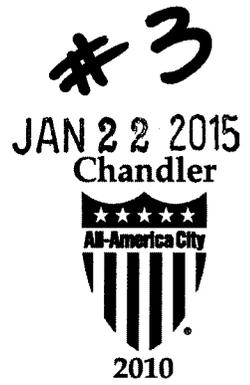




Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division - CC Memo No. 15-005**

DATE: JANUARY 22, 2015

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 DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION
Introduction and Tentative Adoption of Ordinance No. 4599

Request: Rezoning from Planned Area Development (PAD) for commercial retail to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height with Preliminary Development Plan (PDP) approval for site design and building architecture

Location: Southwest corner of Chandler Boulevard and Arrowhead Drive

Applicant: Casey Carlton, Ascension Group Architects

RECOMMENDATION

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

BACKGROUND

The approximate 3.7-acre subject site is located at the southwest corner of Chandler Boulevard and Arrowhead Drive. The Armored mini-storage facility abuts the site to the west and south. Office and medical uses are east, across Arrowhead Drive. Christ Community Church and commercial retail uses are north of the site, across Chandler Blvd.

The subject site is part of the Maggio Ranch Planned Area Development (PAD) that received zoning approval for commercial retail uses in 1983. In 1995, the property was part of a rezoning for a mixed-use development that allowed the mini-storage facility and included a conceptual site plan for commercial retail uses on the subject site.

The request is for rezoning from Planned Area Development (PAD) commercial retail to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height with Preliminary Development Plan (PDP) approval for site design and building architecture.

SITE DESIGN

The site has one main entry from Chandler Blvd. and a secondary entry on Arrowhead Dr. identified for deliveries, ambulance access, and other ancillary services such as trash collection. A patient drop-off area is adjacent to the main entrance to allow direct access into the physical therapy facility. Parking wraps around the rectangular building utilizing a looped driveway. 192 parking spaces are provided which is twelve spaces above the 180 spaces required. The applicant indicates this type of healthcare facility has additional parking needs due to the outpatient operation.

Two minor waivers are requested including a minor setback encroachment at the intersection of Arrowhead Dr. and Chandler Blvd. to allow adequate parking spaces and to allow chain-link fencing on two sides of the bulk oxygen enclosure. Planning Staff supports the requested waivers. The 20 ft. wide landscape setback utilizes a desert plant palette designed in a linear fashion along both frontages. The outdoor bulk oxygen enclosure requires adequate ventilation through use of chain link fencing on the two elevations located out of public view.

ARCHITECTURE

The request includes a Mid-Rise Overlay for buildings up to 60 ft. in height. Although the attached exhibits indicate a maximum building height of approximately 57 ft. to the top of the rooftop mechanical screen wall, the requested maximum of 60 ft. is intended to account for any unforeseen parapet height changes due to the mechanical equipment screening.

The three story physical therapy rehabilitation facility contains approximately 65,000 sq. ft. of gross floor area. The top two floors contain 50 inpatient rooms with a physical therapy room on each floor. The ground floor includes administrative offices, an outpatient rehabilitation gym, kitchen/dining area, and other ancillary uses. Amenities include an outdoor therapy garden with an ambulatory track and an outdoor seating area with tables for dining or employee breaks.

Building architecture is contemporary in style, utilizing geometric shaped elements. Materials include an Exterior Insulation and Finish System (EIFS), aluminum storefronts with high performance glazing, aluminum window shades, and dry stacked stone veneer. The color palette utilizes natural earth tones accented with a deep sun dried red. South facing windows include a shade element as well as canopied sidewalks along the ground level. The roofline and wall planes modulate to break up the building mass and linear nature of the building. The placement of the design elements along with the colors and materials create articulation, diversity, and a high quality design. Additional details can be found within the Development Booklet.

SIGNAGE

The request includes building mounted signage, freestanding monument signs, and directional signs. Building mounted signage includes stud mounted ¼ inch aluminum logo and lettering.

The freestanding monument signage utilizes the same materials and colors as those used on the building to further create cohesiveness.

