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MEMORANDUM Planning and Development – CCMemo No. 08-027

DATE: JANUARY 24, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR 
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR 

FROM: BOB WEWORSKI, PLANNING MANAGER 

SUBJECT: PDP07-0030 THE CAYS AT OCOTILLO

Request: Request Preliminary Development Plan (PDP) amendment for a mixed-use development

Location: West of the southwest corner of Dobson and Queen Creek Roads

Project Info: Approximately 6.7 acres

Applicant: Whitneybell Perry, Inc.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The application requests Preliminary Development Plan (PDP) amendment approval for an independent living age restricted condominium development with reduced parking. The independent living condominiums are part of the 74-acre mixed-use development for Downtown Ocotillo that includes retail shops and restaurants, offices, hotel, and for-sale residential condominiums. A Santa Barbara architectural style is utilized throughout that conveys a rustic character reminiscent of early 20th Century Southern California architecture.

The subject residential condominium site is part of the Downtown Ocotillo development located at the southwest corner of Price and Dobson Roads. Queen Creek Road and vacant property planned for employment uses border the site to the north. An office development and apartment complex is located to the east across Dobson Road. An existing waterway surrounds the site to the south and west. Across the waterway is the planned Waters at Ocotillo single-family and

multi-family residential development to the southeast, existing park and Orbital Sciences campus to the south, and Aquila at Ocotillo office complex to the west.

The Cays at Downtown Ocotillo is proposed as an age restricted condominium independent living development. It is described as an upscale community designed for seniors who are still independent but who now desire amenities and services conducive to this age group. The 131-unit building will have for-sale units only, not for rent. The facility will have approximately 20 employees that provide personal, maintenance, and transportation services. The developer, Statesman Group, has built and managed several independent living centers throughout the U.S. and Canada. They currently manage a center similar to the proposed facility called the Manor Village at Scottsdale.

The independent living portion encompasses one building with underground parking and swimming pool amenity to be located at the northeast end of the condominium parcel. The building architecture will retain the same high quality level that was represented during the original zoning. Two condominium buildings, including the independent living building, will be a combination of four- and five-stories in height. Two of the condominium buildings along the waterway will be one- and two- stories. A Santa Barbara architectural style will be utilized on all condominium buildings to maintain consistency and high quality character of the mixed-use development.

All resident parking is provided underground, below the building structures. The current approved PDP provides a total of 448 parking spaces for the entire 214-unit condominium development. It is anticipated that many of the residents of the independent living condominium development will not have vehicles, and therefore a reduction of parking is requested to a total of 364 spaces. Approximately 142 spaces are being provided for the 131 independent living condominium units, including 20 spaces for employees. The applicant has expressed that many residents in their other developments do not own vehicles and rely on shared transportation and shuttle services. Staff supports the request finding that sufficient parking is provided for the use.

Some site and building changes have been made administratively reviewed and approved for the other portion of the condominium development. Also, there were some live-work units on a limited portion of the ground floor level units within the condominium development that were eliminated, finding that there were sufficient residential and office accommodations provided within the Downtown Ocotillo mixed-use development and surrounding area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on January 8, 2008. Approximately 16 neighbors attended the meeting. No neighbors offered any opposition to the request.
- Staff has not received any telephone calls or correspondence from any neighbors regarding this rezoning application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) amendment subject to the following conditions:

