



## **BACKGROUND**

The property is located on the northeast corner of Alma School and Willis Roads. The Loop 202 Santan Freeway abuts the northern boundary, ParcLand Crossing apartments is under construction on the east side, south of Willis Road is Cornerstone Christian Church, and west of Alma School Road is the Carrizal single-family subdivision. The site is currently vacant and undeveloped; however, there are right-of-way improvements under construction related to the apartment development.

The subject 18.3 acre site was originally planned for office use with single-family residential to the east; however, the site's Area Plan and zoning changed in November 2006 to allow an office with retail development in conjunction with a multi-family residential development on 40 acres named ParcLand Crossing. There have been a few zoning cases occurring in 2007, 2008, and 2010 addressing timing of development and zoning conditions. The last timing of development extension in 2010 retained the PAD zoning for an additional three years expiring January 10, 2013. The PAD zoning included 2- and 3-story general office buildings totaling 170,000 square feet, four retail/restaurant buildings totaling 35,000 square feet, and multi-family residential with 383 units and 18 live/work residential units for a total of 401 units at 17.99 du/ac. The adjacent multi-family residential apartments have begun construction. The multi-family residential no longer includes the 18 live/work units and is proposed for elimination as part of this request.

The subject request includes an Area Plan amendment from Commercial/Retail/Office and Live/Work to Commercial/Retail/Office, Rezoning from PAD (Commercial/Retail/Office and Live/Work) with a Mid-Rise Overlay to PAD (Medical Office and Commercial) with a Mid-Rise Overlay, and Preliminary Development Plan (PDP) for medical office use. Banner Health intends to construct two medical office buildings in Phases 1 and 2 including one single-story and one two-story building totaling 87,410 square feet on approximately 10.9 acres of the 18.3 acre site. The medical office use is not represented as a hospital but a medical office center for patient-doctor appointments.

The remaining 7.4 acres, Phase 3, is planned for future Commercial/Retail/Office uses with a Mid-Rise Overlay allowing uses permitted by right in Community Commercial (C-2) zoning, which allows for additional medical office use if Banner Health were to expand. The mid-rise overlay requests approval to allow buildings to exceed 45 feet in height up to a maximum height of 60 feet. The mid-rise location is specified by an exhibit in the Development Booklet. The height proposed matches the height previously approved for this site. Phase 3 may develop with approximately 80,000 square feet of office and/or commercial uses including freestanding pads. The Development Booklet site plan includes a concept of Phase 3; however, the ultimate design of site layout, number of buildings and freestanding pads, building architecture, and signage will be determined through a separate PDP application request.

## **GENERAL PLAN/AREA PLAN CONFORMANCE**

The subject site is designated by the General Plan under the Residential category which allows for commercial and mixed-use development. The property's land use is further defined by the Alma School Place Area Plan covering Alma School Road to Arizona Avenue and Pecos Road to Willis Road. The Area Plan currently designates the property for Commercial/Retail/Office

and Live/Work residential. The land use designations were approved PAD zoning which included a condition prohibiting medical and dental offices. The PDP did not design the project to include parking for medical and dental office thus the uses were restricted. The request to amend the Area Plan to eliminate the Live/Work residential and add Medical Office use is appropriate for this intersection along the freeway. Developing medical office use on approximately half the site and transitioning to future commercial and/or office land use adjacent to the Loop 202 Santan Freeway and Alma School Road arterial street furthers the City's expectations for commercial use at this freeway intersection. This application implements the adopted Area Plan and the General Plan by providing a transition with appropriate buffers including landscaping, setbacks, and height gradations to surrounding properties.

### **ARCHITECTURE AND SITE DESIGN**

The site layout and building architecture meet the intent of the City's commercial design standards. The architecture provides a unique, urban design element for the area. The buildings are designed with rectilinear shapes and angles incorporated with vertical elements such as projecting fin walls, wall openings, metal panels, metal shade canopies at entrances and above windows, and varied window types including floor to ceiling windows where offices and public spaces occur. Building materials include masonry block, metal elements, and e.i.f.s. There are four different masonry wall materials varying in color and texture along with an interlocking wall panel system, prefinished metal screen panels, aluminum window frames, and glazed windows. The overall color palette is a light sand and tan theme.

The one-story building is designed to connect with the Phase 2 two-story building. Where the buildings connect, an enlarged outdoor vestibule providing shade with landscape planters and seat walls creates a sense of arrival into the building amongst e.f.i.s. and masonry two-story façades with tall and narrow windows. The juxtaposition of the main entrance with the two-story building has a unique geometric shape. Banner Health refers to this area as a resemblance of canyon wall rock formations with cascading waterfalls within the canyon created by the window design. A secondary pedestrian space is provided at the west end of the interior retention basin where benches, tables, and shade trees are provided.

The landscape palette is a desert motif with trees and shrubs located in a manner to compliment and accent the buildings and street frontages. The main entrance off of Alma School Road is highlighted by a landscape median, detached sidewalks, and tree-lined boulevard with Willow Acacia and Desert Museum Palo Verde trees. The east property line adjacent to the multi-family includes a row of Southern Live Oak trees planted 20-feet on center and 12-feet high at time of planting. The primary retention basin is located on the northeast corner of Phase 2. This is a lineal retention basin that was initially designed as part of the ParcLand Crossing plan.

The medical office buildings are centrally located with parking areas surrounding the building which provides convenient access to public and employee entrances. There are three vehicular access points to the site. The primary access is off of Alma School Road where a new southbound left turn lane will be constructed. The main access provides right-in and right-out turning movements only. The primary access serves traffic coming from the Loop 202 Santan Freeway and Alma School Road. There are two additional access points off of Willis Road

including a full-movement access driveway closer to Alma School Road and another full access driveway on the east end adjacent to the apartments.

