



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – CC Memo No. 14-091

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: PDP14-0005 FAIRVIEW MEDICAL PLAZA

Request: Preliminary Development Plan approval of a phased medical office development

Location: Southeast corner of 94th and Fairview Streets, north and west of the northwest corner of Dobson and Pecos roads

Applicant: Kevin Fawcett, Cawley Architects

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan, Santan Area Plan, and Planned Area Development zoning, recommend approval subject to conditions.

BACKGROUND

The approximate four acre site was zoned in 2009 as Planned Area Development (PAD) Multi-Use for Assisted Living, Nursing, and General/Medical Office uses as part of a nine acre development. The south five acres was developed as Sante Chandler, a Transitional Rehabilitation Center. The subject site consists of two phases for medical office which is consistent with the approved PAD land uses.

The site is located at the immediate southeast corner of 94th and Fairview streets. The Stonegate Village apartments are to the north, Via De Cielo condominiums are west of 94th Street, Sante Chandler is south, and east is vacant property planned for additional medical and general office and commercial uses as part of the Santan Area Plan.

SITE LAYOUT

Phase I consists of the east portion and Phase II is conceptually designed for the west portion of the site. Planning Staff will review Phase II administratively for substantial conformance with the PDP.

The site is arranged to address the needs of the patients through a linear layout of buildings, landscape, and parking. Buildings are pushed toward Fairview Street with the majority of parking internally. As indicated by the ownership, the patients are recovering from brain, spinal, and other conditions which require the need for uncomplicated routes and orientation to entrances, exits, and parking. A patient drop-off is located adjacent to the courtyard entry leading directly into the medical office building.

The original zoning case included a vehicular and pedestrian connection between the south and north parcels. The driveway cut was constructed from the Sante Chandler development to this site with a pedestrian walkway connection. The ownerships of Fairview Medical development and Sante Chandler request that the connection no longer be required due to the operational needs of the facilities and patients. Planning Staff agreed to the removal of the driveway and pedestrian connection with the stipulation that the Fairview Medical development team remove and reconstruct the driveway cut and pedestrian access.

ARCHITECTURE

The two phases each consist of one, single story building. Phase I is fully illustrated in the Development Booklet. Phase II is conceptual with design elements, including materials and colors, carried over from Phase I. Final details of Phase II will be reviewed administratively by Planning Staff.

The architectural style is a modern design utilizing a series of horizontal planes connected with linear components. The main entrance is the south elevation which features an entry courtyard, water feature, and seating. The 'internalized' entrance furthers the operational needs of the medical office uses by minimizing visual and distance conflicts for patients. Design elements such as cantilevered window canopies, recessed windows, and a modulating roofline provide both vertical and horizontal articulation. Materials include stucco, metal panels, stained wood, steel, and concrete and split-faced block with a complementary earth-toned color scheme. Additional details can be found within the attached Development Booklet.

SIGNAGE

The request includes a sign package that includes building mounted signage, freestanding monument signs, and multi-tenant signage. Building mounted signage includes reverse pan channel lettering. The monument and multi-tenant signage utilizes similar materials and colors as those used on the buildings to further create cohesiveness.

DISCUSSION

Planning Staff supports the request, finding it to represent a quality medical office development and a compatible addition to the surrounding hospital area. The uses are consistent with the Santan Area Plan. The site layout and architecture are sensitive to the nearby residential developments through building location, pedestrian access, and scale.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on July 10, 2014. One person, representing Sante Chandler, attended and inquired about the south access driveway and pedestrian connection to their property.
- At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FAIRVIEW MEDICAL PLAZA", kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0005, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 4174, in case DVR09-0011 SANTE CHANDLER, except as modified by condition herein.
3. The vehicular curb cut and pedestrian connection located on the Sante Chandler property shall be removed and reconstructed by the Fairview Medical development as part of Phase I.
4. Landscaping along 94th and Fairview streets shall be installed as part of Phase I.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
7. All buildings shall be designed to be consistent with the level of quality, detail, building material, paint colors, architectural articulation, and the like as established in the attached Development Booklet.
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.

PROPOSED MOTION

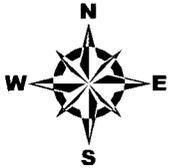
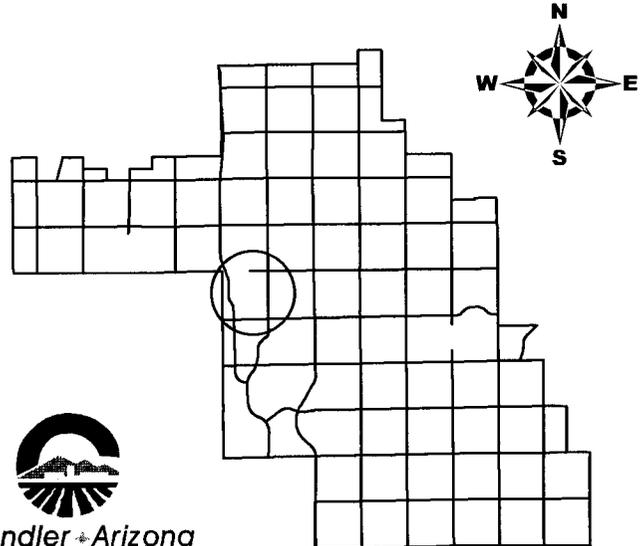
Move to approve PDP14-0005 FAIRVIEW MEDICAL PLAZA, Preliminary Development Plan for a phased medical office development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Elevations
5. Perspectives
6. Letters from owners
7. Exhibit A, Development Booklet

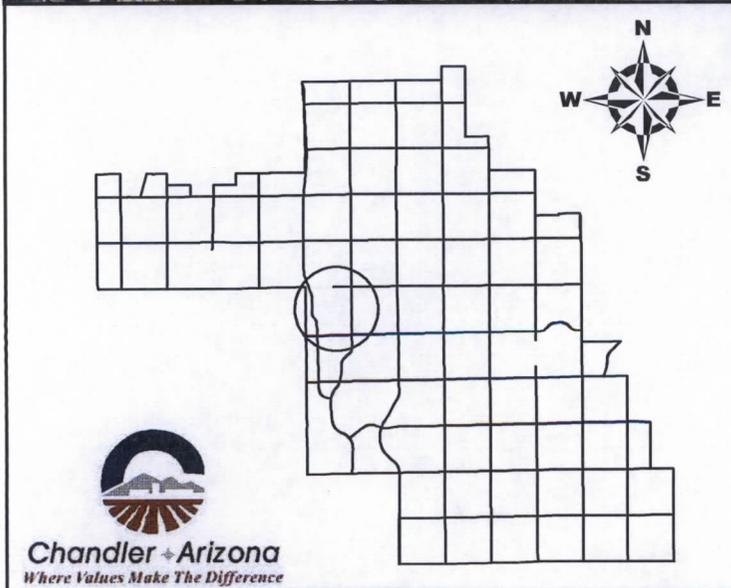


Vicinity Map



PDP14-0005

Fairview Medical Plaza



Vicinity Map

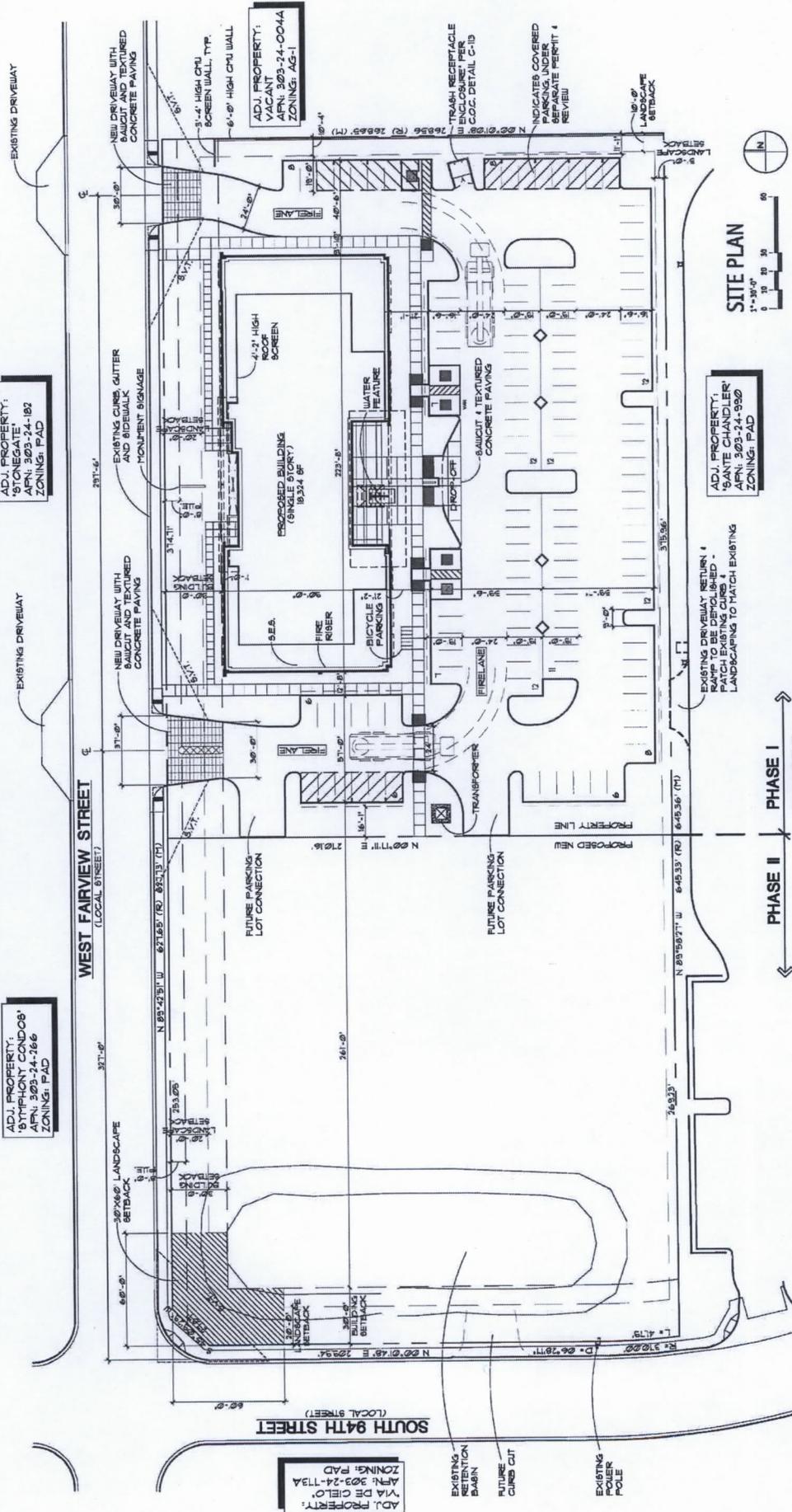


PDP 14-0005

Fairview Medical Plaza



PHASE I: PRELIMINARY ARCHITECTURAL SITE PLAN



ADJ. PROPERTY:
'STONEGATE'
APN: 303-24-182
ZONING: PAD

ADJ. PROPERTY:
'STYMONY CONDOS'
APN: 303-24-766
ZONING: PAD

ADJ. PROPERTY:
'SANTO CHANDLER'
APN: 303-24-950
ZONING: PAD

ADJ. PROPERTY:
'VA DE CIELO'
APN: 303-24-173A
ZONING: PAD

PHASE I
PHASE II

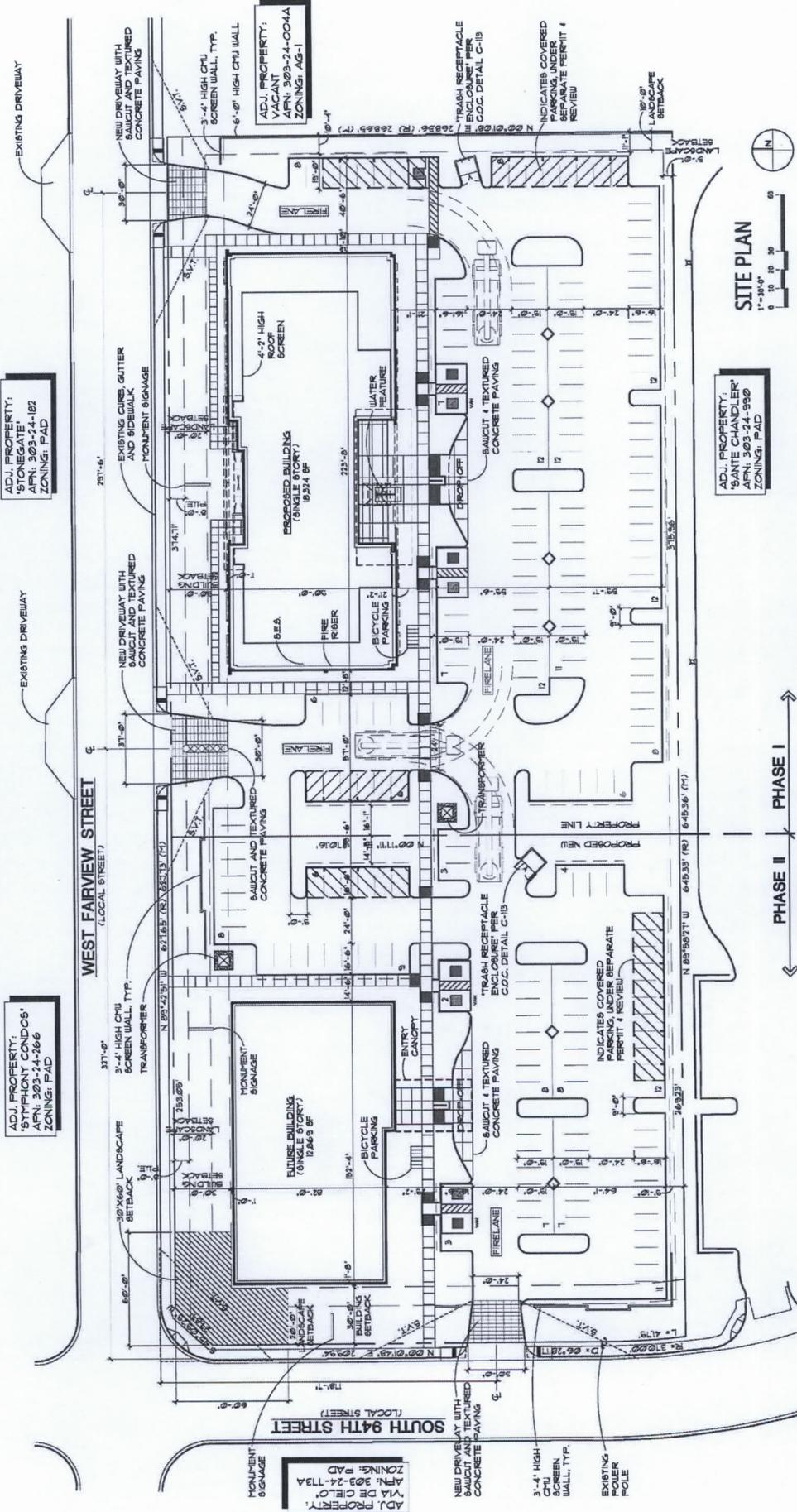
LOT AREA:	47 - 101,000 SF	(47-2.3 ACRES)	REQUIRED PARKING	TOTAL
BUILDING AREA:	18,324 SF		OCCUPANCY	123 SPACES
STORIES:	ONE (SINGLE STORY)		MEDICAL OFFICE	122 SPACES
LOT COVERAGE:	18.324/101,000 = .18 (18%)		PARKING PROVIDED	5 SPACES
OCCUPANCY:	B		TOTAL REGULAR SPACES (1 COVERED)	127 SPACES
CONSTRUCTION TYPE:	V-8 (W/ A.F.E.S.)		TOTAL ACCESSIBLE SPACES (1 COVERED)	127 SPACES
ALLOWABLE AREA:	UNLIMITED		TOTAL SPACES (PHASE I)	127 SPACES
BLDG. HEIGHT:	VARIES (4'-9' MAX)			127 SP - 6.9 CARS/1,000 SF

FAIRVIEW MEDICAL PLAZA

2201 & 2233 West Fairview Street Chandler, AZ 85224
PDP: 14-0005 July 25, 2014



PHASE I & II: PRELIMINARY ARCHITECTURAL SITE PLAN



ADJ. PROPERTY:
'STONEGATE'
APN: 303-24-1B2
ZONING: PAD

ADJ. PROPERTY:
'STYFONY CONDOS'
APN: 303-24-266
ZONING: PAD

ADJ. PROPERTY:
'SANTA CHANDLER'
APN: 303-24-990
ZONING: PAD

PHASE I
PHASE II

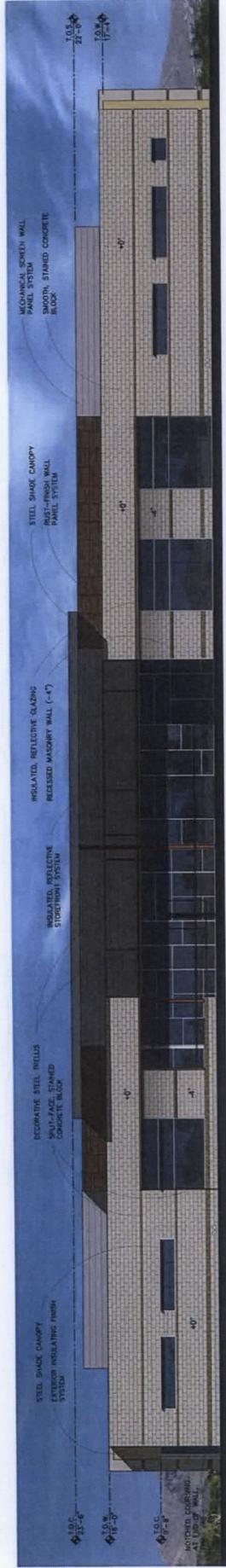
UT AREA:	73,474 SF	(1.7 ACRES)	REQUIRED PARKING	86 SPACES
BUILDING AREA:	12,869 SF		OCCUPANCY:	1,150 SF
STORIES:	ONE (SINGLE STORY)		PARKING PROVIDED:	84 SPACES
LOT COVERAGE:	12,869/73,474 = .175 (18%)		TOTAL REGULAR SPACES (14 COVERED):	4 SPACES
OCCUPANCY:	B		TOTAL ACCESSIBLE SPACES (0 COVERED):	80 SPACES
CONSTRUCTION TYPE:	M-4 (W/ A.E.S.)		TOTAL SPACES (PHASE II):	84 SPACES
ALLOWABLE AREA:	UNLIMITED		84 SP - 6.8 CARS = 1,000 SF	
BUDG. HEIGHT:	VARIES (24'-0" MAX.)		TOTAL SPACES (PHASE I & II):	127+88 = 215 SP - 6.9 CARS = 1,000 SF

FAIRVIEW MEDICAL PLAZA

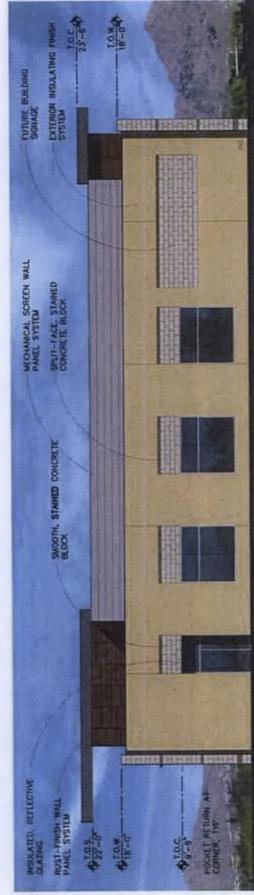
2201 & 2233 West Fairview Street Chandler, AZ 85224
 PDP: 14-0005 July 25, 2014



PHASE I: PRELIMINARY ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

FAIRVIEW MEDICAL PLAZA

2201 & 2233 West Fairview Street Chandler, AZ 85224
 PDP: 14-0005 July 25, 2014



PHASE I: PRELIMINARY ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

FAIRVIEW MEDICAL PLAZA

2201 & 2233 West Fairview Street Chandler, AZ 85224

PDP: 14-0005 July 25, 2014



PHASE I: ENTRY VIEW



FAIRVIEW MEDICAL PLAZA

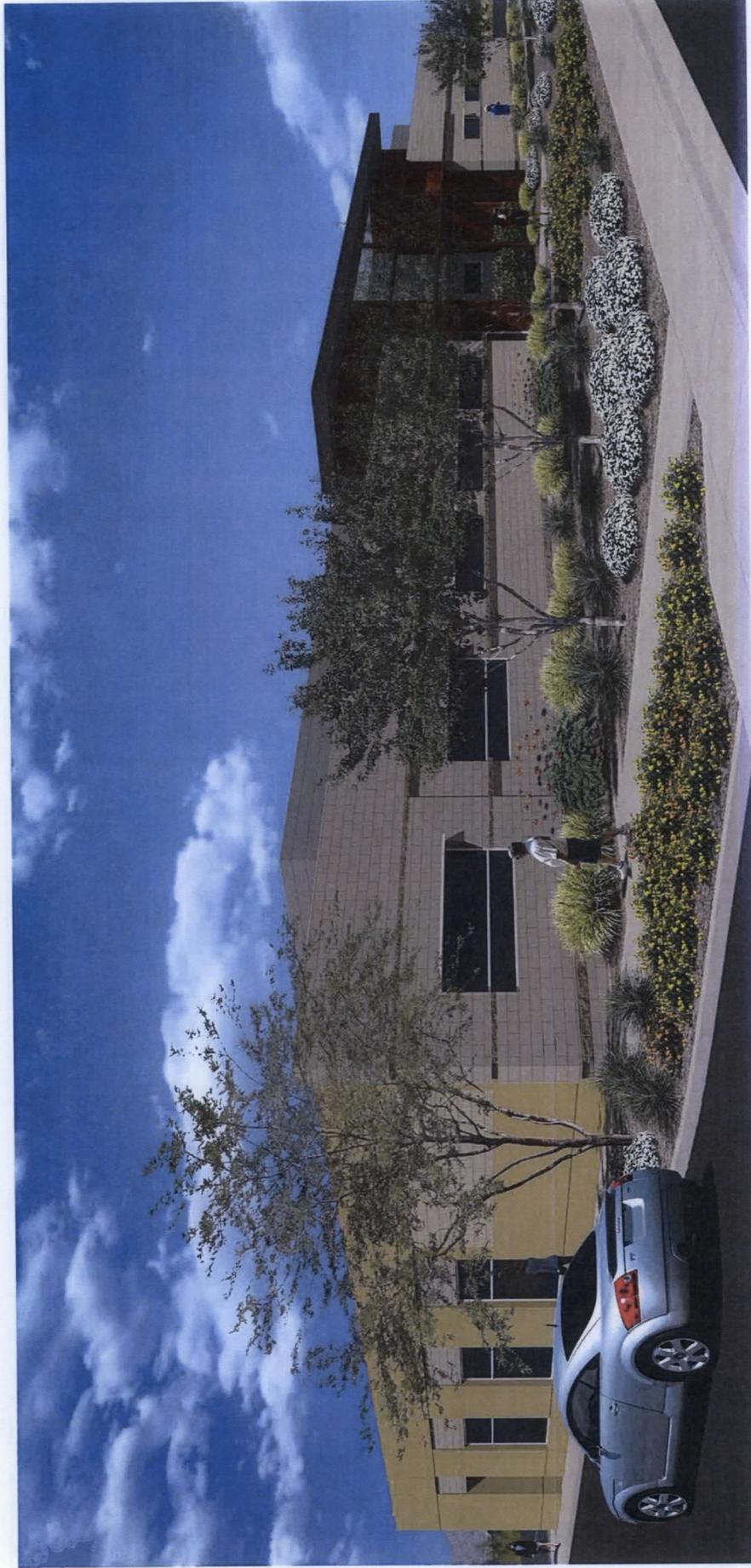
2201 & 2233 West Fairview Street Chandler, AZ 85224

PDP: 14-0005

July 25, 2014



PHASE I: VIEW FROM FAIRVIEW STREET



FAIRVIEW MEDICAL PLAZA

2201 & 2233 West Fairview Street Chandler, AZ 85224

PDP: 14-0005 July 25, 2014





Brain and Spine Center, P.L.C.
655 S. Dobson Road
Bldg A, Suite 103,
Chandler, Arizona 85224
Office (480) 917-3706 Fax (480) 917-3756

06/24/2014

To whom it may concern:

This letter is written in reference to the development of the Fairview Medical Plaza at 2233 West Fairview Street, Chandler, Arizona, 85224. This project is currently under review for Preliminary Development Plan approval prior to submission of permit ready construction documents later this summer. As one of the owners of this parcel and the future medical office building in phase one of the project, I am writing in reference to a specific issue associated with this development that will have a direct effect on my ability to run a safe and successful business at this location.

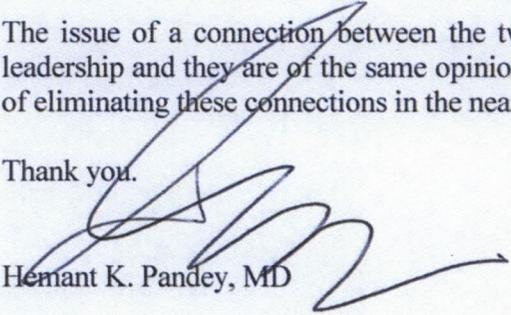
It is my understanding that the previous development to the south of our parcel (Sante Chandler) submitted a master site plan that anticipated a pedestrian and vehicular connection between our two projects. I believe that this plan was approved assuming that a somewhat analogous use would be installed on our parcel and, to a degree, that is correct.

Unfortunately, not all medical uses benefit from the development of a medical "campus". In this case, my practice provides care for patients with dementia, traumatic brain injury, stroke, and many other neurological conditions which are similar. Many of my patients have limitations of their cognitive capacities and are therefore easily lost. You'll note that we have instructed our design team to provide dedicated drop-off areas for this very reason.

A requirement by the City of Chandler to maintain a pedestrian path or vehicular way to the Sante Chandler project presents a threat to the welfare of our patients. These connections can create confusion in directing patients to the right practice. It is for this reason that I must request that City staff reconsider their requirement to join these two parcels in this manner.

The issue of a connection between the two parcels has been discussed with the Sante Chandler leadership and they are of the same opinion. I believe that they will be preparing a letter in support of eliminating these connections in the near future.

Thank you.


Hemant K. Pandey, MD

Hemant K. Pandey, MD

Andrea H. An, MD



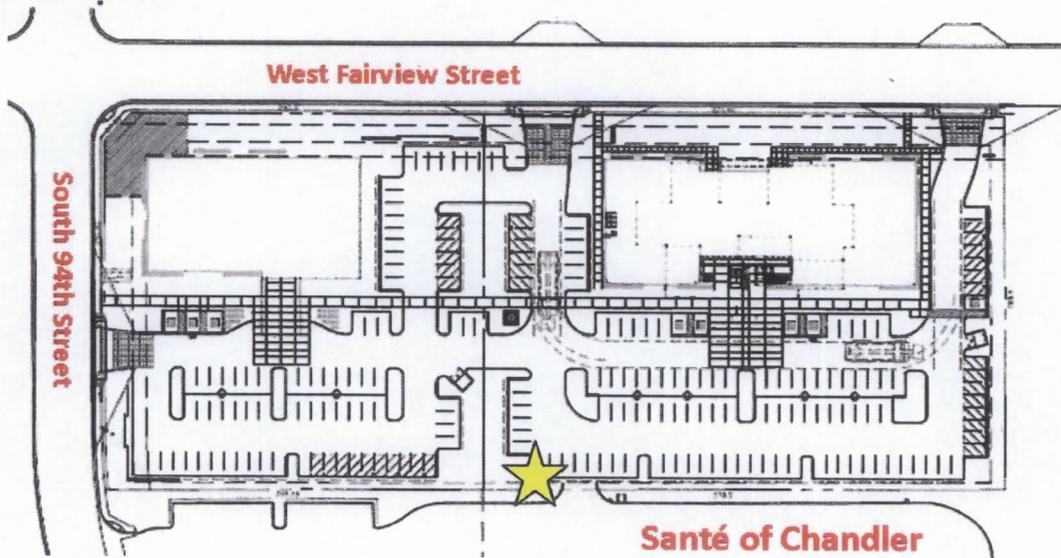
18 March 2014

Development Department, Planning Division
215 E. Buffalo Street
Chandler, Arizona 85225

Re: New Project Development - Fairview Medical - SEC of 94th Street & Fairview Street, Chandler AZ

To Whom It May Concern-

It has come to the attention of Santé of Chandler, located at 825 South 94th Street, Chandler AZ, that the land parcel directly adjacent to our north is being developed for a medical use, which we support. The proposed site plan for the approximate 4 acre site is below:



Immediately to the right of the yellow star on the site plan above is an existing drive from Santé of Chandler going north into the proposed development.

We believe that this direct connection to the new development is unnecessary and that any thru traffic will not benefit either user. We would like to see the new development continue forward without linking to our existing drive.

Regards,

A handwritten signature in black ink, appearing to read 'Jacob Schaefer', written in a cursive style.

Jacob Schaefer
Chief Financial Officer
Santé