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JUL 26 2007



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Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-160

DATE: JUNE 21, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0027 EVDI MEDICAL BUILDING

Request: Use Permit extension for a mobile Positron Emission Tomography (P.E.T.) Scanner unit to be parked outside of EVDI Medical Imaging

Location: 1076 W. Chandler Blvd
Northwest corner of Alma School Road and Chandler Boulevard

Applicant: Helen Dietz

RECOMMENDATION

The request is for a Use Permit extension approval for an additional two (2) years to park a mobile Positron Emission Tomography (P.E.T.) Scanner unit outside of the EVDI Medical Imaging facility. Planning Commission and Staff, upon finding consistency with the General Plan and the Community Commercial (C-2) zoning district, recommend approval subject to conditions.

BACKGROUND

EVDI Medical Imaging is located at the northwest corner of Alma School Road and Chandler Boulevard within the Arrowhead Meadows retail/office strip center. The subject site shares the same vicinity as the Buckhorn's Billiards store and the Wells Fargo Bank. The applicant received Use Permit approval in April 2003 for one year in order to park a P.E.T. Scanner in front of their business once per week, and in 2005 for two additional years with an additional day

of service. As part of the current application, the business plans to expand the service to three times weekly.

The P.E.T. Scanner would continue to be located outside the front door of the business, temporarily parked in six (6) existing parking spaces. The P.E.T. Scanner does not obstruct entrances to neighboring businesses, nor does it block any handicapped spaces. The unit will be on site from 4 a.m. to 8 p.m. on days of service. The P.E.T. Scanner will not start operations until 6 a.m. The exact three days of service will be negotiated by EVDI with the provider upon Use Permit approval.

The P.E.T. Scanner is state of the art medical technology used to detect cancer, to determine the progression of disease, and to evaluate the success of the therapy. The applicant states this is a useful tool for physician cancer specialists and a service they would like to continue to make available to the residents of Chandler. The majority of the patients served would be cancer patients who, due to the nature of the disease, are in a fragile state. The P.E.T. unit can accommodate eight (8) patients per day.

The Use Permit extension granted in 2005 was intended to be a final extension request due to the applicant hoping to have sufficient funds to be able to locate a permanent P.E.T. Scanner internally. The applicant is requesting an extension due to the loss of Federal reimbursements as part of the Deficit Reduction Act of 2005. In addition, the current Use Permit will expire in December of this year. The applicant is requesting the extension early in the instance that the Use Permit is denied the applicant will have ample time to locate the P.E.T. Scanner in another municipality.

The applicant does not intend to request an extension of the Use Permit beyond the current request. Within the next two years, the applicant intends to purchase the equipment and locate it within the existing building structure. An expansion from two to three days per week is deemed necessary to handle increased patient volumes in the near-term and will aid in securing funds for purchase of the equipment.

The applicant is in compliance with stipulations added to the original Use Permit application that required the installation of additional landscaping in order to better screen the P.E.T Scanner.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Monday, May 21, 2007 at the Calvary Lutheran Church. No neighbors attended.

At the time of this writing Staff has received no telephone calls or letters from residents opposed to this Use Permit.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Cason)

At the Planning Commission hearing the Commission discussed the Use Permit extension request for the three additional years. There was concern with the three-year time extension since the 2005 Use Permit extension was supposed to be the final Use Permit extension. Planning Commission voted to reduce the three-year extension to a two-year extension, the applicant agreed to the condition.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the Community Commercial (C-2) zoning district, recommend approval of the Use Permit subject to the following conditions:

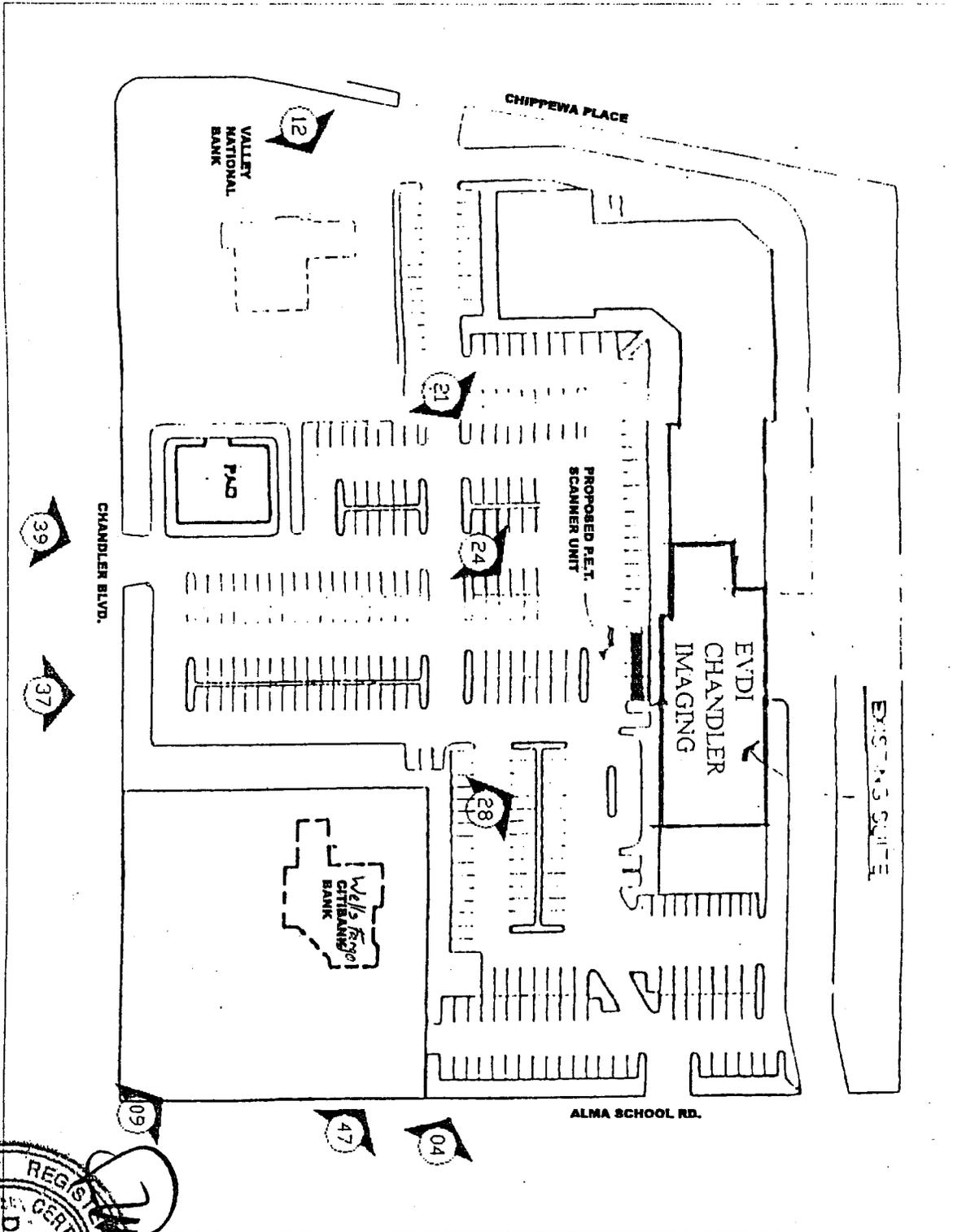
1. The Use Permit shall be granted for a period of two (2) years, at which time re-application shall be required. The two-year time period shall begin from the date of City Council approval.
2. Substantial expansion, modification beyond the approved exhibits, or increase in number of days the temporary unit is on site shall void the Use Permit and require a new Use Permit application and approval.

PROPOSED MOTION

Move to approve UP07-0027 EVDI MEDICAL BUILDING, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Partial Site Plan
4. Photographs
5. Applicant Narrative



SITE PLAN
 SEE SHEET 113 FOR CONSTRUCTION PHOTOGRAPHS AND

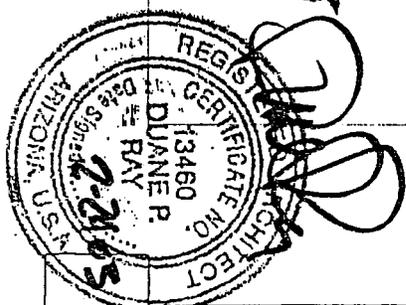
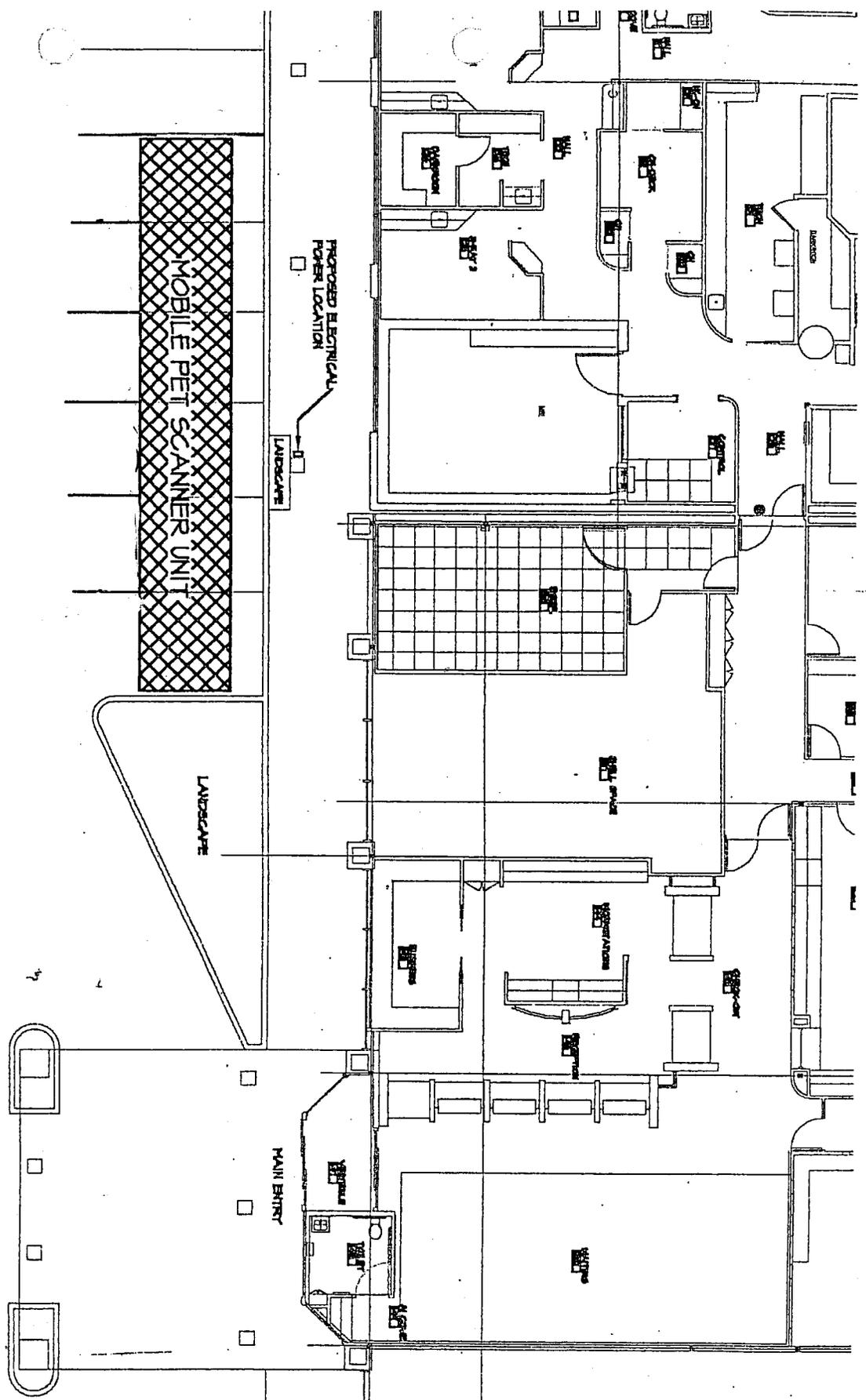


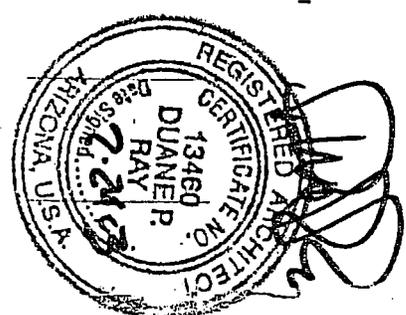
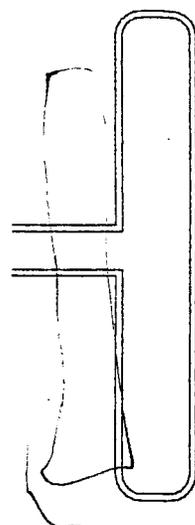
PHOTO REFERENCE MAP SITE EVDI- CHANDLER IMAGING CENTER REVISION DATE

TEL TRAILER DPR DUANE RAY ARCHITECTS - 111 W. 3RD ST., STE 9 TEMPE AZ. 85281

SITE PLAN



PARTIAL SITE PLAN



SITE PLAN & VISIBILITY MAP		DATE	DATE
VARS		1-00-00	
EVDI - CHANDLER IMAGING CENTER			
DUANE RAY ARCHITECTS - 1111 W. 3RD ST., STE 9 TENCIE AZ 85281			

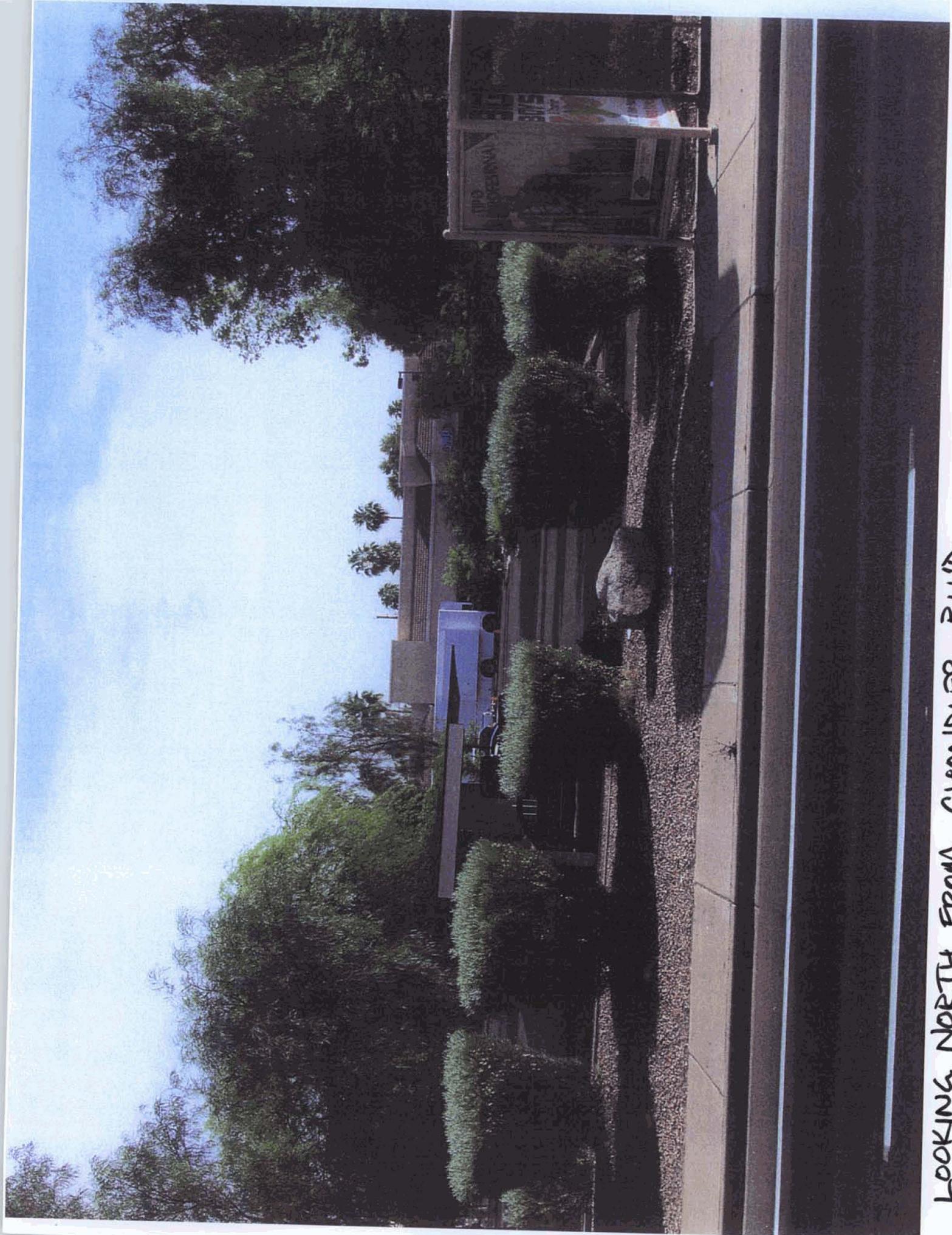
PARTIAL SITE PLAN



LOOKING EAST FROM PARKING LOT



LOOKING NORTHWEST FROM ALMA SCHOOL RD .



LOOKING NORTH FROM CHANDLER BLVD.



EVDI Medical Imaging

1125 E. Southern Avenue ♦ Suite 200 ♦ Mesa, Arizona 85204 ♦ (480) 545-8119

March 14, 2007

City of Chandler
Planning and Development
215 E. Buffalo St. Suite 104
Chandler, AZ 85225

To Whom It May Concern:

Re: EVDI Medical Imaging-Chandler Mobile Pet/CT Use Permit

EVDI Medical Imaging would like to request a three year, three day per week extension to our "Use Permit" in order to be able to continue to provide Positron Emission Tomography (PET) with Computerized Tomography (CT) services for our patients at the EVDI Chandler facility, 1076 W. Chandler Blvd, Suite 120.

EVDI has had a mobile PET/CT unit for the last two years, two days per week, at the EVDI Medical Imaging-Chandler facility. Our hope was to secure financial resources, select equipment, complete the construction, and install a permanent PET/CT by December, 2007. Unfortunately, the Deficit Reduction Act of 2005 has changed the economic environment for all providers of out-patient services accepting Medicare. Out-patient imaging facilities are seeing a 15-70% reduction in reimbursements. PET/CT services are seeing a 50% reduction for 2007, with a proposed additional reduction of 10% in 2008. Thus, EVDI would like to request a three year, three day per week extension so this valuable medical service can continue to be offered to our Chandler patients with mobile equipment.

Prior to this, EVDI had a mobile PET unit at this same location for two years, one day per week. The current permit expires on December 31, 2007. EVDI is submitting an early application. If this application is denied, EVDI Medical Imaging will have to look to another community to provide this valuable service that gives crucial medical management information to physicians caring for victims of cancer, dementia, and heart disease.

On the specified days, the mobile unit will arrive at 4:00 am and leave at approximately 8:00 pm. All patients are scheduled in advance. When the patients arrive at the center, they are registered in the main lobby and then escorted to the mobile PET/CT unit. When finished, the patient is escorted back to the building and exits through the front reception area.

EVDI Medical Imaging is a division of East Valley Diagnostic Imaging, LLC.

Associated Radiologists, LTD.
Valley Lutheran Hospital
Mesa Lutheran Hospital
Affiliated Radiologists, LTD.
Desert Samaritan Hospital

Desert Breast Centers
Chandler
Desert

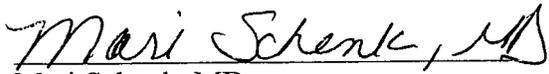
East Mesa
Gilbert
Ironwood

Scottsdale
Tempe
Desert Open MRI

As stated earlier, PET/CT scans provide crucial medical management information, not available with any other non-invasive technology, about many medical conditions including Alzheimer's dementia, many different cancers and heart disease.

It is the hope of EVDI Medical Imaging that with this mobile unit in place, patients in our community will not have to travel elsewhere for these diagnostic studies and, insure continuity of care within this community.

Sincerely,


Mari Schenk, MD
EVDI Medical Imaging


Helen E. Dietz, RT
Site Manager