Parking spaces provided for the development are based upon a parking analysis specific to Banner Health's operational characteristics. The City's Zoning Code parking requirements are under review for amendment. Parking for medical office will remain at 1 space per each 150 square feet of building area (1/150). Banner Health requests approval for medical office parking at a ratio of 1/176, which yields less parking spaces. Based on the medical office at a total of 87,410 square feet, 583 parking spaces are required. The development provides 497 parking spaces, a reduction of 85 parking spaces. A parking space contingency plan was submitted to Planning Staff for review to ensure code required parking could be relocated on this site if needed in the future.

The request includes specific signage for the site and buildings in Phase 1 and 2. Banner Health's signage is a corporate signage program. There are specific designs for building-mounted signage and freestanding monument signs on all Banner Health sites. There are four freestanding monument signs provided along street frontages. The signs are 7 feet high as permitted by Sign Code which includes one-foot for architectural features. The signs state Banner Health Center with a logo. Monument sign panels are constructed of aluminum with perforated vinyl lettering for internal illumination, masonry block, and paint colors to match the buildings. There is one directional freestanding sign at the entrance off of Willis Road that is 2ft. 10 in. high. There is one building mounted sign on the one-story entrance façade stating Banner Health Center with a logo. The lettering is pan channel face illuminated letters. The logo is reverse pan channel with backlighting. Signage meets two of the three required additional quality standards providing letter size no greater than 15% of the building height for all wall-mounted signs and corporate logos no greater than 10% of the total allowable sign size. Due to Banner's corporate sign program, monument signs are not designed on low planter walls, utilize reverse pan channel lettering, or incorporate landscape planter features at base of the signs. While the minimum standards are not met, Planning Staff finds the monument signs to deliver the architectural intent through integration with the buildings as well as limited text and panels on the signs.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion that the proposed medical office development and established land uses for the entire property furthers the City's goal to promote development at freeway interchange nodes. The development incorporates techniques such as landscape buffers, building scale, and open space to provide a transition to existing development and apartments under construction to the east. The development meets the intent of the City's Commercial Design Standards. There are standards not applicable since this project is not a commercial retail shopping center or a garden office type development. There is one required standard that is not directly applied; providing unique exterior public artwork such as sculptures and murals, gates/fences/walls, benches, fountains, and walkways, etcetera. While there is not a specific representation in the Development Booklet for exterior artwork and its location, Banner Health conveys they work with organizations and philanthropic entities to install public art within the medical office facility when funding is available, acceptable to Banner, and does not create added facility maintenance costs or risk exposure.

Planning Commission and Planning Staff support the proposed Area Plan amendment and Rezoning with Preliminary Development Plan for the medical office and future development with mid-rise overlay. The project compliments the surrounding area and existing development within the Alma School Place Area Plan.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were held as required for mid-rise overlay requests. The first meeting was held June 12, 2012 and the second meeting on June 26, 2012. There were no attendees for the first or second neighborhood meeting other than the applicant and developer representatives.
- As of the date of this memo, Planning Staff has received a couple of phone calls from area residents wanting information and one conveying support. Planning Staff is not aware of any opposition or concerns with this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 4    Opposed: 0    Absent: 3 (Baron, Cunningham, Donaldson)

One area resident attended the hearing to ask for clarification on site design items. The resident wanted to ensure the following were provided for; along Alma School Road there is a sidewalk leading to the medical building entrance, shade trees along the street adjacent to sidewalks, and a future transit location for buses. Planning Staff confirmed all three are included in the development request.

### **RECOMMENDATIONS**

#### **Area Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Area Plan amendment.

#### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning request subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Phases 1 and 2 allow Medical Office and Commercial uses as defined in the Development Booklet. Phase 3, the future Commercial/Office/Retail with a Mid-Rise Overlay allows uses permitted by right in Community Commercial (C-2) zoning including additional medical office use if Banner Health were to expand.
8. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to

provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Banner Health Center-Chandler development shall use treated effluent to maintain open space, common areas, and landscape tracts.

**Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Banner Health Center", kept on file in the City of Chandler Planning Division, in File No's. APL12-0002 & DVR12-0008 except as modified by condition herein.
2. Phase Three requires a separate Preliminary Development Plan application for site layout, building design, and signage.
3. This 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 Rezoning with Preliminary Development Plan shall apply.
4. Approval by the Director Transportation & Development Department of plans for landscaping (open spaces and rights-of-way), perimeter walls, and for arterial street median landscaping.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
8. Trees on the east side of the development shall be a minimum of 12 feet in height at time of planting.
9. 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.
10. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
11. All raceway signage shall be prohibited within the development.

12. Parking space canopies to incorporate building materials, forms, and colors to match the development.
13. Tenant panel names and logos shall utilize push through routed-out lettering.

### **PROPOSED MOTIONS**

#### **Area Plan Amendment**

Move to adopt Resolution No. 4629 approving the Alma School Place Area Plan amendment in case APL12-0002 BANNER HEALTH CENTER-CHANDLER, per Planning Commission and Planning Staff recommendation.

#### **Rezoning**

Move to introduce and tentatively adopt Ordinance No. 4383 approving DVR12-0008 BANNER HEALTH CENTER-CHANDLER from PAD (Commercial/Retail/Office and Live/Work) with a Mid-Rise Overlay to PAD (Medical Office and Commercial) with a Mid-Rise Overlay subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan**

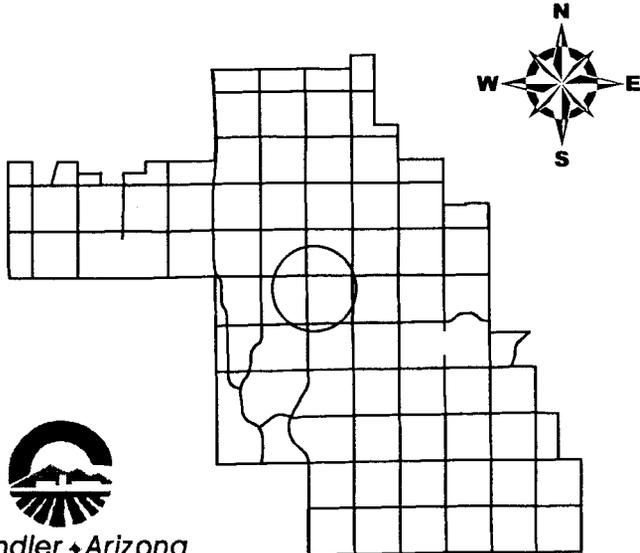
Move to approve Preliminary Development Plan request DVR12-0008 BANNER HEALTH CENTER-CHANDLER for the medical office project on Phases 1 and 2 only subject to the conditions as recommended by Planning Commission and Planning Staff.

### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Mid-Rise Overlay Plan
4. Landscape Plan
5. Building Elevations
6. Proposed Area Plan
7. Previously Approved Area Plan
8. Resolution No. 4629
9. Ordinance No. 4383
10. Development Booklet, Exhibit A

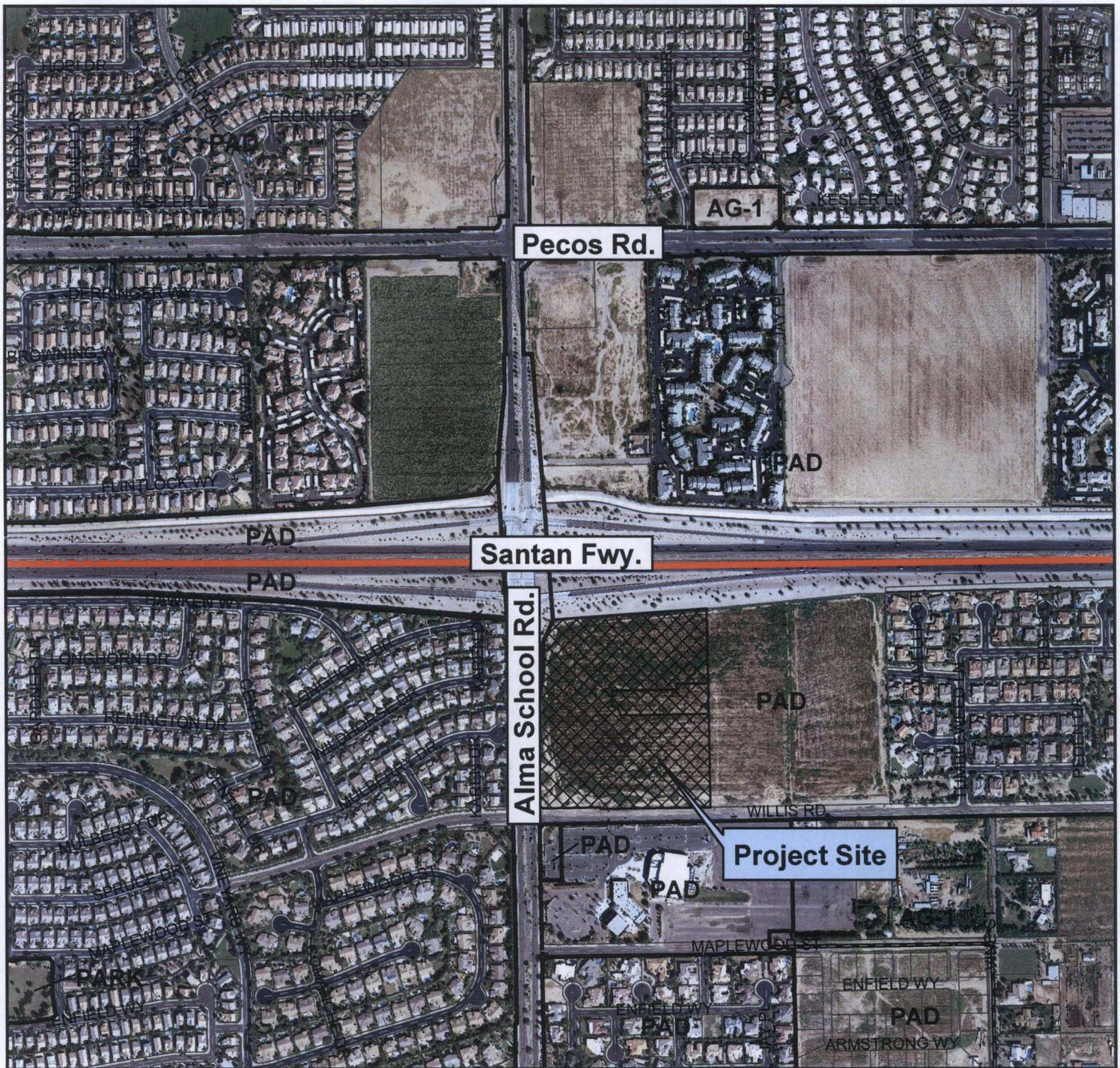


## Vicinity Map

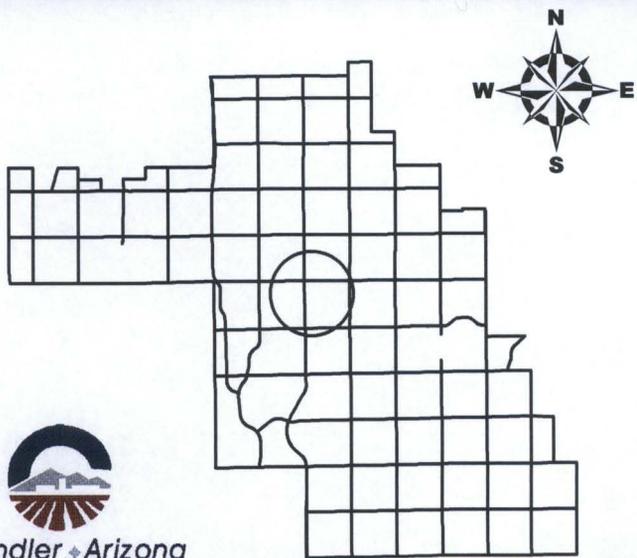


APL12-0002/  
DVR12-0008

### Banner Health Center-Chandler



## Vicinity Map



APL 12-0002  
DVR12-0008

**Banner Health Center-Chandler**

**SITE DATA TABLE**

<b>PARCEL AREAS</b>	
PHASE I NET	281,102 S.F. / 6.45± ACRES
PHASE II NET	193,869 S.F. / 4.45± ACRES
PHASE III NET	303,760 S.F. / 7.02± ACRES
OVERALL SITE	778,251 S.F. / 18.925± ACRES
<b>ZONING</b>	
EXISTING	P4D
PROPOSED	P4D
<b>BUILDING AREA</b>	
PHASE I (SINGLE STORY)	23,436 S.F.
PHASE II (TWO STORY)	63,384 S.F.
TOTAL BUILD-OUT (PHASE I & II)	87,100 S.F.
<b>PARKING</b>	
