

MEMORANDUM **Planning Division – CC Memo No. 16-014**

DATE: FEBRUARY 11, 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 one-story 48,000 square foot post-acute transitional health care facility with 70 beds and two, one-story 3,150 square foot office buildings

RECOMMENDATION

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

BACKGROUND

The request was continued from the January 14, 2015, City Council meeting to the February 11, 2016, meeting to allow the applicant time to explore a one-story facility versus a proposed two-story building design.

The approximate 8-acre site is located at the immediate southeast corner of Arizona Avenue and Queen Creek Road, annexed in December along with initial City zoning of Agricultural District (AG-1). East and south of the site is property zoned AG-1 and Planned Area Development (PAD) for office use; however, on these parcels, a zoning case requesting single-family residential was approved by Council on January 14, 2016, Enclave at Hamilton Ranch. North of the site is Queen Creek Road and land zoned PAD for single-family residential and multi-family residential both under construction. To the west is Arizona Avenue and vacant land zoned PAD for commercial.

The request is for Rezoning from AG-1 to PAD for Commercial/Medical Related Uses with PDP approval for a transitional health care facility and other associated uses along with Preliminary Plat (PPT) approval. The proposed commercial uses include those permitted by right in the Community Commercial (C-2) zoning district. The PDP includes site layout and building design for the transitional care facility and future building pads. The proposed development includes a one-story 48,000 square foot transitional health care facility with 70 beds and two 3,150 square foot office buildings. The two office buildings are an initial use concept. Planning Staff will work with the applicant administratively if any changes are proposed in substantial conformance with the Development Booklet and PDP Condition No. 9. The development will be phased with the transitional health care facility occurring first and the building pads in later phases.

The project is accessed from both Arizona Avenue and Queen Creek Road with the primary entrance and exit from Arizona Avenue. Both entrance/exit driveways will be built along adjacent parcels which will share an access easement at full-movement median breaks.

The transitional care building is sited to front Arizona Avenue. The main entrance is designed with a porte-cochere for an inviting sense of arrival. The building is surrounded by landscaping, a looped drive aisle, and parking spaces. The building's undulation provides opportunities for outdoor usable spaces such as courtyards with gardens, a putting green, outdoor dining, and wellness.

The one-story building's contemporary architecture includes building forms and materials creating a style that stands apart from traditional care facilities. The main entrance's porte-cochere roof and angled roof elements break up wall planes and parapet rooflines. Building accent materials include dark bronze window framing, a sand pebble fine texture EIFS, tile cladding around windows, and significant use of accent stone in a horizontal wood plank pattern. Appropriate uses of vertical design elements minimize flat walls and building mass. The architectural materials, colors, and forms along with four-sided architecture will be further replicated on the two office buildings as per PDP Condition No 9.

A corner intersection campus identification sign and two freestanding monument signs are included in the proposal for the transitional care facility. The corner sign is a curved wall with the campus name. The wall is approximately 4 feet in height with individual reverse pan channel lettering. One monument sign, approximately 7 feet in height, is located at each of the main entrance drives. The signs incorporate an angled roofline and accent stone to match the building architecture. In addition, two signs are proposed for the office building pads, each approximately

5 feet in height. These signs are intended to be located on the site's interior adjacent to each building. The signs include two lines of copy with the intent to have two tenant names each. The campus identification sign and the monument signs each have individual reverse pan channel lettering.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the Rezoning request in accordance with the Airport Conflicts Evaluation Process at their November 18, 2015, meeting. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff finds the proposed development to be in conformance with the General Plan and Chandler Airpark Area Plan. The post-acute transitional health care facility use and associated medical related/commercial buildings are compatible with surrounding land uses including the recently approved single-family residential subdivision to the east and south. The project's site and building design are integrated well with the surrounding area and creates a design presence at this intersection corner.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 14, 2015. Two persons representing the adjacent recently approved single-family residential development attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

Planning Commission recommended the addition of two zoning conditions addressing architectural design of the two future pads and the design of useable open space courtyards. Conditions 9 and 10 have been added to the PDP recommendation.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses for a transitional health care facility and other associated uses subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAINTSTREET TRANSITIONAL CARE FACILITY", kept on file in the City of Chandler Planning Division, in File No. DVR15-0035, 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 "MAINSTREET TRANSITIONAL CARE FACILITY", kept on file in the City of Chandler Planning Division, in File No. DVR15-0035, except as modified by condition herein.
2. 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.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping shall be in compliance with current Commercial Design Standards.

5. 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.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
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.
9. The applicant shall work with Staff to enhance the pad buildings' architecture to include adding materials, paint colors, and forms to match the care facility as well as provide enhanced elevation design adjacent to residential lots.
10. The applicant shall design the four courtyard areas as useable open space with turf and/or hardscape as represented in landscape plan L1.0 dated September 29, 2015, as submitted to Planning Staff.

Preliminary Plat

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4684 approving DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses for a transitional health 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 DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY for a transitional health care facility and other associated uses, subject to the conditions as recommended by Planning Commission and Planning Staff.

CC Memo No. 16-014

Page 6 of 6

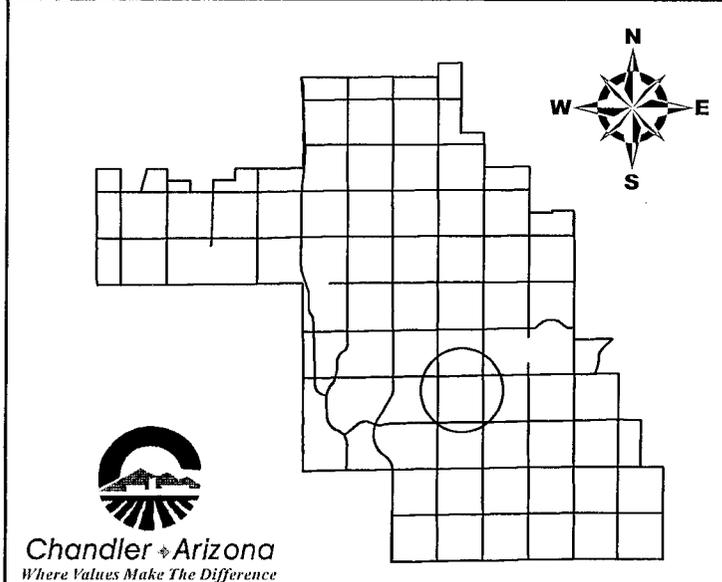
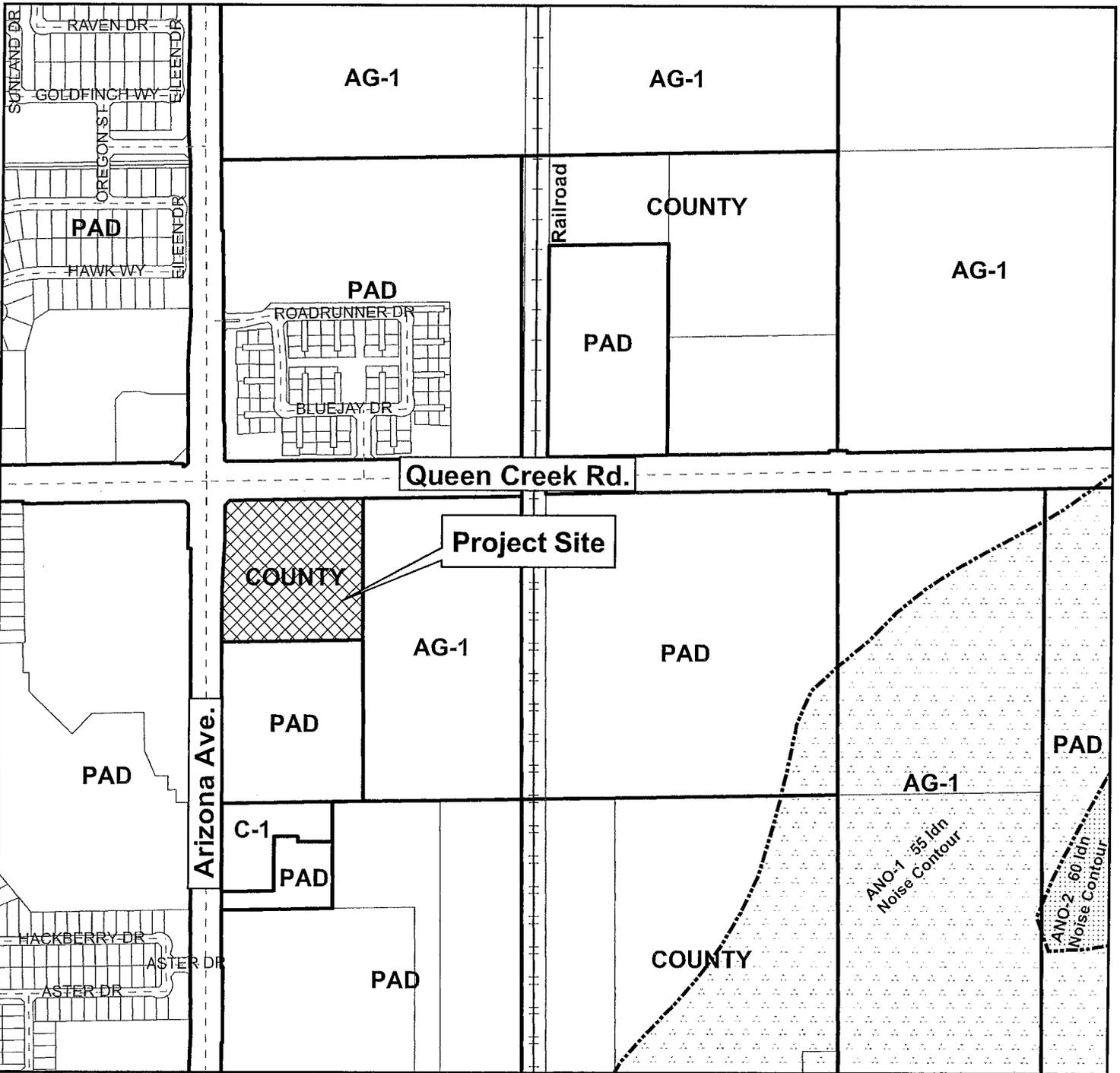
February 11, 2016

Preliminary Plat

Move City Council approve Preliminary Plat PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Landscape Plan L1.0 dated September 29, 2015
5. Building Perspective
6. Building Elevations
7. Airport Conflicts Evaluation
8. Airport Manager's Memo
9. Ordinance No. 4684
10. Development Booklet, Exhibit A

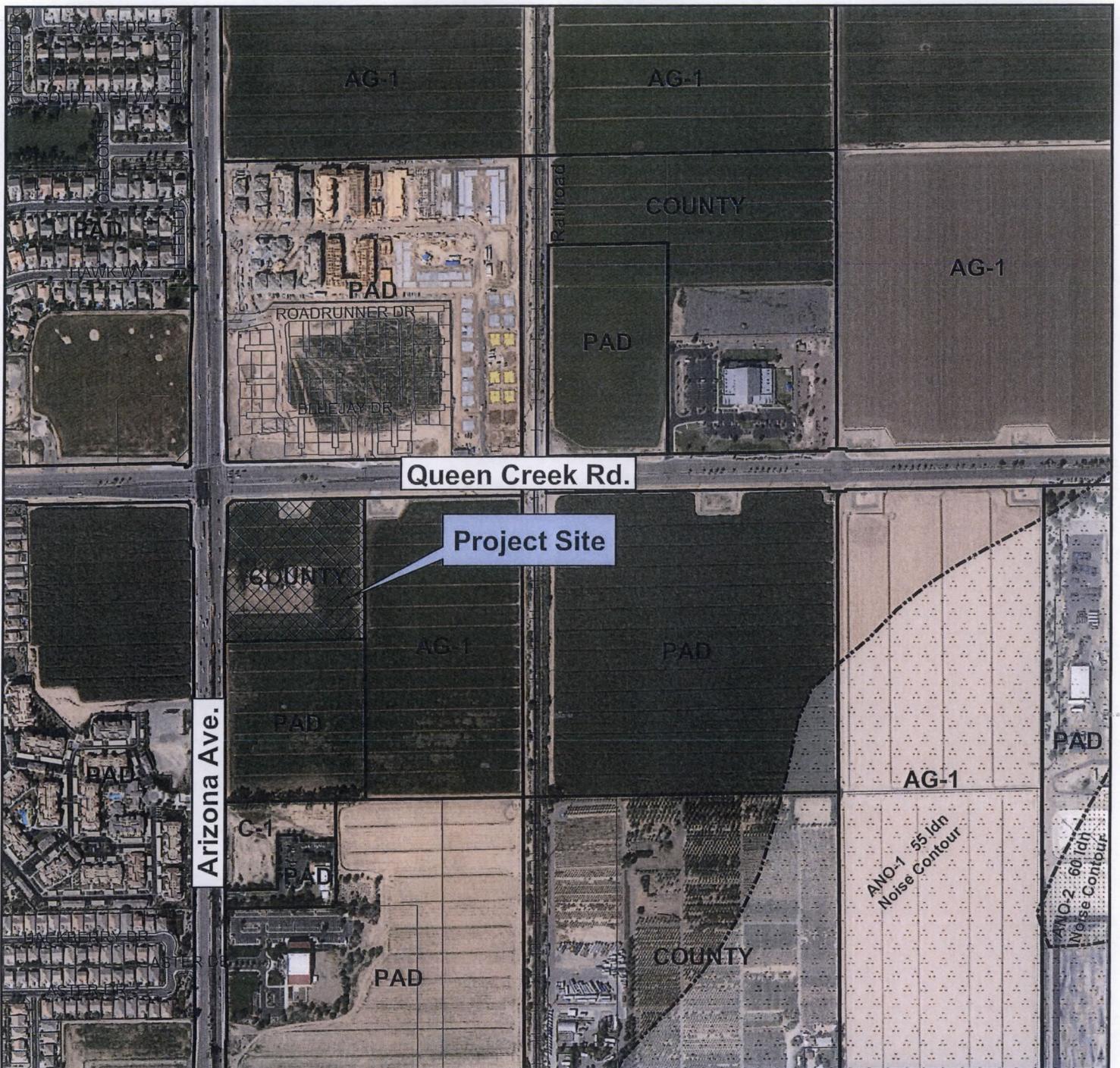


Vicinity Map

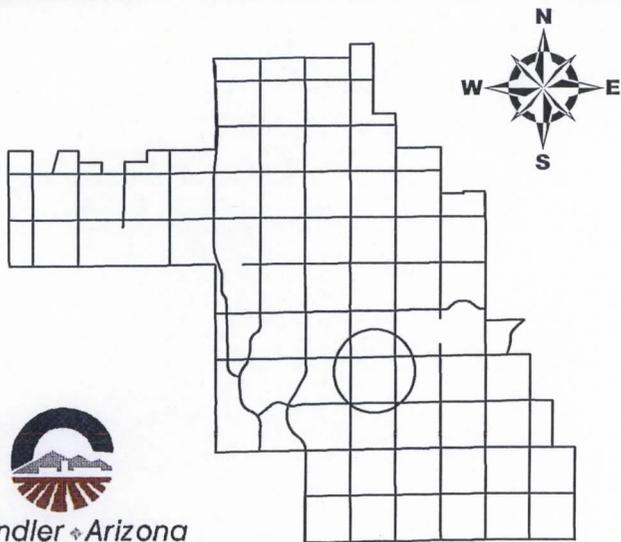
DVR15-0035

Mainstreet Transitional Care Facility

CITY OF CHANDLER 10/6/2015



Vicinity Map



DVR15-0035

Mainstreet Transitional Care Facility

MAINSTREET TRANSITIONAL CARE FACILITY ARCHITECTURAL SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MORGAN, MARICOPA COUNTY, ARIZONA

OWNER
MAINSTREET TRANSITIONAL CARE FACILITY
1430 CLAY TERRACE, SUITE 205
CANNONVILLE, IN 46032
PHONE: 317-558-1500
FAX: 317-558-1501
EMAIL: CALEXANDER@MAINSTREET.COM

CIVIL ENGINEER
COLE DESIGN GROUP, INC.
2701 L. CAMERON ROAD, SUITE 175
PHOENIX, AZ 85016
PHONE: 602-795-4111
FAX: 602-795-4112
EMAIL: TUDOR@COLEDESIGN.COM

ARCHITECT
ARCHITECTURAL RESOURCE TEAM, INC.
1000 N. CENTRAL AVENUE, SUITE 120
PHOENIX, AZ 85004
CONTACT: DEB PAWAR
PHONE: 602-955-1100
FAX: 602-955-1101
EMAIL: DEB@ARTTEAM.COM

PROJECT DATA
APR. 2014-01-01

MAXIMUM BUILDING HEIGHT: 40'

PHASE 1: 6.78 ACRES
PHASE 2: 0.53 ACRES
PHASE 3: 0.53 ACRES
TOTAL GROSS AREA: 7.84 ACRES

NET AREA: 6.32 ACRES

PROPOSED ZONING: PAD (CITY OF CHANDLER)
RETENTION REQUIRED: 1.36 ACRES; 61,005 S.F.
RETENTION PROVIDED: 1.54 ACRES; 67,268 S.F.

OPEN SPACE PROVIDED: 2.65 ACRES/97,776 S.F.

PARKING CALCULATIONS

PHASES REQUIRED:

- PHASE 1 - TRANSITIONAL CARE FACILITY = 133
- PHASE 2 - MEDICAL/DENTAL OFFICE, CLINIC = 21
- PHASE 3 - MEDICAL/DENTAL OFFICE, CLINIC = 21
- TOTAL PROVIDED PARKING SPACES = 173
- TOTAL REQUIRED ACCESSIBLE PARKING SPACES = 7
- TOTAL PROVIDED ACCESSIBLE PARKING SPACES = 7
- TOTAL REQUIRED VAN ACCESSIBLE SPACES = 1
- TOTAL PROVIDED VAN ACCESSIBLE SPACES = 1

mainstreet
ARCHITECTURAL SITE PLAN

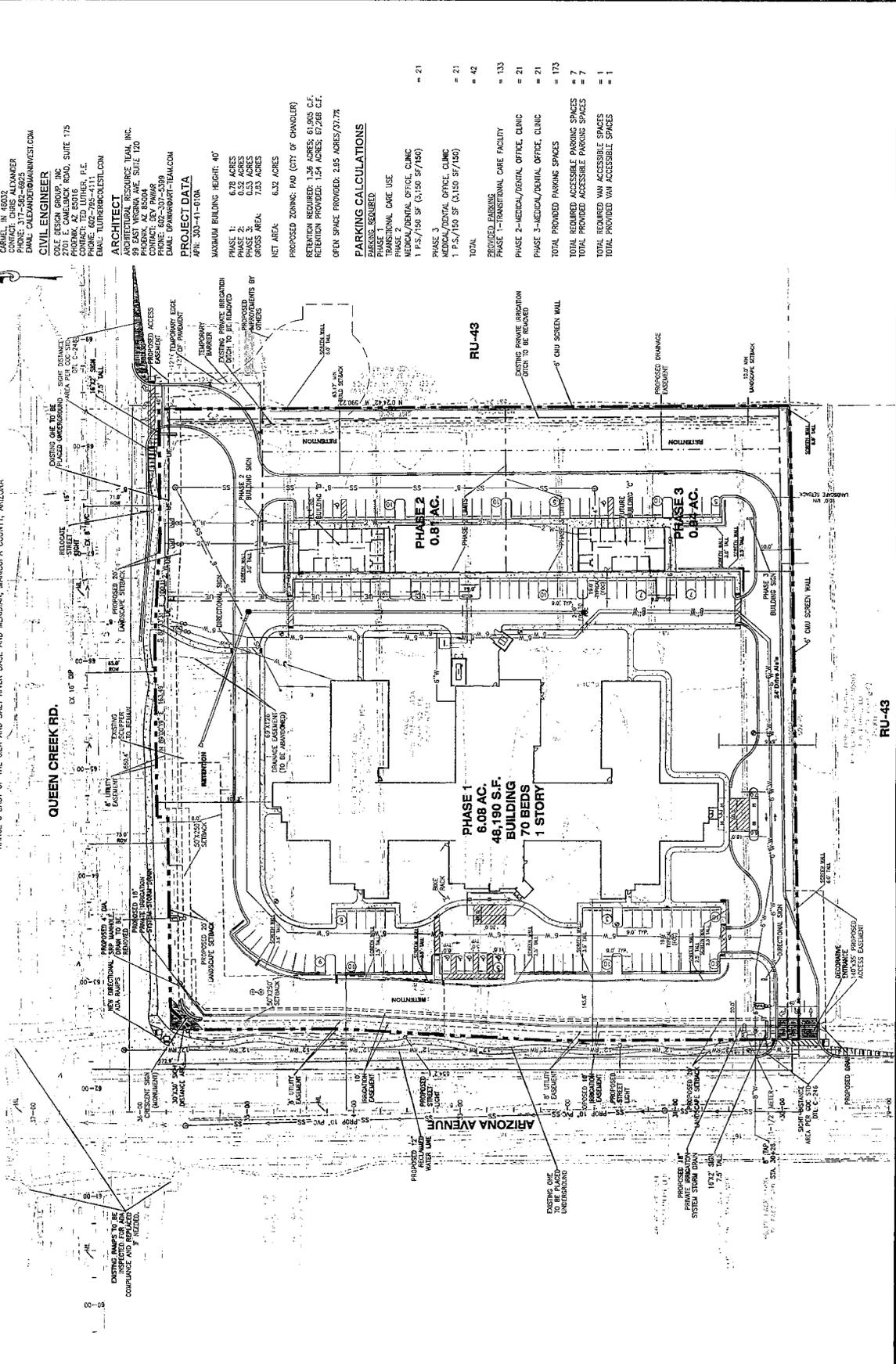
3033 SOUTH ARIZONA AVENUE
CHANDLER, ARIZONA 85145

4 PHOENIX
602-955-1111
1000 N. CENTRAL AVENUE, SUITE 120
PHOENIX, AZ 85004

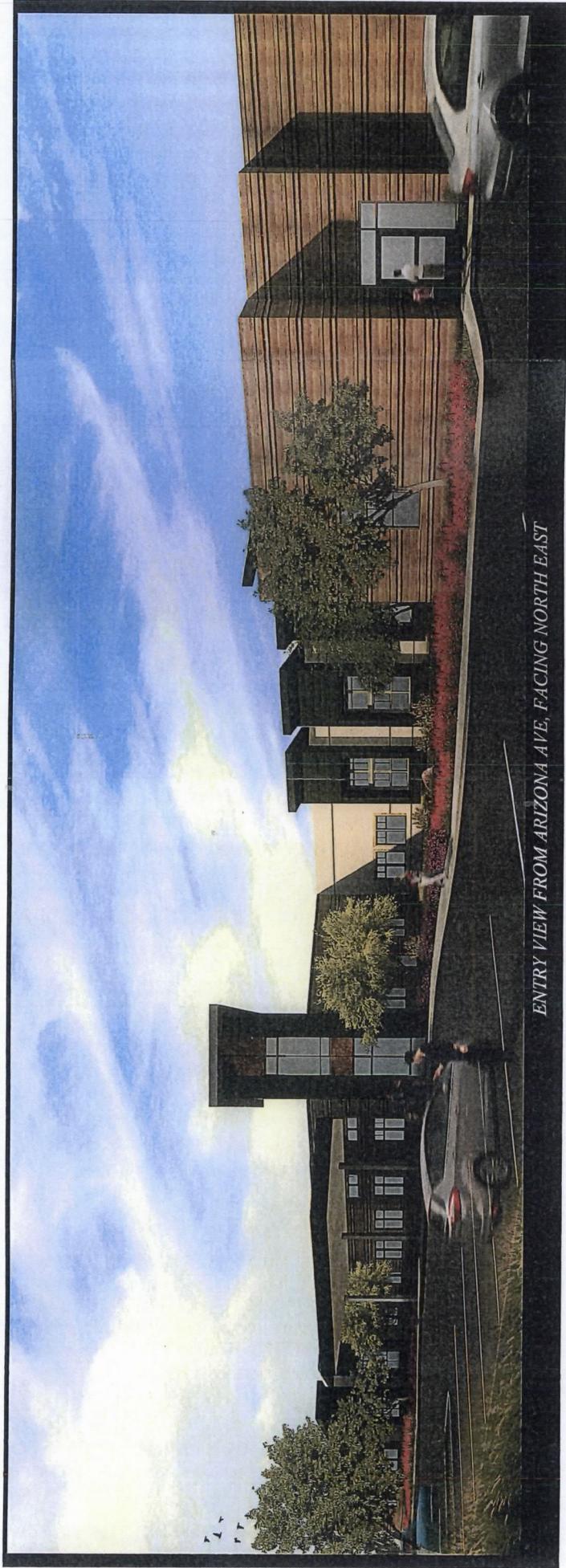
DATE: 12/07/2015
JOB NUMBER: 14-0085
SHEET NUMBER: SP1.0

cole
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
602-955-1111
1000 N. CENTRAL AVENUE, SUITE 120
PHOENIX, AZ 85004

DATE: 12/07/2015
JOB NUMBER: 14-0085
SHEET NUMBER: SP1.0



DATE: 12/07/2015 10:25 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 40'



ENTRY VIEW FROM ARIZONA AVE, FACING NORTH EAST



ENTRY VIEW FROM INTERSECTION AT ARIZONA AVE AND QUEEN CREEK ROAD, FACING SOUTH EAST

Revision	Description	Date
01.20.2016	SUBMITTAL	
	Prepared By	
	Checked By	
	Drawn By	
	Project No.	
	Project Name	



- GENERAL NOTES**
- A. NO EXTERIOR ROOF DRAIN DOWNSPOUTS AND GUTTERS OR ROOF ACCESS LADDERS ARE PERMITTED.
 - B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE EXTERIOR WALL SHALL EQUAL OR EXCEED ALL GROUND MOUNTED MECHANICAL EQUIPMENT
 - C. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT

MATERIALS LEGEND

1	STOREFRONT AND WINDOW FRAMING ARCADIA, DARK BRONZE AB-6	
2	BUILDING - FIELD EIFS DRIVIT - AMARILLO WHITE #13 SANDPEBBLE FINE TEXTURE	
3	BUILDING ENTRY - ACCENT STONE MSI, RAINBOW TEAK, HONED FINISH HORIZONTAL PLANK PATTERN	
4	EXTERIOR TILE CLADDING CAESAR, TRACE - COLOR : CORTEN	
5	METAL CLADDING ATAS-COLOR: ANTIQUE PATINA	



Medical Office Buildings
Mainstreet Chandler

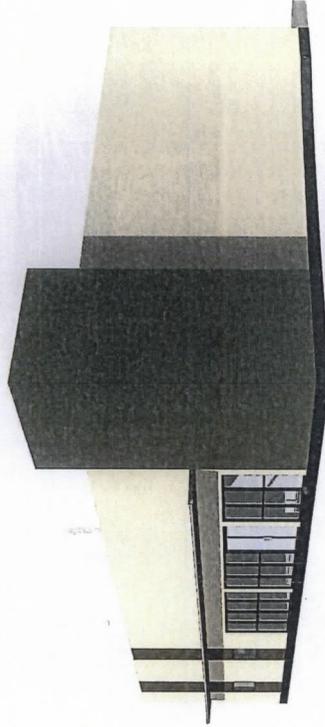
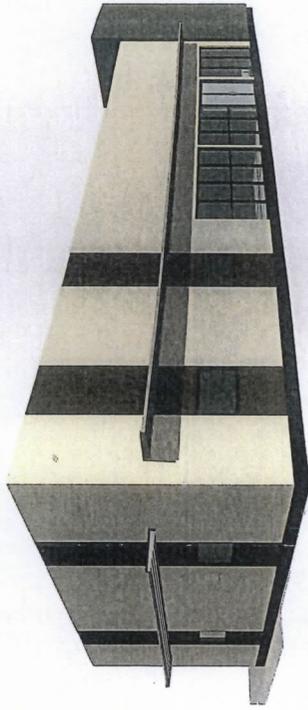
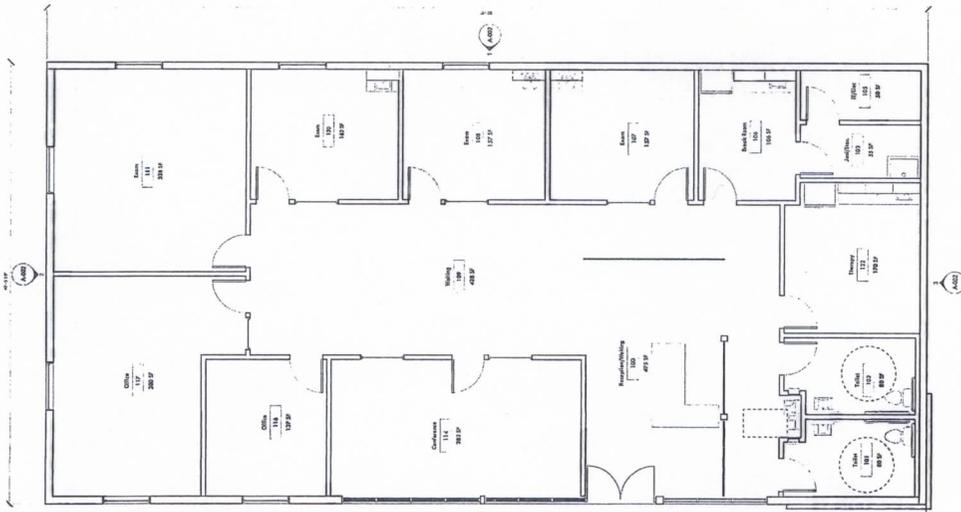
Rev.	Date	Description
1	08/12/2015	Initial
2	08/12/2015	Revised

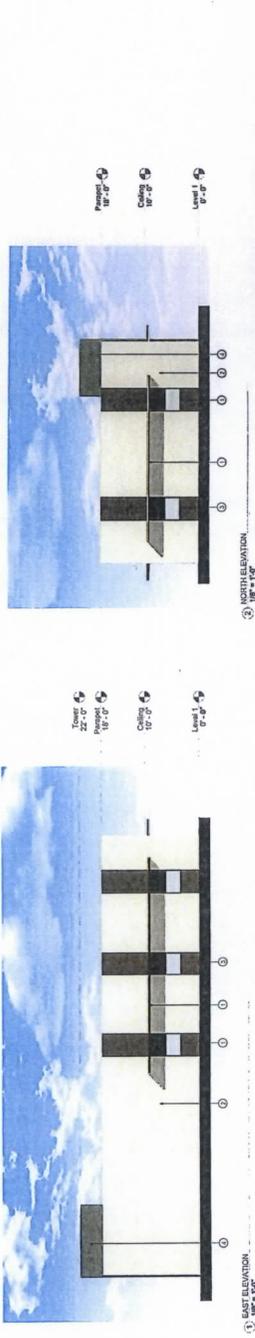
PROJECT NO. 150036
 DATE: 08/12/2015
 ARCHITECT: ART TEAM
 CLIENT: CHANDLER
 PROJECT: MEDICAL OFFICE BUILDINGS
 SHEET: A-001



FLOOR PLANS AND PERSPECTIVES

A-001





Revised Schedule
 No. | Date | Description

1.0006
 November 12, 2018
 Author
 Checker



MATERIALS LEGEND

STOREFRONT AND WINDOW FRAMING ARCADIA, DARK BRONZE AB-6	1
BUILDING - FIELD BEFS DRWT - AMARILLO WHITE #113 SANDPEBBLE FINE TEXTURE	2
EXTERIOR TILE CLADDING CASPER, TRUCKEE - COLORED SORTEN	3
METAL CLADDING ATAS - COLOR: ANTIQUE PATINA	4

ELEVATIONS

A-002



MEMORANDUM

Airport Memo No. AP16-023

DATE: NOVEMBER 19, 2015
TO: JEFF KURTZ, PLANNING ADMINISTRATOR
FROM: CHRIS ANDRES, AIRPORT ADMINISTRATOR. *CA*
SUBJECT: AIRPORT CONFLICT EVALUATION
DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY

At their November 18, 2015 meeting, the Chandler Airport Commission ("Commission") discussed the rezoning request for the Mainstreet Transitional Care Facility development located near the southeast corner of Arizona Avenue and Queen Creek Road.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None

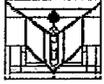
Commission Members in Attendance: Chairman Kelly McMullen, Vice Chairman David Sperling, Chelle Daly, Schulyer "Sky" McCorkle, and Frank Nechvatal were in attendance. This attendance represented a quorum.

Per the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

Attached is a full copy of the Airport Conflict Evaluation for the above referenced project.

cc: Kevin Mayo, Planning Manager

Attachment: Airport Conflict Evaluation



RE: Crossroads Towne Center - Slim Chickens proposal 

Jodie Novak to: Jeff Hunter
<jhunter@hunterengineeringpc.com>
Cc: James.Harris, "Mike Czajka"

11/19/2015 10:32 AM

From: Jodie Novak/COC
To: "Jeff Hunter" <jhunter@hunterengineeringpc.com>@CHANDLERAZ.GOV
Cc: James.Harris@hfa-ae.com, "Mike Czajka" <mike.czajka@hfa-ae.com>

Hi Jeff. The process is to submit the proposed development to me and I will review it in detail as a development proposal for substantial conformance with the zoning entitlements on the commercial center. There is no "preliminary submittal". I will provide any site design and building architecture comments for the proposal and will be continue to work together on the proposal. Once the designs are finalized, I can provide the required Administrative Approval. Once this is complete, then the project submits building/construction plans for review and permitting.

Sincerely,
Jodie

Jodie M. Novak, Senior City Planner - MEP, CPM
City of Chandler, Planning Division
Phone: 480-782-3060
Email: jodie.novak@chandleraz.gov
Website: <http://www.chandleraz.gov/default.aspx?pageid=148>

Mailing Address:	Physical/Location Address (for FEDEX/UPS only):
Mail Stop 105	215 E. Buffalo St.
PO Box 4008	Chandler, AZ 85225
Chandler, AZ 85244-4008	

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"Jeff Hunter"

Jodie,

11/19/2015 09:59:45 AM

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MEMORANDUM

Airport - Memo No. AP16-022

DATE: NOVEMBER 18, 2015

TO: CHANDLER AIRPORT COMMISSION

FROM: CHRIS ANDRES, AIRPORT ADMINISTRATOR *CA*

SUBJECT: AGENDA ITEM 4.C. - AIRPORT CONFLICT EVALUATION
DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY
SOUTHEAST CORNER OF ARIZONA AVENUE AND QUEEN CREEK ROAD

RECOMMENDATION:

Staff recommends the Airport Commission present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Mainstreet Transitional Care Facility.

BACKGROUND:

The approximately 8 acre site is a "county island" located at the southeast corner of Arizona Avenue and Queen Creek Road, approximately one mile west of the southern end of Runway 4L-22R (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is adjacent to an approximately 28 acre site that has a rezoning request for a single family residential subdivision (APL 15-0004 Airpark Area Plan Amendment; -DVR15-0028 Enclave at Hamilton Ranch).

The proposed project is an approximately 70,000 square foot, two-story building for a transitional care facility specializing in post-operative recovery (*Exhibit C - Site Plan, Exhibit D: -Elevations*). The Applicant's request has three components:

- Rezoning from AG-1 (AG-1 occurs through initial City zoning process related to Annexation) to PAD for Commercial/Medical Related Uses
- Preliminary Development Plan (PDP) for site layout and building design
- Preliminary Plat (PPT) approval for commercial development

The City of Chandler General Plan designates the property for Employment and denotes that the property is within the Airpark Area Plan. The Airpark Area Plan designates the site as Neighborhood Commercial, Commercial/Office/Business Park with a Light Rail Corridor Overlay Planning Area, potentially allowing Mixed Use (*Exhibit E - Chandler Airpark Area Plan Land Use Plan*).

ANALYSIS:

The proposed use complies with the land use categories in the General and Airpark plans.

The subject property is approximately one mile from the west of the southern end of Runway 4L-22R. The proposed development will experience a significant number of daily overflights from aircraft in the normal airport traffic pattern (*Exhibit F – Flight Tracks*). Flight operations are typically between sunrise and sunset and, at this location, the flight traffic pattern altitude for fixed wing aircraft is approximately 800 feet above ground level. However, aircraft approaching Runway 4L-22R may frequently be at lower altitudes.

Based on the maximum allowable building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction at this location.

Due to the proximity to the Airport, if the development is approved, the developer will need to file a Notice of Proposed Construction with the Federal Aviation Administration.

AIRPORT CONFLICT EVALUATION PROCESS

In January 2002, the City Council adopted an Airport Conflicts Evaluation (ACE) Process policy requiring any zoning changes within the nine-square mile Chandler Airpark Area to be reviewed by the Airport Commission to determine if the use and/or development will be a conflict with current and future airport operations. The ACE policy specifically outlines the Commission's tasks as they relate to this review. These tasks are noted in underline and italics:

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses.*
2. *If conflicts exist, the specific areas of conflict.*
3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any.*
4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination.*

Airport staff provides the Airport Commission with information and a recommendation regarding the proposed project and the conflict evaluation process. Staff will compile and forward an ACE report that summarizes the Airport Commission's discussion and findings to the Zoning Administrator. Planning staff will report the Airport Commission's findings regarding potential for airport conflicts to Planning and Zoning Commission and to City Council.

FINDINGS

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses. A conflict **does not exist** between the proposed development and proposed airport uses.*
2. *If conflicts exist, the specific areas of conflict. None.*

3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any.* **None.**
4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination.* **This information will be determined through Commission discussion and action.**

PUBLIC MEETINGS

On Wednesday, October 14, a public neighborhood meeting was held at the Chandler Public Library – Hamilton Branch, 3700 S. Arizona Avenue in Chandler. No members of the public attended.

On November 2 2015, the Airport Commission's Development and Land Use Subcommittee reviewed the proposed development and unanimously voted to find a "no conflict with airport uses" with the above referenced project.

PROPOSED MOTION:

Move to present an Airport Conflicts Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for Mainstreet Transitional Care Facility.

ATTACHMENTS:

- A. Vicinity Map
- B. Property Location
- C. Site Plan
- D. Elevations
- E. Chandler Airpark Area Plan Land Use Plan
- F. Flight Tracks

EXHIBIT A: VICINITY MAP

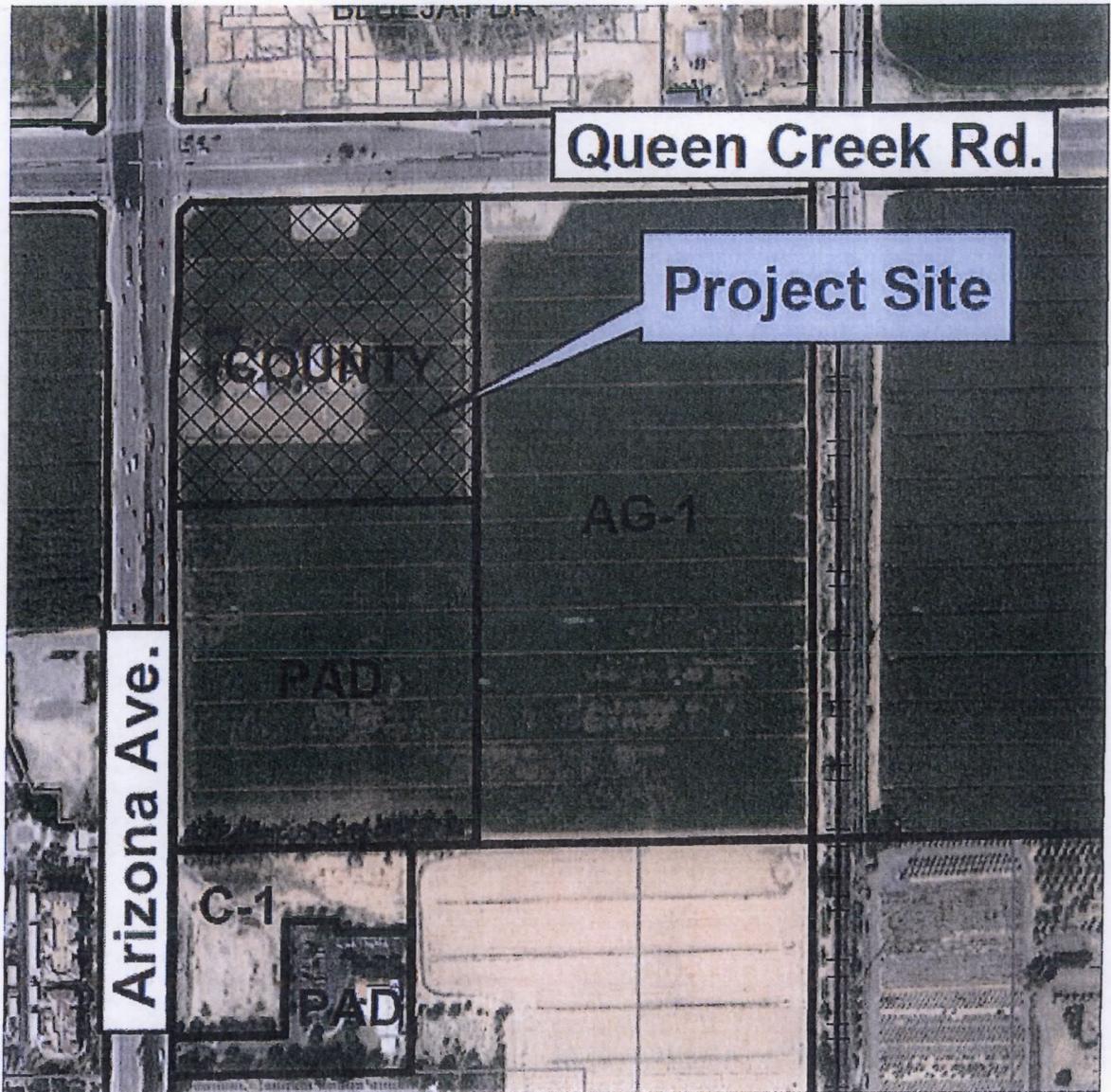


EXHIBIT B: PROPERTY LOCATION

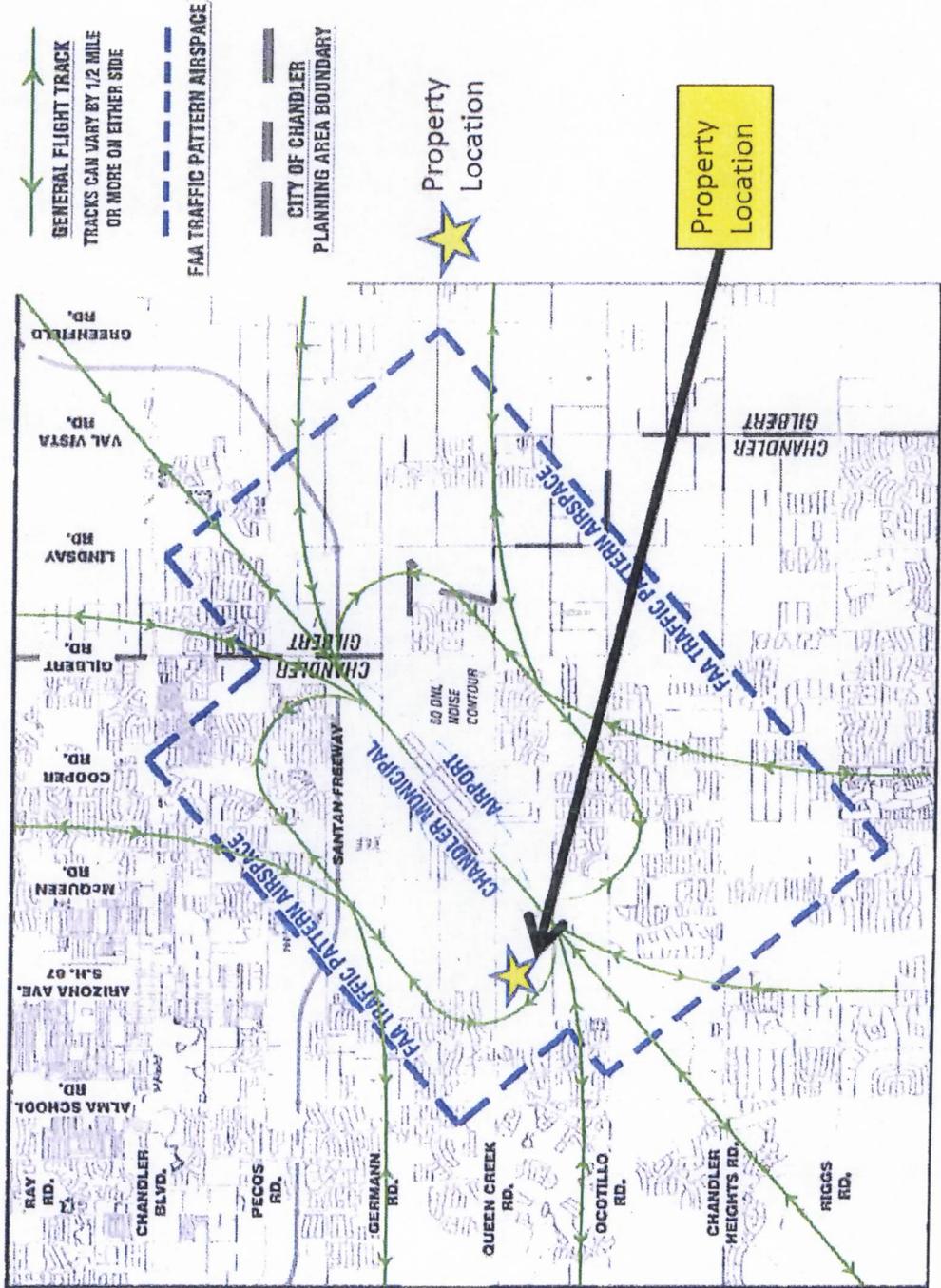


EXHIBIT D: ELEVATIONS



1 SIDE ELEVATION

2 SIDE ELEVATION

3 FRONT ELEVATION

4 REAR ELEVATION

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

ROOF HATCHWAY WALLS AND GATES SHALL BE EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT

SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT

manstreet

ARCHITECTURAL RESOURCE TEAM

17100 S. HARRIS BLVD. SUITE 100
DENV, CO 80231

BRUCE W. HARRIS
LICENSED PROFESSIONAL ENGINEER
NO. 100000001

DATE: 08/14/16

PROJECT: MAINSTREET TRANSITIONAL CARE FACILITY

001E

MATERIALS LEGEND

<p>ROOFLIGHT AND WINDOW FRAMING ARGASIA, GARDENVIEW 404</p>	<p>BUILDING FIELD EPS ORITE - AMARILLO WHITE 613 SANDPEARL FINE TEXTURE</p>	<p>BUILDING ENTRY - ACCENT STONE LAS VEGAS ROCK, DESERT BLEND, MICHES FRESH, HORIZONTAL PLANK PATERN</p>	<p>EXTERIOR TILE CLADDING CASAR, TRAGE - COLON - COURTEN</p>
			<p>METAL CLADDING ATAS COLOR ARTIQUE PATINA</p>

EXHIBIT E: CHANDLER AIRPARK AREA PLAN LAND USE PLAN

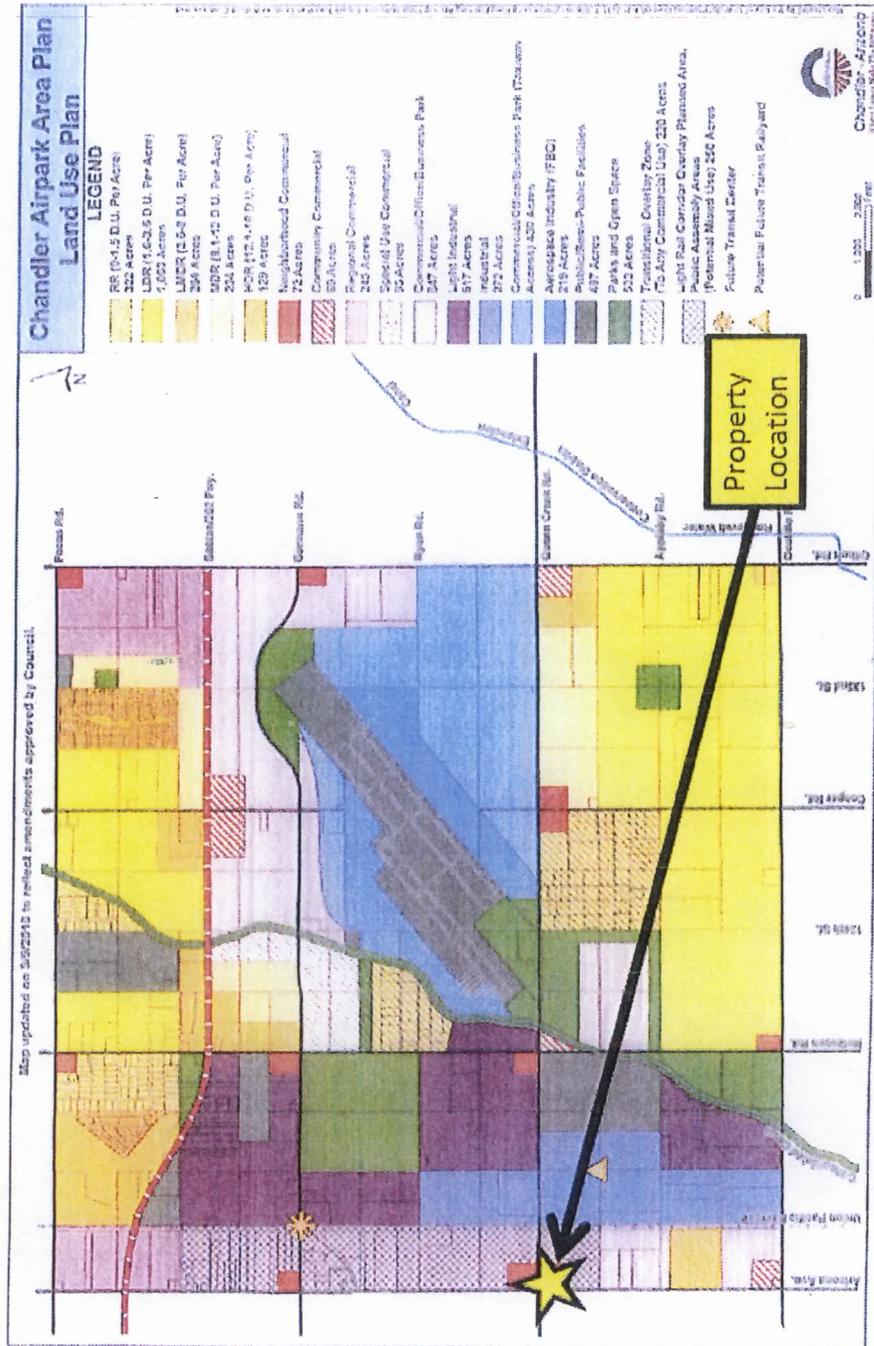
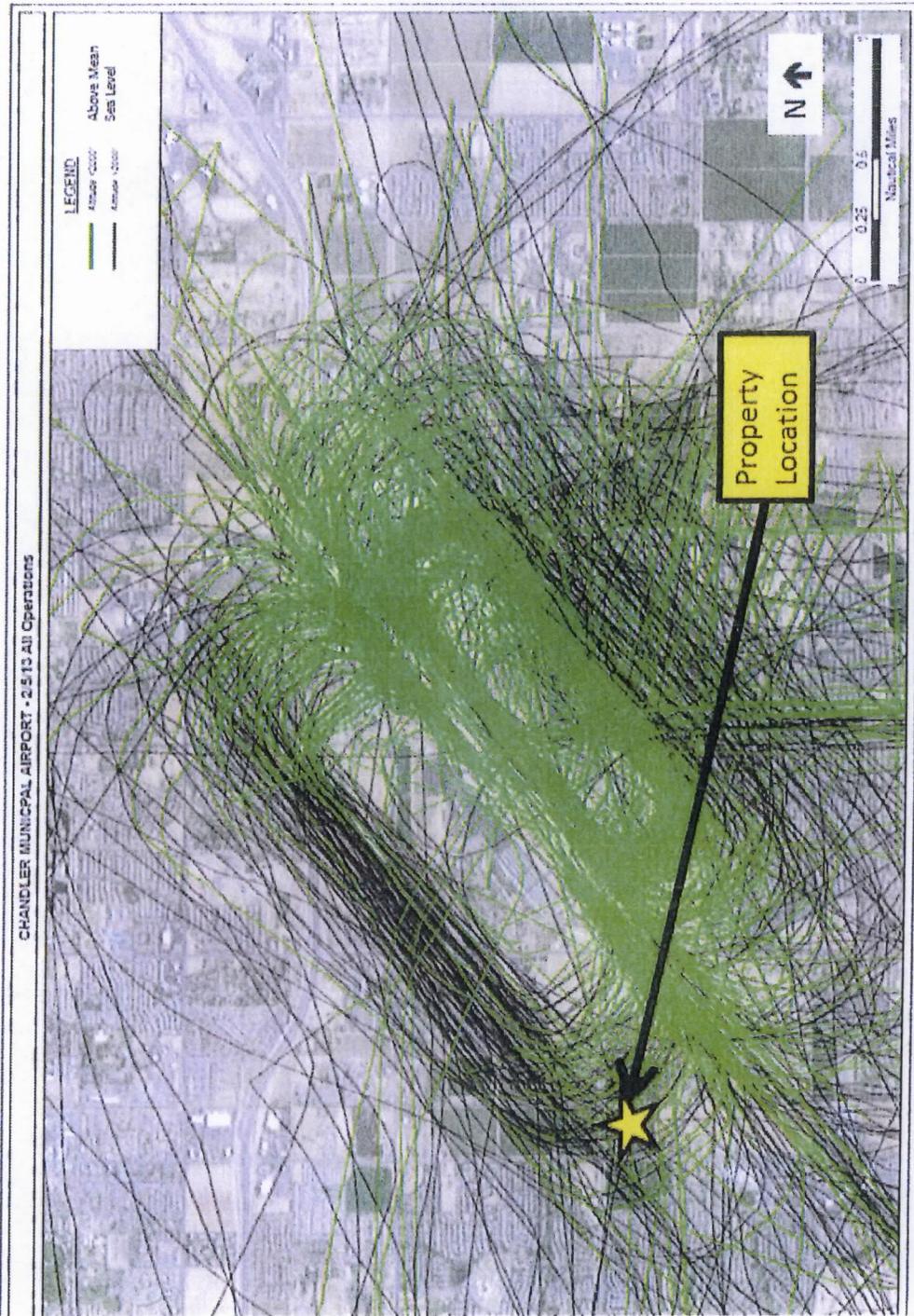


EXHIBIT F: FLIGHT TRACKS



ORDINANCE NO. 4684

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) COMMERCIAL/MEDICAL RELATED USES FOR A TRANSITIONAL HEALTH CARE FACILITY AND OTHER ASSOCIATED USES IN CASE DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY 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 Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAINTSTREET TRANSITIONAL CARE FACILITY", kept on file in the City of Chandler Planning Division, in File No. DVR15-0035, 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. 4684 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 *KSM*

PUBLISHED:

Attachment 'A'

LEGAL DESCRIPTION

Assessor Parcel Number 303-41-010A

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH AND WEST 33 FEET;

ALSO EXCEPTING THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 01, 1996 AS 96-0140204 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

ALSO EXCEPTING THAT PORTION CONDEMNED TO MARICOPA COUNTY IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 05, 2001 AS 2007-0020694 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA

CONTAINING 7.8282 ACRES (340,996 SQUARE FEET) MORE OR LESS.