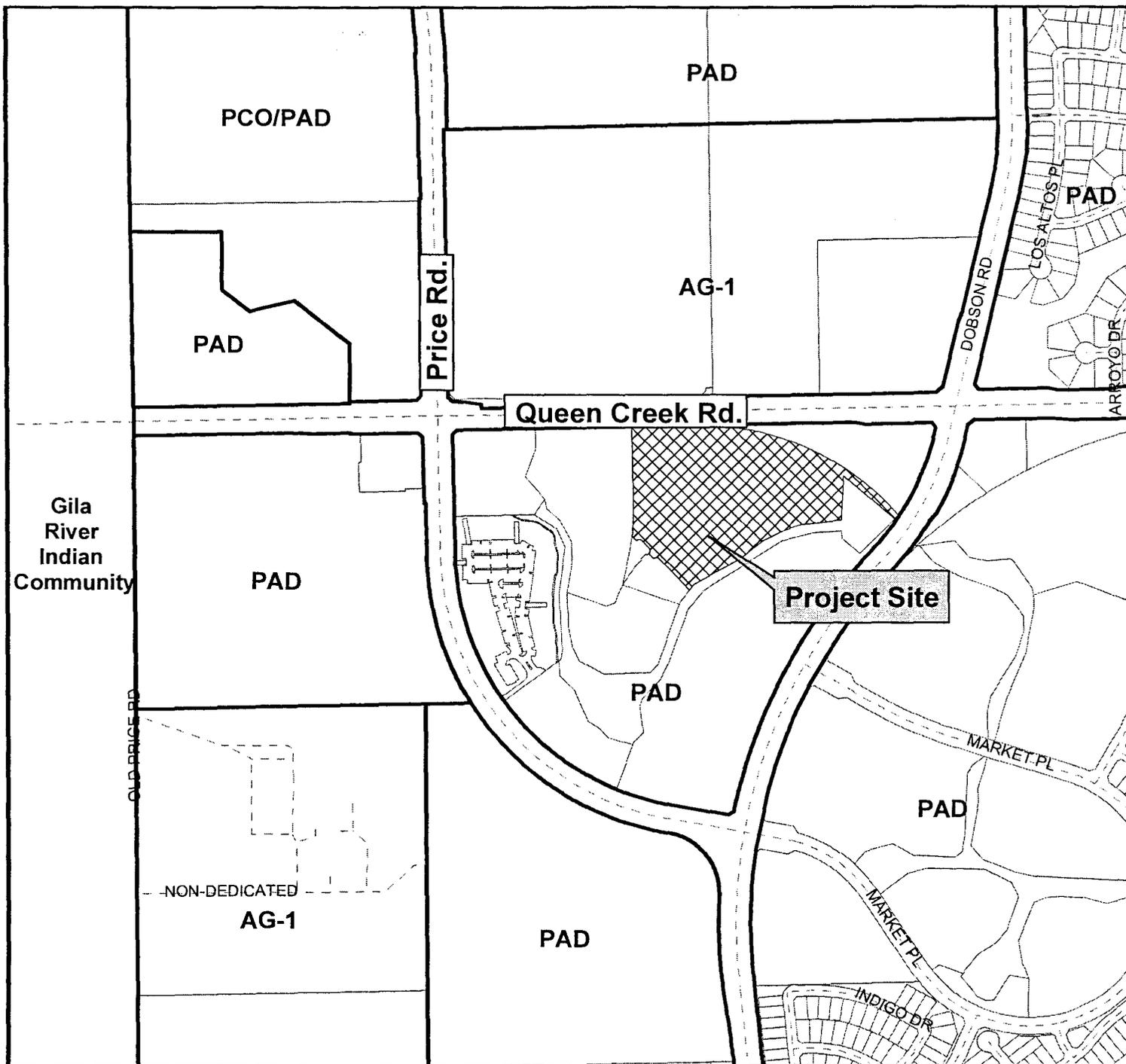
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE CAYS AT OCOTILLO" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0030, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3889 in case DVR06-0051 DOWNTOWN OCOTILLO, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Preliminary Development Plan amendment request PDP07-0030 THE CAYS AT OCOTILLO, subject to the conditions recommended by Planning Commission and Staff.

Attachments

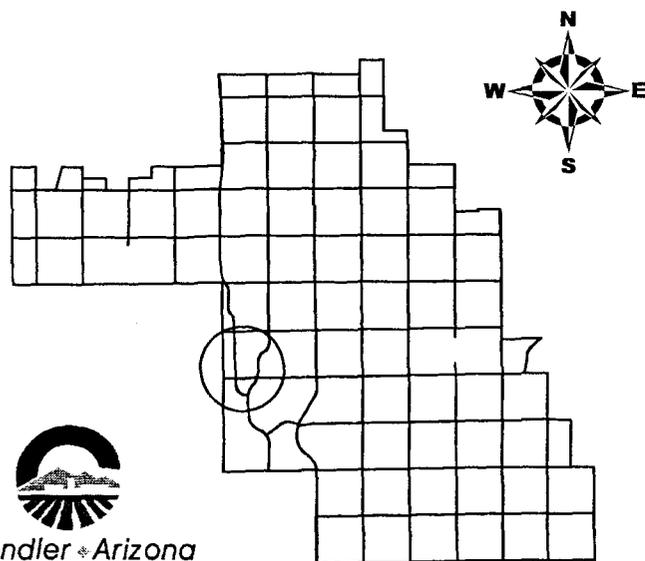
1. Vicinity Map
2. Project Narrative
3. Site Plan
4. Parking Plan
5. Landscape Plan
6. Ordinance No. 3889
7. Development Booklet, Exhibit "A"