DISCUSSION

Planning Staff supports the request, finding it to represent a quality healthcare development and a compatible addition to the surrounding area. The site design and building architecture are sensitive to the nearby developments through building location, access, and scale.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Two neighborhood meetings were held. The first meeting on October 15, 2014 had no attendees. The second meeting on October 22, 2014 was attended by two residents from one household. Their concerns related to traffic volume and turning movements to Chandler Blvd. from Arrowhead Dr. and the need for a traffic signal at this intersection. Planning Staff relayed this concern to the City Traffic Engineer who conducted a traffic signal warrant study and accident study. The results of the analysis indicate that a traffic signal is not warranted and revealed an average of two accidents per year. This is typical of most stop controlled intersections throughout the City.
- At the time of this writing, Planning Staff has not received any phone calls or correspondence from property owners. There is no known opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

Planning Commission recommended an additional stipulation, listed as Condition No. 7 to the Preliminary Development Plan (PDP) conditions, for the applicant to modify the south elevation's color palette.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the rezoning from Planned Area Development (PAD) commercial retail to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "KINDRED CHANDLER PHYSICAL REHABILITATION", kept on file in the City of Chandler Planning Division, in File No. DVR14-0033, except as modified by conditions herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Maximum building height shall be limited to 60 feet.

Preliminary Development Plan

Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, the Development Booklet, entitled "KINDRED CHANDLER PHYSICAL REHABILITATION", kept on file in the City of Chandler Planning Division, in File No. DVR14-0033, except as modified by conditions herein.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
5. 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,

January 22, 2015

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

6. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
7. The applicant shall work with Planning Staff to modify the color palette for the south elevation.

PROPOSED MOTIONS

Rezoning

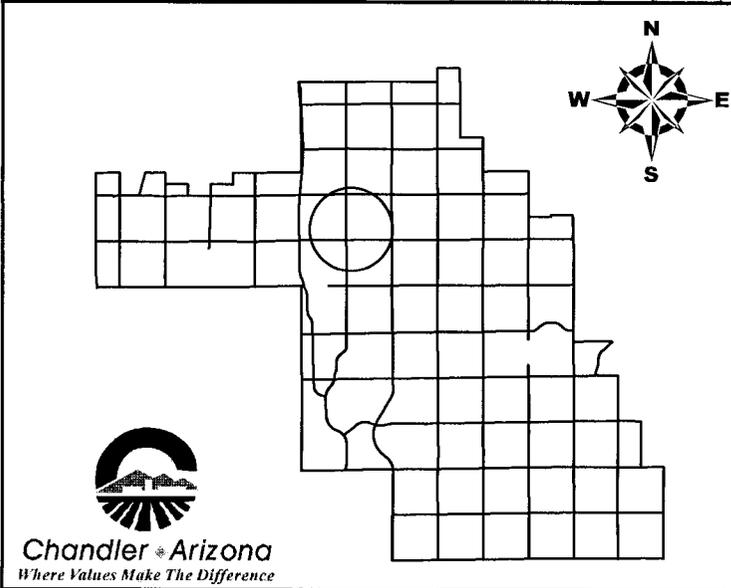
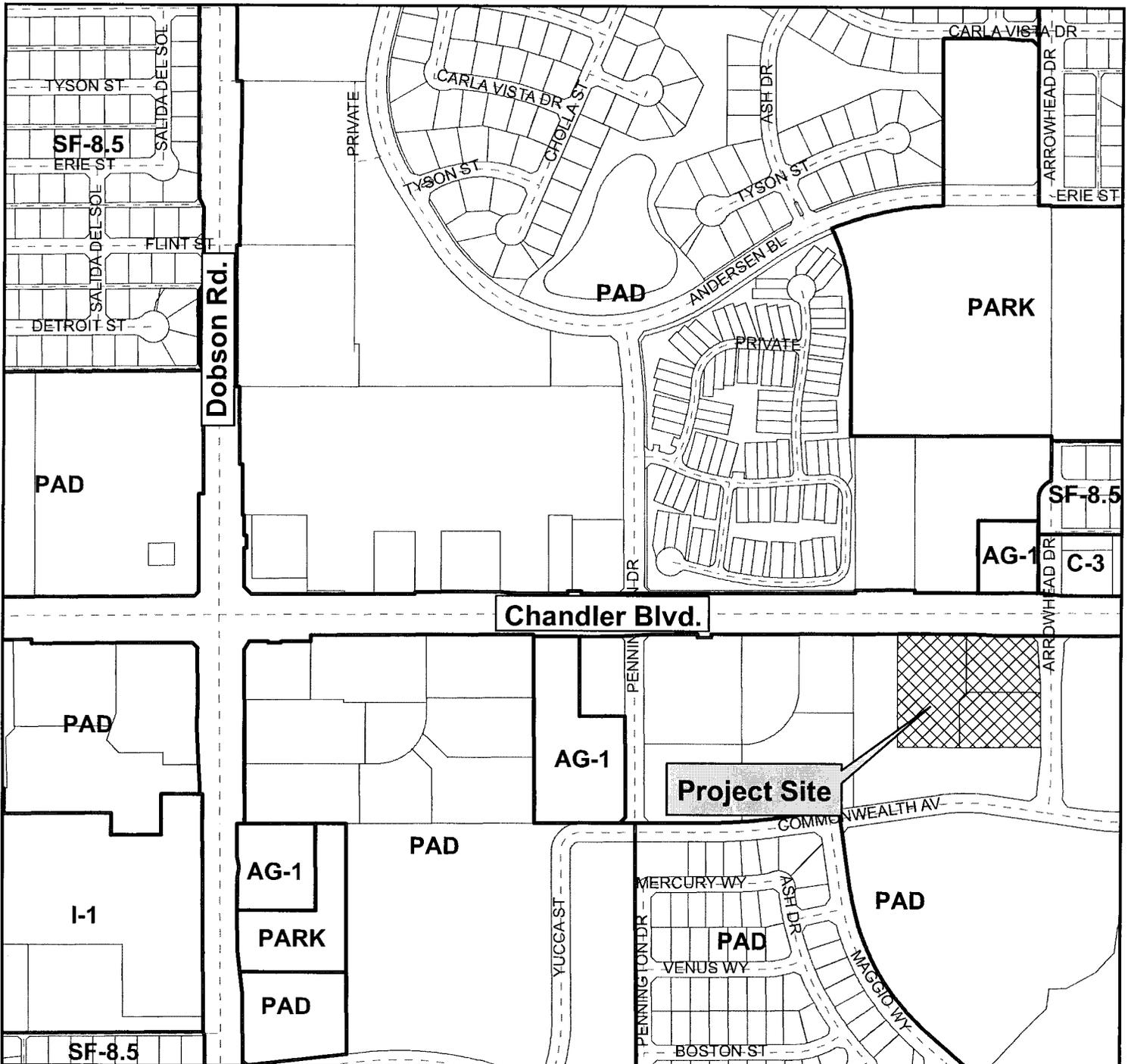
Move to introduce and tentatively adopt Ordinance No. 4599, approving DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION, rezoning from Planned Area Development (PAD) commercial retail to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION, Preliminary Development Plan, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plans
4. Perspective
5. Elevations
6. Exhibit A, Development Booklet
7. Ordinance No. 4599



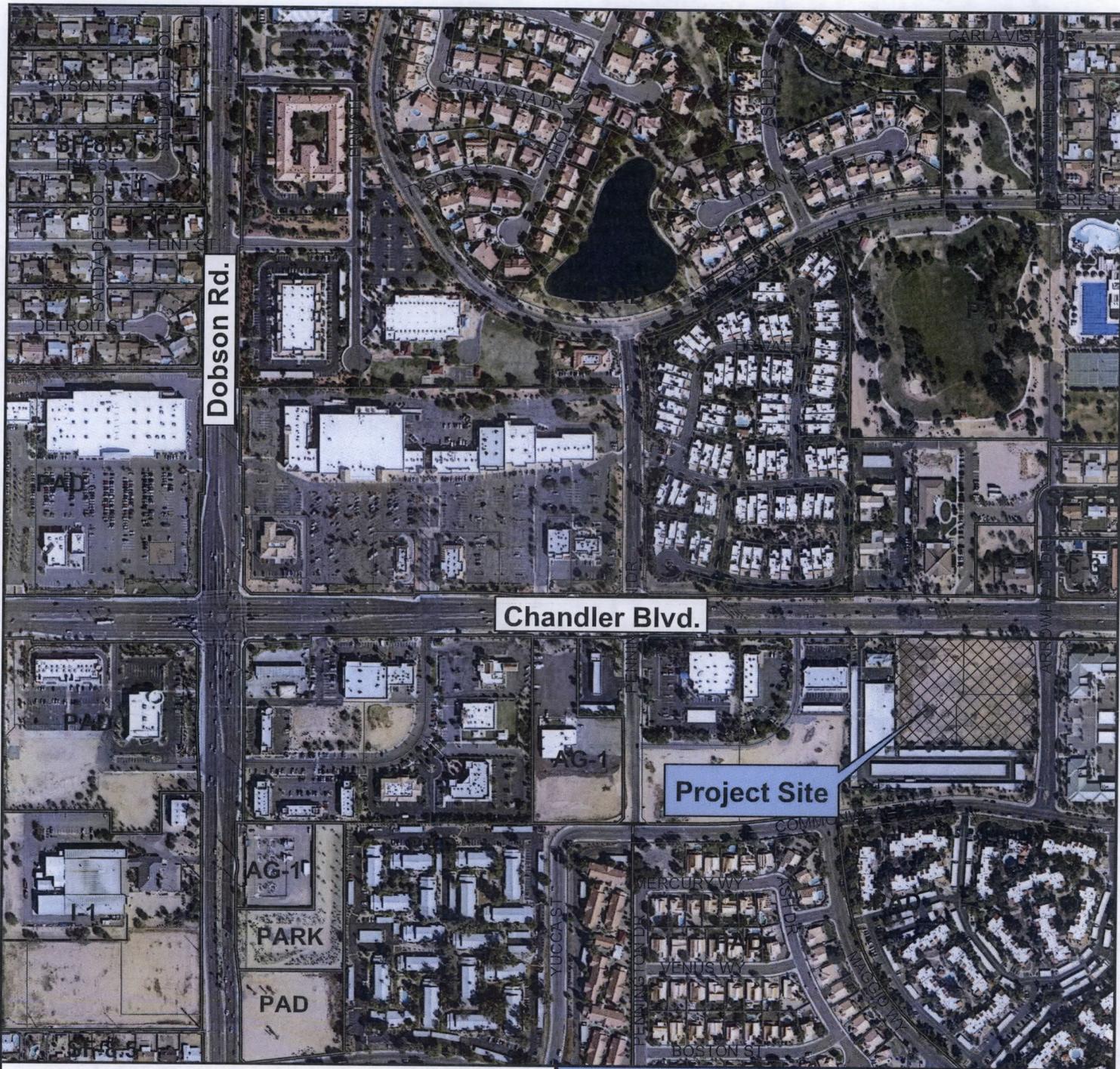
Vicinity Map


DVR14-0033

Kindred Chandler Physical Rehabilitation Facility

CITY OF CHANDLER 9/29/2014





Chandler Blvd.

Dobson Rd.

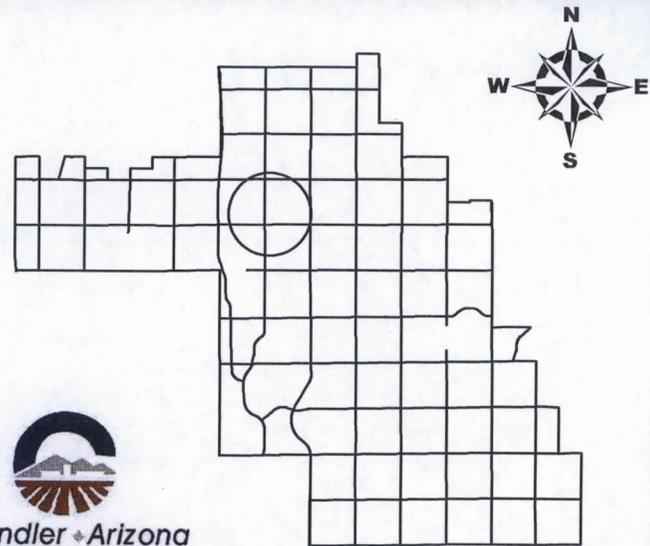
Project Site

AG-1

AG-1
PARK
PAD

YUCCA ST

Vicinity Map



DVR14-0033

Kindred Chandler Physical
Rehabilitation Facility



CHANDLER BLVD

ARROWHEAD DRIVE

KINDRED
REHABILITATION
FACILITY

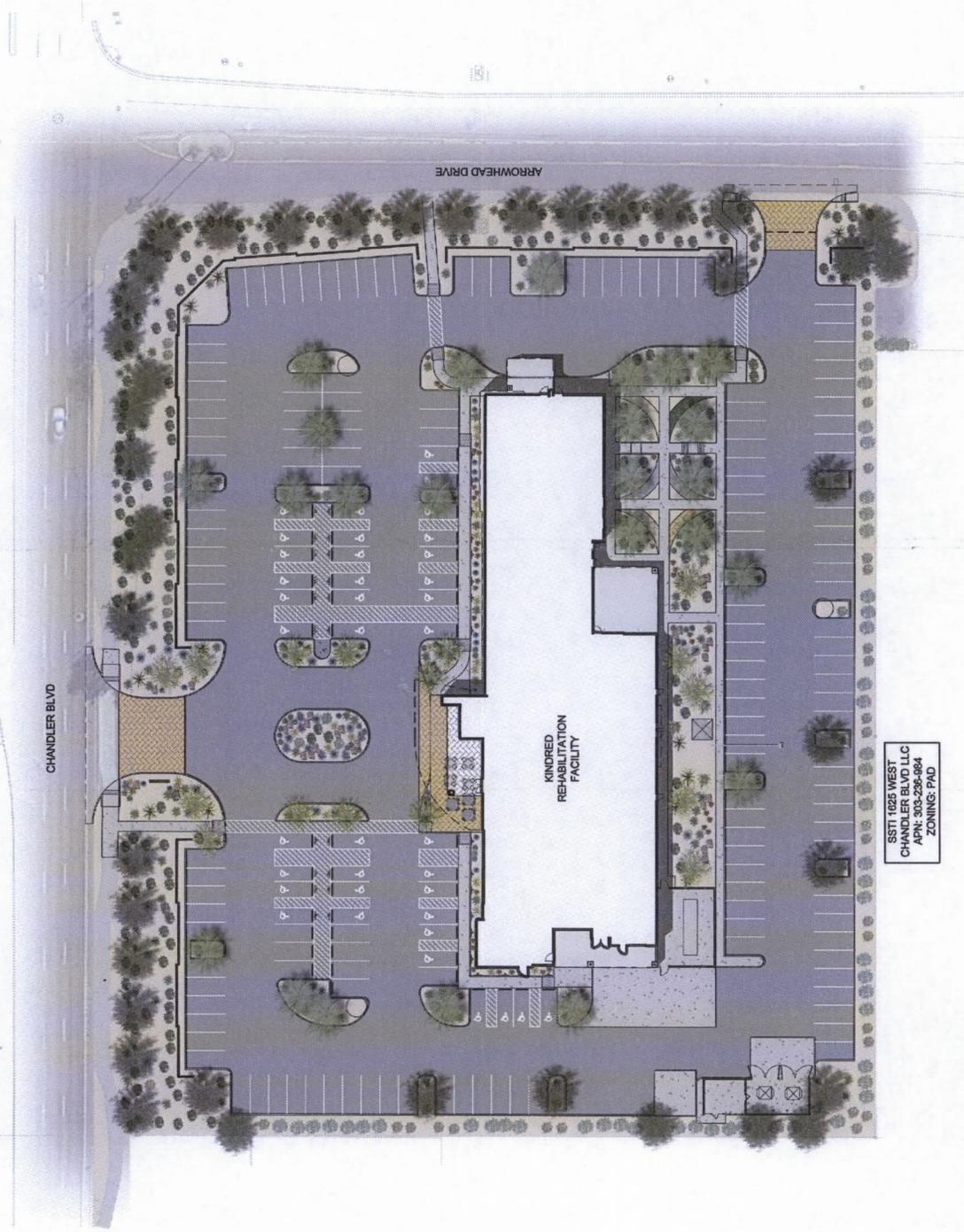
SSTI 1025 WEST
CHANDLER BLVD LLC
APN: 303-235-084
ZONING: PAD



Kindred Healthcare

Landscape Concept (n.t.s.)

December 17, 2014
Kimley»Horn



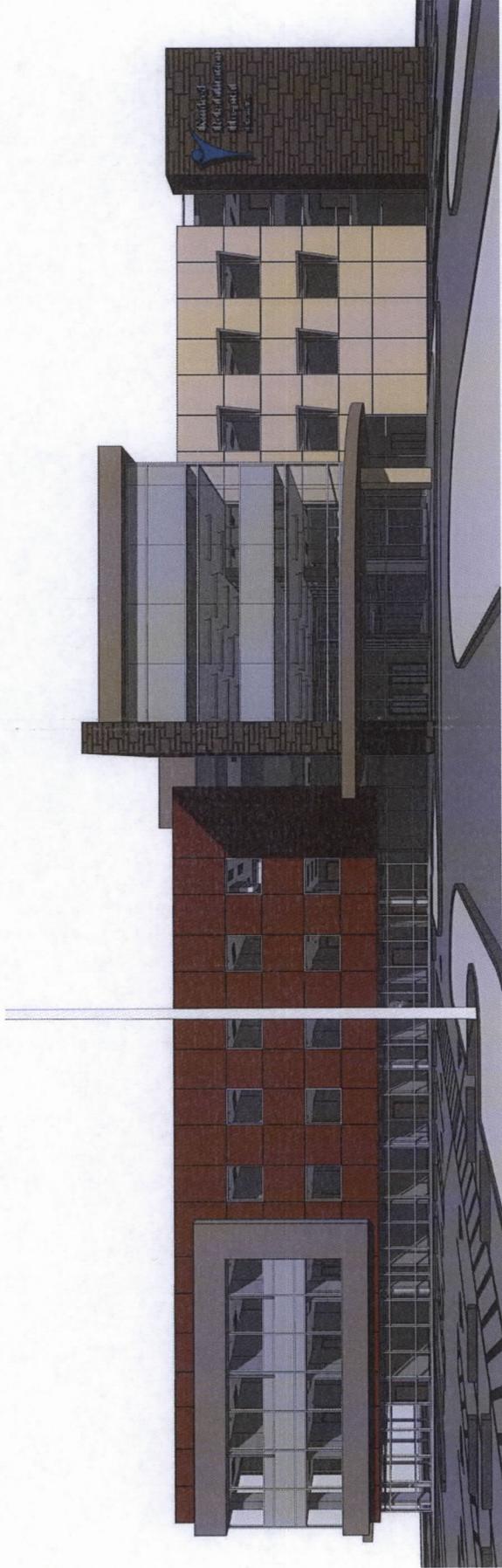


DVR14-0033

DECEMBER 19, 2014

SWC OF CHANDLER BOULEVARD AND SOUTH ARROWHEAD DRIVE CHANDLER, AZ 85224

ASCENSION GROUP ARCHITECTS

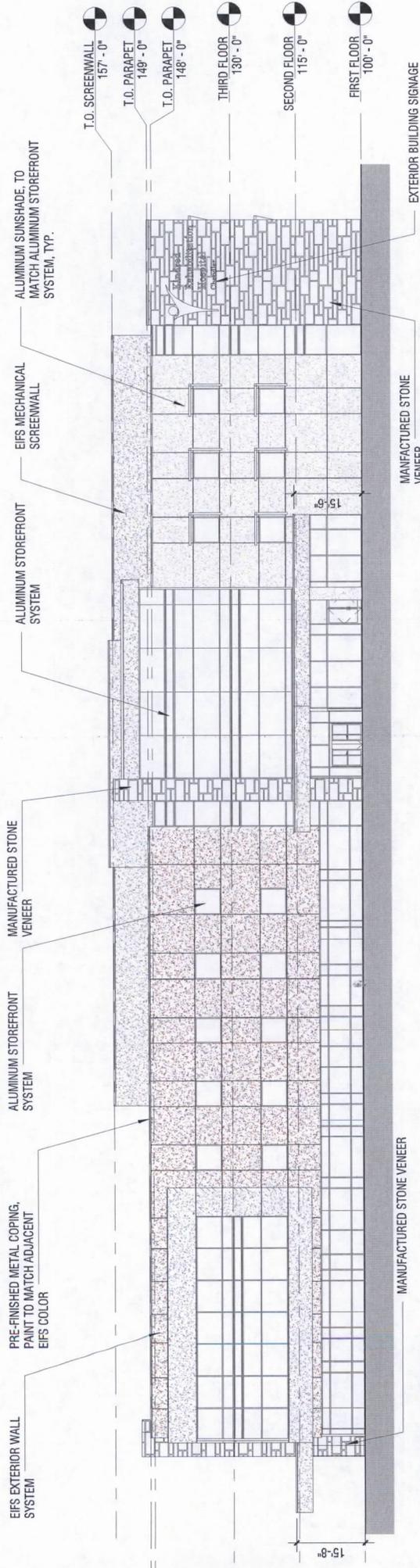
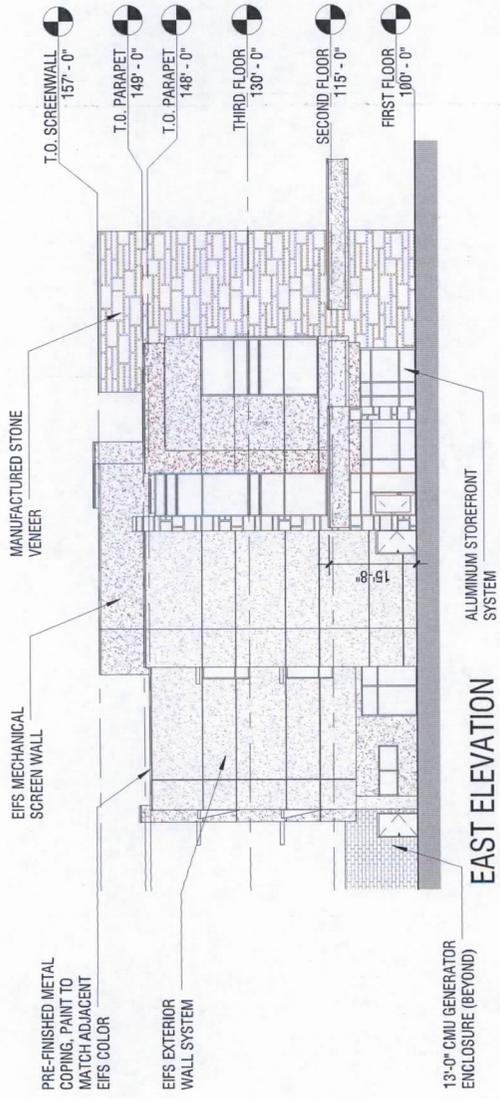


