

B.  
DEC 16 2015



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – PZ Memo No. 15-110**

**DATE:** DECEMBER 16, 2015

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KA*

**FROM:** JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

**SUBJECT:** DVR15-0025 PARKLAND MEMORY CARE

**Request:** Rezoning from Planned Area Development (PAD) for Office to PAD (Office/Medical Related Uses) with Preliminary Development Plan (PDP) approval for a memory care facility and other associated uses

**Location:** Northwest corner of Arizona Avenue and Appleby Road

**Applicant:** Raymond Poe

**Project info:** Approximately 4.5 acres with a 36,377 square foot memory care facility and two 15,028 square foot office buildings

**RECOMMENDATION**

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

**BACKGROUND**

The approximate 4.5 acre site is located at the northwest corner of Arizona Avenue and Appleby Road. The subject site was designated for Office as a part of the Section 16 Area Plan adopted with the adjacent Dobson Crossing and Hamilton Heights residential subdivisions. The property has been used for farming and agricultural uses. Arizona Avenue abuts the site's east side. Hamilton High School is south of the property, west of the site is a place of worship, and to the west and north are single-family residential homes as part of the Dobson Crossing and Hamilton Heights subdivisions.

The request is for rezoning from PAD (Office) to PAD (Office/Medical Related Uses) with Preliminary Development Plan (PDP) approval for the site layout and building design for a

memory care facility and other associated uses related to general office and medical uses. The proposed development includes a 36,377 square foot building accommodating 56 rooms with 72 beds for a long term memory care facility. The one-story building includes a two-story height element in the middle for an interior clerestory air space. The development also includes two 15,028 square foot office buildings along Appleby Road. These office buildings are proposed for future general/medical/dental offices and other related medical uses.

The memory care facility is sited at the north end of the property. An enhanced entrance drive from Appleby Road is decorated with patterned pavers, a landscape median, and Date Palm trees leading to the memory care facility's porte-cochere. A landscape buffer runs along the west and north property lines adjacent to single-family residential. The office buildings are sited in a landscape setting along Appleby Road. The development intends to be phased with the memory care facility occurring first and the offices in later phases. The office pads will be landscaped as citrus groves in the interim.

The project is accessed from both Arizona Avenue and Appleby Road with the primary entrance and exit from Appleby Road. A looped drive aisle surrounds the memory care building providing parking areas on three sides. The office pads will provide parking on-site in addition to some shared parking spaces along the looped drive.

The memory care facility architecture incorporates four-sided architecture with use of stone veneer, stucco, columns, arch elements, varied rooflines, roof dormers with faux windows, gable and hip roofs, and cedar trellises. The front elevation is designed with a porte-cochere enhanced with stone columns and decorative lights creating a sense of arrival. The architectural materials, colors, and forms along with four-sided architecture are replicated on the two office buildings.

Two freestanding monument signs are included in the proposal. One sign is along Arizona Avenue and the other at the intersection of Arizona Avenue and Appleby Road. Both signs incorporate raised flower bed planters, brick veneer, and recessed tile sign.

## **DISCUSSION**

Planning Staff finds the proposed development to be in conformance with the General Plan and Section 16 Area Plan. The memory care facility use and associated office buildings are compatible with the adjacent place of worship, high school, and single-family residential. The project's site and building design are integrated well with the surrounding area and provides a compatible transition to existing uses.

## **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 19, 2015. Three area property owners attended. They asked questions regarding the building height, site lighting, and landscaping. The applicant responded to questions and presented the proposed plans. No additional questions followed.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition. A resident living on the immediate west side of the site contacted Staff for information on the

proposed development. Plans were emailed to the homeowner who had no further questions or comments.

## **RECOMMENDED ACTIONS**

### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0025 PARKLAND MEMORY CARE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARKLAND MEMORY CARE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0025, 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 Staff recommends Planning Commission motion to recommend approval of DVR15-0025 PARKLAND MEMORY CARE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARKLAND MEMORY CARE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0025, except as modified by condition herein.
2. The site shall be maintained in a clean and orderly manner.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. 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.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
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.
8. 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.

### **PROPOSED MOTIONS**

#### **Rezoning**

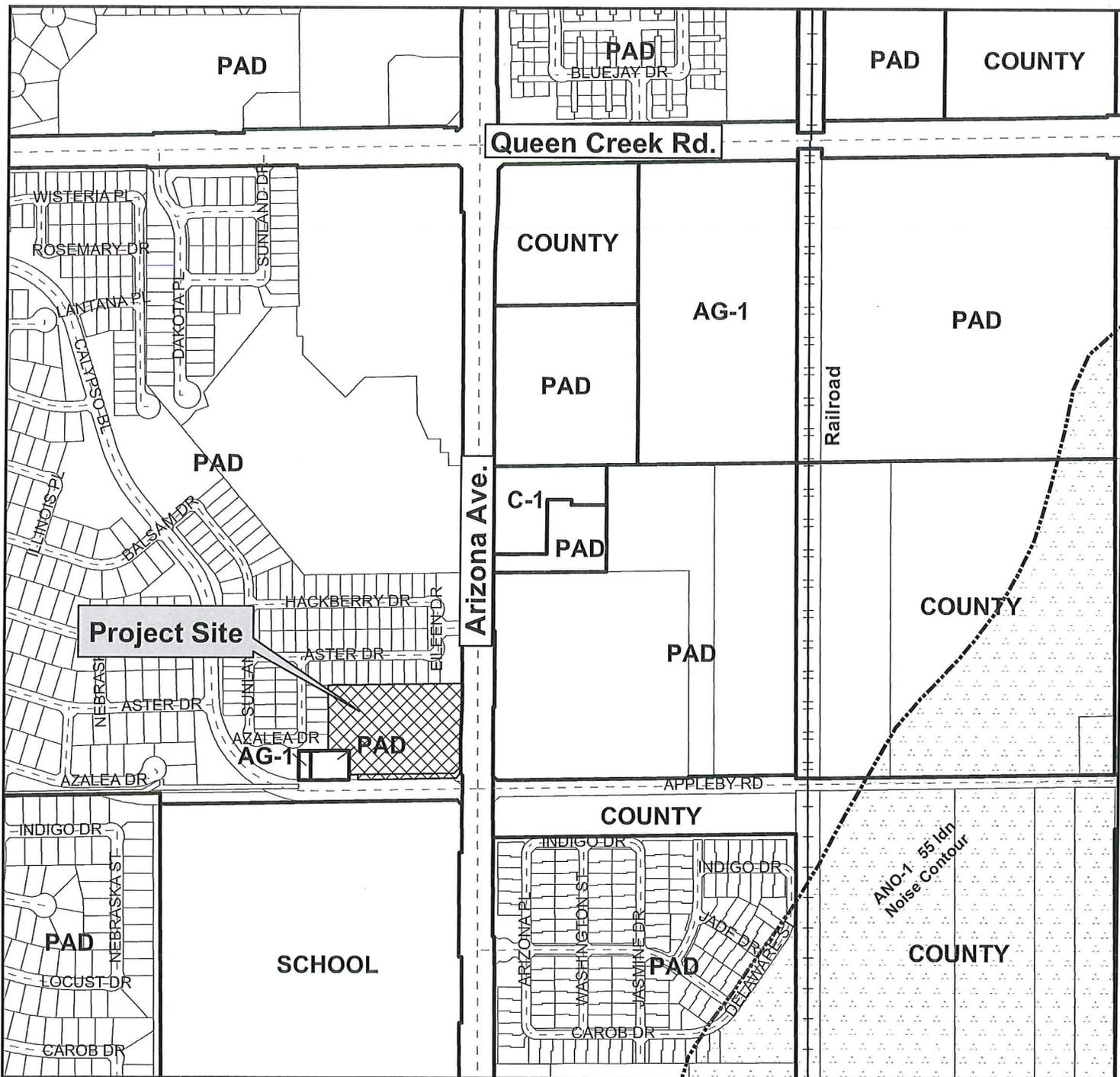
Motion Planning Commission to recommend approval of rezoning request DVR15-0025 PARKLAND MEMORY CARE from PAD (Office) to PAD (Office/Medical Related Uses) for a memory care facility and other associated uses, subject to the conditions as recommended by Planning Staff.

#### **Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR15-0025 PARKLAND MEMORY CARE for a memory care facility and other associated uses, subject to the conditions as recommended by Planning Staff.

### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevation Perspectives
5. Building Elevations
6. Development Booklet, Exhibit A



## Vicinity Map

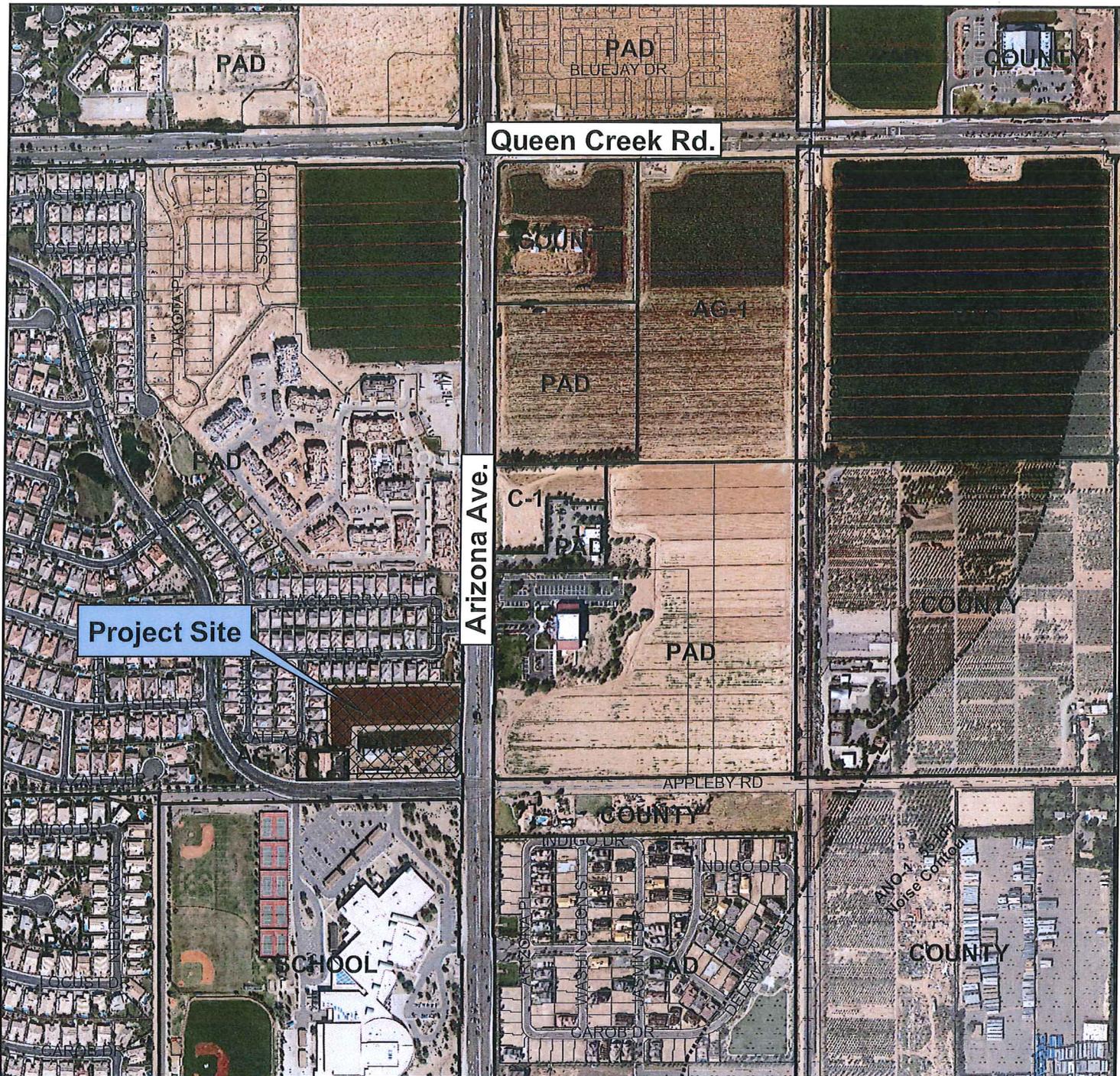


DVR15-0025

Parkland Memory Care



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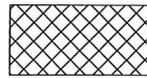
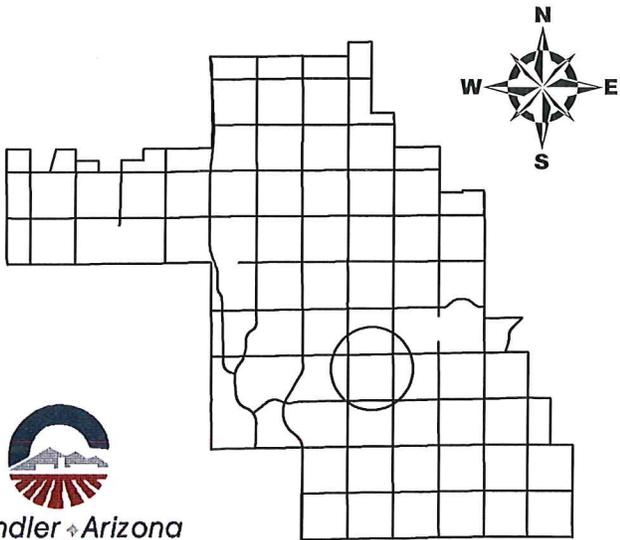


**Project Site**

**Queen Creek Rd.**

**Arizona Ave.**

## Vicinity Map



**DVR15-0025**

**Parkland Memory Care**

# PARKLAND MEMORY CARE

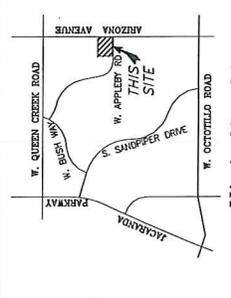
**OWNER**  
MEDICAL DEVELOPMENT PARTNERS, LLC  
5806 E. CAMELBACK ROAD  
SCOTTSDALE, ARIZONA 85253  
PHONE: (480) 438-0040  
CONTACT: RAMOND POE

**PARCEL INFORMATION**  
APN# 303-40-002C  
NET AREA: 196,009.56 SF or 4.514 AC  
OF 303-40-002C

**ENGINEER**  
EAST VALLEY ENGINEERING & DEVELOPMENT, LLC  
531 E. SOUTHERN, SUITE 103  
AVENUE, SCOTTSDALE, ARIZONA 85253  
PHONE: (480) 694-2880  
CONTACT: JEFF WINNER  
JEFF@EASTVALLEYENGINEERING.COM

**REVISIONS:**

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**BUILDING AREA TABLE**

LOT 1 BUILDING AREA	= 36,377 SF
LOT 2 BUILDING AREA	= 2,550 SF
LOT 3 BUILDING AREA	= 2,550 SF
<b>TOTAL</b>	<b>= 41,477 SF</b>

**RED ROOMS/LICENSED BEDS**

LOT 1 BUILDING	= 55/72
LOT 2 BUILDING	= 55/72
LOT 3 BUILDING	= 55/72
<b>TOTAL</b>	<b>= 55/72</b>

- CONSTRUCTION NOTES**
- EXISTING PAVED ROADWAY TO REMAIN
  - EXISTING 6" CMU BLOCK WALL TO REMAIN
  - REMOVE EXISTING DRIVEWAY OR SIDEWALK RAMP.
  - NEW SIDEWALK SCUPPER
  - GRADE NEW RETENTION BASIN, 4:1 SIDE SLOPES
  - NEW ASPHALT PAVEMENT
  - NEW SINGLE CURB OR CURB AND GUTTER
  - CURB OPENING FOR DRAINAGE
  - NEW CONCRETE SIDEWALK PER MAG 240
  - REVISE CONTAINERS PER C.O.C. DETAIL C-113
  - CONCRETE SIDEWALK RAMP
  - MONUMENT SIGN
  - ADA PARKING STALLS
  - TRELLIS AND BENCH
  - CONSTRUCT 6" CMU DECORATIVE WALL
  - CONSTRUCT 3" CMU DECORATIVE SCREEN WALL
  - CONSTRUCT 30" DRIVEWAY
  - PHASE LINE

**SITE DATA TABLE**

LOT 1	TOTAL BUILDING AREA = 36,377 SF
LOT 1	TOTAL OPEN SPACE AREA = 63,581 SF
LOT 1	TOTAL NET SITE AREA = 166,551 SF
LOT 2	TOTAL BUILDING AREA = 2,550 SF
LOT 2	TOTAL OPEN SPACE AREA = 4,194 SF
LOT 2	TOTAL NET SITE AREA = 15,028 SF
LOT 3	TOTAL BUILDING AREA = 2,550 SF
LOT 3	TOTAL OPEN SPACE AREA = 4,072 SF
LOT 3	TOTAL NET SITE AREA = 15,028 SF
<b>OVERALL</b>	<b>TOTAL BUILDING AREA = 41,477 SF</b>
<b>OVERALL</b>	<b>TOTAL OPEN SPACE AREA = 72,187 SF</b>
<b>OVERALL</b>	<b>TOTAL NET SITE AREA = 247,612 SF</b>
	SIP AREA = 8,076 SF

**PARKING TABLE**

LOT 1	TOTAL REGULAR SPACES	50	20	21	= 91
LOT 1	ADA ACCESSIBLE SPACES	4	2	2	= 8
<b>TOTAL</b>	<b>REGULAR SPACES</b>	<b>54</b>	<b>22</b>	<b>23</b>	<b>= 100</b>
<b>TOTAL</b>	<b>ADA ACCESSIBLE SPACES</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>= 14</b>

PARKING RATIOS  
GO PROVIDED = 50/56 = 0.89 SPACES/UNIT

**BUILDING HEIGHT INFO**  
BUILDING RIDGE LINE = 20' 1" = 190.58  
FINISH FLOOR = 20' 0" = 190.00  
ELEVATIONS ARE ABOVE THE FINISH FLOOR  
(ELEVATION OF 1170.55)

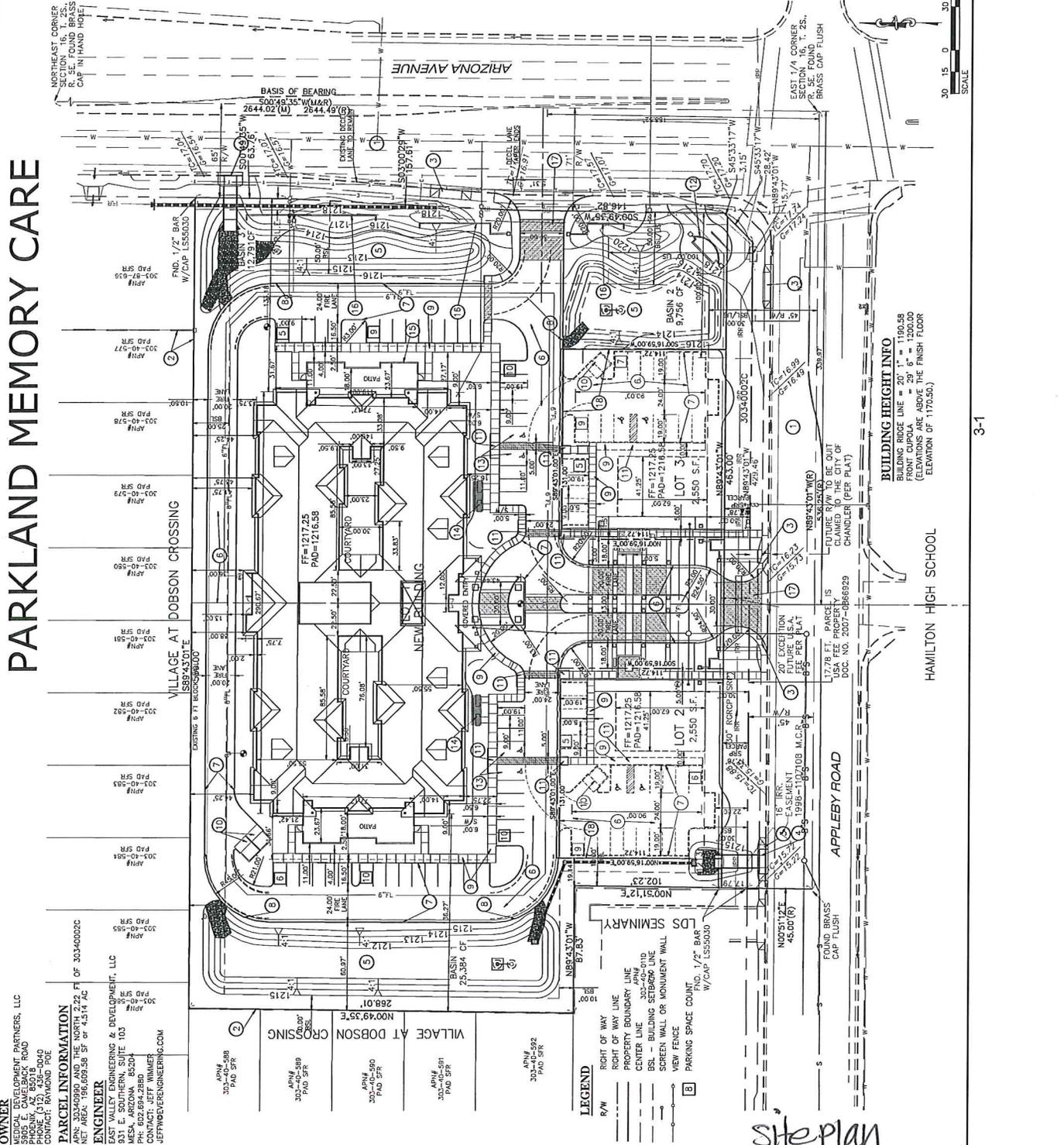
**LEGEND**

- R/W RIGHT OF WAY LINE
- PROPERTY BOUNDARY LINE
- CENTER LINE 303-40-010
- B.S.L. - BUILDING SETBACK LINE
- SCREEN WALL OR MONUMENT WALL
- VIEW FENCE
- PARKING SPACE COUNT
- W/CAP L555030

**APPLEBY ROAD**  
17.78 FT. PARCEL IS CLAIMED TO THE CITY OF CHANDLER (PER PLAN) D.C.G. NO. 2007-086829

**LVS SEMINARY**  
100' EXCESSION FUTURE U.S.A. EASEMENT PER DAT 1998-110908 M.C.B. 45.00(R)

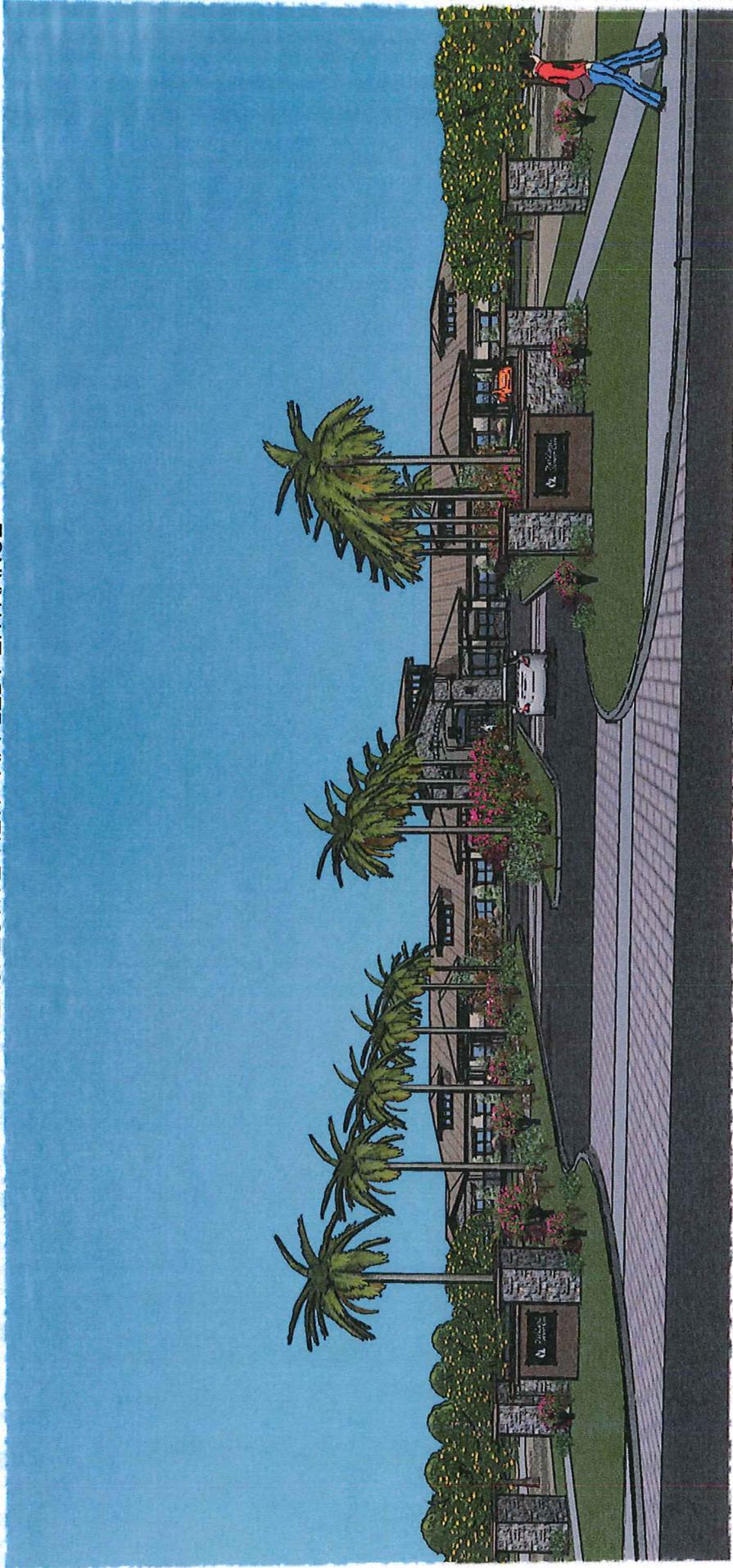
**VILLAGE AT DOBSON CROSSING**  
268.01' N00°51'12" W/CAP L555030



3-1



PERSPECTIVE VIEW - APPLEBY ENTRANCE



**Parkland Memory Care**

Chandler, Arizona  
5-5

**Appleby Road Entry**  
Dec. 01 2015

*Elevation Perspective*

**lenity**  
architecture  
307  
1503 37th Street  
Chandler, AZ 85226  
480.337.0545

PERSPECTIVE VIEW - BUILDING ENTRANCE

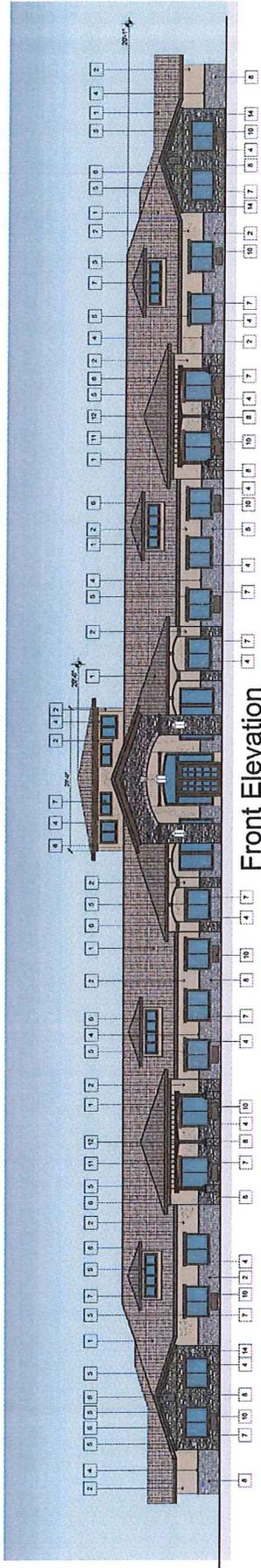


**lenity**  
architecture  
1401 39th Street, Suite 100, Phoenix, AZ 85018  
480.338.7535 | www.lenityarchitecture.com

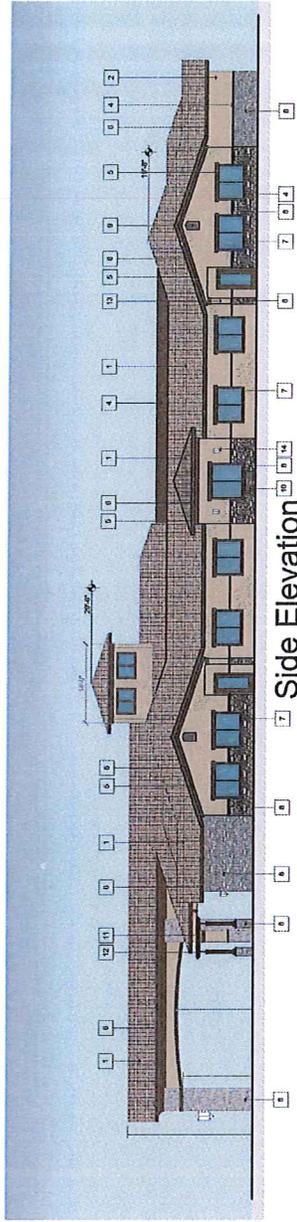
*Elevation Perspective*

**Parkland Memory Care**  
Chandler, Arizona  
5-4

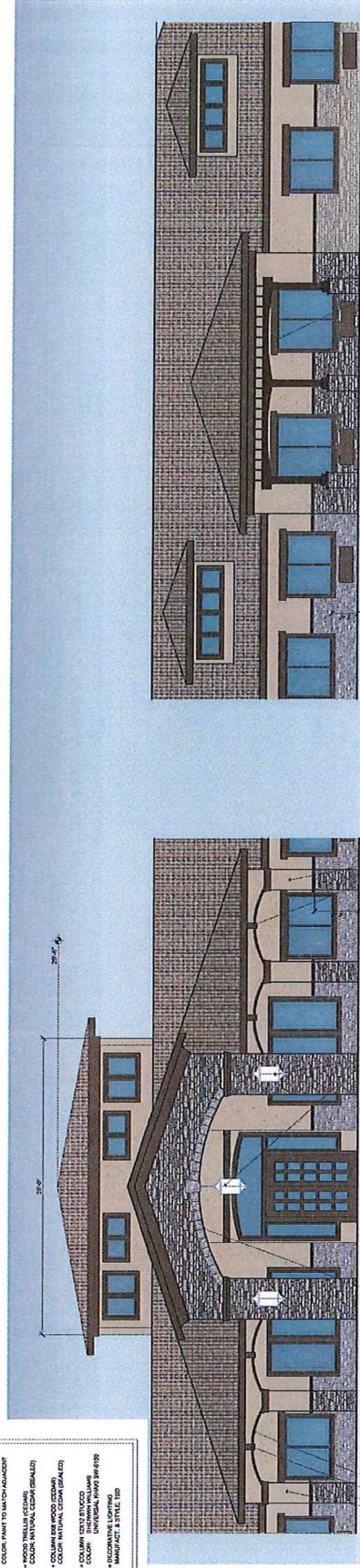
**Building Entry**  
Dec. 01 2015



Front Elevation



Side Elevation



Entry Elevation

Trellis Elevation

KEY MATERIALS	
1	CONCRETE COLUMNS COLOR: BALENO CLAY
2	STUCCO BRICK COLOR 11 COLOR: BALENO CLAY
3	STUCCO BRICK COLOR 21 COLOR: BALENO CLAY
4	STUCCO BRICK COLOR 31 COLOR: BALENO CLAY
5	STUCCO TRIM 1 COLOR: BALENO CLAY
6	STUCCO TRIM 2 COLOR: BALENO CLAY
7	STUCCO TRIM 3 COLOR: BALENO CLAY
8	FACIA WOOD CUTTER COLOR: BALENO CLAY
9	WOOD TRIM 1 COLOR: BALENO CLAY
10	WOOD TRIM 2 COLOR: BALENO CLAY
11	WOOD TRIM 3 COLOR: BALENO CLAY
12	WOOD TRIM 4 COLOR: BALENO CLAY
13	WOOD TRIM 5 COLOR: BALENO CLAY
14	WOOD TRIM 6 COLOR: BALENO CLAY

- STUCCO COLUMN
- 24" SQUARE STONE COLUMN BASE
- STUCCO "KEY STONE" RAFFEE COLOR
- ACCENT STONE ARCH AND KEYSTONE
- DECORATIVE LIGHT FIXTURE
- 48" SQUARE STONE COLUMN
- 848 CEDAR COLUMN
- 18" SQUARE STONE COLUMN BASE
- CEDAR TRELLIS

Building Elevations

**lenity**  
architecture

3550 Kettie Court, SE Salem, Oregon, 97301  
 # 503 399 1020 # 503 399 0565 W lenityarchitecture.com

# PARKLAND MEMORY CARE

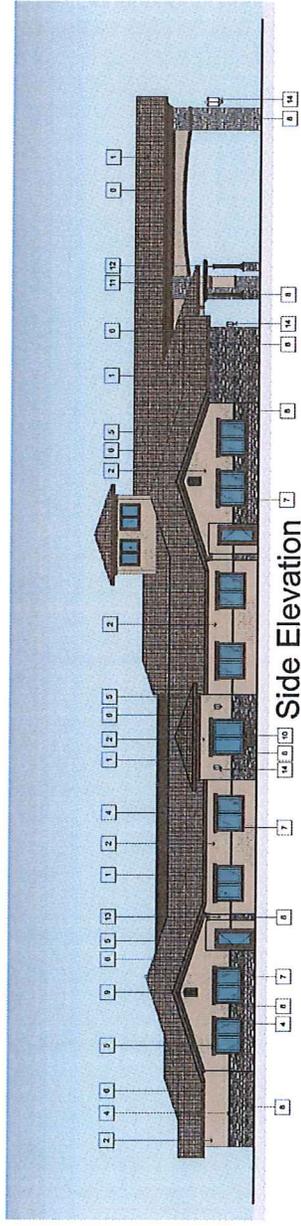
Chandler, Arizona

5-1



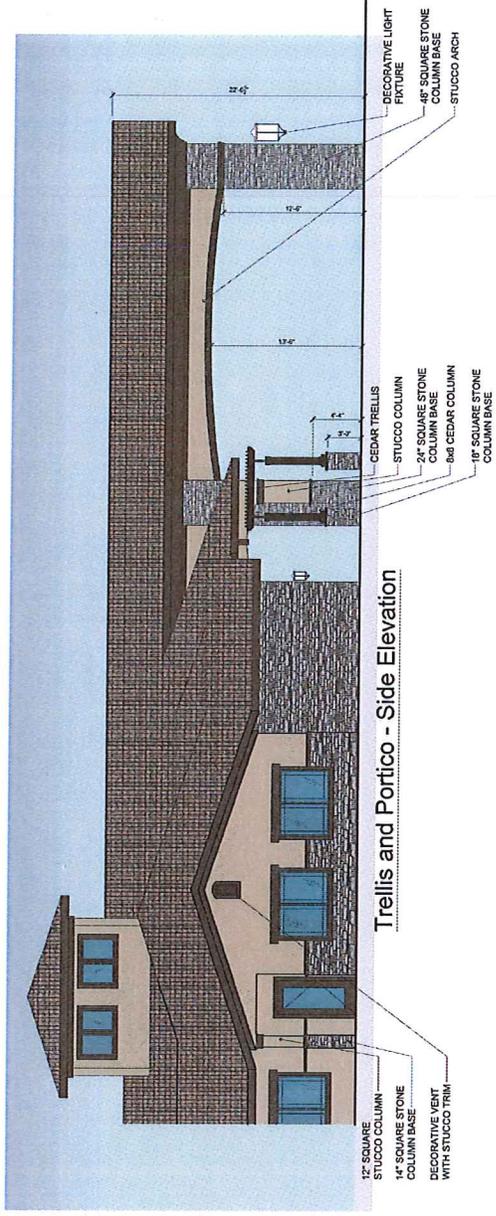


Back Elevation



Side Elevation

NOTATIONS	
1	CONCRETE/STONELINE
2	CONCRETE/STONELINE
3	CONCRETE/STONELINE
4	CONCRETE/STONELINE
5	CONCRETE/STONELINE
6	CONCRETE/STONELINE
7	CONCRETE/STONELINE
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18	CONCRETE/STONELINE
19	CONCRETE/STONELINE
20	CONCRETE/STONELINE



Trellis and Portico - Side Elevation

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architecture

1000 N. 10th Street, Suite 100, Chandler, AZ 85225  
P: 480.355.9655 F: 480.355.9656 W: lenityarch.com

Building Elevations



# PARKLAND MEMORY CARE

Chandler, Arizona

