

Planning and Zoning Commission Study Session

September 17, 2025 | 5:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler AZ



Commission Members

Chair Rick Heumann
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Ryan Schwarzer
Commissioner Kyle Barichello

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, September 17, 2025, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Study Session Agenda - September 17, 2025

Call to Order/Roll Call

Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Briefing

1. Resident Bond Committee and Upcoming Bond Election Information with City of Chandler Management Services

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

2. **September 3, 2025 Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 3, 2025.
3. **Use Permit, PLH25-0019 Ponderosa, 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road**
Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0019 Ponderosa, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.
4. **Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0011 CRMC Medical Office Building, for the site layout and building architecture for a new Medical Office Building, subject to the conditions as recommended by Planning staff.

Member Comments/Announcements

Calendar

5. The next Regular Meeting of the Planning and Zoning Commission will be held on Wednesday, October 15, 2025 at 5:00PM, in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler.

Adjourn



Planning & Zoning Commission Development Services Memo No.

Date: 09/17/2025
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: September 3, 2025 Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held September 3, 2025.

Attachments

Planning and Zoning Commission Study Session Miniutes
Planning and Zoning Commission Hearing Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

September 3, 2025 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:01 p.m.

Roll Call

Commission Attendance

Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Chairman Rick Heumann- Excused

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. June 18, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held June 18, 2025

VICE CHAIR KOSHIOL confirmed there were no questions or comments from Commission members.

2. PLH24-0030 Downtown Region Area Plan Update

Request an adoption of the Downtown Region Area Plan to replace the Downtown-Southern Arizona Corridor Area Plan, which consists of the Redevelopment Area Plan and the South Arizona Avenue Entry Corridor Study, and the South Arizona Avenue Design Guidelines. The Downtown Region Area Plan establishes future land uses, conceptual principal designs and other goals and policies for an area generally bounded by Ray Road, McQueen Road, Santan 202 Freeway, and Alma School Road.

ALISA PETTERSON, SENIOR PLANNER, presented the details of the proposed updates and specific key points of the Downtown Region Area Plan, which covers 2.4 square miles and is sub-divided into 5 districts. Ms. Petterson reviewed previous plans and documents that applied to the area, community engagement and key priorities, as well as design principles and themes.

It is noted the boundaries have expanded to this area to include "gateway areas" that are "inherently connected to the downtown." Future land uses were identified after extensive community input and consideration and include high density residential and integrated uses.

This new plan would provide guidance and vision for what the future of the downtown area would look like. The key goals are to provide flexibility for development in the downtown region, create a more dynamic downtown area, embrace the "downtown gateways" including safer passages for pedestrians and cyclists and enhance downtown character. Per community input, people are looking for "alley activation" and allowance for things like art exhibits and events in the area. It was noted that there are reported sewer and water issues in the area and addressing those needs is something that is an element to the plan.

MS. PETTERSON reports that community outreach to the public was provided with engagement activities such as presentations, interviews, and a virtual workshop. Ms. Petterson reports staff has had no reported opposition to the proposed plan at this time.

VICE CHAIR KOSHIOL inquired how this proposed area plan would interact with the upcoming General Plan update. Ms. Petterson reports that the reason that this item was previously paused from Commission review was so that it better integrated with the General Plan, noting that there is crossover from the General Plan and that "they fold into each other."

COMMISSIONER SCHWARZER asked about flexibility with the guidelines of the proposed area plan. Ms. Petterson reports that there will be Objective Design Standards implemented in the

future, and that this area plan would be held to those State requirements, but that otherwise this area plan is general and open to suggestions or changes, if needed.

COMMISSIONER BILSTEN notes he is aware of the Washington Street Alignment project and wanted more information on how non-profit organizations, such as the nearby Salvation Army would fit into this proposed area plan. Commissioner Bilsten reports he does not want to make it more challenging for places that benefit the community to exist in the area. Ms. Petterson reports that the Neighborhood Residential land use category includes language that allows public facilities, nonprofit organizations and institutional uses to be located within the neighborhoods. This area plan is an “outlined path forward” and can be evaluated on a case-by-case basis as needed. Additionally, Commissioner Bilsten asked about sustainability initiatives, inquiring if something like solar panels would be a requirement for the area based on the photos in the presentation. Commissioner Bilsten did not want to place “an undue burden” on the development of the area with that expectation. Ms. Petterson reports there is no current requirement for sustainable initiatives like solar panels, but is a potential vision for the area.

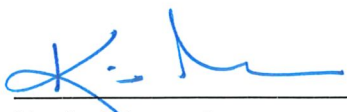
PLANNING ADMINISTRATOR, KEVIN MAYO addressed the Commissioners, stating there has been a great effort that has gone into this project, including a lot of pivoting to recognize the Objective Design Standards. Mr. Mayo recognized both Alisa Petterson and Teri Hogan from Logan Simpson for their work on this project.

Calendar

The Planning and Zoning Commission will hold a Work Session on September 17, 2025, at 4:00PM, followed by a Study Session at 5:00PM and a Regular Meeting at 5:30PM. The Work Session will be held in the Council Chambers Conference Room and the Study Session and Regular Meeting will be held in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:27 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

September 3, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:33 p.m.

Roll Call

Commission Attendance

Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Charlotte Golla
Commissioner Kyle Barichello
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Thomas Allen, Assistant City Attorney
Taylor Kosareff, Clerk
Danielle Smee, Clerk

Absent

Chairman Rick Heumann-Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Schwarzer.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

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Consent Agenda Motion and Vote

Commissioner Quinn moved to approve the Consent Agenda of the September 3, 2025, Regular Planning and Zoning Commission Meeting, Seconded by Commissioner Golla.

Motion carried unanimously (6-0).

Member Comments/Announcements

None.

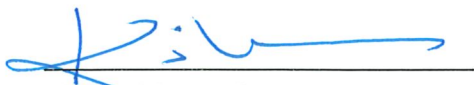
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Informational Items

Adjourn

The meeting was adjourned at 5:35 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum Development Services
Memo No. 25-018

Date: 09/17/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Taylor Manemann, City Planner
Subject: PLH25-0019 Ponderosa
Request: Use Permit time extension to continue to allow for the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment.
Location: 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road
Applicant: Lindsay Schube, Gammage & Burnham

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0019 Ponderosa, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is currently zoned Planned Industrial District (I-1).
- Property is part of a larger area zoned for Planned Industrial District I-1 uses rezoned in October 1979.
- In February 2023, a city-wide Zoning Code Amendment regarding Medical Marijuana was approved. The amendments included expanding hours of operation, increasing square-footage size limitations, and permitting the collocation of an ancillary medical marijuana facility with its affiliated onsite medical marijuana cultivation site and/or medical marijuana infusion food

establishment when approved through a Conditional Use Permit. The Conditional Use Permits were issued with a one (1) year expiration, requiring yearly renewals.

- In April 2023, the property received Use Permit approval to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment.
- In September 2024, the Use Permit approval was extended for one (1) year.
- In July 2025, a city-wide Zoning Code Amendment was approved to replace the one (1) year time condition for medical marijuana facilities approved through a Use Permit with any period of time approved by City Council.

Surrounding Land Use Data:

North	Planned Industrial District I-1	South	Planned Industrial District I-1
East	Planned Industrial District I-1	West	Planned Industrial District I-1

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Proposed Development

Hours of Operation	Facility (Dispensary)	Cultivation	Infusion Food Establishment
Monday through Sunday 7 a.m. to 10 p.m.	~2,500 SF	~4,983 SF	~4,911 SF

Review and Recommendation:

This Use Permit request is to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment. The subject site is currently operating the Medical Marijuana Cultivation use and Medical Marijuana Infusion Food Establishment use under approved Zoning Clearances consistent with the Zoning Code.

Planning staff has reviewed the request and found the site in compliance with the applicable zoning. There is no time limit associated with this Use Permit approval, as permitted under the recently approved 2025 Medical Marijuana Text Amendment. No additional time limit is necessary as the Medical Marijuana Facility has continued to remain in conformance with its Use Permit approval stipulations since the original approval in April 2023 and previous renewal in September 2024. The site complies with the location criteria in terms of zoning

designation as well as a maximum of 1,320-feet from an arterial roadway. The building complies with the maximum square-footage allowances of 5,000 SF for Cultivation, 5,000 SF for Infusion Food Establishments, and 2,500 SF for Ancillary Facility (Dispensary). The property is compliant with sufficient parking for the three uses, as well as provides direct access to the public roadway Bracken Lane. Finally, the request complies with the permitted hours of operation 7 a.m. to 10 p.m. Monday through Sunday.

Additional details can be found in the attached Exhibits.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A virtual neighborhood meeting was held on August 25, 2025. The applicant and one (1) public participant were in attendance. The participant did not make any comments nor have any questions for the applicant.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to this request.

Recommended Conditions of Approval

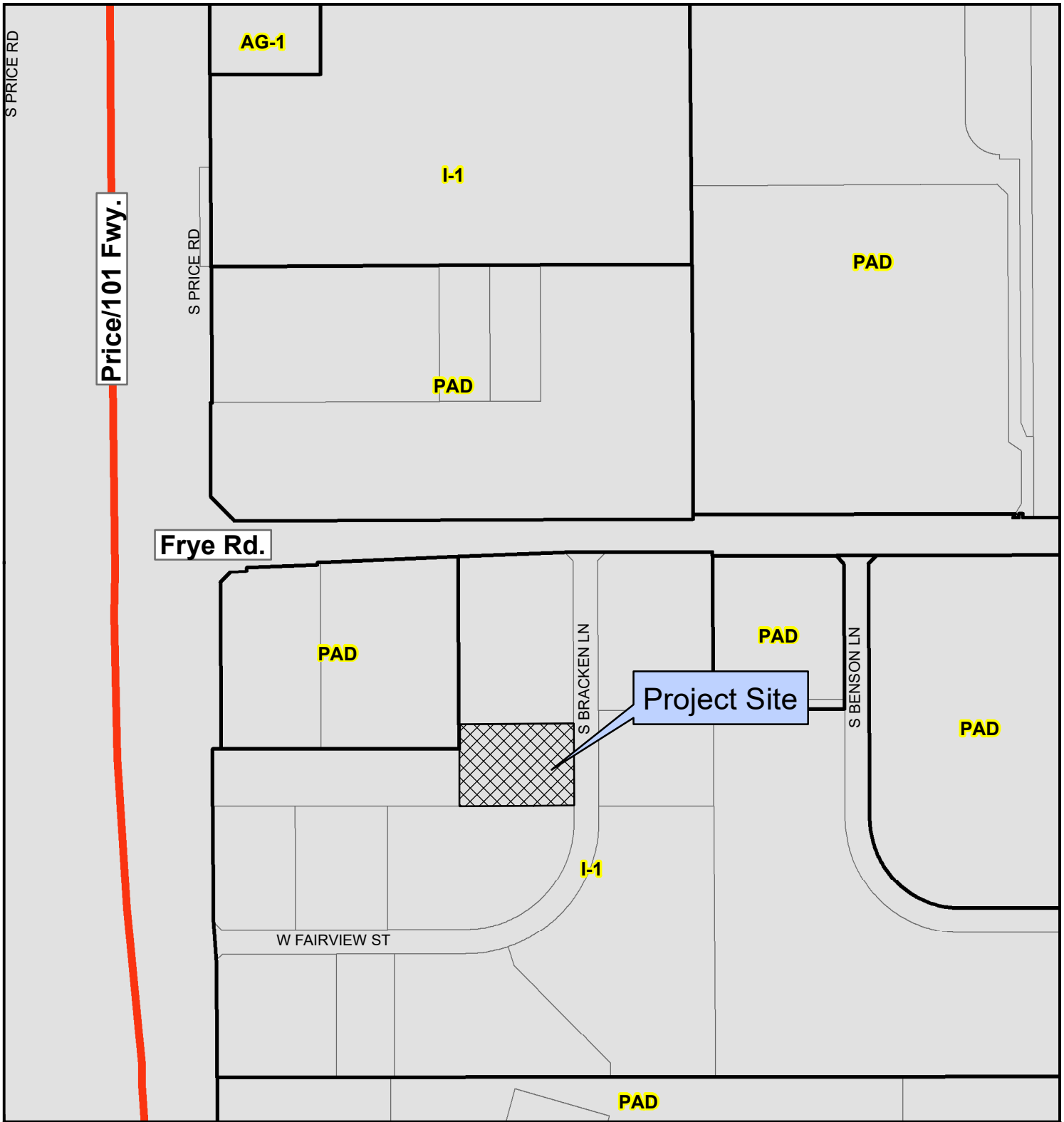
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Use Permit 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 Use Permit shall apply.
2. The site shall be maintained in a clean and orderly manner.
3. Drive through and/or take out windows are prohibited.
4. Consumption of Medical Marijuana on the premises is prohibited.
5. Hours of operation are limited to not earlier than 7:00 a.m. and not later than 10:00 p.m.
6. The ancillary medical marijuana facility shall not be larger than two thousand five hundred (2,500) gross square feet or twenty-five percent (25%) of the gross building square-footage, whichever is less.

Attachments

Vicinity Maps

Exhibits

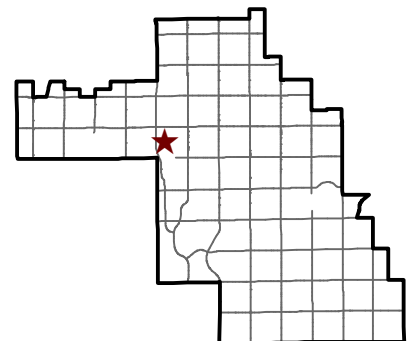


PLH25-0019 Ponderosa



Project Details

318 S. Bracken Lane
 Request Use Permit time extension to continue to allow
 for the colocation of an ancillary Medical Marijuana Facility
 in conjunction with its affiliated onsite Medical Marijuana
 Cultivation Site and Medical Marijuana Infusion
 Food Establishment



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH25-0019 Ponderosa



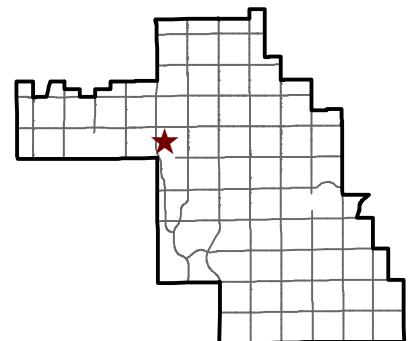
Project Details

318 S. Bracken Lane

Request Use Permit time extension to continue to allow for the colocation of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment



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Ponderosa
318 South Bracken Lane
Chandler, AZ 85224
Conditional Use Permit Project Narrative



Prepared for:



Prepared by:

Gammage & Burnham, PLC

July 1, 2025

INTRODUCTION

In April 2023 a Conditional Use Permit was approved for an approximately 1.28-acre property located at 318 South Bracken Lane (the "Property") to allow for the addition of a dispensary or "medical marijuana facility" to an existing marijuana cultivation and infusion facility located on the Property. The Conditional Use Permit was approved for one (1) year. In September 2024, the Conditional Use Permit was approved for an additional one (1) year. The dispensary has operated for over two years without incident and has been greatly beneficial to the existing cultivation and infusion facility. This current application seeks a third approval to the Conditional Use Permit, however, in accordance with the recently proposed Zoning Code amendment PLH25-0007 (ord. No. 5127), which the Planning & Zoning Commission unanimously recommended for approval on June 4, 2025, we request that the Conditional Use Permit be approved indefinitely. The City of Chandler City Council is scheduled to adopt the Amendment on July 14, 2025, and unanimously approved in their introduction session on June 26, 2025. The Property is known as Maricopa County Assessor parcel number 303-24-150 and is shown below, outlined in red.



PROPERTY DESCRIPTION

The Property is located on Bracken Lane, just south of Frye Road, and east of the 101 Freeway. The previous use of the Property was for a nail polish manufacturing and retail operation. The building on the property is 12,394 square feet and is currently comprised of cultivation/infusion facilities, a dispensary, a small office and employee restrooms and breakrooms. There is ample parking on the site and a landscaped area at the front of the site as shown on the cover of this narrative.

Existing Zoning and Land Use Designations

As shown in the table below, the Property is zoned I-1 and is designated in the City of Chandler General Plan for Employment Uses. These same designations are applicable to the properties on all four sides of the Property, each of which is occupied by an industrial user.

Direction	Current Zoning	General Plan Designation	Growth Area	Existing Use
North	I-1	Employment	Medical/Regional Retail	Pilgrim Aerospace Fasteners
South	I-1	Employment	Medical/Regional Retail	Aztech Controls/Teknipure Medical Laboratory
East	I-1	Employment	Medical/Regional Retail	Warehousing/Storage
West	I-1	Employment	Medical/Regional Retail	Cell Tower/Vacant dirt lot
Project Site	I-1	Employment	Medical/Regional Retail	Marijuana Dispensary, Cultivation, and Infusion

A discussion about how this site conforms to the General Plan and Growth Area is included in the *Evaluation of Use Permit Criteria* section later in this document.

