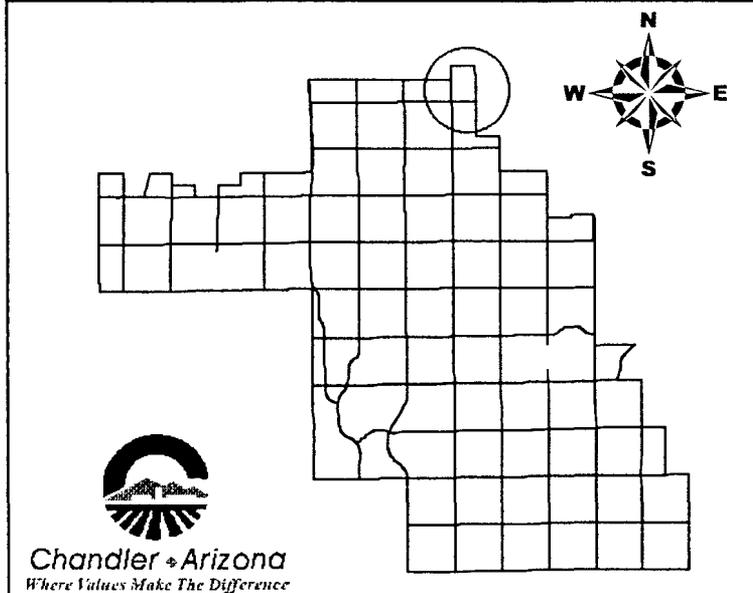


**Vicinity Map**



ZUP11-0023

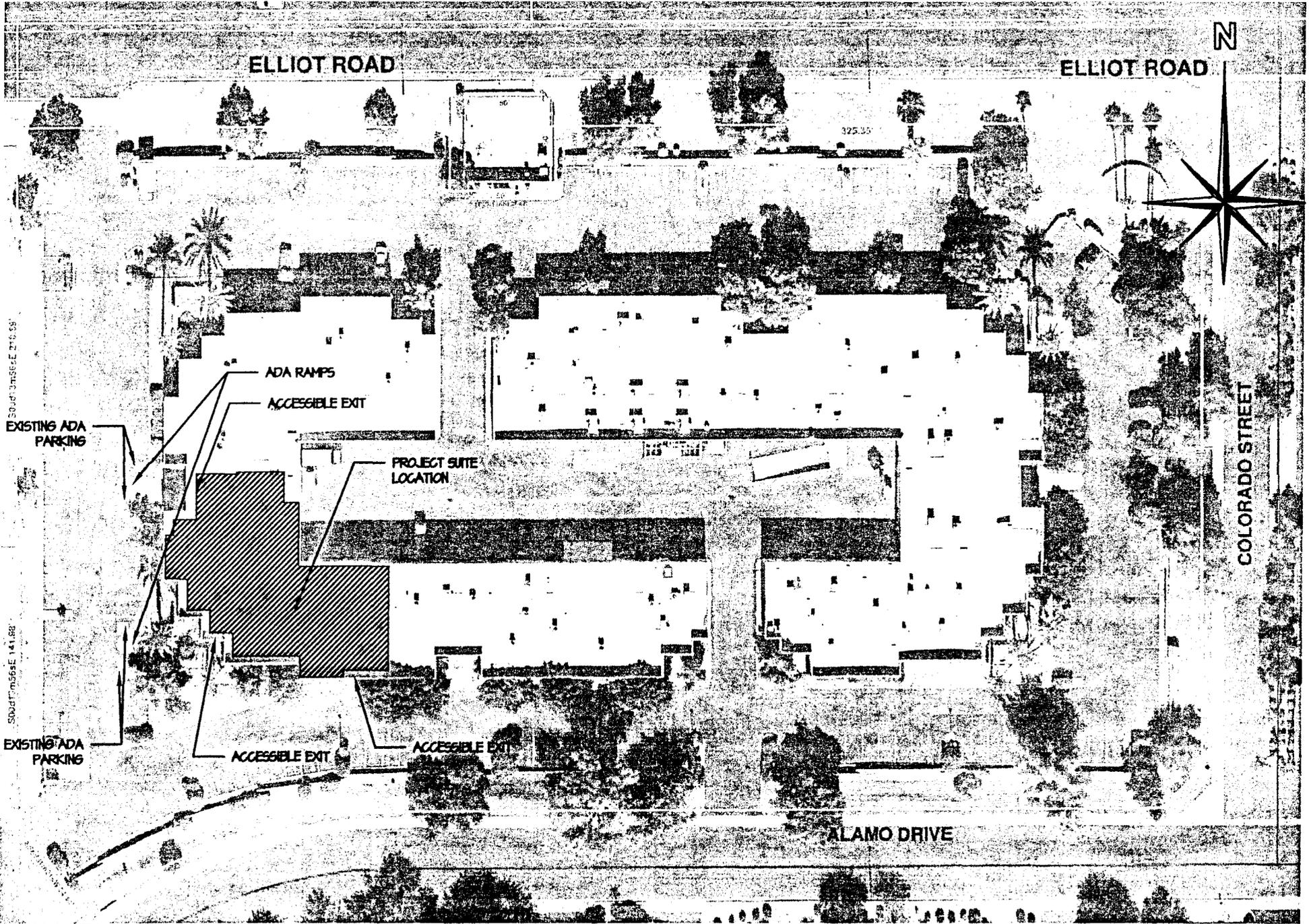
**St. Luke's Behavioral Health Center**



**Vicinity Map**

 ZUP11-0023

**St. Luke's Behavioral Health Center**

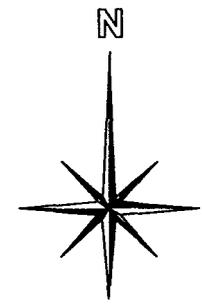
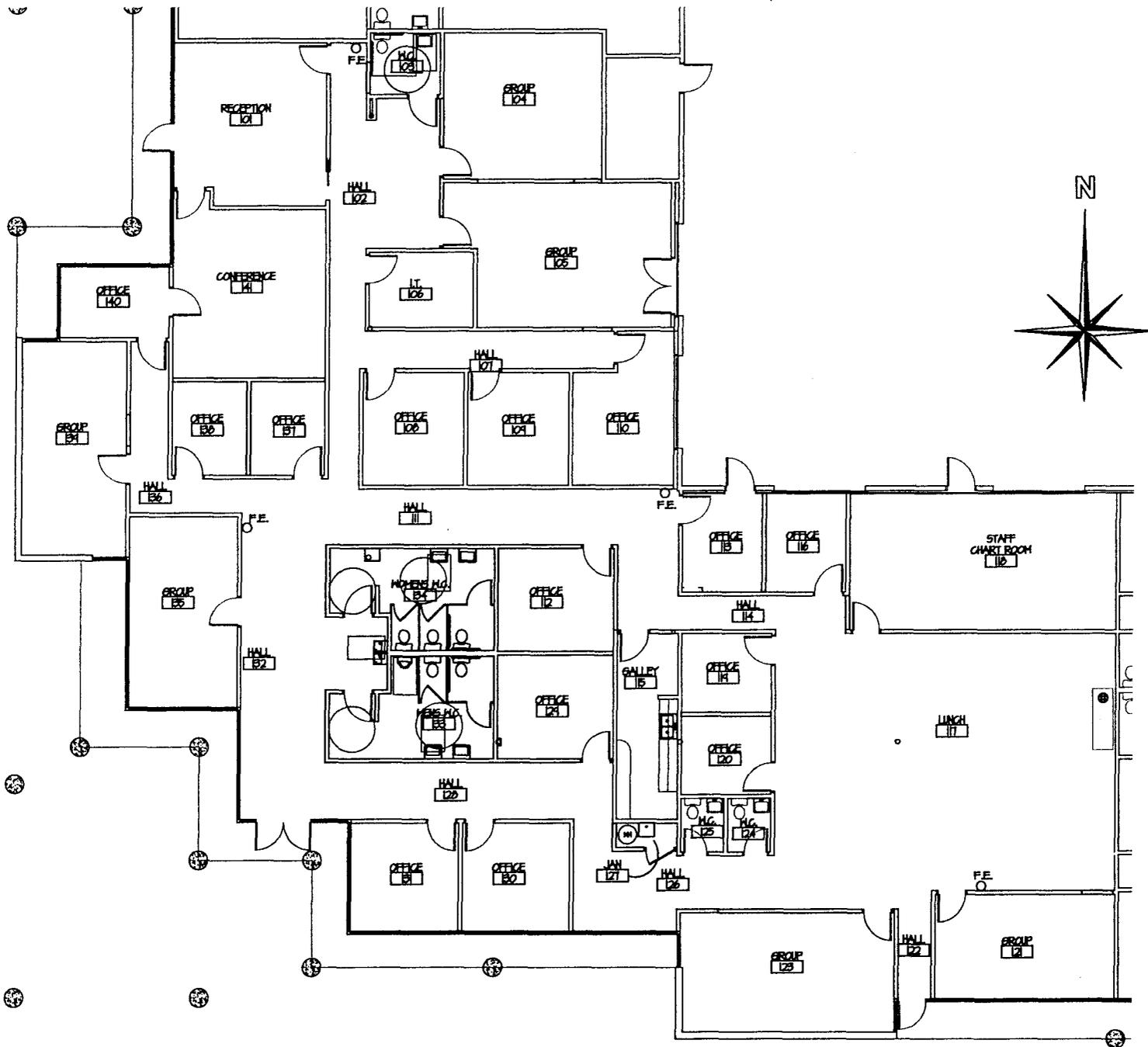


**SITE PLAN**  
**ST. LUKE'S BEHAVIORAL HEALTHCARE, 325 E. ELLIOT RD. CHANDLER, AZ**  
SCALE: N.T.S.      DATE: 8/30/11

PRELIMINARY  
NOT FOR CONSTRUCTION

**BCMA**  
ARCHITECTURE

322 W. KNIGHT LANE, TEMPE, AZ 85284 - C. 602-571-5728 - F 480.452.1999 - T. 480.664.6224 - BRIAN@BCMAARCH.COM



**FLOOR PLAN**

ST. LUKES BEHAVIORAL HEALTHCARE, 325 E. ELLIOT RD. CHANDLER, AZ

SCALE: N.T.S.

DATE: 8/30/11

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**BCMA**  
ARCHITECTURE

The owner of this building is doing a tenant improvement of this roughly 8,000 square foot space for St Luke's Behavioral Healthcare who will be using this facility for individual and group therapy. There are two programs that will be provided.

The highest volume program has patients who are not able to transport themselves to the program and will be provided transportation by the program. These patients are on site from approximately 8:30 a.m. until 2:30 p.m. Monday through Saturday. Lunches will be catered into the facility and patients will eat together in the lunch room. At the end of the programming day patients are transported back their residence.

The second program offers group therapy with groups being either 9 a.m to noon or 6 p.m. until 9 p.m. This program operates 3 days per week. Patients in this program transport themselves although most use public transit.

All patients participate in therapy in small groups of 10 to 15 people throughout the programming day and at times one on one counseling. Offices and staff areas will accommodate support staff throughout the day. Patients involved in the program are all voluntary to be in treatment, they are not court ordered and reside in the nearby community. Funding source is insurance payment and self payment.

St. Luke's Behavioral Health has been a part of the mental health and substance treatment community for over 40 years and has offered outpatient counseling for over thirty years in various parts of the valley. They treat people from within the immediate community who may be experience life issues and as well hire from the community. St. Luke's Behavioral Health is and has always been a well respected neighbor.

# NOTICE OF COUNCIL ACTION

## CITY OF CHANDLER, ARIZONA

EAST VALLEY  
**APPLICANT: COMMERCE PLAZA**  
 Robert J. Burnand, Jr.  
 United Properties of Arizona, Inc.  
 875 E. Elliot, Suite 1  
 Chandler, AZ 85225-1129

**CASE: Z88-073**  
 SDN No. 0118B

**MEETING DATE: 7/25/88**

APPROVAL	<input checked="" type="checkbox"/>	REZONING	<input type="checkbox"/>
DISAPPROVAL	<input type="checkbox"/>	VARIANCE	<input type="checkbox"/>
CONTINUANCE	<input type="checkbox"/>	USE PERMIT	<input checked="" type="checkbox"/> I-1/PAD for
TABLE	<input type="checkbox"/>	SUBDIVISION	<input type="checkbox"/> development of offices

\* This SDN No. must accompany all Building Permit applications and will remain with this project throughout the development process and multiple departments.

**COUNCIL ACTION IS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. A total of 15,700 sq. ft. of gross leasable floor area shall be eligible for office occupancies as primary uses.
2. This approval shall be limited to general office uses only, and shall not include medical or dental offices or clinics, banks, day-care, preschool, or public assembly uses. The inclusion of these or other uses, outside of general offices and the I-1 uses/presently permitted under the current zoning designation, shall be subject to a rezoning action.
3. Any modification(s) to the buildings, tenant suites, or site plan which causes a reduction in the amount of off-site parking required by the Zoning Code at that time, or which impairs parking access and circulation for the site, shall terminate this Use Permit approval.
4. Approval of any future application rezoning the subject property to allow uses other than those currently permitted under the I-1/PAD designation shall void this Use Permit approval.