Gila River Indian Community

Project Site

Vicinity Map



PDP07-0030

The Cays at Downtown Ocotillo



Chandler Arizona
Where Values Make The Difference

PROJECT NARRATIVE

Executive Summary

We are seeking a PDP amendment to reduce the required parking for The Cays at Downtown Ocotillo. The PDP as currently approved provides a total of 448 parking spaces. We are requesting a reduction to 364. The parking reduction is due to building #1 being an independent living center, which will require less parking than a market rate multi-family use.

The Chandler zoning code allows elderly care uses to have a reduced parking ratio of .75 spaces per unit plus employee parking. The developer, Statesman Group, has built and managed several independent living centers and finds the actual number of spaces used by residents is less than .50 spaces per unit. (see attached chart of built projects) These residents are less likely to own a car and therefore use shared transportation. One of the amenities provided to residents will be an on-site shuttle service. This shuttle offers both scheduled group outings as well as personalized transportation services. The resident simply books several days in advance and the shuttle is able to escort them to their appointment.

For The Cays we are requesting a parking ratio of .93 spaces per unit plus employee parking. This reduction is for building #1 only. The remaining buildings will still exceed the zoning code requirements for market rates units.

Proposed Parking:

Building #1

Units = 131 x .93 = 122

Employees = 20 x 1 = 20

142 spaces provided

We are also requesting the removal of the previous stipulation regarding live/work units. The original concept included (3) live/work units, however these units are no longer compatible with the independent living use. Office space is available on the parcels to the North and West in the second phase of Downtown Ocotillo.



Retail E (Parcel 9)
-1.09 Acres

Retail F & G (Parcel 9)
-2.29 Acres

Retail H & I (Parcel 9)
-1.66 Acres

Retail J (Parcel 9)
-1.33 Acres

Retail K (Parcel 9)
-2.01 Acres

Retail D (Parcel 9)
-1.03 Acres

QUEEN CREEK ROAD

Retail L (Parcel 9)
-0.25 Acres

Retail C (Parcel 9)
-2.54 Acres

Residential (Parcel 9)
-6.78 Acres

Retail B (Parcel 9)
-2.62 Acres

DOBSON ROAD

Hotel A (Parcel 9)
-4.27 Acres

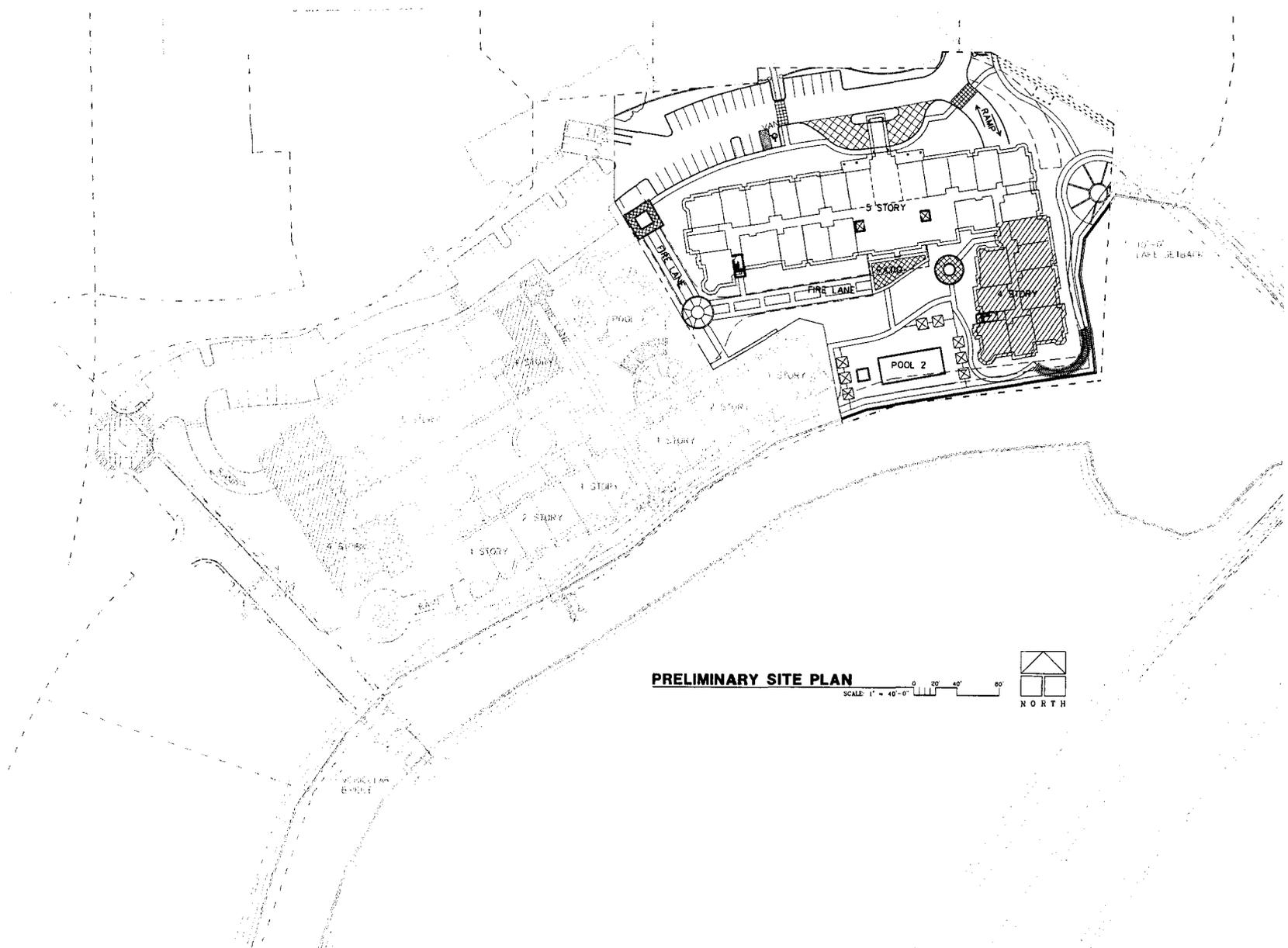
MARKET PLACE

JACARANDA PARKWAY

PRICE ROAD



DEVELOPMENT PLAN
PARCEL 9



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"



**THE CAYS
DOWNTOWN OCOTILLO**
CHANDLER, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



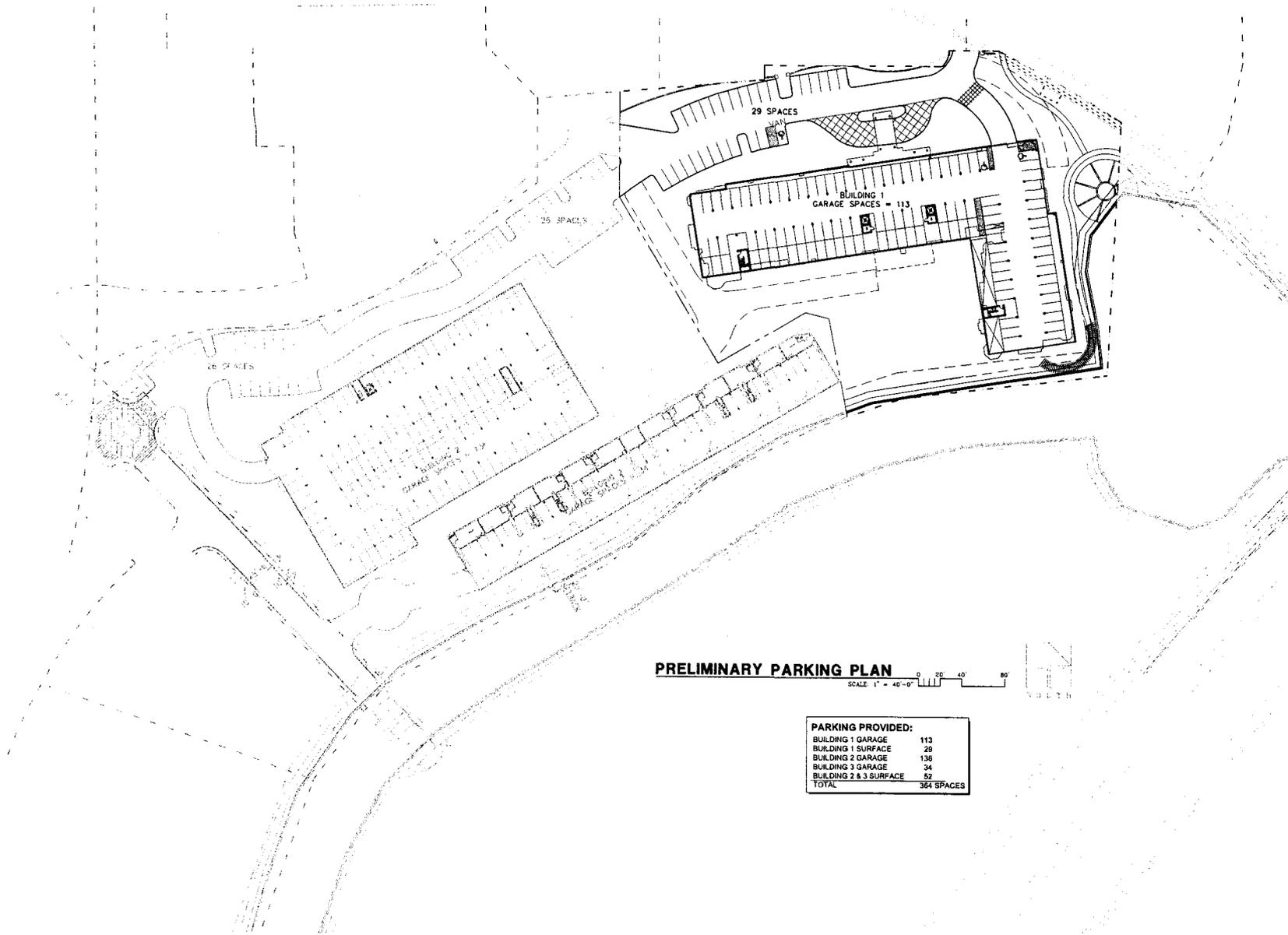
ARCHITECTURE AND PLANNING

1.10
0720

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26 Sep 2007

**ARCHITECTURAL
SITE PLAN**

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**THE CAYS
DOWNTOWN OCOTILLO**
CHANDLER, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



