

3
APR 10 2014

ORDINANCE NO. 4531

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (GENERAL OFFICE AND ADULT EDUCATION) TO PAD (GENERAL OFFICE, ADULT EDUCATION, AND MEDICAL OFFICE) IN CASE (DVR14-0008 OPUS CHANDLER AIRPORT CENTER PHASE I) 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:

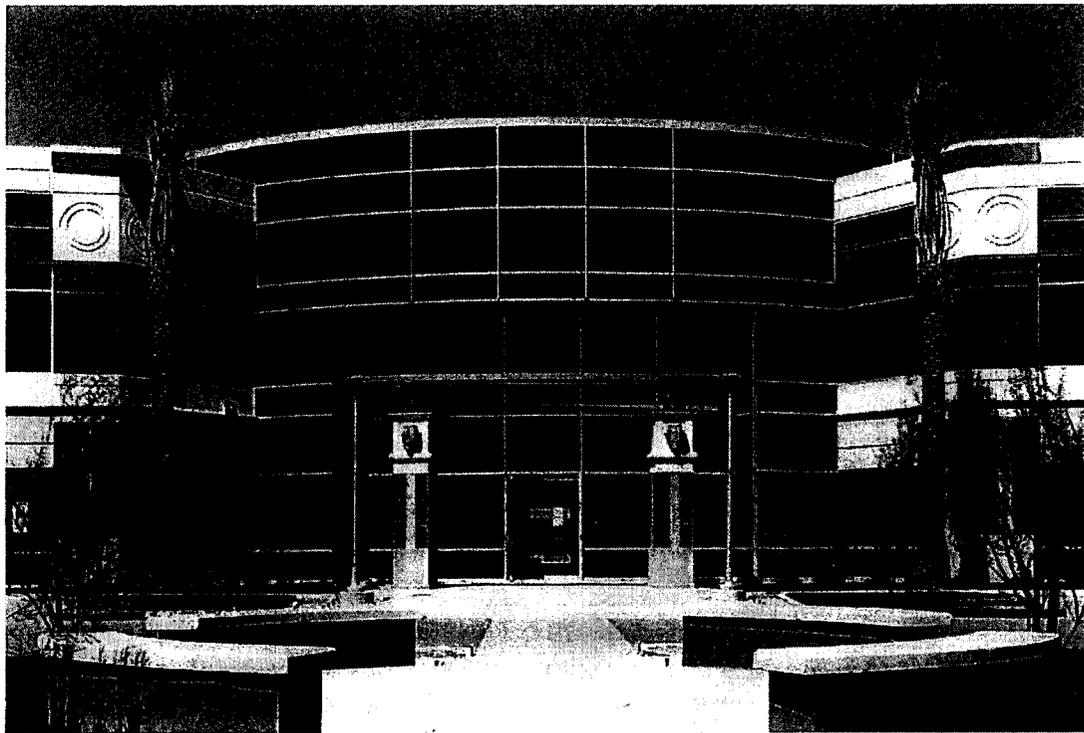
Lot 13B, Lot 13 of Chandler Airport Center – Phase 2 according to Bk 962 of Maps, Page 32, official records of Maricopa County, Arizona.

Said parcel is hereby rezoned from PAD (General Office and Adult Education) to PAD (General Office, Adult Education, and Medical Office), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Narrative and Exhibit B, Site Plan entitled “OPUS Chandler Airport Center Phase I”, kept on file in the City of Chandler Planning Division, in File No. DVR14-0008, except as modified by condition herein.

Proposed Amendment
to
Opus Chandler Airport Center Phase I
Request to Allow
Medical Offices
Within an
Existing Office Development

Application # DVR 14-0008



Prepared for:
Opus Real Estate AZ VII Chandler L.L.C.
10350 Bren Road West
Minnetonka, MN

Prepared by:
Earl Curley & Lagarde, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012

February, 2014
Revised March 7, 2014

Ex. A

Chandler Airport Center PAD Amendment
Request to Medical Offices an Existing Office Development
Application # DVR 14-0008
February 2014
Revised March 7, 2014

Project Narrative

Introduction

The purpose of this Application is to add medical offices as a permitted use in the existing office building located at 1850 E. Northrop in Chandler Airport Center. This project was built and is owned by Opus Real Estate AZ VII Chandler L.L.C. and is located west of the southwest corner of Loop 202 and Cooper Road. Except for the addition of this single use, no other changes to any of the existing conditions, development standards, project description, architecture, site improvements or zoning stipulations are proposed or necessary. The owners simply have the opportunity to bring a satellite office for Mayo Clinic to the vacant space in the building and need to add medical offices to the allowed uses to accommodate this well-known tenant.

Nature of Amendment Being Requested:

Chandler Airport Center is composed of two mirror image Class A office buildings on separate parcels. This is the second amendment to the use list for this development. In 2008, an amendment was approved to add commercial schools and universities as a permitted use. In that application, Ottawa University ("Ottawa") was the focus of the request. Ottawa is a non-profit liberal arts university level institution that specializes in the design and delivery of academic programs for adult learners and continues to be a tenant in the building.

This amendment would add medical offices as a permitted use and as noted above, Mayo Clinic is the focus of the request. Mayo Clinic currently has two satellite medical office locations; Glendale and Scottsdale and would like to add its third satellite office facility in Chandler. According to Mayo Clinic's website, these satellite locations,

"...provide comprehensive care for individuals of all ages at facilities in Arrowhead (Glendale) and Thunderbird (Scottsdale). Family medicine specialists can take care of all of your family's health care needs, providing pediatric and adult/geriatric care.