DVR14-0033

SWC OF CHANDLER BOULEVARD AND SOUTH ARROWHEAD DRIVE CHANDLER, AZ 85224

DECEMBER 19, 2014

ASCENSION GROUP ARCHITECTS

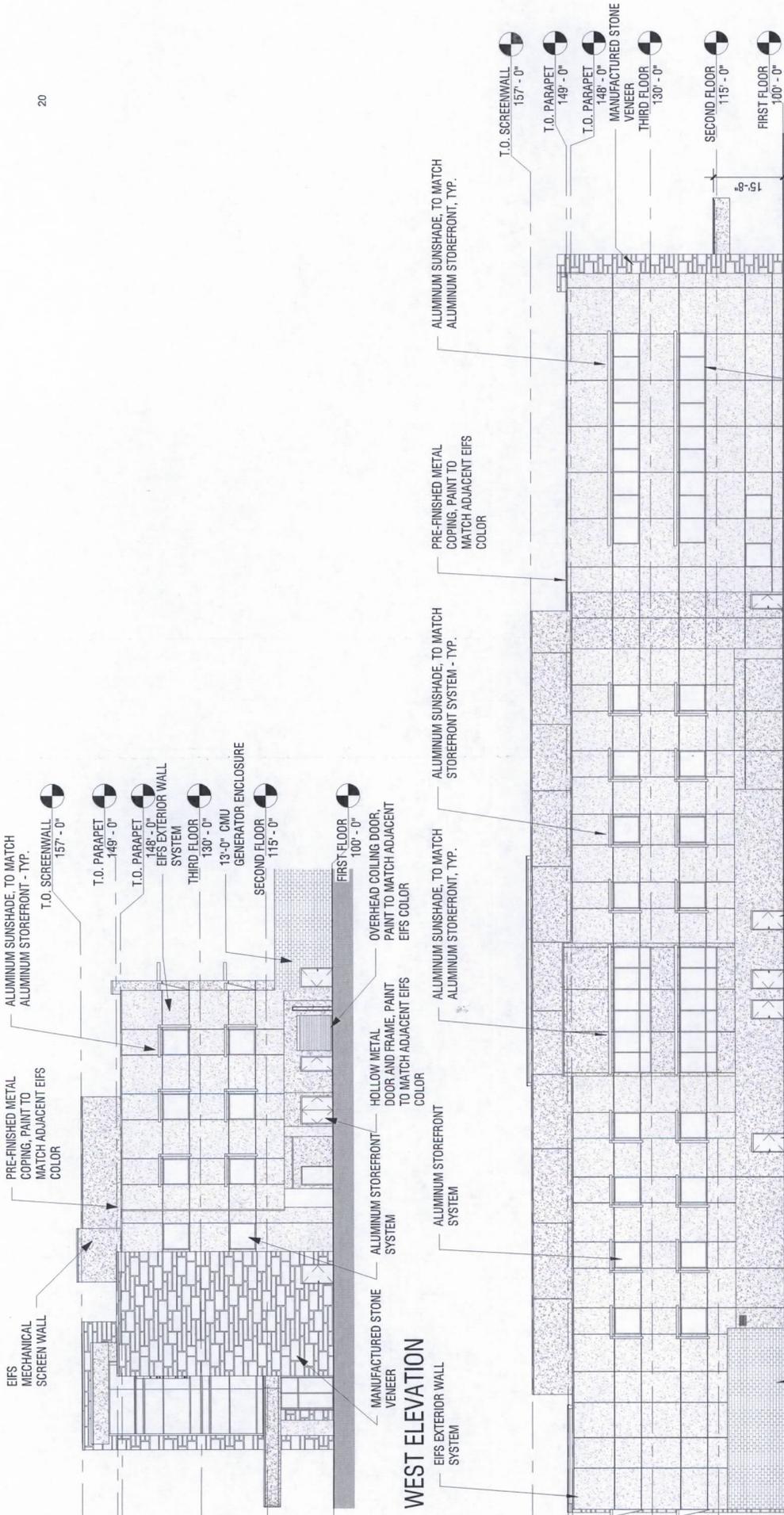


DVR14-0033

DECEMBER 19, 2014

SWC OF CHANDLER BOULEVARD AND SOUTH ARROWHEAD DRIVE CHANDLER, AZ 85224

ASCENSION GROUP ARCHITECTS



SOUTH ELEVATION
DVR14-0033

SWC OF CHANDLER BOULEVARD AND SOUTH ARROWHEAD DRIVE CHANDLER, AZ 85224

DECEMBER 19, 2014

ASCENSION GROUP ARCHITECTS

ORDINANCE NO. 4599

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL RETAIL TO PLANNED AREA DEVELOPMENT (PAD) FOR HEALTHCARE/PHYSICAL THERAPY INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 60 FEET IN HEIGHT IN CASE (DVR14-0033 KINDRED CHANDLER PHYSICAL REHABILITATION) 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:

Lots 1, 2, and 3 of Maggio Center, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 463 of Maps, page 1.

Said parcel is hereby rezoned from Planned Area Development (PAD) commercial retail to PAD for healthcare/physical therapy including a Mid-Rise Overlay for buildings up to 60 feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "KINDRED CHANDLER PHYSICAL REHABILITATION", kept on file in the City of Chandler Planning Division, in File No. DVR14-0033, except as modified by conditions herein.
2. 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.
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4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Maximum building height shall be limited to 60 feet.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4599 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

KSN

PUBLISHED: