#5

OCT 22 2015

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Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-133**

DATE: OCTOBER 22, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: DVR15-0014 ARIZONA EYE CENTER
Introduction and Tentative Adoption of Ordinance No. 4657

Request: Rezoning from Planned Area Development (PAD) for general office to PAD for medical and general office, with Preliminary Development Plan (PDP) approval for site layout and building architecture

Location: Northwest corner of Ray Road and Arrowhead Drive

Applicant: Larry Talbott, Hunter Engineer

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the request, subject to conditions.

BACKGROUND

The approximate 1.55-acre site is located at the northeast corner of Ray Road and Arrowhead Drive. The property is located at the intersection of an arterial and collector street that provides access to the adjacent neighborhoods. The property is surrounded on all sides by the residential subdivisions, Andersen Springs and Festival which developed in the earlier 1980's and 1990's. The site was a remaining out-parcel held by the Andersen family at the time the property was sold and the adjacent subdivisions developed. The site was previously zoned in 2004, PAD for general office.

The request is for rezoning from Planned Area Development (PAD) for general office to PAD for medical and general office with a Preliminary Development Plan (PDP) for site layout and building architecture.

SITE LAYOUT AND ARCHITECHTURE

The site will consist of a new 9,000 square foot, single-story office used for an ophthalmology facility. In order to integrate with the surrounding residential, the proposed exterior architectural design represents a west coast Mediterranean theme, and will use a combination of stucco, stone, and clay roof tiles similar to the adjacent homes. Flat walls have been minimized with façade bump-outs, trellis features, and private patio areas. A canopy has been provided on the west facade, which will serve as the main entrance. The highest point of the building will measure 27'-4" above finished floor. The proposed location of the building footprint at the southeast corner of the lot creates the greatest distance possible from the adjacent residential properties, while maintaining adequate setbacks from both street right of ways, and in addition to a ten foot landscape buffer surrounding the north and west property lines. A minor setback encroachment is requested along Ray Road.

Arizona Eye Center hours of operation will be 8 a.m. to 5 p.m., Monday through Friday and will have seven employees. The facility will provide procedures such as medical eye exams, cataract surgery, laser vision correction, corneal surgery, and eye lid rejuvenation. The site provides sixty parking spaces with a covered parking structure along the north property line.

Signage will include a freestanding monument sign along Ray Road as well as building mounted signage along Ray Road and Arrowhead Drive. The building mounted signage, for both text and logo will be individually cut reverse pan channel brushed aluminum. All signage will be externally illuminated. Building mounted signage will be lit by goose-neck exterior building lighting. Ground mounted, directional up lighting will be used to illuminate the monument sign.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 20, 2015, at Chandler's Community Center. Five residents attended the meeting.
- As of the writing of this memo, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed:0 Absent: 2 (Baron, Foley)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from PAD for general office to PAD for medical and general office for a medical office, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Eye Center" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0014, modified by such conditions included at the time the Booklet was approved by

the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 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. 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.

5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Preliminary Development Plan
Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Eye Center" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0014, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Landscaping shall be in compliance with current Commercial Design Standards.

3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

4. 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.

5. 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 shall apply.

PROPOSED MOTIONS

Rezoning

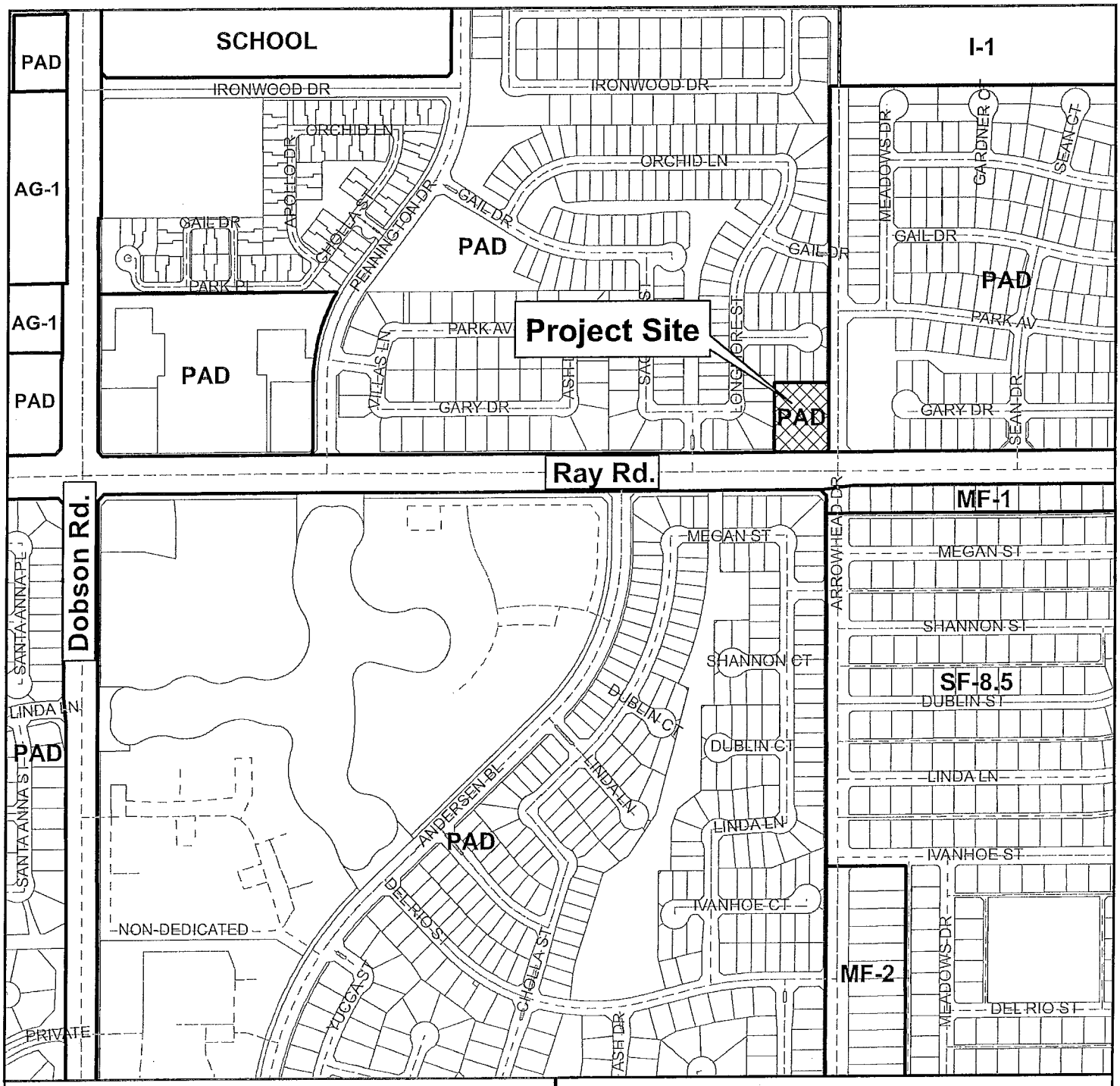
Move City Council introduce and tentatively adopt Ordinance No. 4657 approving DVR15-0014 ARIZONA EYE CENTER, Rezoning from PAD for general office to PAD for medical and general office for a medical office, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