Prior Approvals

As previously mentioned, the Property is currently in use as a medical marijuana dispensary, cultivation site and infusion establishment by the Applicant. This is simply the second renewal of the original April 2023 Conditional Use Permit that allowed the

dispensary. The Property has received Zoning Clearance for all uses as provided for in the City of Chandler Medical Marijuana Regulations (Chapter 35, Section 2213 of the Chandler City Code).

PROJECT SUMMARY AND REQUEST

The Applicant is seeking to renew the Conditional Use Permit that allows for a portion of the Property for a Medical Marijuana Facility.

Following is the specific request to the City of Chandler:

1. Approval of a Conditional Use Permit to allow a Medical Marijuana Facility within a medical marijuana cultivation site in the I-1 zoning district.

Approval of this Conditional Use Permit request will be in conformance with the Chandler City Code and will provide for the use of the Property within the many rules and regulations promulgated by Arizona Department of Health Services (AZDHS).

SITE DETAILS

As shown on the site plan provided with the application materials, the 12,394 square foot building is on a 1.28-acre parcel. The building sits in the center of the Property, encircled by a drive aisle with parking spaces. There are two entry points to the Property along Bracken Lane, and the site has been designed to meet the required landscaping, parking and retention requirements.

A floor plan has been submitted in conjunction with this application. This floor plan is conceptual in nature and can be modified with approval from the Planning Director with the proper building permit submittal. With such action the Conditional Use Permit does not require modification as the use is not changing.

OPERATIONAL DETAIL

There will be approximately 20 employees on the premises at any given time. These employees will be involved in the cultivation functions, infusion of marijuana extracts into food products, dispensary sales and general operational management.

Hours for the medical marijuana facility are shown below:

Day	Open	Close
Monday through Sunday	7:00 AM	10:00 PM

SECURITY DETAIL

In compliance with Arizona State Law (A.R.S. §36-2804(B)(1)(C)), the Applicant has filed a security plan with the State of Arizona. The security plan includes:

- Surveillance cameras covering all exterior and interior areas of the Property, and all portions of the building used for cultivation, infusion and dispensary uses with a minimum backup storage of thirty (30) days;
- 24-hour independently monitored security alarm system (with backup cellular communication capability, audible alarms, motion detectors, panic buttons, yard signs and window stickers);
- Controlled and gated access to parking and loading areas;
- Trackable and controlled keycard access to the building and all portions used for cultivation, infusion and dispensary purposes (with employees only given keycard access to areas where they work); and
- Secure and controlled access to all areas where marijuana products are stored or displayed.

PARKING

As shown on the Site Plan, there is visitor/employee parking on both the north and south sides of the Property. 28 parking spaces are provided in front of the security gates and accessible at all times for both customers and employees. There are 13 additional parking spaces behind the security gates that are for employees only.

The graphic below demonstrates how the Property will be compliant with Section 35-1802 of the Chandler City Code.

318 Bracken Lane; Parking Analysis			
Use	Parking Requirement	Required Parking Spaces	Provided Parking Spaces
Retail Dispensary	1/250 sq. ft.	10	14
Cultivation and Infusion	1/1,000 sq. ft.	10	14
Office	1/250 sq. ft.	1	13
Total		21 Spaces	41 Spaces

Though not required for compliance with the Chandler City Code, there is also on-street parking along both sides of Bracken Lane that provides convenient access to the front entrance of the building.

EVALUATION OF USE PERMIT CRITERIA

Section 35-305.1.A of the Chandler City Code requires a review of the following factors when considering a Use Permit. The City Council must find that each criterion has been addressed prior to rendering any approval of decision of a Conditional Use Permit. Each criterion is shown below, followed by the applicant's response in bold text.

1. Consistency with the General Plan.

Response: As previously noted in this narrative, the land use designation for this property is "Employment". This land use designation focuses attention on the City's economic base. Major employers, knowledge-based industries and industrial/business parks are allowed within areas designated as Employment. The industrial park in which the Ponderosa Dispensary will be located, the Price Road Industrial Park, offers employment prospects in manufacturing, wholesaling, hospitality, and incidental retail uses. The use of the Property as a Medical Marijuana Facility will provide a mix of employment opportunities on the Property.

The Property is also located in Growth Area #5, which is a node within the Employment designation that features regional retail and medical services. The Ponderosa facility will dispense marijuana products to its patients and customers and will be convenient to patients being treated at the nearby medical, nursing home and hospitality businesses.

2. Ingress and egress to the property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.

Response: There are two access points to the Property from Bracken Lane. A drive aisle completely encircles the single-story building, providing for easy access for emergency vehicles. There is a fire hydrant conveniently located approximately 20-feet south of the Property.

3. Off-street parking and loading.

Response: As previously discussed, there is ample parking on the Property, and the site is in full compliance with the requirements contained in Section 35-1802 of the Chandler City Code.

4. General compatibility of use with adjacent property and property in the district.

Response: Ponderosa will be compatible with the uses of the neighboring properties. The prior use of the building was as a manufacturing facility with an ancillary retail showroom. The proposed use of the Property will be similar in nature, and the addition of the use as a medical marijuana facility will not be discernible to adjacent properties.

5. Impact on public services, including schools, recreation and utilities.

Response: There will be no impact to public services by this proposed Medical Marijuana Facility.

6. Screening and buffering of uses.

Response: The Property is surrounded by a generous landscape buffer and boundary and screen walls of various heights. While the surrounding structures and uses are also manufacturing/warehouse uses, it is still important to maintain a respectful distance and ensure that all activities on the site are conducted in a professional, orderly, and courteous manner.

7. Signage.

Response: The current signage is minimal, tasteful, and in compliance with Section 39-9.8 of the Chandler Municipal Sign Code.

8. Exterior lighting with reference to adjacent properties.

Response: Lighting on the Property consists of building mounted lighting required to meet building safety requirements. There is a City of Chandler streetlight at the front of the Property that provides ample lighting at the entry to the site.

9. Stormwater retention and landscaping.

Response: There is a retention basin at the rear of the Property and a recessed landscape area at the front of the building for the capture and retention of stormwater runoff from Bracken Lane. Landscaping is provided in the form of landscape buffers on the northern and eastern boundaries of the site, with a small amount of landscaping along the southern boundary and within landscape islands in the parking areas. With the implementation of the proposed use, there will be no change to the previously approved grading and drainage plan.

10. Site and building design for conformance with the General Plan and policies and City standards.

Response: As previously discussed, the General Plan land use designation for this property is "Employment". This designation is characterized by a mix of land uses including industrial, commercial, institutional, recreation, neighborhoods, and a range of residential densities. Price Road Industrial Park has been designed as an attractive industrial setting with a unique mix of businesses. The Ponderosa Medical Marijuana Facility will be consistent with the Employment designation in that it provides employment opportunities and a valuable commercial service to residents of Chandler that may live or work in the area.

Enhanced Criteria Established through Text Amendment dated February 9, 2023

On February 9, 2023 the Chandler City Council approved Ordinance No. 5044, a citywide text amendment allowing a Medical Marijuana Facility in the I-1 Zoning District, with the satisfaction of additional criteria. Shown below are the additional criteria and how this application meets them.

A Medical Marijuana Facility:

- 1) Must be incidental to an existing cultivation site and/or infusion food establishment.

RESPONSE: As previously noted, 318 Bracken Lane is the site of an existing marijuana cultivation site and infusion food establishment authorized by AZDHS and the City of Chandler Zoning Clearance process. (Cases PLA21-0339 and PLA21-0483). The Medical Marijuana Facility requested within this application will be incidental to those uses.

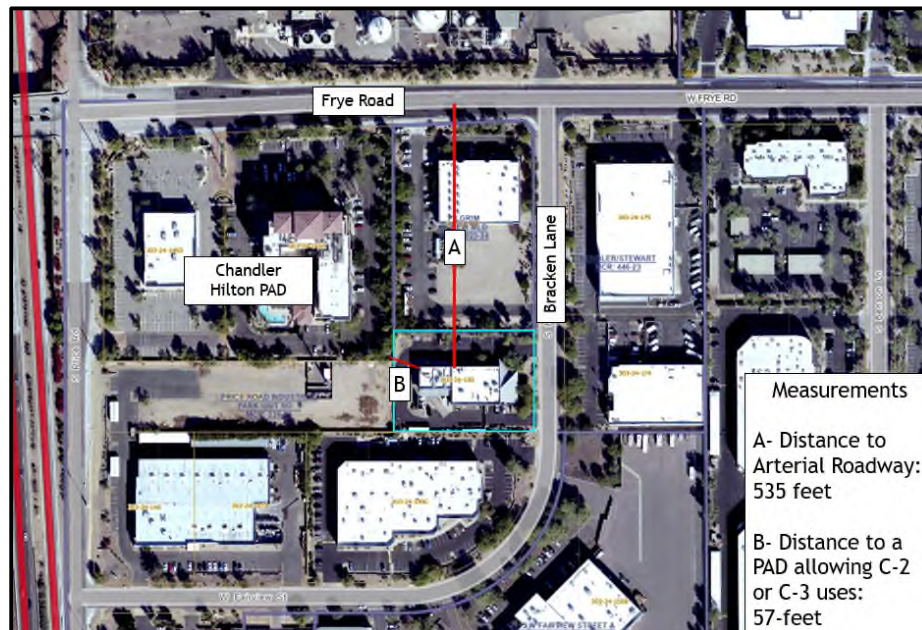
- 2) Shall be located within 1,320 feet of an arterial roadway, measured in a straight line from the closest exterior wall of the cultivation site and/or infusion food establishment to the center of the arterial roadway;

RESPONSE: The Property is located approximately 535-feet from Frye Road. Frye Road is designated in the City of Chandler Transportation Master Plan as a Minor Arterial as shown in the graphic on the next page. Additionally, the western property line of the Property is located approximately 615-feet east of the South Price Road Major Arterial Roadway.



- 3) Shall be within 500 feet of the C-2 or C-3 zoning district, or a PAD district where C-2 or C-3 commercial uses are allowed, and

RESPONSE: As shown on the next page, the Property is located approximately 57-feet from the Chandler Hilton PAD property. The Development Booklet approved on September 4, 2006 (DVR06-0012), includes the following language: "Permitted uses on the Commercial Site shall include any use or similar use allowed in a C-2 District as indicated in the Chandler Zoning District...). Accordingly, this request meets the criteria for the required distance from a commercially zoned district.

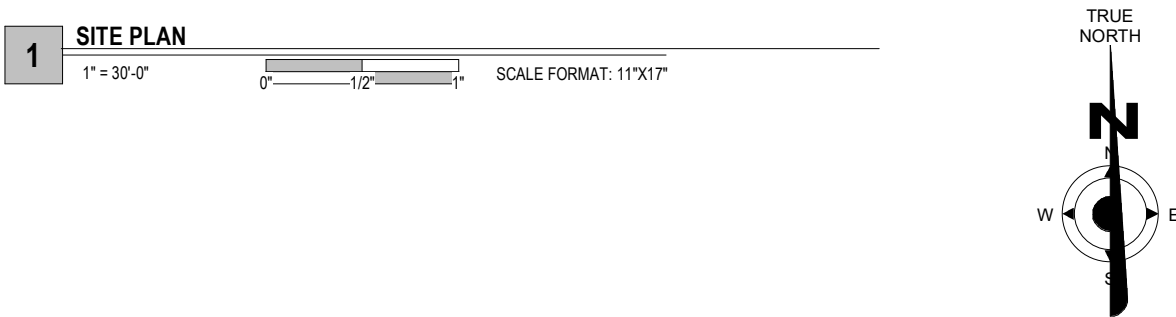
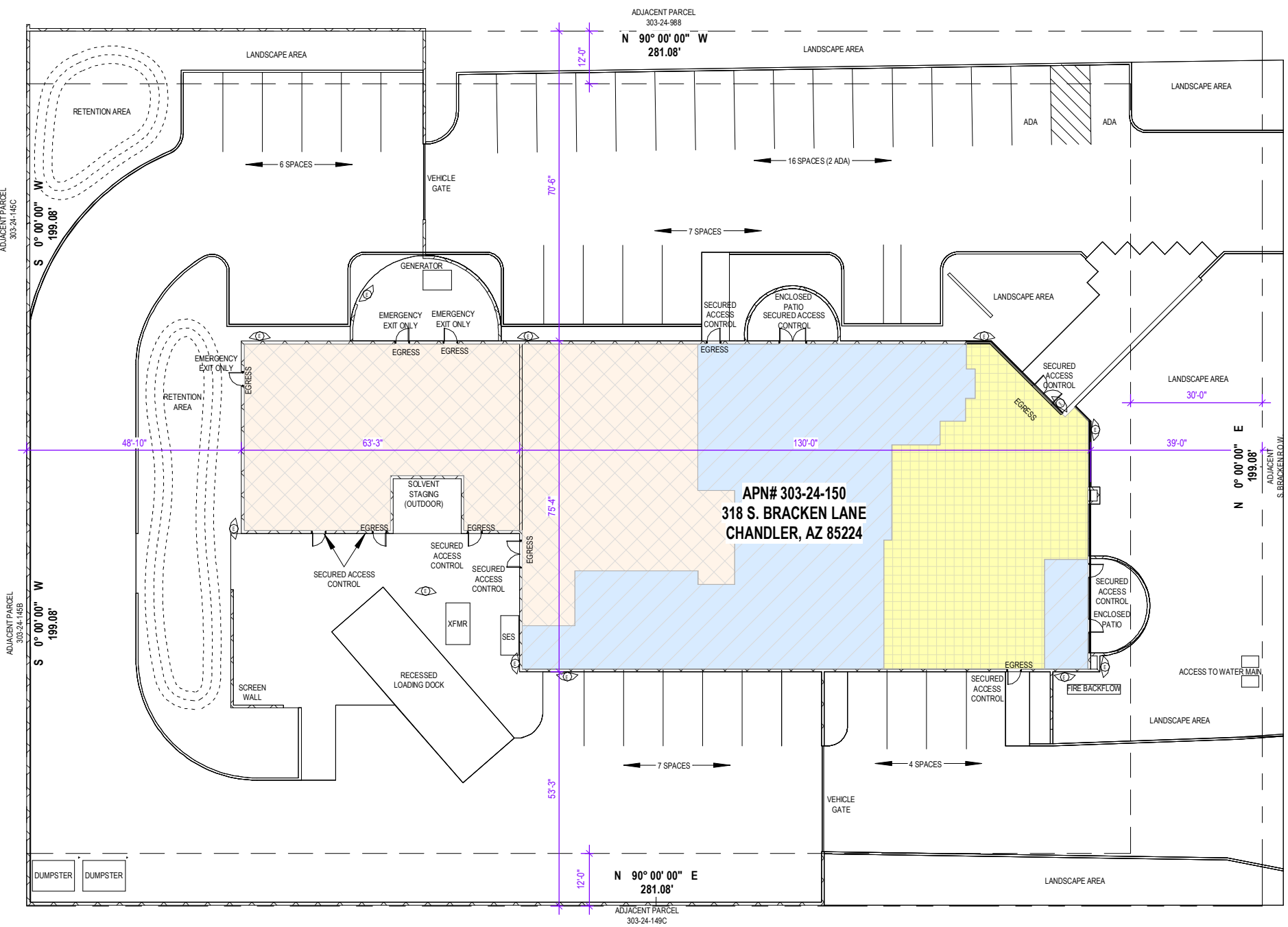


- 4) Shall have frontage and access from public right-of-way.

RESPONSE: The Property has frontage on Bracken Lane. As previously noted, the Property is within Lot 6, of Price Road Industrial Park Unit 1, a subdivision platted in 1980 (Recorded at Instrument No. 1980-0298021, Book 226, Page 19). Language on the Plat "dedicates to the public for use as such the streets and the use of easements...). Moreover, Bracken Lane is maintained by the City of Chandler.

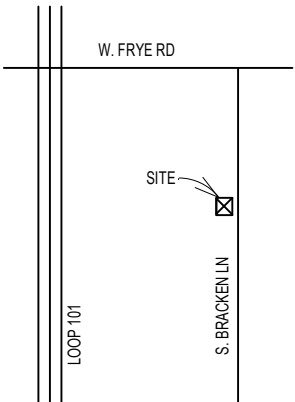
CONCLUSION

Ponderosa is a unique and successful business in the City of Chandler. Again, this application is simply to renew an approved Conditional Use Permit to allow for a dispensary in conjunction with the existing cultivation site and infusion establishment that has operated for over two years and is allowed to exist by right. Ponderosa has operated in an orderly fashion, without complaint, and in a manner respectful of the surrounding properties. This application is to allow for the continued use of a dispensary or "Medical Marijuana Facility" in conjunction with those existing uses and will operate within the many rules and regulations established by AZDHS and the City of Chandler. Approval of this Conditional Use Permit will allow the Property Owner to retain jobs and produce sales and subsequent tax revenue for the City while using the Property in a manner that is compatible with surrounding structures and uses. Approval of this request will also maintain the Property's compliance with the Zoning Code. After demonstrating compliance with the City's Use Permit criteria, we respectfully request the Conditional Use Permit be approved indefinitely.