Patients have one primary doctor, who provides the majority of their care and refers them to other Mayo medical and surgical specialists, as needed. Our doctors have expertise in all aspects of family-oriented care, including structure and dynamics, family development, family planning, pediatrics/child rearing, aging, end-of-life issues, counseling and education, nutrition and preventive care.

All members of a family are encouraged to have one Mayo family doctor coordinate all of their health care needs. When a patient wishes to be seen sooner than his or her doctor is available, an appointment can be scheduled with another doctor. Patients also have access to comprehensive laboratory testing and imaging (radiology) procedures on-site at Mayo facilities."

Types of services and care would be similar to the other existing Mayo satellite clinics which include:

- Preventive care, health screenings and physical exams for people of all ages
- Physical exams for sports, school and summer camp
- Newborn and well-child care
- Routine care for women, including Pap smears, pelvic and breast exams
- Treatment of complex, long-term medical conditions, including diabetes and high blood pressure
- Acute care for short-term illnesses
- Treatment of minor injuries, such as lacerations, and casting and splinting for sprains and broken bones
- Special procedures, minor surgery and exercise treadmill testing
- Optometry
- Anticoagulation Clinic
- Lab services
- X-ray, mammography and bone densitometry
- Flu shots and other immunizations

Two existing sites in Glendale and Scottsdale

The business environment of Chandler Airport Center, the high levels of education amongst adults throughout this general area and the convenient access to these freeway-oriented office buildings make this Mayo Clinic's preferred location for their medical office suite. Mayo Clinic will begin with approximately 5,000 sq. ft. but has plans to expand. No other family medicine practice would be allowed but specialty complimentary medical disciplines would be allowed.

Basis for Approval of Amendment

Chandler Airport Center has created a regional identity as a corporate office and business park, like the Cotton Center project in Phoenix or the Emerald Center project in Tempe. One of the fundamental goals of the initial zoning request was to maintain flexibility for uses in a quality mixed-use development driven by market demands and controlled by development standards. The narrative for the approved Chandler Airport Center PAD stated "initial development may target light industrial uses, which, as the employment base continues to expand in the southeast quadrant, will likely convert to office similar to use transitions in more central metropolitan parks." The overall master plan for this quadrant also includes office condominiums, industrial, and hotel uses.

Mayo Clinic's hours are slated to be 8:00 am to 5:00 pm Monday-Friday (except holidays). Ottawa conducts their education classes from 5 p.m. until 10 p.m. on weekdays and from 9 a.m. to 5 p.m. on Saturdays, to cater to working adults. Ottawa's hours of operation continue to be a perfect complement to the daytime activities of an office environment, including medical offices.

There is sufficient parking on-site for this level of medical uses. Currently, the City's parking requirement for office space is 1 sp./250 sq. ft which is less than the 1 sp./200 sq. ft. originally applied to the development when it was built. The amount of parking required for medical offices remains at 1 sp./150 sq. ft. (NOTE: The required parking for Ottawa remains at 1 sp./200 sq. ft.)

Overall, the parking required for this Phase 1 building is currently as follows:

- CDW (Office) 45,000 sq. ft. @ 1/250 sq. ft. = 180 sp.
- Ottawa (Office) 17,000 sq. ft. @ 1/200 sq. ft. = 85 sp.
- Mayo (Medical Office) 5,000 sq. ft. @ 1/150 sq. ft. = 33 sp.
- Remaining Vacant Space if devoted to Medical Office 23,000 sq. ft. @ 1/150 sq. ft. = 153 sp.
(worst case Pk. Req.) 90,000 sq. ft. Tot. Req. Pk. = 451 sp.
Tot. Prov. Pk. = 550 sp.
Pk.Surplus = 99 sp.

It is worth repeating here that in the PAD amendment to add the Ottawa use, we explained that the nature of Ottawa's parking demands were off-peak hours and therefore Ottawa's parking needs would be accommodated on-site without spilling over into adjacent properties or the public street. Moreover, since the 2008 PAD amendment to add commercial schools and universities, the Owner added a 95 space supplementary parking lot for another tenant who ended up not needing it.

In practice, parking is shared throughout the day so there is always sufficient parking on the site. Peak parking demand for office use is typically between 1 p.m. and 2 p.m. in the afternoon and diminishing significantly to its lowest point between 5 p.m. and 6 p.m. Ottawa University's office hours are from 7 a.m. to 6 p.m. and their hours of educational instruction begin at 5pm to 6:30pm and end at 10pm when the parking demand for office is at a low ebb.

No Changes to Existing PAD and PDP Stipulations

The approved Chandler Airport Center PAD (DVR04-0037) and the preliminary development plan for Opus Chandler Airport Center (Parcels 13A and 13B approved in Case PDP06-0018) set forth development design guidelines that establish criteria for controlling high quality appearances and of the project you see today. These guidelines also provide unifying elements for open space, retention, signage, lighting, landscaping, parking and design character. No changes are proposed to any of these elements or standards in conjunction with this Amendment.

Q:\INDEX\OPUS202 and Cooper\Mayo Clinic Amendment\Mayo Narrative.doc

