C.

MAY 0 4 2011
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development - PZ Memo No. 11-039**

DATE: APRIL 28, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: ZUP10-0050 CHANDLER VALLEY HOPE

Request: Use Permit approval for two parking lots in a Multi-family (MF-1) zoned district in conjunction with a rehabilitation facility

Location: 501 N. Washington Street,
Northeast corner of Washington and Oakland streets

Applicant: E.J. Sandoval, M3 Architecture

RECOMMENDATION

The request is for Use Permit approval for two parking lots in a Multi-family (MF-1) zoned district in conjunction with a rehabilitation facility. Staff, upon finding consistency with the General Plan and MF-1 zoning district, recommends approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Washington and Oakland streets and is surrounded by single-family homes. Chandler Valley Hope has operated at this location since 1986, receiving Use Permit approval in 1985, without major modification occurring to the site. The previous use of the property and associated buildings were in conjunction with a church and residential homes. The initial Use Permit for facility had a condition stating that if expansion ever occurred a new Use Permit would be necessary.

The facility has six buildings associated with the use that provide administrative office space, dorm rooms, cafeteria, lecture/meeting areas, and a chapel. No new buildings are proposed for the site. The additional parking lots are located on the north end of the site. One of the lots is

currently vacant and is being parked on; the second lot currently has a vacant home on it that will be demolished. The lots will be designed according to City requirements.

The site generally has 40 patients receiving care at any one point in time, but has capacity for 56, and employs roughly 30 people during the weekday and roughly ten during evenings and weekends. Per Zoning Code, one parking space is required per bed and one parking space per 200 square feet of office area. The facility has not expanded its operations from the initial Use Permit approval, but through the acquiring of the additional properties to the north, would like to provide additional parking areas; the additional lots will also provide additional measures to secure the property. With the proposed parking areas the site will have 64 parking stalls. At maximum capacity with all buildings and beds occupied per code 104 spaces would be needed; however, based on historical operation about 45 spaces are needed. Additionally, not all buildings are occupied at the same time. If additional parking is needed, all three public streets surrounding the site allow for on-street parking.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Wednesday, March 9, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received two telephone calls regarding the request. One caller was opposed and left a name but no contact number; the second caller supported the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0050 CHANDLER VALLEY HOPE, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. Use Permit 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 Use Permit shall apply.

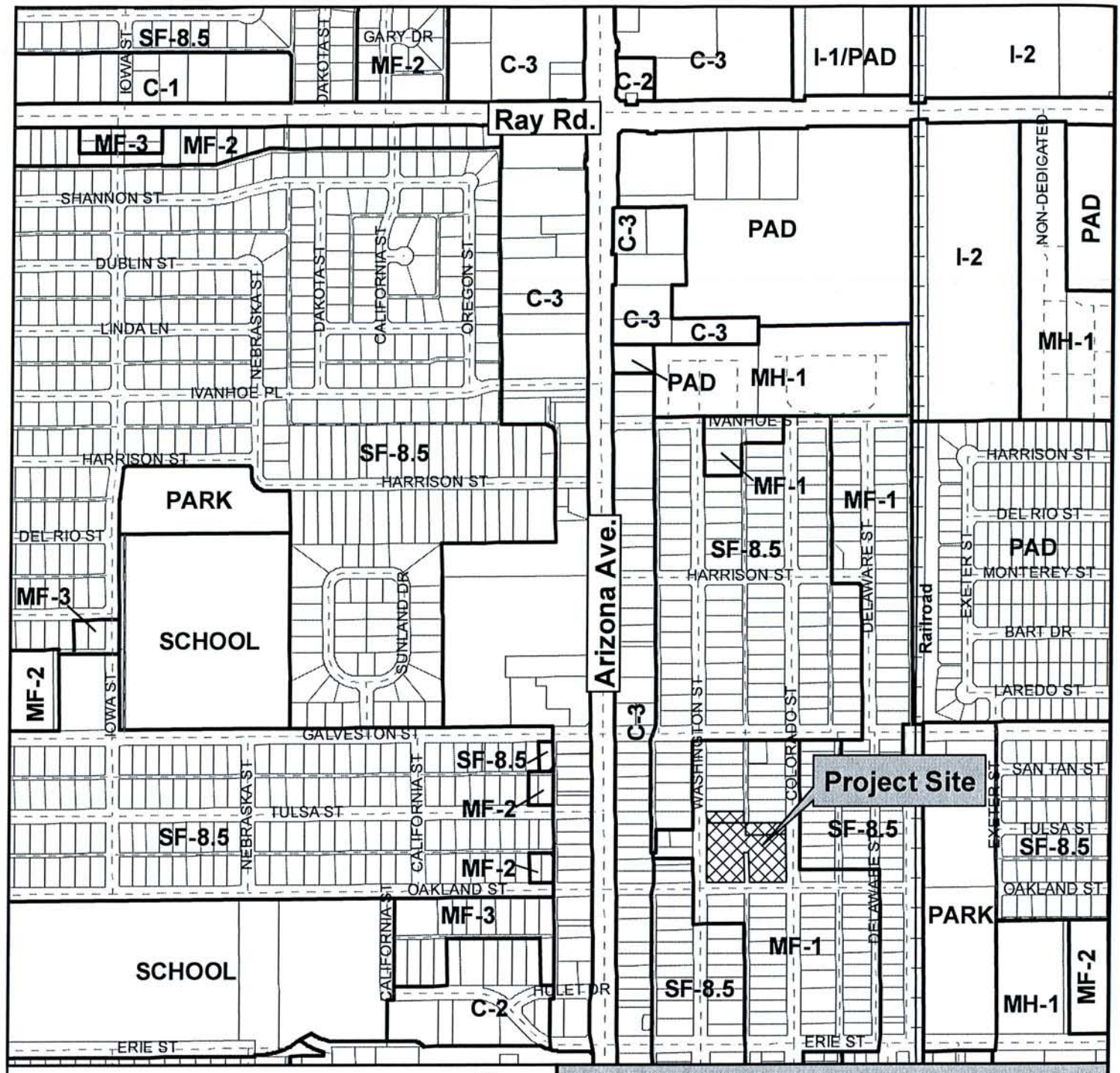
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of ZUP10-0050 CHANDLER VALLEY HOPE, Use Permit for two parking lots, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan

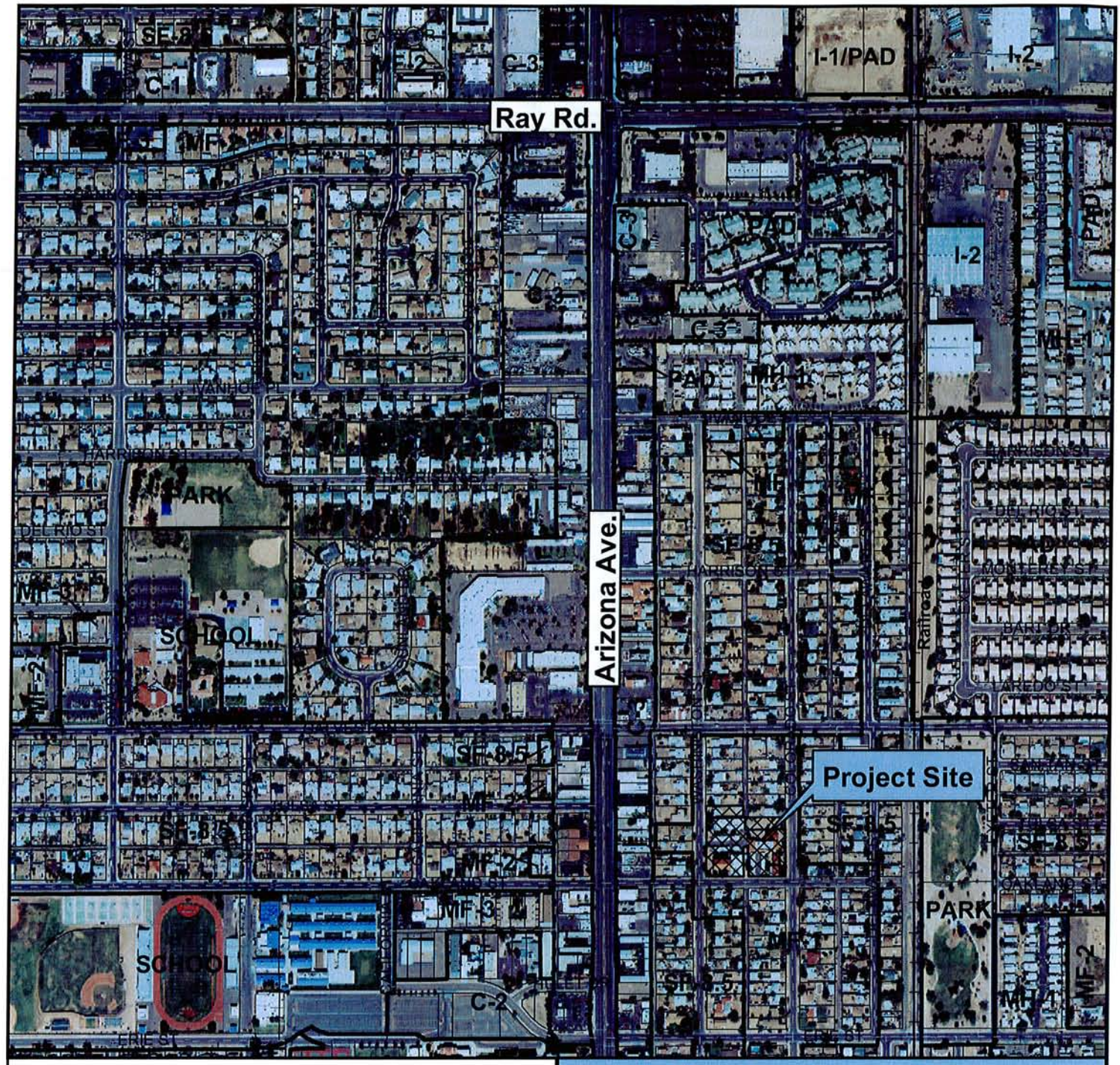


Vicinity Map

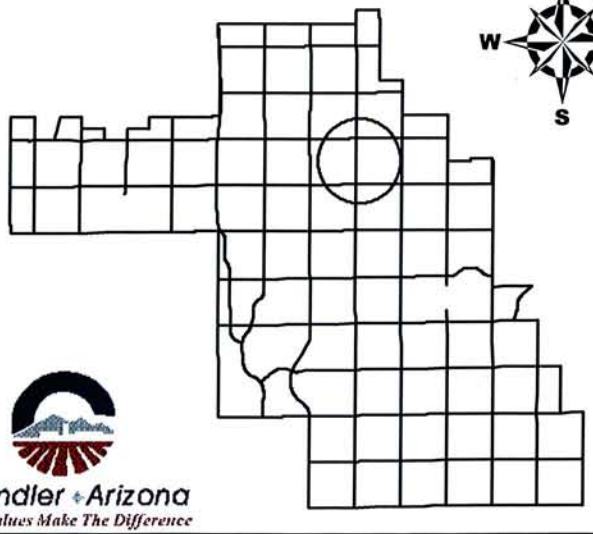
ZUP10-0050

Chandler Valley Hope

CITY OF CHANDLER 12/15/2010



Vicinity Map

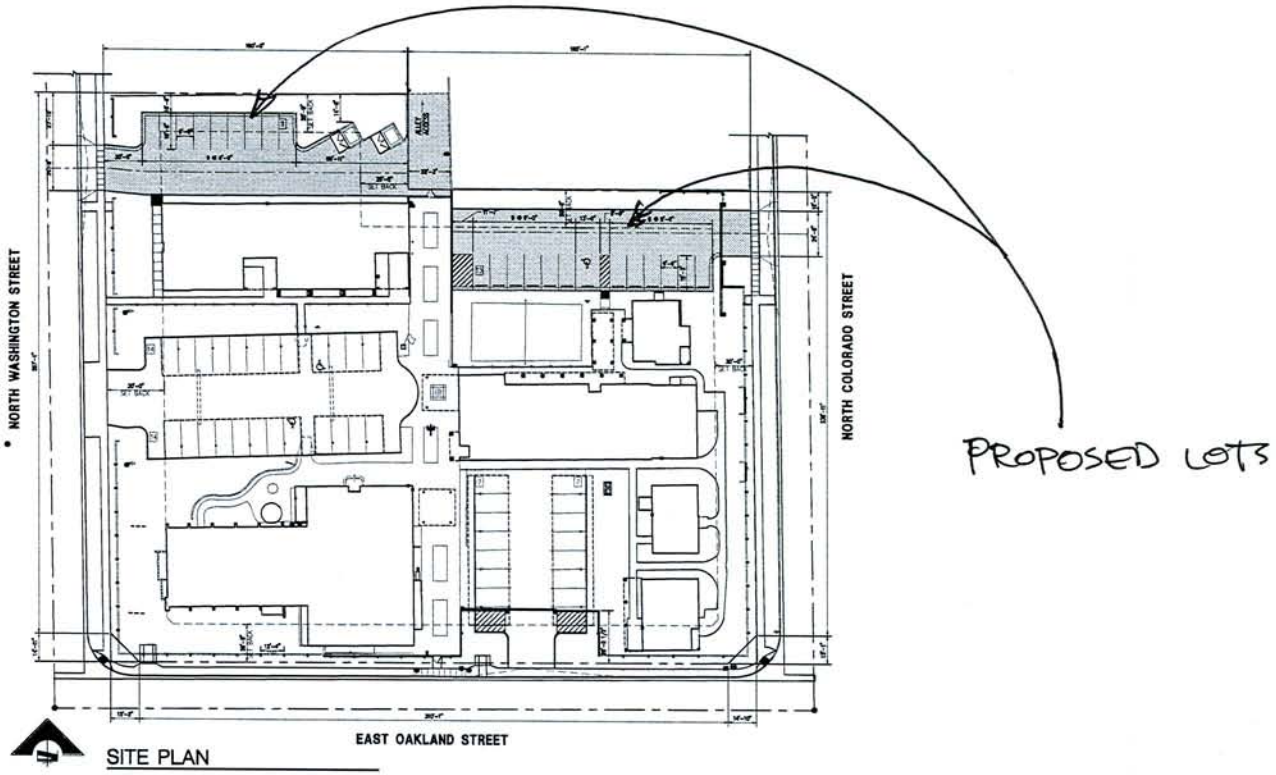


ZUP10-0050

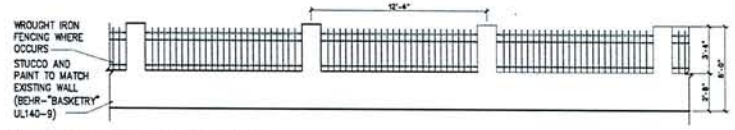
Chandler Valley Hope

Chandler • Arizona
Where Values Make The Difference

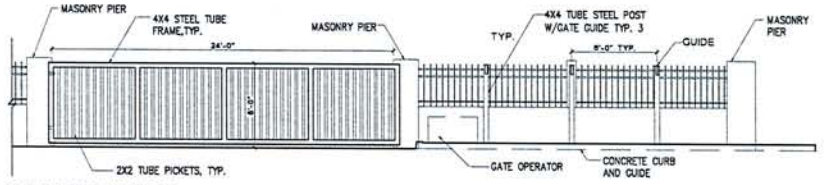
CITY OF CHANDLER 12/15/2010



SITE PLAN



TYPICAL WALL ELEVATION



GATE ELEVATION

Valley Hope Association
Chandler Valley Hope

561 N. Washington Street Chandler, Arizona

ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT
2227 W. PECOS RD.
SUITE NO. 10
CHANDLER, ARIZONA 85224

Revisions

Description	Date
1	
2	
3	
4	
5	
6	

Drawn: KR
Checked: EJ
Issue Date: 10 DEC 10

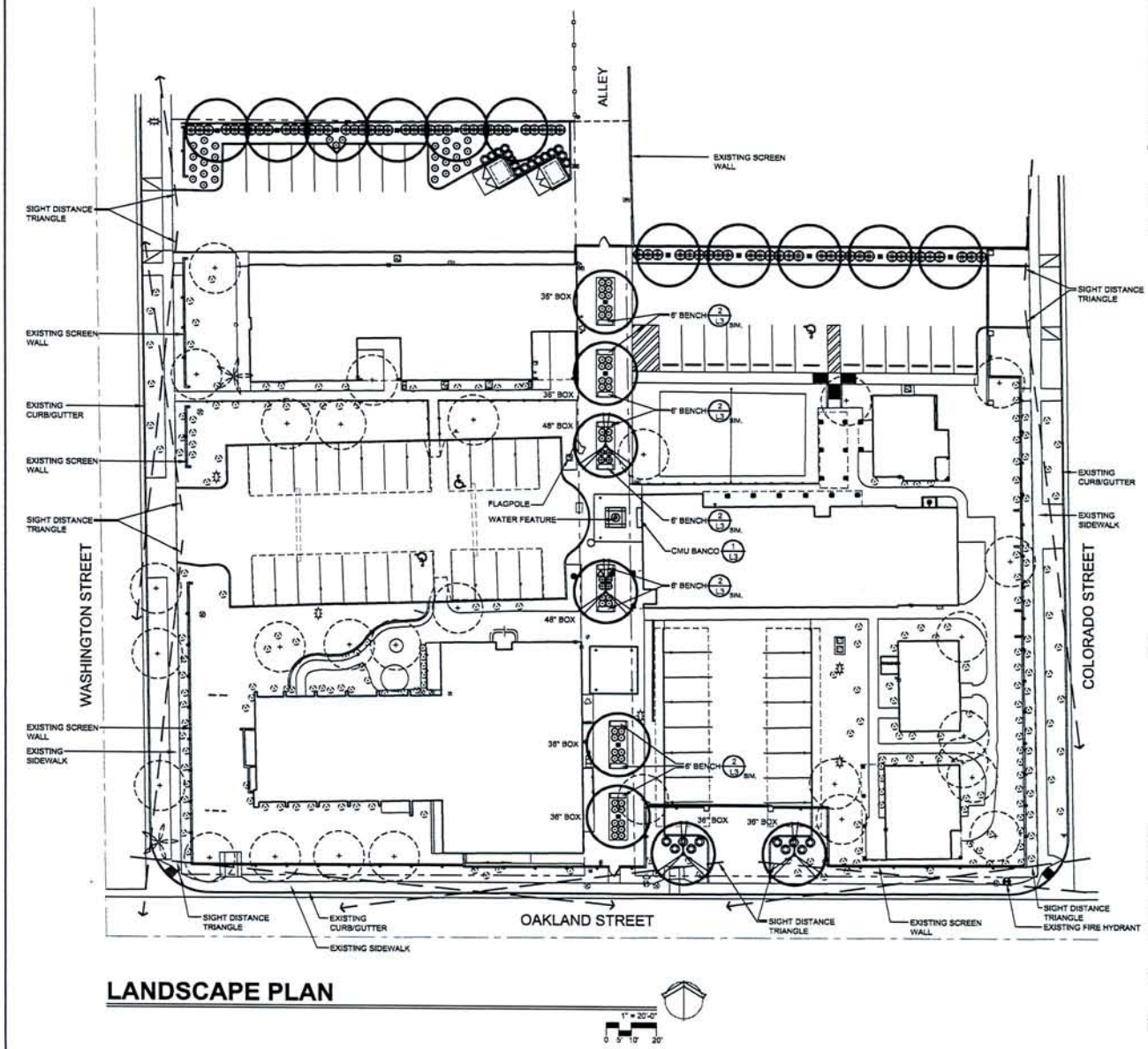
Drawing Title
SITE PLAN

Sheet Number
AS101

M3-PN105020

Last Update: 3.2.2011

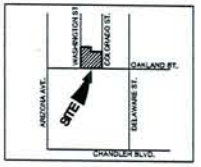
SITE PLAN



LANDSCAPE PLAN

1" = 20'-0"

0 5' 10' 20'



VICINITY MAP

N.T.S.

the MORRISWICK partnership
landscape architecture and planning
414 s. mill avenue, suite 307
tempe, arizona 85281
phone 480.894.9286
fax 480.894.9301

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	REMARKS
	TREES:			
	EXISTING TREE TO REMAIN			
	EXISTING PALM TREE TO REMAIN			
	CERCIDIUM PRAECOX 'AZT' / AZT SONORAN PALO VERDE	48" BOX / 36" BOX	2 / 2	12'HX12'WX3.5"CAL. / 10'HX8'WX2.5"CAL.
	PROSOPIS HYBRID 'AZT' / AZT THORNLESS MESQUITE	36" BOX / 24" BOX	4 / 11	10'HX8'WX2.5"CAL. / 8'HX4'WX1.5"CAL.
	SHRUBS:			
	EXISTING SHRUB TO REMAIN			
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / GREEN CLOUD SAGE	5 GALLON	68	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PURPLE MIST MUHLY	5 GALLON	74	
	RUELLIA PENINSULARIS / BAJA RUELLIA	5 GALLON	26	
	ACCENTS:			
	EXISTING SAGUARO TO REMAIN			
	EXISTING PRICKLY PEAR CACTUS TO REMAIN			
	AGAVE DESMETTIANA / AGAVE	5 GALLON	6	
	DECOMPOSED GRANITE:			
AS NOTED	MATCH EXISTING SIZE AND COLOR OF DECOMPOSED GRANITE			ALL NEW LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE, TOP DRESS EXISTING LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION.

CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR, SEE SECTION 1903(B)(G), ZONING CODE.
3. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G. MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES, SEE SECTION 1903 (B) (C) (11), ZONING CODE.
4. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS', SEE SECTION 1903 (B) (A) ZONING CODE.
5. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, SEE SECTION 1902 (E)(11), ZONING CODE.
6. ALL TREES WITHIN LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24"
7. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5', SEE SECTION 1903 (B) (C) (4), ZONING CODE.

EXISTING LANDSCAPE

PROTECT EXISTING LANDSCAPE AND IRRIGATION SYSTEM FROM DAMAGE CAUSED BY NEW CONSTRUCTION ACTIVITIES. REPAIR ALL DAMAGE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER. MAINTAIN THROUGH IRRIGATION REQUIRED DURING CONSTRUCTION. MAINTAIN EXISTING IRRIGATION TO EXISTING PLANT MATERIAL DURING CONSTRUCTION.

CALCULATIONS

THIS PROJECT IS A MINOR MODIFICATION TO AN EXISTING SITE. NEW PLANT MATERIAL WAS CALCULATED AT (1) TREE AND (6) SHRUBS PER 30 L.F. OF LANDSCAPE AREA.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF CURB.

REGISTERED LANDSCAPE ARCHITECT — 11-04-10 DATE

ARIZONA BLUE STAKE, INC. — DIAL 811 or 602-263-1100 1-800-STAKE-IT

Valley Hope Association
Chandler Valley Hope

541 N. Washington Street Chandler, Arizona

2231 W. PECOS RD. SUITE NO. 19
CHANDLER, ARIZONA 85224
TEL (480) 963-3667
FAX (480) 963-3668
WWW.M3PN.COM
ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT

Revisions

Description	Date
1	
2	
3	
4	
5	
6	

Drawn: DG
Checked: KM
Issue Date: 05.17.10

Drawing Title: LANDSCAPE PLAN

Sheet Number: L1 OF 4

M3PN 105020

Last Update: 11.4.2010

LANDSCAPE PLAN