

#10

JAN 14 2016



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – CC Memo No. 15-166

DATE: JANUARY 14, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY
Introduction and Tentative Adoption of Ordinance No. 4684

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with Preliminary Development Plan (PDP) approval for a transitional health care facility and other associated uses with Preliminary Plat

Location: Southeast corner of Arizona Avenue and Queen Creek Road

Applicant: Ralph Pew, Pew & Lake, PLC

Project info: Approximately 8 acres, a two-story 68,000 square foot post-acute transitional health care facility with 100 beds and two, one-story 3,150 square foot office buildings

RECOMMENDATION

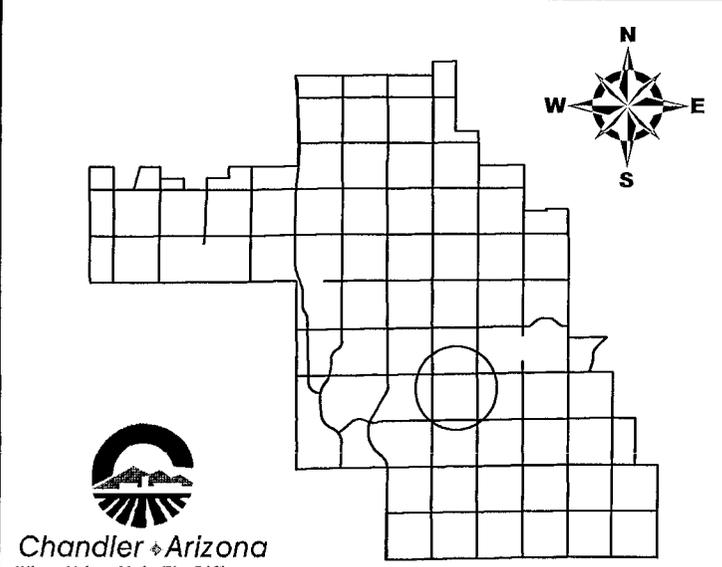
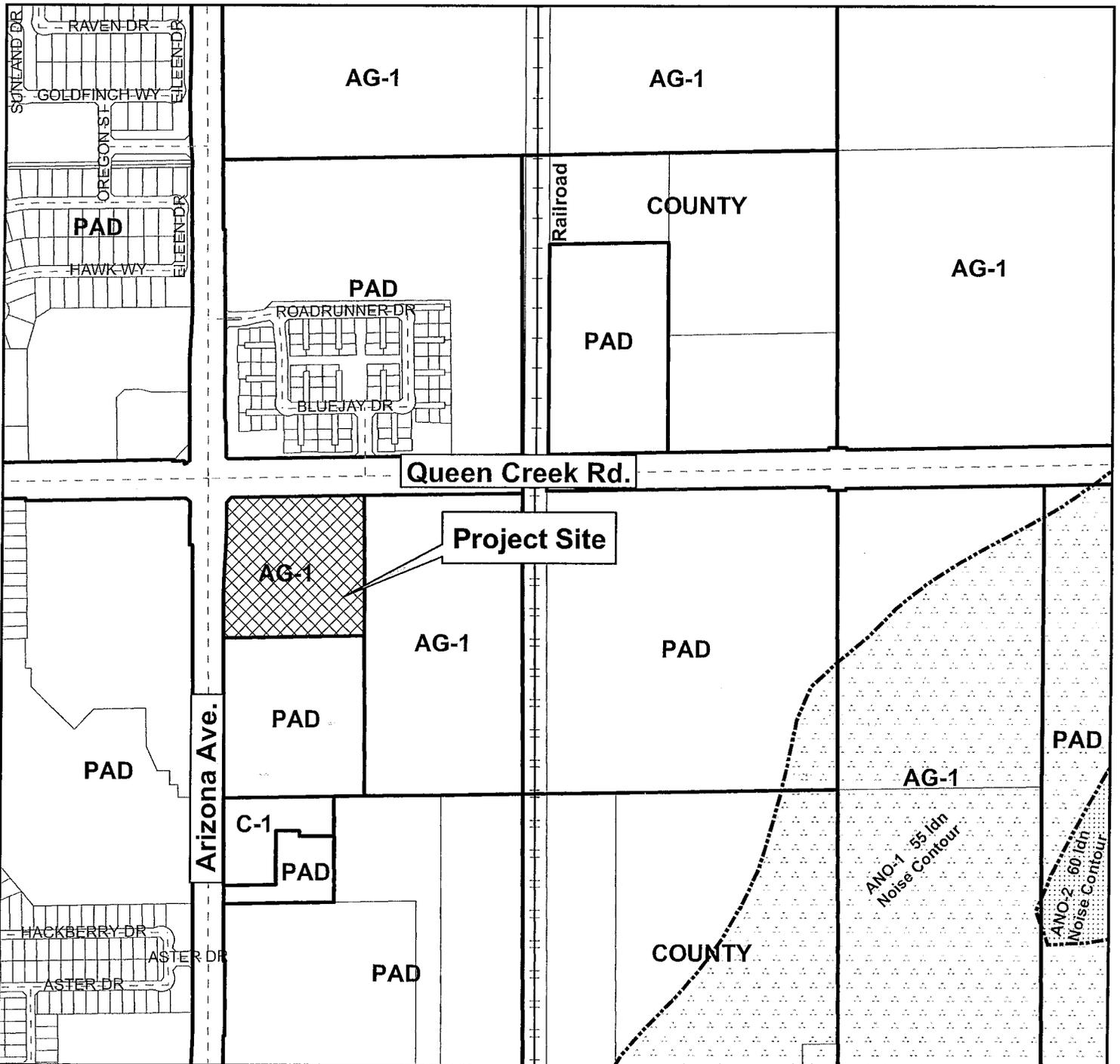
The applicant requests a continuance to the February 11, 2016, City Council meeting to allow their client time to explore a one-story facility versus the proposed two-story building design. Accordingly, Planning Commission and Planning Staff recommend City Council continue the request to the February 11, 2016, City Council meeting.

PROPOSED MOTION

Move City Council continue DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY, to the February 11, 2016, City Council meeting as recommended by Planning Commission and Planning Staff.

Attachment

1. Vicinity Maps
2. Applicant's continuance letter

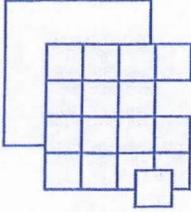


Vicinity Map

DVR15-0035

Mainstreet Transitional Care Facility

CITY OF CHANDLER 12/21/2015



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

December 16, 2016

Mr. Matthew Pridemore
Chairman
City of Chandler Planning & Zoning Commission
215 East Buffalo Street
Chandler, AZ 85225

RE: Continuance Request; DVR15-003/PPT15-0015; Mainstreet Transitional Care Facility

Dear Chairman Pridemore and members of the Chandler Planning & Zoning Commission:

Pew & Lake, PLC, on behalf of our client, Mainstreet Investments, respectfully requests a continuance of the above-referenced case from the December 16, 2015 meeting of the Planning & Zoning Commission to the January 20, 2016 meeting of the Commission.

The application currently before you is in support of a two-story transitional care facility at the southeast corner of Queen Creek Road and Arizona Avenue. Our client has recently decided to explore the idea of proposing a one-story facility at this location. The additional time we are requesting will allow our development team to create the necessary plans and exhibits in support of a single-story building, and will also give City planning staff the necessary time to review and evaluate a proposal which has been revised accordingly.

If you have any questions, please give me a call. Thank you for your professional attention to this matter.

Sincerely,

W. Ralph Pew
Pew & Lake, PLC

Cc: Kevin Mayo
Jodie Novak
Chris Alexander, Mainstreet