TOTAL PROVIDED PHASE I & II (15.68 / 1000 S.F.)	497 SPACES
ADA SPACES	12 SPACES
ADA VAN SPACES	2 SPACES
<b>BUILDING USE</b>	HEALTH CENTER & OFFICE
USE	
OCCUPANCY CLASSIFICATION	B
CONSTRUCTION TYPE	II B
AUTOMATIC FIRE SPRINKLERS THROUGHOUT	YES
OCCUPANCY LOAD I	347
OCCUPANCY LOAD II	930

**LOCATION MAP**



LOOP 202 (SAN TAN FREEWAY)

Overall site plan

**SITE PLAN NOTES:**

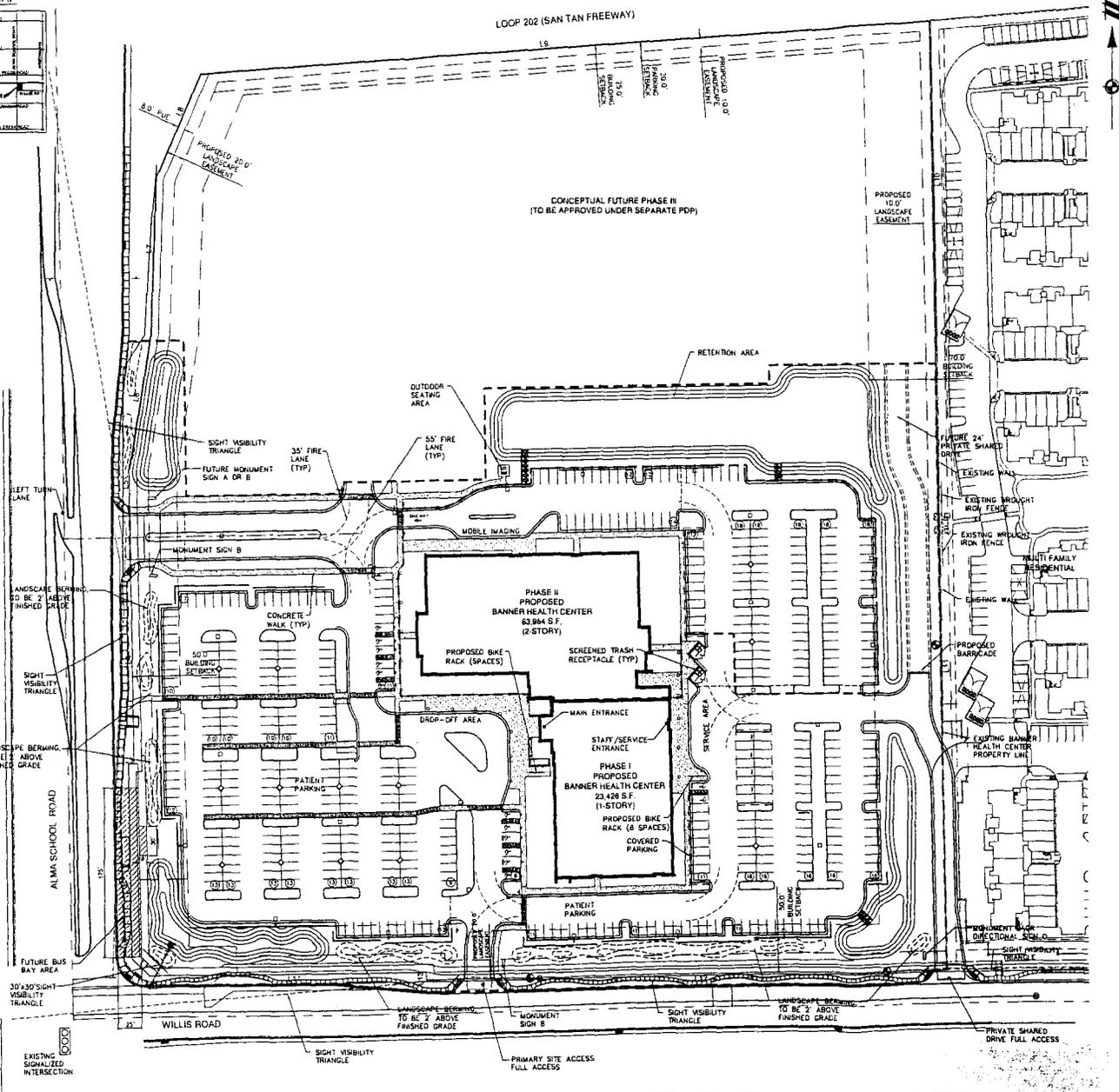
- ALL SITE IMPROVEMENTS INCLUDING AND SCAFFING AND SITE CLEANUP MUST BE COMPLETE PRIOR TO CERTIFICATION OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE BOUNDARY BY LANDSCAPE PLANT MATERIAL AND THAT SIGNAGE SHALL BE LOCATED AND CONSTRUCTED BEFORE THE FIELDED PROTECTION WALL ACCEPTS PAVEMENT. THE SIGN SHALL BE ISSUED A CERTIFICATION OF OCCUPANCY FOR THE PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE ENCASED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

LINE	BEARING	DISTANCE
L1	N45°58'21"W	25.48
L2	N01°00'36"W	201.35
L3	N88°59'04"E	6.00
L4	N01°00'55"W	257.95
L5	N00°53'58"W	44.87
L6	N00°20'37"E	138.29
L7	N02°00'37"E	164.71
L8	N23°51'03"E	116.65
L9	N65°55'13"E	798.12
L10	S01°01'20"E	352.22
L11	S01°01'20"E	626.71
L12	S89°04'15"W	547.78
L13	N00°55'45"W	8.00
L14	S68°04'15"W	280.00



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN ALL APPROVED PLANS AND THEY ARE NOT BEING REPRESENTED BY THE OWNER OR THE ENGINEER. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND APPROVE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:** CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSIDERED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PLACING HAZARDOUS IN THE WORK, OR ANY HEAVY STRUCTURES OR OF ANY OTHER PERSONS. COPYRIGHT © 2011 ATWELL. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ATWELL.



Land Development & Real Estate  
 Power to Empower  
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 Infrastructure & Light Transit  
 Water & Natural Resources

**ATWELL**  
 11001945  
 OFFICE: 4801 N. CENTRAL EXPRESSWAY, SUITE 200, PHOENIX, AZ 85018  
 PHONE: 602.778.2000  
 FAX: 602.778.2001

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SECTION 4  
 TOWN: 2 SOUTH, RANGE 5 EAST  
 GEA AND SALT WATER BASE AND MERIDIAN  
 MARICOPA COUNTY, ARIZONA

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CONCEPTUAL SITE PLAN - OVERALL

DATE: 04-20-2012  
 06-27-2012

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REVISIONS

SCALE: 1" = 50 FEET  
 OR 1/8" = 10 FEET  
 P.L. T. LESLIE

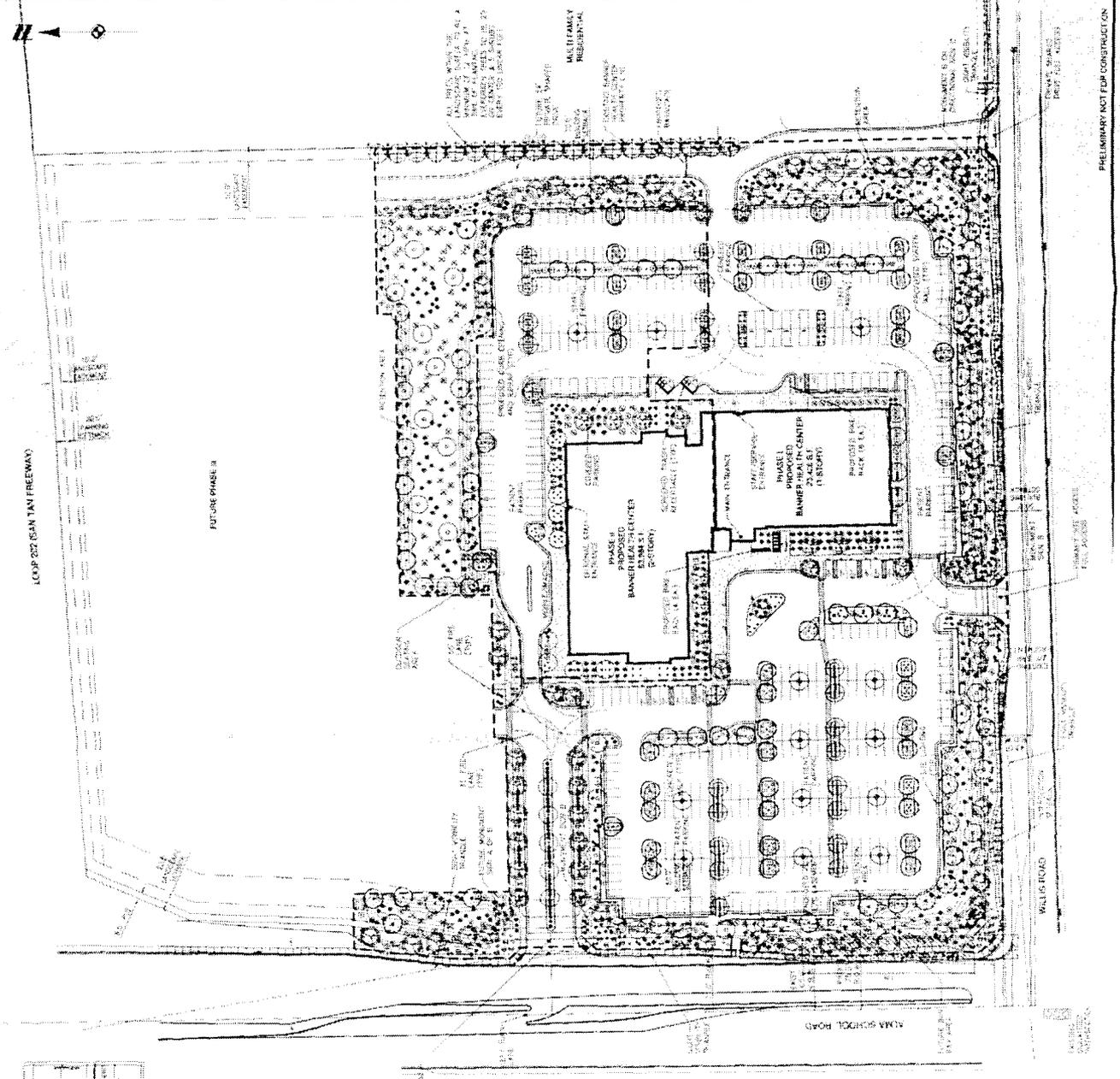
BOOK: CONCEPTUAL SITE PLAN - OVERALL  
 JOB: 11001945  
 FILE CODE: SP

SHEET NO: SP 1



*mid-rise over lay  
 plan*


 811  
 Before you dig,  
 Call 811.



**LANDSCAPE PLAN INFORMATION**

Phase I Total Site Area (Gross)	8.43 AC
Phase I Total Site Area (Net)	7.44 AC
Phase II Total Site Area (Gross)	19.2753 AC
Phase II Total Site Area (Net)	17.9627 AC
Total Site Area (Gross)	27.7053 AC
Total Site Area (Net)	25.4024 AC
Total Impervious Area (Phase I)	21.74% of total site
Total Impervious Area (Phase II)	22.8% of total site
Total Impervious Area (Total)	22.2% of total site
Landscaping in parking area (Phase I)	18.8% of total parking
Landscaping in parking area (Phase II)	11.2% of total parking
Landscaping in parking area (Total)	15.0% of total parking
Total Landscaping Area (Phase I)	13.85% of total site
Total Landscaping Area (Phase II)	13.85% of total site
Total Landscaping Area (Total)	13.85% of total site

**LANDSCAPE SCHEDULE**

Item	Quantity	Notes
Planting Area 1	100	Planting Area 1
Planting Area 2	200	Planting Area 2
Planting Area 3	300	Planting Area 3
Planting Area 4	400	Planting Area 4
Planting Area 5	500	Planting Area 5
Planting Area 6	600	Planting Area 6
Planting Area 7	700	Planting Area 7
Planting Area 8	800	Planting Area 8
Planting Area 9	900	Planting Area 9
Planting Area 10	1000	Planting Area 10

**LANDSCAPE NOTES**

1. All plantings shall be installed in accordance with the specifications and schedule provided.
2. All plantings shall be installed in accordance with the specifications and schedule provided.
3. All plantings shall be installed in accordance with the specifications and schedule provided.
4. All plantings shall be installed in accordance with the specifications and schedule provided.
5. All plantings shall be installed in accordance with the specifications and schedule provided.
6. All plantings shall be installed in accordance with the specifications and schedule provided.
7. All plantings shall be installed in accordance with the specifications and schedule provided.
8. All plantings shall be installed in accordance with the specifications and schedule provided.
9. All plantings shall be installed in accordance with the specifications and schedule provided.
10. All plantings shall be installed in accordance with the specifications and schedule provided.

Overall landscape plan



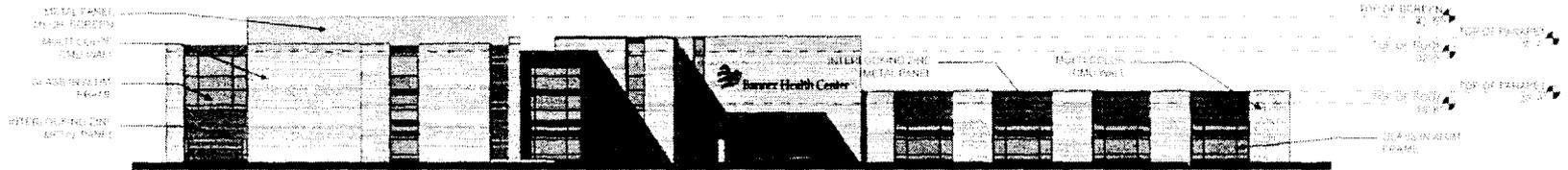


Banner Health

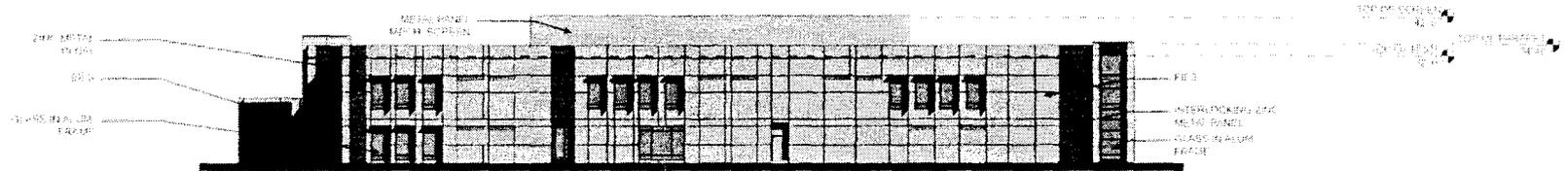
# BANNER HEALTH CENTER - CHANDLER

## CONCEPTUAL ELEVATIONS - PHASE 2

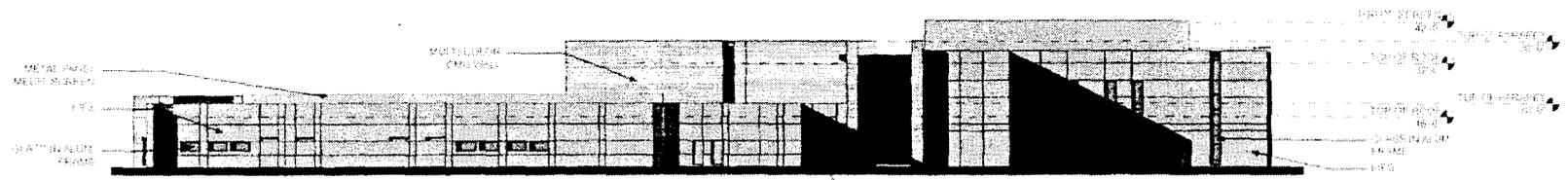
HMC Architects



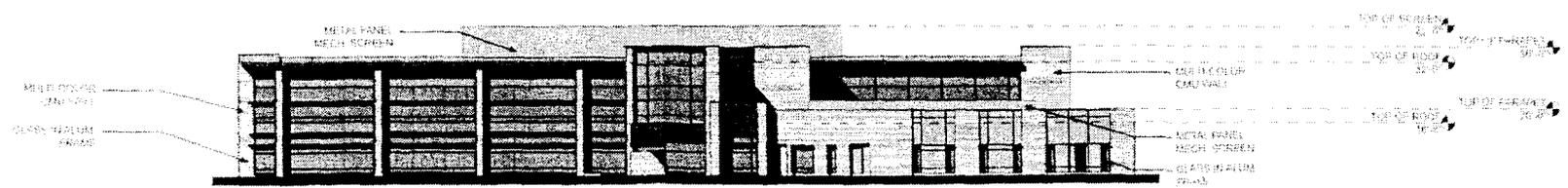
WEST ELEVATION - PHASE 2



NORTH ELEVATION - PHASE 2



EAST ELEVATION - PHASE 2

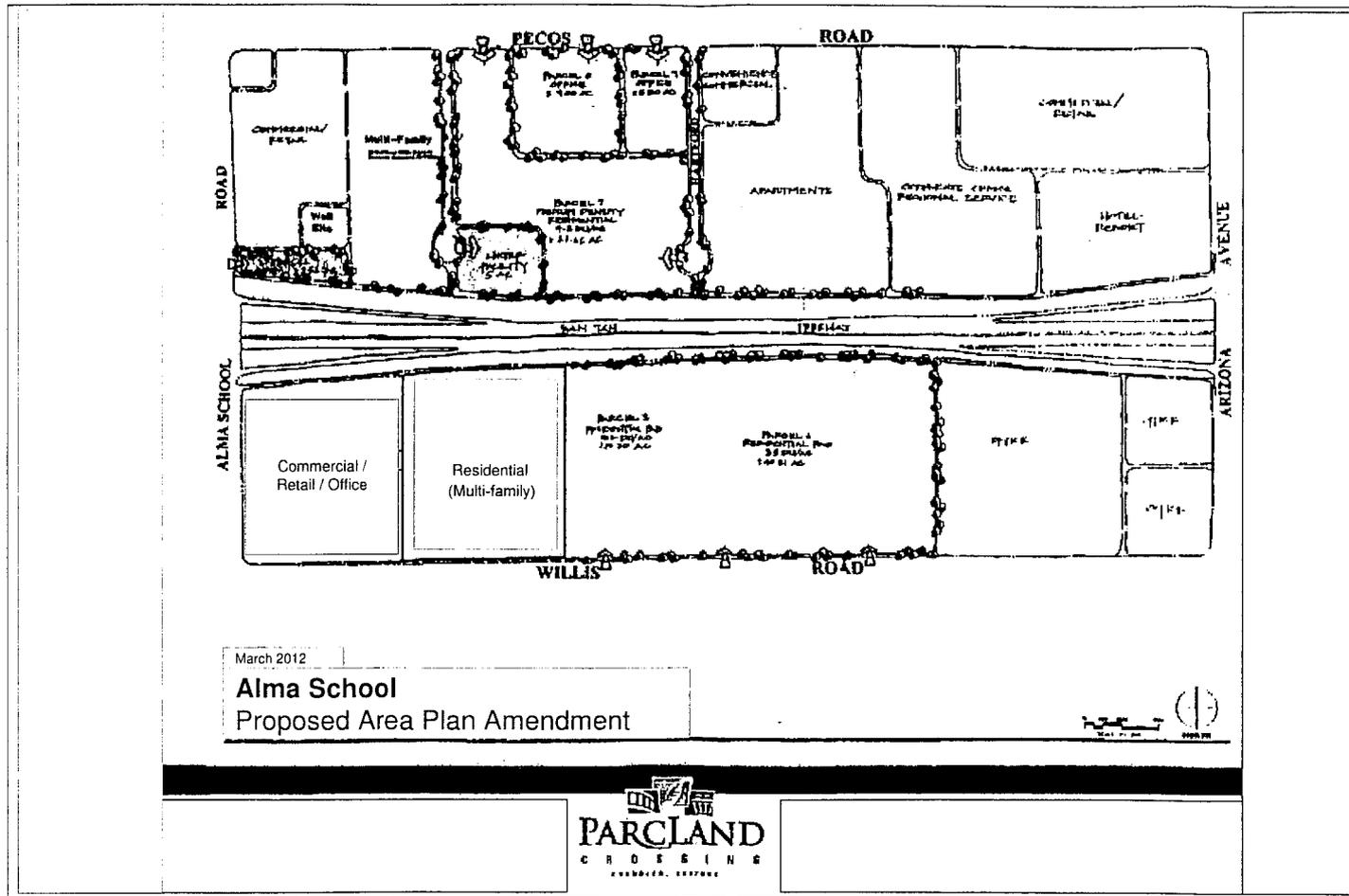


SOUTH ELEVATION - PHASE 2

SCALE: 1/4" = 1'-0"  
0 6 12

Phase 2 elevations

Proposed Area Plan  
Amendment



Proposed Area Plan



RESOLUTION NO. 4629

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "ALMA SCHOOL PLACE AREA PLAN" FROM COMMERCIAL, RETAIL, OFFICE, AND LIVE/WORK TO COMMERCIAL, RETAIL, AND OFFICE ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALMA SCHOOL ROAD AND WILLIS ROAD.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northeast corner of Alma School and Willis Roads; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008 encourage the preparation of neighborhood plans (Area Plan) that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Alma School Place Area Plan" has been adopted for the area bounded by Pecos Road, Alma School Road, Willis Road, and Arizona Avenue; and

WHEREAS, the applicant prepared this amendment to the existing "Alma School Place Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Alma School Place Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on July 18, 2012, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

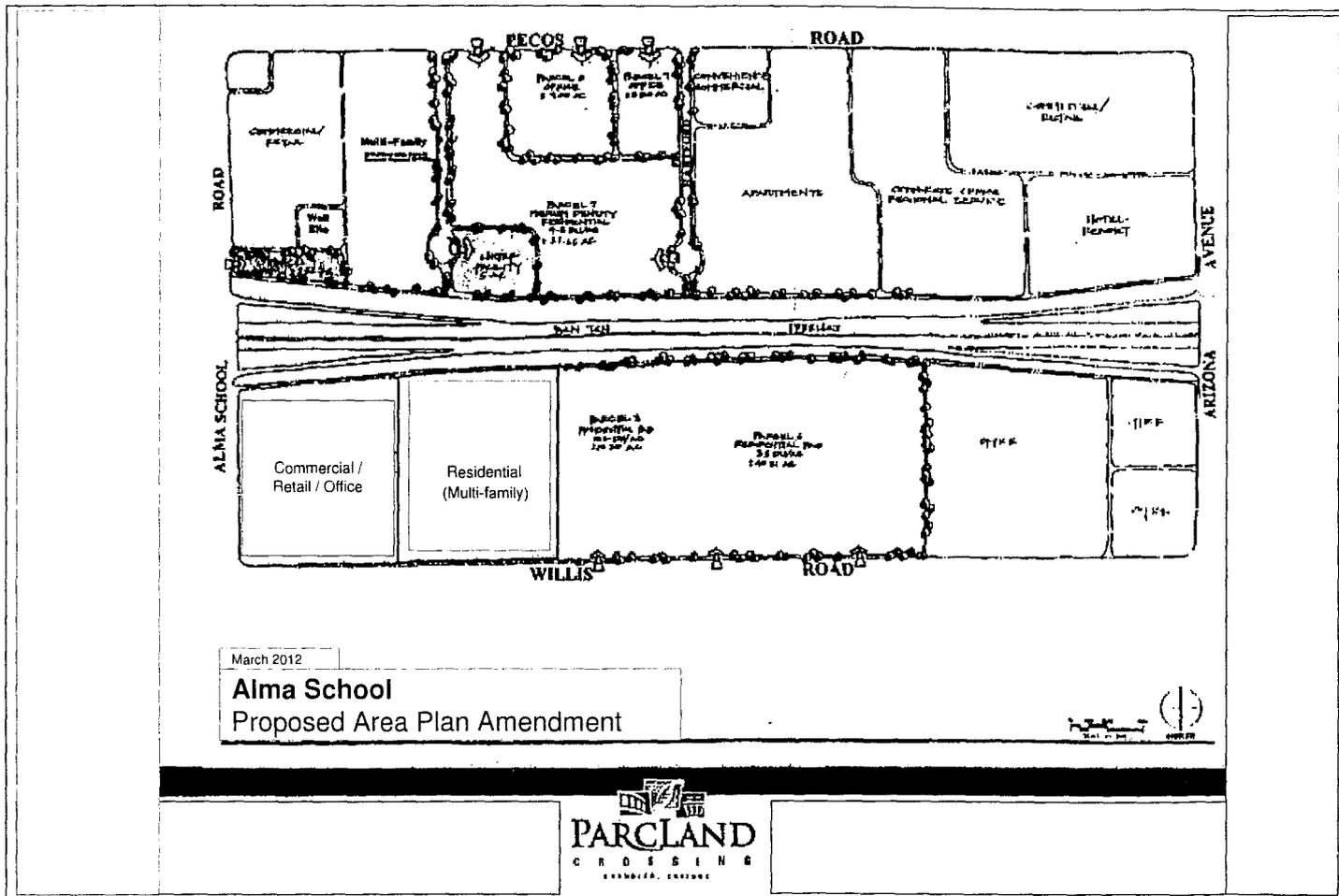
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4629 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY GAB



March 2012

**Alma School**  
Proposed Area Plan Amendment



AP08-0005

*AP12-0002*  
Proposed Area Plan

**ORDINANCE NO. 4383**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0008 BANNER HEALTH CENTER-CHANDLER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-

ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Phases 1 and 2 allow Medical Office and Commercial uses as defined in the Development Booklet. Phase 3, the future Commercial/Office/Retail with a Mid-Rise Overlay allows uses permitted by right in Community Commercial (C-2) zoning including additional medical office use if Banner Health were to expand.
8. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that



APPROVED AS TO FORM:

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CITY ATTORNEY *GAB*

PUBLISHED:

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR DVR12-0008**

Lot 2 and 3, of Parcland Crossing, according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded as Book 1093 of Maps, Page 31, also being a portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Meridian, more particularly described as follows:

**COMMENCING** at a found City of Chandler brass cap in hand hole accepted as the West quarter corner of said section 4 from which a found City of Chandler brass cap in hand hole accepted as the Northwest quarter thereof bears North 01°00'56" West, 2833.93 feet;

Thence North 01°00'56" West, 60.90 feet along the west line of the Northwest quarter of said Section 4;

Thence leaving said west line, North 88°59'04" East, 65.00 feet to the northerly southwest corner of said Lot 2 and to the **POINT OF BEGINNING**;

Thence North 01°00'56" West, 201.35 feet along the west line of said Lot 2;

Thence continuing along said west line, North 88°59'04" East, 6.00 feet;

Thence continuing along said west line North 01°00'56" West, 257.50 feet;

Thence continuing along said west line North 00°53'56" West, 45.37 feet;

Thence continuing along said west line North 09°20'37" East, 138.29 feet;

Thence continuing along said west line North 02°00'37" East, 164.71 feet;

Thence continuing along said west line North 23°51'03" East, 116.65 feet to the northwest corner of said Lot 2;

Thence North 85°55'13" East, 768.13 feet along the north line of said Lot 2 to the northeast corner of said Lot 2;

Thence South 01°01'20" East, 978.92 feet along the east line of said Lot 2 and said Lot 3 to the southeast corner of said Lot 2;

Thence South 89°04'15" West, 547.78 feet along the south line of said Lot 2;

Thence continuing along said south line, North 00°55'45" West, 8.00 feet;

Thence continuing along said south line, South 89°04'15" West, 290.08 feet;

Thence continuing along said south line, North 45°58'21" West, 25.48 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 798,251 square feet or 18.3253 acres, more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the State, County and/or Municipality or any other land division restrictions.

Prepared by: Atwell, LLC  
4700 E. Southern Avenue  
Mesa, Arizona 85206  
Project No. 11001985  
July 2012