318 S. BRACKEN LANE PARKING ANALYSIS			
USE	REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
RETAIL DISPENSARY	1 SPACE / 250 SF	10	14
CULTIVATION & INFUSION	1 SPACE / 1000 SF	10	14
OFFICE	1 SPACE / 250 SF	1	12
TOTAL		21 SPACES	40 SPACES

VICINITY MAP



MEDICAL MARIJUANA SITE REVIEW KEY

- DIAGONAL HATCH REPRESENTS MEDICAL MARIJUANA DISPENSARY
- CROSS HATCH REPRESENTS MEDICAL MARIJUANA CULTIVATION/EXTRACTION
- BLUE AREA REPRESENTS MEDICAL MARIJUANA INFUSION AREA
- EXTERIOR WALL
- INTERIOR WALL
- WIDE ANGLE EXTERIOR CAMERA

PROJECT DATA
APN: 303-24-150
ZONING: I-1
ADDRESS: 318 S. BRACKEN LANE CHANDLER, AZ 85224

LEGAL DESCRIPTION
PRICE ROAD INDUSTRIAL PARK UNIT NO 1 MCR 226-19

OWNER:
BRACKEN PROPERTY HOLDINGS LLC
2055 E. 5TH STREET
TEMPE, AZ 85281
MICHAEL O'BRIEN - 480-213-1402

ENGINEER/DESIGN:
ROCA VERDE DESIGN BUILD
TOM LASSEN, P.E.
480-267-5163
TOML@ROCA-VERDE.COM

PHONE:
EMAIL:

PROPERTY AREA: 56000 SF
TOTAL FLOOR AREA: 12394 SF
LOT COVERAGE: 22.1%
OCCUPANCY: MIXED B, S, H-3
CONSTRUCTION TYPE: TYPE V (SPRINKLERED)



ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

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CUSTOMER INFORMATION

PONDEROSA BOTANICAL CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST



REVISION HISTORY

DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

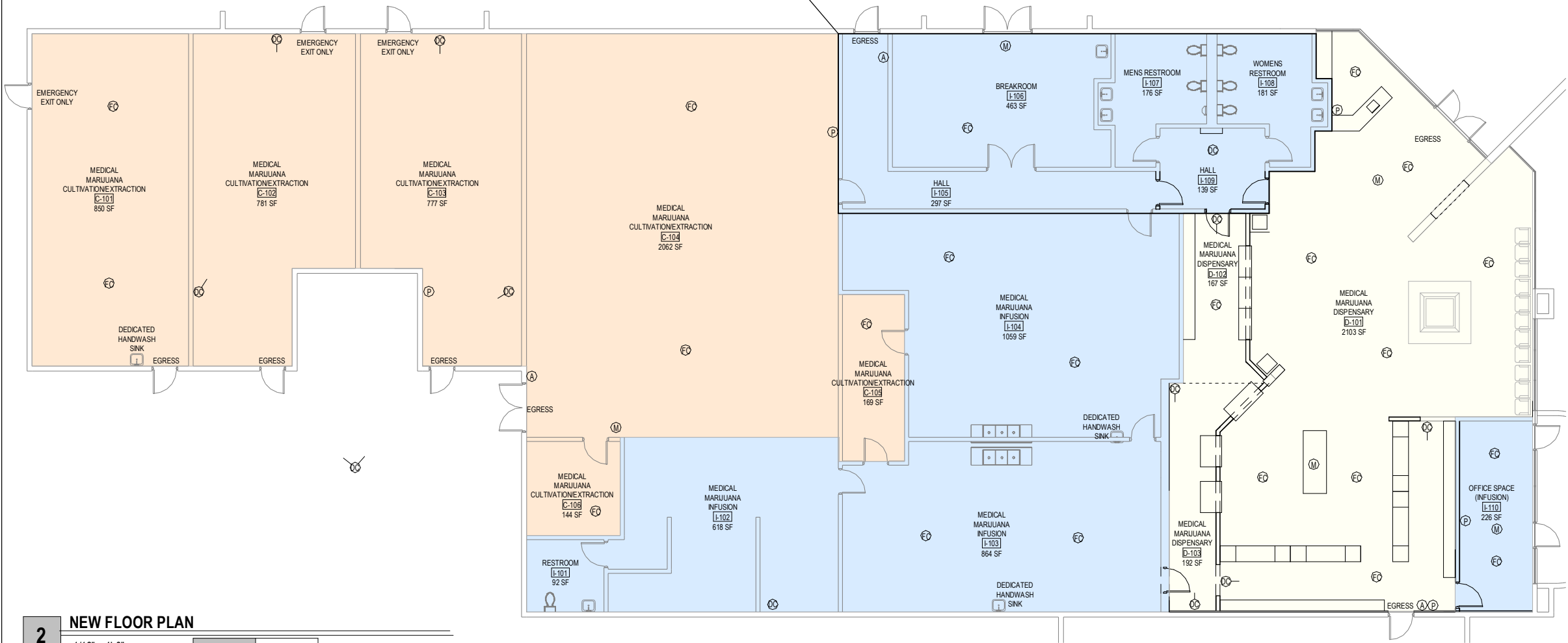
SITE PLAN

A1.1

MEDICAL MARIJUANA AREA TABLE				
Number	Name	Area	OCC	USE
C-101	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	850 SF		
C-102	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	781 SF		
C-103	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	777 SF		
C-104	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	2062 SF		
C-105	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	169 SF		
C-106	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	144 SF		
C-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
D-101	MEDICAL MARIJUANA DISPENSARY	2103 SF		
D-102	MEDICAL MARIJUANA DISPENSARY	167 SF		
D-103	MEDICAL MARIJUANA DISPENSARY	192 SF		
D-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
I-101	RESTROOM	92 SF		
I-102	MEDICAL MARIJUANA INFUSION	618 SF		
I-103	MEDICAL MARIJUANA INFUSION	864 SF		
I-104	MEDICAL MARIJUANA INFUSION	1059 SF		
I-105	HALL	297 SF		
I-106	BREAKROOM	463 SF		
I-107	MENS RESTROOM	176 SF		
I-108	WOMENS RESTROOM	181 SF		
I-109	HALL	139 SF		
I-110	OFFICE SPACE (INFUSION)	226 SF		
I-MISC	MISC SPACE (UNDERWALLS)	Not Placed		

MEDICAL MARIJUANA CULTIVATION/EXTRACTION	4983 SF
MEDICAL MARIJUANA DISPENSARY	2500 SF
MEDICAL MARIJUANA INFUSION & MISC SPACE	4911 SF

EMPLOYEE FACILITIES
1385 SF



2 NEW FLOOR PLAN
1/16" = 1'-0"
0" 1/2" 1"
SCALE FORMAT: 11"x17"

PROJECT DATA APN: ZONING: ADDRESS:	303-24-150 I-1 318 S. BRACKEN LANE CHANDLER, AZ 85224
	LEGAL DESCRIPTION PRICE ROAD INDUSTRIAL PARK UNIT NO 1 MCR 226-19
OWNER:	BRACKEN PROPERTY HOLDINGS LLC 2055 E. 5TH STREET TEMPE, AZ 85281 MICHAEL O'BRIEN - 480-213-1402
	ENGINEER/DESIGN: ROCA VERDE DESIGN BUILD TOM LASSEN, P.E. 480-267-5163 TOML@ROCA-VERDE.COM
PHONE:	480-267-5163
EMAIL:	TOML@ROCA-VERDE.COM
PROPERTY AREA:	56000 SF
TOTAL FLOOR AREA:	12394 SF
LOT COVERAGE:	22.1%
OCCUPANCY:	MIXED B / H-2
CONSTRUCTION TYPE:	TYPE V (SPRINKLERED)

MEDICAL MARIJUANA SITE REVIEW KEY	
XXX	EXTERIOR WALL
---	INTERIOR WALL
DC	DIRECTIONAL CAMERA LOCATION
FC	360 CAMERA LOCATION
A	ALARM PANEL LOCATION
M	MOTION SENSOR
P	PANIC BUTTON



ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

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CUSTOMER INFORMATION
PONDEROSA BOTANICAL
CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST



REVISION HISTORY	
DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

FLOOR PLAN

A1.2



Planning & Zoning Commission Memorandum
Memo No. 25-019

Development Services

Date: 09/17/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Taylor Manemann, City Planner
Subject: PLH25-0011 CRMC Medical Office Building
Request: Preliminary Development Plan (PDP) for the site layout and building architecture for a new Medical Office Building.
Location: Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road
Applicant: Manjula Vaz, Gammage & Burnham, PLC

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0011 CRMC Medical Office Building, for the site layout and building architecture for a new Medical Office Building, subject to the conditions as recommended by Planning staff.

Background Data:

- The subject site is currently zoned Planned Area Development (PAD) for a hospital with a mid-rise overlay for the entire campus allowing buildings up to 90 feet in height.
- The PAD zoning was originally approved in 1982 (case no. Z82-019). The PAD was then amended in 2009 to include a mid-rise overlay for the main hospital building (case no. DVR09-0012), and again in 2018 to expand the mid-rise overlay over the entire campus (case no. DVR18-0004).
- Since the original 1982 approval, there have been multiple Preliminary Development Plan (PDP) amendments filed for expansions of the hospital building and additional building on the Chandler Regional Medical Center (CRMC) Campus.

- The most recent PDP amendment was in 2018 for the addition of a new patient tower connected to the hospital (case no. PDP18-0012).
- A new PDP approval is required to review the proposed site layout and building architecture for a new stand-alone medical office building on the CRMC Campus.

Surrounding Land Use Data:

North	Frye Road, then PAD for medical office and general office uses and PAD for medical oriented uses	South	Fairview Street, then PAD for medical office uses and PAD for an assisted living facility
East	Pennington Drive, then School and PAD for medical office and hospital parking lot	West	Dobson Road, then PAD for medical office and retail uses

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Size	100,249 square feet
Building Height	Four (4) stories; 69-feet in height
Required Parking for the Entire CRMC Campus (parking medical office uses at 1/150)	2,397 spaces
Required Parking with requested Parking Reduction (parking medical office uses at 1/200)	2,155 spaces
Provided Parking on Entire CRMC Campus	2,237 spaces

Review and Recommendation:

Approval History and Current Site Conditions

The subject site was zoned Planned Area Development (PAD) for a medical campus in 1982 with conceptual preliminary plan approval for a 40-acre medical campus which included a hospital. Since this original approval, there have been several Preliminary Development Plan (PDP) amendments to accommodate the expanding hospital building and other new buildings on the site. Most recently, in 2018, the site was rezoned to PAD for a hospital with a mid-rise overlay on the entire Chandler Regional Medical Center (CRMC) campus. The mid-rise overlay allows for buildings up to 90 feet in height. Shortly after, a PDP amendment was

approved in 2019 to allow for the expansion of the hospital building with the addition of a new patient tower. The CRMC campus currently features one main hospital building, two medical office buildings ("West MOB" and the "Morrison Building"), a four-story parking garage, and a Central Plant.

PDP Request

The applicant is requesting to construct a four-story, 100,249 square-foot medical office building, just south of the hospital building and west of the parking garage. The medical office building will allow for medical office uses as permitted under city Zoning Code Article XXI - Table of Permitted Uses for Nonresidential Districts. The 4-story structure will feature modern architectural styling consistent with the existing medical campus, incorporating high-quality materials and finishes. Key architectural features include a combination of glass curtain wall systems and high-performance exterior cladding to provide visual interest, and continuity with adjacent buildings.

Parking Reduction

As part of the PDP request, the applicant is seeking a reduction to the required parking ratio for the medical office buildings on the CRMC campus. Per the city Zoning Code, medical office uses are required to be parked at one (1) space per 150 square feet of building area. The applicant is requesting to reduce this ratio to one (1) space per 200 square feet of building area. This reduction would apply to the existing medical office on the site and the proposed medical office building. This results in approximately 45,000 square feet of existing medical office and 100,249 square feet of proposed medical office. The existing medical office is only taking into account the building area for the West MOB as the applicant is planning on moving the current users from the Morrison Building into the new medical office and then demolishing the Morrison Building.

If the site were to be parked per code at 1/150 for medical office uses, then a total of 2,397 spaces would be required. By reducing the required parking for medical office uses to 1/200, 2,155 spaces are required. With the addition of the proposed medical office building, a total of 2,237 parking spaces will be provided. This will be in excess of the 2,155 spaces required for a parking ratio of 1/200 and 160 fewer spaces than what would be required for a parking ratio of 1/150.

Per city Zoning Code, the applicant has provided a parking analysis (technical memorandum) and parking contingency plan to support this reduction (included at the end of the attached development booklet). In the event that the realized parking demand increases on the property, the provided parking contingency plan demonstrates how an additional 309 parking spaces may be provided on the site, following the demolition of the Morrison Building. Any future expansions or new

buildings on the CRMC campus will require a revised parking contingency plan if a parking reduction continues to persist on the site.

Staff Recommendation

Planning staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code requirements. As such, Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Neighborhood meeting signs were posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on August 29, 2025. Only the applicant and Planning Staff attended the meeting.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the PDP for the site layout and building architecture for a new Medical Office Building, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “CRMC Medical Office Building” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0011, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council. Staff may review any future building expansions or new additions administratively, provided that the required parking is provided and the site layout and building architecture is in character with the larger Chandler Regional Medical Center campus.
2. Prior to any future building expansion or new addition that increases the occupant load on the Chandler Regional Medical Center campus, a parking analysis demonstrating that at least the minimum required amount of parking for said expansion or new addition will be constructed shall be submitted to the City for approval. Additionally, if a parking reduction continues to persist on the site with a future expansion or addition, a revised parking contingency plan shall be submitted to the City for approval to demonstrate how code required parking will be provided for all uses on-site in the event that the

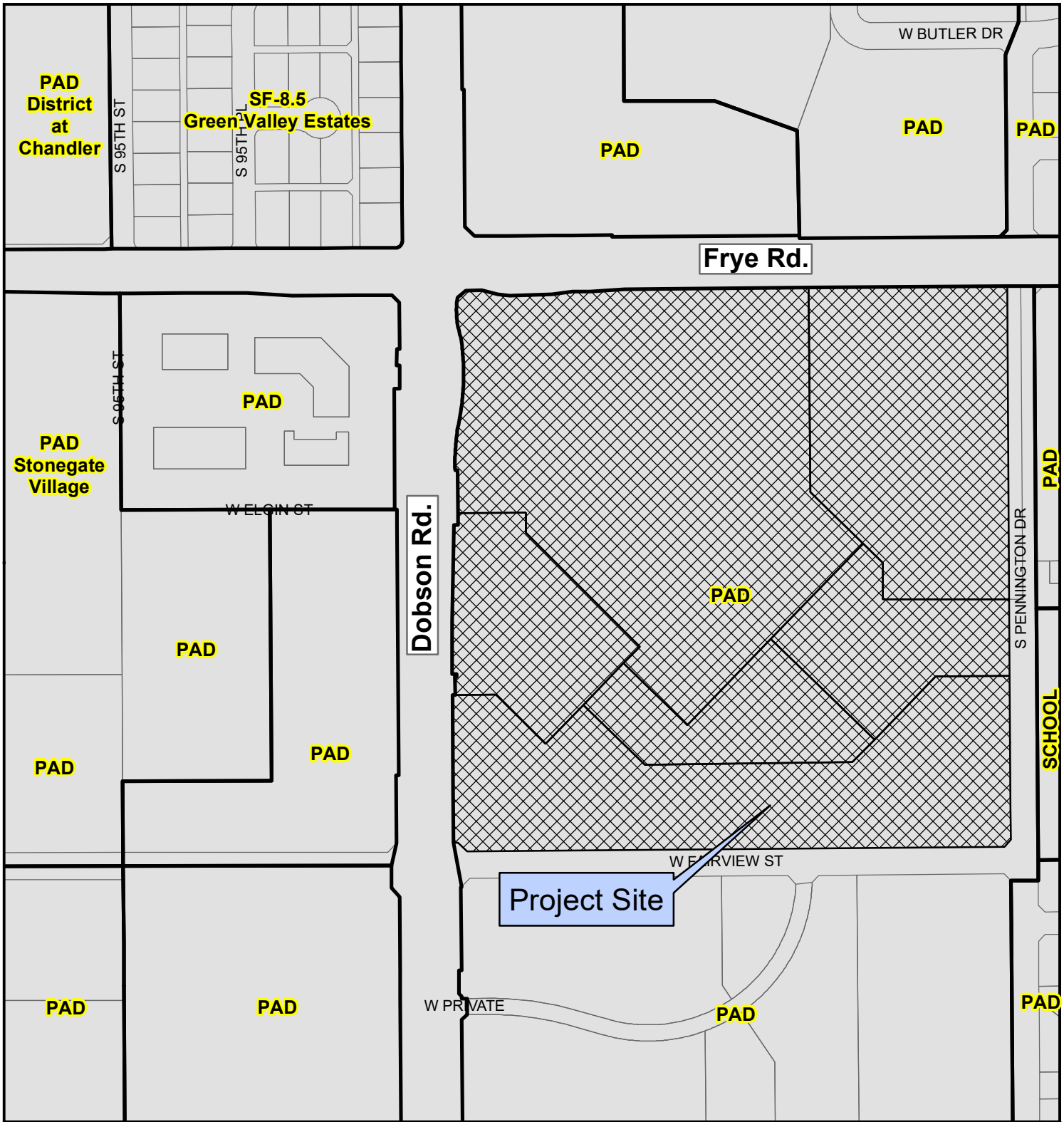
realized demand exceeds the provided parking.

3. Landscaping shall be in compliance with current Commercial Design Standards.
4. The site shall be maintained in a clean and orderly manner.
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 right-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.

Attachments

Vicinity Maps

Development Booklet

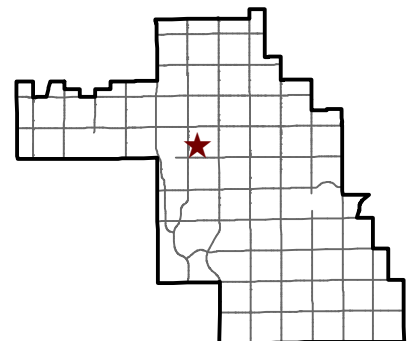


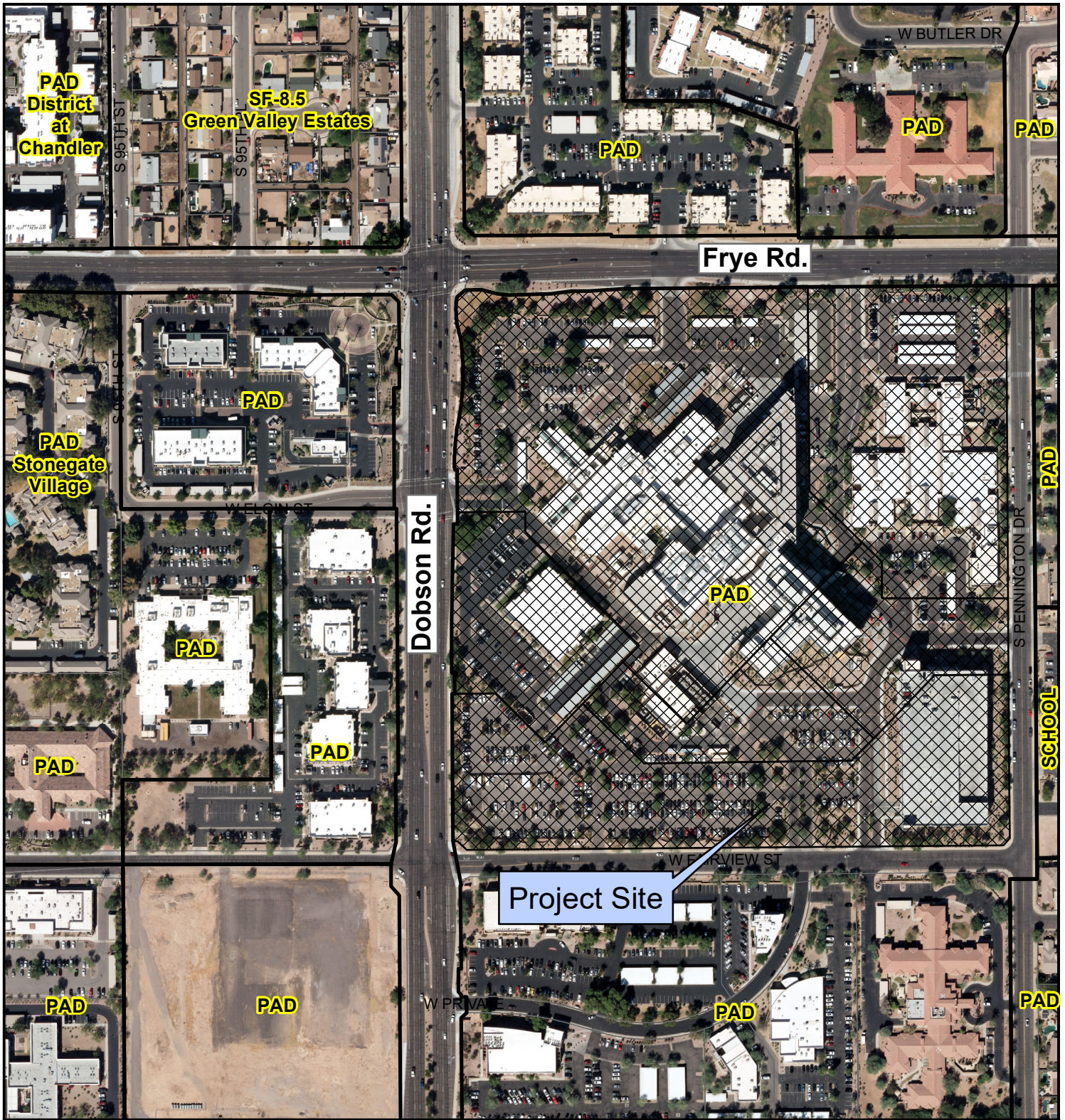
PLH25-0011 CRMC Medical Office Building



Proposed Project Details

Request Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new Medical Office Building



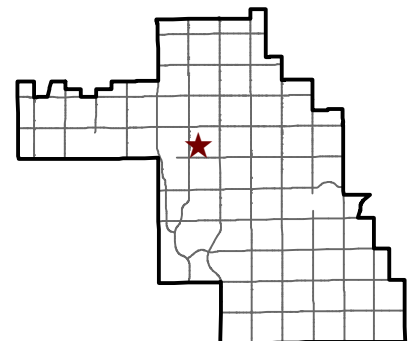


PLH25-0011 CRMC Medical Office Building



Proposed Project Details

Request Preliminary Development Plan (PDP) approval
for the site layout and building architecture for a
new Medical Office Building



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

PLH25-0011

CRMC Medical Office Building

Preliminary Development Plan

Development Booklet

Location: Southeast Corner of Frye Road
and Dobson Road

July 24, 2025

Chandler Regional Medical Center.
Building Expansion for a 4-Story Medical Office Building II.
Preliminary Development Plan Narrative. Case: PLH25-0011.

CommonSpirit Health's Chandler Regional Medical Center ("CRMC") located at the southeast corner of Frye Road and Dobson Road needs to add additional/updated medical offices to their existing campus to continue to serve the growing needs of the region and the City of Chandler residents. Thus, the purpose of this Preliminary Development Plan ("PDP") is for the city to review/approve a proposed medical office building expansion. CRMC is proposing to build a 4-story, 100,249 square foot state-of-the-art Medical Office Building ("MOB II") on approximately 2.7 acres of the campus fronting Fairview Street.

MOB II is part of the larger CRMC campus and is designed to provide services and support for Chandler Regional Hospital. The proposed MOB II will provide hospital outpatient rehabilitation services and specialty medical practices (e.g., orthopedics, trauma, GI, brain and spine and thoracic). In addition to medical services, there may be some employee training space related to hospital service and care. It is important to note that the uses will evolve and be added over time to provide the best quality patient care/services possible within the CRMC campus.

The existing hospital/medical office buildings on the campus are located towards Frye Road and Dobson Road. The hospital/medical complex offers many services, including surgical, orthopedics, and emergency room/services. Most of CRMC's "developable" land (i.e., surface parking) is located towards the rear of the campus abutting Fairview Street with medical type uses also located across the street. Thus, making this an ideal location for a medical office building (i.e., destination uses) that does not need immediate major street frontage/intersection visibility like a hospital with an emergency room. As a part of this PDP we are seeking a parking ratio modification in line with the typical medical office uses and changing dynamics in the Valley with both ride-share/transporting options along with autonomous vehicles to assist patients to/from their appointments, and since the proposed MOB II is within a medical campus with shared/cross parking availability makes this an ideal/reasonable use for a parking ratio modification.

Finally, as discussed further, the proposed MOB II at CRMC will blend with and adhere to as much as possible with the existing medical campus as well as the abutting development but be specific the needs of the end-users and design vernacular.

ARCHITECTURE AND BUILDING DESIGN

The proposed MOB II is designed to serve primarily as a Group B occupancy and will accommodate a variety of outpatient healthcare-related tenants. The scope of work includes a fully finished core and public circulation area, with mechanical, plumbing, electrical, structural, civil, and landscape design packages integrated into the submission.

The 4-story structure will feature modern architectural styling consistent with the existing medical campus, incorporating high-quality materials and finishes that reflect the professional and clinical nature of the use. Key architectural features include a combination of glass curtain wall systems and high-performance exterior cladding to provide visual interest, solar performance, and continuity with adjacent buildings.

Ceiling heights are planned at 10'-0" on Level 1, with 9'-0" clear heights in lobby areas on Levels 2 and 4. Level 3 will be delivered as warm shell space to accommodate future tenant improvement. Level 4 has been strategically designed to support a future 10,000 SF ambulatory surgery center ("ASC"), including infrastructure capacity for dedicated rooftop HVAC systems, to be provided by the future ASC user.

Vertical circulation is served by two (2) public elevators, one (1) service elevator, and three (3) enclosed stairwells, providing full access to all levels in accordance with accessibility and fire life safety requirements.

SITE DESIGN AND LANDSCAPING

The project includes limited site demolition and rework to prepare for new construction. Site improvements include revised hardscape, new pedestrian pathways, accessible routes, and a new two-bin trash enclosure. Landscaping will be designed to complement the existing campus environment while prioritizing low water usage and native or drought-tolerant plant species. The overall landscape theme focuses on creating a clean, professional setting that enhances both the user experience and long-term sustainability.

PARKING AND ZONING COMPLIANCE

As previously stated, this PDP submission is seeking a modification to the current parking ratio for medical office buildings on the CRMC campus. CRMC is proposing a ratio from 1 space per 150 SF to 1 space per 200 SF. This parking ratio request is supported by comparative standards from nearby municipalities such as Phoenix, Mesa, and Surprise, which already apply a 1:200 ratio for similar medical office uses. Many cities/towns have found that such ratios help reduce excessive, underutilized parking, and promote more efficient site planning.

CRMC currently offers 2,272 parking spaces across both surface and structured lots, supporting the hospital, central plant, and existing MOB. The proposed MOB II will provide approximately 100,249 SF of new medical office space. However, this new building will coincide with the planned demolition of the Morrison Building northeast of the proposed

MOB II, which currently provides 65,653 SF of medical office space and houses approximately 140 employees.

As stated, although the proposed MOB II will be in an existing parking lot, improvements to the site will replace most of the parking spaces that will be lost (i.e., 131 spaces with the parking area for the MOB II and 96 spaces installed back by the MOB II) the net change in total parking is a loss of 35 spaces.

The total number of parking spaces on this campus is 2,237 spaces. As shown in Table 2 below, the total number of parking spaces required with the new MOB is 2155. Therefore, even with the loss of 35 parking spaces on the MOB II parcel, there is still enough parking spaces on the Chandler Regional campus.

As detailed in the Dibble Engineering Technical Memoranda dated July 1, 2025, which was included with the submittal package for the proposed MOB II, the proposed parking demand for the campus will be as shown in Table 2 noted below.

Table 2

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
West MOB	1 space per 200 sf	45,000 sf	225
Central Plant	1 space per employee	3 employees	3
CRMC MOB II/ACC	1 space per 200 sf	100,249 sf	502
Total Proposed Required			2,155

The above table shows that the overall campus population and parking demand will not increase because of the proposed MOB II. At the proposed 1:200 parking ratio, total parking demand would be approximately 2,155 space which is well within the 2,272 currently available.

Finally, as previously noted, the Morrison Building will be taken out of service and eventually demolished. If there is a need, CommonSpirit can redevelop the Morrison Building parcel into a parking lot with 309 additional parking spaces. A Parking Contingency Plan for the Morrison Building property dated July 10, 2025, was included with the submittal package for the proposed MOB II. The Parking Contingency Plan provides an option should there be an issue with the proposed parking ratio for this MOB II and the need for more parking spaces. If there is an issue with maintaining adequate parking for the MOB II when completed and operational, discussions with the City of Chandler to determine how to manage the parking or if the Parking Contingency Plan is necessary.

Approval of this parking ratio modification will enable the campus to utilize land more efficiently, avoid unnecessary paving or construction of additional structured parking, and promote more sustainable development. It also supports CommonSpirit Health's goals to be responsible, cost-effective, and flexible in their planning.

USE, OPERATIONS, AND STAFFING

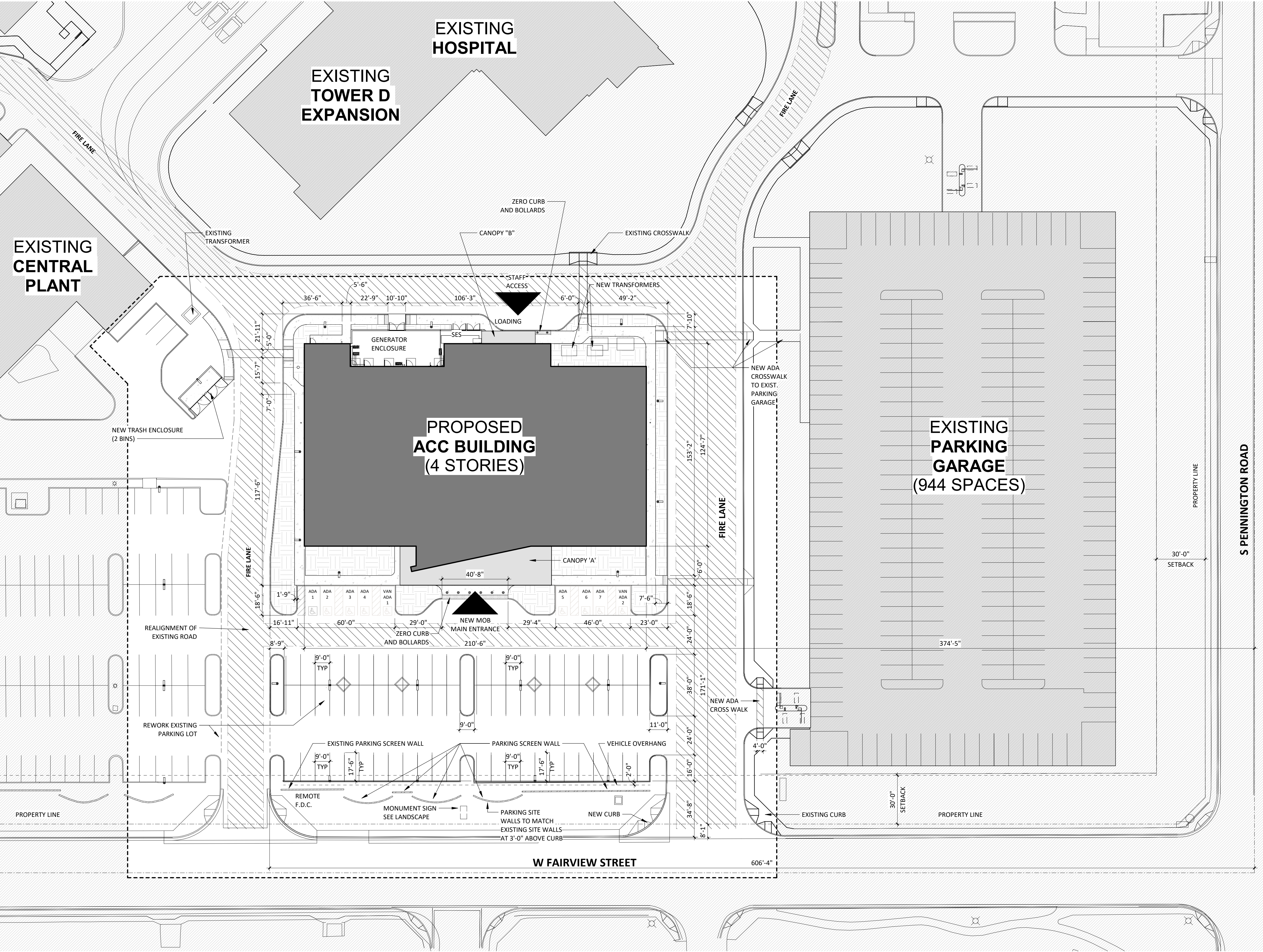
MOB II will accommodate multiple outpatient healthcare service providers, each with varying operational needs. Typical hours of operation are expected to be Monday through Friday, from 7:00 AM to 6:00 PM, with some tenants potentially operating during extended hours or on weekends. Estimated staffing will vary by tenant but is anticipated to remain consistent with current healthcare office use projections. Final staffing numbers will be provided with tenant improvement submissions.