ARCHITECTURE AND PLANNING

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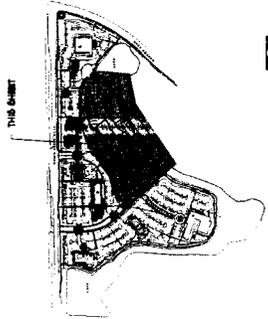
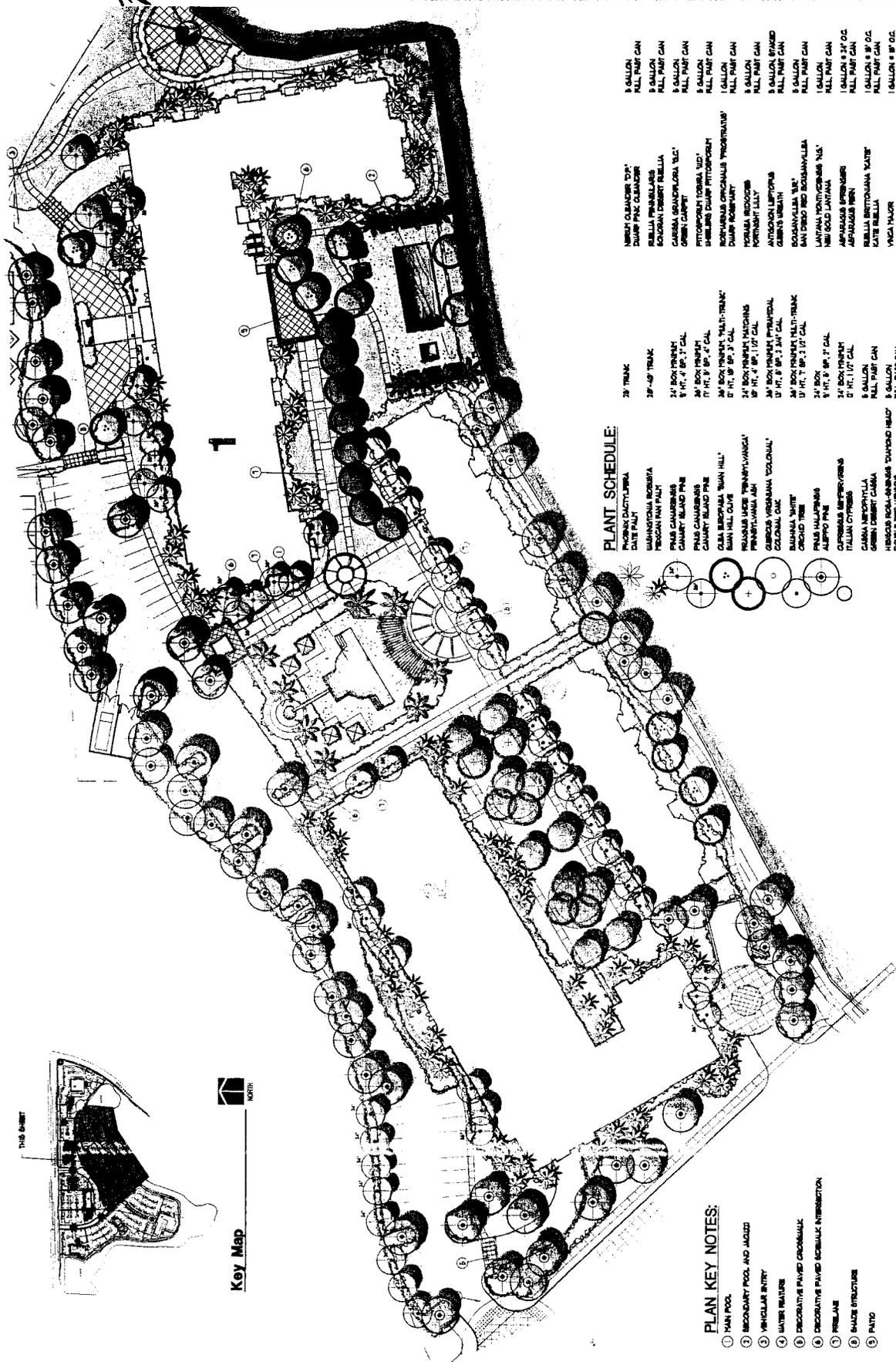
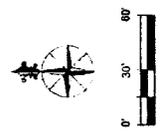


PARKING PLAN

PRELIMINARY PARKING PLAN

SCALE 1" = 40'-0"

PARKING PROVIDED:	
BUILDING 1 GARAGE	113
BUILDING 1 SURFACE	29
BUILDING 2 GARAGE	138
BUILDING 3 GARAGE	34
BUILDING 2 & 3 SURFACE	52
TOTAL	364 SPACES



PLANT SCHEDULE:

- 10' TRUNK
- 18'-48" TRUNK
- 24" BOY TRUNK
- 36" BOY TRUNK
- 48" BOY TRUNK
- 60" BOY TRUNK
- 72" BOY TRUNK
- 84" BOY TRUNK
- 96" BOY TRUNK
- 108" BOY TRUNK
- 120" BOY TRUNK
- 144" BOY TRUNK
- 168" BOY TRUNK
- 192" BOY TRUNK
- 216" BOY TRUNK
- 240" BOY TRUNK
- 264" BOY TRUNK
- 288" BOY TRUNK
- 312" BOY TRUNK
- 336" BOY TRUNK
- 360" BOY TRUNK
- 384" BOY TRUNK
- 408" BOY TRUNK
- 432" BOY TRUNK
- 456" BOY TRUNK
- 480" BOY TRUNK
- 504" BOY TRUNK
- 528" BOY TRUNK
- 552" BOY TRUNK
- 576" BOY TRUNK
- 600" BOY TRUNK
- 624" BOY TRUNK
- 648" BOY TRUNK
- 672" BOY TRUNK
- 696" BOY TRUNK
- 720" BOY TRUNK
- 744" BOY TRUNK
- 768" BOY TRUNK
- 792" BOY TRUNK
- 816" BOY TRUNK
- 840" BOY TRUNK
- 864" BOY TRUNK
- 888" BOY TRUNK
- 912" BOY TRUNK
- 936" BOY TRUNK
- 960" BOY TRUNK
- 984" BOY TRUNK
- 1008" BOY TRUNK
- 1032" BOY TRUNK
- 1056" BOY TRUNK
- 1080" BOY TRUNK
- 1104" BOY TRUNK
- 1128" BOY TRUNK
- 1152" BOY TRUNK
- 1176" BOY TRUNK
- 1200" BOY TRUNK
- 1224" BOY TRUNK
- 1248" BOY TRUNK
- 1272" BOY TRUNK
- 1296" BOY TRUNK
- 1320" BOY TRUNK
- 1344" BOY TRUNK
- 1368" BOY TRUNK
- 1392" BOY TRUNK
- 1416" BOY TRUNK
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- 1776" BOY TRUNK
- 1800" BOY TRUNK
- 1824" BOY TRUNK
- 1848" BOY TRUNK
- 1872" BOY TRUNK
- 1896" BOY TRUNK
- 1920" BOY TRUNK
- 1944" BOY TRUNK
- 1968" BOY TRUNK
- 1992" BOY TRUNK
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- 10008" BOY TRUNK

PLAN KEY NOTES:

- 1 MAIN POOL
- 2 SECONDARY POOL AND JACUZZI
- 3 VEHICULAR ENTRY
- 4 WATER FEATURE
- 5 DECORATIVE PAVED CIRCUMFERENCE
- 6 DECORATIVE PAVED SQUARE INTERSECTION
- 7 PERILANE
- 8 SHADE STRUCTURE
- 9 PATIO

ORDINANCE NO. 3889

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED COMMERCIAL RETAIL, OFFICE, HOTEL, AND MULTI-FAMILY RESIDENTIAL (DVR06-0051 DOWNTOWN OCOTILLO) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Commercial Retail, Office, Hotel, and Multi-family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "DOWNTOWN OCOTILLO" kept on file in the City of Chandler Current Planning Division, in file number AP06-0005/DVR06-0051, except as modified by condition herein.

2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
10. All raceway signage shall be prohibited within the development.
11. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).

12. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
13. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
14. Commercial uses permitted within the proposed in the Live/Work buildings shall be limited to general office use only, no medical or dental office use. Office use is limited to the areas represented on floor plans within the Development Booklet. Any substantial change in the use of the building and/or floor plan related to the office use shall require a re-application and approval of a Rezoning and/or Preliminary Development Plan.
15. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Downtown Ocotillo development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
17. The applicant shall work with Staff to provide a series of minimum 25' to 30' tall fan palm trees (*Washingtonia robusta*) along the building foundations of structures that exceed 45' in height.
18. The condominiums shall be individual "for sale only" units at the time of the development.
19. The directional signs shall be limited to individual reverse pan channel or push-through letters with halo illumination.
20. The applicant shall work with Staff to enhance the "Retail L" building elevations through the use of similar building forms, materials, and colors used on other buildings within the development to reflect the full extent of the Santa Barbara architectural style.
21. Mexican fan palms (*Washingtonia robusta*) shall be prohibited throughout except as accents for the mid-rise buildings.
22. The developer shall design and construct a traffic signal at Queen Creek Road/Driveway approximately 1100' west of Dobson Road. The developer is eligible for up to 50% reimbursement when properties on the north side of Queen Creek Road develop in the future.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____,
2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3889 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED:

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3889 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: