

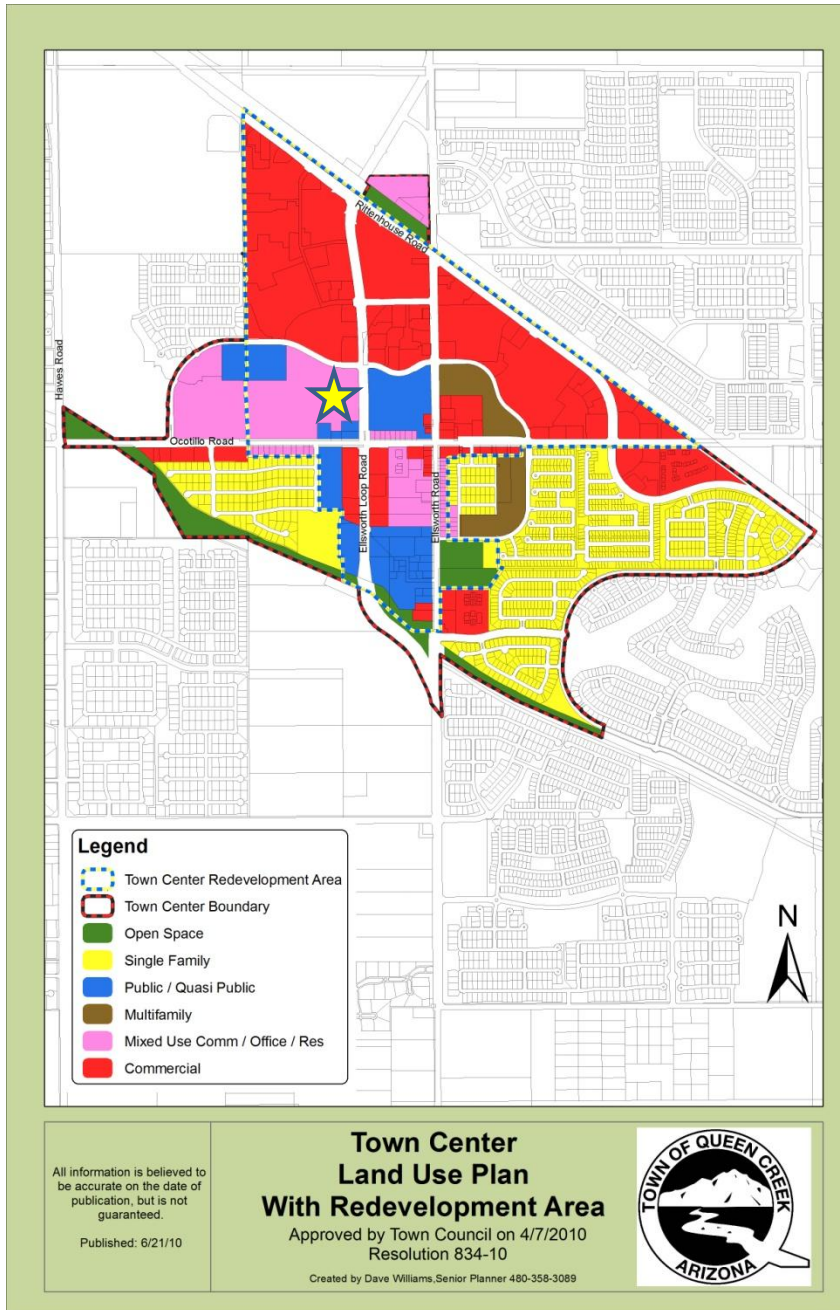
TOWN OF
QUEEN CREEK
ARIZONA

RZ12-006 and SP 12-007
Banner Health Center – Queen Creek

Town Council

May 2, 2012





Banner Health Center Location

Victoria History

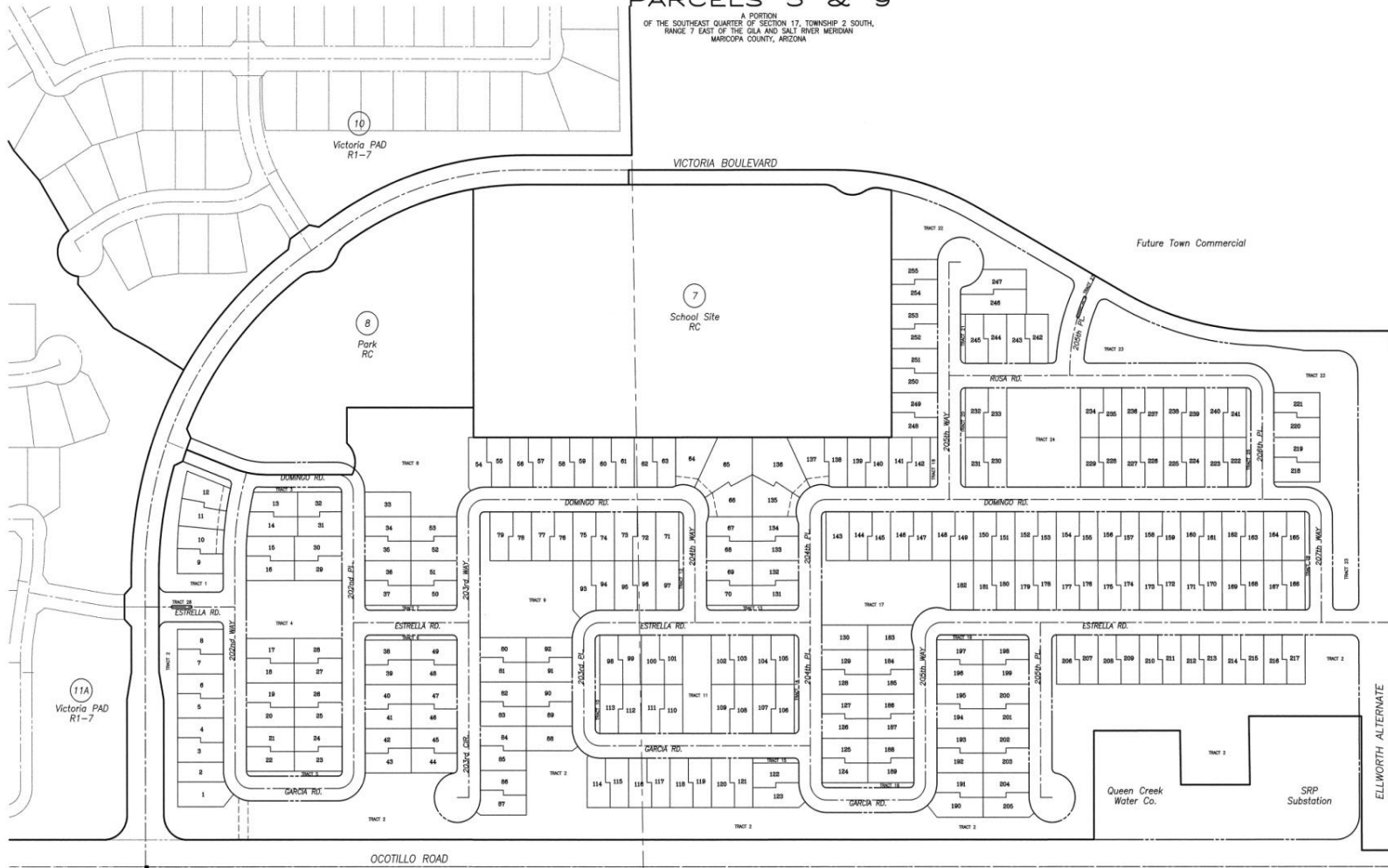
- 1973 Maricopa County approved initial rezoning
- 1999 Town Council approved Ordinance 168-99 revising the original plan for the residential areas
- 2006 Town Council approved Ordinance 345-06 approving a 255 lot subdivision on 54.5 acres (Victoria Parcels 5 & 9)



01-2004-079

PRELIMINARY PLAT OF VICTORIA PAD PARCELS 5 & 9

A PORTION
OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH,
RANGE 7 EAST OF THE 5TH AND 34TH MERIDIAN
MARICOPA COUNTY, ARIZONA



AMERICAN WEST
CONSTRUCTION
304-67-081-A

ARIZONA VETERINARY
ENTERPRISES
304-67-011-H

CARLSON FAMILY L L C
304-67-011-G

AMERICAN WEST
CONSTRUCTION
304-67-011-N

KOERNER KURT J
304-67-011-L

CARLOS MUEL
/ MARINA
304-67-035-B

DAVIS JOSE & AMY
304-67-037-B

CAMIEL
/ DANIEL
304-67-038-B

PINA JOSE &
ADRIANA
304-67-039-B

BRYANT ANTONIA
& FRANCIS
304-67-034-B

OSBORN MARY J
/ JAMES
304-67-033-B

JALLEN WILLIAM S
304-67-032-B

DUARTEZ ALBERT R
304-67-031-B

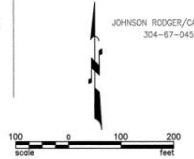
ALVAREZ ROBERT
/ ANABASKA A
304-67-030-B

FRANCOISEY MARIAN
& CATHERINE
304-67-029-C

AMERICAN WEST
CONSTRUCTION
304-67-028-C

ROMAN CATH CH OF DIOCESE PHX
304-67-027-Y

JOHNSON RODGER/CARRIER KIM
304-67-045-A



1st SUBMITTAL FIRE PLAT 3-29-05
2nd SUBMITTAL FIRE PLAT 5-23-05
3rd SUBMITTAL FIRE PLAT 8-17-05
4th SUBMITTAL FIRE PLAT 1-12-06
5th SUBMITTAL FIRE PLAT 1-12-06

ameco
AMEC Infrastructure, Inc.
4430 EAST HOLMES AVENUE
PHOENIX, ARIZONA 85034
PHONE (480) 830-3700
FAX (480) 830-3903

PRELIMINARY PLAT
VICTORIA 5 & 9
TOWN OF QUEEN CREEK

DESIGNER:
DRAWN BY:

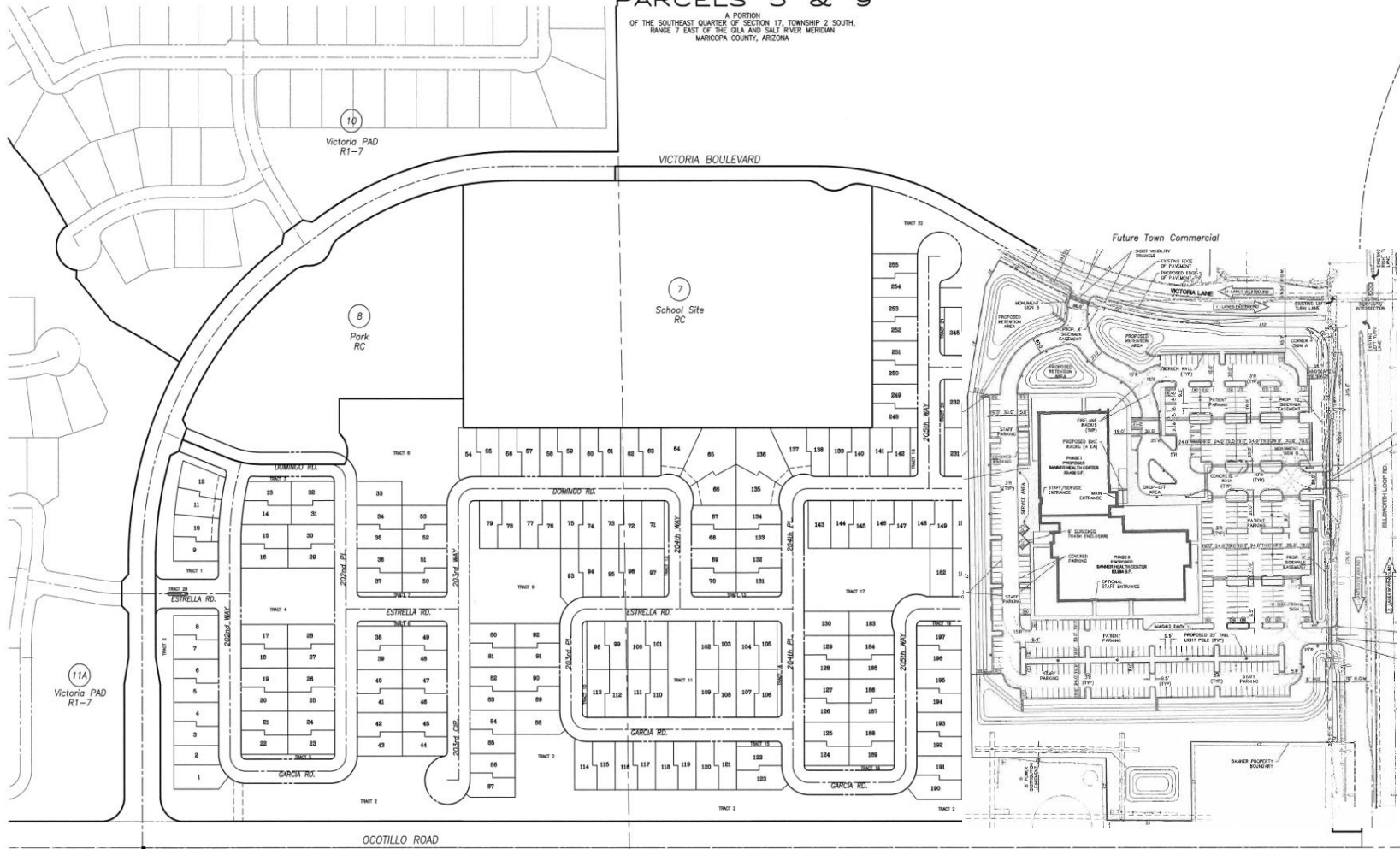
PROJECT NO.
01-2004-079

1 of 1
SHEET NO.
1

01-2004-079

PRELIMINARY PLAT OF VICTORIA PAD PARCELS 5 & 9

A PORTION
OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH,
RANGE 7 EAST OF THE S&A AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



1st SUBMITTAL FIRE PLAT 3-29-05
2nd SUBMITTAL FIRE PLAT 8-23-05
3rd SUBMITTAL FIRE PLAT 8-23-05
4th SUBMITTAL FIRE PLAT 1-15-06

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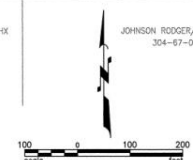
PRELIMINARY PLAT
VICTORIA 5 & 9
TOWN OF QUEEN CREEK

DESIGNER:
DRAWN BY:

PROJECT NO.
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1 of 1
SHEET NO.
1

- | | | | | | | | | | | | | | | | | | | |
|---|---|-----------------------------------|---|------------|-----------------------------|--------------------------|--------------------------------|---------------------|----------------------------------|--|----------------------------|-------------------------------|--------------------------------|--|--|---|--|---|
| AMERICAN WEST CONSTRUCTION 304-67-081-A | ARIZONA VETERINARY ENTERPRISES 304-67-011-H | CARLSON FAMILY L L C 304-67-011-G | AMERICAN WEST CONSTRUCTION 304-67-011-N | COYNE BROS | KOERNER KURT J 304-67-011-L | CARLOS MUEL 304-67-030-B | DAVIS JODIE & AMY 304-67-037-B | CAMIEL 304-67-038-B | PINA JOSE & ADRIANA 304-67-033-B | BRYANT ANTONIA M & PASCAR 304-67-034-B | OSBORN MARY J 304-67-033-B | JALLEN WILLIAM S 304-67-032-B | DUARQUEZ ROBERT R 304-67-031-B | ALVAREZ ROBERT B/PANAMA A 304-67-030-B | FRANCISWAY WAIN & CATHERINE 304-67-029-C | AMERICAN WEST CONSTRUCTION 304-67-028-B | ROMAN CATH CH OF DIOSCE PHX 304-67-027-Y | JOHNSON RODGER/CARRIER KIM 304-67-045-A |
|---|---|-----------------------------------|---|------------|-----------------------------|--------------------------|--------------------------------|---------------------|----------------------------------|--|----------------------------|-------------------------------|--------------------------------|--|--|---|--|---|

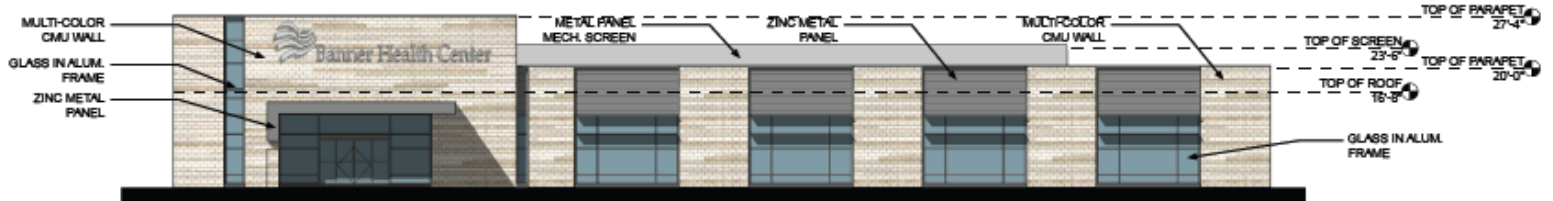


The Request

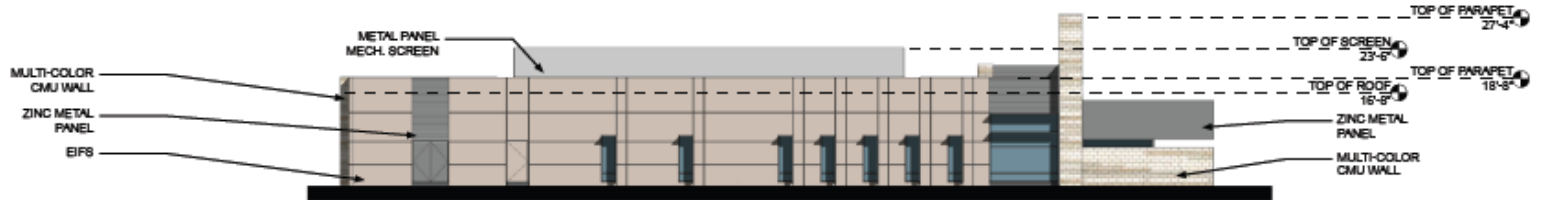
- Banner Health Center – Queen Creek will consolidate outpatient medical services at one location (Town Center)
- Rezone 11.78 acres to C-2 PAD and site plan approval
- Construction of a 87,410 square foot medical office building in two phases
 - Phase One = 23,426 square feet
 - Phase Two = 63,984 square feet
- 453 parking spaces, 437 required



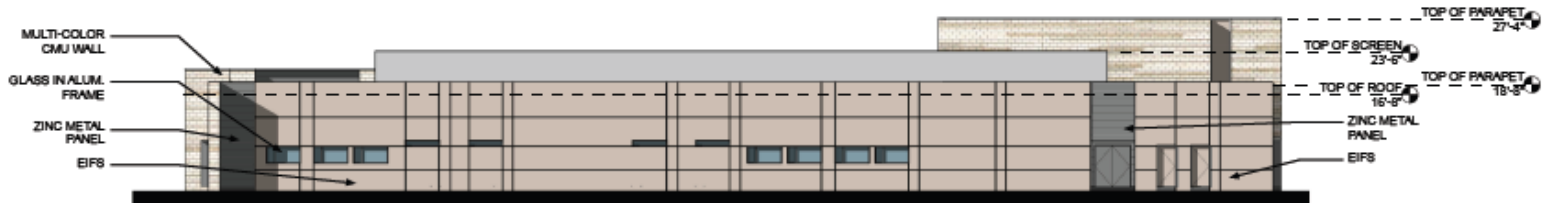
Phase One Elevations



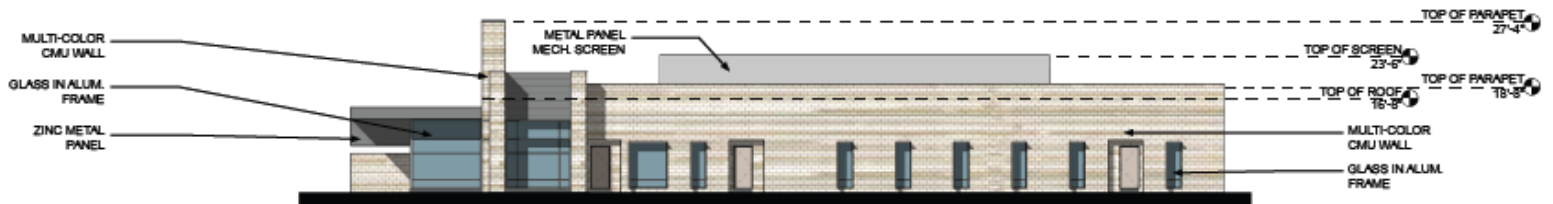
EAST ELEVATION - PHASE 1



SOUTH ELEVATION - PHASE 1



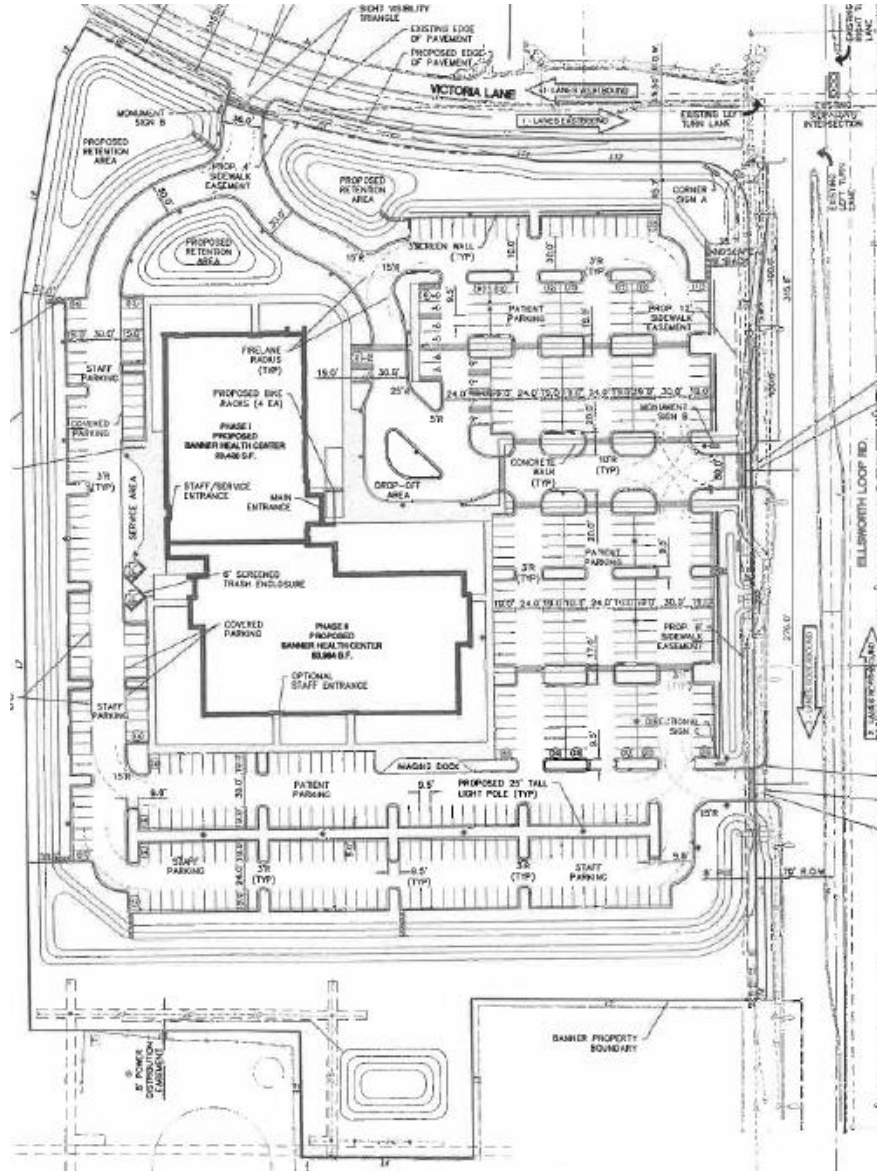
WEST ELEVATION - PHASE 1



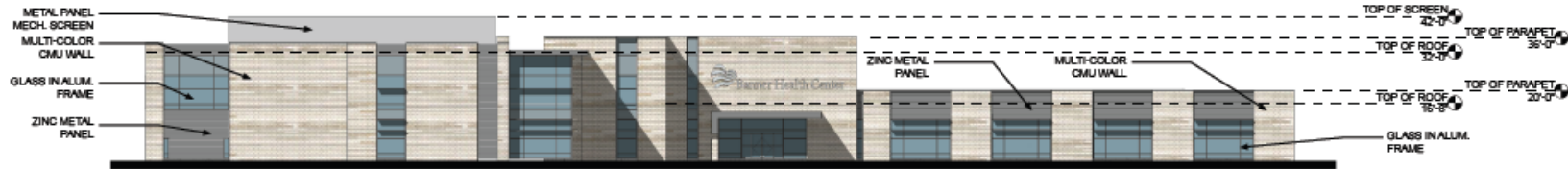
NORTH ELEVATION - PHASE 1



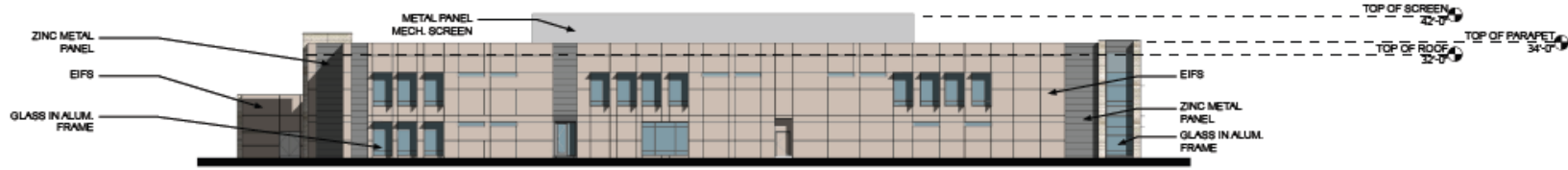
Phases One and Two Site Plan



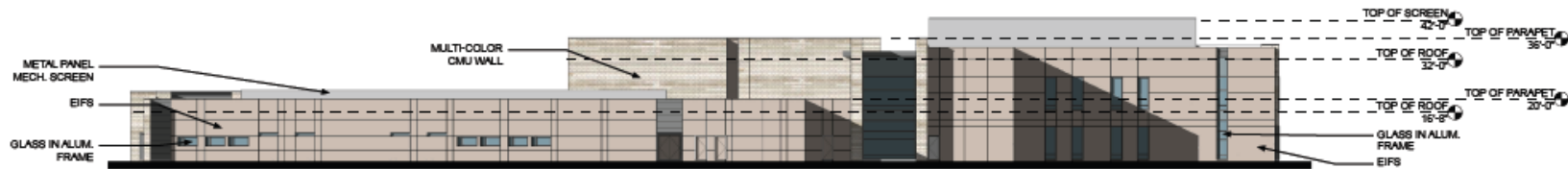
Phase Two Elevations



EAST ELEVATION - PHASE 2



SOUTH ELEVATION - PHASE 2



WEST ELEVATION - PHASE 2



NORTH ELEVATION - PHASE 2

0 4 8 16 32

PAD Requests

- PAD modification requests:
 - Buffer yard landscaping to the west
 - Parking lot landscaping area
 - Parking lot light pole heights
 - Parking space widths
 - Parking in front of the building
 - Building height

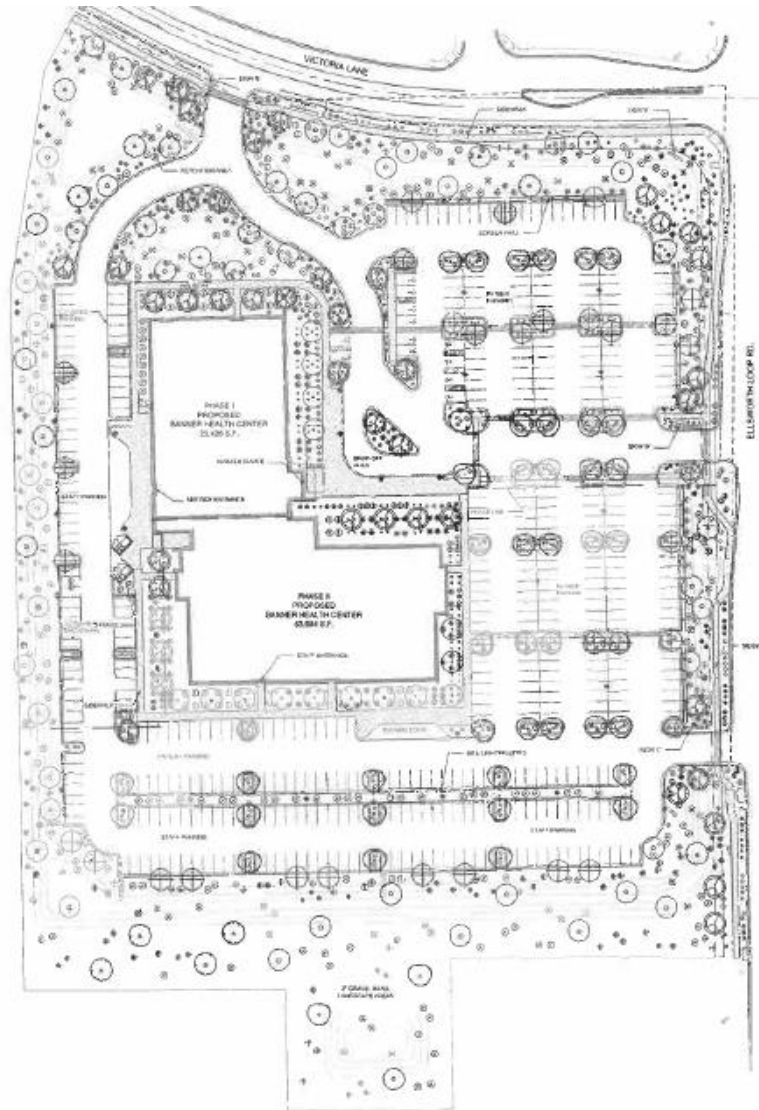


PAD Requests

- PAD modification requests:
 - Buffer yard landscaping to the west
 - 30' space provided
 - Landscaping provided, but not wall
 - Future non-single family use
 - Staff supports the proposed change
 - Parking lot landscaping area
 - Code requires 15% and 35,000 s.f. minimum
 - Propose 10% and 20,150 s.f.
 - Staff supports the proposed change



Landscape Plan



PAD Requests

- PAD modification requests:
 - Parking lot light pole heights
 - Core requirement is 15'
 - Propose 25' to allow for security cameras
 - Staff supports the proposed change
 - Parking space widths
 - Code requirement is 10'x19' spaces
 - Propose 9.5' spaces
 - Previously approved 9.5' spaces at QC Marketplace and QC Cornerstone
 - Provide 12 handicapped spaces near entrance
 - Staff supports the proposed change



PAD Requests

- PAD modification requests:
 - Parking in front of the building
 - Town Center concept is buildings on the street and parking to the side or rear
 - Property has two street frontages and building design limits parking alternatives
 - Staff supports the proposed change
 - Building height
 - Code requirement is 30'
 - Propose 45' to the top of the parapet on second story portion of the building
 - Building set well back from the street and neighbors, and only a portion of the building is two stories
 - Staff supports the proposed change



Staff Recommendation

- Approval with the three Conditions of Approval in the staff report
 - Development in compliance with the January 18 narrative
 - Signing of a Proposition 207 Waiver
 - Installation of a public art piece at the building entrance
- Resolution on the future development for the 42.7 acre balance of Parcels 5 & 9



Planning and Zoning Commission Recommendation

- Approval as recommended by staff with the following additions:
 - The Planning Commission to review a description of the theme, budget and compatibility of the public art piece with the building design prior to issuance of a building permit
 - One landscaped island to be provided separating every 10 parking spaces
 - The Y-shaped intersection at the entrance to be reconfigured to more of a 90 degree angle



Banner Response

- Submitted a letter dated April 23, 2012
 - Proposed an additional planter with bench seating be provided at the entrance in lieu of the public art piece
 - Agreed to provide the additional landscaping
 - Showed additional detail on the light fixture design
 - Revised the entry driveway design



Proposed Entry Enhancement



PLANTER BENCH

RAISED PLANTER



CACTUS GARDEN

PLANTER BENCH

RAISED PLANTER

TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?