CONCLUSION

This request is appropriate and reasonable due to the current uses onsite and offsite along with many design elements utilized to maintain quality/consistency of development in the area creating the appearance of an overall cohesive development. The proposed MOB II will adjust to the market demand for healthcare, existing/planned developments occurring within this area of the city, and the need for services. When completed, the final buildout will fit seamlessly within the current and future context of the area and provide a solid/sustainable employment hub.

In summation the proposed MOB II represents a significant and strategic investment in the future of the Chandler Regional Medical Center campus. The development aligns with the City of Chandler's planning and zoning objectives, enhances regional access to healthcare, and integrates seamlessly into the existing built environment. The proposed parking ratio modification further reflects a thoughtful, data-driven approach to campus planning, consistent with industry best practices and municipal precedents.

SITE PLAN



Total site area:	141,040 S.F.	3.24 Ac.
Total building area:	25,137 S.F.	17.82% of total site area
Total landscape area:	17,230 S.F.	12.22% of total site area
Total parking spaces required:	2,155 (PER PROPOSED 1 PER 200 SF)	
Regular parking spaces provided:	502	
Handicap spaces provided:	9 (# Car 7 / # Van 2)	
Total of all parking spaces provided:	2,237 (PER PROPOSED 1 PER 200 SF)	
Building height:	T.O. PARAPET A - 60'-6" T.O. SCREEN WALL 2 - 69'-0" (PLEASE REFER TO BUILDING ELEVATIONS)	

PARKING CALCULATION TABLES

EXISTING CONDITIONS - TABLE 1			
BUILDING	UNIT DEMAND REQ.	EXIST. QUANTITY	SPACE REQ.
HOSPITAL	3 SPACES PER BED	475 BEDS	1,425
MORRISON BLDG		65,653 SF	
GENERAL OFFICE	1 SPACE PER 200 SF	39,829 SF	200
MEDICAL OFFICE	1 SPACE PER 150 SF	25,825 SF	173
WEST MOB	1 SPACE PER 150 SF	45,000 SF	300
CENTRAL PLANT	1 SPACE PER EMPLOYEE	3 EMPLOYEES	3
TOTAL EXIST. REQ.			2,101

PROPOSED CONDITIONS - TABLE 2			
BUILDING	UNIT DEMAND REQ.	EXIST. QUANTITY	SPACE REQ.
HOSPITAL	3 SPACES PER BED	475 BEDS	1,425
WEST MOB	1 SPACE PER 200 SF	45,000 SF	225
CENTRAL PLANT	1 SPACE PER EMPLOYEE	3 EMPLOYEES	3
CRMC MOB II/ ACC	1 SPACE PER 200 SF	100,249 SF	502
TOTAL PROPOSED REQ.			2,155

NOTE: PARKING CALCULATIONS SHOWN ARE A SUMMARY. FOR A DETAILED BREAKDOWN, REFER TO THE PARKING MEMO INCLUDED WITH THIS SUBMITTAL.

CRMC ACC BUILDING - PDP - ARCHITECTURAL SITE PLAN

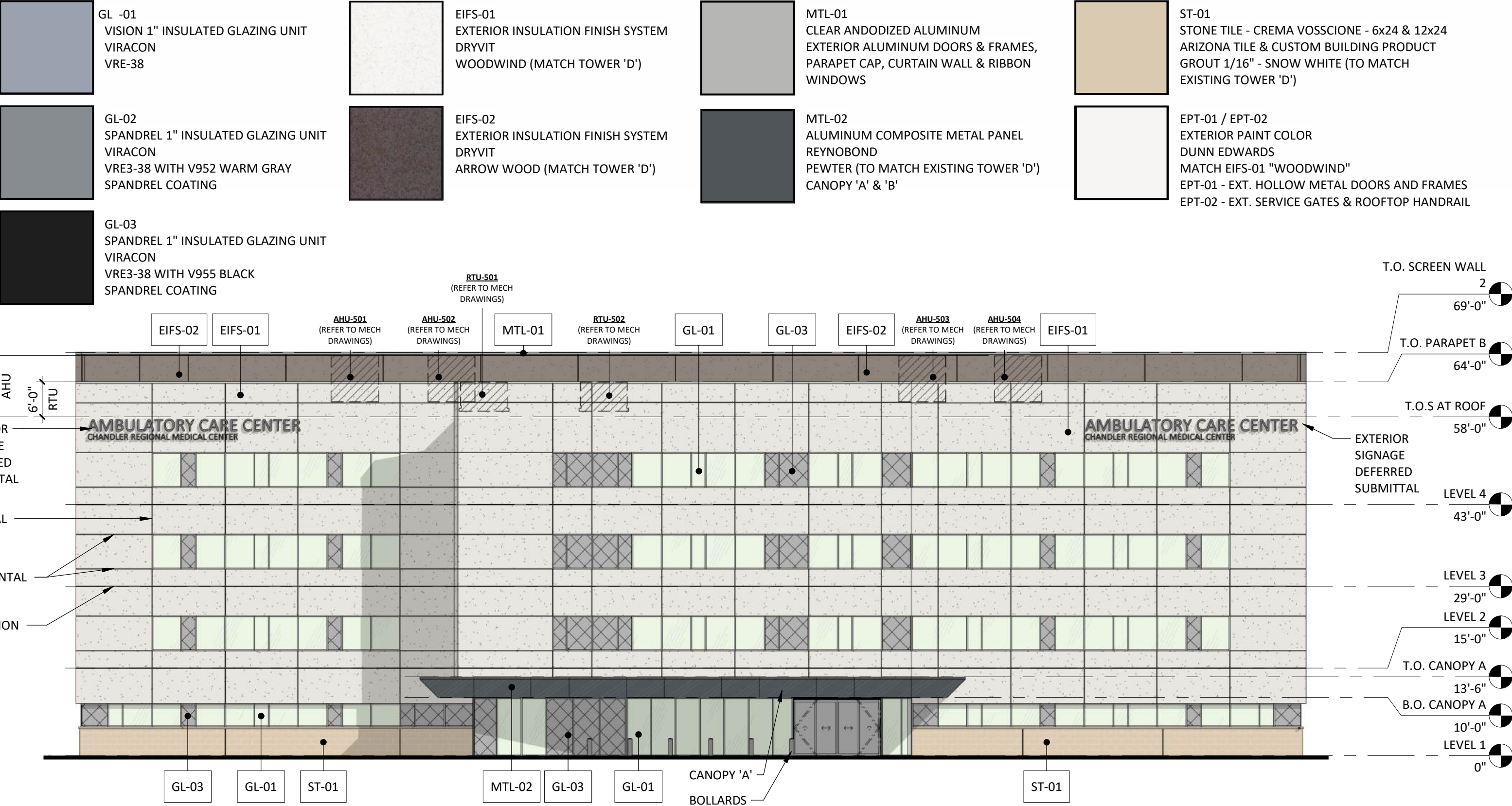
1" = 30'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



BUILDING ELEVATIONS



GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38

GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

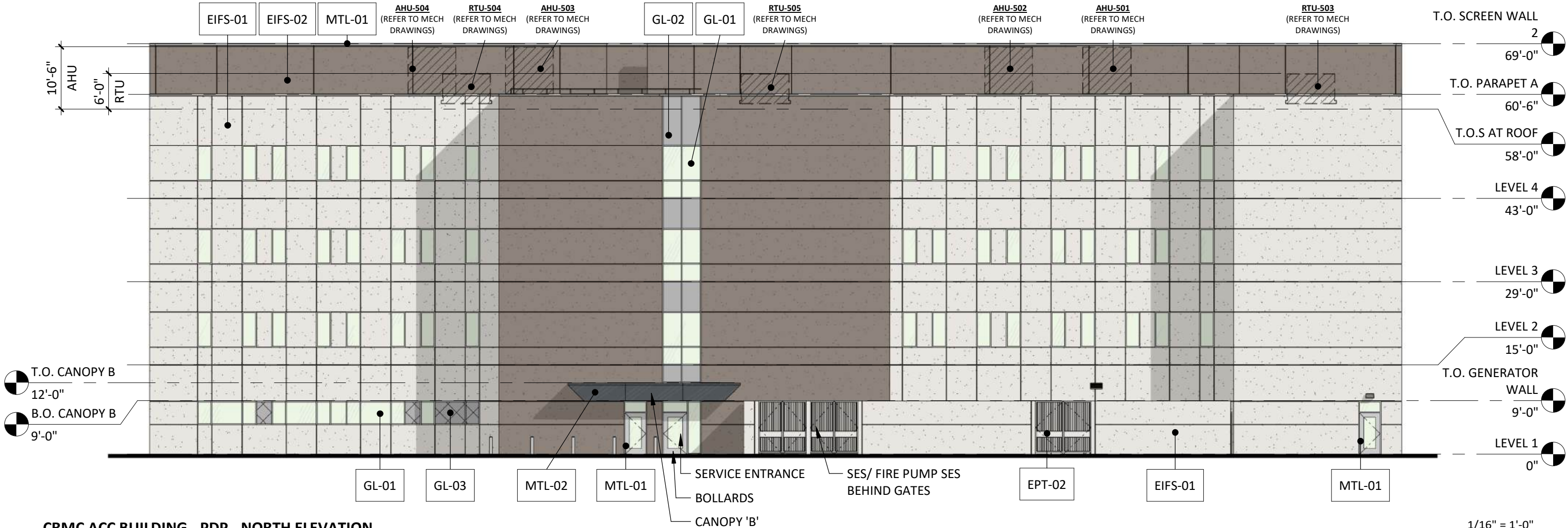
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')

MTL-01
CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS

MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'

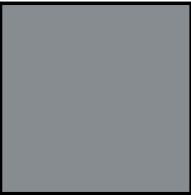
ST-01
STONE TILE - CREMA VOSSCIONE - 6x24 & 12x24
ARIZONA TILE & CUSTOM BUILDING PRODUCT
GROUT 1/16" - SNOW WHITE (TO MATCH
EXISTING TOWER 'D')

EPT-01 / EPT-02
EXTERIOR PAINT COLOR
DUNN EDWARDS
MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL





GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38



GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING



GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING



EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')



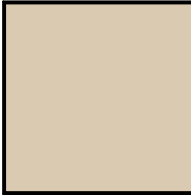
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')



MTL-01
CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS



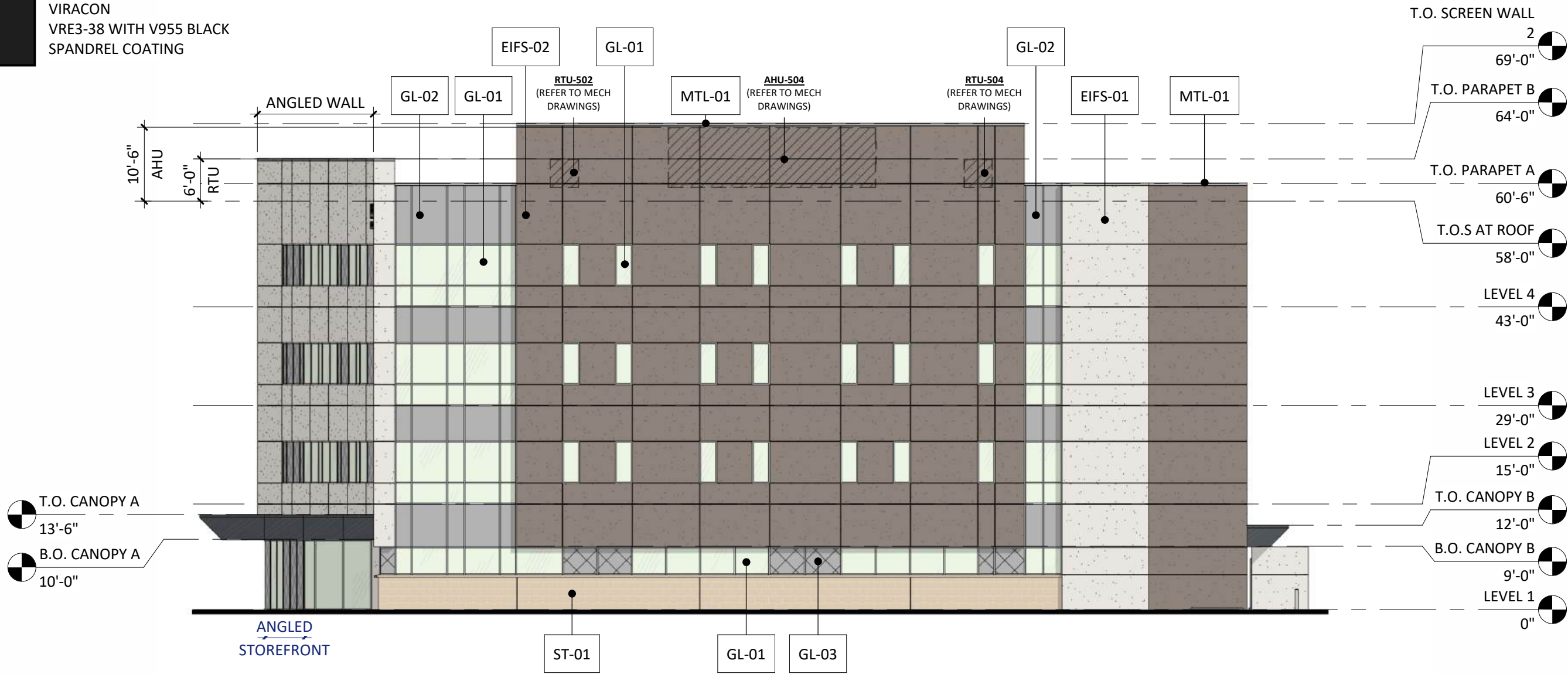
MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'



ST-01
STONE TILE - CREMA VOSSCIONE - 6x24 & 12x24
ARIZONA TILE & CUSTOM BUILDING PRODUCT
GROUT 1/16" - SNOW WHITE (TO MATCH
EXISTING TOWER 'D')



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DUNN EDWARDS
MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL



CRMC ACC BUILDING - PDP - EAST ELEVATION

1/16" = 1'-0"

GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38

GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

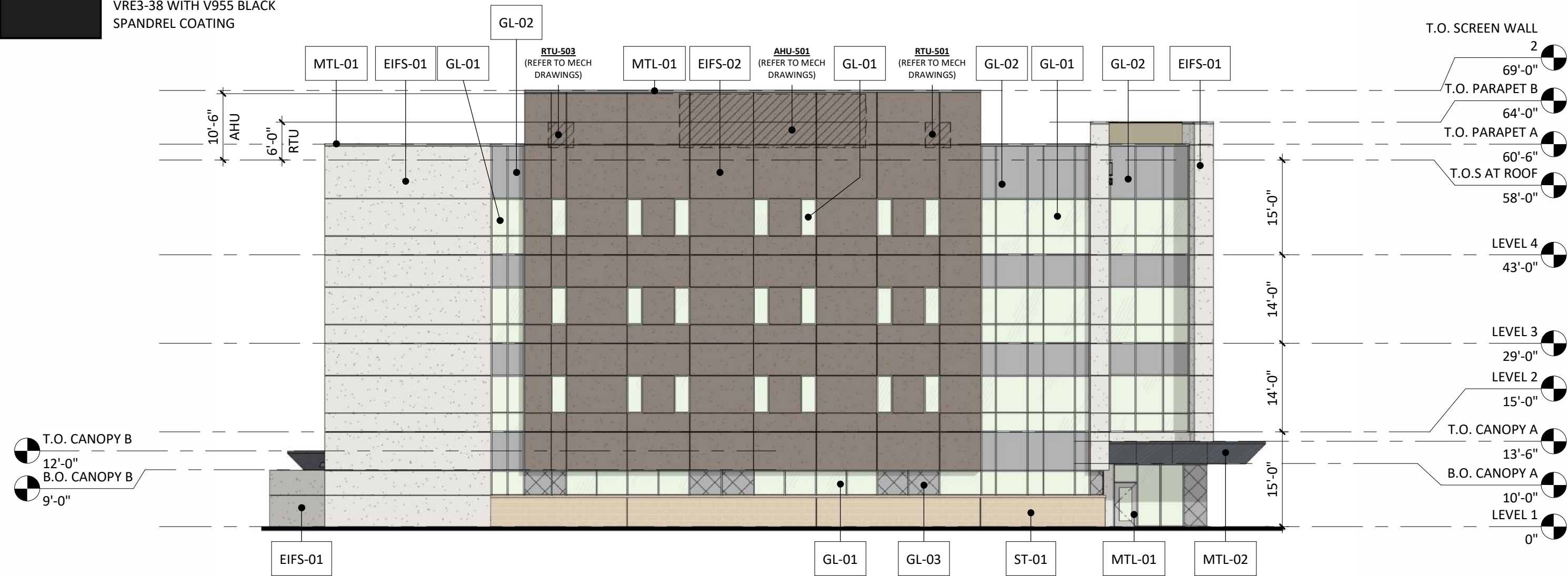
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')

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CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS

MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'

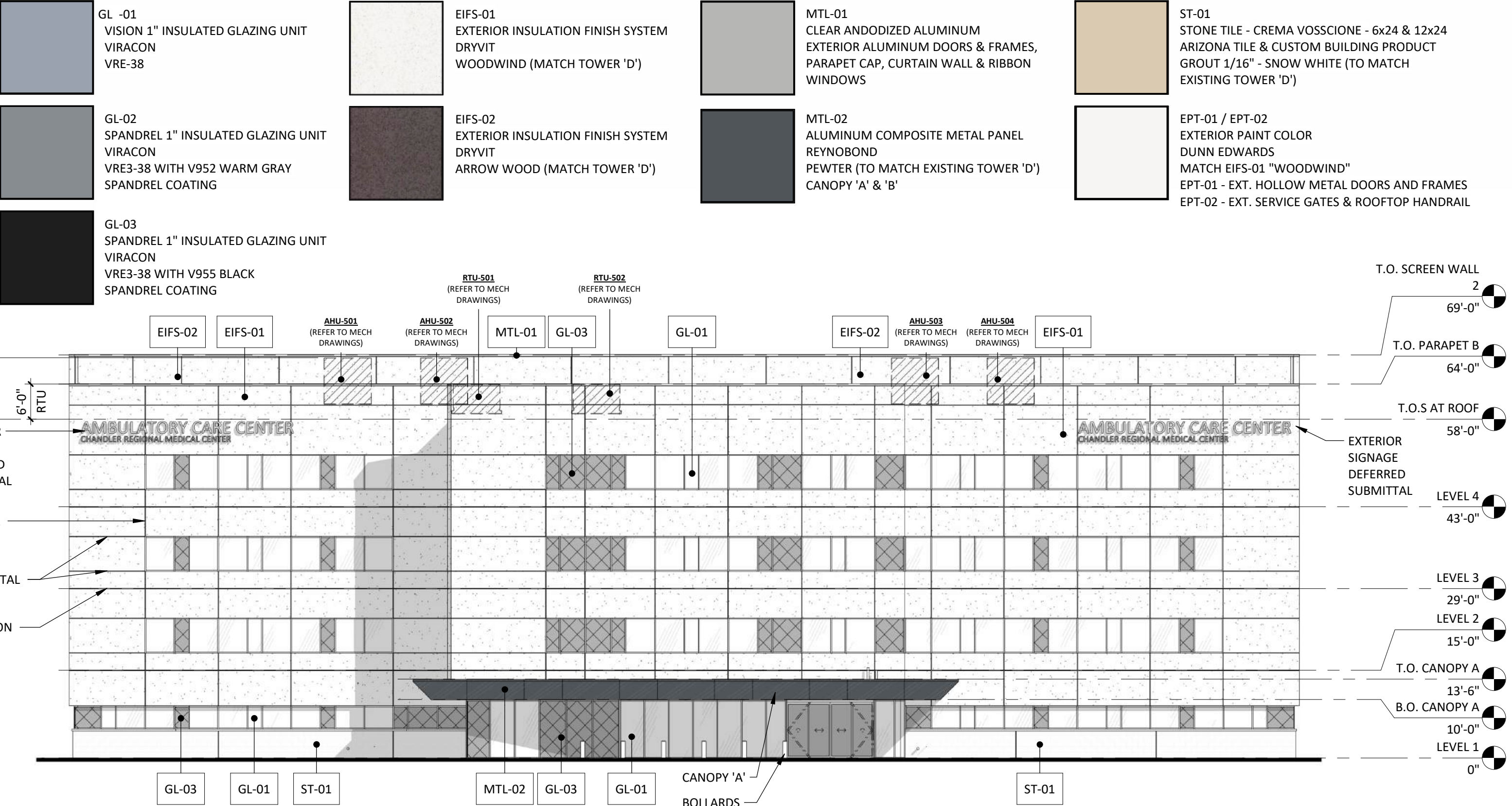
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MATCH EIFS-01 "WOODWIND"
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CRMC ACC BUILDING - PDP - WEST ELEVATION

1/16" = 1'-0"



GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38

GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

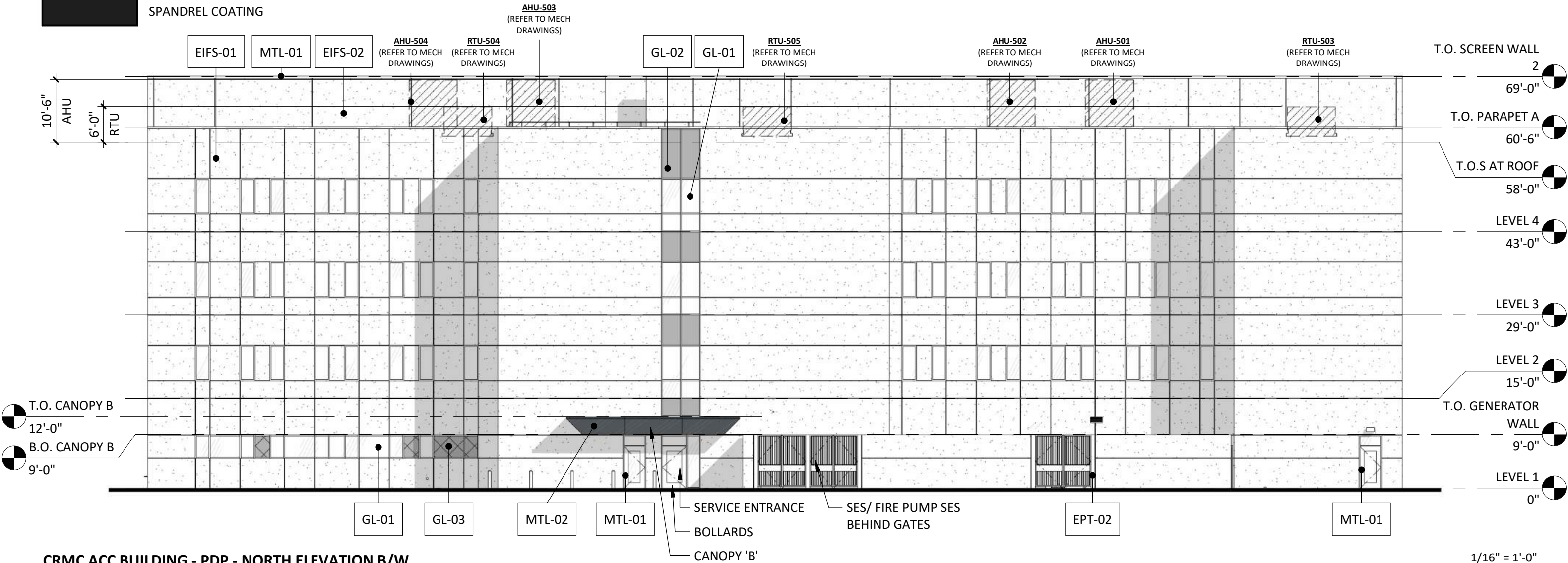
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')

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EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS

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ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
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MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL



CRMC ACC BUILDING - PDP - NORTH ELEVATION B/W

GL-01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38

GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

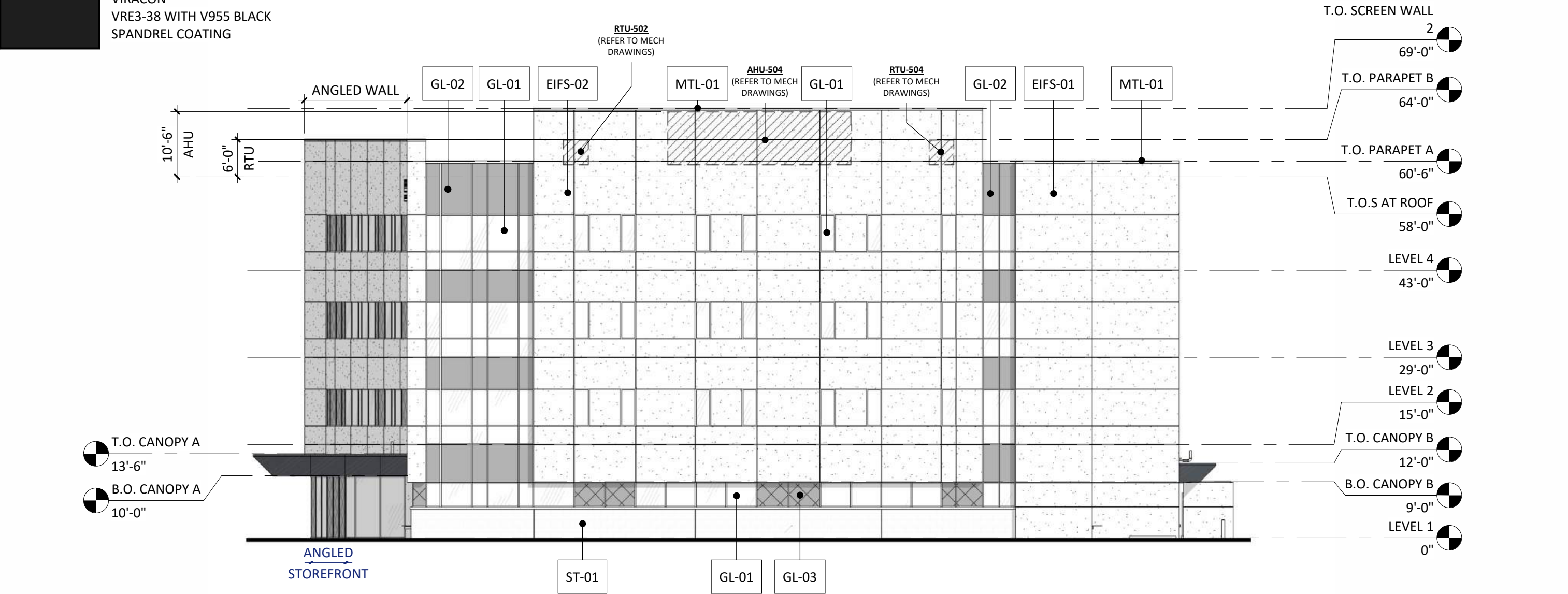
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')

MTL-01
CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS

MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'

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STONE TILE - CREMA VOSSCIONE - 6x24 & 12x24
ARIZONA TILE & CUSTOM BUILDING PRODUCT
GROUT 1/16" - SNOW WHITE (TO MATCH
EXISTING TOWER 'D')

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EXTERIOR PAINT COLOR
DUNN EDWARDS
MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL



CRMC ACC BUILDING - PDP - EAST ELEVATION B/W

1/16" = 1'-0"

GL-01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38

GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

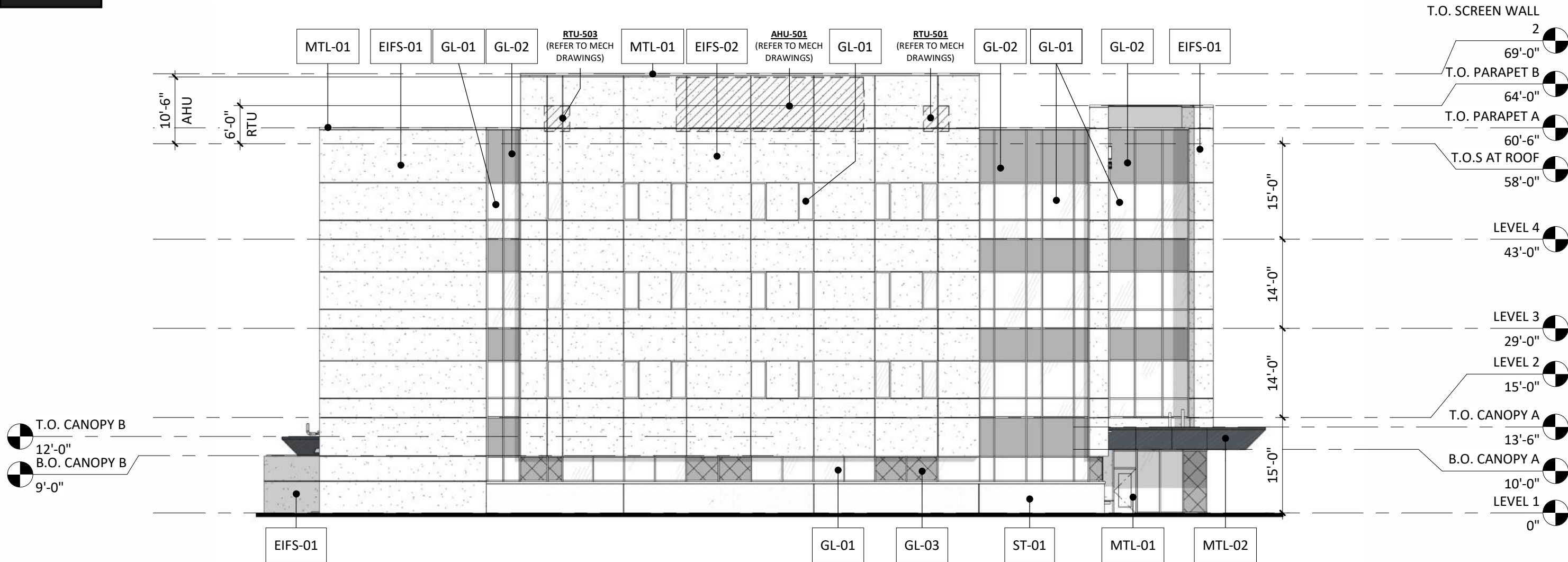
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')

MTL-01
CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS

MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'

ST-01
STONE TILE - CREMA VOSSCIONE - 6x24 & 12x24
ARIZONA TILE & CUSTOM BUILDING PRODUCT
GROUT 1/16" - SNOW WHITE (TO MATCH
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MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL



CRMC ACC BUILDING - PDP - WEST ELEVATION B/W



PERSPECTIVE VIEWS



CRMC MOB - PDP - SOUTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



CRMC MOB - PDP - SOUTHWEST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



CRMC MOB - PDP - NORTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



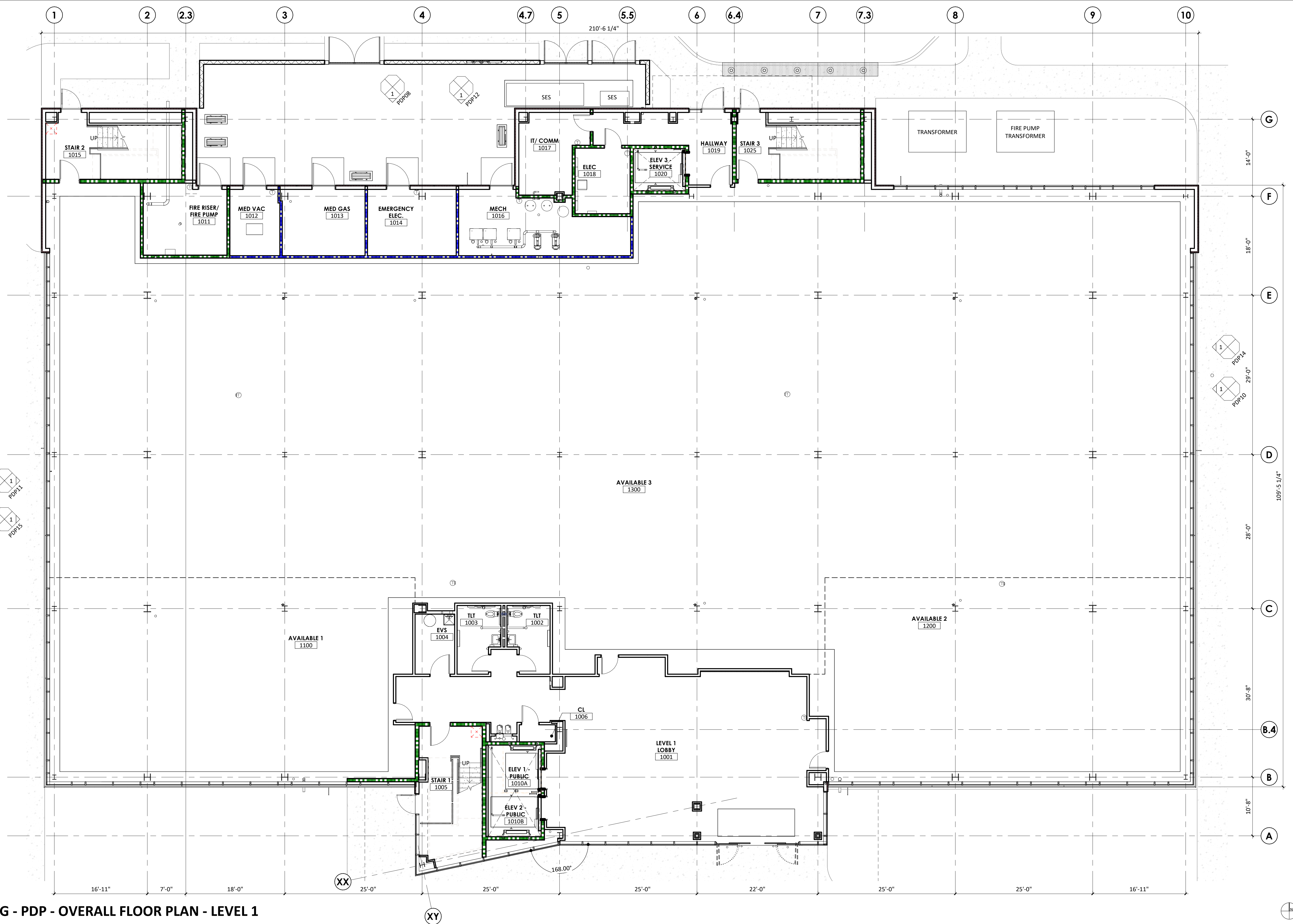
CRMC MOB - PDP - NORTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE

FLOOR PLAN

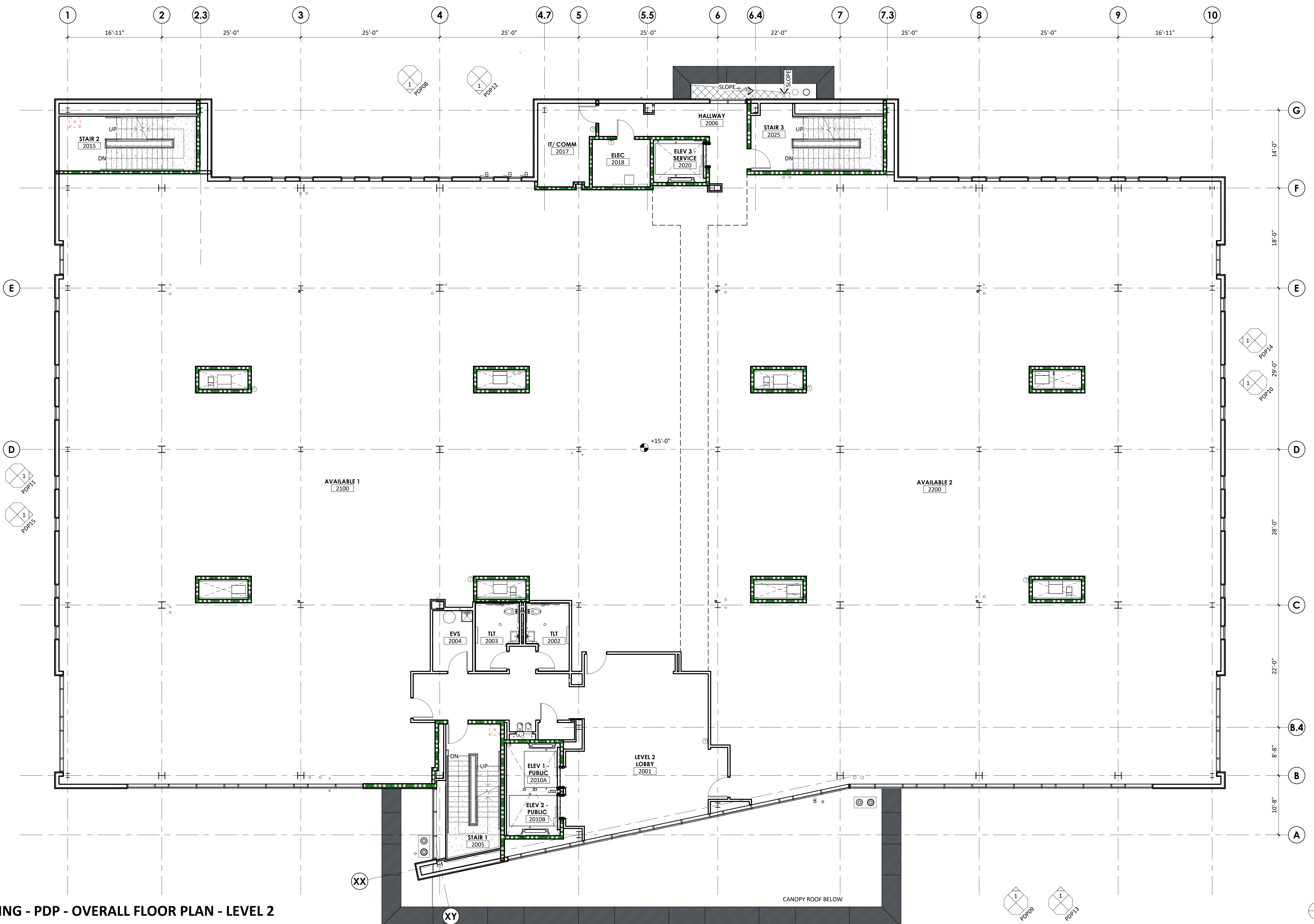


CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 1

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE





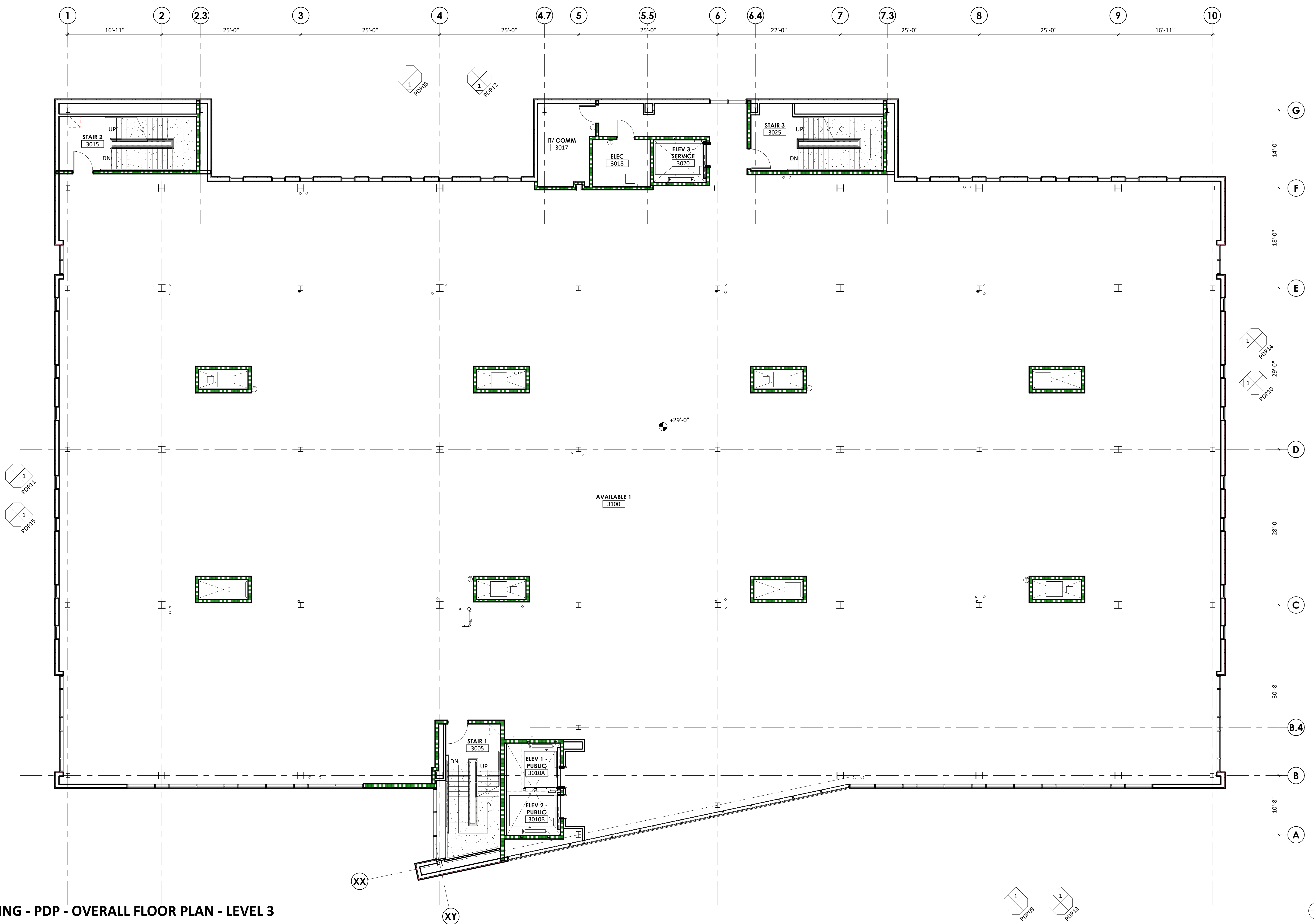
CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 2

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE

1/8" = 1'-0"



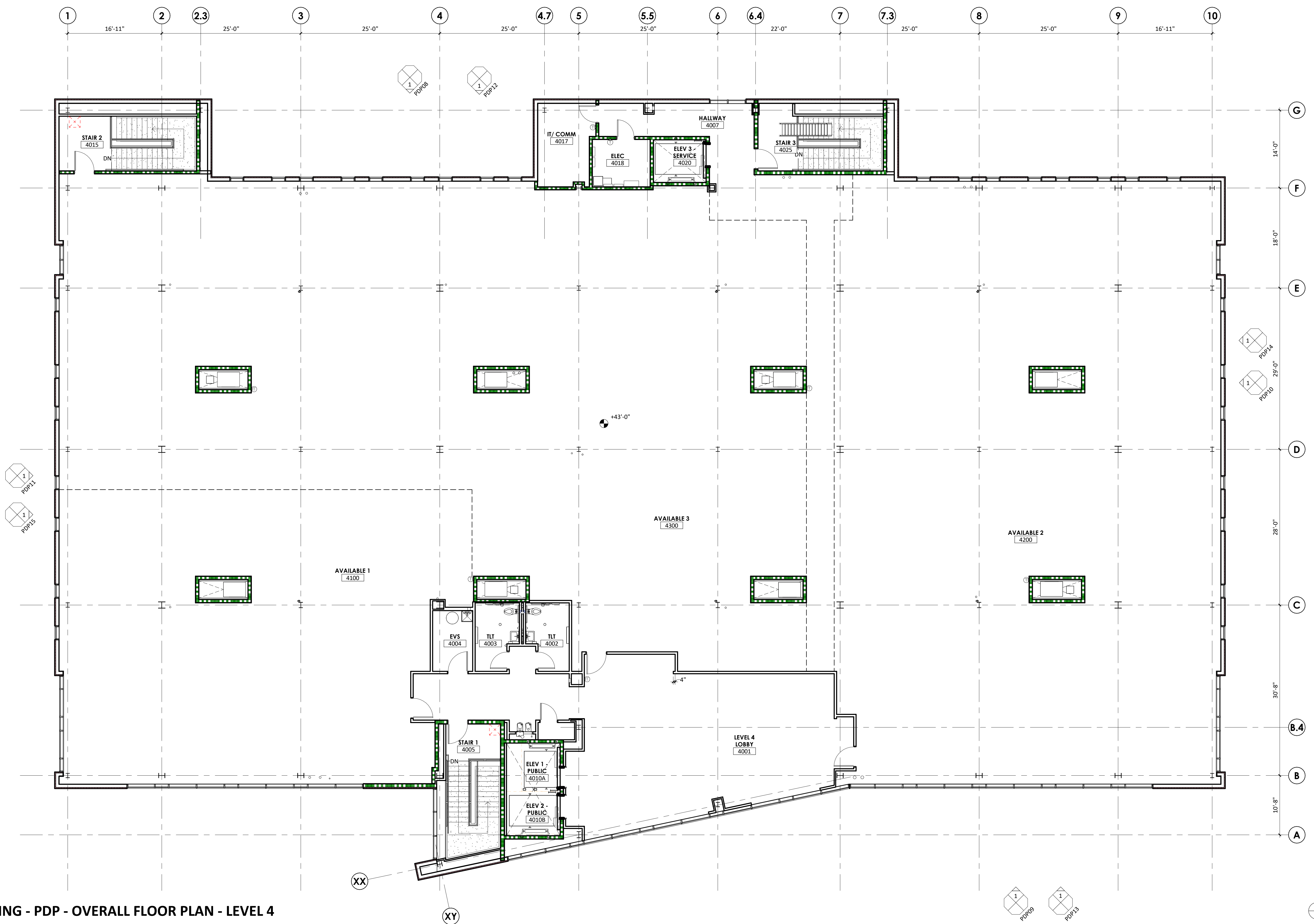


CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 3

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE





CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 4

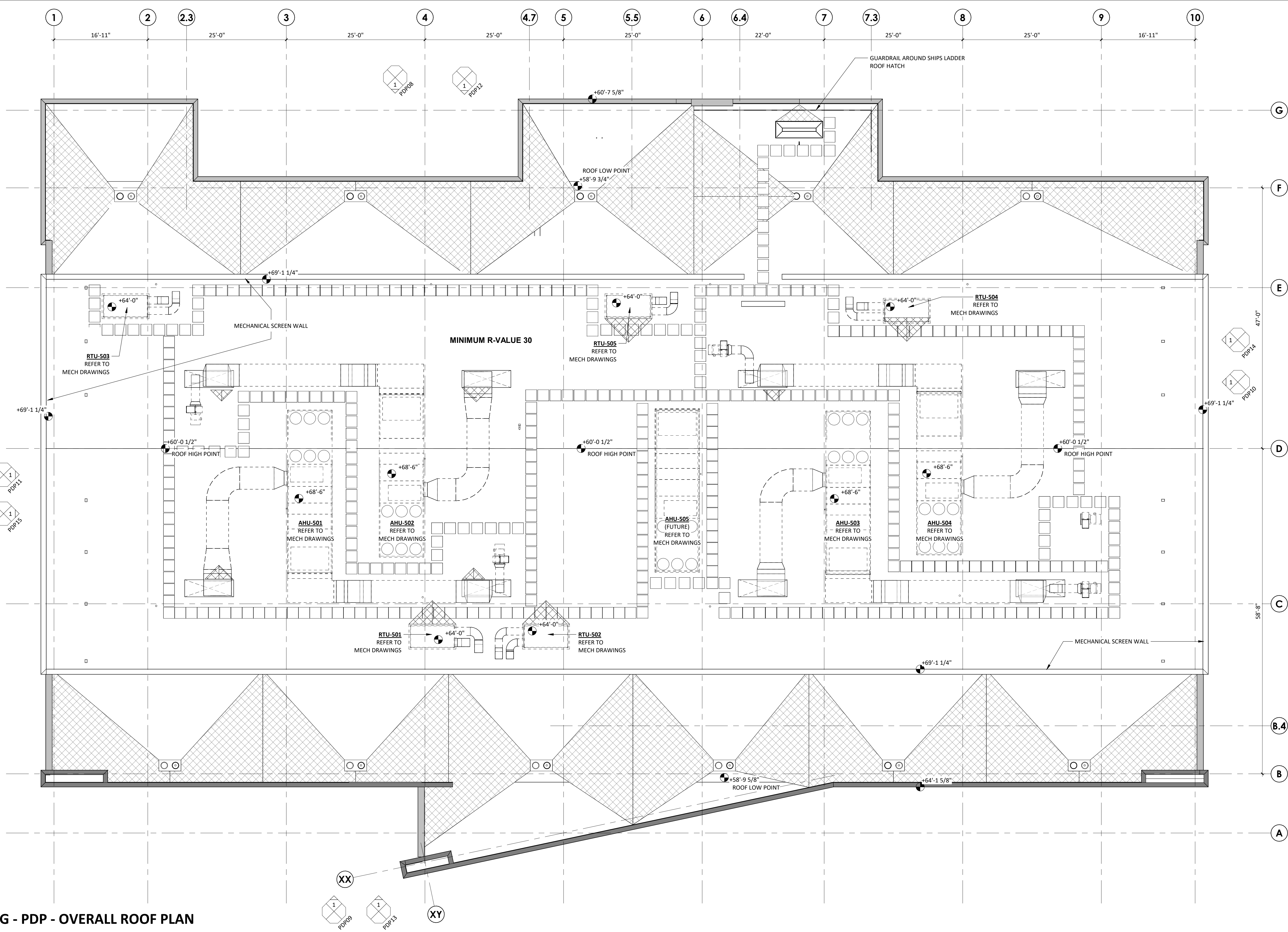
CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE

1/8" = 1'-0"



ROOF PLAN



CRMC ACC BUILDING - PDP - OVERALL ROOF PLAN

1/8" = 1'-0"

LANDSCAPE PLAN



PLANT LEGEND

TREES

SPECIES	QTY/SIZE
CERCIDIUM PRAECOX	11/24" BOX
PALO BREA	
CHITALPA TASHKINENSIS	11/24" BOX
CHITALPA	
PHOENIX DACTYLIFERA	2/18' BTH
DATE PALM	
PROSOPIS CHILENSIS	17/24" BOX
THORNLESS MESQUITE	
ULMUS PARVIFOLIA	6/24" BOX
CHINESE ELM	
EXISTING TREES TO REMAIN AND PROTECT	

SHRUBS

ALOE VERA	34/5 GAL.
ALOE BARBADENSIS	
CAESALPINIA PULCHERRIMA	16/5 GAL.
RED BIRD OF PARADISE	
HESPERALOE PARVIFLORA	86/5 GAL.
RED YUCCA	
NERIUM OLEANDER "PETITE PINK"	92/5 GAL.
DWARF OLEANDER	
PHOENIX ROEBELENI	11/5 GAL.
PYGMY DATE PALM	
LEUCOPHYLLUM FRUTESCENS	47/5 GAL.
'GREEN CLOUD'	

GROUNDCOVERS & VINES

WEDELIA TRILOBATA	6/5 GAL.
YELLOW DOT	
ROSMARINUS OFFICINALIS	73/5 GAL.
PROSTRATUS - CREEPING ROSEMARY	
LANTANA SPECIES	65/5 GAL.
GOLD LANTANA	
LANTANA SPECIES	61/5 GAL.
PURPLE LANTANA	

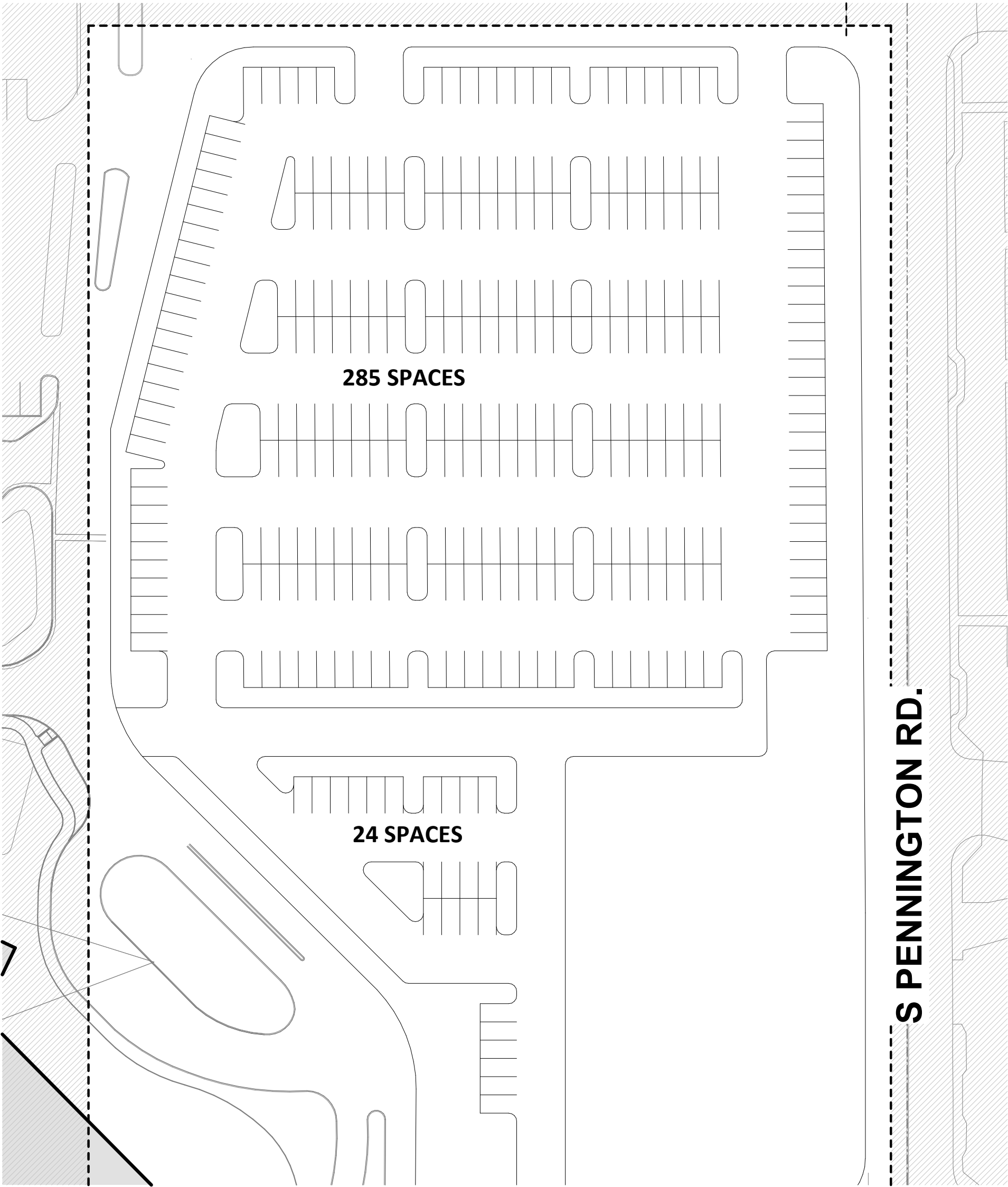
LANDSCAPE MATERIALS

3/4" SCREENED - DESERT GOLD
2" DEPTH, DECOMPOSED GRANITE
IN NON-TURF AREAS

PARKING CONTINGENCY PLAN

POSSIBLE PARKING CONTINGENCY PLAN – DEMOLITION OF MORRISON BUILDING LOT FOR FUTURE MOB II

THE FOLLOWING DRAWING BELOW REPRESENTS A POSSIBLE PARKING CONTINGENCY PLAN TO ALLOW FOR THE FUTURE MOB II BUILDING. THIS POSSIBLE PARKING CONTINGENCY PLAN IS ONLY NECESSARY IF IT IS DETERMINED THAT THERE IS A PARKING ISSUE ONCE THE FUTURE MOB II BUILDING IS COMPLETED AND OPERATING. ANY CLAIMS OF PARKING ISSUES RAISED BY THE CITY OF CHANDLER WILL REQUIRE A PARKING STUDY TO BE COMPLETED BY THE OWNER OF THE PROPERTY TO CONFIRM AND, IF NECESSARY, PROVIDE ADDITIONAL MECHANISMS TO MANAGE THE PARKING SITUATION, AS AGREED TO BY THE CITY OF CHANDLER AND THE PROPERTY OWNER. IF IT IS ULTIMATELY DETERMINED THAT THERE IS A NEED FOR MORE PARKING DUE TO THE ADDITIONAL MECHANISMS TO MANAGE PARKING IS NOT WORKING TO RESOLVE THE ISSUE THEN THIS PARKING CONTINGENCY PLAN COULD BE USED TO PROVIDE MORE PARKING. THIS IS A CONCEPT PARKING CONTINGENCY PLAN AND IS NOT TO BE USED AS FINAL DOCUMENTATION FOR DESIGN, PERMITTING, OR CONSTRUCTION. IF NECESSARY, THE NUMBER OF PARKING SPACES NEEDED AND FINAL LAYOUT WILL BE DETERMINED AT A LATER DATE.



MORRISON LOT - CONTINGENCY PLAN - CONCEPT LAYOUT ONLY



1" = 50'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
07/10/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



PARKING MEMO

Technical Memorandum

To: City of Chandler **Date:** July 1, 2025
Copy: CommonSpirit Health
From: Travis G Dunn, Dibble **Dibble Project No:** 1124199
Tracking No: PRE24-0129
Subject: Chandler Regional Medical Center (CRMC) – Standard Medical Office Building Parking Ratios

INTRODUCTION

This memo has been prepared in association with the CommonSpirit CRMC Medical Office Building (MOB) – II project located at 495 South Dobson Road in Chandler, Arizona. The project is located on Maricopa County Assessor's Parcel Numbers (APN) 303-23-004J, 303-23-004K, and 303-23-004L. The project includes the construction of a new MOB with ambulatory care clinic within an existing parking lot, as well as the associated site modifications to accommodate the addition of the new building on the site. These site modifications are expected to reconfigure the existing parking provided in the project area without impacting the total parking provided, but it will also add MOB space for consideration in parking demand calculations.



EXISTING CONDITIONS

Per existing data provided, the parking demands for the existing campus have been calculated based on the Planned Area Development requirements for parking ratios, as shown in **Table 1**.

Table 1

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
Morrison Building		65,653 square feet (sf)	
General Office	1 space per 200 sf	39,829 sf	200
Medical Office	1 space per 150 sf	25,825 sf	173
West MOB	1 space per 150 sf	45,000 sf	300
Central Plant	1 space per employee	3 employees	3
Total Existing Required			2,101

The existing campus has parking provided in the existing parking garage near the southeast corner, as well as in surface lots throughout the campus. The existing garage has a total of 944 spaces provided and there are a total of 1,328 spaces provided in the surface lots. These provide a total of 2,272 spaces on the campus, which meets the required 2,101.

PROPOSED CONDITIONS

As previously noted, the project will include the addition of a new MOB near the southeast corner of the campus. The new MOB is expected to be a total of 100,249 square feet, which will add demand to the site. However, per direction from CommonSpirit, this new building will not be fully occupied simultaneously with the existing Morrison Building. Upon completion of this building, employees and services currently provided in the Morrison Building will be transitioned to the new MOB, and the Morrison Building will be taken out of service and eventually demolished. Though the new building will be located in an existing parking lot, improvements to the site will replace most of the parking spaces that will be lost (131 spaces impacted by demo, 96 spaces put back), and the

net change in total parking provided will be a loss of 35 spaces. Thus, the total provided parking spaces in the proposed condition will be 2,237 spaces.

As part of this project and per coordination with the Owner, it is requested that the standard parking ratio for MOB's be amended for this campus. As shown in **Table 1**, the current requirement is 1 space per 150 square feet for MOB's. However, this MOB parking requirement is higher than many of the other municipalities in the Phoenix metropolitan area. The City of Phoenix, City of Mesa, and City of Surprise require 1 space per 200 square feet, and the City of Glendale requires 1 space per 350 square feet. CommonSpirit is requesting that the required MOB parking ratio for the CRMC campus be modified to a ratio of 1 space per 200 square feet, as has proven suitable at their other facilities in the Phoenix area. Per City of Chandler requirements, modifications to parking demand estimates shall be supported by parking generation studies from the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI). Per the ITE *Parking Generation Manual*, 6th Edition, the average parking demand rate for Medical-Dental Office Building on a hospital campus in a general urban/suburban area is 3.58 spaces per 1,000 gross square feet. To account for outliers, the 85th percentile demand rate is 4.75 spaces per 1,000 gross square feet. Refer to **Attachment A** for the results from the ITE parking generation analysis. Each of these requirements is less than CommonSpirit's required modification of 1 space per 200 square feet. With this modification, the proposed parking demand for the campus will be as shown in **Table 2**.

Table 2

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
West MOB	1 space per 200 sf	45,000 sf	225
Central Plant	1 space per employee	3 employees	3
CRMC MOB II/ACC	1 space per 200 sf	100,249 sf	502
Total Proposed Required			2,155

Based on this calculation for proposed parking requirement, the proposed condition of 2,237 provided parking spaces is enough to satisfy the requirements for the campus, after construction of the new MOB and demolition of the existing Morrison Building.

CONCLUSIONS

The CommonSpirit CRMC campus currently provides sufficient parking to meet code requirements for the various onsite medical facilities. At the completion of the current project, an additional amount of medical office space will be provided on the campus, though the construction of the new MOB will be offset by the removal of one of the existing office buildings. Based on industry standard and experience with their other facilities in the Phoenix area, CommonSpirit is requesting a reduction in the required parking ratio for MOB's on this campus, which is supported by the ITE parking generation analysis. Given that reduced ratio, the total parking provided on the site will be sufficient to support the proposed condition for the site following construction of the new MOB and removal of the Morrison Building.

ATTACHMENT A – ITE PARKING GENERATION

Medical-Dental Office Building - Hospital Campus (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

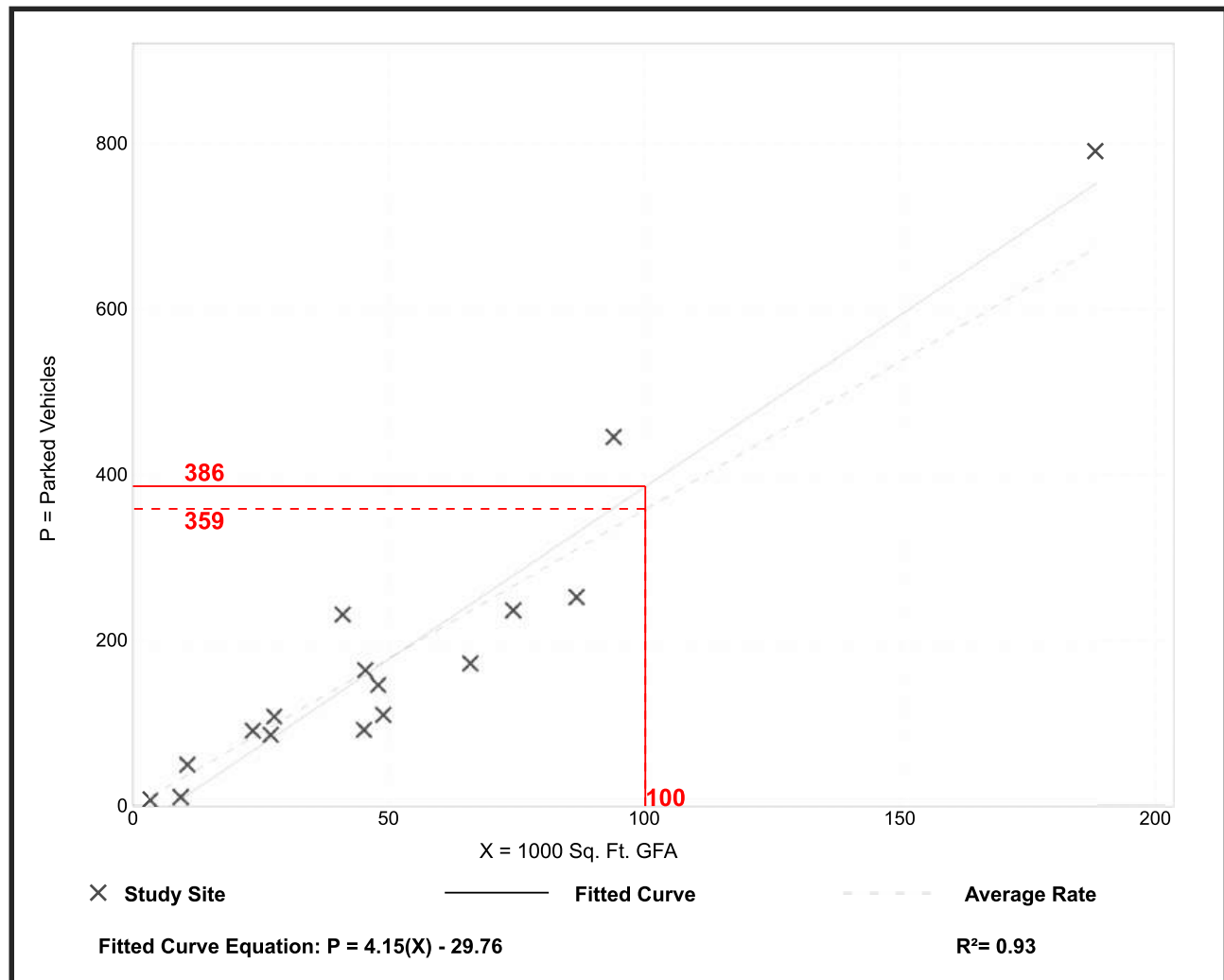
Number of Studies: 16

Avg. 1000 Sq. Ft. GFA: 53

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.58	1.27 - 5.65	2.80 / 4.75	***	0.99 (28%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers