

6

AUG 13 2009

ORDINANCE NO. 4174

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) MULTI-USE FOR ASSISTED LIVING, NURSING, AND GENERAL/MEDICAL OFFICE USES (DVR09-0011 SANTE CHANDLER) 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) Multi-Use for Assisted Living, Nursing, and General/Medical Office uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SANTE CHANDLER " kept on file in the City of Chandler Current Planning Division, in file number DVR09-0011, 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. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. 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.
7. Completion of the construction, where applicable, 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.
8. 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.
9. The project landscaping shall comply with the Commercial Design Standards.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The parking shade canopies shall utilize elements and material found upon the building.
12. The site shall be maintained in a clean and orderly manner.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4174 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED:

Ordinance # 4174

Attachment "A"

Sante' Chandler Rehabilitation Center

Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS WEST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 942.26 FEET TO A POINT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31, BEING MARKED BY A 2" ALUMINUM CAP, LS 21782, BEARS NORTH 89 DEGREES 35 MINUTES 15 SECONDS WEST, 1769.07 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 24 MINUTES 45 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 41 MINUTES 42 SECONDS, A DISTANCE OF 298.07 FEET;

THENCE NORTH 42 DEGREES 16 MINUTES 57 SECONDS WEST, A DISTANCE OF 43.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 42 DEGREES 16 MINUTES 57 SECONDS WEST, A DISTANCE OF 264.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 18 MINUTES 07 SECONDS, A DISTANCE OF 295.32 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31 AND FROM WHICH POINT, THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, BEARS SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 1065.94 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST, A DISTANCE OF 260.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 677.66 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 608.51 FEET;

THENCE SOUTH 65 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 57.84 FEET;

THENCE SOUTH 75 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 354.27 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE NO. 4174

Attachment 'A'

**SANTÉ CHANDLER
TRANSITIONAL REHABILITATION CENTER**

Legal Description:

The part of the Southeast quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the Southeast corner of said Section 31, being marked by a brass cap in hand hole;

THENCE North 89 degrees 35 minutes 15 second West (basis of bearings) along the Southerly line of the Southeast quarter of said Section 31, a distance of 942.26 feet to a point from which the South quarter corner of said Section 31, being marked by a 2" aluminum cap, LS 21782, bears North 89 degrees 35 minutes 15 seconds West, 1769.07 feet distant therefrom;

THENCE Northwesterly along the arc of said curve, through a central angle of 42 degrees 41 minutes 42 seconds, a distance of 298.07 feet;

THENCE North 42 degrees 16 minutes 57 seconds West, a distance of 43.05 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 42 degrees 16 minutes 57 seconds West, a distance of 264.72 feet to the beginning of a curve to the right, concave Northeasterly, having a radius of 400.00 feet;

THENCE Northerly along the arc of said curve, through a central angle of 42 degrees 18 minutes 07 seconds, a distance of 295.32 feet to a point on the Westerly line of the Southeast quarter of the Southeast quarter of said Section 31 and from which point, the Southwest corner of the said Southeast quarter of the Southeast quarter of Section 31, bears South 00 degrees 01 minutes 10 seconds West, 1065.94 feet distant therefrom;

THENCE North 00 degrees 01 minutes 10 seconds East, a distance of 260.00 feet to the Northwest corner of the said Southeast quarter of the Southeast quarter of Section 31;

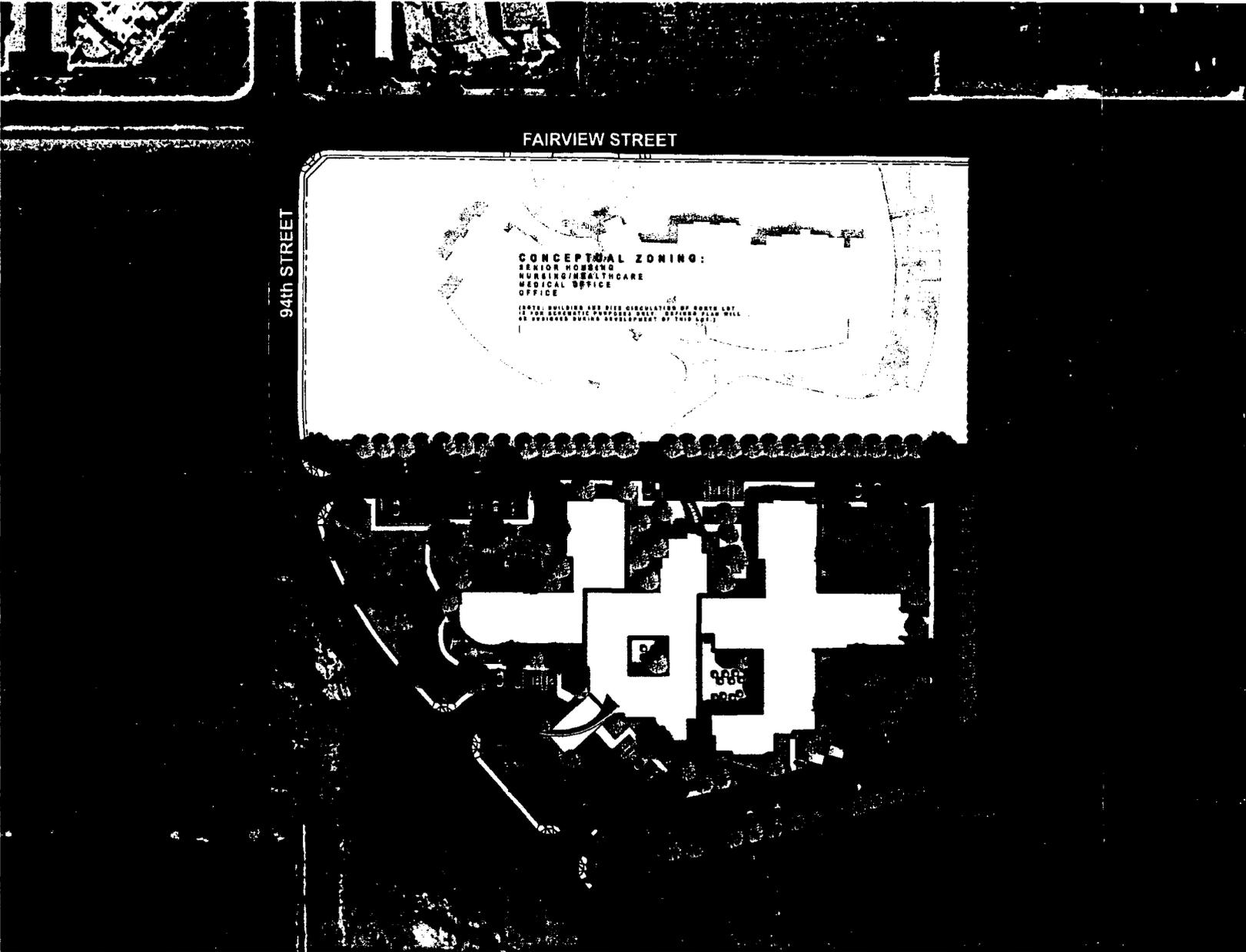
THENCE South 89 degrees 43 minutes 22 seconds East, along the Northerly line of the said Southeast quarter of the Southeast quarter of Section 31, a distance of 677.66 feet to the

Northeast corner of the West half of the Southeast quarter of the Southeast quarter of said Section 31;

THENCE South 00 degrees 00 minutes 43 seconds West, along the Easterly line of the said West half of the Southeast quarter of the Southeast quarter of Section 31, a distance of 608.51 feet;

THENCE South 65 degrees 24 minutes 45 seconds West, a distance of 57.84 feet;

THENCE South 75 degrees 24 minutes 45 seconds West, a distance of 354.27 feet to the TRUE POINT OF BEGINNING.



**SANTÉ
CHANDLER**



SANTÉ
CHANDLER, LLC

**PRELIMINARY
NOT FOR
CONSTRUCTION**

1/14/11 12/27/2009

WHITNEYBELL PERRY INC.
 1132 East Mission Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler, Suite 125
 Chandler, Arizona 85224-7522
 (602)265-1837



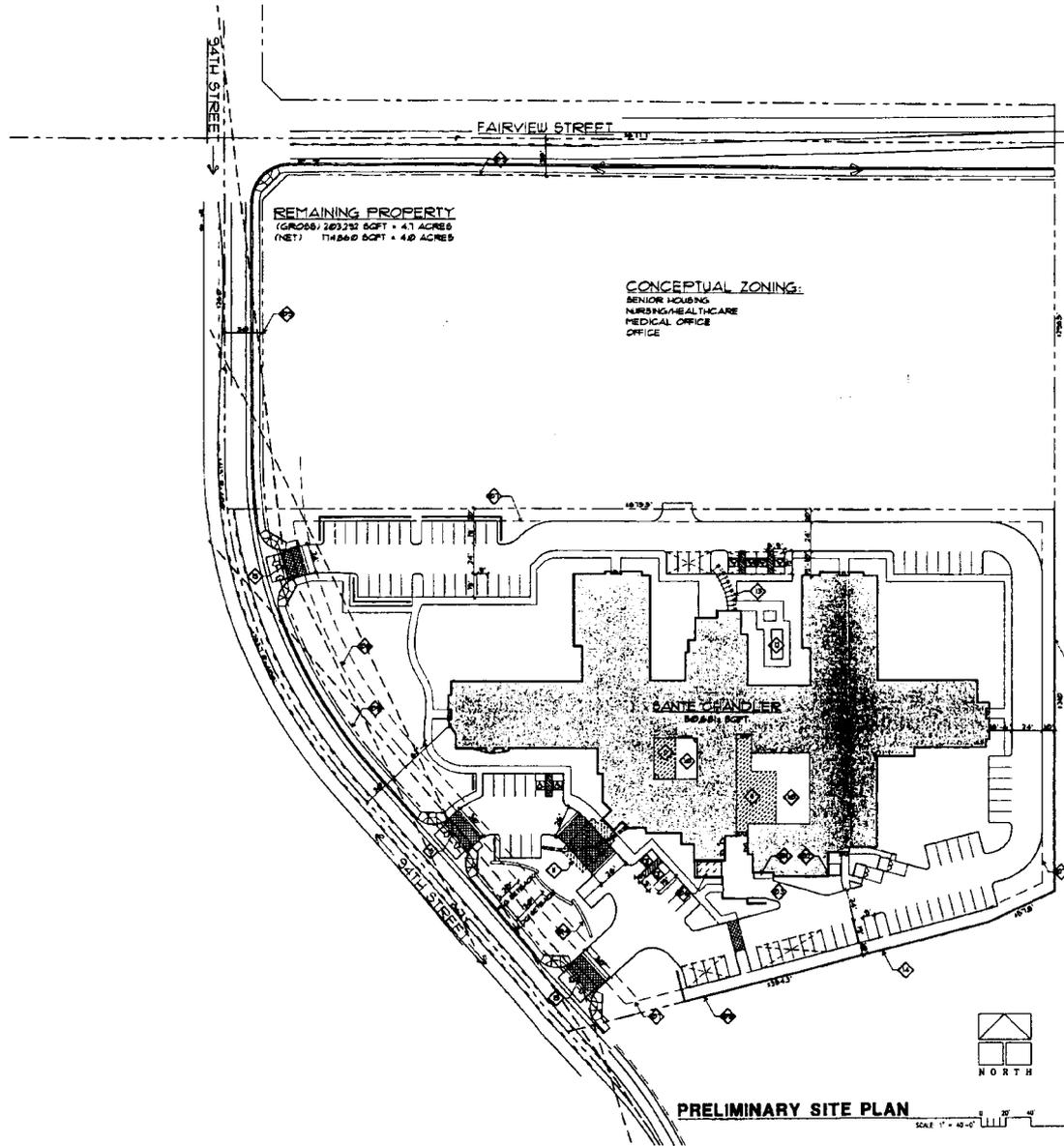
ARCHITECTURE AND PLANNING

PROJECT NO. 0842
 DATE: FEBRUARY 2011

0842

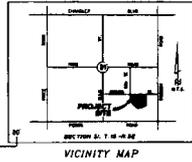
PROJECT: WHITNEYBELL PERRY INC.
 DATE: FEB 09

**PRELIMINARY
COLORED SITE PLAN**



PRELIMINARY SITE PLAN

SCALE 1" = 40'-0"



ROOF ACCESS LADDERS AND ROOF DRAINAGE:
 ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING ORIGINALLY. ADDITIONAL INTEGRATED ROOF DRAINAGE SHALL BE REQUIRED ACCORDING TO THE LOCAL CODES.

SERVICE ENTRANCE SIGNAGE SCREENING:
 SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL, OR LANDSCAPING EQUAL TO OR GREATER IN HEIGHT OF THE MECHANICAL EQUIPMENT. SECTION 38-1803 (F)(1) & ZONING CODES.

TECHNICAL EQUIPMENT:
 ALL ROOF MOUNTED TECHNICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.

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

STREET FRONTAGE AREAS THAT BE GRANTED TO NATURAL AND PLANNED GREEN SPACES:
 A LANDSCAPE AREA OF 10 FEET FROM STREET WATER RETENTION (EXCLUDING RIGHT-OF-WAY).

SOIL ENHANCED FOR RETENTION (BANS) MUST BE USED TO CREATE COFFERED BENCHES:
 HEIGHT OF EARTH BENCHES SHALL BE REQUIRED FROM ADJACENT STREET CURB ELEVATION.

EARTH MOUND, NATURAL AND PLANNED IN SIZE AND SHAPE WITH A GRADE OF 4% SHALL BE LOCATED AND DESIGNED TO MINIMIZE STREET VIEWS FROM ADJACENT STREET.
 BUILD-OUT OF STREET IMPROVEMENTS MUST BE CONSIDERED IN DESIGNING SO THAT IMPROVEMENTS DO NOT RESULT IN REMOVAL OF REQUIRED BENCHES.

STORM WATER RETENTION IS PROHIBITED ADJACENT TO RETAINING WALLS ADJACENT TO A STREET FRONTAGE.
 RETENTION BENCHES SHALL BE DESIGNED TO APPEAR NATURAL AND PLANNED, AVOIDING RECTANGULAR BENCHES OR STRAIGHT SIDE SLOPES. SEE SECTION 38-1803 (F)(2) & ZONING CODE.

KEYNOTES:

- ◆ MSB LOCATION
- ◆ GENERATOR WITH ENCLOSURE
- ◆ LOADING AREA
- ◆ PROPERTY SIGN
- ◆ SOLID WALL ALONG PROPERTY LINE PERDONS SIGN ORDINANCE
- ◆ COVERED APLOTTE PAD
- ◆ MP RETRACK LINE
- ◆ MP FRONT RETRACK LINE
- ◆ MP ROU DEDICATION
- ◆ INTERNAL LANDSCAPED COURT
- ◆ COVERED EXTERIOR SPACE
- ◆ HEALING GARDEN
- ◆ ARCHITECTURAL ENTRY FEATURE
- ◆ FUTURE WALL AS REQUIRED BASED ON ZONING ORDINANCE
- ◆ AUTO VISIBILITY VIEW

DRAWING LEGEND:

- EXISTING HYDRANT
- EXISTING LIGHT
- MSB LIGHT
- EXISTING BICYCLE LANE
- ACCESSIBLE PARKING SPACE PER ADAAG SECTION 403 AND CHANDLER CODE OF ORDINANCES ARTICLE XVI SEC 38-1808 (F)(3) & 38-1809
- DETECTABLE WARNING PER ADAAG SECTION 403.3

SITE DATA:

AREA (GROSS) 283,232 SQ FT (4.1 ACRES)
 (NET) 174,840 SQ FT (4.0 ACRES)
 ZONING: AD (PROPOSED) PAD
 PARKING: 103 PARKING SPACES TOTAL (8 ACCESSIBLE SPACES)
 LOT COVERAGE: 1% OF THE NET AREA OR 18.26 SQ FT TOTAL COVERED SPACE

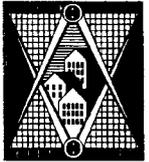
GENERAL NOTES:

ALL SIGNS REQUIRE SEPARATE PERMIT.
 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT BLAZE FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
 ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
 ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OTHER THAN PHASE.
 SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

SANTE CHANDLER

PRELIMINARY NOT FOR CONSTRUCTION
 DATE 12/27/2008

WHITNEYBELL PERRY INC.
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 575 W Chandler, Suite 123
 Chandler, Arizona 85224-7532
 (602)265-1891



ARCHITECTURE AND PLANNING

1.00
 8848

COPYRIGHT WHITNEYBELL PERRY INC.
 17 FEB 09

PRELIMINARY SITE PLAN

**SANTÉ
CHANDLER**

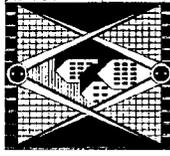


SANTÉ
CHANDLER, LLC

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 12/17/08

WHITNEYBELL PERRY INC.
1107 East Missouri Avenue
P.O. Box 8014, 7084
575 N. Chandler, Suite 123
Chandler, Arizona 85224-532
(602)785 1891



ARCHITECTURE AND PLANNING

0848
COPYRIGHT WHITNEYBELL PERRY INC.
17 FEB 09
**RENDERING
EYE VIEW**





SANTE CHANDLER



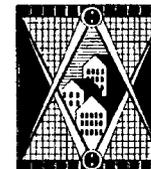
SANTÉ
CHANDLER, LLC

**PRELIMINARY
NOT FOR
CONSTRUCTION**

LEVER 12/21/2009

WHITNEYBELL PERRY INC.

1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
575 W Chandler, Suite 123
Chandler, Arizona 85274-1532
(602)965-1891



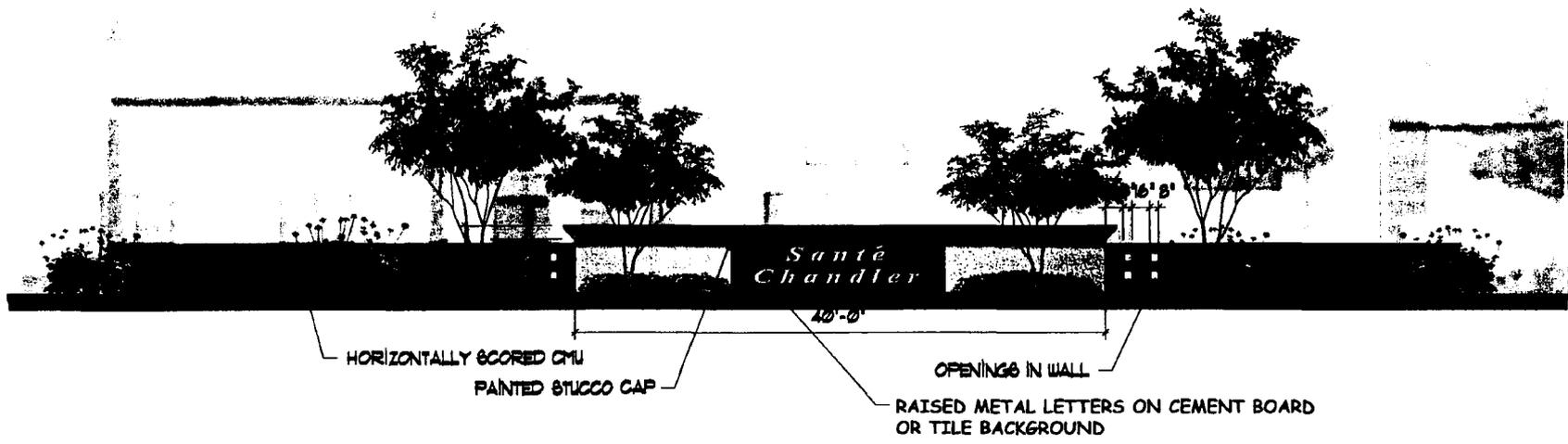
ARCHITECTURE AND PLANNING

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784
575 WEST CHANDLER, SUITE 123
CHANDLER, ARIZONA 85274-1532
(602) 965-1891

0842

COPYRIGHT WHITNEYBELL PERRY INC
17 FEB 09

RENDERING
BIRD'S EYE VIEW



SIGN WALL ELEVATION

SCALE: 1/8" = 1'-0"

**SANTÉ
CHANDLER**

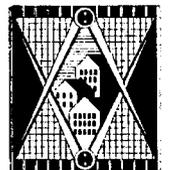


**SANTÉ
CHANDLER, LLC**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 1/27/09

WHITNEYBELL PERRY INC.
1102 East Missouri Avenue
Phoenix, Arizona 85014-2781
Dale W. Chandler, Suite 123
Chandler, Arizona 85224-1532
(602)265-1891



ARCHITECTURE AND PLANNING

0842

COPYRIGHT © WHITNEYBELL PERRY INC.
1/27/09

**PRELIMINARY
SIGN WALL ELEVATION**