



Chandler · Arizona
Where Values Make The Difference

#9
JAN 14 2016
Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-164**

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: DVR15-0025 PARKLAND MEMORY CARE
Introduction and Tentative Adoption of Ordinance No. 4682

Request: Rezoning from Planned Area Development (PAD) for Office to
PAD (Office/Medical Related Uses) with Preliminary
Development Plan (PDP) approval for a memory care facility and
other associated uses

Location: Northwest corner of Arizona Avenue and Appleby Road

Applicant: Raymond Poe

Project info: Approximately 4.5 acres with a 36,377 square foot memory care
facility and two 2,250 square foot office buildings

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Section 16 Area Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning and Preliminary Development Plan (PDP), subject to conditions.

BACKGROUND

The approximate 4.5 acre site is located at the northwest corner of Arizona Avenue and Appleby Road. The subject site was designated for Office as a part of the Section 16 Area Plan adopted with the adjacent Dobson Crossing and Hamilton Heights residential subdivisions. The property has been used for farming and agricultural uses. Arizona Avenue abuts the site's east side. Hamilton High School is south of the property, west of the site is a place of worship, and to the west and north are single-family residential homes as part of the Dobson Crossing and Hamilton Heights subdivisions.

The request is for rezoning from PAD (Office) to PAD (Office/Medical Related Uses) with Preliminary Development Plan (PDP) approval for the site layout and building design for a memory care facility and other associated uses related to general office and medical uses. The proposed development includes a 36,377 square foot building accommodating 56 rooms with 72 beds for a long term memory care facility. The one-story building includes a two-story height element in the middle for an interior clerestory air space. The development also includes two 2,250 square foot office buildings along Appleby Road. These office buildings are proposed for future general/medical/dental offices and other related medical uses.

The memory care facility is sited at the north end of the property. An enhanced entrance drive from Appleby Road is decorated with patterned pavers, a landscape median, and Date Palm trees leading to the memory care facility's porte-cochere. A landscape buffer runs along the west and north property lines adjacent to single-family residential. The office buildings are sited in a landscape setting along Appleby Road. The development intends to be phased with the memory care facility occurring first and the offices in later phases. The office pads will be landscaped as citrus groves in the interim.

The project is accessed from both Arizona Avenue and Appleby Road with the primary entrance and exit from Appleby Road. A looped drive aisle surrounds the memory care building providing parking areas on three sides. The office pads will provide parking on-site in addition to some shared parking spaces along the looped drive.

The memory care facility architecture incorporates four-sided architecture with use of stone veneer, stucco, columns, arch elements, varied rooflines, roof dormers with faux windows, gable and hip roofs, and cedar trellises. The front elevation is designed with a porte-cochere enhanced with stone columns and decorative lights creating a sense of arrival. The architectural materials, colors, and forms along with four-sided architecture are replicated on the two office buildings.

Two freestanding monument signs are included in the proposal. One sign is along Arizona Avenue and the other at the intersection of Arizona Avenue and Appleby Road. Both signs incorporate raised flower bed planters, brick veneer, and recessed tile sign.

DISCUSSION

Planning Staff finds the proposed development to be in conformance with the General Plan and Section 16 Area Plan. The memory care facility use and associated office buildings are compatible with the adjacent place of worship, high school, and single-family residential. The project's site and building design are integrated well with the surrounding area and provides a compatible transition to existing uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 19, 2015. Three area property owners attended. They asked questions regarding the building height, site lighting, and landscaping. The applicant responded to questions and presented the proposed plans. No additional questions followed.

- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition. A resident living on the immediate west side of the site contacted Staff for information on the proposed development. Plans were emailed to the homeowner who had no further questions or comments.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Donaldson) Abstain: 1 (Ryan)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from PAD (Office) to PAD (Office/Medical Related Uses) for a memory care facility and other associated uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARKLAND MEMORY CARE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0025, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. 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.
7. 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.

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 Exhibit A, Development Booklet, entitled "PARKLAND MEMORY CARE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0025, except as modified by condition herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. 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.
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. 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.
8. 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.

PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4682 approving DVR15-0025 PARKLAND MEMORY CARE, Rezoning from PAD (Office) to PAD (Office/Medical Related Uses) for a memory care facility and other associated uses, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan DVR15-0025 PARKLAND MEMORY CARE for a memory care facility and other associated uses, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

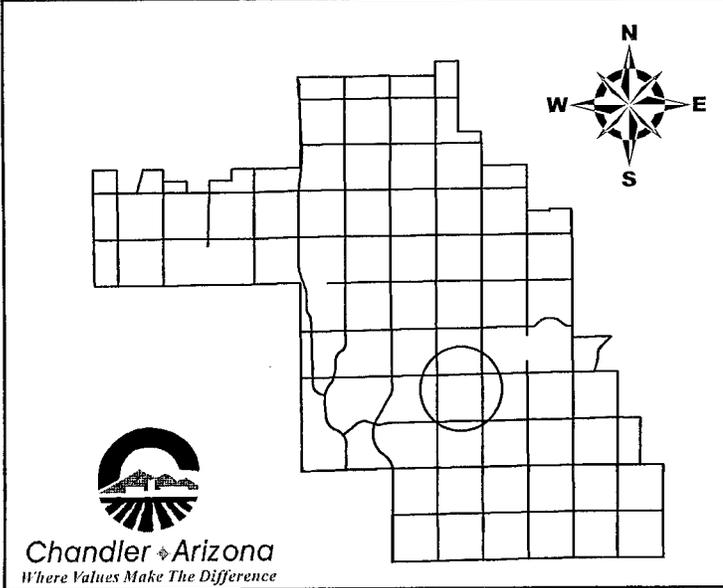
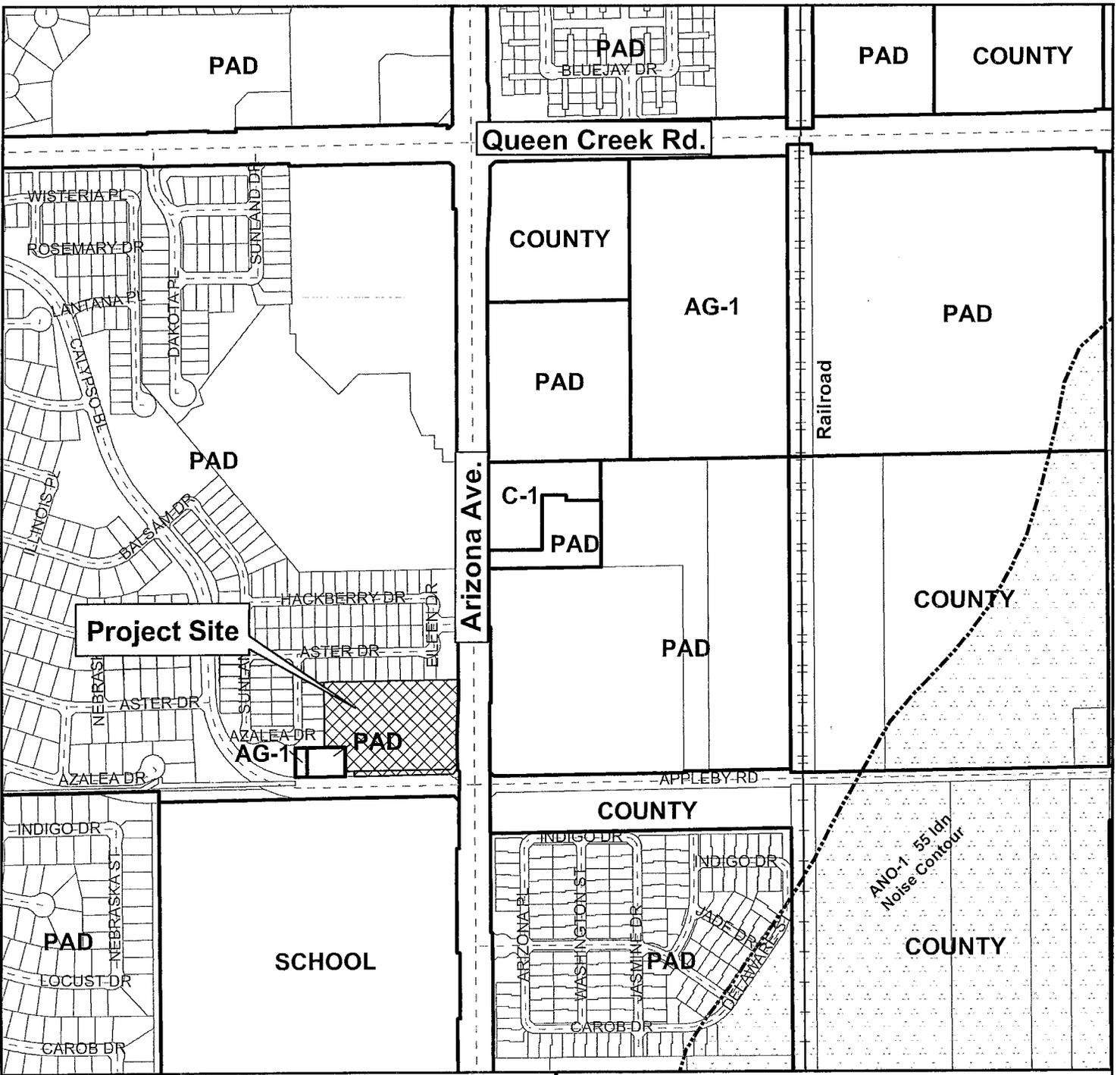
1. Vicinity Maps

CC Memo No. 15-164

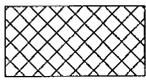
Page 5 of 5

January 14, 2016

2. Site Plan
3. Landscape Plan
4. Building Elevation Perspectives
5. Building Elevations
6. Ordinance No. 4682
7. Development Booklet, Exhibit A



Vicinity Map



DVR15-0025

Parkland Memory Care

CITY OF CHANDLER 10/27/2015

PARKLAND MEMORY CARE

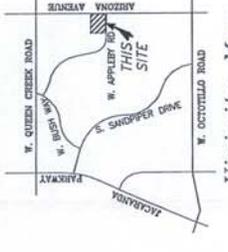
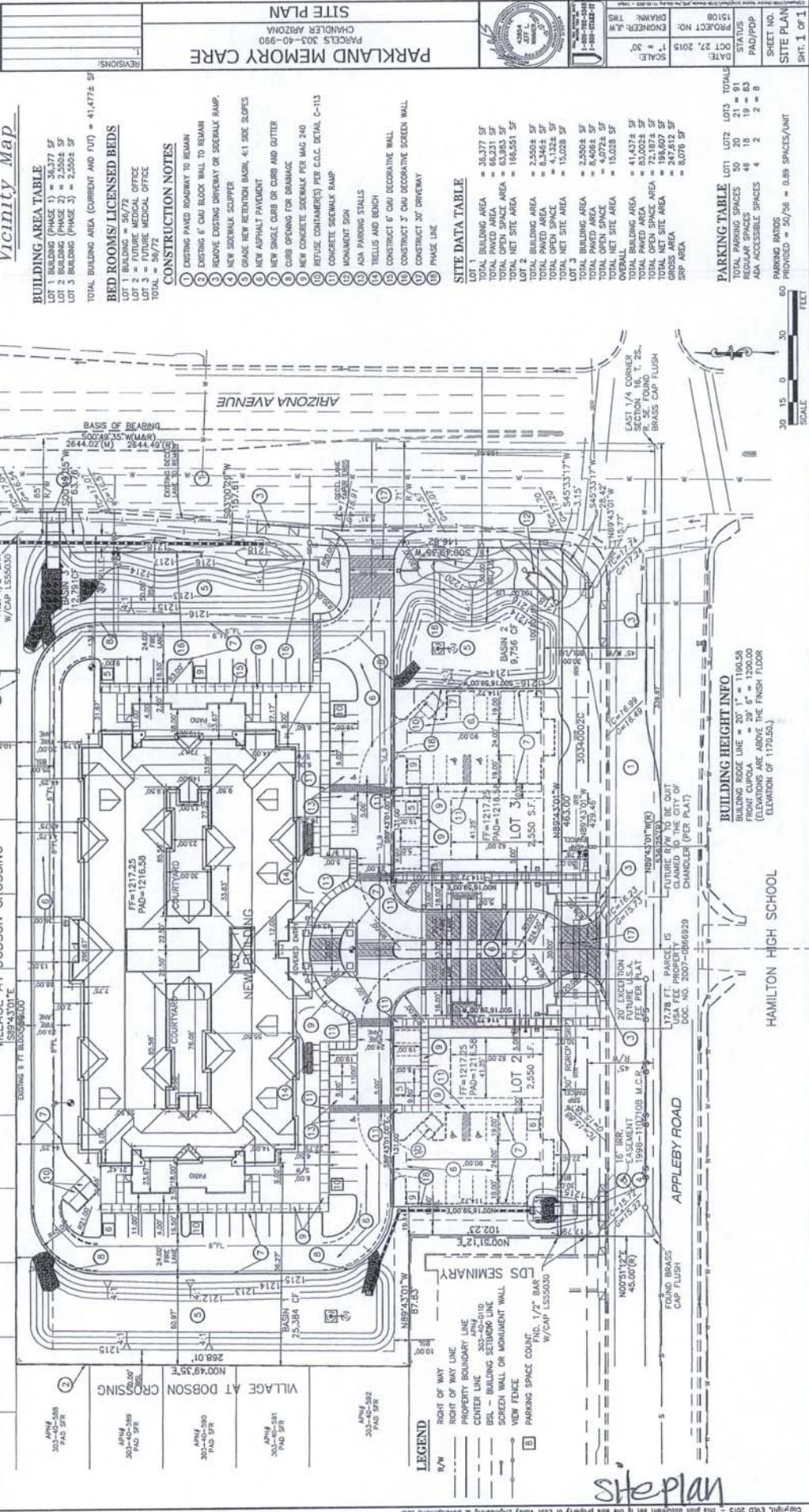
OWNER
MEDICAL DEVELOPMENT PARTNERS, LLC
10000 W. WILLOW ROAD
PHOENIX, AZ 85018
TEL: 602.994.2880
WWW.MEDICALDEVELOPMENT.COM

PARCEL INFORMATION
NET AREA: 100,401.58 SF OR 4.314 AC
GROSS AREA: 100,401.58 SF OR 4.314 AC
OFF: 303-400-592
F: 303-400-592

