Area Plan Amendment,
Planned Area Development,
Preliminary Development Plan,
and

Preliminary Plat

for

Dobson/Pecos Development

Northwest Corner of Dobson Road and Pecos Road

by:

Sparrow Development Partners, LLC
Dignity Community Care

Case No.: PLH20-0064/PLH20-0065

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DOBSON/PECOS DEVELOPMENT

I. INTRODUCTION

Sparrow Development Partners, LLC ("Sparrow") and Dignity Community Care ("Dignity") are the proposed developers of approximately 18.96 gross (15.70± net) acres generally located between the northwest corner of Dobson Road and Pecos Road on the south and the southwest corner of Dobson Road and Fairview Street on the north (the "Overall Site"). Sparrow and Dignity proposing to develop the Overall Site as a high-quality mixed-use development with a variety of uses that are designed to complement and support the hospital, office, and commercial uses within the City's Medical/Regional Retail Growth Node. A mixed-use development is an appropriate use of the Overall Site considering the close proximity to hospitals (Chandler-Regional Medical Center and the under construction Banner Health Hospital), commercial/employment uses (Chandler Fashion Center, Chandler Festival, Chandler Gateway, and the Price Road Corridor), and major transportation corridors (Loop 202 Santan Freeway and Loop 101 Price Road Freeway).

Dignity anticipates developing 9.46± gross (8.12± net) acres with uses that are compatible with the main campus of Chandler Regional Medical Center ("CRMC"). As part of the mixed-use development, Sparrow anticipates developing 9.50± gross (7.58± net) acres as a high-quality, active-adult community that will support Dignity's proposed uses, the CRMC, and the retail developments in the area. To achieve this, Sparrow and Dignity are proposing:

- An amendment to the San Tan Area Plan to include office, commercial, retail, and multi-family (active adult) uses for the Overall Site;
- The Overall Site be zoned Planned Area Development (PAD) for those uses set forth in Section III below;
- A Preliminary Development Plan (PDP) for the Overall Site to establish the perimeter landscaping setbacks and theming, internal and external access points, and the monument signage;
- A Mid-Rise Overlay for a maximum building height of 90 feet for the Dignity Site and 60 feet for the Sparrow Site;
- A PDP for the Sparrow Site to establish the layout, landscaping, architecture, etc.; and
- A Preliminary Plat for the Overall Site.

II. OVERALL SITE AND SURROUNDING AREA

An aerial of the Overall Site is included at ***Exhibit 1***. The Overall Site is undeveloped and is bordered by Fairview Street on the north, Dobson Road on the east, and Pecos Road on the south. The Overall Site is zoned AG-1. Medical offices, a short-term rehabilitation facility, and an assisted-living facility are on the property west of the Overall Site; to the north are residential homes and businesses; the east contains medical offices and undeveloped land; the south is general and medical offices; and southeast is an existing single-family development (the southeast corner of Dobson and Pecos Roads).

The City's General Plan designates the Overall Site as Neighborhoods and is within the Medical/Regional Retail Growth Node. The Neighborhood designation allows commercial uses generally at the intersection of arterial streets. The Medical/Regional Retail Growth Node provides

that a dynamic mix of land uses may be appropriate in the growth area (e.g. medical office, nursing home, retail, hospitality, business parks, large office development, and a variety of residential densities) so long as they promote and protect the area vision as a major medical center in a campus-like setting with supporting uses. The proposed PAD zoning on the Overall Site, PDP on the Overall Site, and PDP on the Sparrow Site is consistent with the Neighborhood designation and the Medical/Regional Retail Growth Node as it will continue to build on the mix of uses already established within the area and will support the area vision of a major medical center.

III. PROPOSED SAN TAN AREA PLAN AMENDMENT

The San Tan Area Plan, adopted in 1999 as the Gateway Area Plan, encompasses Frye Road, Pecos Road, Ellis Street, and Dobson Road. The Plan was established at the time of an apartment development at the northeast corner of Ellis Street and Frye Road. The purpose of the plan was to establish planned uses that support the hospital area including multi-family residential, assisted living, nursing homes, office, retail, and restaurant uses. The San Tan Area Plan designates a portion of the Overall Site as Office, Medical Office and the remaining portion of the Site as Mixed Use (Office, Commercial, and Retail). ***See Exhibit 2, Existing San Tan Area Plan***. Sparrow and Dignity request that portion of the Overall Site designated as Mixed-Use be amended to include Multi-Family (Active Adult). ***See Exhibit 3, Proposed San Tan Area Plan***. The proposed amendment to the San Tan Area Plan continues to provide uses that support the hospital area.