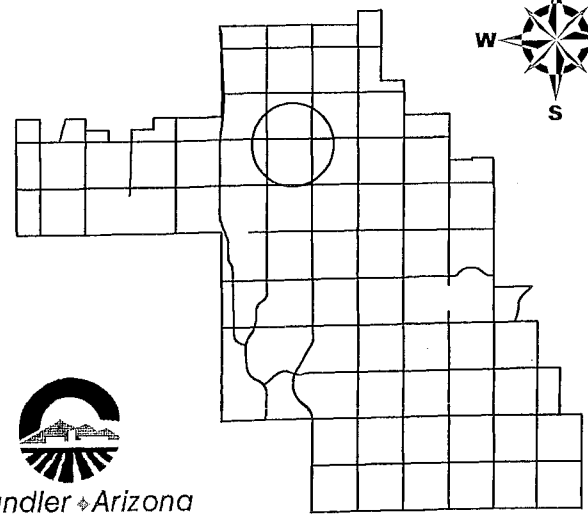
Move City Council approve Preliminary Development Plan DVR15-0014 ARIZONA EYE CENTER for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Letter of Support
6. Ordinance No. 4657
7. Development Booklet, Exhibit A



Vicinity Map

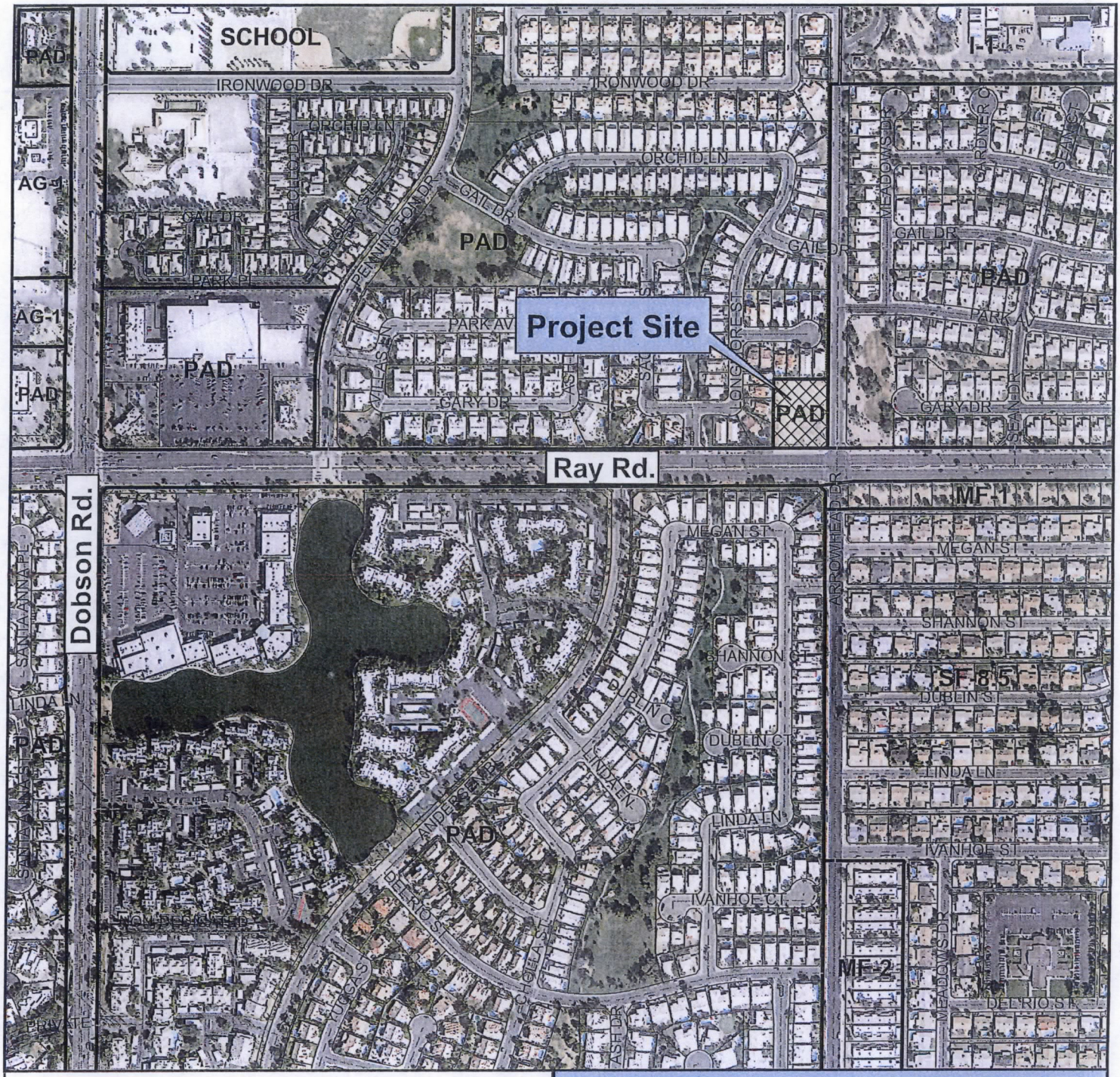