ENGINEER
EAST VALLEY ENGINEERING & DEVELOPMENT, LLC
931 E. SOUTHERN AVENUE, SUITE 101
MESA, ARIZONA 85204
PH: 602.694.2880
CONTACT: JEFF WIMMER
JEFF@EVEDENGINEERING.COM

PROJECT INFORMATION
PROJECT NO: 2007-0866929
DATE: OCT 27, 2015
SCALE: 1" = 30'
DRAWN: TMS

LEGEND
R/W - RIGHT OF WAY LINE
P.B.L. - PROPERTY BOUNDARY LINE
C.L. - CENTER LINE
B.S.L. - BUILDING SETBACK LINE
S.F. - SCREEN WALL OR MONUMENT WALL
V.F. - VIEW FENCE
P.S. - PARKING SPACE COUNT



BUILDING AREA TABLE

LOT 1 BUILDING AREA	= 36,277 SF
LOT 2 BUILDING AREA	= 83,183 SF
LOT 3 BUILDING AREA	= 2,504 SF
LOT 4 BUILDING AREA	= 2,504 SF
LOT 5 BUILDING AREA	= 2,504 SF
LOT 6 BUILDING AREA	= 2,504 SF
LOT 7 BUILDING AREA	= 2,504 SF
LOT 8 BUILDING AREA	= 2,504 SF
LOT 9 BUILDING AREA	= 2,504 SF
LOT 10 BUILDING AREA	= 2,504 SF
LOT 11 BUILDING AREA	= 2,504 SF
LOT 12 BUILDING AREA	= 2,504 SF
LOT 13 BUILDING AREA	= 2,504 SF
LOT 14 BUILDING AREA	= 2,504 SF
LOT 15 BUILDING AREA	= 2,504 SF
LOT 16 BUILDING AREA	= 2,504 SF
LOT 17 BUILDING AREA	= 2,504 SF
LOT 18 BUILDING AREA	= 2,504 SF
LOT 19 BUILDING AREA	= 2,504 SF
LOT 20 BUILDING AREA	= 2,504 SF
LOT 21 BUILDING AREA	= 2,504 SF
LOT 22 BUILDING AREA	= 2,504 SF
LOT 23 BUILDING AREA	= 2,504 SF
LOT 24 BUILDING AREA	= 2,504 SF
LOT 25 BUILDING AREA	= 2,504 SF
LOT 26 BUILDING AREA	= 2,504 SF
LOT 27 BUILDING AREA	= 2,504 SF
LOT 28 BUILDING AREA	= 2,504 SF
LOT 29 BUILDING AREA	= 2,504 SF
LOT 30 BUILDING AREA	= 2,504 SF
LOT 31 BUILDING AREA	= 2,504 SF
LOT 32 BUILDING AREA	= 2,504 SF
LOT 33 BUILDING AREA	= 2,504 SF
LOT 34 BUILDING AREA	= 2,504 SF
LOT 35 BUILDING AREA	= 2,504 SF
LOT 36 BUILDING AREA	= 2,504 SF
LOT 37 BUILDING AREA	= 2,504 SF
LOT 38 BUILDING AREA	= 2,504 SF
LOT 39 BUILDING AREA	= 2,504 SF
LOT 40 BUILDING AREA	= 2,504 SF
LOT 41 BUILDING AREA	= 2,504 SF
LOT 42 BUILDING AREA	= 2,504 SF
LOT 43 BUILDING AREA	= 2,504 SF
LOT 44 BUILDING AREA	= 2,504 SF
LOT 45 BUILDING AREA	= 2,504 SF
LOT 46 BUILDING AREA	= 2,504 SF
LOT 47 BUILDING AREA	= 2,504 SF
LOT 48 BUILDING AREA	= 2,504 SF
LOT 49 BUILDING AREA	= 2,504 SF
LOT 50 BUILDING AREA	= 2,504 SF
LOT 51 BUILDING AREA	= 2,504 SF
LOT 52 BUILDING AREA	= 2,504 SF
LOT 53 BUILDING AREA	= 2,504 SF
LOT 54 BUILDING AREA	= 2,504 SF
LOT 55 BUILDING AREA	= 2,504 SF
LOT 56 BUILDING AREA	= 2,504 SF
LOT 57 BUILDING AREA	= 2,504 SF
LOT 58 BUILDING AREA	= 2,504 SF
LOT 59 BUILDING AREA	= 2,504 SF
LOT 60 BUILDING AREA	= 2,504 SF
LOT 61 BUILDING AREA	= 2,504 SF
LOT 62 BUILDING AREA	= 2,504 SF
LOT 63 BUILDING AREA	= 2,504 SF
LOT 64 BUILDING AREA	= 2,504 SF
LOT 65 BUILDING AREA	= 2,504 SF
LOT 66 BUILDING AREA	= 2,504 SF
LOT 67 BUILDING AREA	= 2,504 SF
LOT 68 BUILDING AREA	= 2,504 SF
LOT 69 BUILDING AREA	= 2,504 SF
LOT 70 BUILDING AREA	= 2,504 SF
LOT 71 BUILDING AREA	= 2,504 SF
LOT 72 BUILDING AREA	= 2,504 SF
LOT 73 BUILDING AREA	= 2,504 SF
LOT 74 BUILDING AREA	= 2,504 SF
LOT 75 BUILDING AREA	= 2,504 SF
LOT 76 BUILDING AREA	= 2,504 SF
LOT 77 BUILDING AREA	= 2,504 SF
LOT 78 BUILDING AREA	= 2,504 SF
LOT 79 BUILDING AREA	= 2,504 SF
LOT 80 BUILDING AREA	= 2,504 SF
LOT 81 BUILDING AREA	= 2,504 SF
LOT 82 BUILDING AREA	= 2,504 SF
LOT 83 BUILDING AREA	= 2,504 SF
LOT 84 BUILDING AREA	= 2,504 SF
LOT 85 BUILDING AREA	= 2,504 SF
LOT 86 BUILDING AREA	= 2,504 SF
LOT 87 BUILDING AREA	= 2,504 SF
LOT 88 BUILDING AREA	= 2,504 SF
LOT 89 BUILDING AREA	= 2,504 SF
LOT 90 BUILDING AREA	= 2,504 SF
LOT 91 BUILDING AREA	= 2,504 SF
LOT 92 BUILDING AREA	= 2,504 SF
LOT 93 BUILDING AREA	= 2,504 SF
LOT 94 BUILDING AREA	= 2,504 SF
LOT 95 BUILDING AREA	= 2,504 SF
LOT 96 BUILDING AREA	= 2,504 SF
LOT 97 BUILDING AREA	= 2,504 SF
LOT 98 BUILDING AREA	= 2,504 SF
LOT 99 BUILDING AREA	= 2,504 SF
LOT 100 BUILDING AREA	= 2,504 SF

CONSTRUCTION NOTES

- EXISTING PAVED ROADWAY TO REMAIN
- EXISTING 6" CURB BLOCK WALL TO REMAIN
- REMOVE EXISTING DRIVEWAY OR SIDEWALK RAMP.
- NEW SIDEWALK SCUPPER
- GRADE NEW RETENTION BASIN, 4:1 SIDE SLOPES
- NEW ASPHALT PAVEMENT
- NEW SINGLE CURB OR CURB AND GUTTER
- CURB OPENING FOR DRAINAGE
- NEW CONCRETE SIDEWALK PER MAG 240
- REUSE CONTAINERS PER C.O.C. DETAIL C-113
- CONCRETE SIDEWALK RAMP
- MONUMENT SIGN
- ADA PARKING STALLS
- TRELLIS AND BENCH
- CONSTRUCT 6" CMU DECORATIVE WALL
- CONSTRUCT 3" CMU DECORATIVE SCREEN WALL
- CONSTRUCT 3" DRIVEWAY
- PHASE LINE

SITE DATA TABLE

LOT 1	TOTAL BUILDING AREA	= 36,277 SF
LOT 1	TOTAL OPEN SPACE	= 83,183 SF
LOT 1	TOTAL NET SITE AREA	= 166,551 SF
LOT 2	TOTAL BUILDING AREA	= 2,504 SF
LOT 2	TOTAL OPEN SPACE	= 2,504 SF
LOT 2	TOTAL NET SITE AREA	= 5,008 SF
LOT 3	TOTAL BUILDING AREA	= 2,504 SF
LOT 3	TOTAL OPEN SPACE	= 2,504 SF
LOT 3	TOTAL NET SITE AREA	= 5,008 SF
LOT 4	TOTAL BUILDING AREA	= 2,504 SF
LOT 4	TOTAL OPEN SPACE	= 2,504 SF
LOT 4	TOTAL NET SITE AREA	= 5,008 SF
LOT 5	TOTAL BUILDING AREA	= 2,504 SF
LOT 5	TOTAL OPEN SPACE	= 2,504 SF
LOT 5	TOTAL NET SITE AREA	= 5,008 SF
LOT 6	TOTAL BUILDING AREA	= 2,504 SF
LOT 6	TOTAL OPEN SPACE	= 2,504 SF
LOT 6	TOTAL NET SITE AREA	= 5,008 SF
LOT 7	TOTAL BUILDING AREA	= 2,504 SF
LOT 7	TOTAL OPEN SPACE	= 2,504 SF
LOT 7	TOTAL NET SITE AREA	= 5,008 SF
LOT 8	TOTAL BUILDING AREA	= 2,504 SF
LOT 8	TOTAL OPEN SPACE	= 2,504 SF
LOT 8	TOTAL NET SITE AREA	= 5,008 SF
LOT 9	TOTAL BUILDING AREA	= 2,504 SF
LOT 9	TOTAL OPEN SPACE	= 2,504 SF
LOT 9	TOTAL NET SITE AREA	= 5,008 SF
LOT 10	TOTAL BUILDING AREA	= 2,504 SF
LOT 10	TOTAL OPEN SPACE	= 2,504 SF
LOT 10	TOTAL NET SITE AREA	= 5,008 SF
LOT 11	TOTAL BUILDING AREA	= 2,504 SF
LOT 11	TOTAL OPEN SPACE	= 2,504 SF
LOT 11	TOTAL NET SITE AREA	= 5,008 SF
LOT 12	TOTAL BUILDING AREA	= 2,504 SF
LOT 12	TOTAL OPEN SPACE	= 2,504 SF
LOT 12	TOTAL NET SITE AREA	= 5,008 SF
LOT 13	TOTAL BUILDING AREA	= 2,504 SF
LOT 13	TOTAL OPEN SPACE	= 2,504 SF
LOT 13	TOTAL NET SITE AREA	= 5,008 SF
LOT 14	TOTAL BUILDING AREA	= 2,504 SF
LOT 14	TOTAL OPEN SPACE	= 2,504 SF
LOT 14	TOTAL NET SITE AREA	= 5,008 SF
LOT 15	TOTAL BUILDING AREA	= 2,504 SF
LOT 15	TOTAL OPEN SPACE	= 2,504 SF
LOT 15	TOTAL NET SITE AREA	= 5,008 SF
LOT 16	TOTAL BUILDING AREA	= 2,504 SF
LOT 16	TOTAL OPEN SPACE	= 2,504 SF
LOT 16	TOTAL NET SITE AREA	= 5,008 SF
LOT 17	TOTAL BUILDING AREA	= 2,504 SF
LOT 17	TOTAL OPEN SPACE	= 2,504 SF
LOT 17	TOTAL NET SITE AREA	= 5,008 SF
LOT 18	TOTAL BUILDING AREA	= 2,504 SF
LOT 18	TOTAL OPEN SPACE	= 2,504 SF
LOT 18	TOTAL NET SITE AREA	= 5,008 SF
LOT 19	TOTAL BUILDING AREA	= 2,504 SF
LOT 19	TOTAL OPEN SPACE	= 2,504 SF
LOT 19	TOTAL NET SITE AREA	= 5,008 SF
LOT 20	TOTAL BUILDING AREA	= 2,504 SF
LOT 20	TOTAL OPEN SPACE	= 2,504 SF
LOT 20	TOTAL NET SITE AREA	= 5,008 SF
LOT 21	TOTAL BUILDING AREA	= 2,504 SF
LOT 21	TOTAL OPEN SPACE	= 2,504 SF
LOT 21	TOTAL NET SITE AREA	= 5,008 SF
LOT 22	TOTAL BUILDING AREA	= 2,504 SF
LOT 22	TOTAL OPEN SPACE	= 2,504 SF
LOT 22	TOTAL NET SITE AREA	= 5,008 SF
LOT 23	TOTAL BUILDING AREA	= 2,504 SF
LOT 23	TOTAL OPEN SPACE	= 2,504 SF
LOT 23	TOTAL NET SITE AREA	= 5,008 SF
LOT 24	TOTAL BUILDING AREA	= 2,504 SF
LOT 24	TOTAL OPEN SPACE	= 2,504 SF
LOT 24	TOTAL NET SITE AREA	= 5,008 SF
LOT 25	TOTAL BUILDING AREA	= 2,504 SF
LOT 25	TOTAL OPEN SPACE	= 2,504 SF
LOT 25	TOTAL NET SITE AREA	= 5,008 SF
LOT 26	TOTAL BUILDING AREA	= 2,504 SF
LOT 26	TOTAL OPEN SPACE	= 2,504 SF
LOT 26	TOTAL NET SITE AREA	= 5,008 SF
LOT 27	TOTAL BUILDING AREA	= 2,504 SF
LOT 27	TOTAL OPEN SPACE	= 2,504 SF
LOT 27	TOTAL NET SITE AREA	= 5,008 SF
LOT 28	TOTAL BUILDING AREA	= 2,504 SF
LOT 28	TOTAL OPEN SPACE	= 2,504 SF
LOT 28	TOTAL NET SITE AREA	= 5,008 SF
LOT 29	TOTAL BUILDING AREA	= 2,504 SF
LOT 29	TOTAL OPEN SPACE	= 2,504 SF
LOT 29	TOTAL NET SITE AREA	= 5,008 SF
LOT 30	TOTAL BUILDING AREA	= 2,504 SF
LOT 30	TOTAL OPEN SPACE	= 2,504 SF
LOT 30	TOTAL NET SITE AREA	= 5,008 SF
LOT 31	TOTAL BUILDING AREA	= 2,504 SF
LOT 31	TOTAL OPEN SPACE	= 2,504 SF
LOT 31	TOTAL NET SITE AREA	= 5,008 SF
LOT 32	TOTAL BUILDING AREA	= 2,504 SF
LOT 32	TOTAL OPEN SPACE	= 2,504 SF
LOT 32	TOTAL NET SITE AREA	= 5,008 SF
LOT 33	TOTAL BUILDING AREA	= 2,504 SF
LOT 33	TOTAL OPEN SPACE	= 2,504 SF
LOT 33	TOTAL NET SITE AREA	= 5,008 SF
LOT 34	TOTAL BUILDING AREA	= 2,504 SF
LOT 34	TOTAL OPEN SPACE	= 2,504 SF
LOT 34	TOTAL NET SITE AREA	= 5,008 SF
LOT 35	TOTAL BUILDING AREA	= 2,504 SF
LOT 35	TOTAL OPEN SPACE	= 2,504 SF
LOT 35	TOTAL NET SITE AREA	= 5,008 SF
LOT 36	TOTAL BUILDING AREA	= 2,504 SF
LOT 36	TOTAL OPEN SPACE	= 2,504 SF
LOT 36	TOTAL NET SITE AREA	= 5,008 SF
LOT 37	TOTAL BUILDING AREA	= 2,504 SF
LOT 37	TOTAL OPEN SPACE	= 2,504 SF
LOT 37	TOTAL NET SITE AREA	= 5,008 SF
LOT 38	TOTAL BUILDING AREA	= 2,504 SF
LOT 38	TOTAL OPEN SPACE	= 2,504 SF
LOT 38	TOTAL NET SITE AREA	= 5,008 SF
LOT 39	TOTAL BUILDING AREA	= 2,504 SF
LOT 39	TOTAL OPEN SPACE	= 2,504 SF
LOT 39	TOTAL NET SITE AREA	= 5,008 SF
LOT 40	TOTAL BUILDING AREA	= 2,504 SF
LOT 40	TOTAL OPEN SPACE	= 2,504 SF
LOT 40	TOTAL NET SITE AREA	= 5,008 SF
LOT 41	TOTAL BUILDING AREA	= 2,504 SF
LOT 41	TOTAL OPEN SPACE	= 2,504 SF
LOT 41	TOTAL NET SITE AREA	= 5,008 SF
LOT 42	TOTAL BUILDING AREA	= 2,504 SF
LOT 42	TOTAL OPEN SPACE	= 2,504 SF
LOT 42	TOTAL NET SITE AREA	= 5,008 SF
LOT 43	TOTAL BUILDING AREA	= 2,504 SF
LOT 43	TOTAL OPEN SPACE	= 2,504 SF
LOT 43	TOTAL NET SITE AREA	= 5,008 SF
LOT 44	TOTAL BUILDING AREA	= 2,504 SF
LOT 44	TOTAL OPEN SPACE	= 2,504 SF
LOT 44	TOTAL NET SITE AREA	= 5,008 SF
LOT 45	TOTAL BUILDING AREA	= 2,504 SF
LOT 45	TOTAL OPEN SPACE	= 2,504 SF
LOT 45	TOTAL NET SITE AREA	= 5,008 SF
LOT 46	TOTAL BUILDING AREA	= 2,504 SF
LOT 46	TOTAL OPEN SPACE	= 2,504 SF
LOT 46	TOTAL NET SITE AREA	= 5,008 SF
LOT 47	TOTAL BUILDING AREA	= 2,504 SF
LOT 47	TOTAL OPEN SPACE	= 2,504 SF
LOT 47	TOTAL NET SITE AREA	= 5,008 SF
LOT 48	TOTAL BUILDING AREA	= 2,504 SF
LOT 48	TOTAL OPEN SPACE	= 2,504 SF
LOT 48	TOTAL NET SITE AREA	= 5,008 SF
LOT 49	TOTAL BUILDING AREA	= 2,504 SF
LOT 49	TOTAL OPEN SPACE	= 2,504 SF
LOT 49	TOTAL NET SITE AREA	= 5,008 SF
LOT 50	TOTAL BUILDING AREA	= 2,504 SF
LOT 50	TOTAL OPEN SPACE	= 2,504 SF
LOT 50	TOTAL NET SITE AREA	= 5,008 SF
LOT 51	TOTAL BUILDING AREA	= 2,504 SF
LOT 51	TOTAL OPEN SPACE	= 2,504 SF
LOT 51	TOTAL NET SITE AREA	= 5,008 SF
LOT 52	TOTAL BUILDING AREA	= 2,504 SF
LOT 52	TOTAL OPEN SPACE	= 2,504 SF
LOT 52	TOTAL NET SITE AREA	= 5,008 SF
LOT 53	TOTAL BUILDING AREA	= 2,504 SF
LOT 53	TOTAL OPEN SPACE	= 2,504 SF
LOT 53	TOTAL NET SITE AREA	= 5,008 SF
LOT 54	TOTAL BUILDING AREA	= 2,504 SF
LOT 54	TOTAL OPEN SPACE	= 2,504 SF
LOT 54	TOTAL NET SITE AREA	= 5,008 SF
LOT 55	TOTAL BUILDING AREA	= 2,504 SF
LOT 55	TOTAL OPEN SPACE	= 2,504 SF
LOT 55	TOTAL NET SITE AREA	= 5,008 SF
LOT 56	TOTAL BUILDING AREA	= 2,504 SF
LOT 56	TOTAL OPEN SPACE	= 2,504 SF
LOT 56	TOTAL NET SITE AREA	= 5,008 SF
LOT 57	TOTAL BUILDING AREA	= 2,504 SF
LOT 57	TOTAL OPEN SPACE	= 2,504 SF
LOT 57	TOTAL NET SITE AREA	= 5,008 SF
LOT 58	TOTAL BUILDING AREA	= 2,504 SF
LOT 58	TOTAL OPEN SPACE	= 2,504 SF
LOT 58	TOTAL NET SITE AREA	= 5,008 SF
LOT 59	TOTAL BUILDING AREA	= 2,504 SF
LOT 59	TOTAL OPEN SPACE	= 2,504 SF
LOT 59	TOTAL NET SITE AREA	= 5,008 SF
LOT 60	TOTAL BUILDING AREA	= 2,504 SF
LOT 60	TOTAL OPEN SPACE	= 2,504 SF
LOT 60	TOTAL NET SITE AREA	= 5,008 SF
LOT 61	TOTAL BUILDING AREA	= 2,504 SF
LOT 61	TOTAL OPEN SPACE	= 2,504 SF
LOT 61	TOTAL NET SITE AREA	= 5,008 SF
LOT 62	TOTAL BUILDING AREA	= 2,504 SF
LOT 62	TOTAL OPEN SPACE	= 2,504 SF
LOT 62	TOTAL NET SITE AREA	=

PERSPECTIVE VIEW - APPLEBY ENTRANCE



Parkland Memory Care
Chandler, Arizona
5-5

Appleby Road Entry
Dec. 01 2015

PERSPECTIVE VIEW - BUILDING ENTRANCE



Elevation Perspective

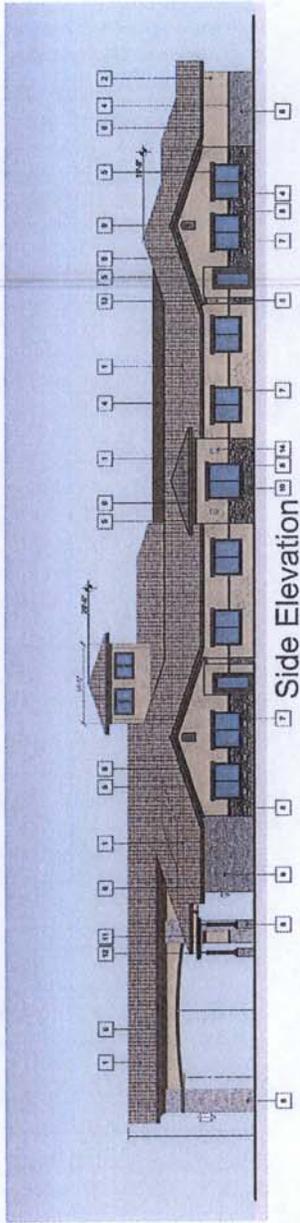
lenity
architecture
1000 W. Camelback Road, Suite 100
Phoenix, AZ 85015
www.lenityarch.com

Parkland Memory Care
Chandler, Arizona
5-4

Building Entry
Dec. 01 2015

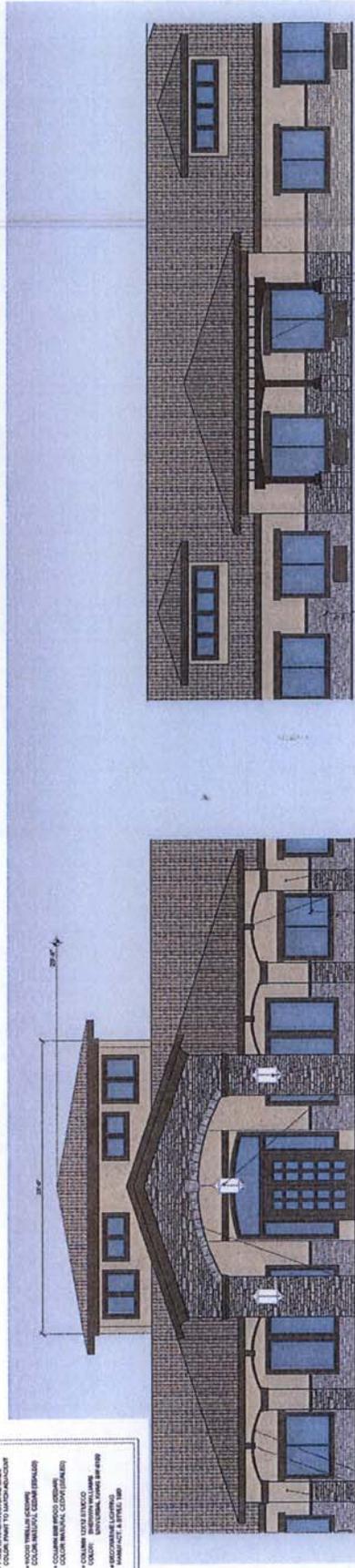


Front Elevation

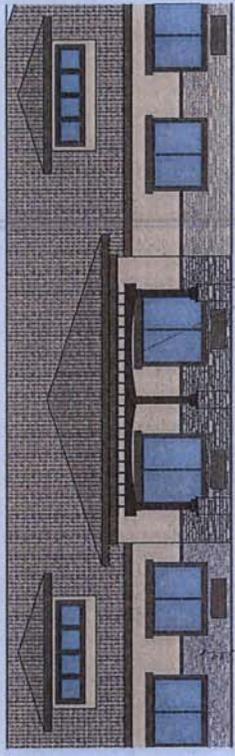


Side Elevation

1	8x8 CEDAR COLUMN
2	CONCRETE V-LINE, UNIVERSAL, BRICKWORK
3	COLOR: SAND LUMBER CLAY
4	STUCCO BRICKWORK ACCENT TO
5	MARKING: UNIVERSAL, KHAKI
6	STUCCO BRICKWORK ACCENT TO
7	MARKING: UNIVERSAL, KHAKI
8	STUCCO BRICKWORK ACCENT TO
9	MARKING: UNIVERSAL, KHAKI
10	STUCCO BRICKWORK ACCENT TO
11	MARKING: UNIVERSAL, KHAKI
12	STUCCO BRICKWORK ACCENT TO
13	MARKING: UNIVERSAL, KHAKI
14	STUCCO BRICKWORK ACCENT TO
15	MARKING: UNIVERSAL, KHAKI
16	STUCCO BRICKWORK ACCENT TO
17	MARKING: UNIVERSAL, KHAKI
18	STUCCO BRICKWORK ACCENT TO
19	MARKING: UNIVERSAL, KHAKI
20	STUCCO BRICKWORK ACCENT TO
21	MARKING: UNIVERSAL, KHAKI
22	STUCCO BRICKWORK ACCENT TO
23	MARKING: UNIVERSAL, KHAKI
24	STUCCO BRICKWORK ACCENT TO



Entry Elevation



Trellis Elevation

Building Elevations

lenity
architecture

3780 Kellen Court, SE, Salem, Oregon 97309
 503.399.1090 | 503.399.0555 | www.lenityarchitecture.com

PARKLAND MEMORY CARE

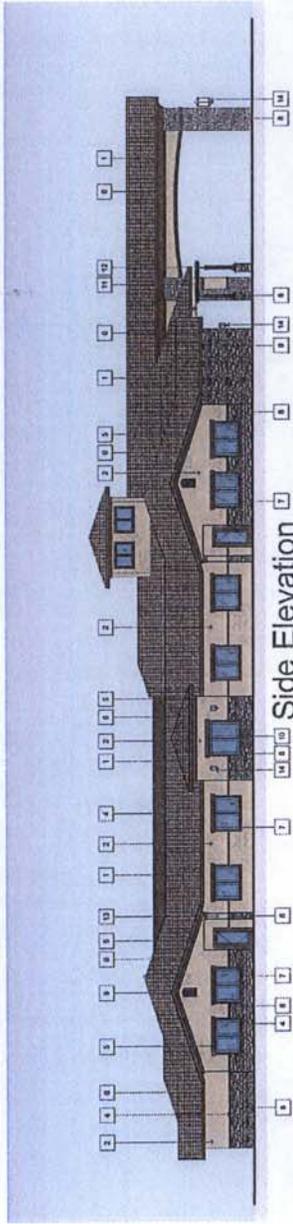
Chandler, Arizona

5-1



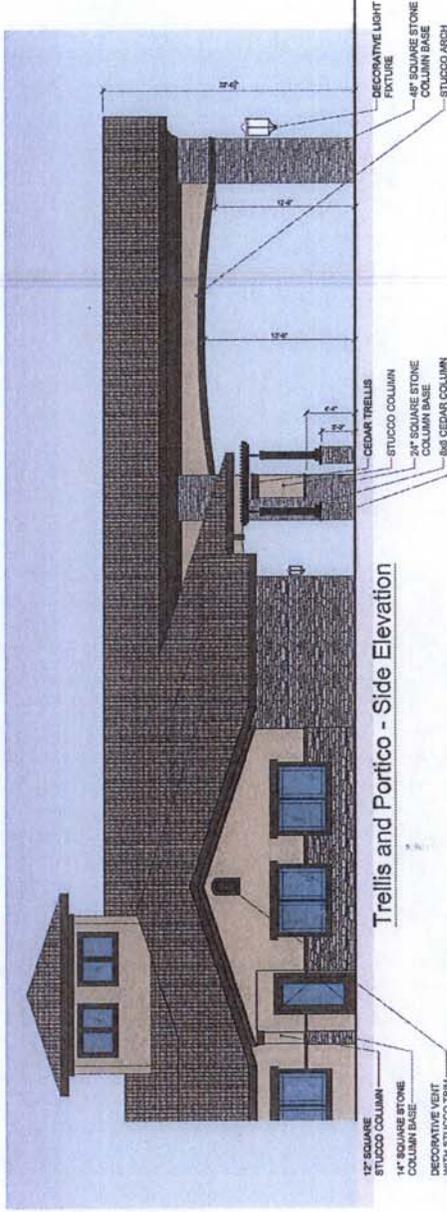


Back Elevation



Side Elevation

1	CONCRETE TIE BEAMS
2	CONCRETE FOUNDATION
3	CONCRETE SLAB
4	CONCRETE WALLS
5	CONCRETE ROOF
6	CONCRETE CHIMNEY
7	CONCRETE WINDUYS
8	CONCRETE WINDUYS
9	CONCRETE WINDUYS
10	CONCRETE WINDUYS
11	CONCRETE WINDUYS
12	CONCRETE WINDUYS
13	CONCRETE WINDUYS
14	CONCRETE WINDUYS



Trellis and Portico - Side Elevation

lenity
architecture

3700 Melissa Court SE, Salem, Oregon 97307
503 399 1030 # 503 395 0585 # lenityarch.com

Building Elevations

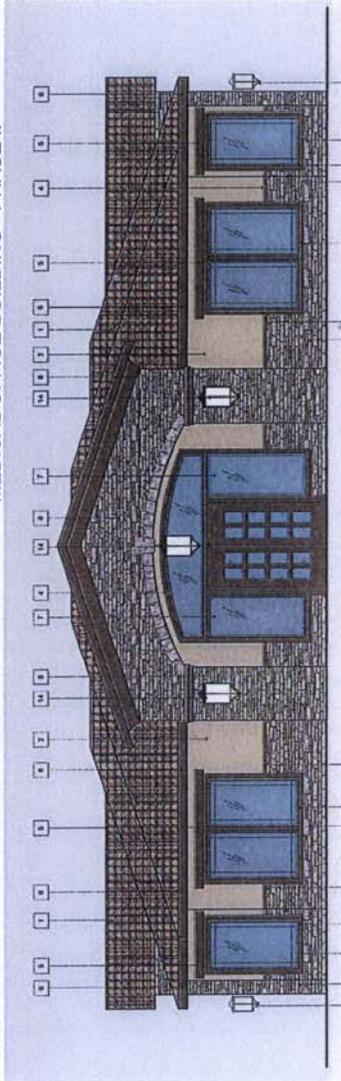
MDP
Medical Development Partners, LLC

PARKLAND MEMORY CARE

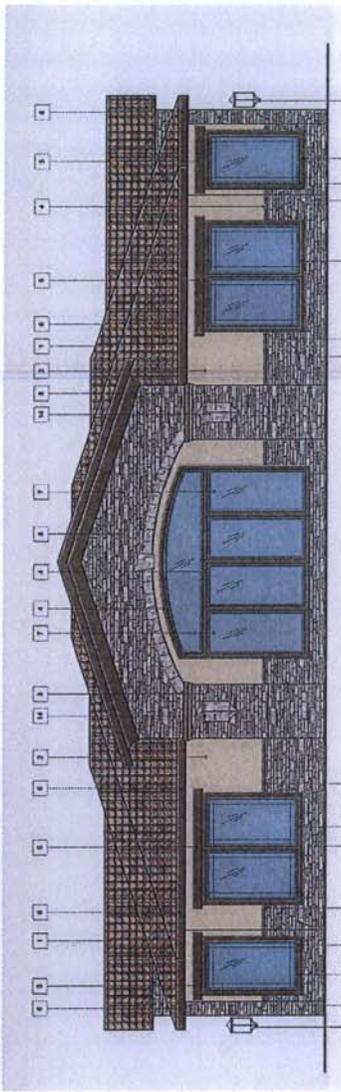
Chandler, Arizona

MEDICAL OFFICE BUILDING - PHASE II

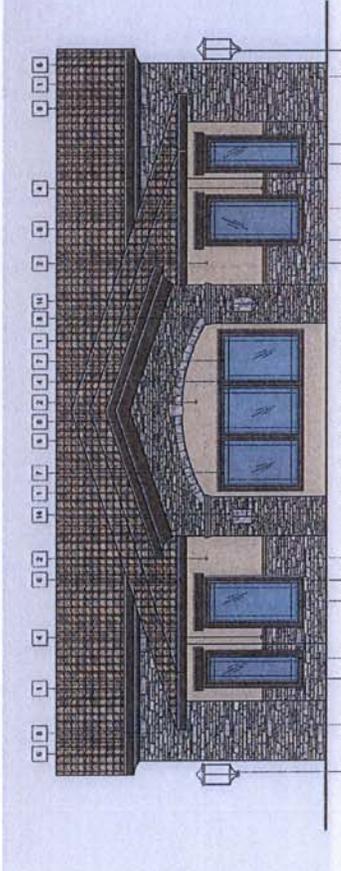
1	CONCRETE T&G WALL, BRICKWORK
2	STUCCO BROWN COLOR TO MATCH EXISTING
3	STUCCO BROWN COLOR TO MATCH EXISTING
4	STUCCO BROWN COLOR TO MATCH EXISTING
5	STUCCO BROWN COLOR TO MATCH EXISTING
6	STUCCO BROWN COLOR TO MATCH EXISTING
7	STUCCO BROWN COLOR TO MATCH EXISTING
8	STUCCO BROWN COLOR TO MATCH EXISTING
9	STUCCO BROWN COLOR TO MATCH EXISTING
10	STUCCO BROWN COLOR TO MATCH EXISTING
11	STUCCO BROWN COLOR TO MATCH EXISTING
12	STUCCO BROWN COLOR TO MATCH EXISTING
13	STUCCO BROWN COLOR TO MATCH EXISTING
14	STUCCO BROWN COLOR TO MATCH EXISTING
15	STUCCO BROWN COLOR TO MATCH EXISTING
16	STUCCO BROWN COLOR TO MATCH EXISTING
17	STUCCO BROWN COLOR TO MATCH EXISTING
18	STUCCO BROWN COLOR TO MATCH EXISTING
19	STUCCO BROWN COLOR TO MATCH EXISTING
20	STUCCO BROWN COLOR TO MATCH EXISTING
21	STUCCO BROWN COLOR TO MATCH EXISTING
22	STUCCO BROWN COLOR TO MATCH EXISTING
23	STUCCO BROWN COLOR TO MATCH EXISTING
24	STUCCO BROWN COLOR TO MATCH EXISTING
25	STUCCO BROWN COLOR TO MATCH EXISTING
26	STUCCO BROWN COLOR TO MATCH EXISTING
27	STUCCO BROWN COLOR TO MATCH EXISTING
28	STUCCO BROWN COLOR TO MATCH EXISTING
29	STUCCO BROWN COLOR TO MATCH EXISTING
30	STUCCO BROWN COLOR TO MATCH EXISTING
31	STUCCO BROWN COLOR TO MATCH EXISTING
32	STUCCO BROWN COLOR TO MATCH EXISTING
33	STUCCO BROWN COLOR TO MATCH EXISTING
34	STUCCO BROWN COLOR TO MATCH EXISTING
35	STUCCO BROWN COLOR TO MATCH EXISTING
36	STUCCO BROWN COLOR TO MATCH EXISTING
37	STUCCO BROWN COLOR TO MATCH EXISTING
38	STUCCO BROWN COLOR TO MATCH EXISTING
39	STUCCO BROWN COLOR TO MATCH EXISTING
40	STUCCO BROWN COLOR TO MATCH EXISTING
41	STUCCO BROWN COLOR TO MATCH EXISTING
42	STUCCO BROWN COLOR TO MATCH EXISTING
43	STUCCO BROWN COLOR TO MATCH EXISTING
44	STUCCO BROWN COLOR TO MATCH EXISTING
45	STUCCO BROWN COLOR TO MATCH EXISTING
46	STUCCO BROWN COLOR TO MATCH EXISTING
47	STUCCO BROWN COLOR TO MATCH EXISTING
48	STUCCO BROWN COLOR TO MATCH EXISTING
49	STUCCO BROWN COLOR TO MATCH EXISTING
50	STUCCO BROWN COLOR TO MATCH EXISTING
51	STUCCO BROWN COLOR TO MATCH EXISTING
52	STUCCO BROWN COLOR TO MATCH EXISTING
53	STUCCO BROWN COLOR TO MATCH EXISTING
54	STUCCO BROWN COLOR TO MATCH EXISTING
55	STUCCO BROWN COLOR TO MATCH EXISTING
56	STUCCO BROWN COLOR TO MATCH EXISTING
57	STUCCO BROWN COLOR TO MATCH EXISTING
58	STUCCO BROWN COLOR TO MATCH EXISTING
59	STUCCO BROWN COLOR TO MATCH EXISTING
60	STUCCO BROWN COLOR TO MATCH EXISTING
61	STUCCO BROWN COLOR TO MATCH EXISTING
62	STUCCO BROWN COLOR TO MATCH EXISTING
63	STUCCO BROWN COLOR TO MATCH EXISTING
64	STUCCO BROWN COLOR TO MATCH EXISTING
65	STUCCO BROWN COLOR TO MATCH EXISTING
66	STUCCO BROWN COLOR TO MATCH EXISTING
67	STUCCO BROWN COLOR TO MATCH EXISTING
68	STUCCO BROWN COLOR TO MATCH EXISTING
69	STUCCO BROWN COLOR TO MATCH EXISTING
70	STUCCO BROWN COLOR TO MATCH EXISTING
71	STUCCO BROWN COLOR TO MATCH EXISTING
72	STUCCO BROWN COLOR TO MATCH EXISTING
73	STUCCO BROWN COLOR TO MATCH EXISTING
74	STUCCO BROWN COLOR TO MATCH EXISTING
75	STUCCO BROWN COLOR TO MATCH EXISTING
76	STUCCO BROWN COLOR TO MATCH EXISTING
77	STUCCO BROWN COLOR TO MATCH EXISTING
78	STUCCO BROWN COLOR TO MATCH EXISTING
79	STUCCO BROWN COLOR TO MATCH EXISTING
80	STUCCO BROWN COLOR TO MATCH EXISTING
81	STUCCO BROWN COLOR TO MATCH EXISTING
82	STUCCO BROWN COLOR TO MATCH EXISTING
83	STUCCO BROWN COLOR TO MATCH EXISTING
84	STUCCO BROWN COLOR TO MATCH EXISTING
85	STUCCO BROWN COLOR TO MATCH EXISTING
86	STUCCO BROWN COLOR TO MATCH EXISTING
87	STUCCO BROWN COLOR TO MATCH EXISTING
88	STUCCO BROWN COLOR TO MATCH EXISTING
89	STUCCO BROWN COLOR TO MATCH EXISTING
90	STUCCO BROWN COLOR TO MATCH EXISTING
91	STUCCO BROWN COLOR TO MATCH EXISTING
92	STUCCO BROWN COLOR TO MATCH EXISTING
93	STUCCO BROWN COLOR TO MATCH EXISTING
94	STUCCO BROWN COLOR TO MATCH EXISTING
95	STUCCO BROWN COLOR TO MATCH EXISTING
96	STUCCO BROWN COLOR TO MATCH EXISTING
97	STUCCO BROWN COLOR TO MATCH EXISTING
98	STUCCO BROWN COLOR TO MATCH EXISTING
99	STUCCO BROWN COLOR TO MATCH EXISTING
100	STUCCO BROWN COLOR TO MATCH EXISTING



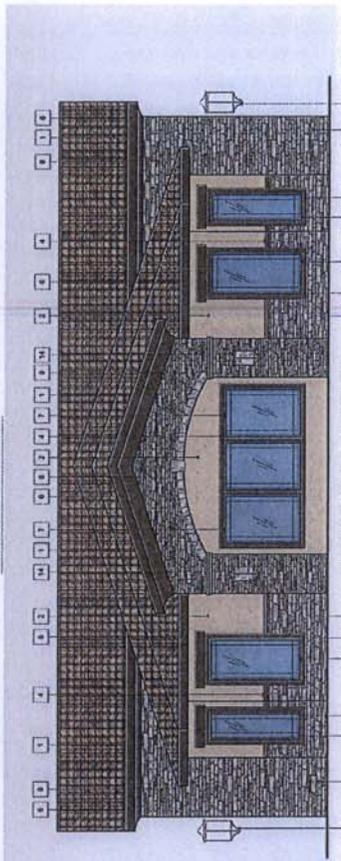
Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation

Building Elevations

lenity
architecture

3350, Metro, Court SE, Salem, Oregon 97301
503 309 1090 # 503 256 0663 w lenityarchitecture.com

PARKLAND MEDICAL OFFICES

Chandler, Arizona
5-3

MDP
Medical Development Partners, LLC

ORDINANCE NO. 4682

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (OFFICE) TO PAD (OFFICE/MEDICAL RELATED USES) IN CASE (DVR15-0025 PARKLAND MEMORY CARE) 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 PAD (Office) to PAD (Office/Medical Related Uses), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARKLAND MEMORY CARE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0025, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. 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.
7. 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.

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 _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4682 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



PUBLISHED:

ATTACHMENT 'A'

Ordinance No. 4682

PARCEL, APN 303-40-990

DOBSON CROSSING MCR 747-37 PARCEL 4

PARCEL, APN 303-40-002C

TH PT NE4 SEC 4 DAF COM E4 COR SD SEC TH W 500.17F TH N 45.01F TO
TPOB TH N 20F TH E 399.82F TH N 45D 33M 17S E 48.91F TH S 28.42F TH S 45D
33M 22S W 28.42 F W 408.52F TO TPOB