



Chandler · Arizona
Where Values Make The Difference

B.
JAN 20 2016



MEMORANDUM **Planning Division – PZ Memo No. 16-003**

DATE: JANUARY 20, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
 KEVIN MAYO, PLANNING MANAGER *[Signature]*
FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *[Signature]*
SUBJECT: DVR15-0035/PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with Preliminary Development Plan (PDP) approval for a transitional health care facility and other associated uses with Preliminary Plat

Location: Southeast corner of Arizona Avenue and Queen Creek Road

Applicant: Ralph Pew, Pew & Lake, PLC

Project info: Approximately 8 acres, a one-story 48,000 square foot post-acute transitional health care facility with 70 beds and two, one-story 3,150 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 request was continued from the December 16, 2015, Planning and Zoning Commission meeting to the January 20, 2016, meeting to allow the applicant’s client time to explore a one-story facility versus the proposed two-story building design.

The approximate 8-acre site is located at the immediate southeast corner of Arizona Avenue and Queen Creek Road, recently annexed along with initial City zoning of Agricultural District (AG-1) in December. East and south of the site is property zoned AG-1 and Planned Area Development (PAD) for office use; however, on these parcels, there is a current zoning case requesting single-family residential. North of the site is Queen Creek Road and land zoned PAD

for single-family residential and multi-family residential both under construction. To the west is Arizona Avenue and vacant land zoned PAD for commercial.

The request is for Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses with PDP approval for a transitional health care facility and other associated uses along with Preliminary Plat approval. The proposed commercial uses include those permitted by right in the Community Commercial (C-2) zoning district. The PDP includes site layout and building design for the transitional care facility and future building pads. The proposed development includes a one-story 48,000 square foot transitional health care facility with 70 beds and two 3,150 square foot office buildings. The two office buildings are an initial use concept. Planning Staff will work with the applicant administratively if any changes are proposed in substantial conformance with the Development Booklet. The development will be phased with the memory care facility occurring first and the building pads in later phases.

The project is accessed from both Arizona Avenue and Queen Creek Road with the primary entrance and exit from Arizona Road. Both entrance/exit driveways will be built along adjacent parcels which will share an access easement at full-movement median breaks.

The transitional care building is sited to front Arizona Avenue. The main entrance is designed with a porte-cochere for an inviting sense of arrival. The building is surrounded by landscaping, a looped drive aisle, and parking spaces. The building's undulation provides opportunities for outdoor usable spaces such as courtyards with gardens, a putting green, outdoor dining, and wellness. The building is segmented with one-story wings that coincide with outdoor usable spaces.

The one-story building's contemporary architecture includes building forms and materials creating a style that stands apart from traditional care facilities. The main entrance's porte-cochere roof and angled roof elements break up wall planes and parapet rooflines. Building accent materials include dark bronze window framing, a sand pebble fine texture EIFS, tile cladding around windows, and significant use of accent stone in a horizontal wood plank pattern. Appropriate uses of vertical design elements minimize flat walls and building mass. The architectural materials, colors, and forms along with four-sided architecture are replicated on the two office buildings.

A corner intersection campus identification sign and two freestanding monument signs are included in the proposal for the transitional care facility. The corner sign is a curved wall with the campus name. The wall is approximately 4 feet in height with individual reverse pan channel lettering. One monument sign, approximately 7 feet in height, is located at each of the main entrance drives. The signs incorporate an angled roofline and accent stone to match the building architecture. In addition, two signs are proposed for the office building pads, each approximately 5 feet in height. These signs are intended to be located on the site's interior adjacent to each building. The signs include two lines of copy with the intent to have two tenant names each. The campus identification sign and the monument signs each have individual reverse pan channel lettering.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the Rezoning request in accordance with the Airport Conflicts Evaluation Process at their November 18, 2015, meeting. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff finds the proposed development to be in conformance with the General Plan and Chandler Airpark Area Plan. The post-acute transitional care facility use and associated medical related/commercial buildings are compatible with surrounding land uses. The project's site and building design are integrated well with the surrounding area and creates a design presence at this intersection corner.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 14, 2015. Two persons representing the adjacent proposed single-family residential development attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAINTSTREET TRANSITIONAL CARE FACILITY", kept on file in the City of Chandler Planning Division, in File No. DVR15-0035, 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 Plans

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAINSTREET TRANSITIONAL CARE FACILITY", kept on file in the City of Chandler Planning Division, in File No. DVR15-0035, except as modified by condition herein.
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. The site shall be maintained in a clean and orderly manner.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. 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.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. 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 PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY, 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

Rezoning

Motion Planning Commission to recommend approval of rezoning request DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial/Medical Related Uses for a transitional health care facility and other associated uses, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

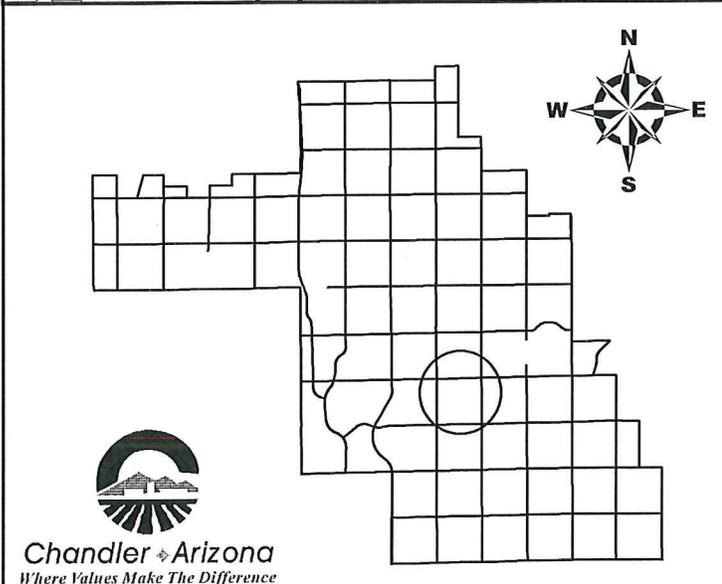
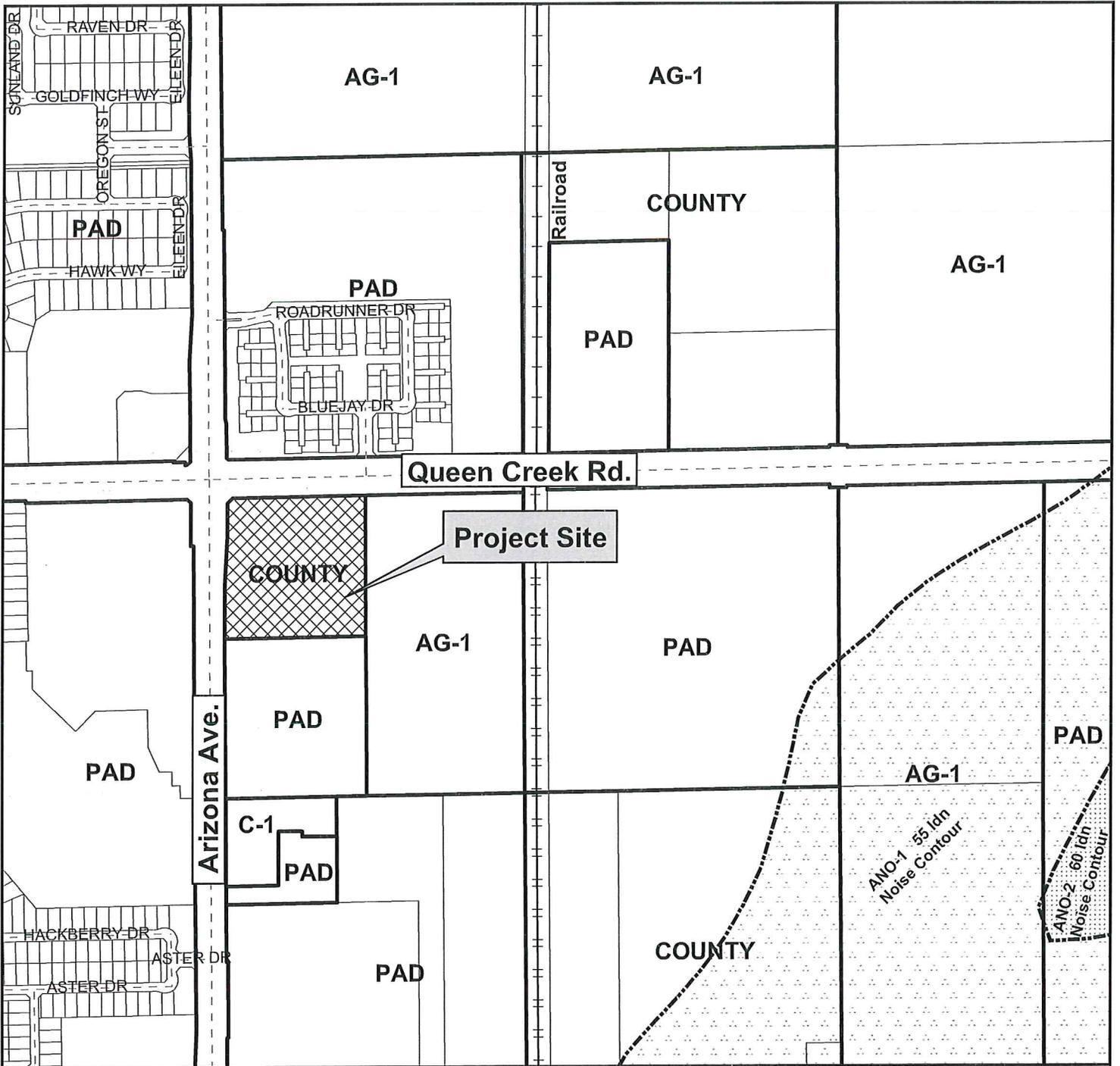
Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY for a transitional health care facility and other associated uses, subject to the conditions as recommended by Planning Staff.

Preliminary Plat

Motion Planning Commission to recommend approval of Preliminary Plat PPT15-0015 MAINSTREET TRANSITIONAL CARE FACILITY, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Perspective
5. Building Elevations
6. Airport Conflicts Evaluation
7. Airport Manager's Memo
8. Development Booklet, Exhibit A



Vicinity Map


DVR15-0035

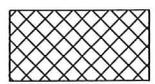
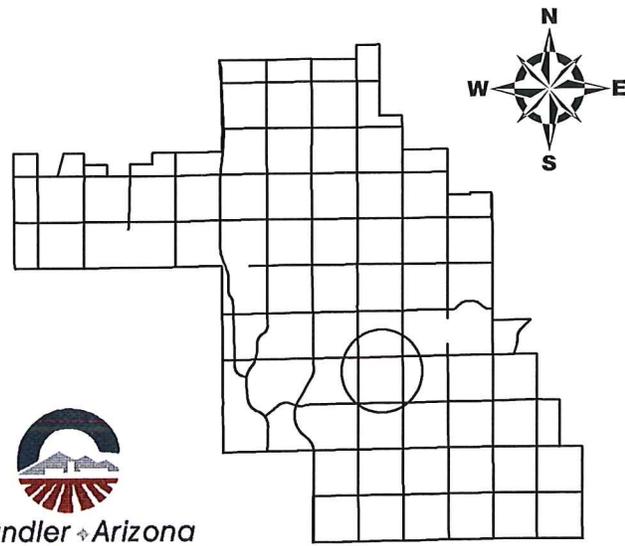
Mainstreet Transitional Care Facility

CITY OF CHANDLER 10/6/2015





Vicinity Map



DVR15-0035

Mainstreet Transitional Care Facility

MAINSTREET TRANSITIONAL CARE FACILITY ARCHITECTURAL SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

QUEEN CREEK RD.

ARIZONA AVENUE

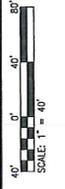
PHASE 1
6.08 AC.
48,190 S.F.
BUILDING
70 BEDS
1 STORY

PHASE 2
0.81 AC.

PHASE 3
0.81 AC.

RU-43

RU-43



OWNER
MAINSTREET PROPERTY GROUP
14380 CLAY TERRACE, SUITE 203
PHOENIX, AZ 85044
CONTACT: CHRIS ALEXANDER
PHONE: 317-582-6925
EMAIL: CALEXANDER@MAINSTREET.COM

CIVIL ENGINEER
COLE DESIGN GROUP, INC.
1000 N. CENTRAL AVENUE, SUITE 175
PHOENIX, AZ 85016
CONTACT: TED LUTHER, P.E.
PHONE: 602-207-5399
EMAIL: TLUTHER@COLEDESIGN.COM

ARCHITECT
ARCHITECTURAL RESOURCE TEAM, INC.
59 EAST VIRGINIA AVE, SUITE 120
PHOENIX, AZ 85004
CONTACT: JEFFREY L. HARRIS, P.E.
PHONE: 602-207-5399
EMAIL: JHARRIS@ARTTEAM.COM

PROJECT DATA
APRIL 30, 2011 - 010A

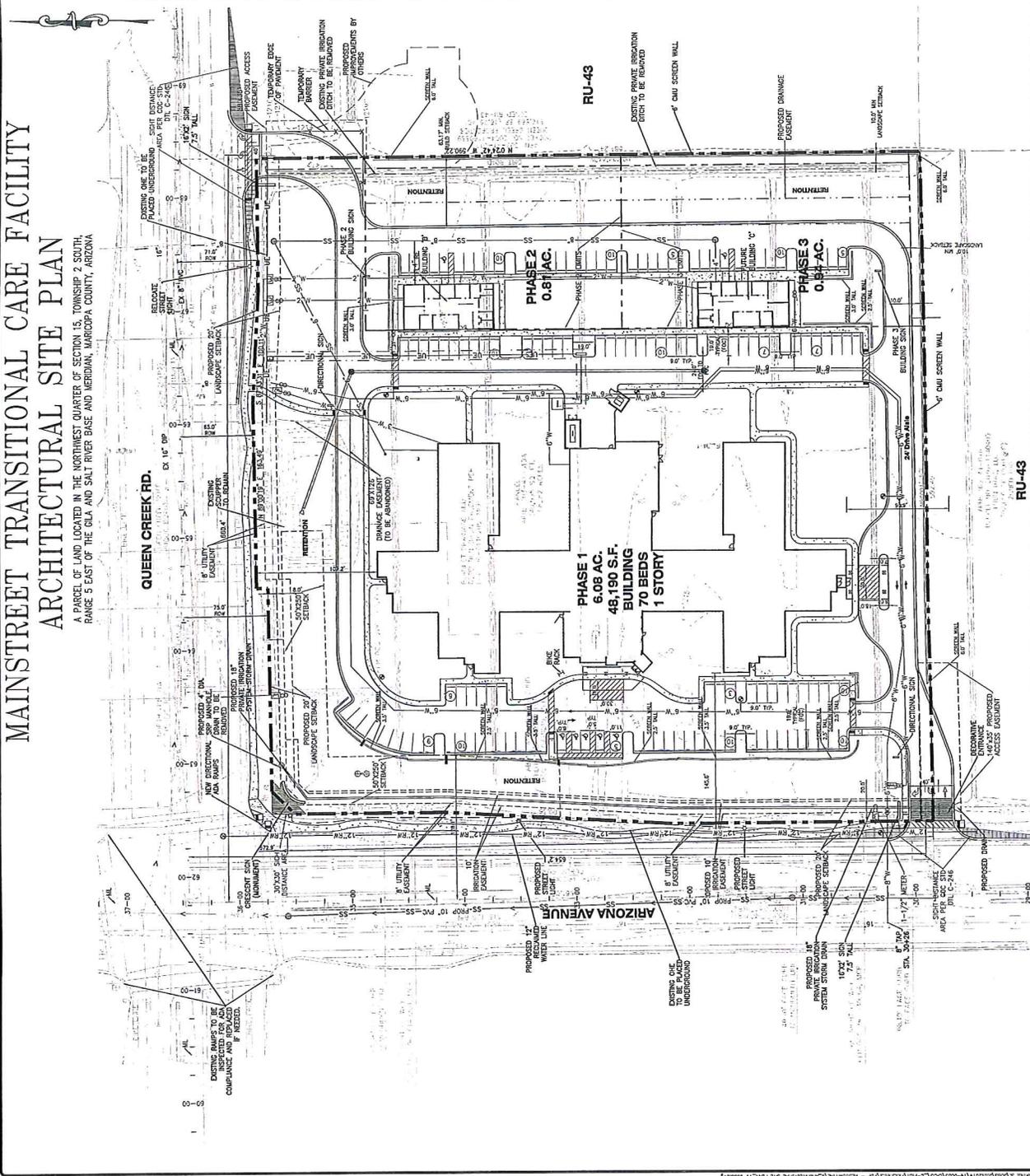
MAXIMUM BUILDING HEIGHT: 40'
PHASE 1: 6.78 ACRES
PHASE 2: 0.81 ACRES
PHASE 3: 0.81 ACRES
GROSS AREA: 7.83 ACRES
NET AREA: 6.32 ACRES

PROPOSED ZONING: PMD (CITY OF CHANDLER)
RETENTION REQUIRED: 1.36 ACRES; 61,906 C.F.
RETENTION PROVIDED: 1.54 ACRES; 67,286 C.F.
OPEN SPACE PROVIDED: 2.95 ACRES/37.7%

PARKING CALCULATIONS

PARKING REQUIRED:

PHASE 1 - TRANSITIONAL CARE FACILITY	= 21
PHASE 2 - MEDICAL OFFICE, CLINIC	= 21
PHASE 3 - MEDICAL OFFICE, CLINIC	= 42
TOTAL	= 133
PROVIDED PARKING	= 21
PHASE 1 - TRANSITIONAL CARE FACILITY	= 21
PHASE 2 - MEDICAL OFFICE, CLINIC	= 173
TOTAL PROVIDED PARKING SPACES	= 194
TOTAL REQUIRED ACCESSIBLE PARKING SPACES	= 7
TOTAL PROVIDED ACCESSIBLE PARKING SPACES	= 7
TOTAL REQUIRED VAN ACCESSIBLE SPACES	= 1
TOTAL PROVIDED VAN ACCESSIBLE SPACES	= 1



CAD FILE NO.	14-0085
PROJECT NO.	14-0085
DATE	APRIL 30, 2011
SCALE	AS SHOWN
DESIGNER	COLE DESIGN GROUP, INC.
PROJECT	MAINSTREET TRANSITIONAL CARE FACILITY
LOCATION	14380 CLAY TERRACE, SUITE 203, PHOENIX, AZ 85044
CLIENT	MAINSTREET PROPERTY GROUP
CONTACT	CHRIS ALEXANDER
PHONE	317-582-6925
EMAIL	CALEXANDER@MAINSTREET.COM



ARCHITECTURAL SITE PLAN
MAINSTREET TRANSITIONAL CARE FACILITY
2011 SOUTH ARIZONA AVENUE
PHOENIX, ARIZONA 85016

COLE
ARCHITECTS & ENGINEERS
2301 E. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85016
PHONE: 602-207-5399
FAX: 602-207-5398
WWW.COLEDESIGN.COM

DESIGNED BY: TEL
DRAWN BY: SJA
CHECKED BY: TEL
DATE: 04/30/11

PROJECT NO.: 14-0085
JOB NUMBER: 14-0085

SP1.0
Sheet Number

14-0085-SP1.0-01 (REV. 04/30/11) - 14-0085-SP1.0-01 (REV. 04/30/11) - 14-0085-SP1.0-01 (REV. 04/30/11) - 14-0085-SP1.0-01 (REV. 04/30/11)

NO.	DESCRIPTION	DATE

mainstreet
landscape architecture



MAINSTREET TRANSITIONAL CARE FACILITY
3033 SOUTH ARIZONA AVENUE
CHANDLER, ARIZONA 85248

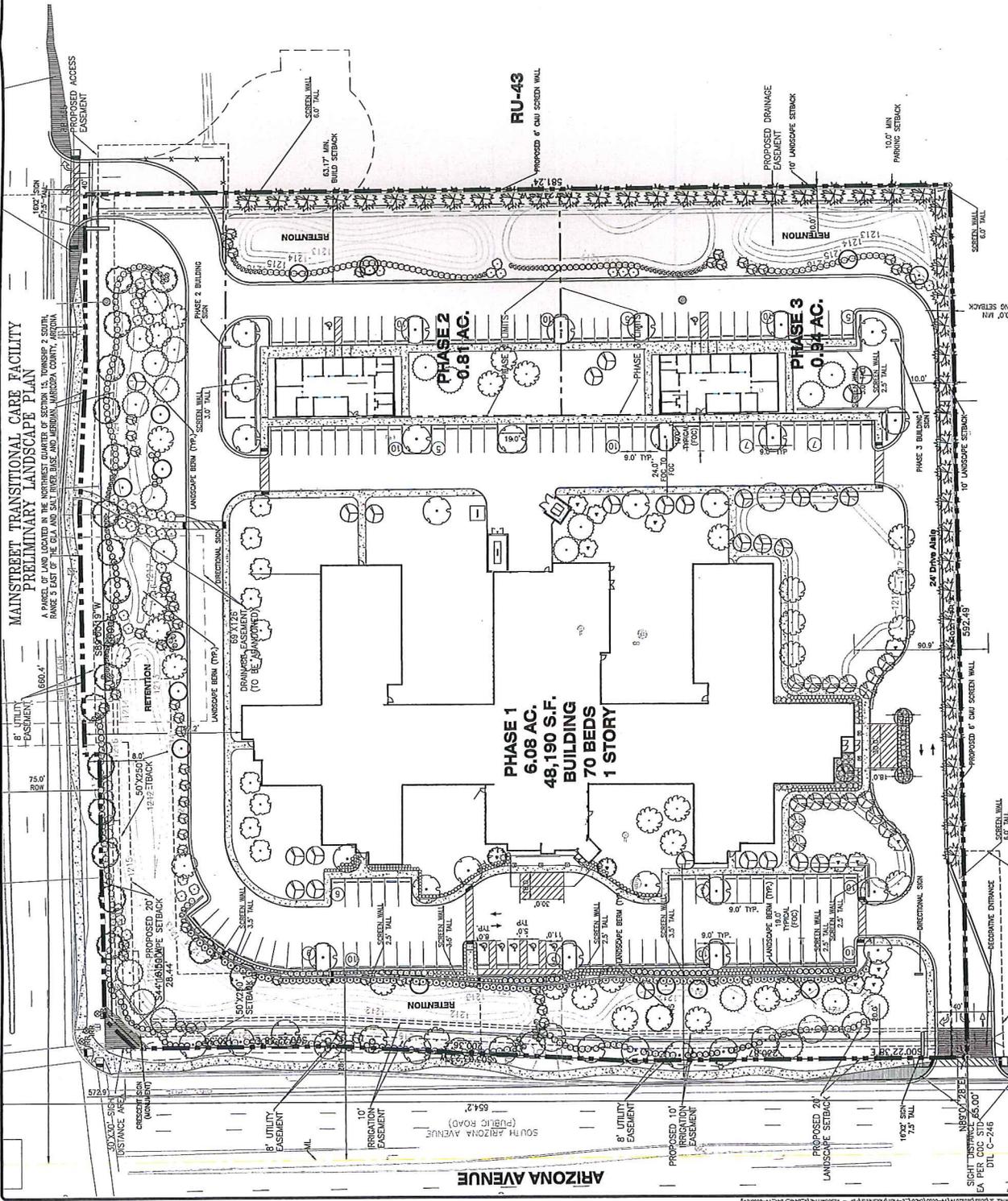
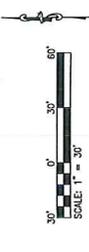
PRELIM LANDSCAPE PLAN

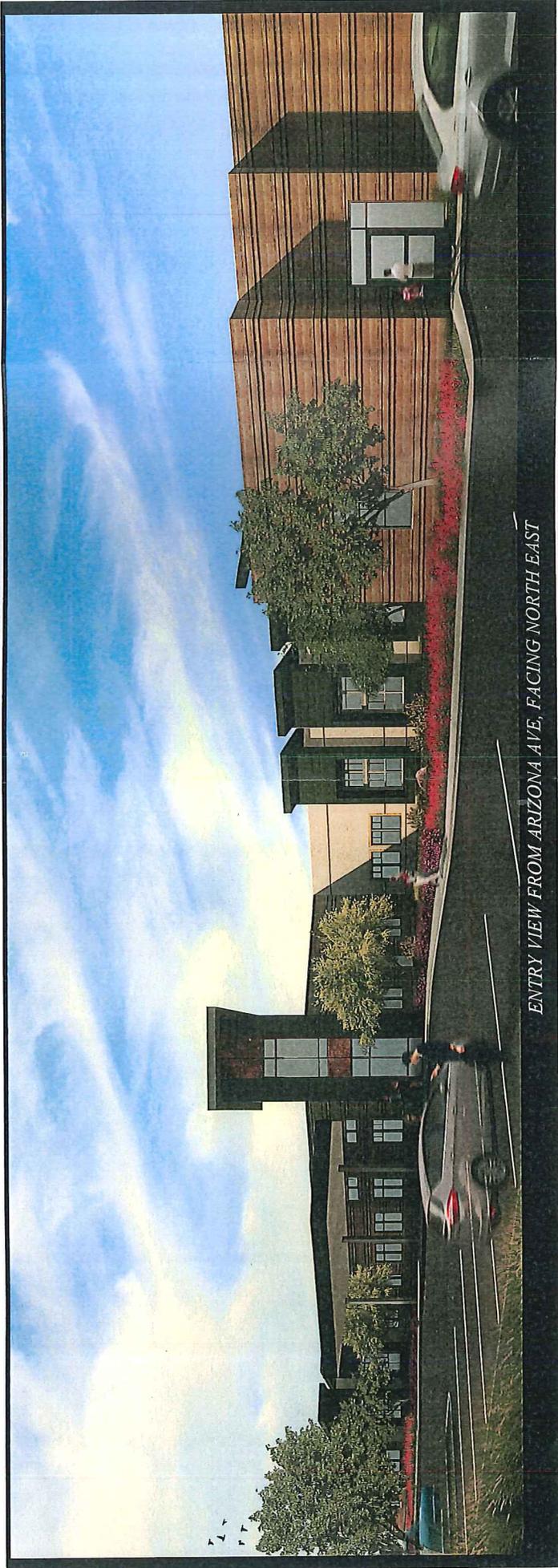
COLE ENGINEERING & PLANNING / LANDSCAPE ARCHITECTURE
2701 E. Camelback Road
Phoenix, AZ 85016
Tel: 602.955.1111

DESIGNED BY: DJC
CHECKED BY: JDB
DRAWING NO.: 14-0085
DATE: 9/29/15
JOB NUMBER: 14-0085
SHEET NUMBER: L1.0

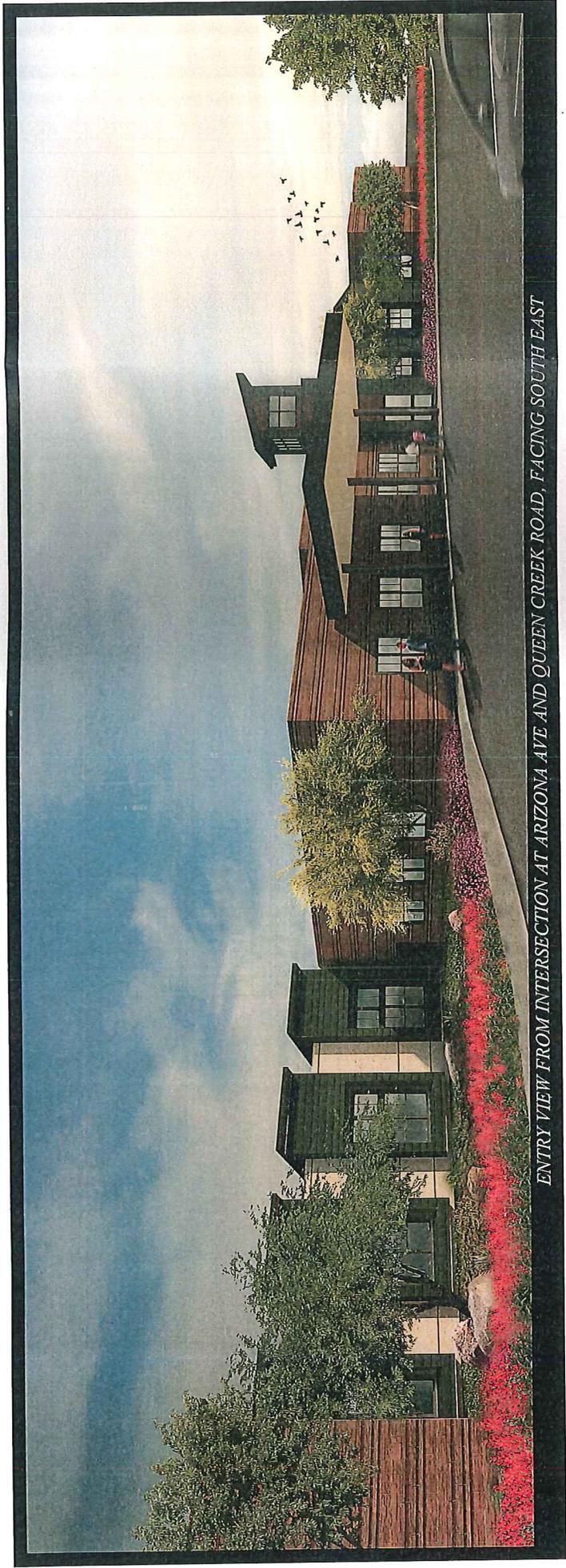
PLANT SCHEDULE

SYMBOL	COMMON/SPERMAL NAME	HT.	TRUNK SIZE
(Symbol)	SHADE TREES		
(Symbol)	48" BOX	20	48"
(Symbol)	DAHLBERG SCISSON		
(Symbol)	CHINESE EVERGREEN ELM	44	48"
(Symbol)	(MILWAUKEE PAVANILLA)		
(Symbol)	CHILDREN INSPIRE	31	30"
(Symbol)	(PROSPER CHILDRIS)		
(Symbol)	EVERGREEN TREES		
(Symbol)	23 BOX	12'	12"
(Symbol)	(COPPINUS ARIZONICA)		
(Symbol)	47	12'	12"
(Symbol)	ITALIAN CYPRUS		
(Symbol)	(COPPINUS)		
(Symbol)	ORNAMENTAL TREES		
(Symbol)	14	12	12
(Symbol)	ACONIA (MORON)		
(Symbol)	(MORON)		
(Symbol)	16	16	16
(Symbol)	(MORON)		
(Symbol)	19	19	19
(Symbol)	(MORON)		
(Symbol)	11	11	11
(Symbol)	(MORON)		
(Symbol)	29	29	29
(Symbol)	(MORON)		
(Symbol)	SHRUBS - PERENNIALS - GRASSES		
(Symbol)	253	3	3
(Symbol)	(MORON)		
(Symbol)	117	117	117
(Symbol)	(MORON)		
(Symbol)	20	20	20
(Symbol)	(MORON)		
(Symbol)	55	55	55
(Symbol)	(MORON)		
(Symbol)	31	31	31
(Symbol)	(MORON)		
(Symbol)	57	57	57
(Symbol)	(MORON)		
(Symbol)	88	88	88
(Symbol)	(MORON)		
(Symbol)	21	21	21
(Symbol)	(MORON)		
(Symbol)	40	40	40
(Symbol)	(MORON)		
(Symbol)	39	39	39
(Symbol)	(MORON)		
(Symbol)	GROUND COVER		
(Symbol)	1	1	1
(Symbol)	(MORON)		
(Symbol)	270	270	270
(Symbol)	(MORON)		
(Symbol)	107	107	107
(Symbol)	(MORON)		
(Symbol)	DECOMPOSED GRANITE GRAVEL		
(Symbol)	107	107	107





ENTRY VIEW FROM ARIZONA AVE, FACING NORTH EAST



ENTRY VIEW FROM INTERSECTION AT ARIZONA AVE AND QUEEN CREEK ROAD, FACING SOUTH EAST



Medical Office Buildings
Mainstreet Chandler

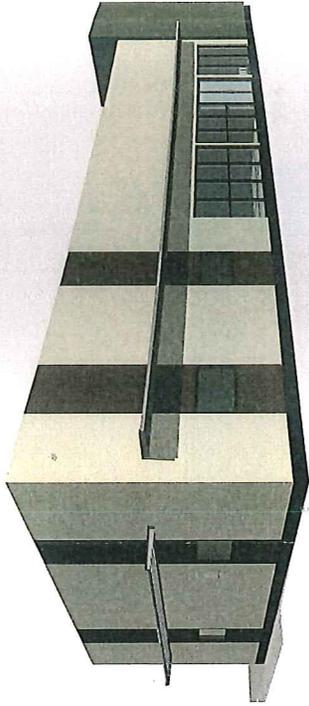
Revision Schedule		
No.	Date	Description

15054
November 12, 2015
Author
Checker
Contractor

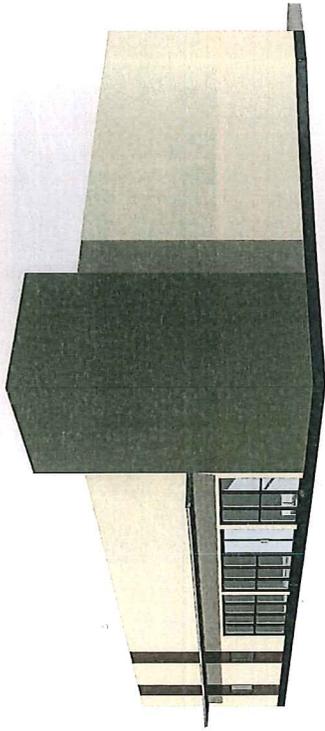


FLOOR PLANS AND
PERSPECTIVES

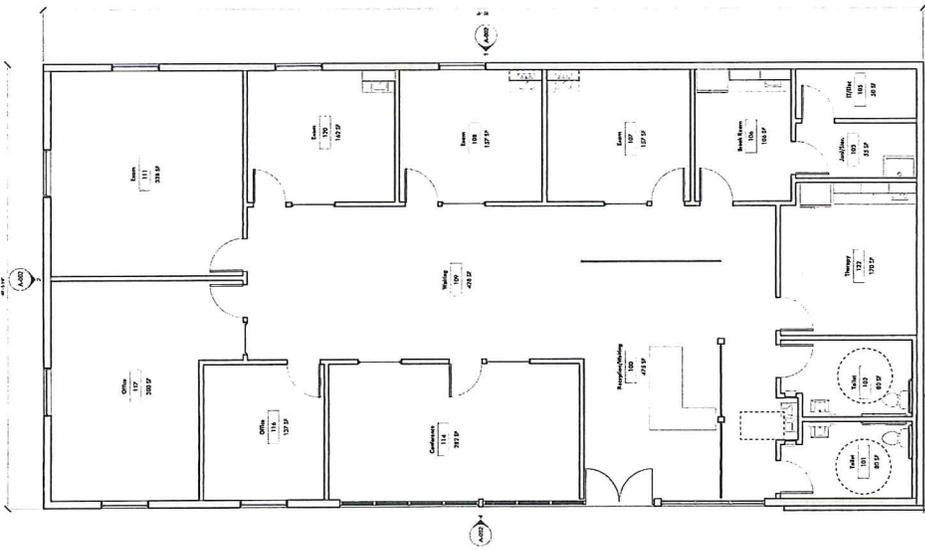
A-001



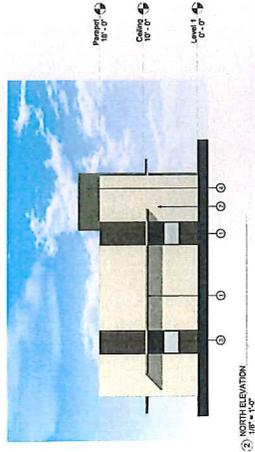
② PERSPECTIVE 1



③ PERSPECTIVE 2

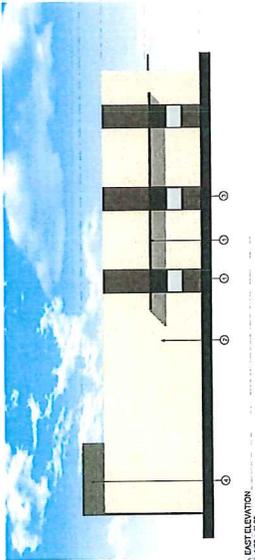


Medical Office Buildings
Mainstreet Chandler



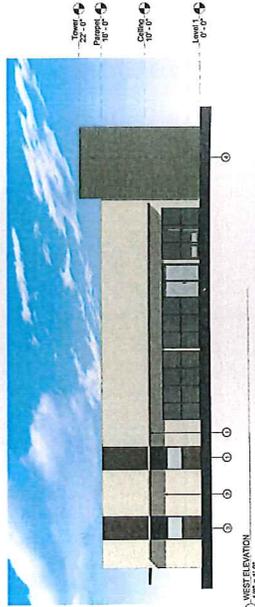
② WEST ELEVATION
 1/8" = 1'-0"

Tower 22'-0"
 18'-0"
 Ceiling 10'-0"
 Level 1 0'-0"



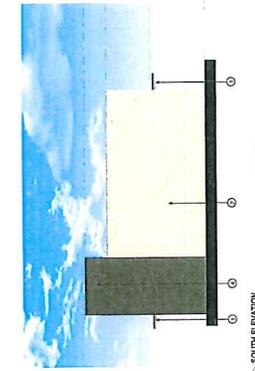
① EAST ELEVATION
 1/8" = 1'-0"

Tower 22'-0"
 18'-0"
 Ceiling 10'-0"
 Level 1 0'-0"



③ WEST ELEVATION
 1/8" = 1'-0"

Tower 22'-0"
 18'-0"
 Ceiling 10'-0"
 Level 1 0'-0"



④ SOUTH ELEVATION
 1/8" = 1'-0"

Tower 22'-0"
 18'-0"
 Ceiling 10'-0"
 Level 1 0'-0"

No.	Date	Description

152554
 November 12, 2015
 Project
 Owner
 Architect



DATE: 03/21/2016
 REVISIONS
A-002

MATERIALS LEGEND

- 1. STONEWARE INS WINDSHY TRAINING RESIDUAL DARK BRONZE ABX
- 2. BUILDING - FIELD EPS DARK BRONZE WINDSHY TRAINING SANDPAPER FINE TEXTURE
- 3. EXTERIOR TILE CLADDING CAESAR, TRACE - COLOR: CORTEN
- 4. METAL CLADDING ATAS-COLOR: ANTIQUE PATINA



MEMORANDUM

Airport Memo No. AP16-023

DATE: NOVEMBER 19, 2015
TO: JEFF KURTZ, PLANNING ADMINISTRATOR
FROM: CHRIS ANDRES, AIRPORT ADMINISTRATOR. *CA*
SUBJECT: AIRPORT CONFLICT EVALUATION
DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY

At their November 18, 2015 meeting, the Chandler Airport Commission ("Commission") discussed the rezoning request for the Mainstreet Transitional Care Facility development located near the southeast corner of Arizona Avenue and Queen Creek Road.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None

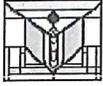
Commission Members in Attendance: Chairman Kelly McMullen, Vice Chairman David Sperling, Chelle Daly, Schulyer "Sky" McCorkle, and Frank Nechvatal were in attendance. This attendance represented a quorum.

Per the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

Attached is a full copy of the Airport Conflict Evaluation for the above referenced project.

cc: Kevin Mayo, Planning Manager

Attachment: Airport Conflict Evaluation



RE: Crossroads Towne Center - Slim Chickens proposal 

Jodie Novak to: Jeff Hunter
<jhunter@hunterengineeringpc.com>
Cc: James.Harris, "Mike Czajka"

11/19/2015 10:32 AM

From: Jodie Novak/COC
To: "Jeff Hunter" <jhunter@hunterengineeringpc.com>@CHANDLERAZ.GOV
Cc: James.Harris@hfa-ae.com, "Mike Czajka" <mike.czajka@hfa-ae.com>

Hi Jeff. The process is to submit the proposed development to me and I will review it in detail as a development proposal for substantial conformance with the zoning entitlements on the commercial center. There is no "preliminary submittal". I will provide any site design and building architecture comments for the proposal and will be continue to work together on the proposal. Once the designs are finalized, I can provide the required Administrative Approval. Once this is complete, then the project submits building/construction plans for review and permitting.

Sincerely,
Jodie

Jodie M. Novak, Senior City Planner - MEP, CPM
City of Chandler, Planning Division
Phone: 480-782-3060
Email: jodie.novak@chandleraz.gov
Website: <http://www.chandleraz.gov/default.aspx?pageid=148>

<u>Mailing Address:</u>	<u>Physical/Location Address (for FEDEX/UPS only):</u>
Mail Stop 105	215 E. Buffalo St.
PO Box 4008	Chandler, AZ 85225
Chandler, AZ 85244-4008	

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"Jeff Hunter"

Jodie,

11/19/2015 09:59:45 AM

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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Airport - Memo No. AP16-022

DATE: NOVEMBER 18, 2015

TO: CHANDLER AIRPORT COMMISSION

FROM: CHRIS ANDRES, AIRPORT ADMINISTRATOR *CA*

SUBJECT: AGENDA ITEM 4.C. - AIRPORT CONFLICT EVALUATION
DVR15-0035 MAINSTREET TRANSITIONAL CARE FACILITY
SOUTHEAST CORNER OF ARIZONA AVENUE AND QUEEN CREEK ROAD

RECOMMENDATION:

Staff recommends the Airport Commission present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Mainstreet Transitional Care Facility.

BACKGROUND:

The approximately 8 acre site is a "county island" located at the southeast corner of Arizona Avenue and Queen Creek Road, approximately one mile west of the southern end of Runway 4L-22R (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is adjacent to an approximately 28 acre site that has a rezoning request for a single family residential subdivision (APL 15-0004 Airpark Area Plan Amendment; -DVR15-0028 Enclave at Hamilton Ranch).

The proposed project is an approximately 70,000 square foot, two-story building for a transitional care facility specializing in post-operative recovery (*Exhibit C - Site Plan, Exhibit D: -Elevations*). The Applicant's request has three components:

- Rezoning from AG-1 (AG-1 occurs through initial City zoning process related to Annexation) to PAD for Commercial/Medical Related Uses
- Preliminary Development Plan (PDP) for site layout and building design
- Preliminary Plat (PPT) approval for commercial development

The City of Chandler General Plan designates the property for Employment and denotes that the property is within the Airpark Area Plan. The Airpark Area Plan designates the site as Neighborhood Commercial, Commercial/Office/Business Park with a Light Rail Corridor Overlay Planning Area, potentially allowing Mixed Use (*Exhibit E - Chandler Airpark Area Plan Land Use Plan*).

ANALYSIS:

The proposed use complies with the land use categories in the General and Airpark plans.

The subject property is approximately one mile from the west of the southern end of Runway 4L-22R. The proposed development will experience a significant number of daily overflights from aircraft in the normal airport traffic pattern (*Exhibit F – Flight Tracks*). Flight operations are typically between sunrise and sunset and, at this location, the flight traffic pattern altitude for fixed wing aircraft is approximately 800 feet above ground level. However, aircraft approaching Runway 4L-22R may frequently be at lower altitudes.

Based on the maximum allowable building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction at this location.

Due to the proximity to the Airport, if the development is approved, the developer will need to file a Notice of Proposed Construction with the Federal Aviation Administration.

AIRPORT CONFLICT EVALUATION PROCESS

In January 2002, the City Council adopted an Airport Conflicts Evaluation (ACE) Process policy requiring any zoning changes within the nine-square mile Chandler Airpark Area to be reviewed by the Airport Commission to determine if the use and/or development will be a conflict with current and future airport operations. The ACE policy specifically outlines the Commission's tasks as they relate to this review. These tasks are noted in underline and italics:

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses.*
2. *If conflicts exist, the specific areas of conflict.*
3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any*
4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination .*

Airport staff provides the Airport Commission with information and a recommendation regarding the proposed project and the conflict evaluation process. Staff will compile and forward an ACE report that summarizes the Airport Commission's discussion and findings to the Zoning Administrator. Planning staff will report the Airport Commission's findings regarding potential for airport conflicts to Planning and Zoning Commission and to City Council.

FINDINGS

1. *The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses. A conflict **does not exist** between the proposed development and proposed airport uses.*
2. *If conflicts exist, the specific areas of conflict. None.*

3. *If conflicts exist, a statement of corrective actions which can be taken, if there are any.* **None.**
4. *The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination.* **This information will be determined through Commission discussion and action.**

PUBLIC MEETINGS

On Wednesday, October 14, a public neighborhood meeting was held at the Chandler Public Library – Hamilton Branch, 3700 S. Arizona Avenue in Chandler. No members of the public attended.

On November 2 2015, the Airport Commission's Development and Land Use Subcommittee reviewed the proposed development and unanimously voted to find a "no conflict with airport uses" with the above referenced project.

PROPOSED MOTION:

Move to present an Airport Conflicts Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for Mainstreet Transitional Care Facility.

ATTACHMENTS:

- A. Vicinity Map
- B. Property Location
- C. Site Plan
- D. Elevations
- E. Chandler Airpark Area Plan Land Use Plan
- F. Flight Tracks

EXHIBIT A: VICINITY MAP

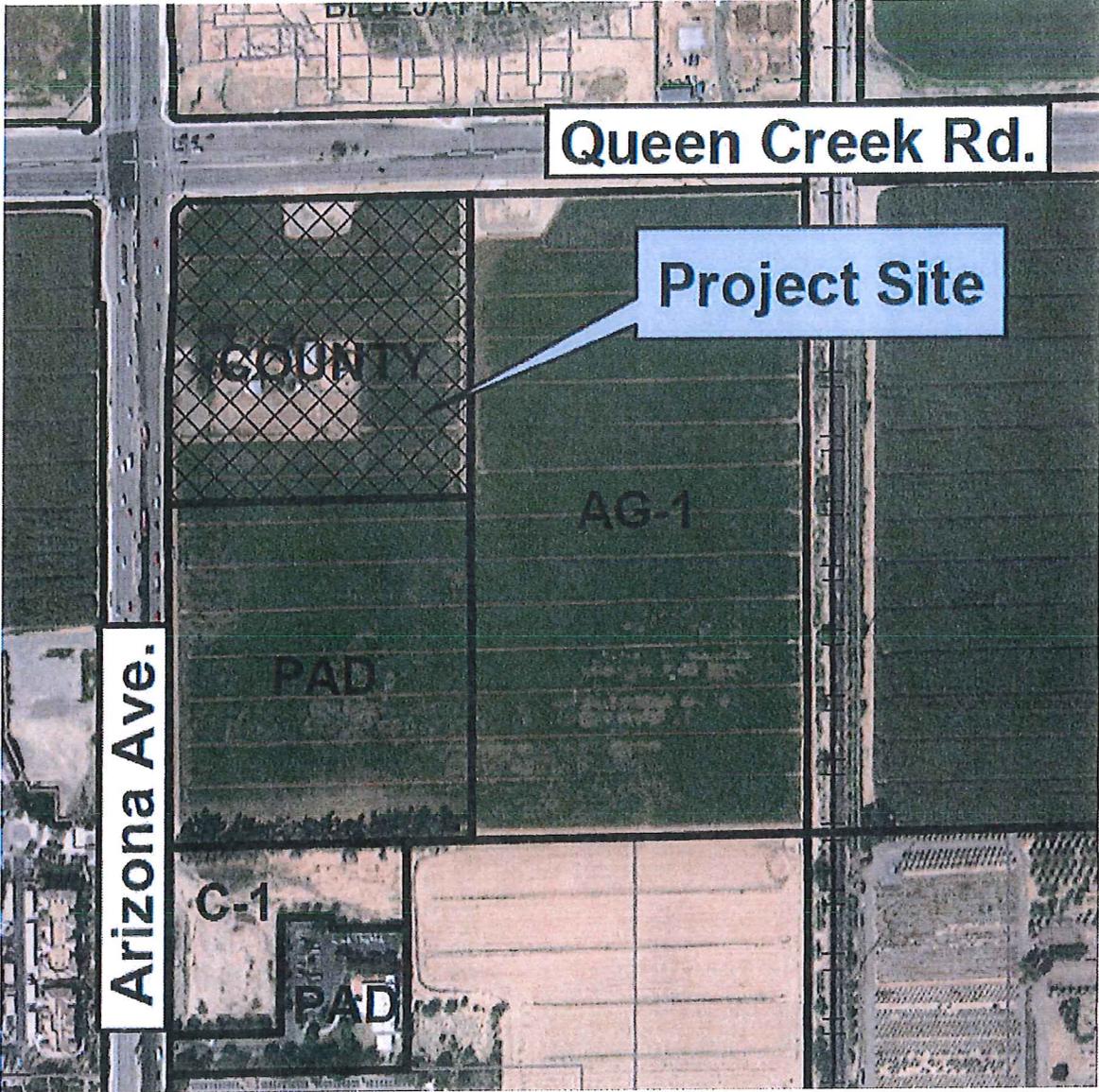


EXHIBIT B: PROPERTY LOCATION

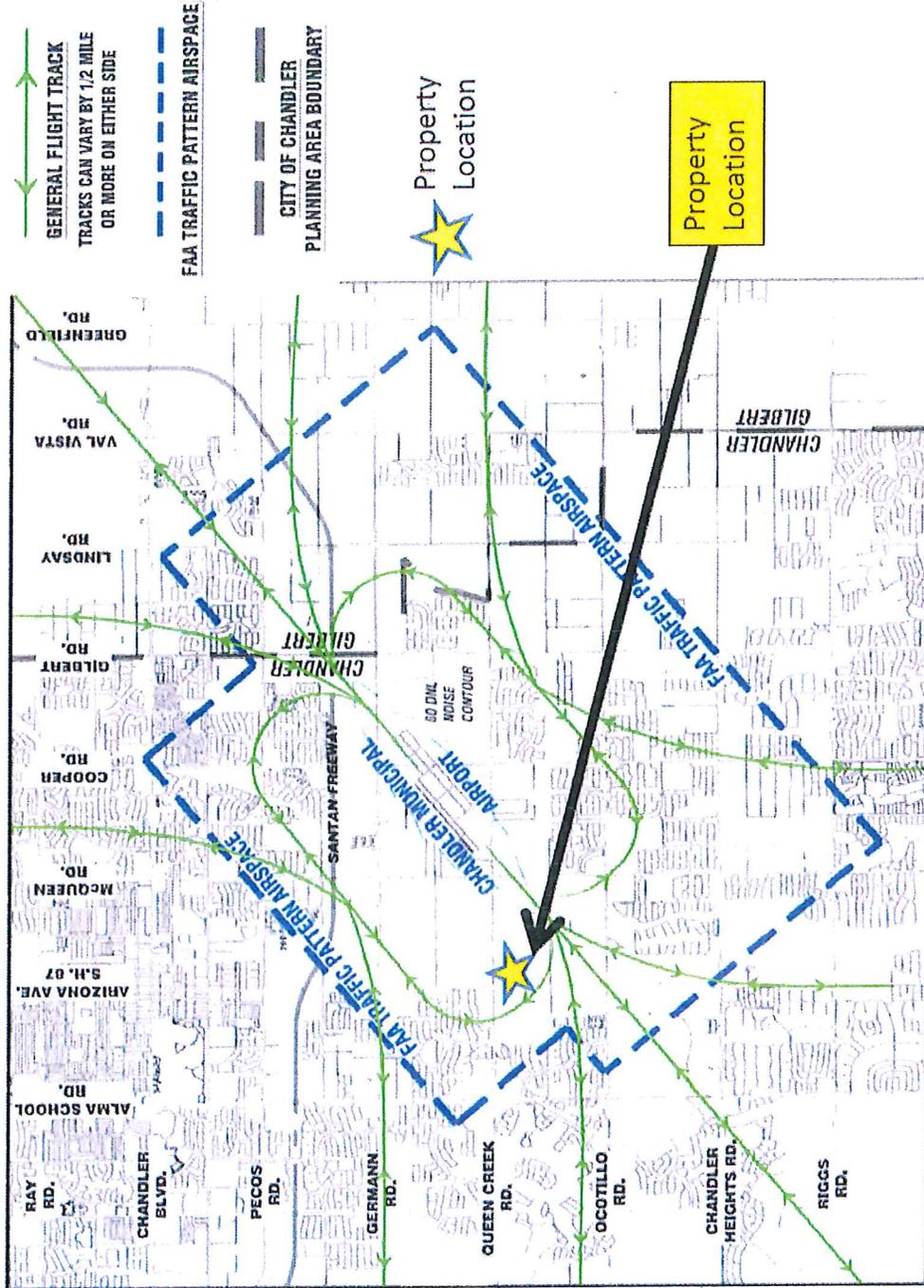


EXHIBIT C: SITE PLAN

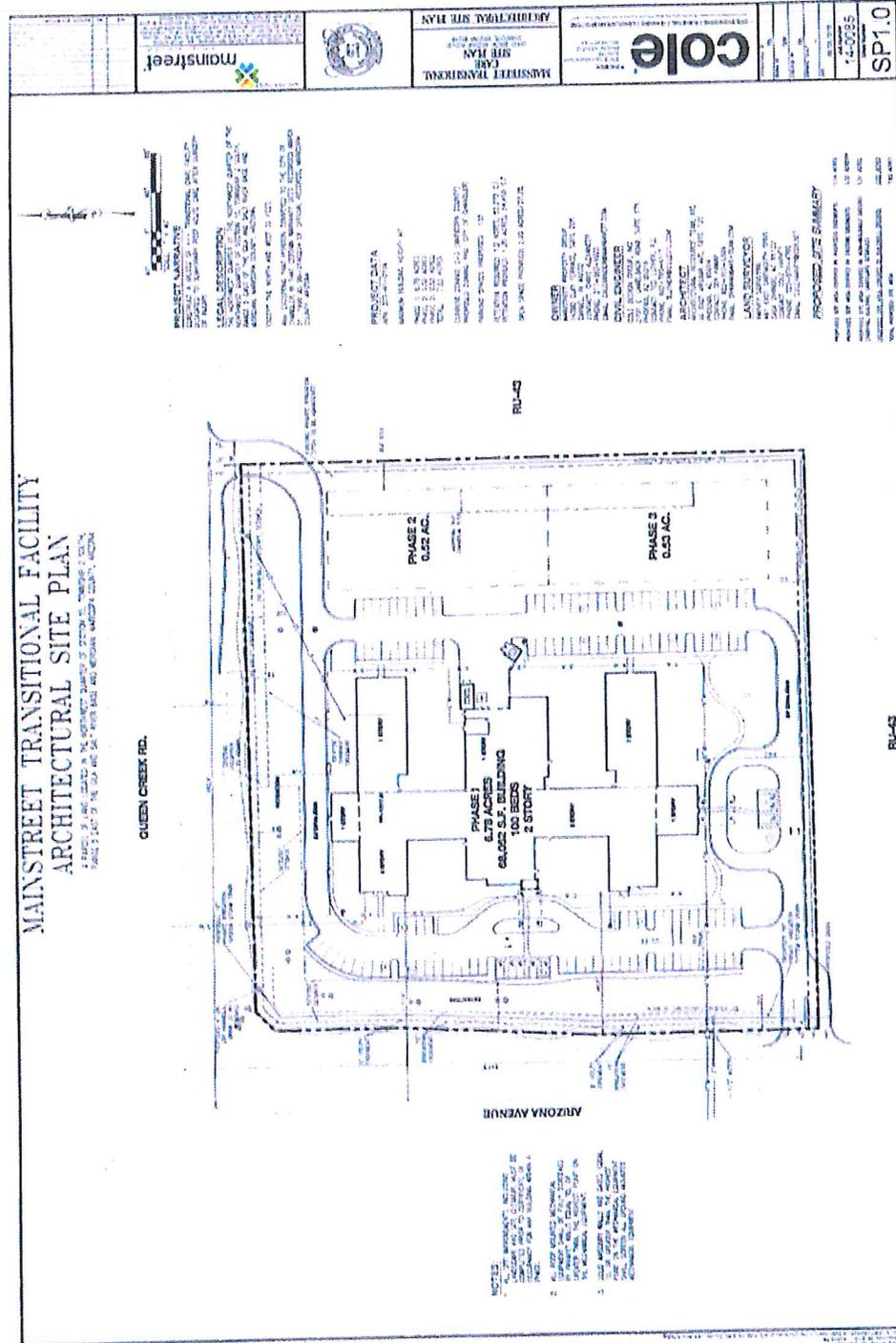


EXHIBIT D: ELEVATIONS





1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT

manafreet



ARCHITECTURAL RESOURCE TEAM

174 S. MAIN STREET, SUITE 200
PHOENIX, AZ 85004
PHOENIX, ARIZONA

MANAFREET ARCHITECTURAL RESOURCE TEAM

PROJECT: MAINSTREET TRANSITIONAL CARE FACILITY

DATE: 08/14/16

SCALE: AS SHOWN

001E

MATERIALS LEGEND

<p>STONE/EGG AND WINDOW FRAMING ARCADIA, DAZZ ENGLAZE 630 8</p> 	<p>BULLDOG - FIELD EPS GUYE - ANARILLO WHITE #113 SAUPEDEBLE FINE 11 KUTUP</p> 	<p>BUILDING ENTRY - ACCENT STONE LAS VEGAS ROCK DESERT GREEN HORSE TRENCH HORIZONTAL PLANK PATTERN</p> 	<p>EXTERIOR TILE CLADDING CAESAR, TRACC - COLOR: CORTICE</p> 	<p>METAL CLADDING ATAS COLOR, ANTIQUE PATINA</p> 
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EXHIBIT E: CHANDLER AIRPARK AREA PLAN LAND USE PLAN

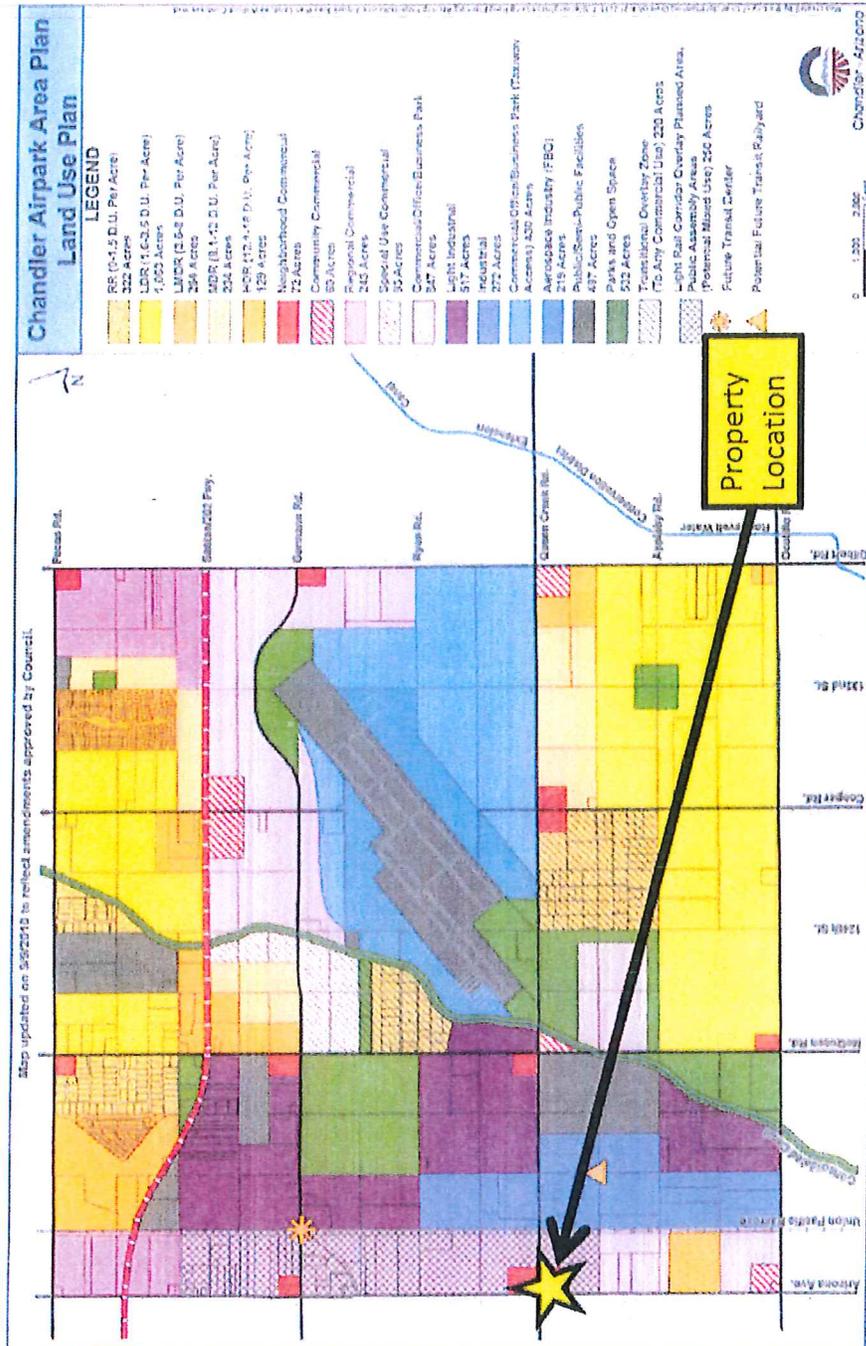


EXHIBIT F: FLIGHT TRACKS