DVR15-0014

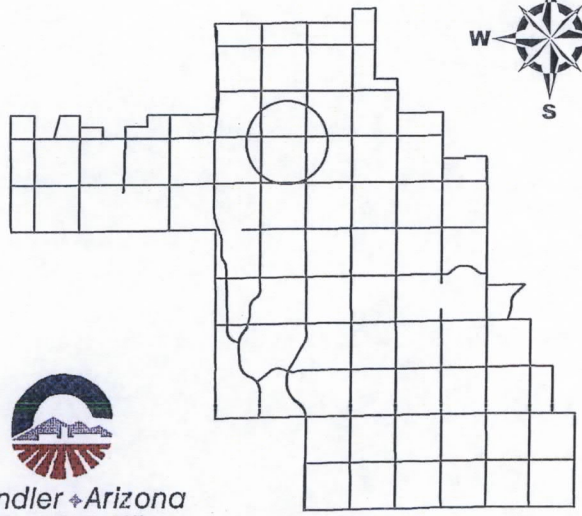
Arizona Eye Center

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/14/2015



Vicinity Map



DVR15-0014

Arizona Eye Center

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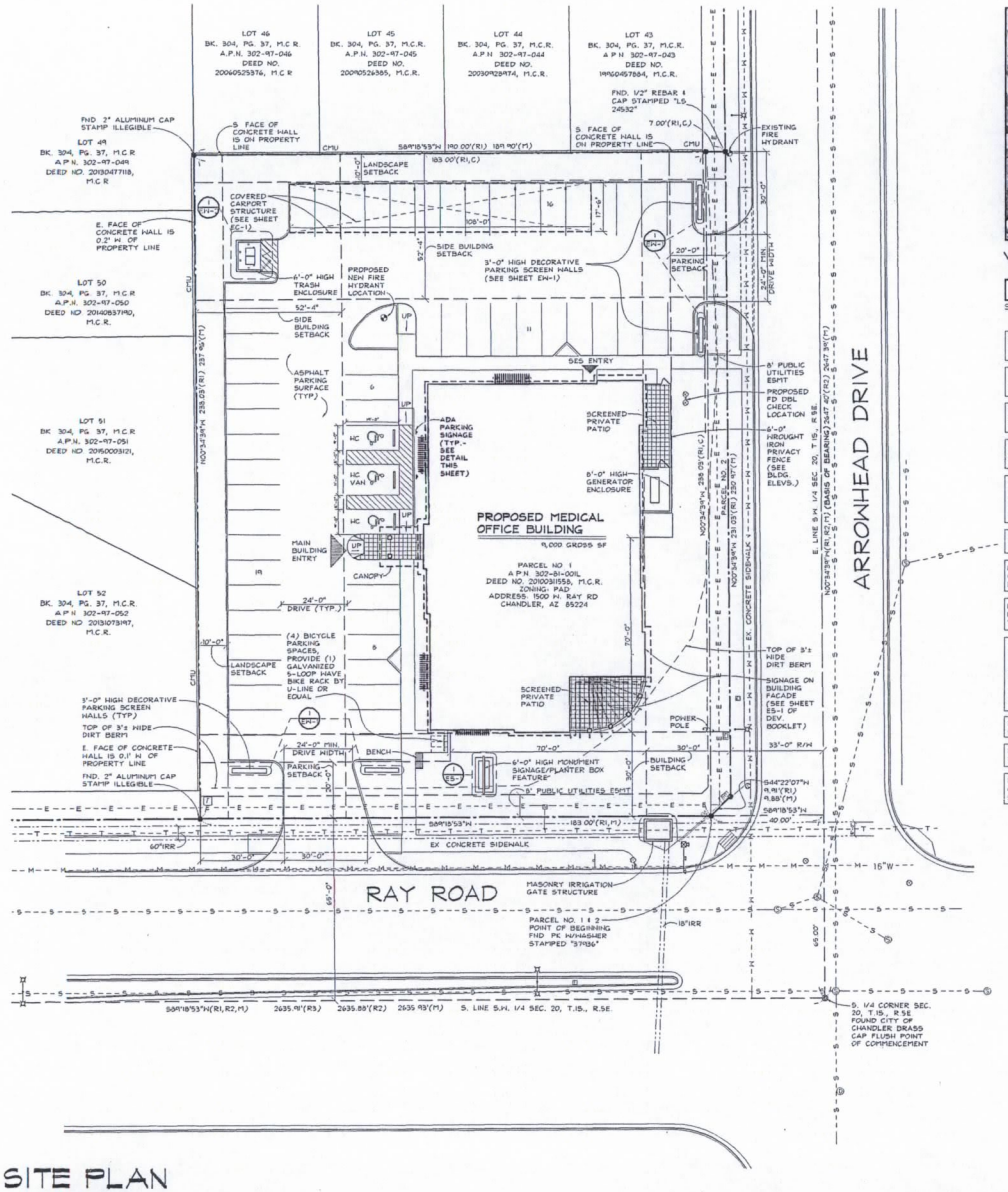
CITY OF CHANDLER 4/14/2015



