



MEMORANDUM Development Services – Memo No. PZ18-081

DATE: NOVEMBER 7, 2018

TO: PLANNING AND ZONING COMMISSION

THRU: KEVIN MAYO, PLANNING ADMINISTRATOR ^{KA}
DAVID DE LA TORRE, PLANNING MANAGER ^{DDT}

FROM: LAUREN SCHUMANN, CITY PLANNER ^{LS}

SUBJECT: PDP18-0013 CADENCE AT CHANDLER/PLT 18-0054 CARINO COMMONS
COMMERICAL

Request: Preliminary Development Plan (PDP) approval for site layout and
building architecture for an assisted living facility

Preliminary Plat (PLT) approval

Location: Northwest corner of Arizona Avenue and Queen Creek Road

Applicant: Adam Baugh; Withey Morris, PLC

RECOMMENDATION

Planning staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The approximate 7.49-acre vacant site is located at the northwest corner of Arizona Avenue and Queen Creek Road, and is currently zoned Planned Area Development (PAD) for Community Commercial (C-2) uses. The site's adjacencies include Carino Estates single-family residential to the north, residential condominiums to the west, and two arterial streets to the east and south.

The subject site was zoned as part of the Carino Estates master plan, which designated the corner as PAD for C-2 uses in 1997. In 2004, the commercial area expanded and received PDP approval for a large shopping center within 13.5 acres. The request is amending the site plan for an assisted living facility within 7.49 acres and the remaining two parcels will develop under the previously approved PDP as a CVS at the immediate corner and inline shops to the west.

SITE LAYOUT AND ARCHITECTURE

The assisted living facility will consist of approximately 206,283 square feet with heights varying from one and two stories along the north and increasing to three-stories fronting the arterial streets. The building consist of 191 units with anticipated breakdown of 26 memory care units and 165 for assisted and independent living units. The proposed location of the building's footprint creates the greatest distance possible from adjacent residential properties, while maintaining adequate setbacks, and providing a landscaped buffer from the residential properties to the north and west. Required building setbacks adjacent to the existing residential range between 55.4 feet and 70 feet, and the proposal provides generous building setbacks averaging 70 feet adjacent to the residential. The main entrance faces towards Arizona Avenue and a second entrance is provided along the western side of the building into the memory care area. A large porte-cochere is provided at both entrances.

The proposed architecture represents a southwestern mission-style, which is architecturally integrated with the Carino Estates architecture through use of material, color, and roofing. Cadence will use stucco in light colors with dark accents, stone veneer, and adobe tile roofing. The massing and design of the building is broken up through building pop-outs, private patios, and five secured outdoor courtyards which include a swimming pool, bocce ball court, and seating areas. Private patios are internalized to the outdoor courtyards as to limit the amount of balconies facing the residential properties.

A sign package was not included in the 2004 case, but indicated general location of monument signs. As part of this PDP request, a sign package for sign location and design is included for the entire commercial corner. Five monument signs are proposed along Arizona Avenue and Queen Creek Road for use by Cadence and future commercial tenants. Four monument signs are proposed at six feet tall and one sign adjacent to Queen Creek to be used by CVS and future users is proposed for ten feet tall. A deviation to the required separation of three-hundred feet is requested for monument signs due to full movement onto the property and visibility. Planning staff supports the deviation understanding the constraints of the property and future commercial development.

DISCUSSION

Planning staff finds the proposed development to be in compliance with the General Plan and the Carino Estates Area Plan. Planning staff recommends approval of the request, citing assisted living facilities are appropriate transitional land uses when between residential and commercial development. Assist living facilities although residential in nature are considered a commercial use and provide a compatible transition to existing uses. Additionally the development meets the design expectations for quality site and building design.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 29, 2018. The applicant and their team of five members including the architect and the client were present at the neighborhood meeting.

Four residents from the Carino Villas Condominiums attended with questions regarding use, access to the property, and site layout. All attendees stated support for the project.

- As of the writing of this memo, Planning staff has been contacted by one resident from Carino Estates single-family subdivision to north and west of the proposal. The resident had questions regarding the use, height of proposed building, and landscaping. As of writing this memo Planning staff is unaware of any concerns or opposition to the request.

RECOMMENDED ACTIONS

Preliminary Development Plan

Planning staff recommends Planning Commission motion to recommend approval of PDP18-0013 CADENCE AT CHANDLER, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Cadence at Carino Commons” and kept on file in the City of Chandler Planning Division, in File No. PDP18-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. Landscaping shall be in compliance with current Commercial Design Standards.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. The site shall be maintained in a clean and orderly manner.
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.

Preliminary Plat

Planning staff recommends Planning Commission motion to recommend approval of PLT18-0054 CARINO COMMONS COMMERCIAL, 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

Preliminary Development Plan

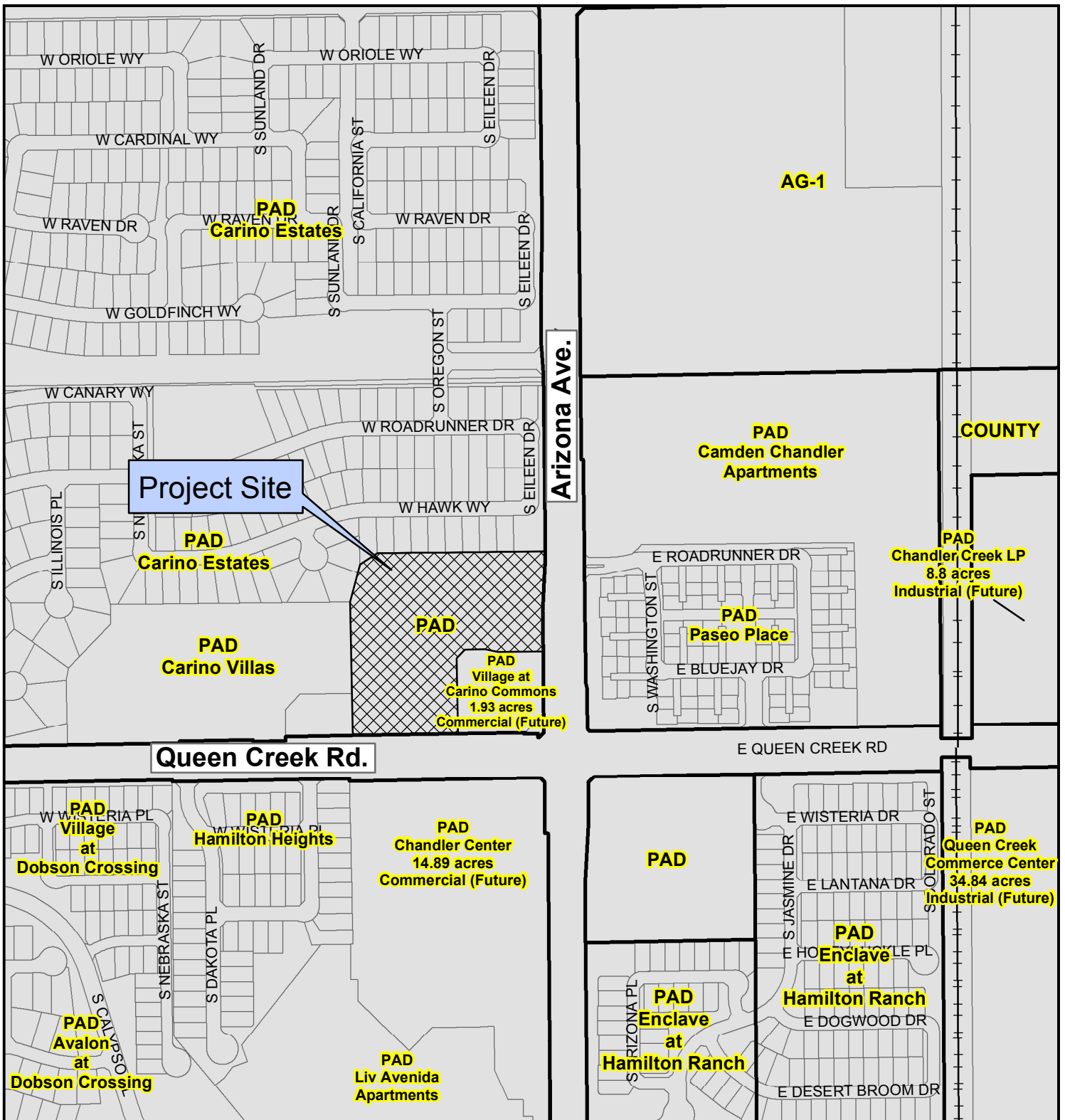
Motion Planning Commission to recommend approval of Preliminary Development Plan request PDP18-0013 CADENCE AT CHANDLER for an assisted living facility, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Motion Planning Commission to recommend approval of Preliminary Plat PLT18-0054 CARINO ESTATES COMMERCIAL, per Planning staff recommendation.

Attachments

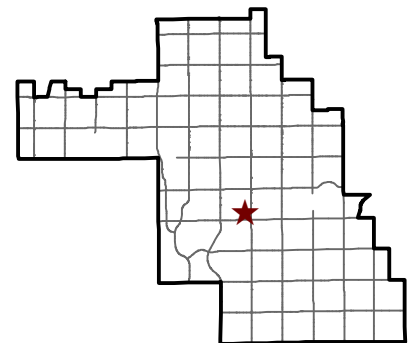
1. Vicinity Maps
2. 2004 Site Plan
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibit
7. Preliminary Plat
8. Development Booklet, Attachment A

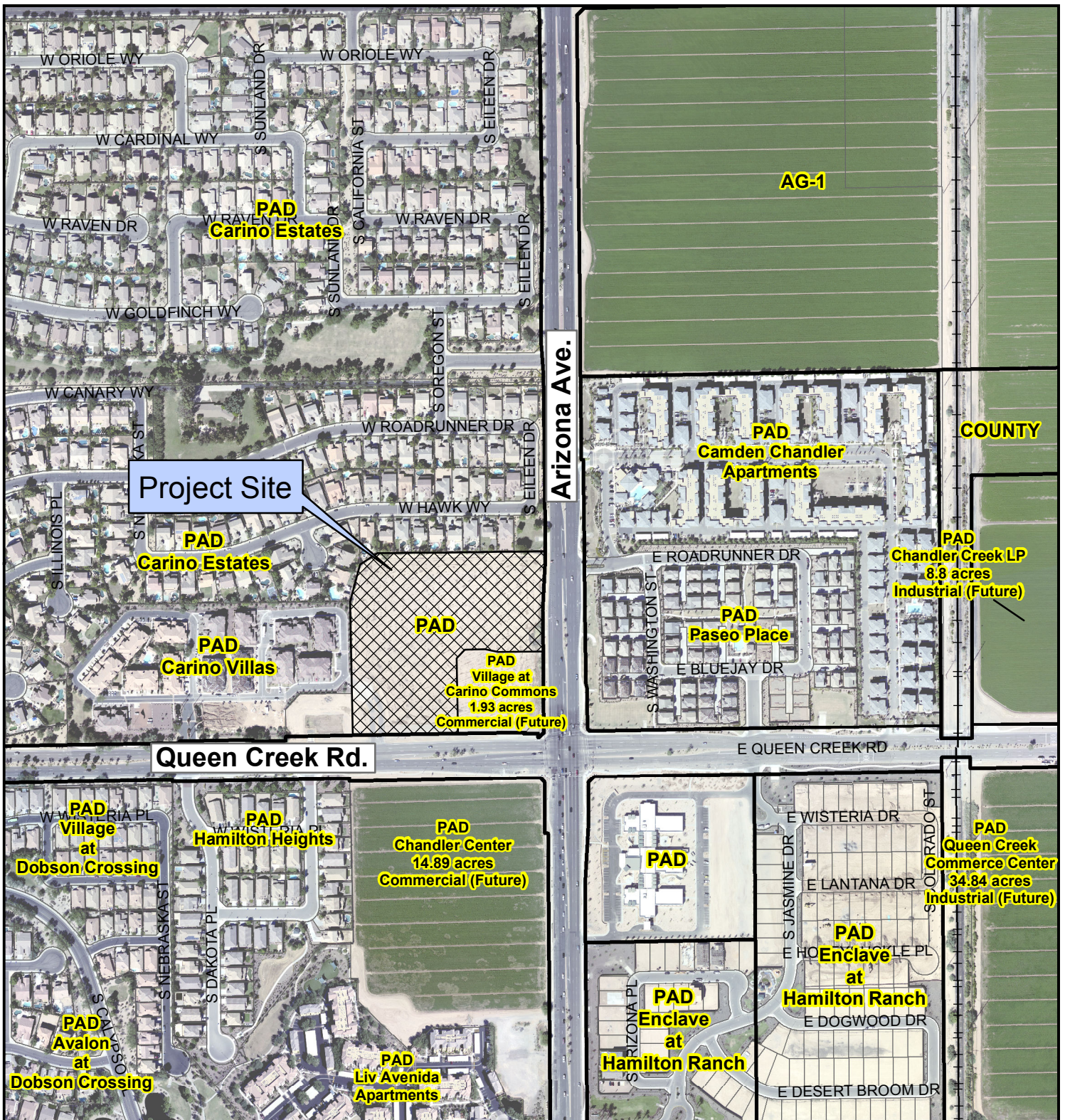


PDP18-0013 Cadence at Chandler



Proposed Project Details
PDP
7.49 acres
Commercial (Future)

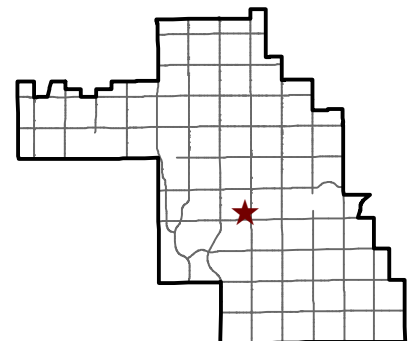




PDP18-0013 Cadence at Chandler



Proposed Project Details
PDP
7.49 acres
Commercial (Future)



DEVELOPMENT DATA

PARCELS 1-7 (RETAIL)

GROSS AREA: APPROX. 13.48 ACRES
NET AREA: APPROX. 10.82 ACRES
BUILDING AREA: 74,615 S.F.
LOT COVERAGE: 74,615 S.F. / 13.48 ACRES = 12.71%
PARKING REQUIRED:
1/250 SF = 299 SPACES
PARKING PROVIDED: 317 SPACES

MAJOR A & SHOPS A & B

PARCEL 1 AREA: +/- 219,023 S.F.
(NET) = 5.03 ACRES
BUILDING AREA: 46,650 S.F.
(MAJOR A +/- 25,000 S.F.)
PARKING REQUIRED:
46,650 S.F. / 250 = 187 SPACES
PARKING PROVIDED: 182 SPACES

SHOPS C

PARCEL 2 AREA: +/- 30,380 S.F.
(NET) = 0.70 ACRES
BUILDING AREA: 5,725 S.F.
PARKING REQUIRED:
5,725 S.F. / 250 = 23 SPACES
PARKING PROVIDED: 24 SPACES

PAD A

PARCEL 3 AREA: +/- 30,212 S.F.
(NET) = 0.69 ACRES
BUILDING AREA: 3,200 S.F.
PARKING REQUIRED:
3,200 S.F. / 250 = 13 SPACES
PARKING PROVIDED: 14 SPACES

PAD C

PARCEL 4 AREA: +/- 74,693 S.F.
(NET) = 1.71 ACRES
BUILDING AREA: 3,085 S.F.
PARKING REQUIRED:
3,085 S.F. / 250 = 13 SPACES
PARKING PROVIDED: 16 SPACES

PAD B

PARCEL 5 AREA: +/- 41,792 S.F.
(NET) = 0.96 ACRES
BUILDING AREA: 3,180 S.F.
PARKING REQUIRED:
3,180 S.F. / 250 = 20 SPACES
PARKING PROVIDED: 20 SPACES

SHOPS D

PARCEL 6 AREA: +/- 20,639 S.F.
(NET) = 0.47 ACRES
BUILDING AREA: 4,375 S.F.
PARKING REQUIRED:
4,375 S.F. / 250 = 18 SPACES
PARKING PROVIDED: 18 SPACES

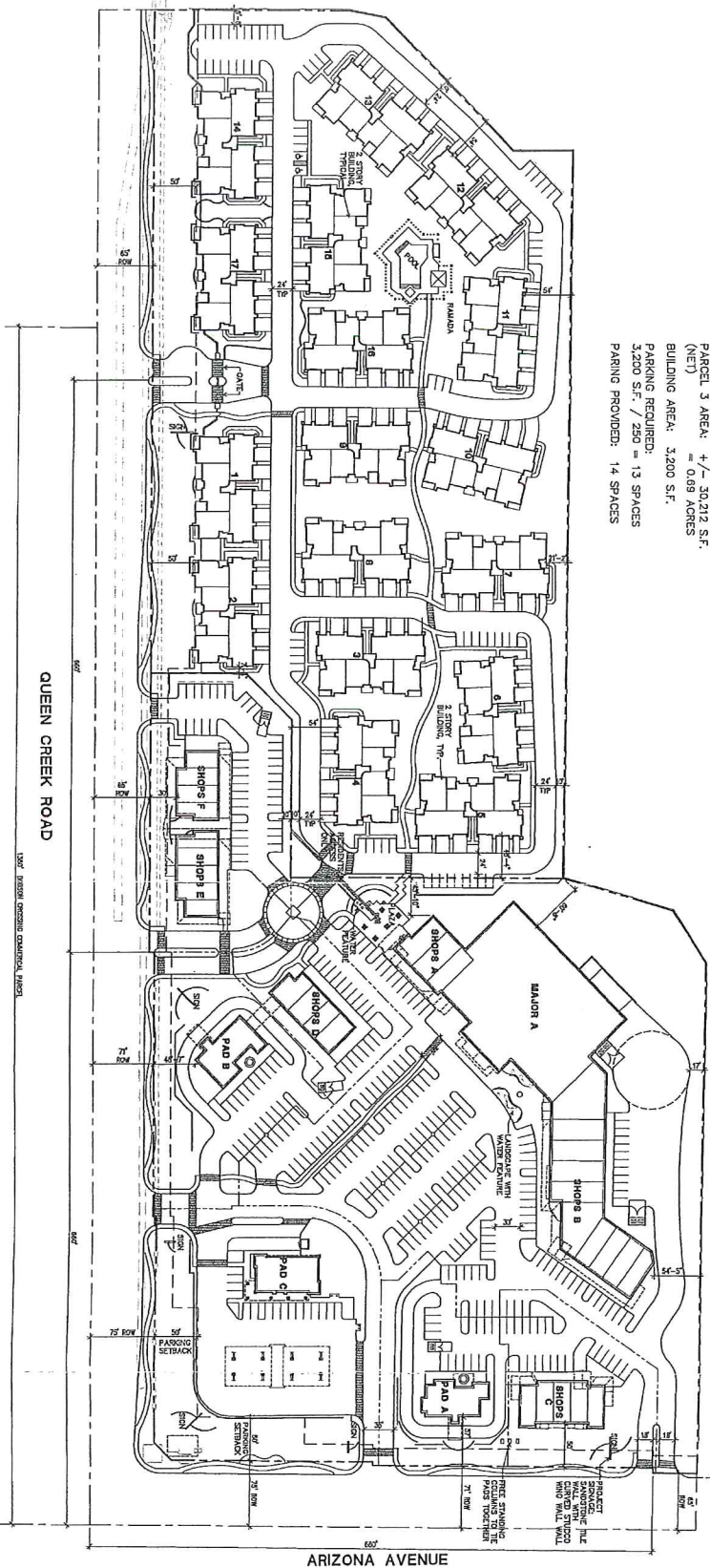
SHOPS E & F

PARCEL 7 AREA: +/- 50,543 S.F.
(NET) = 1.16 ACRES
BUILDING AREA: 8,400 S.F.
PARKING REQUIRED:
8,400 S.F. / 250 = 34 SPACES
PARKING PROVIDED: 43 SPACES

PARCEL 8 (MULTI-FAMILY)

GROSS AREA: APPROX. 10.77 ACRES
NET AREA: APPROX. 9.64 ACRES
UNIT MIX:
2 BEDROOM 61
3 BEDROOM 34
TOTAL 115

PARKING REQUIRED:
UNITS 115 x 2 = 230
GUEST 115 x 0.25 = 29
TOTAL 259
PARKING PROVIDED:
GARAGE: (11/BUILDING) 187
DRIVEWAY: (11/BUILDING) 187
ADDITIONAL: 69
TOTAL 443
DENSITY: 11.9 UNITS PER NET ACRE



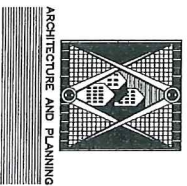
PRELIMINARY SITE PLAN

SCALE: 1" = 100'-0"



THE VILLAGE AT
CARINO
COMMONS
CHANDLER, ARIZONA

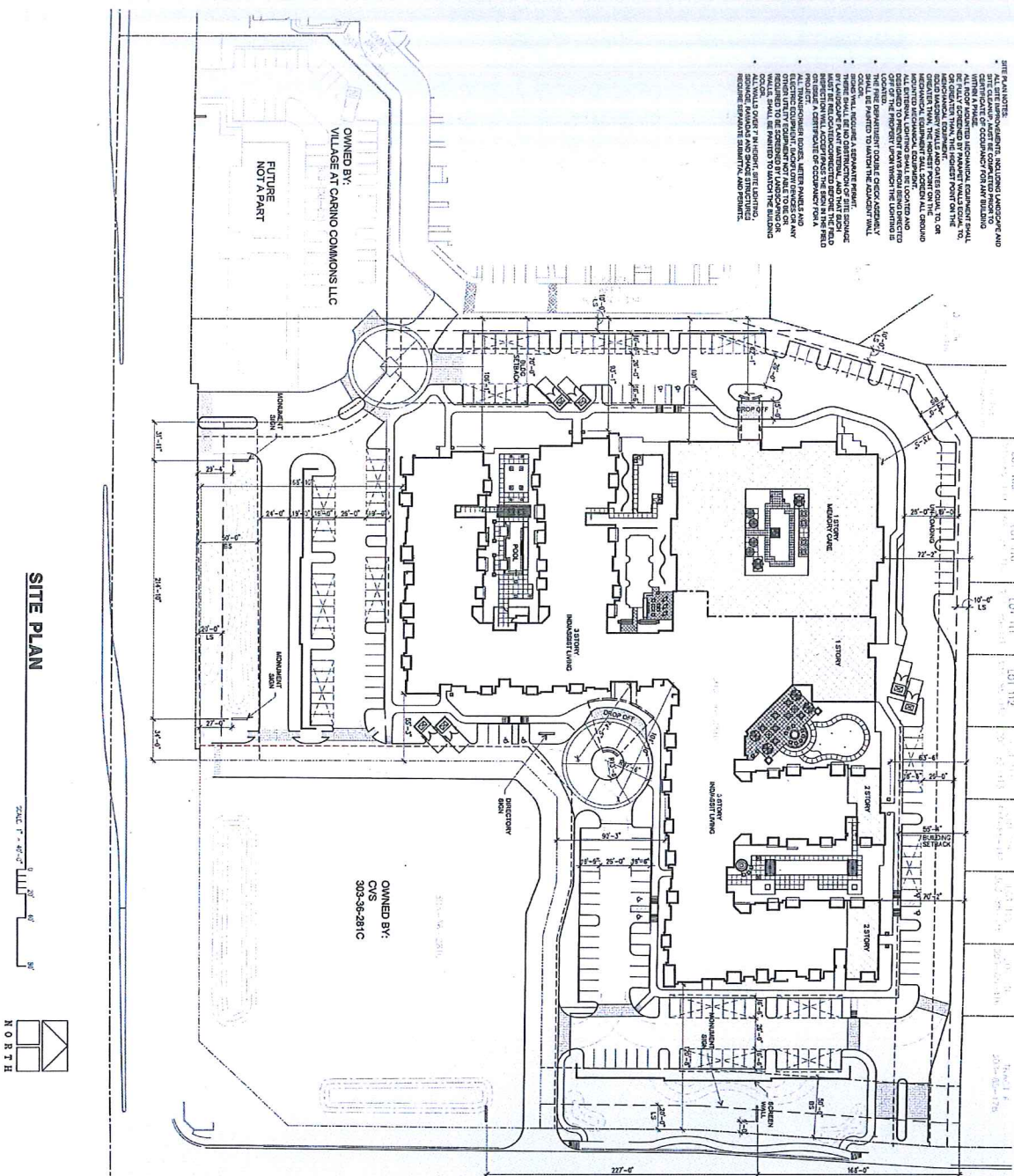
WHITEVEBEL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1091



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JULY 2004
SITE PLAN
PRELIMINARY

2004 Approved Site Plan



SITE AREA:
±326,325.16 SQ.FT.
±7.40 ACRES

ASSESSOR'S PARCEL NO: 303-36-281D
ZONING - PAD COMMERCIAL WITH C-2
LAND USE: SENIOR CARE, ASSISTED AND
INDEPENDENT LIVING

SETBACKS REQUIRED:
SIDE: 25' MIN. + 1' FOR EVERY FT IN HEIGHT
REAR: 25' MIN. + 1' FOR EVERY FT IN HEIGHT
STREET FRONT: 50' MIN.

BUILDING HEIGHT:
ALLOWED: 30'H. MAX AT 25' SETBACK LINE

PROPOSED: 18'-4" TO TOP OF 1 STORY ROOF
30'-4" TO TOP OF 2 STORY ROOF
45'-0" TO TOP OF 3 STORY PARAPET

PROPOSED: 25.5 D.U. / ACRE
LOT COVERAGE:
TOTAL BUILDING: 88,455.5 SF

OCCUPANCY:
I-2 MEMORY CARE
I-1 INDEPENDANT/ASSISTED LIVING

UNITS MIX:

26	MEMORY CARE UNITS
18	STUDIO A/I LIVING
99	1 BEDROOM A/I LIVING
48	2 BEDROOM A/I LIVING
191 TOTAL UNITS	

REQUIRED:
 $101 \times .75 = 144$
 $1 \times 42 = 42$
 TOTAL: 186

PROVIDED:	02
OPEN:	114
COVERED:	198 TOTAL

ADA ACCESSIBLE PARKING:
REQUIRED: 196 X 2% = 4 SPACES
PROVIDED: 8 SPACES

PARKING RATIO: 196 SPACES/191 UNITS = 1.02 SPACES / UNIT

DEVELOPMENT TEAM:

LEAD DEVELOPER:
GLOBAL SENIOR HOUSING
DO NOT LIST

ATTN: Nick Walsh, 805-801-7974, nick@globalhousing.com
Ron Walsh, 208-867-8662, ron@globalhousing.com

CO-DEVELOPER & OPERATOR

SCOTTSDALE AZ 85260
14550 N. FRANK LLOYD WRIGHT BLVD, SUITE 200
SCOTTSDALE AZ 85260

ATTN: Eric Gruber, 480-767-9500, egruber@cadencasol.com

ARCHITECT:
WHITNEY

WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD. #123
CHANDLER, ARIZONA 85225-7532
PH: 602-265-1891 ext. 207
ATTN: Mike Perry, 602-265-1891 ext 201, mike@whitneybellperry.com

Cadence at
Carino Commons
QUEEN CREEK RD & ARIZONA AVE



WHITNEYBELL PERRY INC.
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Phoenix, Arizona 85014
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PRELIMINARY
SITE PLAN

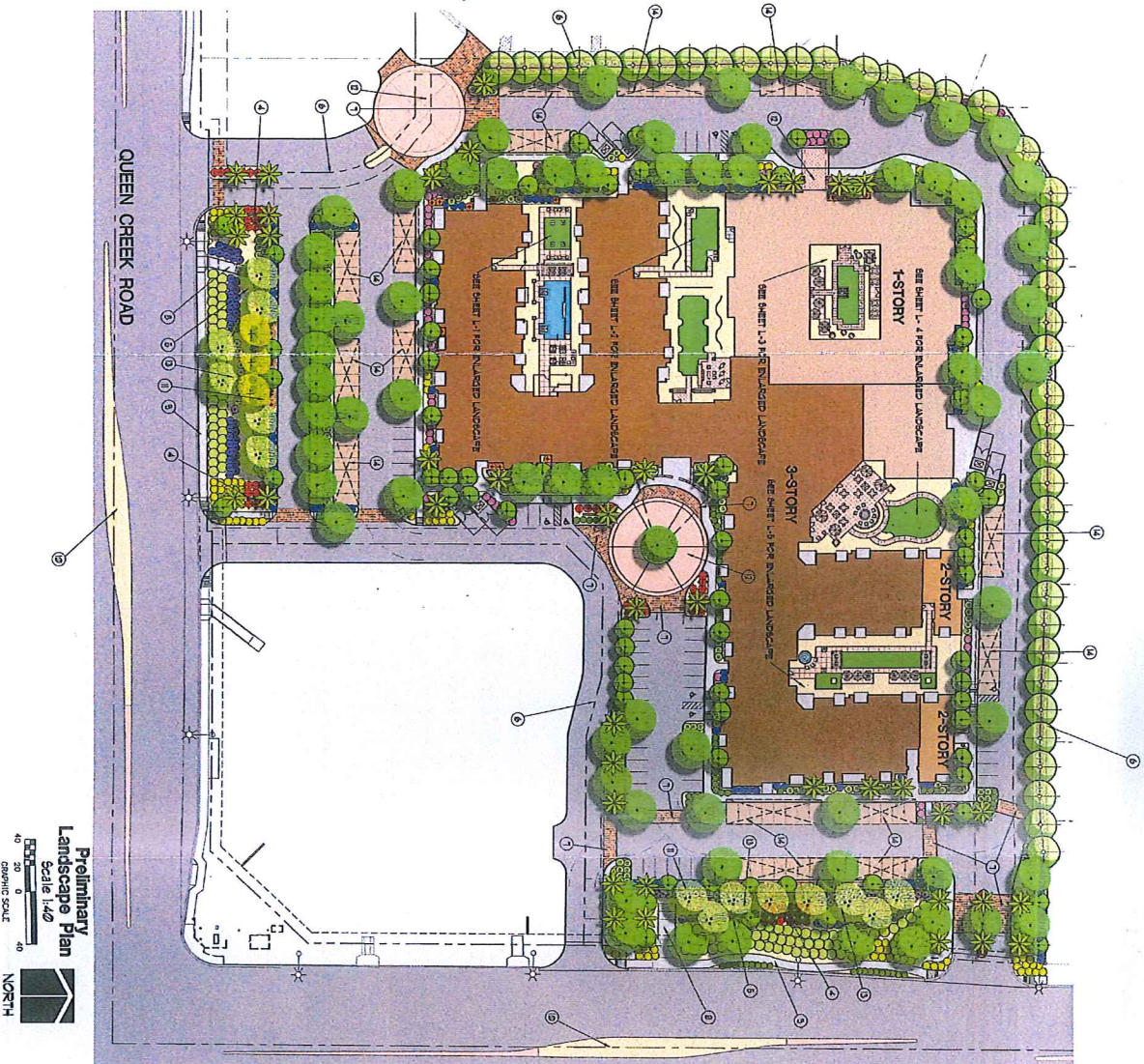
PDP18-0013 Site Plan

PHOENIX DACTYLIFERA

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① **FIRE MCRANT**

1. FILL MIDSPAN
2. UNDERGROUND BROTHER WATER STOPPING PER CIVIL DRAFT
3. ROADSIDE PIER PER CIVIL DRAFT
4. SAW JOINTS PER SEAL PLAN
5. RETENTION BULKHEAD PER CIVIL DRAWDINGS
6. PROPERTY LINE
7. DECORATIVE PAVERS
8. CONCRETE ROADSIDE SLOPPERS PER CIVIL DRAFT
9. NEW 6" WATER STOPBULK
10. EXISTING PAVEMENT AND LANDSCAPING TO REMAIN
11. DECORATIVE SCREEN WALL PER SEAL PLAN
12. INTERIOR COLOR CONCRETE
13. PROVIDING PER DETAILS SHOWN ON CIVIL PLANS
14. COVERED PARKING



**Preliminary
Landscape Plan**
Scale 1:40
GRAPHIC SCALE
NORTH

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4918 s. quiet way
gresham, oregon 97230
(503) 670-5813 fax (503) 673-2674



Cadence SENIOR LIVING

Cadence at
Carino Commons
=====

PRELIMINARY



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(602) 265-1891



ARCHITECTURE AND PLANNING

5

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PRELIMINARY
LANDSCAPE PLAN

NORTH ELEVATION
3732' = 1'-0"

EASI ELEVATION
3/32" = 1'-0"
$$3/32" = 1'-0"$$

EAST ELEVATION
3/32" = 1'-0"

 **GLOBAL**
SENIOR HOUSING

 **Cadence**
SENIOR LIVING

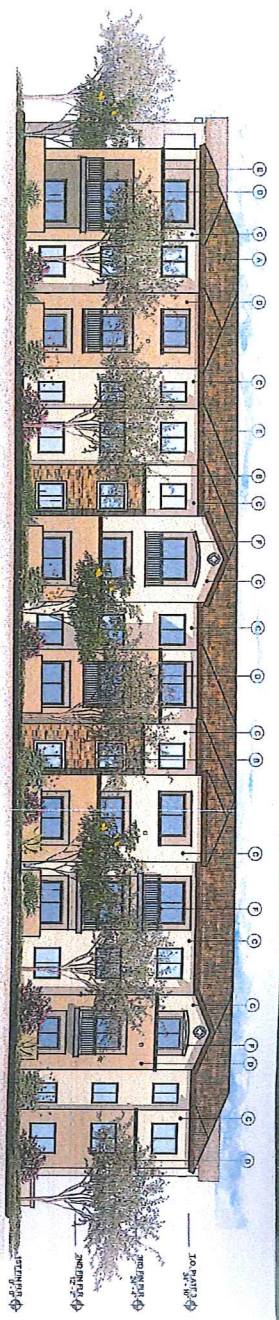
Cadence at
Carino Commons

ARIZONA AVE & QUEEN CREEK RD
CHANDLER, AZ

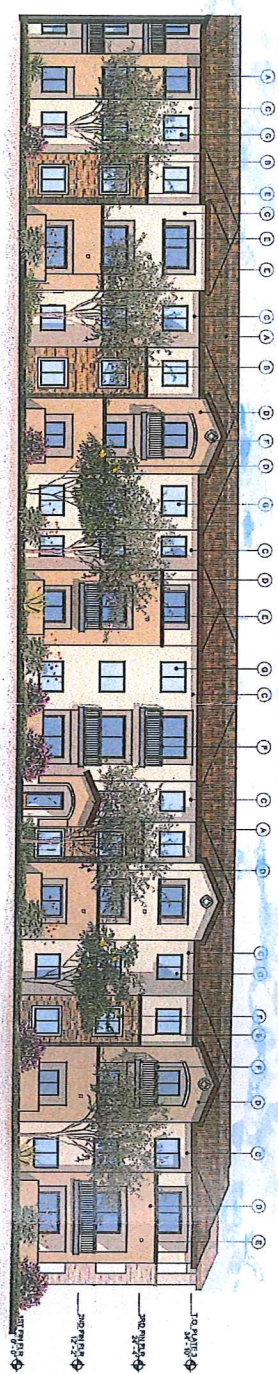
**Cadence at
Carino Commons**
ARIZONA AVE & QUEEN CREEK RD
CHANDLER, AZ

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Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
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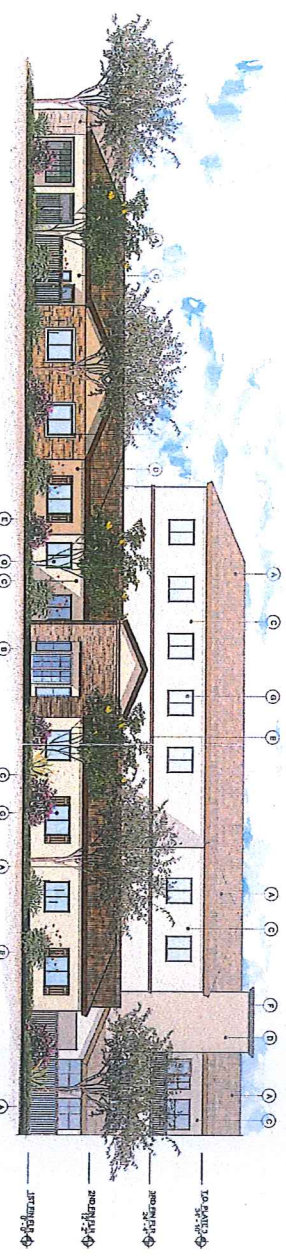
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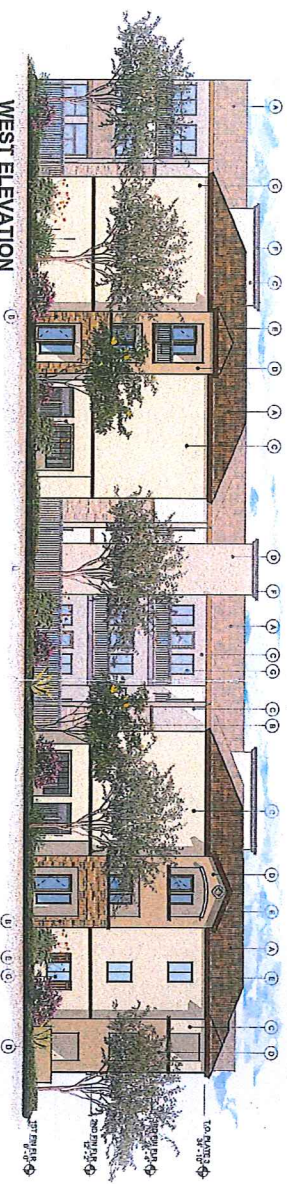
SOUTH ELEVATION
3/02' = 1'-0"



SOUTH ELEVATION
3/02' = 1'-0"



WEST ELEVATION
3/02' = 1'-0"



WEST ELEVATION
3/02' = 1'-0"

EXTERIOR FINISH SCHEDULE

A	ROOFING - ASBESTOS TILE, LARDER & SHED SHINGLES, SLATE
B	STONE - KENNESAW - VENEER STONE, ASPHALT, STICKED
C	STONE - CHANDLER - ASPHALT, STICKED
D	STONE - CHANDLER - ASPHALT, STICKED
E	STONE - CHANDLER - ASPHALT, STICKED
F	STONE - CHANDLER - ASPHALT, STICKED
G	STONE - CHANDLER - ASPHALT, STICKED
H	STONE - CHANDLER - ASPHALT, STICKED

GLOBAL SENIOR HOUSING
Cadence SENIOR LIVING
Cadence at
Carino Commons
ARIZONA AVE & QUEEN CREEK RD
CHANDLER, AZ

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ARCHITECTURE AND PLANNING
A4.11
1748
CORPORATE WHITNEYBELL PERRY
INC.
BUILDING ELEVATIONS
PRELIMINARY

- **Hydrazine** & a toxic base (strongly) laminated aluminum monometal vinyl.
- Signs will be laminated with 800nm CHNO fluorescent lamp.
- Event will be rolled out and loaded with 12" clear acrylic push pins, with 3M Vray Trans vinyl applied as shown.
- Event panels will be rolled 2" from sign.
- Based on standard clear pipes in USA approved countries. Electrical service to installation site should be existing. PVC will be provided by owner.
- 25" Aluminum polished with a smooth satin finish for address numbers.

- ① STONE VARIETY - VARIETY STONE, PERSIAN
STAINED STONE TAHOE
- ② STUCCO, MEDIUM SAND FINISH - DAWN EDWARDS
DE 6119 RICE BOLT
- ③ STUCCO, MEDIUM SAND FINISH - DAWN EDWARDS
DE 655 WOODEN PEGS
- ④ STUCCO, MEDIUM SAND FINISH - DAWN EDWARDS
DE 6172 TANGULAR TAHOE