IV. PROPOSED PAD AND PDP – OVERALL SITE

Sparrow and Dignity requests the Overall Site be rezoned from AG-1 to PAD for the uses identified in **Appendix A, Proposed Uses**. The proposed zoning change responds to the existing and future needs of the community by providing the flexibility in uses for future development to occur on the Overall Site. The proposed Conceptual PDP for the Overall Site is to establish the access points to/from the adjacent streets (***See Exhibit 4, Site Plan***), the landscape setback and theme along the adjacent streets (***See Exhibit 5, Conceptual Landscape Plan***), and the locations of the proposed monument signs (***See Exhibit 6, Sign Plan Locations***). Additionally, each site shall be developed with improvements to accommodate internal cross access/circulation (where possible and practical) for vehicles and pedestrians to connect across the Overall Site. The internal access shown on Exhibit 4 between the Sparrow and Dignity Sites is conceptual in nature and is subject to possible revisions through discussions with the City, Sparrow, and Dignity.

Additionally, Sparrow and Dignity request Mid-Rise Overall approval for the Overall Site. A Mid-Rise Overlay is appropriate for this Overall Site because of its location in the City's Medical/Regional Retail Growth Node. As described by City's Mid-Rise Overlay policy, the intent of the Mid-Rise Overlay is to allow mid-rise overlay in locations which are appropriate for growth and mid-rise development. As shown in the General Plan and the Gateway Area Context Plan, this area is designed to support economic growth with a variety of planned uses.

Further, given the Overall Site's location in the Medical/Regional Retail Growth Node, the Mid-Rise Overlay is appropriate for the uses proposed under this PAD/PDP. This Overall Site is near two major arterials (Dobson Road and Pecos Road) and is in alignment with the San Tan Area Plan, as amended. The new Dignity Site (described below) is immediately southwest of Dignity's Chandler Regional Medical Center (CRMC), which is an existing mid-rise development. Buildings throughout the Overall Site will be strategically set back from internal/external roadways and from adjacent buildings and generous landscaping will provide additional buffering from internal and

external roadways. The Mid-Rise Overlay will be an efficient use of the Overall Site while having no detrimental effects on adjoining properties or uses.

A. Dignity Community Care

In addition to the uses identified in **Appendix A**, it is anticipated that Dignity Site will contain uses that are compatible with the main campus of CRMC. Dignity Community Care is affiliated with Common Spirit Health, a health system and hospital provider with locations in 21 states. The CRMC is a Dignity Community Care facility. Potential future uses on the Dignity Site include but are not limited to general office building(s) which provide(s) medical services, and which may house one or more tenants. Medical services may be singular in nature and provided by one tenant, multiple services may be provided by multiple tenants, or a combination of multiple tenants may provide multiple services. Services, with the exception of inpatient services, may be provided in one or more general office buildings.

In addition to the uses, Dignity Community Care anticipates developing the Dignity Site with the following Development Standards:

REGULATION	**DEVELOPMENT STANDARD**
Building Height (Max)	90 ft. (5 stories plus mechanical screening)
Building Setbacks (Min)	
Front (Dobson Rd.)	50 ft.
Side (Fairview St./south side)	20 ft.
Rear (west side)	20 ft.
Perimeter Landscape Setbacks (Min)	
Front (Dobson Rd.)	20 ft.
Side (Fairview St.)	20 ft.
Side (south)	10 ft.
Rear (west)	10 ft.
Lot Coverage (Max)	25%

A more detailed PDP for the Dignity Site will be submitted at a future date with additional details on the Dignity Site's layout, building elevations, landscaping, amenities, parking, monument signage, building signage, etc.

V. PROPOSED PDP – SPARROW SITE

A. PDP Overview

Sparrow is planning to develop the Sparrow Site as a high-quality, gated, active adult multi-family community known as "Mera Chandler." Mera Chandler is designed for residents aged 55 years and older who are looking to maintain an active lifestyle. ***See Exhibit 8, Conceptual Site Plan and Exhibit 9, Preliminary Landscape Plan***. This proposed active adult development will contain 184 residences, a density of approximately 24.27 du/net ac. Special attention has been given to the design and layout of Mera Chandler with large, landscaped setbacks along Dobson Road and Pecos Road and the building set back on the Sparrow Site to create a visually pleasing

experience to passers-by. The building will contain a total of approximately 232,000 square feet across the 2- to 4-stories of the building configuration.

Primary access to the development will occur from Pecos Road where residents, visitors, and guests will be able to pass through a porte-cochere to the development's main entrance. A secondary access is provided from Dobson Road. This secondary access will also allow for access to the Dignity Site.

B. Landscaping

The landscape theme for Mera Chandler is inspired by the contemporary desert-style resort architectural theme and a low water use, transitional desert-adapted landscape. ***See Exhibit 9***, ***Preliminary Landscape Plan***. The planting concept incorporates informal mass plantings utilizing a select, limited palette of trees, shrubs, and groundcovers to create a uniform planting theme which provides seasonal color and year-round texture and interest. Predominant tree and shrub species are utilized in the open space areas, parking areas, street frontages and perimeter areas creating a discernible planting theme for each defined area, while still retaining a diversity of planting with regards to form, texture, layering, and color. Plant materials will be from the Arizona Department of Water Resources Low Water Use List.

The perimeter fencing for Mera Chandler is ornamental and timeless, with the intent of providing safety and privacy to residents and visitors. The material will be steel, painted a bronze color, at 6 feet in height. The fencing is complemented by layers of planting to soften its presence. There are four automatic vehicular sliding gates on the development. The gates likewise are intended to create visual and stylistic continuity throughout the development. In the pool amenity area, there will be a glass pool fence flanked by two columns. The pool fence will align the clubhouse doors, and stands at six feet high, offering a clear, inviting view into the pool area. The rest of the pool area will be enclosed by a six-foot steel fence surrounded by plantings. The gates to the pool area will have automatic fobs to provide safety and access to residents. The ground floor units will have private yards enclosed by three-foot high fence and gate. ***See Exhibit 14, Gate/Fence Plan and Elevations***.

C. Amenities

This vibrant development will provide residents the opportunity to live a community specifically designed to meet their needs with a wide variety of resort-style amenities and services. ***See Exhibit 10, Amenity Areas***. There are a considerable number of outdoor amenities and indoor amenities within an approximate 10,000 square feet of area for the residents use and enjoyment. Outdoor amenities include but are not limited to a resort style pool with lap lanes, a pickle ball court, a community garden area with raised beds, an event/yoga lawn, bocce court, and a dog park. The indoor amenities include but are not limited to a 24-hour wellness and fitness studio, clubroom lounge and community kitchen with coffee bar and wine cooler, quiet lounge and library, media room, game room, craft room and business center] In addition to these amenities, Mera Chandler will offer over 30 activities per month to enhance wellness and create a strong sense of community; these activities include fitness, dance, music, cooking, art, happy hours and educational classes.

D. Building Elevations

The architectural theme of the building is one that marries the contemporary style of the surrounding medical office parks with minimalistic complementary components to that are similar to a resort hospitality use with its porte-cochere entry and dual outdoor amenity areas. ***See Exhibit 11***, ***Elevation Perspectives*** and ***Exhibit 12, Elevations***. The buildings portray an urban,

sophisticated, and modern feel with an overall massing that creates a strong pattern of movement, light, and shadow. A vertically and horizontally jogging façade, cantilevered balconies, a varied roofline and a 2-story clubhouse help break up the long elevation. The clubhouse is positioned at the main intersection of Dobson and Pecos Roads creating a sense of arrival to the development. The overall theme is accented by eye-catching, complementary materials and colors, elegantly rendered with a desert color palette. The colors and materials chosen are intended to anchor the building to its immediate surrounding, as well as the overall Southwest Desert Region. ***See Exhibit 12, Colors & Materials Palette***. Paint colors will be multi-hued desert tones and accents. City Loft, Black Fox, Gauntlet Gray and Dorian combined with a creamy cut block stone to lend richness and variety to the development. Adjoining cantilevered balconies are separated by a screen comprised of warm wood and metal to provide additional visual interest. The ***Floor and Roof Plans*** are included as ***Exhibit 13***. ***Garage Elevations*** are included as ***Exhibit 15***.

E. Development Standards

Sparrow is proposing the following development standards for Mera Chandler:

REGULATION	DEVELOPMENT STANDARD
Building Height (Max)[1]	60 ft.
Building Setbacks (Min)	
Front (Dobson Rd.)	50 ft.
Side (Pecos Rd)	50 ft.
Side (north)	10 ft.
Rear (west)	10 ft.
Perimeter Landscape Setbacks (Min)	
Front (Dobson Rd.)	20 ft.
Side (Pecos Rd)	20 ft.
Side (north)	10 ft.
Rear (west)	10 ft.
Lot Coverage (Max)	25% of net site area

F. Parking

Mera Chandler provides 252 parking spaces, which equates to 1.34 per unit parking ratio which is typical for senior living, a supplemental parking study will be provided as support for this ratio for this use. An active-adult community typically requires a lower number of parking spaces to serve all future residents differentiating this development type from typical or conventional multi-family design. An active-adult development is more comparable to an independent or assisted living facility. One of these considerations is the reduced need for parking which is driven by the following factors (note: assisted living often needs a lower ratio of no

[1] Consistent with City Code Section 35-2201(1), height regulations do not apply to a variety of structures and enhancements, including but not limited to elevator bulkheads, ornamental towers, necessary mechanical appurtenances, parapet walls, or similar structures/improvements.

more than 1.1/unit): (a) nearly all residents will not be actively employed and will be/are retired, reducing the need for daily commutes often facilitated by personal vehicle ownership and (b) nearly all residents will be single or a couple sharing one vehicle. With 65±% of the units as single-bedroom floor plans and no three-bedroom units, residents do not maintain personal vehicles for additional occupants or children.

G. Monument Signage

The proposed monument sign for Mera Chandler included as ***Exhibit 16***. As is shown on the exhibit, the Mera Chandler monument sign contains colors and materials that are consistent with the architecture of the building. The proposed colors reflect pantone shares that will be matched against the building's paint colors. The base of the monument sign will be masonry that matches the building's materials.

VI. MISCELLANEOUS

A. Phasing

The proposed phasing plan for the is included as ***Exhibit 7***, ***Phasing Plan***. Mera Chandler will be developed in Phase 1 with the balance of the Overall Site being developed at a future point. It is anticipated that Mera Chandler will be constructed in two phases, with Phase 1 consisting of the off-site improvements and Phase 2 consisting of the on-site improvements. Deviations from the proposed phasing may be administratively approved by Staff.

B. Grading and Drainage

The Preliminary Grading and Drainage Plan for the Sparrow Site is attached as ***Exhibit 17***. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City's Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

C. Preliminary Plat

The **Preliminary Plat** is attached as ***Exhibit 18.***

VII. PROJECT TEAM

Sparrow Site:

Sparrow Acquisitions, LLC
c/o Sparrow Partners
Attn: Luke Bourlon
Pat Helgeson
2500 Bee Caves Road, Bldg. 1
Austin, TX 78746
Phone: (512) 364-1881

Dignity Site:	Dignity Community Care Attn: Joseph Viola
Sparrow Architect:	Fugleberg Koch Attn: Ken Linehan Kimberly Fess 2555 Tempe Trail Winter Park, FL 32789 Phone: (407) 629-0595
Landscape Architect:	Norris Design Attn: Mary Estes 901 E. Madison Street Phoenix, AZ 85034 Phone: (602) 254-9600
Sparrow Civil Engineer:	Kimley-Horn and Associates, Inc. Attn: Sterling Margetts 1001 West Southern Avenue, Unit 131 Mesa, AZ 85210 Phone: (480) 207-2680
Zoning & Entitlements:	Burch & Cracchiolo, P.A. Attn: Brennan Ray 702 E. Osborn Rd., Suite 200 Phoenix, Arizona 85014 Phone: (602) 234-8794
Dignity Site Legal Representation:	Gammage & Burnham, PLC Attn: Manjula M. Vaz 2 N. Central Avenue, 15th Floor Phoenix, AZ 85004 Phone: (602) 256-4461

VIII. CONCLUSION

The proposed San Tan Area Plan Amendment, PAD, PDP, and Preliminary Plat will establish the uses and theming, allowing future mixed-use development to occur on the property in a cohesive manner. The proposed mixed-use development conforms to the City's General Plan and advances the Medical/Regional Retail Growth Node designation in a high-quality manner that will benefit the area and be compatible with neighboring properties. We request your approval.

Sparrow Development Partners, LLC
Dignity Community Care

APPENDIX A, PROPOSED USES

The following identifies the permitted uses

Dignity Site

- All office uses, including, but not limited to, general, professional, administrative, and medical office;
- Medical uses, including, but not limited to ambulatory surgery center, outpatient medical services, urgent care medical services, health centers, hospital supplies, laboratories serving professional requirements, laboratory supplies, medical and dental offices and clinics, outpatient imaging, medical spas, physical therapy, massage, dialysis, pharmacy use;
- Retail, restaurant, and commercial services uses other than those commercial service uses listed above, as an ancillary use; or
- Such other uses consistent with this PAD and approved by the Zoning Administrator.

Sparrow Site

- Senior Housing, including but not limited to active adult, senior living, independent living, assisted living, or memory care) or
- Such other uses consistent with this PAD and approved by the Zoning Administrator.