SITE PLAN

SCALE: 0 5 10 20 40 1/20" = 1'-0" (DRAWING NOT TO SCALE IN 11"X17" FORMAT)

DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARASCO & ASSOCIATES, INC AND ARE TO BE SOLELY USED AS INSTRUMENTS OF SERVICE WITH RESPECT TO THIS PROJECT. MARASCO & ASSOCIATES, INC RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. USE OR DUPLICATION OF DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF MARASCO & ASSOCIATES, INC

NORTH

VICINITY MAP

SCALE: NOT TO SCALE

NOTE: ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITH A PHASE

NOTE: ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED

NOTE: ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT

NOTE: SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT

NOTE: THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FILED INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FILED OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT

NOTE: ALL PROJECT SIGNAGE AND SITE LIGHTING WILL BE SUBMITTED TO THE CITY OF CHANDLER UNDER SEPARATE PERMIT, AS REQUIRED

NOTE: THIS SITE PLAN HAS BEEN CREATED BASED ON A DIGITAL COPY OF THE ALTA/TOPOGRAPHIC SURVEY PREPARED FOR ARIZONA EYE CENTER BY HUNTER ENGINEERING, DATED 02/26/15

NOTE: MECHANICAL ENGINEER TO COORDINATE REQUIREMENTS FOR INCORPORATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM INTO THE NEW BUILDING (FIRE RISER LOCATION TO BE DETERMINED)

NOTE: REFER TO CIVIL DRAWINGS FOR A.D.A. ACCESSIBLE RAMP CONFIGURATIONS. RAMPS SHOWN ON THIS SITE PLAN ARE FOR LOCATION REFERENCE ONLY. CIVIL ENGINEER TO COORDINATE HANDICAP SIGNAGE REQUIREMENTS AND VERIFY WITH LOCAL ACCESSIBILITY CODES. PER THE 2010 ADA, ACCESSIBLE PARKING REQ'TS HAVE BEEN MET AS FOLLOWS: SECTION 208.2 MIN. NUMBER REQUIRED/PROVIDED: 3 TOTAL (1 VAN) SECTION 502 PARKING SPACES- SEE SITE PLAN FOR DIMENSIONS

NOTE: REFER TO CIVIL DRAWINGS FOR ALL PROPOSED NEW UTILITY LOCATIONS

NOTE: THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR

NOTE: PROPOSED NEW MEDICAL OFFICE BUILDING WILL BE TYPE V-B CONSTRUCTION, B OCCUPANCY AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

SITE INFORMATION
1500 WEST RAY ROAD
CHANDLER, AZ 85224

ZONE: P.A.D. (PROPOSED REZONE FOR MEDICAL OFFICE USE)	
APN: 302-81-001L	
SITE AREA: PARCEL NO. 1 NET AREA: 43,559 SQ.FT.± 1.000 AC.± PARCEL NO. 2 NET AREA: 1,642 SQ.FT.± 0.038 AC.± GROSS BOUNDARY AREA: 45,201 SQ.FT.± 1.038 AC.±	
BUILDING LOT COVERAGE: 21.9%	
BUILDING SETBACKS	
FRONT YARD (ARROWHEAD DRIVE)	30'-0"*
FRONT YARD (RAY ROAD) *FOR 100' FROM P.L. ALONG INTERSECTION	30'-0"* (PROPOSED REDUCTION FROM 50'-0")
SIDE YARDS 25'+1' FOR EVERY 1' OF BUILDING HEIGHT ADJ. TO RESIDENTIAL	25'+TBD
PARKING SETBACKS (FROM P.L.)	
ALONG STREET INTERSECTION R/W	20'-0"
ALONG ALL OTHER PROPERTY LINES & R/W'S	10'-0"
PARKING	
REQUIRED: FOR MEDICAL OFFICE 1 STALL PER 150 SF(GROSS) BUILDING AREA.	
9,000 SF / 150 SF = 60 STALLS	
PROVIDED = 60 STALLS	
STD STALL SIZE: = 9 X 19	

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
E	UTILITIES/ELEC.
T	UTILITIES/TELEPHONE
W	UTILITIES/WATER
S	UTILITIES/SEWER
G	UTILITIES/GAS
	UTILITIES/IRRIGATION

A.D.A. PARKING SIGNAGE

SCALE: NOT TO SCALE

MARASCO & ASSOCIATES, INC
HEALTHCARE ARCHITECTS AND CONSULTANTS

475 LINCOLN ST. SUITE 150
DENVER, COLORADO 80203
PH (303) 832-2887
FAX (303) 861-0760

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. JOHN A. MARASCO AND ASSOC., INC. IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVAL, ETC., NORMALLY ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT GENERAL CONDITIONS SPECIFICALLY DEFINING OWNER/ CONTRACTOR/ ARCHITECT AREAS OF RESPONSIBILITY BE DEVELOPED IN A CONTRACTUAL AGREEMENT

JOB TITLE

ARIZONA EYE CENTER

REZONING & PRELIMINARY DEVELOPMENT PLAN REVIEW

CHANDLER, ARIZONA

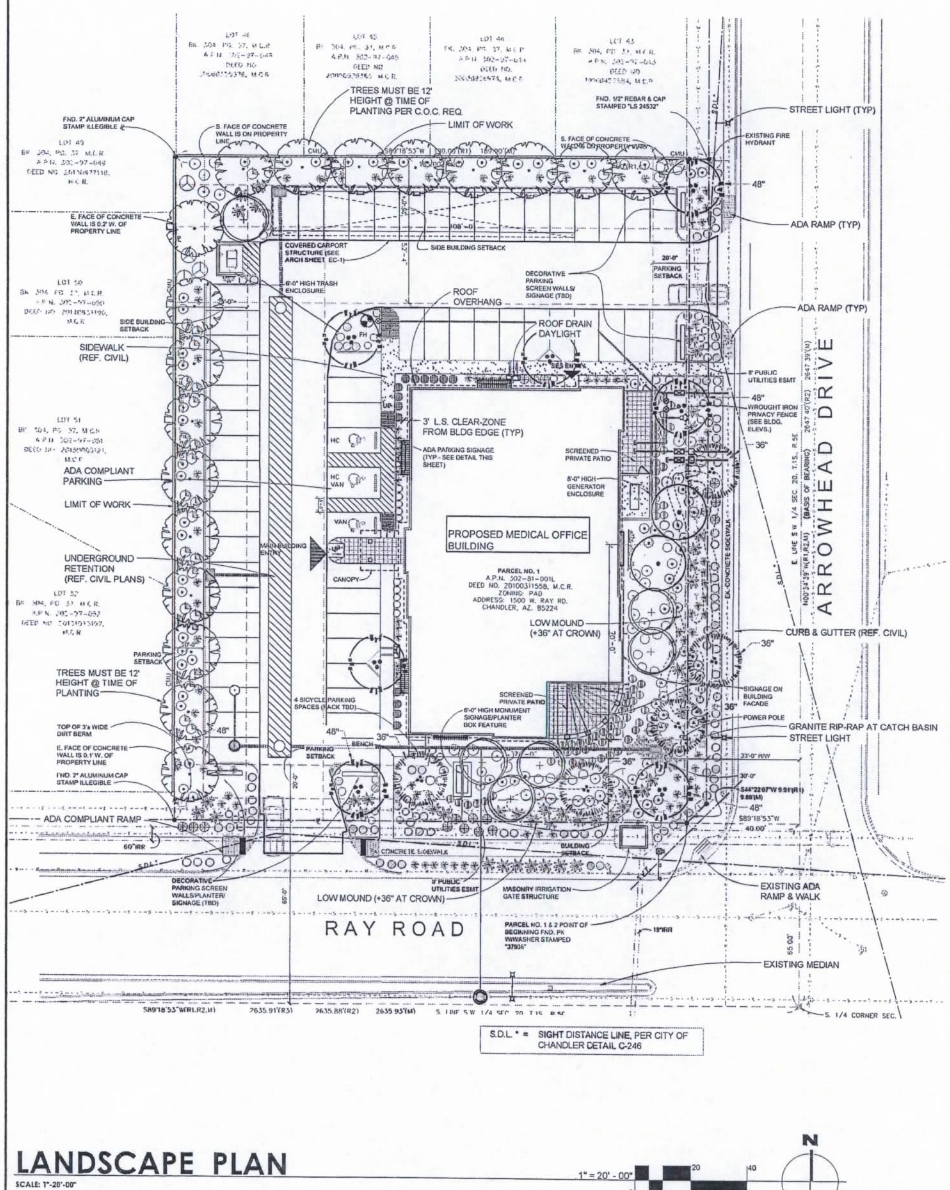
job no.	14-010
date	09/01/15
revision	
drawn by	JTH, JMS

SHEET TITLE

SITE PLAN

SHEET NUMBER

S-1 1



LANDSCAPE PLAN

SCALE: 1"-20'-00"

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) tree caliper required at time of planting

TREES	BOX cal. ht. width	QTY
Parkinsonia praecox Palo Brea	24" Box - Standard 1" cal. / 7' ht. / 4' wide	2
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	48" box 3" cal. / 10' ht. / 8' wide	7
Quercus virginiana Virginia Live Oak	36" Box 1.75" cal. / 10' ht. / 7' wide	5
Pinus eldarica Mondel Pine	36" Box 3" cal. / 12' ht. / 7' wide @ time of install	18
Caesalpinia mexicana Mexican Bird of Paradise	24" box 5' ht. / 3' wide	5

SHRUBS	SIZE	QTY
Caesalpinia Pulcherrima Red Bird of Paradise	5 Gallon	34
Nerium Oleander 'Petite Pink' Petite Pink	5 Gallon	72
Hesperaloe funifera Giant Hesperaloe	5 Gallon	31
Dasylirion wheeleri Desert Spoon	5 Gallon	18
Leucophyllum Frutescens 'compacta' Compact Texas Ranger	5 Gallon	19
Hesperaloe Parviflora Red Yucca	5 Gallon	97
Agave americana Century Plant	5 Gallon	45
Muhlenbergia Rigens Regal Mist	5 Gallon	71
Eremophila Valintine Valentine Bush	5 Gallon	15
Tecoma Stans Yellow Bells	5 Gallon	4
Callistemon citrinus 'Little John' Little John - Bottle Brush	5 Gallon	36

GROUNDCOVERS/ACCENTS/VINES	SIZE	QTY
Bougainvillea 'Barbara Karst' (staked) Karst Bougainvillea (remove stake & espalier to wall)	5 Gallon	21
Convolvulus Cneorum Bush Morning Glory	1 Gallon	14
Lantana Montividensis 'Gold Mound' Gold Mound Lantana	1 Gallon	117

INERT MATERIALS	SIZE	QTY
Decomposed Granite "Express Gold", 2" min thickness, submit sample	1/2" Minus	15,737
Granite Rip-Rap - Hand placed color to match D.G., Submit sample to L.A. (place at all curb-cuts, C.B. inlet, & Roof drains to control erosion, ref. Civil plans also)	3" - 6"	

CONCEPTUAL LANDSCAPE PLAN NOTES

- The entire site will be maintained in accordance with City of Chandler Standards.
- Along street frontage trees shall be sized as follows: 24-inch box (50% required trees),36-inch box (25% required trees), 48-inch box (25% required trees)
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- 1/2" "Express Gold" minus. 2" min thickness in all landscaped areas. Submit sample for approval. Place in all non-river rock and non-lawn landscape areas.
- All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
- Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
- All final landscape plans to meet City of Chandler minimum standards for quantity and type.
- All parking lot trees to have a minimum clear canopy distance of 5'.
- Street frontage areas must be graded to "natural and pleasing" ground forms.
- A maximum of 50% of street frontage landscape area may be used for storm water retention.
- Earth mounds, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins.
- Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 1/2" below concrete or other paved surfaces.
- Trees must be placed a minimum of 5' from sidewalks, public accessways or rear of fire hydrants. Shrubs must be, at maturity, 5' from the rear of a fire hydrant.
- Double stake all 15 gallon, 24", 36" and 48" box trees as required.
- Sprinkler Contractor must guarantee 100% coverage in all landscape areas.
- All material to be guaranteed for a period of one (1) year after final approval by the City and written approval from the Landscape Arch Any plant materials, which are not approved by the City prior to Oct 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
- Contractor is responsible for all required sleeving whether it is shown on the plans or not.
- Site verify all conditions prior to bidding and start of construction. Any discrepancies are to be brought to the attention of the L.A. in writing immediately.
- General contractor is to provide all rough grades for berms and mounds. The Landscape contractor shall be responsible for all finished grading of berms, per the Landscape Architects direction.
- All site improvements, including landscape and site cleanup must be completed prior to Certificate of Occupancy for any building within a phase.
- Tree canopies will maintain a 6' - 8' clear zone to grade.
- All landscaping shall be maintained by the landowner or the lessor.
- All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. (see section 1902)(6)(h)
- All landscaping within the Sight Distance Line zone to be less than 24" high.
- There shall be no obstruction of sight sitnage by landscape plant material.

BUILDING FOUNDATION PLANTING & IRRIGATION NOTES

1. Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
2. NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
3. Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
4. ALL irrigation lines, other than those supplying individual emitters, shall be placed no closer than 5' to Building.
5. NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

TREE & SHRUB BACKFILL SOIL SPECIFICATIONS

Trees and shrubs backfill of sixty (20) percent sand and twenty (20) percent organic mulch material and twenty (60) percent native soil. Prepared backfill for tree and shrub planting will be thoroughly mixed prior to backfill and compaction.

GRADING & MOUNDING NOTES:

1. Landscape Architect to approve all mounding and grades prior to planting.
2. Elevations and locations of mounding are approximate and may be adjusted in the field at the Landscape Architect's request prior to installation.
3. Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the plan. (once general contractor has provided finish grade within 1/10 of 1')
4. Finished grade in groundcover, granite and lawn areas shall be 1.5" below adjacent header, paving, curbing, etc.
5. General contractor is to provide all rough grades for berms and mounds. The Landscape contractor to establish variations in elevations and convey a natural aesthetic appearance & shall be responsible for all finished grading.
6. Finish grade of all landscape areas (Top of turf or D.G.) must be graded to 1.5" below concrete or other paved surfaces per City of Chandler Zoning Code.
7. Landscape contractor to provide positive drainage away from all buildings.

TREE CANOPY NOTE:

TREE CANOPIES WILL MAINTAIN A 6' - 8'

LANDSCAPE CALCULATIONS

TOTAL SITE LANDSCAPABLE AREA:	15,737 S.F
TOTAL TURF AREA:	0 S.F
TOTAL DECOMPOSED GRANITE AREA: (EXCLUDES S.F. OF SHRUBS & GROUNDCOVER)	15,737 S.F

LANDSCAPE DATA:

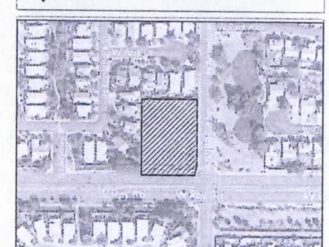
TOTAL SITE AREA:	45,215	SQ. FT.	1.038	AC.
TOTAL BUILDING AREA:	9,000	SQ. FT.	19 % of total site area	
TOTAL LANDSCAPE AREA:	15,737	SQ. FT.	0 % of total site area	
TOTAL PARKING AREA:	10,260	SQ. FT.	22 % of total site area	
LANDSCAPE IN PARKING AREA:	4,600	SQ. FT.	10 % min.of parking area	
TOTAL TURF AREA:	N/A	SQ. FT.	0 % of total landscape area	
SHRUBS / GROUND COVERS:	4,811	SQ. FT.	30 % of total landscape area	
INORGANIC / GRANITE:	10,926	SQ. FT.	70% of total landscape area	

NOTE: ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITH A PHASE

NOTE: SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT

I hereby certify that no tree or boulder is designed closer than 6 (six) feet to the face of street curb.

Registered Landscape Architect 08/20/2015 date



ZONE: P.A.D. PARCEL: 302-81-001L

PROJECT TEAM

OWNER
ARIZONA EYE CENTER
604 W. WARNER RD. #B-6
CHANDLER ARIZONA 85225
T (602) XX
CONTACT: MICHAEL DEPENBUSCH, M.D.
EMAIL: michaelmd@cox.net

ARCHITECT
MARASCO & ASSOCIATES
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CONTACT: JOHN WILLIAMNS
EMAIL: jwilliams@mahca.com

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LASKIN AND ASSOCIATES
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PHOENIX, ARIZONA 85012
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E-MAIL: hans@laskindesign.com

CIVIL ENGINEER
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10450 N 74TH ST. SUITE 200
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E-MAIL: jhunter@hunterengineeringpc.com

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www.laskindesign.com

ARIZONA EYE CENTER
PROPOSED MEDICAL BUILDING

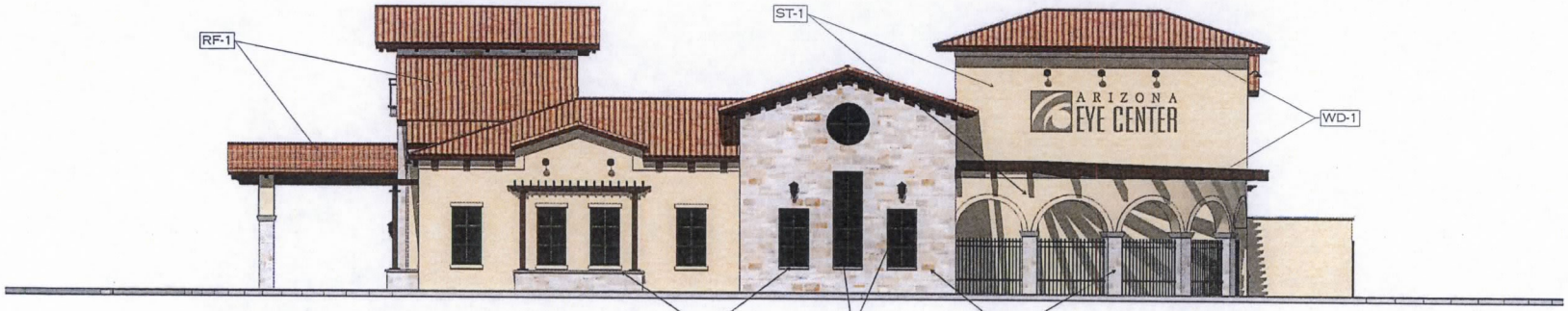
N.W.C. OF ARROWHEAD & RAY ROAD
CHANDLER, AZ

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

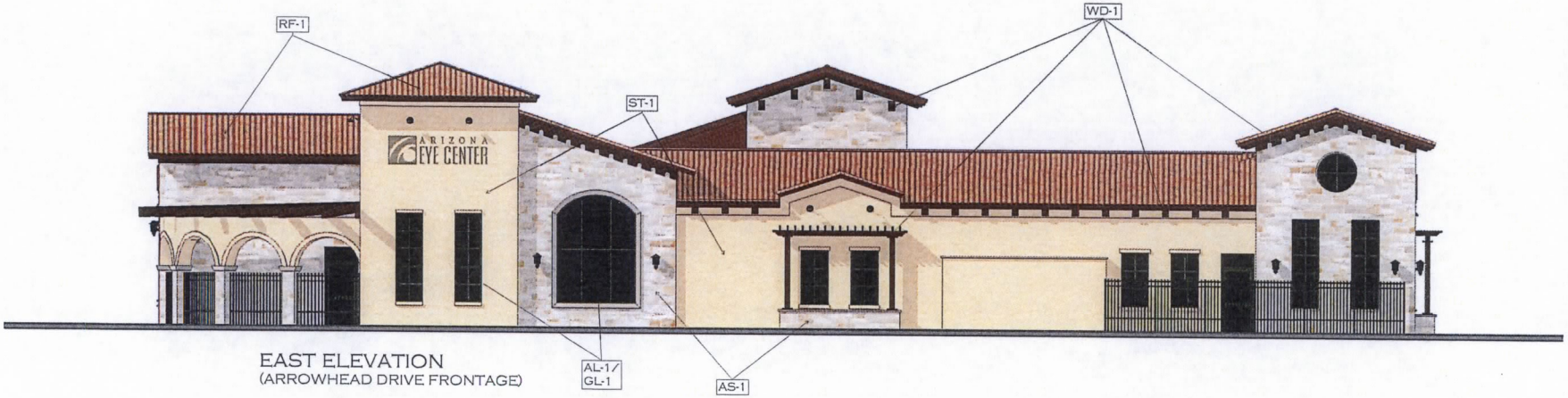
NUMBER	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	LANDSCAPE PLAN
ISSUE DATE:	9.01.15
DRAWN BY:	HCS
CHECKED BY:	HAL
PROJECT No.:	-
SHEET:	LA-01



SOUTH ELEVATION
(RAY ROAD FRONTAGE)



EAST ELEVATION
(ARROWHEAD DRIVE FRONTAGE)

DATE: 09/01/15	SHT NO. A-1 / 4
JOB NO. 14-D10	SCALE: 3/32" = 1'-0" DRAWN: JTW

EXHIBIT: COLORED ELEVATIONS

PROJECT TITLE:
ARIZONA EYE CENTER
CHANDLER, ARIZONA

MARASCO & ASSOCIATES, INC
HEALTHCARE ARCHITECTS AND CONSULTANTS
475 LINCOLN ST., SUITE 150
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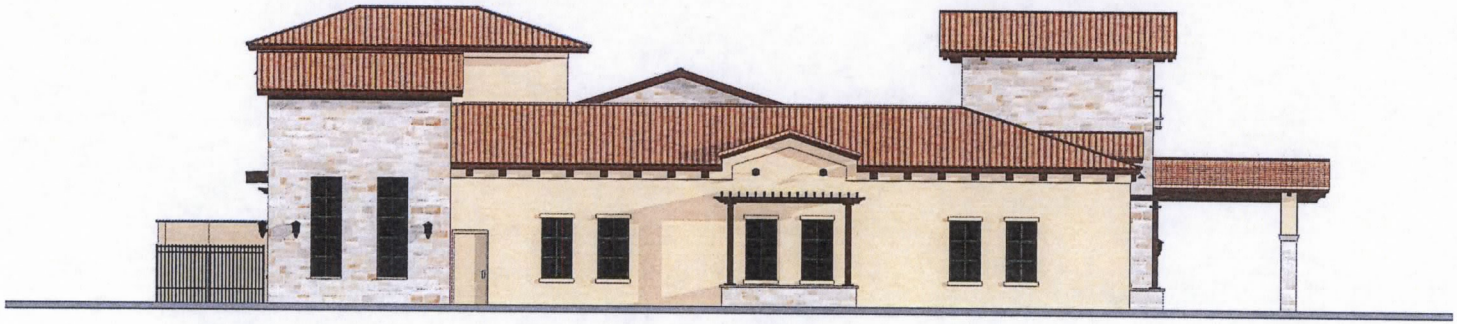
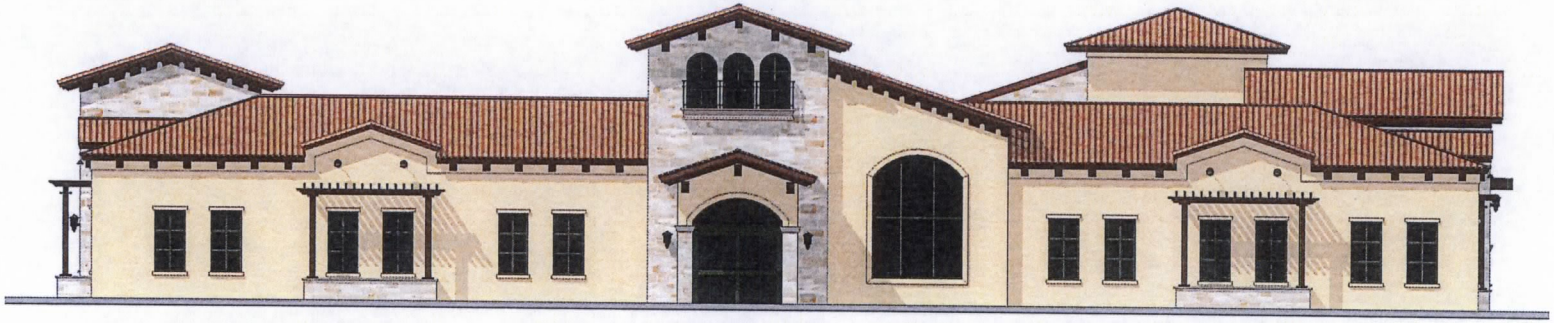
PH. (303) 832-2887
FAX (303) 861-0760



NORTH ELEVATION



WEST ELEVATION
(MAIN BUILDING ENTRY)

MARASCO & ASSOCIATES, INC

HEALTHCARE ARCHITECTS AND CONSULTANTS

475 LINCOLN ST., SUITE 150
DENVER, COLORADO 80203
PH (303) 832-2587
FAX (303) 861-0760

EXHIBIT: COLORED ELEVATIONS

PROJECT TITLE:

ARIZONA EYE CENTER
CHANDLER, ARIZONA

JOB NO.	DATE:
14-D10	09/01/15

SCALE:	SHT NO.
3/32" = 1'-0"	A-2 / 4
DRAWN: JTW	

29 August 2015

Lauren Schumann
City Planner, City of Chandler Planning Division
215 E. Buffalo St.
Chandler, AZ 85225
(480) 782-3156
Lauren.Schumann@chandleraz.gov

RE: DVR15-0014 Arizona Eye Center

Dear Ms Schumann:

Please consider this letter to be citizen input and public commentary from an adjacent land-owner/neighbor related to the proposed project, DVR15-0014 Arizona Eye Center.

My name is Kenneth Brooks and I live at, and own the home at 1541 W. Park Ct, Chandler, AZ 85224, immediately to the north of the proposed Arizona Eye Center property at the northwest corner of Ray Rd. and Arrowhead Dr. I have lived at this location for over eleven years and seen several different proposals for the development of this site by varied developers and owners.

First, I want to express my appreciation the City Planning Office, the city of Chandler and the developer of the Arizona Eye Center project for the opportunity to participate in a neighborhood meeting and informal public input on the proposed project. Thank you for this occasion for contributing to the quality of development in our neighborhood and community.

Second, I'd like to express my support for the proposed project. I believe that this project will be a complement to the neighborhood. As a commercial activity, it appears to be much more suitably adapted to the immediate abutting single family residential parcels than any other proposed use or development that we've seen in the past. It appears that the developer has made significant efforts to make the project compatible and complementary to the surrounding neighbors.

My understanding is that the City Planning office, as well as several of the neighbors participating in the neighborhood meeting made several recommendations to enhance the integration of the project into the neighborhood. I would like to be on record as supporting the proposal with those recommended enhancements and/or accommodations. I would like to encourage you to report my support and encouragement of this project as it goes through the development review process. I believe that this project would not only be attractive from the point of view of myself and my neighbors, but would also be an asset for the City of Chandler and a project of pride and success for the developer/owner.

I would also like to be informed of actions by the city as the project is reviewed. I'm happy to respond to questions by city staff or officials or by representatives of the developer.

Cordially,

Kenneth R Brooks

Kenneth R. Brooks
1541 W. Park Ct

Phone: 480-629-5625 Email: kennethrbrooks@gmail.com
Licensed Landscape Architect
Fellow, American Society of Landscape Architects
Member, American Planning Association
ASU Professor of Landscape Architecture & Urban Design

ORDINANCE NO. 4657

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) TO PLANNED AREA DEVELOPMENT (PAD) FOR MEDICAL AND GENERAL OFFICE (DVR15-0014 ARIZONA EYE CENTER) 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:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to PAD for medical and general office subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Eye Center" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0014, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 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. 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.

5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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 Transportation & Development Department 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 this _____ day of _____, 2015.

ATTEST:

_____ _____

CITY CLERK MAYOR

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

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4657 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

PUBLISHED: