



MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, APRIL 17, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

**PLANNING & ZONING
COMMISSION:**

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***
*Alternative format materials, sign
language interpretation, and
assistive listening devices are
available upon 72 hours advance
notice through the Office of the
City Clerk, 8401 West Monroe
Street, Room 150, Peoria, Arizona
85345 (623)773-7340, TDD
(623)773-7221, or FAX (623) 773-
7304. To the extent possible,
additional reasonable
accommodations will be made
available within the time
constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners John Gerard, William Louis, and Anne Wojcik from the April 3, 2008 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held April 3, 2008
- 3C CU08-02:** Rubio's Fresh Mexican Grill located at the SWC Lake Pleasant Parkway & Happy Valley Parkway is requesting a Conditional Use Permit to allow the addition of a 412 square foot enclosed patio area for outdoor dining.

REGULAR AGENDA

NEW BUSINESS:

- 4R** **PUBLIC HEARING:** RE: Minor amendment to the Peoria General Plan regarding Public/Quasi-Public Land Use.

PUBLIC HEARING – GPA08-03: The City of Peoria is requesting a minor amendment to the Peoria General Plan to modify descriptive information for the Public/Quasi-Public Land Use designation to allow the flexibility to provide land for a proposed public medical facility.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to amend the Peoria General Plan to modify descriptive information for the Public/Quasi-Public Land Use designation to allow the flexibility to provide land for a proposed public medical facility.

- 5R** **PUBLIC HEARING:** RE: Minor amendment to the current Peoria General Plan Land Use designation.

PUBLIC HEARING – GPA08-04: TAMM Development, LLC and McDowell Enterprises, LLC, represented by Iplan Consulting, is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for 48.16 gross acres from Low Density Residential (2.0 du/ad to 5.0 du/ac, target of 3 du/ac) to Public/Quasi-Public. The property is generally located north and west of the northwest corner of Yearling Road and Lake Pleasant Parkway and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 201-17-004V, 201-17-019, 201-30-151, 201-30-127A, and 201-30-150.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to amend the Peoria General Plan Land Use designation for 48.16 gross acres from Low Density Residential to Public/Quasi-Public.

- 6R** **PUBLIC HEARING:** RE: Rezone approximately 48.16 gross acres from the current Bella Casa Planned Area Development to a new Planned Area Development.

PUBLIC HEARING – Z08-04: TAMM Development, LLC and McDowell Enterprises, LLC, represented by Iplan Consulting is requesting to rezone approximately 48.16 gross acres from the current Bella Casa Planned Area Development (PAD) zoning district to a new Planned Area Development (PAD) to permit a regional medical facility. The property is generally located north and west of the northwest corner of Yearling Road and Lake

Pleasant Parkway and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 201-17-004V, 201-17-019, 201-30-151, 201-30-127A and 201-30-150.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to rezone approximately 48.16 gross acres from the current Bella Casa Planned Area Development to a new Planned Area Development to permit a regional medical facility.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Mary Jo Kief, City Clerk

Date Posted: _____

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
APRIL 3, 2008**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Chair Greg Loper, Vice Chair Veda McFarland, Commissioners Kenneth Compton, Michael Worlton, and Marc Melbo

Members Absent: Commissioner John Gerard, William Louis and Anne Wojcik.

Others Present: Ellen Van Riper, Assistant City Attorney, Chris Jacques, Interim Planning Manager, Monique Spivey, Associate Planner, Melissa Zechiel, Planning Technician, Cody Gleason, Planning Technician and Cathy Griffin, Executive Assistant.

Opening Statement: not read.

Final call for speaker request forms.

Audience: Approximately 1

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "C" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

- 1C** **DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Chair Greg Loper and Commissioner Michael Worlton from the March 6, 2008 meeting.

- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 6, 2008.

- 3C** **CU07-23:** Plaza Town Center Lot 3, located at the SWC 91st Ave. & Thunderbird Rd. is requesting a Conditional Use Permit to establish a 200 square foot patio to a proposed restaurant for the purpose of outdoor dining.

- 4C** **CU08-05:** Grande Pizza, Vistancia Marketplace, located at the east corner of Vistancia Blvd. & El Mirage Rd. is requesting a Conditional Use Permit for the purpose of beer and wine sales (Series 7 License) within a restaurant.

Commission Action: Commissioner Worlton moved to approve the Consent Agenda items. The motion was seconded by Commissioner Melbo and upon vote, carried unanimously.

REGULAR AGENDA

UNFINISHED BUSINESS: NONE

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

5R PUBLIC HEARING – TA07-09: The City of Peoria Community Development Department is requesting amendments to the following Articles of the Peoria Zoning Ordinance in order to clarify language and make minor amendments to existing standards: Article 14-9 (Non-Residential Districts), Article 14-19 (AG General), Article 14-34 (Signs), Article 14-35 (Landscape Requirements), and Article 14-39 (Administration).

STAFF REPORT: presented by Melissa Zechiel, Planning Technician, addressed the proposed amendments as outlined in the commissions' staff report.

Commissioner Melbo questioned the 80/20 ratio of Commercial/retail sales and how it would be designated. Ms. Zechiel and Mr. Jacques explained this further.

PUBLIC HEARING: none

Commission Action: Commissioner McFarland moved to recommend to City Council approval to modify the Zoning Ordinance via a Text Amendment to Article 14-9 (Non-Residential Districts), Article 14-19 (AG General), Article 14-34 (Signs), Article 14-35 (Landscape Requirements), and Article 14-39 (Administration). The motion was seconded by Commission Worlton and upon vote, the motion carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: NONE

REPORT FROM THE PLANNING AND ZONING COMMISSION: Chair Loper suggested that the Planning staff research the City of Tempe website and how they use GIS maps to indicate development. Chair Loper also suggested that the Planning staff try to schedule cases so only one Planning and Zoning Commission meeting a month would be necessary.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:46 p.m.

Greg Loper, Chair

Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION- CONDITIONAL USE PERMIT

CASE NO.: CU 08-02

DATE: April 17, 2008

AGENDA ITEM NO.: 3C

Applicant: [REDACTED]

Request: Approve a Conditional Use Permit (CUP) for an outdoor dining patio for Rubio's Fresh Mexican Grill, located at Lake Pleasant Pavilions.

Proposed/ Development Rubio's Fresh Mexican Grill

Location: SWC Lake Pleasant Parkway & Happy Valley Parkway

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: Approve, with conditions

Existing and Surrounding Land Uses and Zoning (Exhibit A):

1.

CU 08-02	LAND USE	ZONING
ON-SITE	Rubio's	Lake Pleasant Pavilions PAD
North:	Happy Valley Parkway / Commercial Center	Lake Pleasant Pavilions PAD
West:	Commercial Center	Lake Pleasant Pavilions PAD
East:	Lake Pleasant Parkway / Commercial Center	Mountainside Crossing PAD
South:	Commercial Center	Lake Pleasant Pavilions PAD

Background / Project Description:

2. The applicant is proposing an approximately 412 square foot outdoor dining patio fronting a portion of the northern elevation of the Rubio's Fresh Mexican Grill restaurant site. The outdoor dining patio will seat up to 34 people and be surrounding by a 34" high decorative railing. The proposed patio is partially located under the covered storefront of the restaurant. The sitewill be separated from the

adjacent commercial building by an open pedestrian area which will be maintained to the north of the proposed patio. Patio furnishings will include 2 of Rubio's signature palapas –large umbrellas covered in natural grass material.

Findings/ Analysis:

3. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. The proposed restaurant site is bordered by the Lake Pleasant Pavilions PAD Commercial Center to the south and west. The Lake Pleasant Towne Center PAD Commercial Center is located across Happy Valley Parkway to the north, and across Lake Pleasant Parkway to the east is the developing Mountainside Crossing PAD Commercial Center. There are no residences within close proximity to the site; therefore staff does not believe any negative impacts would arise as a result of the outdoor dining request.
4. The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance and the Design Review Manual for non-residential development.
5. In staff's judgment, the proposed use is an appropriate, ancillary function to a restaurant use. Outdoor seating areas are typical of this type of use and are highly encouraged by the City provided they do not create conditions that are undesirable to the community.
6. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.
7. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

Recommendation:

8. Staff recommends approval of case CU08-02, based on the following findings:
 - The proposed outdoor dining area is located immediately adjacent to the proposed restaurant establishment for which it is an ancillary use.
 - The proposal does not result in any detrimental impacts to the adjacent residential neighborhood.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-02, subject to the follow condition:

1. The use shall substantially conform to the Narrative attached as Exhibit B and the accompanying site plan attached as Exhibit C.

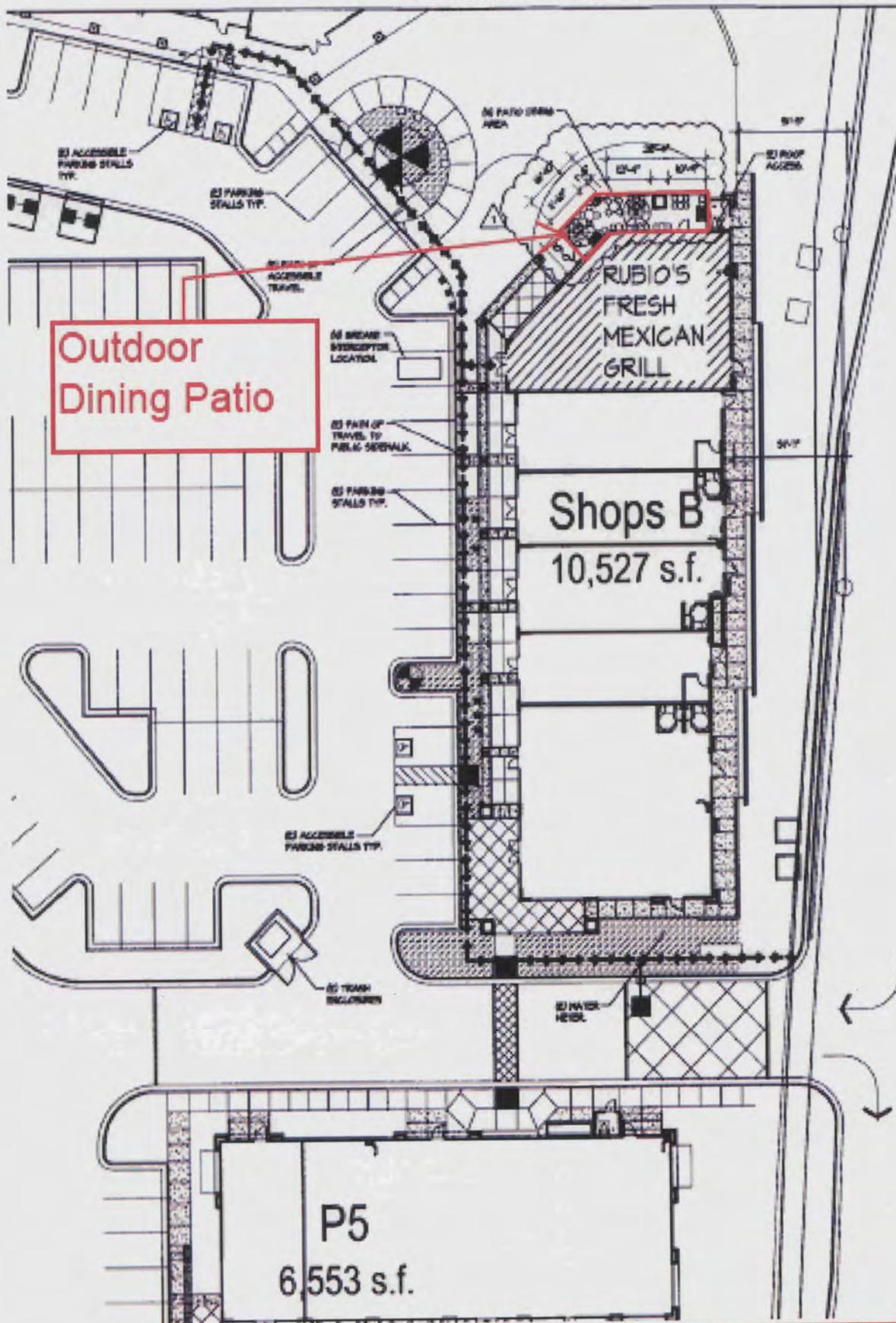
Attachments:

Exhibit A	Aerial/Context Map
Exhibit B	Applicant Narrative
Exhibit C	Site Plan

Prepared by: Melissa Zechiel
Planning Technician



Rubio's Fresh Mexican Grill (CU08-02) Patio Plan



Lake Pleasant Parkway

Exhibit C

REPORT TO THE PLANNING AND ZONING COMMISSION GENERAL PLAN AMENDMENT

CASE NO.: GPA 08-03

DATE: April 17, 2008

AGENDA ITEM NO.: 4R

Applicant: City of Peoria, 8401 W. Monroe Street, Peoria AZ, 85345.

Request: A city-initiated request to amend Chapter 2 ('Land Use Element') in regards to the land use description for the Public / Quasi-Public designation.

Support /Opposition: None as of this printing

Recommendation: Recommend **approval** to the Peoria City Council.

Background:

1. The Planning Division has initiated this amendment to Chapter 2 ('Land Use Element') of the Peoria General Plan. The amendment seeks to clarify and broaden the descriptor for the Public / Quasi-Public (P/QP) land use designation.

Discussion / Analysis:

Chapter 2: Land Use Element (Exhibit A)

2. The purpose of the Land Use Element is to encourage the orderly and efficient distribution of land uses in the city. A full range and mix of land uses, including residential, commercial, employment, recreational and special use classifications such as *Public / Quasi Public* are provided in the Element. The General Plan Land Use Map recognizes nineteen (19) generalized land use categories (Exhibit A). Each land use designation contains a 'descriptor' which is intended to frame the desired character, density, intensity and generalized mix of land use types.
3. More specifically, the Public / Quasi Public land use designation is intended as an appropriate classification for the various public, non-profit and institutional uses that provide for the health, safety and welfare of the City's residents. In review of the aforementioned designation, staff found the descriptor to be unduly abbreviated. Staff is proposing to enhance the descriptor by supplementing and clarifying the types of uses that are addressed by this classification such as

hospitals. This use in particular is not expressly identified or addressed in other land use classifications.

4. The current Public / Quasi Public land use descriptor reads as follows:

Public / Quasi-Public:

Denotes a use that is owned or operated by a governmental, nonprofit, religious, or philanthropic institution and provides governmental, educational, cultural, recreation, religious, or similar services.

5. In its bid to determine the appropriate classification for hospitals, staff researched the General Plans of several Valley municipalities. The results of that survey are contained in Table 1:

Table 1: Survey of Valley Communities- Hospitals

Municipality	Land Use Element Designation
Phoenix	Public / Quasi-Public
Mesa	Public / Semi-Public
Glendale	Institutional
Gilbert	Public Facility / Institutional
Scottsdale	Cultural / Institutional or Public Use
Chandler	Unspecified
Avondale	Public / Semi-Public / Institutional
Surprise	Unspecified
Tempe	Commercial
Goodyear	Unspecified
Peoria	Unspecified

6. As demonstrated above, several Valley communities consider hospitals as an institutional land use providing a type of public/semi-public service. Staff has concluded that its own Public / Quasi-Public classification would be the appropriate designation to address hospitals. Because of the diversity of types of uses described in this designation and the inherent differences in character or service areas, staff contends a master "one-size fits all" set of siting guidelines to be problematic. Each specific use should be considered on its own merits in terms of service area, necessity, impact and compatibility. However, in all cases, appropriate access and compatibility will be prime determinants.
7. To this end, staff is proposing a more robust and expansive description for this classification. The new Public / Quasi-Public descriptor would read as follows (Exhibit A):

Public / Quasi-Public:

Denotes areas intended for a variety of public and private facilities including non-profit, religious and philanthropic institutions, police and fire stations, public buildings, recreational facilities, public and private schools, colleges, hospital

*medical campus, libraries, post office facilities, cultural centers and similar uses
This category also includes traditional utility service uses such as wastewater treatment plants, water treatment plants, storage reservoirs and tanks, well sites, electric substation sites and electric generating / receiving stations.*

Findings / Recommendation:

8. The proposed amendment supports the following findings:
- The amendment constitutes an overall improvement to the City's General Plan by enhancing and clarifying the appropriate types of uses within the Public / Quasi-Public land use designation; and
 - The amendment recognizes the necessity for a diversity of public, non-profit and institutional land uses to advance and sustain the health, safety and welfare of the community.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend **Approval** to the City Council of Case GPA 08-03.

Attachments:

Exhibit A: Proposed amendment to Public/Quasi-Public description

Prepared by: Chris M. Jacques, AICP
Acting Planning Manager

EXHIBIT A
City-Initiated General Plan Amendment
Draft Changes

(Chapter 2: Land Use Element)

LAND USE DESIGNATIONS

Estate Residential (0-2.0 du/ac, target density = 1.0 du/ac): Denotes areas where large-lot single-family residential development is desirable. The density range (0-2.0 dwelling units per gross acre) is intended to provide sufficient open space and lots that create an open environment. Building envelopes are encouraged to minimize disturbance. Municipal water and sewer connections are required. This category also denotes where open areas are desirable based on environmental sensitivity or the presence of cultural resources and may serve as a transitional land use buffer between areas of differing single-family densities as stated in the goals, objectives and policies of this General Plan.

Low Density Residential (2.0-5.0 du/ac, target density = 3.0 du/ac): Denotes areas where detached moderate-sized lot, single-family residential development is desirable. The density range (2.0-5.0 dwelling units per gross acre) is intended to provide for areas of increased density while maintaining a detached single family residential character. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text.

Medium Density Residential (5.0-8.0 du/ac, target density = 6.0 du/ac): Denotes areas where single family detached and attached residential homes are desirable. The density range (5.0-8.0 dwelling units per gross acre) is intended to provide areas suitable for single family, town home, patio home and multi-family type units. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text.

Medium-High Density Residential (8.0-15.0 du/ac, target density = 12.0 du/ac): Denotes areas where multi-family residential development is appropriate. The density range (8.0-15.0 dwelling units per gross acre) is intended to provide for areas of attached single-family homes, apartments, condominiums and townhouses. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing and future land use patterns.

High Density Residential (15.0+ du/ac, target density = 18.0 du/ac): Denotes areas where the highest multi-family residential density development is

appropriate. The density range (15.0+ dwelling units per gross acre) is intended to provide for two- and three-story apartments, condominiums, and townhouses close to employment and service areas and to buffer lower density residential areas. Increases in density above 18.0 dwelling units per acre should be accompanied by the provision of enhanced amenities and should be similar in scale to surrounding land uses. Suitability is determined on the basis of location, access and availability of existing or proposed public facilities and utilities and existing and future land use patterns.

Office Commercial: Denotes areas that contain the least intense commercial development and consist of uses office uses that provide services directly to residential neighborhoods in residential scale buildings. Buildings do not exceed one story in height and are compatible with adjacent residential areas with respect to architectural style and proximity of buildings. Office buildings have a more proximate relationship to the street, presenting a pedestrian environment adjacent to street right of way. Denotes areas where small lot or small scale business sites may be located.

Neighborhood Commercial: Denotes areas where daily commercial and office activities that support neighborhoods may take place. These activities include grocery stores, professional offices, drug stores, personal services and other light retail and office uses. Retail centers are usually less intense in development and typically contain grocery stores as the largest land use. Uses are located inside single story buildings. Buildings and uses relate to adjacent residential neighborhoods with respect to architectural style and adjacent uses. Uses are contained within buildings. Denotes areas where small lot or small-scale business sites may be located.

Community Commercial: Denotes areas where intense commercial development may take place in the form of large-scale retail buildings and shopping centers having less than 500,000 square feet aggregate of indoor commercial shopping or office space. Community Commercial areas typically have a wider variety of goods and services than neighborhood shopping areas. They rely on larger trade areas and include such uses as department stores, bookstores, furniture stores, restaurants, theaters and non-retail services such as offices and banks. Community Commercial centers should be located with adequate controlled access to arterial streets. Community Commercial centers are usually designed so that adequate affordable housing is accessible to the center to supply housing for employees.

Regional Commercial: Denotes areas where the most intense retail and office activity takes place. Typical Regional Commercial developments have uses with a market radius of more than 5 miles and contain more than 500,000 square feet of interior space and integrated residential uses. Residential uses are encouraged subject to the Residential High Density (15+ du/ac) category provisions. Uses include regional malls and power centers and automobile

dealerships. Regional Commercial areas should be integrated by site and architectural design with internal or adjacent high density residential housing development.

Business Park: Denotes areas where major employment centers and uses may take place. Business Park areas generally consist of uses such as professional offices, research and development, and light manufacturing within wholly enclosed buildings and ancillary eating and retail establishments. In particular, Business Park areas shall be designed such that the least intense uses (i.e., back office, business park) shall be located along arterial streets, where visibility to the public is likely. Adherence to landscape standards, setbacks, and adequate transition of intense uses ensures compatibility with adjacent properties and enhances the visual quality of the community.

Business Park / Industrial: Denotes areas where major employment centers and uses may take place. Business Park/Industrial areas generally consist of uses such as professional offices, research and development, wholesale and storage warehouses, utility centers, the manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments. In particular, Business Park/Industrial areas shall be designed such that the least intense uses (i.e., back office, business park) shall be located along arterial streets, where visibility to the public is likely. Adherence to landscape standards, setbacks, and adequate transition of intense uses ensures compatibility with adjacent properties and enhances the visual quality of the community.

Industrial: Denotes areas where general industrial business activity takes place, including warehouse uses, and manufacturing, processing, repairing and packaging of goods and ancillary eating and retail establishments. Manufacturing uses are capital intensive and occur within enclosed or partially enclosed buildings. Industrial uses shall be designed such that landscaped areas and least intense uses shall be located adjacent to arterial and collector streets, where visibility to the public is likely. Industrial developments shall be designed to buffer adjacent residential uses from impacts associated with industrial activity.

Mixed Use: Denotes areas where a horizontally or vertically integrated mixture of land use types is promoted. Such developments exhibit functional, physical and thematic integration in the context of a pedestrian-oriented streetscape. The mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area. Mixed-use projects shall be designed to provide maximum compatibility with surrounding land uses.

Neighborhood Commercial Mixed Use: Denotes areas suitable for a mixture of commercial and residential uses near the intersection of two arterial streets. Residential uses may be vertically and/or horizontally integrated. Vertical

integration of residential uses over commercial and pedestrian office uses is encouraged in a contextual urban form. Residential uses shall not exceed 12 du/ac.

Community Commercial Mixed Use: Denotes areas suitable for a mixture of commercial and residential uses proximate to a community-scale commercial center. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 18 du/ac.

Regional Commercial Mixed Use: Denotes areas suitable for a mixture of regional-scale commercial and residential uses located near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

Business Park Mixed Use: Denotes areas suitable for a mixture of employment center, ancillary commercial services and supporting residential uses located in appropriate locations on or near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to non-residential uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

Park / Open Space: Denotes areas that are intended for public, private and semi-private passive and/or active park/open space and recreational opportunities. Open space areas should remain in a relatively natural state (or be restored to such) due to topographic or other natural conditions. State Trust Lands or privately held lands identified as park or open space may be developed at a maximum density of one dwelling unit per acre per state legislative requirements.

Public / Quasi-Public: Denotes areas intended for a variety of public and private facilities including non-profit, religious and philanthropic institutions, police and fire stations, public buildings, recreational facilities, public and private schools, colleges, hospital medical campus, libraries, post office facilities, cultural centers and similar uses a use that is owned or operated by a governmental, nonprofit, religious, or philanthropic institution and provides governmental, educational, cultural, recreation, religious, or similar services. This category also includes traditional utility service uses such as wastewater treatment plants, water treatment plants, storage reservoirs and tanks, well sites, electric substation sites and electric generating / receiving stations.

REPORT TO THE PLANNING AND ZONING COMMISSION- MINOR GENERAL PLAN AMENDMENT

CASE NO.: GPA 08-04

DATE: April 17, 2008

AGENDA ITEM NO.: 5R

Applicant: Tamm Development, LLC and McDowell Enterprises, LLC

Represented by: Iplan Consulting [REDACTED]
[REDACTED] 4684 S. Star Canyon Drive, Gilbert, AZ 85297

Request: Proposal to amend the General Plan Land Use Map for a site comprising approximately 48.16 gross acres from Low Density Residential (2-5 du/ac with a target density of 3.0 du/ac) to Public / Quasi-Public (P/QP).

Proposed Development: Peoria Regional Medical Center: The development concept proposes a two-phase development consisting of a full-service, acute care general hospital, medical office and a roof-mounted helipad (102,612 square feet GFA) in Phase 1. Phase 2 is projected to include an additional 395,211 square feet of medical uses (XREF: Case Z 08-04).

Location: The site is generally located north and west of the NWC of Lake Pleasant Parkway and Yearling Road (Assessor Parcel Numbers 201-17-004V, 201-17-019, 201-30-150, 201-30-151 & 201-30-127A).

Site Acreage: 48.16 gross acres

Support /Opposition: As of the date of this printing, Staff has received two (2) letters of support and one (1) letter in opposition to the request. Additionally, as outlined in the Neighborhood Meeting Report, several residents spoke in opposition to the request and/or had specific concerns with regard to the use. See Case Z 08-04 Staff Report Exhibits.

Recommendation: Recommend **approval** to the Peoria City Council.

Introduction:

Project Description

1. The applicant is proposing to amend the General Plan Land Use Map for a site comprising approximately 48.16 gross acres. The application requests a re-designation from Low Density Residential (2-5 units per acre with a target of 3.0 units per acre) to Public / Quasi-Public (P/QP) to facilitate a full-service (24 hours a day – 7 days a week), acute-care general hospital and medical campus. The campus is intended along the same lines as the initial facility – Gilbert Hospital (opened in 2006) – located on Power Road about ½ mile south of Ray Road in Gilbert, Arizona.
2. The applicant has projected the build out of the medical campus over two phases. The initial phase would consist of a 72,612 square foot, two-story hospital with roof-mounted helipad and an accompanying 30,000 square feet medical office building (combined 102,612 GFA). This facility will contain an emergency department with 30 general exam rooms and 50 inpatient beds. Additional uses planned for the facility include two triage rooms, two major medical rooms and two surgery operating rooms. Additionally, Diagnostic Radiology Services (including MRI), CT Scan, Nuclear Medicine, General Digital X-ray and ultrasound services will be provided on-site. A full service laboratory, blood bank and pharmacy are proposed to complement the services on-site. The initial phase is expected to occur in the area east of the wash crisscrossing the site, although improvements related thereto (i.e. circulation, utilities, landscaping) may be required to be installed west of the wash. The sequencing and scope of improvements will be determined at the Site Plan Review stage.
3. The development of next phase is anticipated to commence approximately twenty-four (24) months after the opening of the hospital. This next phase will accommodate a potential expansion of the hospital across the wash as well as future medical offices and related uses to complete the medical campus. The future phases are expected to consist of approximately 395,211 square feet of additional building area. Overall, the site at build out is anticipated to consist of approximately 497,823 square feet.

Adjacent Area (Exhibit E)

4. The site contains approximately 1,127 feet of frontage along Lake Pleasant Parkway (150' right-of-way), a designated Major Arterial Roadway. The site also contains approximately 868 linear feet of frontage along Yearling Road, a half-mile local street (60' right of way). Within the vicinity, the intersections at Yearling Road, Jomax and Happy Valley Road are signalized.
5. The site abuts a Maricopa County Island to the west. This island is approximately 115 acres and is interspersed with both vacant and developed large-lot single-

family residential (1-acre lots) properties. To the northwest, the existing land use pattern of vacant and large-lot single-family residences continues. Immediately north of the site is a vacant area, most of which has been entitled for a single-family residential subdivision ("*Stonebridge Ranch*") of 30,000 square foot lots. Across Lake Pleasant Parkway to the east are two additional entitled single-family residential communities: *La Strada del Lago*- under construction (12 custom lots on 17 acres); and *Querencia*- vacant (57 single-family residential lots on 44 acres).

6. A 38,500 square foot office project ("*Plaza del Lago*") located at the NWC of Yearling Road and Lake Pleasant Parkway is currently under construction and abuts the subject site. To the south of the site across Yearling Road is a major regional power center (partially constructed) developed by Vestar called *Lake Pleasant Towne Center*. Anchored by Home Depot, this center will yield approximately 632,378 square feet of retail space on 73 acres. Similarly, the remaining three corners of the Happy Valley and Lake Pleasant Parkway intersection are entitled with additional commercial uses as *Lake Pleasant Pavilions*, *Mountainside Crossing* and *Lake Pleasant Crossing* respectively. Collectively, the aforementioned projects at the Happy Valley and Lake Pleasant Parkway intersection will yield approximately 1.6 million square feet of commercial retail space within ½ mile of the subject site.

Table 1: Existing and Future Land Use (Exhibits C-D)

GPA 08-04		EXISTING LAND USE	LAND USE MAP
SITE	VACANT		Low Density Residential (2-5 du/ac)
North	Large-lot single-family residences and vacant area (entitled as <i>Stonebridge Ranch</i>)		Low Density Residential (2-5 du/ac)
West	Large-lot single-family residences (County Island)		Low Density Residential (2-5 du/ac)
East	Vacant (subdivided as <i>La Strada del Lago</i> and <i>Querencia</i> SFR), office site and church-owned vacant site.		Estate Residential (0-2 du/ac) Office Commercial
South	Developed commercial power center (<i>Lake Pleasant Towne Center</i>)		Community Commercial

Topography

7. The site is relatively flat with a slight change in grade from northeast to southwest. The site is bisected by a Section 404 wash (Clean Water Act) flowing southwesterly through the site to the Agua Fria River, located approximately three miles west of the project area. The wash corridor, including the adjacent erosion setback areas, constitutes approximately 7.24 acres or 15% of the overall site area. There are no prominent peaks or ridges located on the site; however, the site does enjoy views to Calderwood Butte to the northwest of the site and view of the West Wing Mountains to the northeast.

Concurrent Rezone Case (Case Z 08-04)

8. The applicant has also submitted a concurrent Rezone application (Case Z 08-04) to rezone the site from Bella Casa Planned Area Development (PAD) to a new Planned Area Development for the Peoria Regional Medical Center (PRMC). The existing Bella Casa PAD provides for a gated community of 47 custom single-family residential homes on minimum lot sizes of 25,000 square feet.

Discussion / Analysis:

Existing General Plan Land Use Designation

9. The underlying land use designation (Exhibit D) for the subject property is Low Density Residential (2-5 units per acre) with an underlying target density of 3.0 units per acre. This designation is intended to provide areas for moderately-sized, detached single-family residential units with suitability determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text.

Request to Designate Site to Public / Quasi-Public

10. In this request, the applicant is proposing to designate the site from Low Density Residential (2-5 du/ac) to Public / Quasi Public. In Case GPA 08-03 (considered concurrently at 4/17/08 P&Z), staff proposed a broadening of the Public / Quasi-Public designation to include hospitals and other institutional facilities. Staff found the existing language to be rather limited. Additionally, in its survey of other municipalities in the Valley and elsewhere, hospitals and medical campuses are typically included within a Public Facility and Institutional land use category as opposed to residential, commercial or industrial. The new language for Public / Quasi-Public is proposed as follows:

Denotes areas intended for a variety of public and private facilities including non-profit, religious and philanthropic institutions, police and fire stations, public buildings, recreational facilities, public and private schools, colleges, hospital medical campus, libraries, post office facilities, cultural centers and similar uses. This category also includes traditional utility service uses such as wastewater treatment plants, water treatment plants, storage reservoirs and tanks, well sites, electric substation sites and electric generating / receiving stations.

Minor General Plan Amendment Evaluative Criteria

11. Chapter 14 of the Peoria General Plan ("Plan Administration") directs the City to make an affirmative finding that the proposal substantially demonstrates or exhibits the following evaluative criteria:
 - i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.

- ii. The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - iii. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns,
 - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - Adversely impacting existing uses because of increased traffic on existing systems, or
 - Affecting the livability of the area or the health and safety of the residents.
 - iv. That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.
12. In its evaluation of the request and assessment of the weight towards advancement of the above mentioned criteria, staff considered a multiplicity of factors. The factors are discussed below:

Vicinity Factors: Existing and Future Land Use Intensity

13. In assessing the “fit” of the medical campus within the larger area, staff evaluated proximate land uses in the area including the adjacent commercial core immediately south of the subject site and the smaller neighborhood-scale node within 300 feet of the subject site at Jomax Road and Lake Pleasant Parkway. As previously outlined, the Happy Valley Road intersection with Lake Pleasant Parkway is “ground zero” as a super regional power center core with all four corners entitled for commercial and retail uses. As Table 2 illustrates, the subject site is immediately adjacent to a core that at build out, will include up to 1.7 million square feet of commercial and office uses. A super regional center of this size and intensity typically has a 5-25 mile primary trade area (International Council of Shopping Centers).

Table 2: Lake Pleasant Parkway and Happy Valley Rd. Vicinity (Exhibit E)

PROJECT	DESCRIPTION	STATUS
Lake Pleasant Town Center (NWC)	Vestar commercial power center anchored by Home Depot entitled for up to 632,378 square feet on 73 acres.	Substantially completed
Lake Pleasant Pavilions (SWC)	Kornwasser commercial power center anchored by Super Target entitled for up to 400,497 square feet on 40 acres.	Substantially completed.
Mountainside Crossing (SEC)	Barclay commercial center anchored by Mountainside Fitness entitled for up to 123,283 square feet on 20 acres.	Grading under way.
Lake Pleasant Crossing (NEC)	Cypress Equities commercial power center anchored by Lowes and J.C. Penney's entitled for up to 439,557 square feet on 48 acres.	Under construction.
Denaro Corporate	32,400 square foot office development on	Substantially completed.

Center (W/O NWC)	4 acres.	
Plaza del Lago (N/O NWC)	38,500 square foot office development on 4.25 acres.	Under construction.
TOTAL	1.7 million square feet of commercial and office space on 189 acres.	

14. The proposed hospital campus is also within approximately 300 feet of a smaller, neighborhood scale "node" at the Jomax Road and Lake Pleasant Parkway intersection. Table 3 illustrates that at build out, this area will offer a potential 148,412 square feet of convenience commercial and office uses within 300-400 feet of the subject site. This neighborhood center typically has a primary trade area of 3 miles (ICSC).

Table 3: Lake Pleasant Parkway and Jomax Road Vicinity (Exhibit E)

PROJECT	DESCRIPTION	STATUS
Lake Pleasant Promenade (NWC)	97,412 square foot retail (anchored by Fresh and Easy) and office center on 14 acres,	Site Plan Review
N. Peoria Ambulatory Center (N/O NWC)	42,000 square foot medical office building on 4.7 acres.	Construction Plan Review.
Southwest Corner of LPP & Jomax (no project proposed)	Existing 36,000 square foot parcel zoned C-2 would yield approximately 9,000 square feet utilizing a 0.25 FAR	No project proposed
TOTAL	148,412 square feet of proposed and future commercial and medical office space on 19.6 acres.	

Vicinity Factors: Existing and Future Traffic Conditions

15. The site is located within the proximity of an important transportation web. Lake Pleasant Parkway (LPP) is a designated limited-access principal arterial roadway *and designated truck-route* that provides critical north-south linkages from central Peoria to the future expansion of the Loop 303 (2012) and Carefree Highway (State Route 74). Recent traffic volumes (City of Peoria, 2006) along the Happy Valley to Jomax segment of LPP indicate approximately 11,100 Average Daily Trips (ADT's). With continued development conditions and roadway system enhancements (i.e. Happy Valley Road extension to 67th Avenue), by 2025, this segment is forecasted (Lake Pleasant Crossing TIA) to have approximately 43,100 ADT's. For comparative purposes, Bell Road (75th to Loop 101) today has about 44,945 ADT's.
16. Additionally, Happy Valley Road, located ½ mile from the subject site, will eventually provide regional linkages from the Loop 303 corridor to I-17. With the completion of the Tierra del Rio Master Plan to the west, Jomax will be extended west and south down to Happy Valley Road as Tierra del Rio Boulevard. Additionally, the Loop 303 Specific Area Plan identifies future connections from Jomax Road west across the Agua Fria River to the future Loop 303 corridor and Vistancia.

Land Use Transition and Compatibility

17. The analysis provided above is intended to provide a "snapshot" into the current and future land use and traffic conditions in the area. The subject site is located near pockets of low-dense semi-rural areas and planned high value custom home lots across Lake Pleasant Parkway. To this end, the PAD has been structured and conditioned (See Z 08-04 Staff Report) in an effort to blunt or mitigate perceived impacts from this type of medical campus. Notwithstanding, staff has observed that this site is adjacent or in close proximity to high-intensity commercial developments of "super regional" significance. Additionally, the site has frontage along a major arterial roadway with average daily trips (ADT's) projected in the future to reach levels experienced on Bell Road today. Arguably, this medical campus provides a land use "transition" from the neighboring commercial activity to the south and along Lake Pleasant to the existing and planned residential development to the west and north.
18. The hospital is differentiated from the activities and intensities perceived at higher level hospitals, such as a Level 1 trauma facility. The PRMC is proposed as a low-lying suburban campus Level 2 licensed facility. The hospital and heliport are proposed as two-story facilities with heights limited to 55 feet. The Conceptual Development Plan (Exhibit F) identifies the location in the area east of the wash along Lake Pleasant Parkway and immediately west of the wash for future expansion.
19. According to the applicant, the heliport is expected to generate 0.8 trips per day with peak frequencies on average occurring between 7-8:30am and 4-7pm. It is important to note that an inbound and outbound flight to the hospital (to transport) is counted as 2 trips. Peak days of the week on average occur on Saturday, Sunday and Tuesday. Incidentally, information obtained from Gilbert Hospital over the 6-month period ending in March, 2006, indicated that 1,676 transfers were performed. Of those transfers, only 38 were by air (2%).
20. As the campus approaches the residential areas to the west and north, the maximum building height drops to 30 feet or 1-story and setbacks increase to 100 feet. The buildings along the western one-third of the site consist of ancillary medical office buildings. These uses typically follow the normal workday schedules (i.e. 8-5pm) thereby providing a quiet, low impact neighbor.

Economic Development Impact

21. As identified in the Economic Development Element of the Peoria General Plan, the City's overarching goal is to develop a 1:1 ratio between the City's workforce population and the number of jobs within the City by 2030. In an effort to develop an economic base capable of supporting new economic wealth within the community, the City has targeted specific industries. A primary determinant is attracting major industries that are congruent with the priorities of the City and its demographic profile. The General Plan cites the need to focus on industries that provide professional or "high salary" employment opportunities. Targeted industries include the following:

- Advanced Business Services (i.e. accounting firms, administrative services, corporate headquarters); and
 - High-Tech Manufacturing (i.e. electronics and new technologies); and
 - Software Development and Information technology Services; and
 - **Health Services and Medical Technologies**, *includes regional medical facilities*, medical and biologic research, medical technology research and health care management.
22. Accordingly, the General Plan Economic Development Element demarcates the City into five (5) employment zones. The purpose of the employment zones is to provide targeted strategies for attracting specific industry clusters to specified areas in the City. The subject site is located within the North Central Employment Zone. Targeted industries in this employment zone include: [1] Advanced Business Services; and [2] Health Services and Medical Technologies. More specifically, the City is seeking to establish a major health care cluster that is aimed at developing medical, business, research and educational assets in a medical campus environment.
23. The Peoria Regional Medical Center is considered an important attractant in garnering additional medical and research opportunities and jobs in general. A recent bulletin (American Hospital Association *Trendwatch*, April 2008) identified an Arizona hospital multiplier of 2.1. This means that on average, each hospital job results in 2.1 jobs in the economy as a whole because hospital employees use their wages to purchase goods and services which creates jobs and incomes for other businesses. Additional jobs further one of the City's overall goals of reaching a 1:1 ratio of jobs to workforce population.
24. According to the applicant, the *initial* phase of the medical campus will generate approximately 300 jobs in the hospital with an initial payroll of \$15-17 million and estimated 50-75 jobs in the adjacent medical office building. As an anecdotal reference, the Gilbert Hospital employed 17 physicians at its opening in 2006. That facility now employs approximately 180 physicians.

Nearest Hospital Locations

25. Exhibit F illustrates the locations of Hospitals in the West Valley. The site is approximately 7 miles (straight line distance) from the nearest facilities at Sun Health Del Webb (Grand/14500 block) and Arrowhead Hospital (Union Hills/67th Ave). Again, as residential growth continues in North Peoria and Lake Pleasant usage rises, latent demand will only increase.

Relevant General Plan Goals and Objectives

26. The applicant has identified goals and policies from the General Plan that support this request (Exhibit B). Staff finds the following goals and objectives as particularly relevant:

- ✓ Goal 2.1: *Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.*
- ✓ Policy 2.1.A.1: *The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.*
- ✓ Policy 2.1.C.1: *The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.*
- ✓ Objective 2.1.I: *Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs and opportunities.*
- ✓ Objective 4.1.A: *Develop a 1:1 ratio between the City's workforce population and number of jobs within the City by 2030 by attracting, creating and expanding businesses within Peoria.*
- ✓ Policy 4.1.A.1: *The City will create Employment Zones and targeted strategies within each zone to develop a strong economic base to accommodate Peoria's workforce population.*
- ✓ Policy 9.1.A.3: *The City shall work with developers during the master planning stage and the plan review process to set aside key contiguous open space areas, corridors and/or linkages through dedications, conservation easements, or open space designations.*
- ✓ Policy 9.4.A.3: *The City shall encourage the preservation of significant natural features such as hillsides and floodplains and the re-vegetation of rivers and washes to enhance their recreational attraction, preserve wildlife habitats and enhance their aesthetic value.*

Proposition 207

27. The voters of Arizona recently approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Findings / Recommendation:

28. Based on the findings contained below, staff recommends that the Planning & Zoning Commission issue a recommendation of **approval** to the Peoria City Council for Case GPA 08-04.
- The proposal constitutes an overall improvement to the General Plan; and
 - The proposed use would advance the General Plan by providing the City

- with a targeted industry cluster in the North Central employment zone; and
- The proposal would reduce the overall jobs to workforce population imbalance by providing professional and high-wage employment opportunities in a cluster that will result in a demand for additional jobs and services; and
- The proposal would fill an important public health resource void in the greater NW Valley and Peoria; and
- The proposal improves the transition from adjacent super regional commercial intensities and roadway corridors to abutting residential land uses; and
- The proposal provides for a use of compatible scale and intensity resulting in a softer transition to outlying residential uses; and
- The proposal will improve the overall health, safety and welfare of the community; and
- The amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Attachments:

Exhibit A	Application
Exhibit B	Applicant Amendment Justification
Exhibit C	Vicinity Map
Exhibit D	General Plan Land Use Map
Exhibit E	Project Survey
Exhibit F	Distribution of Hospitals (West Valley)

FOR REFERENCE ONLY:

Exhibit G	Conceptual Development Plan (Case Z 08-04)
Exhibit H	Conceptual Elevations (Case Z 08-04)

Prepared by: Chris M. Jacques, AICP
Acting Planning Manager

GPA 08-04

COMMUNITY DEVELOPMENT DEPARTMENT



PLANNING DIVISION

GENERAL PLAN AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- 1. General Plan Amendment Application inclusive of all attached forms
2. Description & Justification for Request - see attached (BOTH ELECTRONIC AND HARD COPY FORMATS)
3. For Text Amendment:
- Text from existing Peoria General Plan with text to be deleted shown as strikethrough and text to be added as double-underline (BOTH ELECTRONIC AND HARD COPY FORMATS)
- Description/indication of Goals, Objectives, and Policies to be impacted by the amendment
4. For Map Amendment:
- Ownership Verification form (see attached), including legal description and map of subject property
Map(s) showing subject property as currently shown, and proposed to be shown, on General Plan map
Existing Conditions Map showing a) adjacent zoning, b) adjacent streets, and c) land uses in adjacent areas
Aerial photograph-recent and in color--showing subject and surrounding properties

APPLICANT

Name: [Redacted]
Organization: Tamm Development, LLC
Address: 4650 38th Ave South, Suite 110, Fargo, ND, 58104
Phone: 701-281-8001
E-Mail: [Redacted]

OTHER PARTY(IES) OF INTEREST

Name: [Redacted]
Organization: McDowell Enterprises, LLC
Address: 9735 N. 90th Place, Suite 250
Phone: 480-212-4018
E-Mail: [Redacted]

I hereby request that all official verbal and written communication regarding this application be provided to:

Name: Tamm Development, LLC [Redacted]
Organization: Iplan Consulting Corporation
Address: 4684 S. Star Canyon Dr., Gilbert, AZ 85297
Phone: 480-313-8144
E-Mail: [Redacted]

I declare that to the best of my knowledge all information submitted with this request is true and correct.

APPLICANT SIGNATURE: [Redacted] DATE: 3/24/08

FOR DEPARTMENTAL USE
Table with checkboxes for Text Amendment, Map Amendment, Major Amendment, Minor Amendment, Specific Plan - Amendment, Specific Plan - Adoption. Includes fields for #, Submittal Date, Accepted By, and Fees.



Revised: July 2007
Page 1 of 3

EXHIBIT A

PROJECT JUSTIFICATION | GENERAL PLAN AMENDMENT

The following are responses to the eleven required project justification statements concerning the Minor General Plan map amendment request. Per the suggested format, the justification questions are listed below with a response for each:

1. *Provide a brief description and reason for the requested change. Provide supporting data.*

A Minor General Plan Amendment to change the City of Peoria General Plan land use classification of approximately 48 acres from Low Density Residential (2-5 du/ac) to Public / Quasi-Public to enable the development of a hospital and related medical uses.

The proposed General Plan land use map amendment is dependent upon a City initiated Minor GPA to clarify the Public / Quasi-Public land use designation description.

The primary consideration of requesting the land use map amendment is to assist in implementation of the citizen ratified Goals, Objectives and Policies of the Peoria General Plan. More specifically, the Peoria General Plan sets forth health services, including regional medical facilities, as a highly preferred target industry while also establishing the North Central Employment Zone as a desirable location for these types of uses.

2. *If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).*

Existing General Plan Land Use Classification: Low Density Residential (2-5 du/ac).

Proposed Land Use Classification: Public / Quasi-Public.

3. *In what way does the existing plan inadequately provide suitable alternatives for this request?*

The existing Low Density Residential (2-5 du/ac) land use classification of the site does not accommodate for any uses except for single family residential. Additionally, the General Plan does not provide suitable land use opportunities throughout the Planning Area Boundaries for a regional medical center facility. This statement is supported by the fact that the City has initiated a General Plan text amendment to clarify language that will support uses such as hospitals in the Public / Quasi-Public land use classification in an effort to implement Goals, Objectives and Polices outlined in the General Plan for these types of uses.

4. *How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.*

The proposed uses will not adversely affect the livability of the area or affect the health or safety of the residents. Conversely, the provision of Public / Quasi-Public land uses adjacent to existing residential uses, coupled with the need for regional medical facilities will serve to substantially increase the livability of the area for Peoria residents. Additionally, livability of the area will further be increased through, at a minimum, development of the site in compliance with the City's livability test of aesthetics and low light impact guidelines.

5. *How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.*

The proposed Public / Quasi-Public land use classification provides for a desirable land use at this location to serve as a transition from the more intense regional commercial uses to the south to the low density residential uses north of Yearling Road, as well as to address a critical need for health care uses to serve the surrounding area and community as a whole. This proposed land use will also serve as a desirable transitional land use from the anticipated traffic and associated noise impacts from Lake Pleasant Parkway to the surrounding low density residential land uses.

An examination of almost any well planned community will provide a repetitive pattern which illustrates a public or institutional type uses such as hospitals, fire stations, community centers and similar as a focal point for that community. These types of uses further provide for the necessary health, public safety, and welfare of that community.

Additionally, Lake Pleasant Parkway is classified as a major arterial that currently supports 11,000 average daily vehicles trips however, has been planned and designed by the City to serve as a regional connector to carry a much larger traffic volume in the future, and as such, solicits the need for adequate transitional land uses from the Parkway.

6. *How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.*

Development resulting from the proposed land use change will promote expanded local and regional employment opportunities by providing direct employment of approximately 250 people by the end of the first year of operation.

The proposed land use change will also provide for indirect employment, which is those types of jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings).

Finally, the spending of the wages and salaries of the direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the area.

The proposed amendment will positively assist in increased tax revenues that ultimately assist in supporting the operating budget for City of Peoria.

7. *How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?*

The proposed General Plan amendment and corresponding zoning change to support the hospital and related medical facilities will not only facilitate the desired range of quality, "high wage" jobs to accommodate Peoria's workforce population, but will also protect the environmentally significant wash corridor that bisects the property. Additionally, multi-use trails will be provided parallel to Lake Pleasant Parkway and within the wash corridor to provide important linkages for the community trail system. Collectively, the provision of employment opportunities, protection of environmentally sensitive areas, and provision of community trails will greatly assist the City in achieving the goal of "balance".

8. *How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?*

The proposed amendment will not have an adverse impact on the City of Peoria's infrastructure; conversely, development of the site will assist in financial reimbursement of infrastructure that has already been provided for the site and corresponding uses. Adjacent roadway dedications and improvements have previously been completed with adjacent development.

9. *How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.*

The proposed amendment to change the existing Low Density Residential land use to the nonresidential Public / Quasi-Public land use will not have an adverse impact on the school district; conversely, it will provide necessary tax revenues to assist in the operation of the schools while decreasing the projected number of students that would have resulted from the currently existing residential land use.

10. *Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?*

The proposed minor General Plan amendment is consistent with the vision of the General Plan by implementing the following Elements, Goals, Objectives and Policies:

Section 2: Land Use Element:

Policy 2.1.A.1: *The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.*

Objective 2.1.H: *Encourage employment sectors to provide high quality, attractive buildings, site design, and landscaping.*

Objective 2.1.I: *Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs and opportunities.*

Section 3: Circulation Element:

Policy 3.1.A.5: *The City will require the provision of parking facilities in a manner that will support the economic vitality of the land uses served, by ensuring that:*

- (a) Off-street parking facilities are designed and located to minimize disruption and inconvenience to adjacent properties and streets.*
- (b) Large parking areas are developed with screen walls or landscaped perimeter planting strips, bays and islands to provide visual screening from direct traffic flow and high speed travel areas.*
- (c) Adequate lighting is provided to minimize safety hazards.*

Objective 3.1.D: *Develop and maintain Lake Pleasant Parkway and State Route 74 as scenic, limited-access arterial roadways.*

Section 4: Economic Development:

Objective 4.1.A: *Develop a one-to-one (1:1) ratio between the City's workforce population and number of jobs within the City by the year 2030 by attracting, creating, and expanding businesses within Peoria.*

Section 9: Recreation and Open Space:

Policy 9.1.A.3: *The City shall work with developers during the master planning stage and the plan review process to set aside key contiguous open space areas, corridors and/or linkages through dedications, conservation easements, or open space designations.*

Policy 9.4.A.3: *The City shall encourage the preservation of significant natural features such as hillsides and floodplains and the re-vegetation of rivers and washes to enhance their recreational attraction, preserve wildlife habitats, and enhance their aesthetic value.*

Objective 9.4.B: *Utilize appropriate vegetation types and water conserving principles to ensure climatic relief and minimize the demands of the City's water supply.*

Policy 9.4.B.1: The City shall follow the Arizona Department of Water Resources (ADWR) guidelines for water conservation by advocating for the Departments list of acceptable, low water use plant materials.

Section 10: Environmental Resources:

Policy 10.1.B.5: The City shall continue to promote individual water conservation through the use of low-flow plumbing fixtures and the use of xeriscape landscaping principles, including the installation of low water use plant materials and efficient irrigation systems (drip/low-flow).

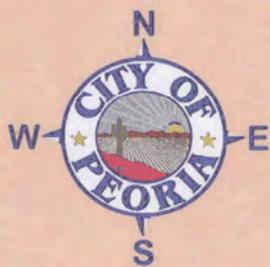
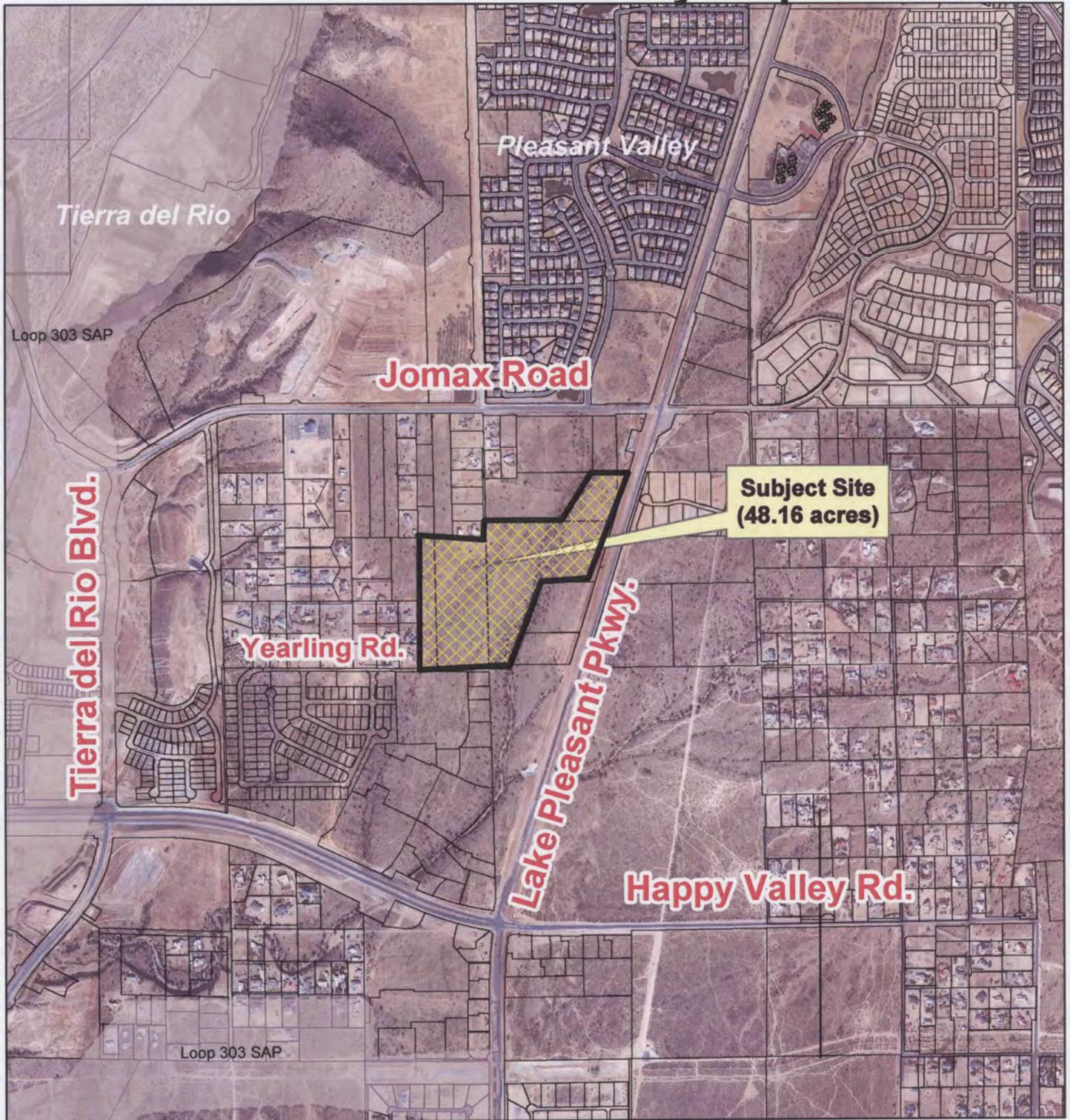
Policy 10.1.E.8: The City shall promote enhanced landscaping along washes and wildlife corridors to promote the use of such areas by native wildlife.

Policy 10.1.G.4: The City shall encourage the use of indigenous or desert adapted plant materials in new developments and minimize the use of invasive and non-native plant species in the study area identified in the Peoria Desert Lands Conservation Master Plan.

11. *How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?*

The proposed General Plan amendment to the Peoria Land Use Plan is consistent with and fosters the overall intent, goals, objectives and policies of the General Plan as it: provides compatible land use relationships with the surrounding area; increases land use transitioning and buffering for the existing, adjacent residential uses to that of Lake Pleasant Parkway; increases employment opportunities for the City while also increasing the tax base; protects environmentally sensitive areas; provides recreational opportunities for the community through the installation of vital trail linkages; and will not be detrimental to public health, safety, and general welfare of persons living or working in the surrounding area or to the general welfare of the City as a whole.

GPA 08-04: Vicinity Map



Not to Scale

GPA 08-04: Peoria Regional Medical Center

Request:

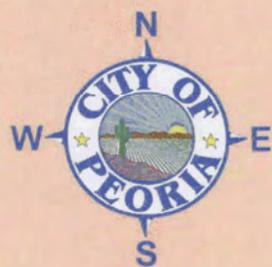
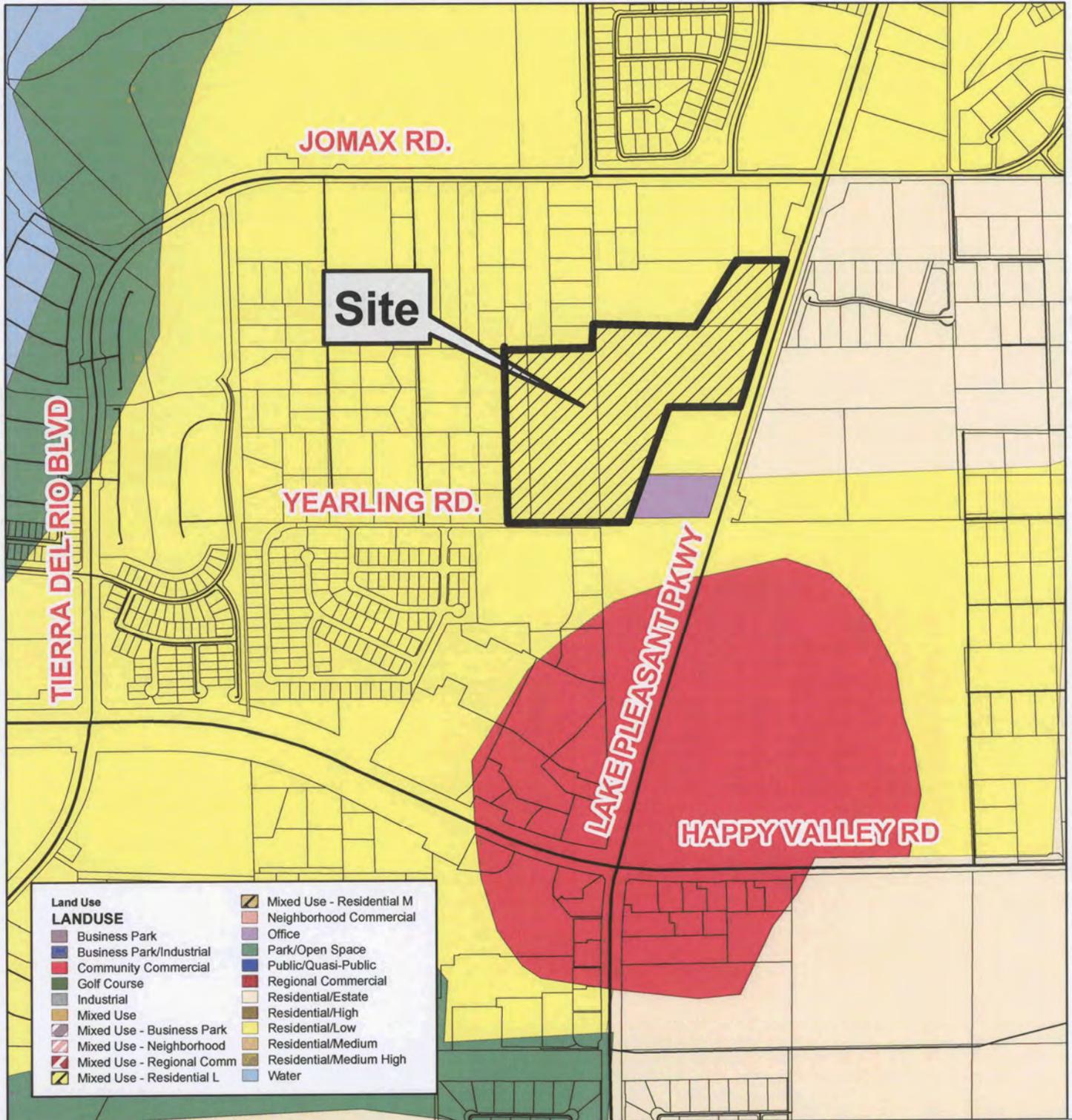
Land Use Map change from Low Density Residential (2-5 du/ac) to Public / Quasi-Public for a site encompassing 48.16 gross acres.

Location:

N/O NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit C

GPA 08-04: General Plan Land Use Map



Not to Scale

GPA 08-04: Peoria Regional Medical Center

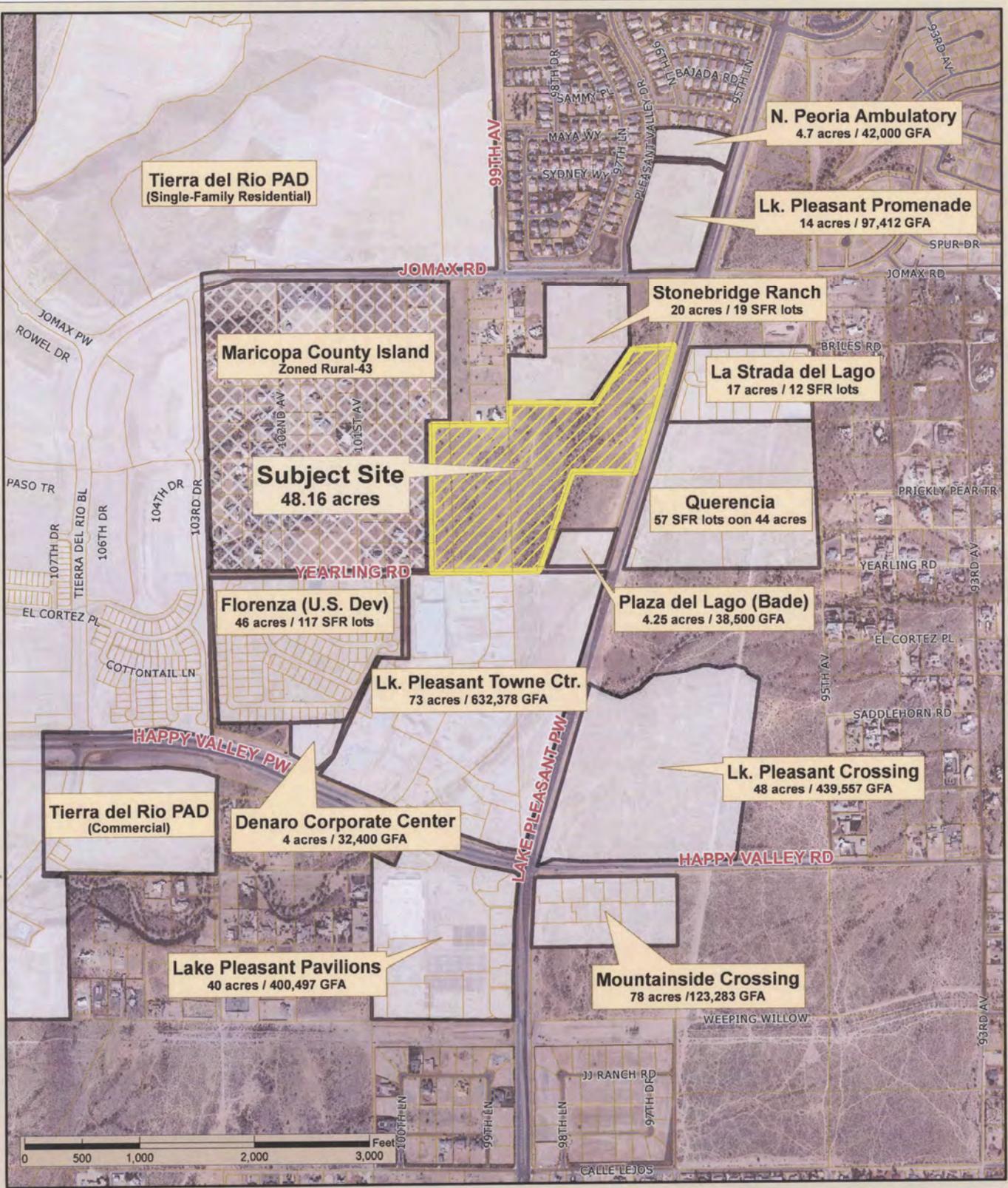
Request:

Land Use Map change from Low Density Residential (2-5 du/ac) to Public / Quasi-Public for a site encompassing 48.16 gross acres.

Location:

N/O NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit D



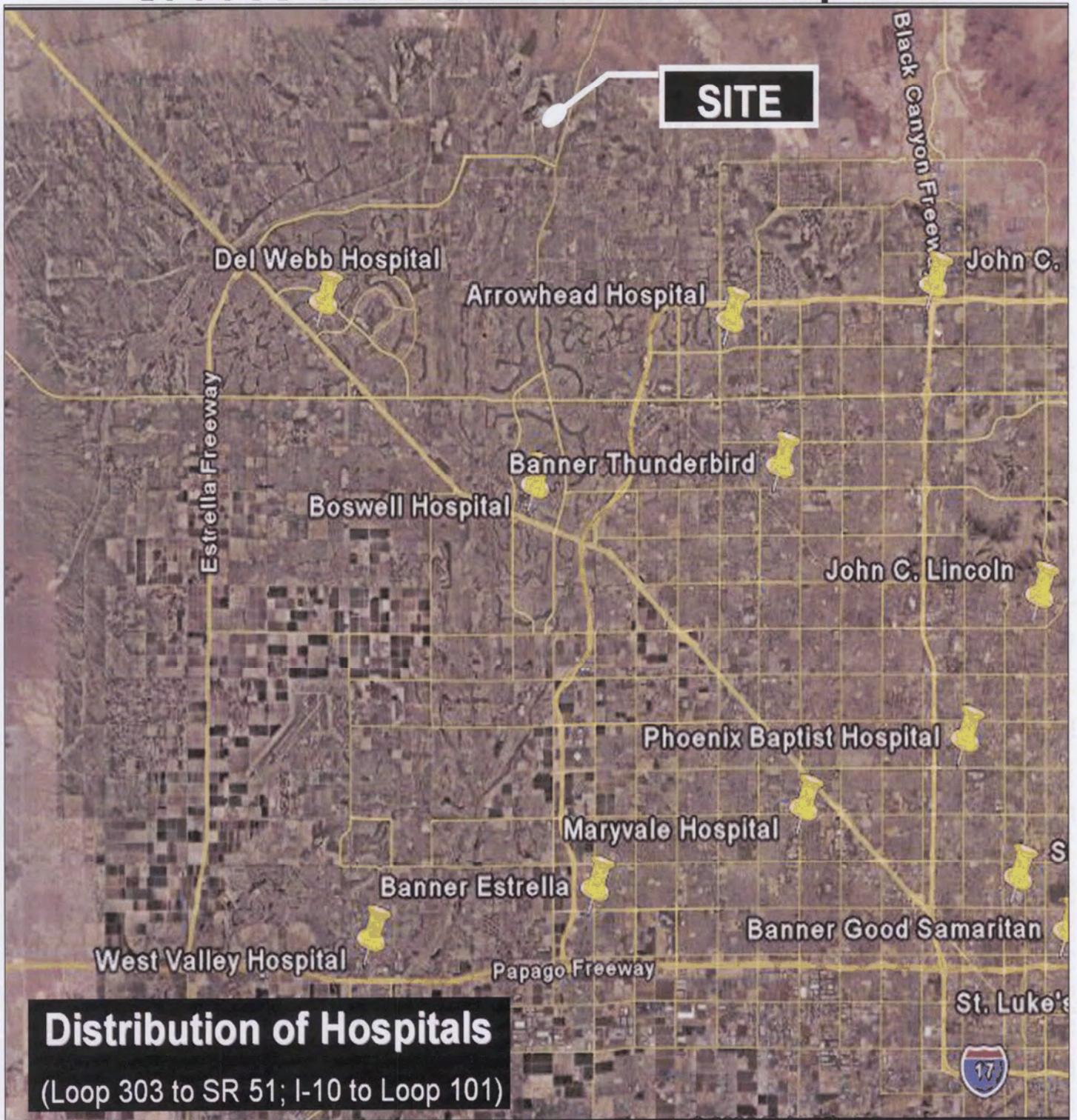
PROJECT SURVEY

Site Area: 48.16 acres
Existing Zoning: Bella Casa PAD (Z05-03)
G.P. Land Use: Low Density Residential (2-5 du/ac)

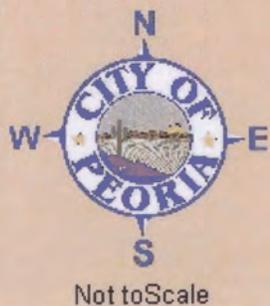
NOTE:
This Map is based on imprecise source data, subject to change and FOR GENERAL REFERENCE ONLY.

Projection: AZ Central S.P., NAD83, In1 Feet
 Aerial Photo: 2' color ortho-rectified, from spring 2007 by Aerial Express. Provided by Maricopa Co. Assoc. of Govts.
 Layout document: LPP_hospital.mxd
 By City of Peoria Community Development - 8 April 2008

GPA 08-04: Distribution of Hospitals



Distribution of Hospitals
(Loop 303 to SR 51; I-10 to Loop 101)



GPA 08-04: Peoria Regional Medical Center

Request:

Land Use Map change from Low Density Residential (2-5 du/ac) to Public / Quasi-Public for a site encompassing 48.16 gross acres.

Location:

NO NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit F

REPORT TO THE PLANNING AND ZONING COMMISSION- REZONING

CASE NO.: Z 08-04

DATE: April 17, 2008

AGENDA ITEM NO.: 6R

Applicant: Tamm Development, LLC and McDowell Enterprises, LLC

Represented by: Iplan Consulting [REDACTED]
[REDACTED] 4684 S. Star Canyon Drive, Gilbert, AZ 85297

Request: Proposal to rezone approximately 48.16 gross acres from Bella Casa Planned Area Development (PAD) to a new Planned Area Development to facilitate a hospital medical campus.

Proposed Development: Peoria Regional Medical Center: The development concept proposes a two-phase development consisting of a full-service, acute care general hospital, medical office and a roof-mounted helipad (102,612 square feet GFA) in Phase 1. Phase 2 is projected to include an additional 395,211 square feet of medical uses (XREF: Case GPA 08-04).

Location: The site is generally located north and west of the NWC of Lake Pleasant Parkway and Yearling Road (Assessor Parcel Numbers 201-17-004V, 201-17-019, 201-30-150, 201-30-151 & 201-30-127A).

Site Acreage: 48.16 gross acres.

Support /Opposition: As of the date of this printing, Staff has received two (2) letters of support and one (1) letter in opposition to the request. Additionally, as outlined in the Neighborhood Meeting Report, several residents spoke in opposition to the request and/or had specific concerns with regard to the use.

Recommendation: **Approve**, with stipulations.

Land Use Background:

Surrounding Land Use Conditions

1. The subject site consists of 48.16 gross acres located north and west of the northwest corner of Yearling Road and Lake Pleasant Parkway. The land use and zoning is described in Table 1.

Table 1: Existing and Future Land Use / Zoning (Exhibits C-E)

Direction	Existing Land Use	General Plan Land Use	Zoning
SITE	Vacant	Residential Low (2-5 du/ac)	PAD
North	Large-lot single-family residences and vacant area (entitled as <i>Stonebridge Ranch</i>)	Residential Low (2-5 du/ac)	SR-43, PAD
West	Large-lot single-family residences	Residential Low (2-5 du/ac)	Rural-43 (M.C.)
East	Vacant (subdivided as <i>La Strada del Lago</i> and <i>Querencia SFR</i>)	Estate Residential (0-2 du/ac)	SR-43, PAD
South	Developed commercial power center (<i>Lake Pleasant Towne Center</i>)	Community Commercial	PAD

Annexation

2. The site was annexed into the City of Peoria in 1990 under *Ordinance 90-25*. Upon annexation, it retained equivalent city zoning of Suburban Ranch (SR-43).

Bella Casa PAD Zoning

3. In 2005, the Peoria City Council approved the rezoning of the subject site from SR-43 to a Planned Area Development (PAD) to facilitate a gated community of 47 custom single-family residential homes on minimum lot sizes of 25,000 square feet (Case Z 05-03). In September of 2006, a Preliminary Plat (Case P 06-02) was approved for the development.

Project Description:

Re-Zoning Request

4. The applicant is proposing to rezone a site comprising approximately 48.16 gross acres from Bella Casa Planned Area Development (PAD) to a new Planned Area Development to facilitate a full-service (24 hours a day – 7 days a week), acute-care general hospital and medical campus. The campus is intended along the same lines as the initial facility – Gilbert Hospital (opened in 2006) – located on Power Road about ½ mile south of Ray road in Gilbert, Arizona.

Peoria Regional Medical Center

5. The applicant has projected the build out of the medical campus over two phases. The initial phase would consist of a 72,612 square foot, two-story

hospital and helipad and an accompanying 30,000 square feet medical office building (combined 102,612 GFA). This facility will contain an emergency department with 30 general exam rooms and 50 inpatient beds. Additional uses planned for the facility include two triage rooms, two major medical rooms and two surgery operating rooms. Additionally, Diagnostic Radiology Services (including MRI), CT Scan, Nuclear Medicine, General Digital X-ray and ultrasound services will be provided on-site. A full service laboratory, blood bank and pharmacy are proposed to complement the services on-site. The initial phase is expected to occur in the area east of the wash bisecting the site, although improvements related thereto (i.e. circulation, utilities, landscaping) may be required to be installed west of the wash. The sequencing and scope of improvements will be determined during Site Plan Review.

6. The development of the next phase is anticipated to commence approximately twenty-four (24) months after the hospital opens. This next phase will accommodate a potential expansion of the hospital across the wash as well as future medical offices and related uses to complete the medical campus. Future phases are expected to consist of approximately 395,211 square feet of additional building area. Overall, the build out at the site is anticipated to consist of approximately 497,823 square feet.
7. The site contains approximately 1,127 feet of frontage along Lake Pleasant Parkway (150' right-of-way), a designated Major Arterial Roadway. The site also contains approximately 868 linear feet of frontage along Yearling Road, a half-mile local street (60' right of way). Within the vicinity, the intersections at Yearling Road, Jomax and Happy Valley Road are signalized.

Topography

8. The site is relatively flat with a slight change in grade from northeast to southwest. The site is bisected by a Section 404 wash (Clean Water Act) flowing southwesterly through the site to the Agua Fria River, located approximately three miles west of the project area. The wash corridor, including the adjacent erosion setback areas, constitutes approximately 7.24 acres or 15% of the overall site area. There are no prominent peaks or ridges located on the site; however, the site does enjoy views to Calderwood Butte to the northwest of the site and view of the West Wing Mountains to the northeast.

Concurrent Minor General Plan Amendment (Case GPA 08-04)

9. The applicant has also submitted a concurrent Minor General Plan Amendment application (Case GPA 08-04) to re-designate the site from Low-Density Residential (2-5 du/ac) to Public / Quasi-Public.

Discussion / Analysis:

Conformance with the Peoria General Plan

10. The rezoning request does not conform to the existing General Plan Land Use

designation of Low Density Residential (2-5), hence the companion Minor General Plan Amendment request (Case GPA 08-04). In the aforementioned case, staff provided an analysis of the request (please refer to Staff Report). Staff recommended that the Planning & Zoning Commission issue a recommendation of approval to the Peoria City Council on the basis of the findings identified below:

- The proposal constitutes an overall improvement to the General Plan; and
- The proposed use would advance the General Plan by providing the City with a targeted industry cluster in the North Central employment zone; and
- The proposal would reduce the overall jobs to workforce population imbalance by providing professional and high-wage employment opportunities in a cluster that will result in a demand for additional jobs and services; and
- The proposal would fill an important public health resource void in the greater NW Valley and Peoria; and
- The proposal improves the transition from adjacent superregional commercial intensities and roadway corridors to abutting residential land uses; and
- The proposal provides for a use of compatible scale and intensity resulting in a softer transition to outlying residential uses; and
- The proposal will improve the overall health, safety and welfare of the community; and
- That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Neighborhood Meeting

11. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one (1) neighborhood meeting. To this end, the applicant notified property owners within 600 feet of the subject site (44 ownerships). Accordingly, on March 20, 2008 the applicant held a neighborhood meeting at the LDS Church, located at 9543 West Jomax Road. As indicated in Exhibit G, twenty-three (23) people signed in and attended the meeting.

12. Although there was a general acknowledgement of the necessity of a hospital use in North Peoria, the majority of the speakers at the meeting spoke against the site as a suitable location for a regional medical center. The Neighborhood Meeting Report (Exhibit G) summarizes the major concerns and responses issued by attendees.
 - Do not support site for hospital or commercial uses and wish to maintain area for low density residential uses; and
 - Concerns with Heliport and noise impacts; and
 - Concerns with site lighting and traffic signal impacts; and
 - Concerns with setbacks and buffering; and
 - Concerns with potential height of buildings and expansion; and
 - Concerns with noise impacts from additional vehicular traffic; and
 - Concerns with increased "heat island" effect; and
 - Concerns with negative impacts upon the jurisdictional wash.

Peoria Regional Medical Center PAD Standards

13. The PAD allows the development framework to be tailored to facilitate appropriate “edge treatment” necessitated between two land use types types. The PAD is delineated into subareas as a departure from the typical uniform requirements over the entire site so that specific development standards could provide enhanced levels of transition from the hospital core located near Lake Pleasant Parkway to outlying medical office uses. The standards applied to the greatest point of intensity east of the wash near Lake Pleasant Parkway could be appropriately transitioned down to residential areas to the west and north. Table 2 compares the standards of the proposed PAD with the Lake Pleasant Towne Center PAD and the existing Bella Casa PAD.

Table 2: Peoria Regional Medical Center PAD Standards

STANDARDS	PRMC PAD	Existing Bella Casa PAD	Lk. Pleasant Towne Center PAD
Uses	Hospital Medical Campus	Single-Family Residential	Commercial (per C-2 District)
Maximum Building Ht.	Sub A: 55 feet Sub B: 40 feet/2 story Sub C: 30 feet/1 story	30 feet	48 feet
Setback (LPP)	30 feet	30 feet	30 feet
Setback (Yearling)	15 feet	10 feet	30 feet
Setback (residential)	Sub A: 150 feet Sub B/C: 100 feet	15 feet (rear)	20 feet
LS Buffer (LPP)	30 feet	30 feet	30 feet
LS Buffer (residential)	30 feet	0 feet	15 feet
Residential Wall	8' minimum height	No requirement	6'-8"
Lighting (Max. Ht.)	16 feet	16 feet	25 feet
Helipad Setbacks	LPP: 200 feet Residential: 300 feet	N/A	N/A

14. The PAD Standards and Guidelines Report coupled with the attached stipulations were designed to ensure compliance with the City’s infrastructure and Zoning requirements and respond affirmatively to concerns issued by neighbors. The issue areas and mitigation are summarized below:

A. Site Lighting

- Lighting fixture height lowered from commercial standard of 25 feet to the residential standard of 16 feet.
- Light fixture setback from residential areas increased from 10 feet to 30 feet.
- The only type of light fixtures permitted within perimeter residential landscape buffers shall be low level or bollard style lighting.
- Lighting shall meet Peoria Dark Sky requirements.
- A Photometric Study illustrating proposed light intensities shall be provided with the Site Plan Review for the project area.

B. Impacts upon the jurisdictional wash (Section 404)

- Subject to Desert Lands Conservation Ordinance requirements.
- Required Erosion Hazard Setbacks provided per State Standard.
- A Restoration Plan for any areas disturbed within the wash to be submitted with the Site Plan Review. The restored area shall be re-vegetated to its predevelopment condition (utilizing native plant types arranged and placed at a density matching the immediate area).
- An updated Native Plant Inventory and Salvage Plan is required with Site Plan submittal. A Native Plant Permit is required prior to the removal of any protected plants.

C. Building Heights and Future Expansion

- Hospital building height restricted to 55 feet; Medical Office Buildings adjacent to residential areas along the west are restricted to a maximum height of 30 feet. This height standard matches the adjacent residential standard.
- Setbacks, parking requirements, drainage (retention) and height standards will limit the degree of expansion.
- Any proposed changes to the standards will require an amendment to the PAD.

D. Residential Transition and Buffering

- An 8' wall is required to be constructed along the abutting residential property lines for sight screening.
- Medical office building heights limited to 30 feet matching adjacent residential standards.
- Medical office building setbacks increased from standard 30 feet to 100 feet; The Hospital setback is 150 feet.
- 30 foot landscape buffer will allow 2 rows of trees or 3 trees per 1,000 square feet of area. Possible tree types include Texas Ebony, Acacia Anuera and Acacia Stenophylla.
- "Hostile Vegetation" such as cholla, cacti and other thorny plants will be placed near the 8' wall to discourage any loitering.
- A neighborhood meeting is required during the Site Plan Review process to allow further input.

E. Heliport Impacts

- Heliport is proposed as an ancillary use to the hospital for rapid transport of patients via air ambulance to trauma and specialty facilities in the Metro Phoenix area. The PRMC is not a Level 1 Trauma center.
- Average daily trips documented and projected at 0.8 per day (outbound and return flights). When trips occur, the peak flight times typically occur between 7-8:30 AM and 4-7PM with peak days of the week occurring on Saturday, Sunday and Tuesday.
- Information obtained by Gilbert Hospital over the last 6 months (period ending March, 2008) indicates that 1,676 transfers occurred to other

- facilities. Of these, 38 transfers were performed by air (2%).
- All of the helicopters operated by Omni-Flight are small, lightweight, single engine Eurocopter Astar AS350 B2 and B3.
 - FAA approval is required. FAA guidelines require that all Emergency Medical Transport flight paths follow transportation corridors. The projected approach and departure paths will likely be north and south along Lake Pleasant Parkway.
 - The PAD requires a setback of 200 feet from Lake Pleasant Parkway and 300 feet from abutting residential uses. However, according to the Conceptual Development Plan, the heliport will be 431 feet from the nearest residential property to the north and 357 feet from the nearest residential property to the east across Lake Pleasant Parkway.
 - A Special Use Permit will be required for the heliport. This permit provides for a public review process with action at the City Council level.
 - A Noise Study, including any mitigation efforts, will be required to be submitted prior to the approval of the heliport.

F. Noise Impacts (traffic)

- With or without the hospital, continued residential and commercial growth – including growth in neighboring communities -- will place more trips along an improved Lake Pleasant Parkway (ultimate 6 lanes with median). Additionally, the future Loop 303, Happy Valley linkages from Loop 303 to I-17 and future link from Jomax Road to the Loop 303 will undoubtedly contribute to future trip generation along Lake Pleasant Parkway.
- Arguably, an intervening land use such as a developed two-story medical campus, will absorb some sound transmission from LPP as opposed to a vacant site.
- Increased wall height and enhanced landscape buffers will provide mitigation.

G. Heat Island Effect

- Specific parking configuration and orientation will be evaluated at the Site Plan Review Process.
- Developer is open to considering alternative paving technologies such as Grasscrete which can be designed to meet the Fire load requirements.

H. Hospital Use not appropriate at site

- Staff has contended in Case GPA 08-04 that a hospital campus provides for a land use transition from a super regional commercial core to the south (up to 1.7 million square feet) and neighborhood commercial planned at Jomax Road. Additionally, the area is immediately adjacent to several existing or planned regionally-significant transportation corridors including LPP, Happy Valley Road and Jomax Road.
- Medical office buildings limited to 30 feet or 1 story is consistent with the neighboring residential standard and provides a use that typically has daytime peak hours thereby providing an appropriate evening “neighbor.”

- Finally, a hospital medical campus is a much needed community health and safety resource given the current distances to facilities in Surprise and Glendale. Along with continued growth, the usage at Lake Pleasant will rise in the future.

Trail Requirements

15. The Community Services Department is requiring a ten-foot wide (10') stabilized decomposed granite trail along the west side of the jurisdictional wash through the site to provide connections to the adjacent Stonebridge Ranch and Lake Pleasant Towne Center developments to the north and south. A public access easement of 15-20 feet will be provided over the trail corridor.

Fire Requirements

16. The Fire Department had no specific conditions of approval relative to this rezone request. However, again, with the subsequent Site Plan Review, the Fire Department will be evaluating compliance with the technical requirements including turnaround provisions, hydrant placement and other issues.

Public Notice

17. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the content and size requirements prescribed by the Planning Division on April 1, 2008. The posting was completed within the prescribed 15-days prior to the Public Hearing. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

18. The voters of Arizona recently approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Findings / Recommendation:

19. Based on the following findings:
 - The proposed use would advance several goals in the Peoria General Plan as demonstrated in the Staff Report Findings for Case GPA 08-04; and
 - The PAD benefits the public interest by promoting a development framework that maximizes compatibility and reduces the potential for conflict; and
 - The proposed use and development character contained within the PAD provides for an appropriate land use transition from existing and planned

commercial and transportation intensities.

It is recommended that the Planning and Zoning Commission take the following action:
Recommend approval to the City Council of Case Z 08-04, subject to the following conditions:

1. The development shall conform to the *Peoria Regional Medical Center Planned Area Development (PAD) Standards and Guidelines Report* revised April 9, 2008.
2. The Conceptual Elevation and Site Plans contained within the PAD are intended as illustrative in nature and shall be modified as necessary to conform to Zoning, Design Review, Infrastructure and other specified City requirements, including any requirements arising from the reports and plans required below.
3. The Developer shall provide an updated Native Plant Inventory and Preservation Plan (Salvage Plan) with the Site Plan submittal. The preservation and/or relocation of salvageable protected plants as defined in Article 14-22B ("Desert Lands Conservation Overlay") shall be integrated into the landscape concept for the campus. A Native Plant Permit will be required prior to the removal of any protected plants.
4. The Developer shall provide a Restoration Plan with the Site Plan Review for any areas disturbed within the 404 wash. The restored area shall be re-vegetated to its predevelopment condition (utilizing native plant types arranged and placed at a density matching the immediate area).
5. The heliport shall be subject to the issuance of a Special Use Permit in accordance with Article 14-41 of the Peoria Zoning Ordinance. The Developer shall provide documentation of Federal Aviation administration (FAA) approval of the heliport prior to issuance of the Special Use Permit.
6. A Noise Impact Analysis shall be prepared and provided with the Special Use Permit for the heliport.
7. The Developer shall provide a Photometric Study with the Site Plan Review submittal.
8. The residential landscape buffers (west and north) identified in the PAD shall be installed within the initial phase of this project.
9. The Developer shall conduct a neighborhood meeting on the proposed Site Plan prior to the second (2nd) submittal (Site Plan Review). The developer shall provide notice of the neighborhood meeting in accordance with the provisions outlined in Section 14-39-6.E of the Zoning Ordinance.
10. The developer shall provide a ten-foot wide (10') stabilized decomposed granite (or equivalent) trail along the west side of the 404 wash through the site and must align and connect with the existing and/or planned trail extensions to the north and south of the project. The trail may be located within the specified erosion control setback. The trail shall be constructed within the initial phase of the project.
11. A dedicated public access easement (15'-20' in width) shall be provided over the trail. The property owner or lessee shall be responsible for the all landscape and trail maintenance within the easement.

12. It is preferred that all trail road crossings be at-grade. However, should an undercrossing be required, the minimum clearance shall be 12-feet in height. Equestrians shall not be prohibited from accessing the trail.
13. The Developer shall design and construct an eight foot wall along its northern, western, and southern limits adjacent to residential uses. This wall shall be designed to either replace any existing walls with the approval of the adjacent property owners or may be constructed adjacent to any existing walls as approved by the City. The design shall insure that any wall construction will not become an alley nor a collector of debris.
14. A Master Drainage Report shall be approved prior to Site Plan approval.
15. The developer shall submit a site-specific Drainage Report for each Site Plan/Phase in conformance with the approved Master Drainage Report.
16. The Master Drainage report must reflect any proposed phases and must demonstrate that each phase of development is retaining 100% of the peak flow and volume of runoff from the 100-year, 2-hour duration storm event. In the event that site geologic and topographic conditions does not allow for such a requirement, the developer may apply for a waiver from the City Engineer's office. If granted, the requirement to retain the 100-year 2-hour runoff volume may be waived; however, the post-development peak discharge leaving the site can not exceed predevelopment Peak Flow and Volume conditions. In addition to the 100-year event, the effects of more frequent events (2- 10-, and 50- year events) must be determined and mitigation for any down stream impact must be provided for.
17. Street drainage shall conform to the City of Peoria Street Drainage Policy outlined in the Engineering Development Design Guide. Specifically, flow within the street section of the right-of-way shall be designed to carry a maximum 100-CFS; a storm drain system is required when that capacity is exceeded with discharge of such a system to an approved facility.
18. The developer may not construct any crossings that will be designed for less than the 100-year storm capacity or will permit overtopping of such during a storm event.
19. The developer shall delineate any limits of water surface elevations in drainage features resulting from the 100-year storm event. These limits shall be reflected on the Site Plan, Civil Plans and Final Plat. This does not include any limits of water retained as part of the onsite retention requirements.
20. All floodplains (FEMA designated or not) must be shown on the Site Plan(s) and Final Plat.
21. No structure shall be constructed within the limits of any floodplain regardless of the designation by FEMA. Any modification to existing FEMA designated floodplain shall be pre-approved by FEMA via the CLOMR process through the City of Peoria Engineering Department. Any modification to any other floodplain shall be pre-approved by the City of Peoria Engineering Department.
22. All construction activities within the State of Arizona must comply with the AZ Pollutant Discharge Elimination System (AZPDES) rules and regulations as a minimum standard, in addition to City-established criteria.
23. The wash will remain undisturbed except for roadway crossings, utility crossings, or building piers / foundations. The project will provide an erosion hazard setback

- based on the State Standard Level 1, 2 or 3 analyses per State Standard (SS5-96).
24. The developer shall obtain approval of a Final Master Traffic Impact Analysis (TIA) prepared in accordance with the City's Traffic Impact Study Criteria prior to any Site Plan approvals. Additional TIA for each phase of development may be required by the City Engineer to provide recommendations for the interim traffic conditions.
 25. The developer will make such right-of-way dedications and adopt such roadway sections that the City will require based on the City's review of the TIA submitted at Site Plan Review.
 26. The Developer shall dedicate the required right-of-way and construct full and half street improvements where necessary to serve this project as determined by the City Engineer and in accordance with an approved Phasing Plan.
 27. The right-of-way dedications and roadway sections will be determined based on the City Standards that are in effect at the time of the Site Plan approval process.
 28. The Developer shall dedicate an 8' PUE outside of the required ROW or private roadway tract. No walls or retention shall be allowed within the PUE.
 29. The Developer shall construct any additional necessary improvements along Lake Pleasant Parkway (LPP) and Yearling including all deceleration lanes as detailed in the approved TIA.
 30. The Developer shall be responsible for the design and construction of any and all signals at Lake Pleasant Parkway.
 31. This development shall be limited to a single median break with a ½ signal off of Lake Pleasant Parkway to be located no closer than one-quarter (1/4) mile from any adjacent existing or proposed signalized intersections or as approved by the City Engineer.
 32. A Phasing Plan for access locations, roadway, drainage and utility improvements must be reviewed and approved by the City of Peoria Engineering Department prior to Site Plan approval.
 33. The Developer shall prepare a Master Utility (Water and sewer) Plan reflecting any required utility improvements. The utility improvements shall address both water and sewer demands for the site including fire flows as outlined per City of Peoria criteria.
 34. The developer must obtain approval by the Utilities Department of the design and location of any water, wastewater, or reclaimed water (if needed) infrastructure prior to construction of such infrastructure. Where ever in these conditions infrastructure is required to be dedicated to the City, the underlying real property interest must be conveyed to the City as well. The Developer will be required to convey the land in fee to the City for public water treatment facilities, public booster stations, water storage tanks, public wastewater lift stations and any other such infrastructure. Potable water lines, sanitary sewer lines and non-potable water lines will be placed in easements dedicated to the City for access and maintenance.
 35. Public water and sewer lines located outside of right-of-way shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at no cost to the City. The City at

- its own discretion may require such easements for public water and sewer lines to be located within designated roadway cross-sections and or tracts.
36. The developer must design, construct, and dedicate the water infrastructure requirements (pipelines, boosters, storage, production & treatment facilities, etc) as necessary based on the City requirements.
 37. If required, the Developer shall acquire off-site easements or property as needed to construct the utility improvements needed to service this site.
 38. Preliminary findings indicate that the existing water and waste waterlines near the project boundaries can be extended to the project to serve the project. The extension of these lines is the responsibility of the Developer.
 39. The Developer shall construct a water sampling station on this site as part of the water infrastructure requirements.
 40. This development shall accept the existing off-site flows from the north and the west and allow them to flow through the site, routing them to the adjacent roadway as quickly as possible. This may result in wall openings and drainage easements on individual lots.
 41. This project must provide a water and sewer stub in a 50' foot tract to the development to the north.
 42. The Development is responsible for payment of all current repayment zones. There is currently a repayment on Lake Pleasant Parkway for roadway, ROW, and waterline improvements. There will be a repayment for the half-street of Yearling and the proportionate share of the signal at Yearling and Lake Pleasant Parkway. All repayments will be paid to the City by the developer prior to any permits being issued for the site.

Attachments:

Exhibit A	Application
Exhibit B	Rezone Justification Statement
Exhibit C	Vicinity Map
Exhibit D	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F1-F3	Conceptual Development Plan
Exhibit F4	PRMC Plan Overlay on Aerial
Exhibit F5	Conceptual Elevations
Exhibit F6	Line of Sight Study
Exhibit G	March 20, 2008 Neighborhood Meeting Report
Exhibits H1-H2	Correspondence of Support/Opposition

Peoria Regional Medical Center PAD
(Under Separate Cover)

Prepared by: Chris M. Jacques, AICP
Acting Planning Manager

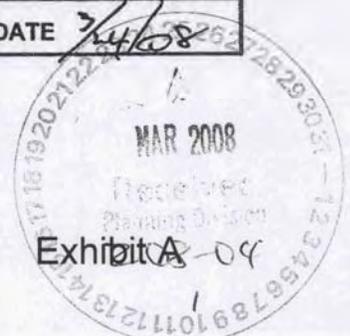


PLANNING DIVISION
Community Development Department
REZONING

APPLICATION # 208-04 SUBMITTAL DATE 3/25 FEES \$5600 ACCEPTED BY CG

TYPE: STANDARD P.A.D. P.C.D. AMENDED P.A.D. / P.C.D.

EXISTING ZONING: PAD (<u>Bella Casa</u>)		PROPOSED ZONING: PAD (<u>Peoria Regional Medical Center</u>)	
ADDRESS OF PROPERTY/GENERAL LOCATION: <u>N & W of NWC Yearling and Lake Pleasant Parkway</u>			
DEVELOPMENT/PROJECT NAME: <u>Peoria Regional Medical Center</u>			
REFERENCE CASES (LIST ALL PREVIOUS PLANNING CASES): <u>Z05-3; P06-02</u>			
GROSS ACREAGE/SQ.FT.: <u>48.16 acres</u>			
EXISTING LAND USE: <u>Low Density Residential (2-5 DU/AC) Vacant</u>		PROPOSED LAND USE: <u>Hospital Medical</u>	
TAX PARCEL NUMBER: <u>201-17-004V; 201-17-019; 201-30-127A; 201-30-150; 201-30-151</u>			
OWNER OF RECORD: <u>Tamm Development, LLC</u>			
ADDRESS: <u>555 E Carefree Hwy</u>			
CITY: <u>Phoenix</u>		STATE: <u>AZ</u>	ZIP CODE: <u>85085</u>
PHONE NUMBER		FAX NUMBER	
OWNER SIGNATURE		[REDACTED]	
APPLICANT: <u>Tamm Development, LLC</u>			
ADDRESS: <u>4650 38th Ave South, Suite 110</u>			
CITY: <u>Fargo</u>		STATE: <u>ND</u>	ZIP CODE: <u>58104</u>
PHONE NUMBER: <u>701-281-8001</u>		FAX NUMBER: <u>701-281-8007</u>	
CONTACT PERSON: [REDACTED]		EMAIL: [REDACTED]	
OTHER PARTIES OF INTEREST: <u>McDowell Enterprises, LLC</u>			
ADDRESS: <u>9735 N. 90th Place, Suite 250</u>			
CITY: <u>Scottsdale</u>		STATE: <u>AZ</u>	ZIP CODE: <u>85258</u>
PHONE NUMBER: <u>480-212-4018</u>		FAX NUMBER	
CONTACT PERSON: [REDACTED]		EMAIL: [REDACTED]	
OWNER'S SIGNATURE			DATE <u>3/25/08</u>



PROJECT JUSTIFICATION | ZONING

The following are responses to the seven required project justification statements concerning the Planned Area Development request. Per the suggested format, the justification questions are listed below with a response for each:

1. *What type of development and uses are proposed by the rezoning request?*

Uses anticipated for this Planned Area Development (PAD) are a hospital that will be licensed as a full-service, acute care general hospital with anticipated hours of operation to be 24 hours a day, seven days a week. This facility is currently being planned at approximately 72,612 square feet, containing an Emergency Department with 30 general exam rooms and 50 inpatient beds. Additional, incidental uses anticipated for the facility consist of two triage rooms, two major medical rooms, and two surgery operating rooms. Diagnostic radiology services, including MRI, CT Scan, Nuclear Medicine, General Digital X-ray, and ultrasound will also be provided on-site. A full service laboratory, blood bank, and pharmacy will complement the services offered. Additionally, a roof-mounted helipad is proposed to serve as an ancillary use to the hospital for rapid transport of patients via air ambulance.

Subsequent development phases of the site are anticipated to accommodate multiple medical office buildings for various professional and medical related uses.

2. *How is proposal consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan?*

Policy 2.1.A.1: *The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.*

According to preliminary analysis, infrastructure such as water lines, sewer lines, and adjacent roadways are already installed, which will facilitate improvement of the hospital and medical campus.

Objective 2.1.H: *Encourage employment sectors to provide high quality, attractive buildings, site design, and landscaping.*

Design of the site and building elevations will meet or exceed all standards and guidelines identified in the Peoria Zoning Ordinance, Lake Pleasant Parkway Design Theme Manual, Desert Lands Conservation Master Plan, Non-Residential Design Standards and any other applicable documents. Additionally, building, landscape, and hardscape design of the campus will blend in with surrounding character of the natural environment as well as adjacent built form.

Objective 2.1.I: Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs and opportunities.

The Economic Development Element of the Peoria General Plan identifies specific target industries in an effort to assist in the development of a sustainable economic base for the city. The plan further describes that these target industries are based on analysis of existing conditions, existing and projected demographics, as well as desired workforce growth. One of the two target industries for this specific area of the city consists of Health Services and Medical Technologies to include regional medical facilities, medical and biological research, medical technology research and manufacturing, and health care management.

Policy 3.1.A.5: The City will require the provision of parking facilities in a manner that will support the economic vitality of the land uses served, by ensuring that:

- (a) *Off-street parking facilities are designed and located to minimize disruption and inconvenience to adjacent properties and streets.*

Design of the medical campus will minimize disruption and inconvenience to contiguous residential properties by separating parking areas to the maximum extent feasible through the use of landscape buffers, while also minimize the height of associated parking lot lighting.

- (b) *Large parking areas are developed with screen walls or landscaped perimeter planting strips, bays and islands to provide visual screening from direct traffic flow and high speed travel areas.*

Parking fields for the site will meet or exceed all standards and guidelines concerning parking screen walls, perimeter landscape areas, and parking lot landscaping identified in the Peoria Zoning Ordinance, Lake Pleasant Parkway Design Theme Manual, and any other applicable documents.

- (c) *Adequate lighting is provided to minimize safety hazards.*

To minimize safety hazards as well as minimize light trespass on adjacent properties, on-site lighting will meet or exceed all lighting provisions set forth in Section 14-3-2f: Exterior Lighting of the Peoria Zoning Ordinance and Chapter 20-60 through 20-67 of the Peoria Municipal Code.

Objective 3.1.D: Develop and maintain Lake Pleasant Parkway and State Route 74 as scenic, limited-access arterial roadways.

It is anticipated that vehicular access onto Lake Pleasant Parkway will be limited to two driveways to serve the hospital and related facilities, in compliance with the Peoria's polices and standards.

Objective 4.1.A: Develop a one-to-one (1:1) ratio between the City's workforce population and number of jobs within the City by the year 2030 by attracting, creating, and expanding businesses within Peoria.

The proposed zoning change to support the hospital and related medical facilities will not only directly facilitate the desired range of quality, "high wage" jobs for the City, but will accommodate Peoria's workforce population by providing projected employment opportunities for approximately 250 persons by the end of the first year of operation. Additional employment opportunities will be provided indirectly for businesses that provide goods and services essential to the operation or construction of the project.

Policy 9.1.A.3: The City shall work with developers during the master planning stage and the plan review process to set aside key contiguous open space areas, corridors and/or linkages through dedications, conservation easements, or open space designations.

Assisting the City of Peoria in implementing this General Plan policy, development of the property will include conservation of the environmentally important wash corridor, inclusion of desirable trail linkages along Lake Pleasant Parkway and contiguous to the site bisecting wash. Incorporation of these trails will provide the necessary connections from planned trails of Stonebridge Ranch to the north and the regional commercial uses south of Yearling Road.

Continuation of the planned wash corridor trail for Stonebridge to the north and the regional commercial uses south of Yearling Road also assist the City of Peoria in implementation of General Plan Policies 10.1.E.8 and 10.1.G.4.

Policy 9.4.A.3: The City shall encourage the preservation of significant natural features such as hillsides and floodplains and the re-vegetation of rivers and washes to enhance their recreational attraction, preserve wildlife habitats, and enhance their aesthetic value.

Both Policies 9.1.A.3 and 9.4.A.3 will be implemented through careful consideration and creative site planning techniques to ensure that the jurisdictional wash corridor and associated natural vegetation is preserved primarily for environmental considerations, but also utilized for vital community trail linkages, as well as a design opportunity and focal point for any forthcoming expansion of the hospital facility.

Policy 9.4.B.1: The City shall follow the Arizona Department of Water Resources (ADWR) guidelines for water conservation by advocating for the Departments list of acceptable, low water use plant materials.

All new landscaping and re-vegetation of the site will utilize low water use materials that are consistent with the ADWR guidelines as well as provisions of the Desert Lands Conservation Overlay and Landscape Requirements of the Peoria Zoning Ordinance.

Policy 10.1.E.8: The City shall promote enhanced landscaping along washes and wildlife corridors to promote the use of such areas by native wildlife.

All areas that exist within the defined jurisdictional wash corridor, per the civil engineers final plat, will be restored to natural, pre-construction conditions. Areas will be restored using native desert floor and indigenous species of plant materials as described in the Desert Lands Conservation Report, while plant types will be arranged and placed at a density matching the immediate area to maintain and encourage wildlife habitats in the wash corridor.

Policy 10.1.G.4: The City shall encourage the use of indigenous or desert adapted plant materials in new developments and minimize the use of invasive and non-native plant species in the study area identified in the Peoria Desert Lands Conservation Master Plan.

Objective 9.4.B and supporting Policy 9.4.B.1, along with Policies 10.1.B.5, 10.1.E.8, and 10.1.G.4 will be implemented through the final landscape design for the project. Conscientious landscape design will provide a seamless transition between the natural environment and the built form. Landscape design will be reviewed by staff as part of the site plan process and subsequent to the General Plan amendment and Rezone phase of the project.

3. *Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.*

The General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below:

EXISTING LAND USE TABLE:

DIRECTION	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
On Site	Low Density Residential (2-5 DU/AC)	PAD	Vacant
North	Low Density Residential (2-5 DU/AC)	PAD; SR-43	Vacant Residential
South	Low Density Residential (2-5 DU/AC)	PAD	
	Community Commercial	PAD	Commercial
East	Estate Residential (0-2 DU/AC)	PAD; SR-43	Vacant Residential
West	Low Density Residential (2-5 DU/AC)	Maricopa County R-43	Vacant Residential

The proposed uses will not adversely affect the livability of the area or affect the health or safety of the residents. Conversely, the proposed medical campus at this location will serve as a transition from the more intense regional commercial uses to the south to the low density residential uses north of Yearling Road. This proposed use will also serve as a desirable transitional land use from the anticipated traffic and associated noise impacts from Lake Pleasant Parkway to the surrounding low density residential land uses.

4. *Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.*

The property is currently zoned Planned Area Development (Bella Casa Estates PAD), which supports single family residential uses on lots with a minimum area of 25,000 square feet.

The primary consideration of requesting the rezoning and corresponding General Plan land use map amendment is to assist in implementation of the citizen ratified Goals, Objectives and Policies of the Peoria General Plan. More specifically, the Peoria General Plan sets forth health services, including regional medical facilities, as a highly preferred target industry while also establishing the North Central Employment Zone as a desirable location for these types of uses.

5. *Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.*

Special design considerations proposed for the project include increased landscape buffer width adjacent to the existing residential lands uses to the west to include landscape materials that will deter loitering and climbing of walls; reduction in height of parking lot and site lighting to minimize light trespass while also providing necessary security for the site; limitation of building height to one story for buildings to be located in Sub Area 3, which is adjacent to the residential uses; and location of hospital use adjacent to Lake Pleasant Parkway to further mitigate any potential impacts to adjacent residential uses.

Building design and site layout will be more specifically addressed during the Site Plan phase for this project.

6. *Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.*

The approximate 48.17 acre property is bounded on the south by Yearling Road and east by Lake Pleasant Parkway. The project is further bound on the north by vacant parcels and further north by Jomax Road. Single family uses exist adjacent to the west of the project boundaries.

The unique shape of the property, coupled with the jurisdictional wash corridor that traverses the property north to south, and bisects the eastern one-third of the property, creates many design challenges and opportunities – challenges to preserve

the flora and fauna of the wash area while also providing an incredible opportunity to serve as an amenity to the project. Opportunities are currently being explored to maximize preservation of local wildlife, to maintain natural vegetation and landforms, and to include walking trails. Additional opportunities are also being explored to utilize the natural wash as a visual focal point of the site and building design.

Flexibility through the PAD zoning will assist in retaining existing natural vegetation and landforms, including the desert wash that traverses the site from north to south, while setting forth appropriate developments standards to protect adjacent residential uses and to maximize use of the property.

7. *Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?*

A Minor General Plan Amendment (GPA) to change the City of Peoria General Plan land use classification of approximately 48 acres from Low Density Residential (2-5 du/ac) to Public / Quasi-Public is to be submitted and processed concurrently with the rezoning request to enable the development of a hospital and related medical uses.

The proposed General Plan land use map amendment is dependent upon a City initiated Minor GPA to clarify the Public / Quasi-Public land use designation description.

Forthcoming request will include, at a minimum, Site Plan | Design Review and subsequent request for building permits.



APPLICANT RESPONSE PUBLIC PARTICIPATION COMMENTS

Peoria Regional Medical Center Minor General Plan Amendment | Planned Area Development

This document serves to address the provisions set forth in Section 14-39-6E: Citizen Participation Process of the City of Peoria Zoning Ordinance. More specifically, public comments received at the neighborhood meeting, and as a result of the neighborhood meeting notification, will be evaluated by the Peoria Regional Medical Center development team for identification of possible mitigation efforts to address comments received.

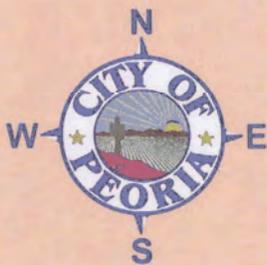
A summary of comments received at the neighborhood meeting of March 20, 2008, along with responses and possible development team actions to address the comment are provided below:

Comment No.	Discussion	Action Item
1	<p><i>Comment:</i> Support hospital use in area, but do not support commercial use north of Yearling Road. Area should remain as residential. Hospital should be moved to existing commercial areas adjacent to Loop 303.</p> <p><i>Response:</i> Concern acknowledged however, we believe it is within our property rights to pursue a request to change the General Plan land use map for a Public / Quasi-Public land use classification at this location.</p>	
2	<p><i>Comment:</i> Concerns with use of and noise impacts from helicopter.</p> <p><i>Response:</i> Concern acknowledged. Team believes noise will be no more obtrusive than noise generated from future vehicular traffic in the area.</p>	Retain noise consultant to analyze impact of use and identify flight patterns.
3	<p><i>Comment:</i> Concerns with lighting impact from traffic signals and site lighting.</p> <p><i>Response:</i> Concern acknowledged. Site will be designed to adhere to and exceed lighting provisions of the City.</p>	<p>Work with City to determine if any alternative designs are appropriate for proposed traffic signal.</p> <p>Consider reducing height of site lighting to minimize</p>

Comment No.	Discussion	Action Item
		impact on adjacent properties.
4	<p><i>Comment:</i> Concerns with increased heat island effect as a result of parking lot.</p> <p><i>Response:</i> Comment acknowledged.</p>	<p>Compare amount of pavement proposed with approved residential subdivision to the proposed medical campus. Analysis to be performed at site plan level of entitlement process.</p> <p>Consider alternative paving technologies.</p>
5	<p><i>Comment:</i> Concerns with potential height of buildings.</p> <p><i>Response:</i> Comment acknowledged.</p>	<p>Consider incorporating subareas into PAD to address varying heights at different locations of site to minimize impact on adjacent properties.</p> <p>Provide line-of-sight drawings to study perceived vs. realized impact of the building height.</p>
6	<p><i>Comment:</i> Concerns with potential negative impact of project on adjacent properties. Concerns with possible future expansions and added height to the hospital buildings.</p> <p><i>Response:</i> Comment acknowledged.</p>	<p>Analyze various mitigation efforts such as increased landscape buffers, mature landscaping, building setbacks, and building heights.</p> <p>Consider conducting additional neighborhood meetings and possible design charrette to analyze opportunities and constraints for site.</p>
7	<p><i>Comment:</i> Concerns with noise impacts from additional vehicular traffic.</p> <p><i>Response:</i> Comment acknowledged.</p>	<p>Retain traffic engineer to analyze impact of proposed use.</p>

The Peoria Regional Medical Center development team is committed to proactively working with the adjacent property owners to address concerns that have arisen during the neighborhood meeting process as well as any forthcoming concerns that may be identified throughout the Minor General Plan amendment and Planned Area Development zoning processes.

Z 08-04: Vicinity Map



Not to Scale

Z 08-04: Peoria Regional Medical Center

Request:

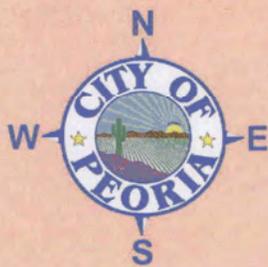
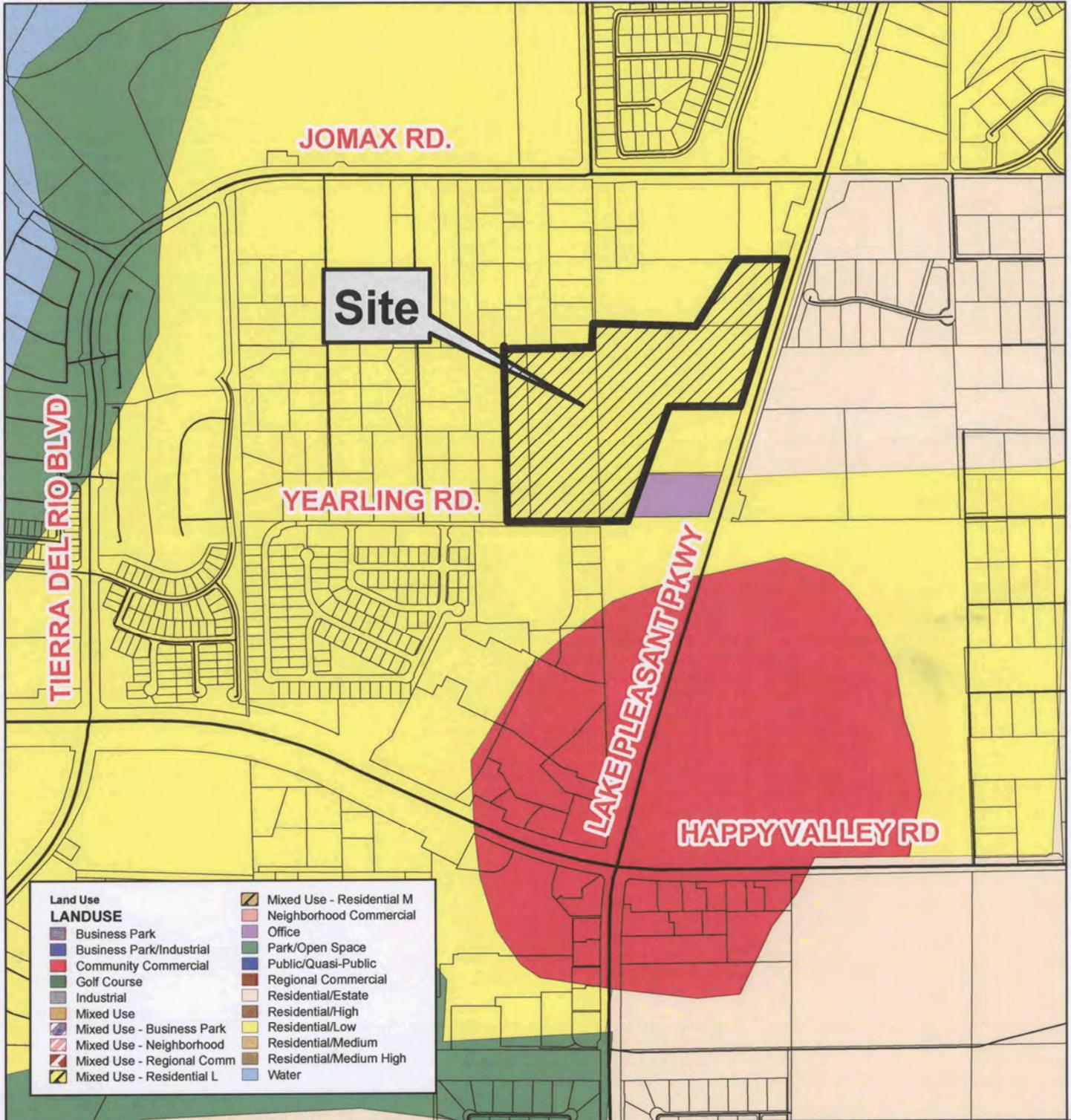
Rezone site encompassing 48.16 gross acres from Bella Casa PAD to a new Planned Area Development.

Location:

N/O NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit C

Z 08-04: General Plan Land Use Map



Not to Scale

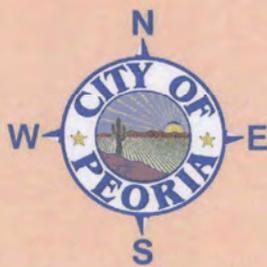
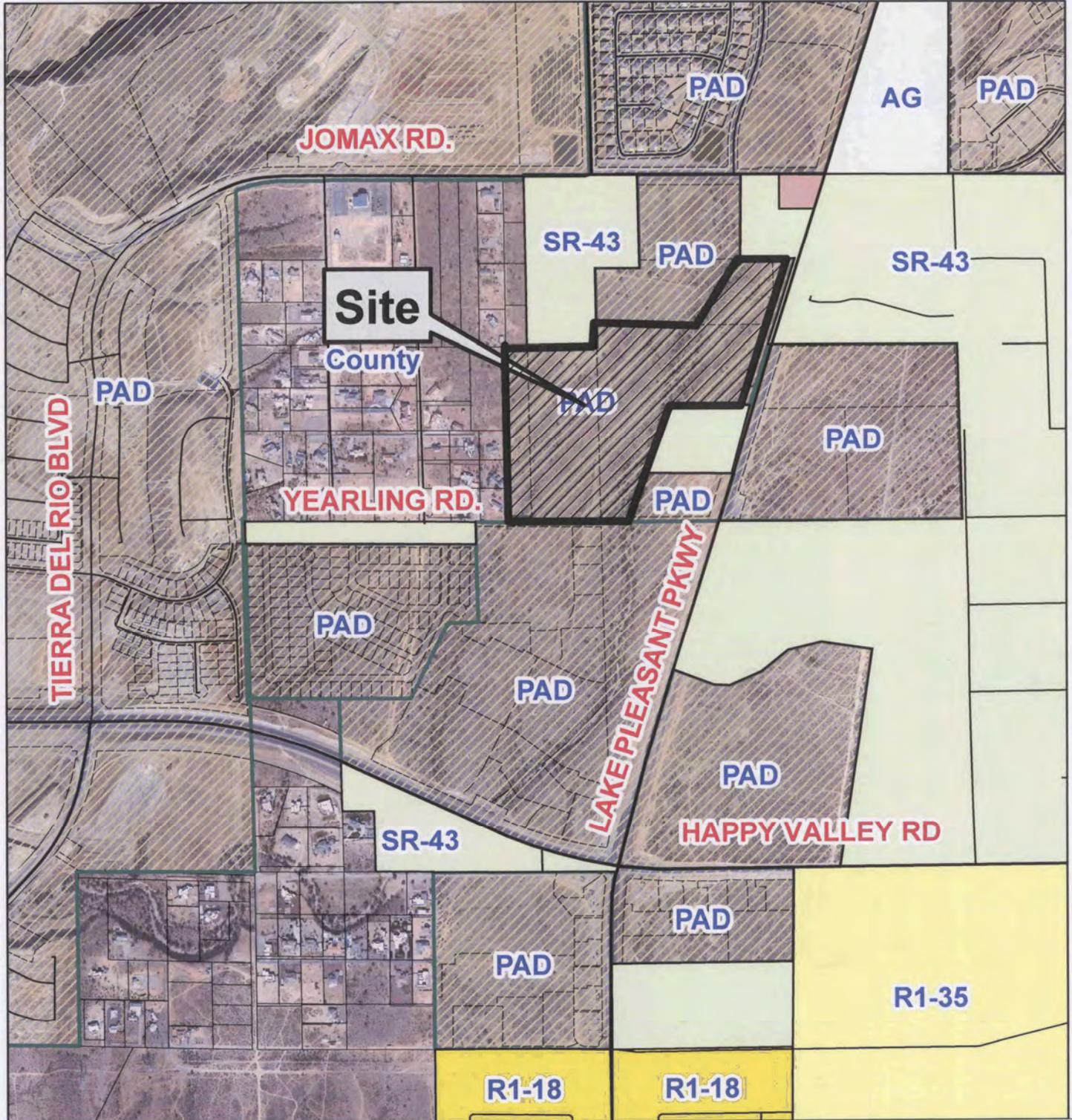
Z 08-04: Peoria Regional Medical Center

Request:
 Rezone site encompassing 48.16 gross acres from Bella Casa PAD to a new Planned Area Development.

Location:
 N/O NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit D

Z 08-04: Zoning Map



Not to Scale

Z 08-04: Peoria Regional Medical Center

Request:

Rezone site encompassing 48.16 gross acres from Bella Casa PAD to a new Planned Area Development.

Location:

N/O NWC Yearling Rd. & Lake Pleasant Pkwy.

Exhibit E

Peoria Regional Medical Center - PAD
 Landscape Concept Exhibit
 scale: 1" = 100'
 date: 04.04.08



PEORIA REGIONAL MEDICAL CENTER
 NORTHWEST CORNER OF
 LAKE PLEASANT PARKWAY & YEARNING ROAD
 PEORIA, ILLINOIS



4648 S. STAR CANYON DRIVE
 GILBERT, ARIZONA 85237
 480.513.5144

48 EAST HOLLY STREET
 PASADENA, CALIFORNIA 91103
 626.795.9605

ATWELL-HICKS
 DEVELOPMENT CONSULTANTS

4700 E. SOUTHERN AVENUE
 MESA, ARIZONA 85206
 480.219.8831

ab plan · design · achieve
 58 W. BULLOCK BUILDING 100, CHANDLER, AZ 85225
 480.948.8888



Landscape Concept Exhibit
 Peoria Regional Medical Center - Planned Area Development

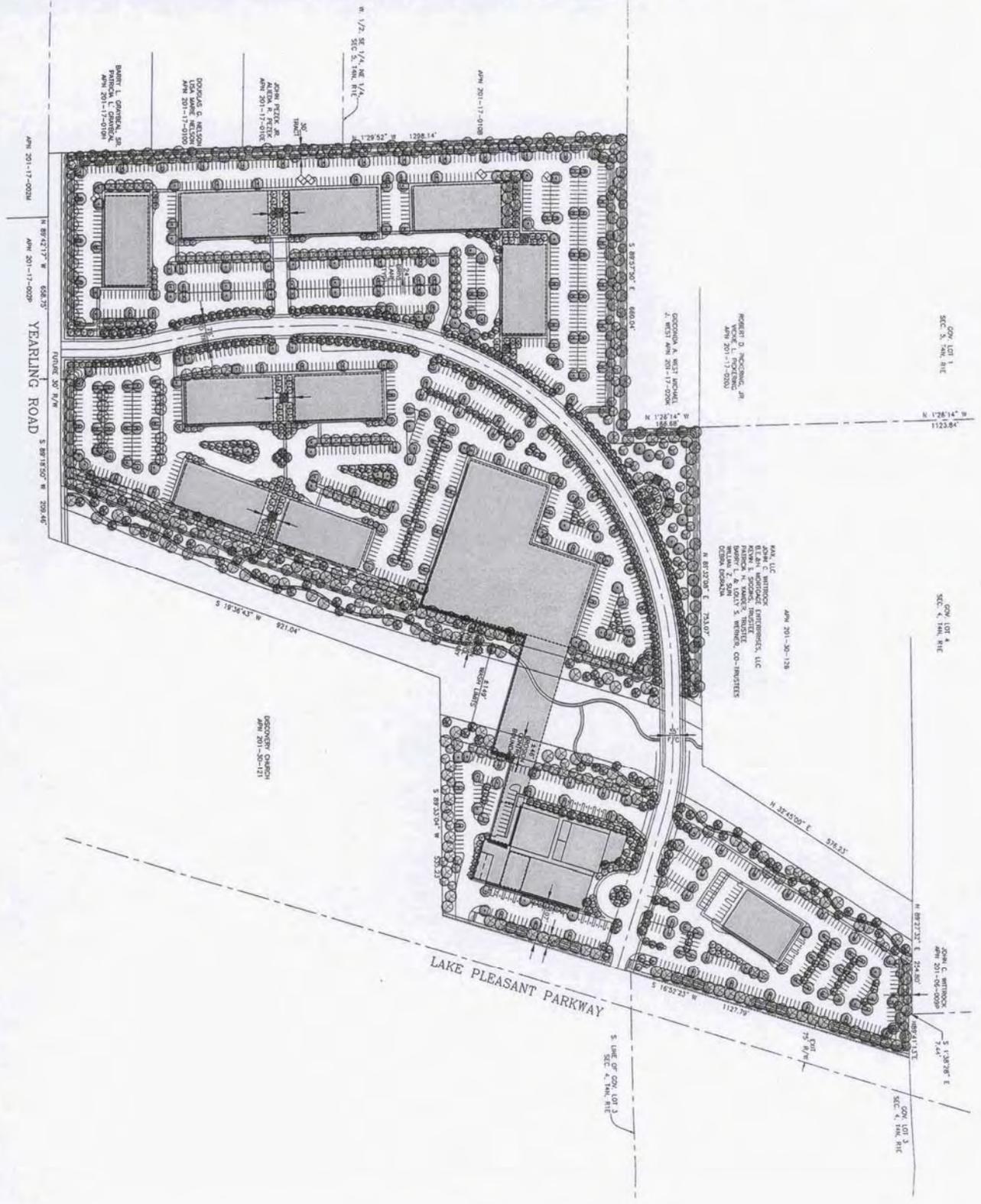
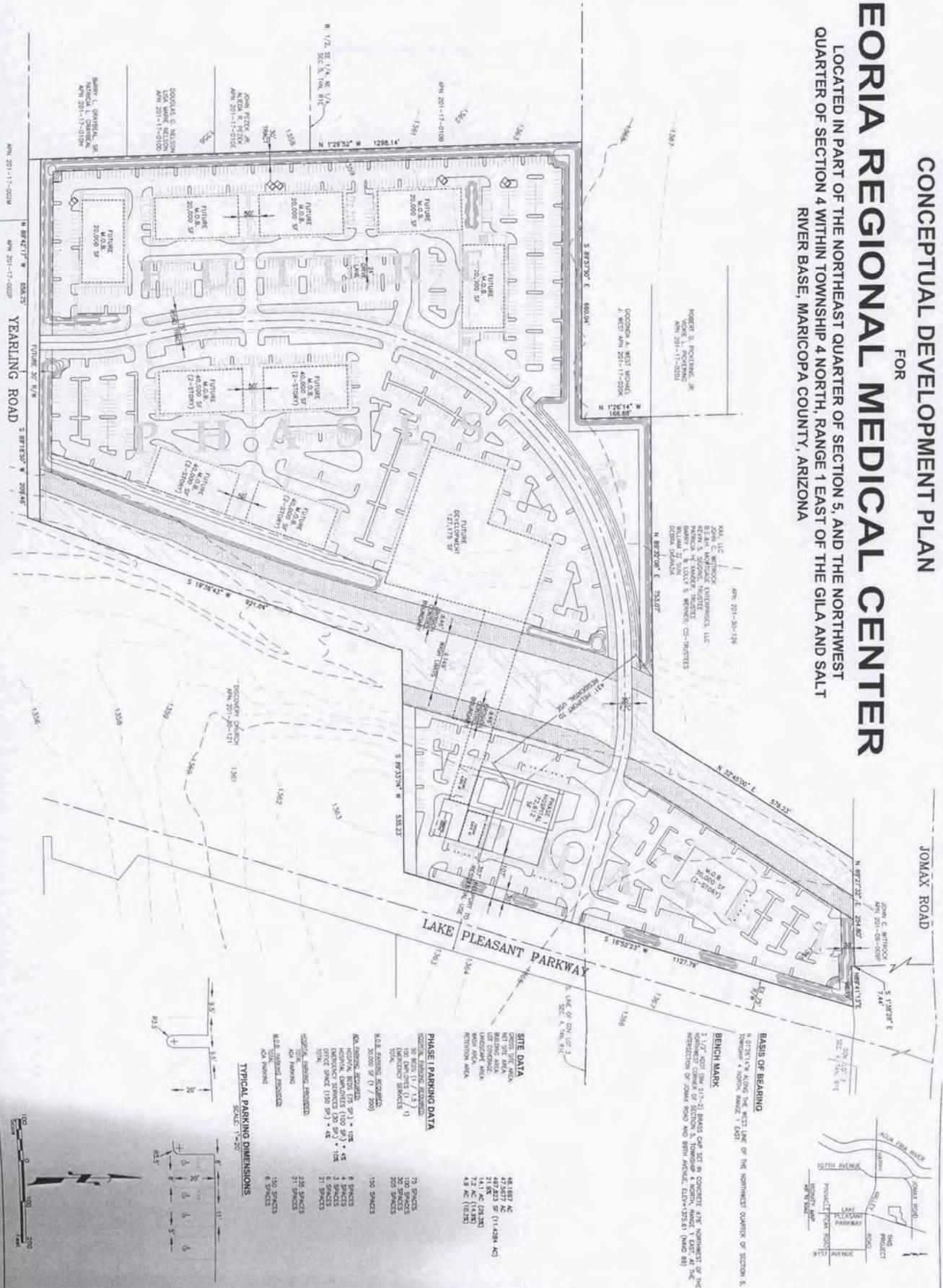


Exhibit F1

CONCEPTUAL DEVELOPMENT PLAN FOR PEORIA REGIONAL MEDICAL CENTER

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 4 WITHIN TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE, MARICOPA COUNTY, ARIZONA



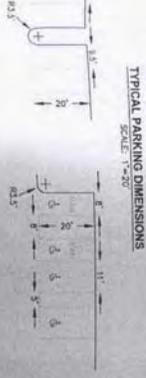
BASIS OF BEARING
 5. BEARING IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST.

BENCH MARK
 1.177 ASH CONCRETE SET IN CONCRETE 578' NORTHWEST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST. ELEVATION: 1253.61' (MAD 88)

SITE DATA
 48,189.7 AC
 47,243.7 AC
 21,182 AC
 7,411 AC (24.3%)
 4.9 AC (1.6%)

PHASE I PARKING DATA

75 SPACES	150 SPACES
100 SPACES	200 SPACES
150 SPACES	250 SPACES
200 SPACES	300 SPACES
250 SPACES	350 SPACES
300 SPACES	400 SPACES
350 SPACES	450 SPACES
400 SPACES	500 SPACES
450 SPACES	550 SPACES
500 SPACES	600 SPACES
550 SPACES	650 SPACES
600 SPACES	700 SPACES
650 SPACES	750 SPACES
700 SPACES	800 SPACES
750 SPACES	850 SPACES
800 SPACES	900 SPACES
850 SPACES	950 SPACES
900 SPACES	1,000 SPACES



<p>602-263-1100 1-800-STAKE-IT</p>	<p>CONCEPTUAL DEVELOPMENT PLAN PROJECT: PEORIA REGIONAL MEDICAL CENTER PEORIA, ARIZONA</p>	<p>AH ATWELL-HICKS DEVELOPMENT CONSULTANTS Planning Ecological Environmental Water Resources</p>	<p>4700 E. SOUTHERN AVE MESA, ARIZONA 85206 PHONE (480) 218-8831 FAX (480) 630-4888</p>	<p>REVISIONS</p>
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Exhibit F2

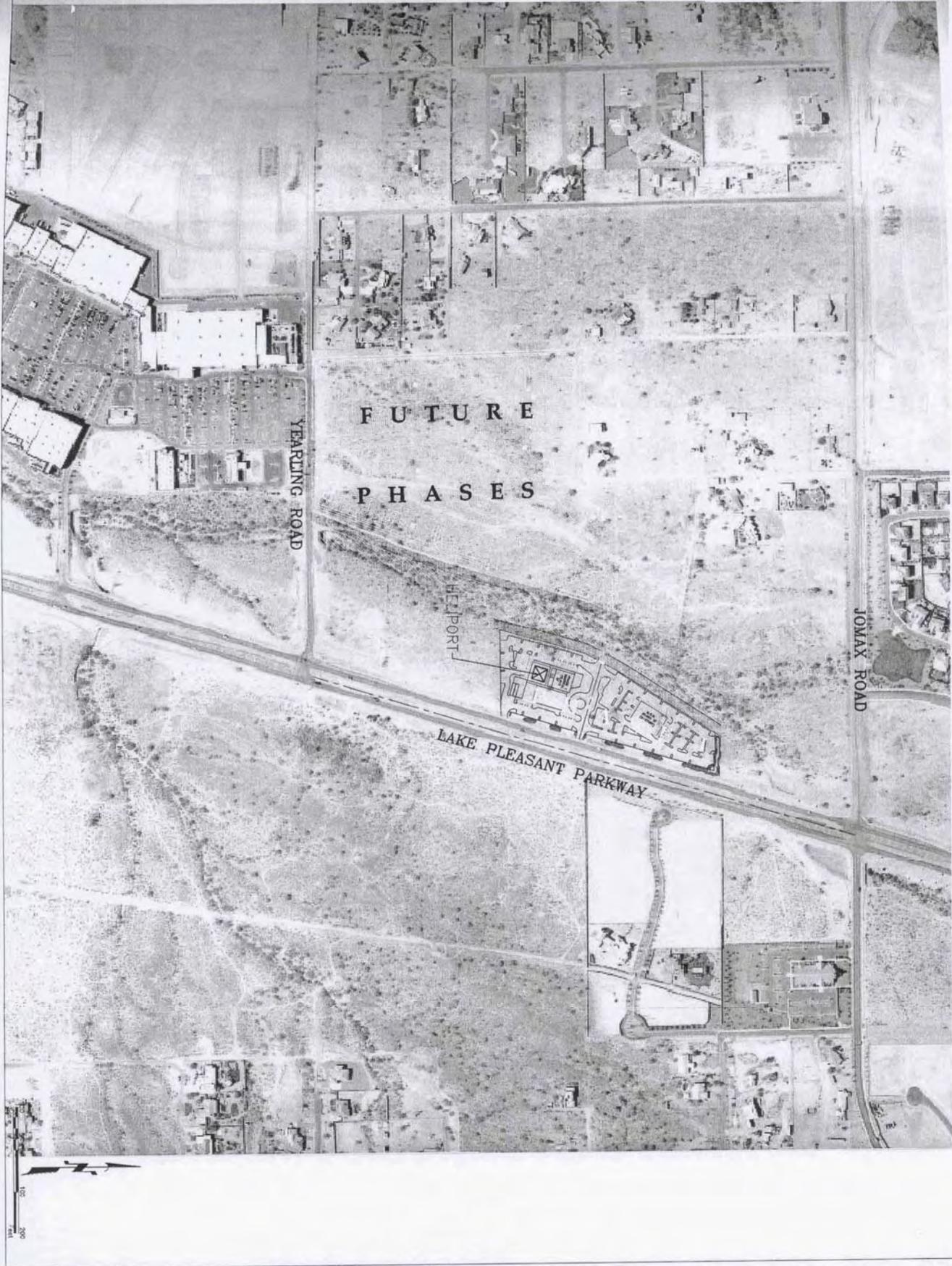
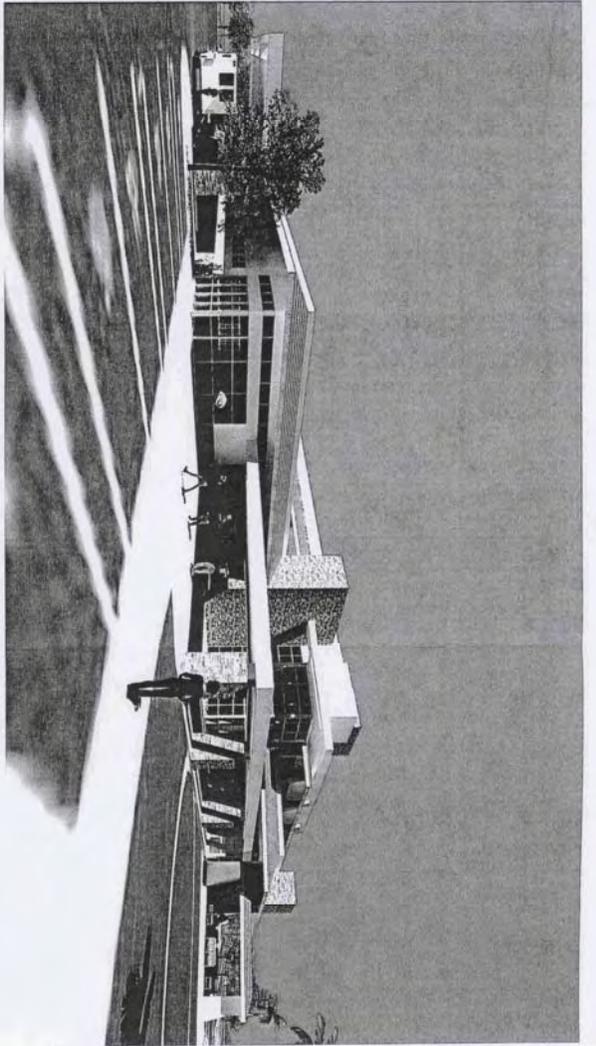
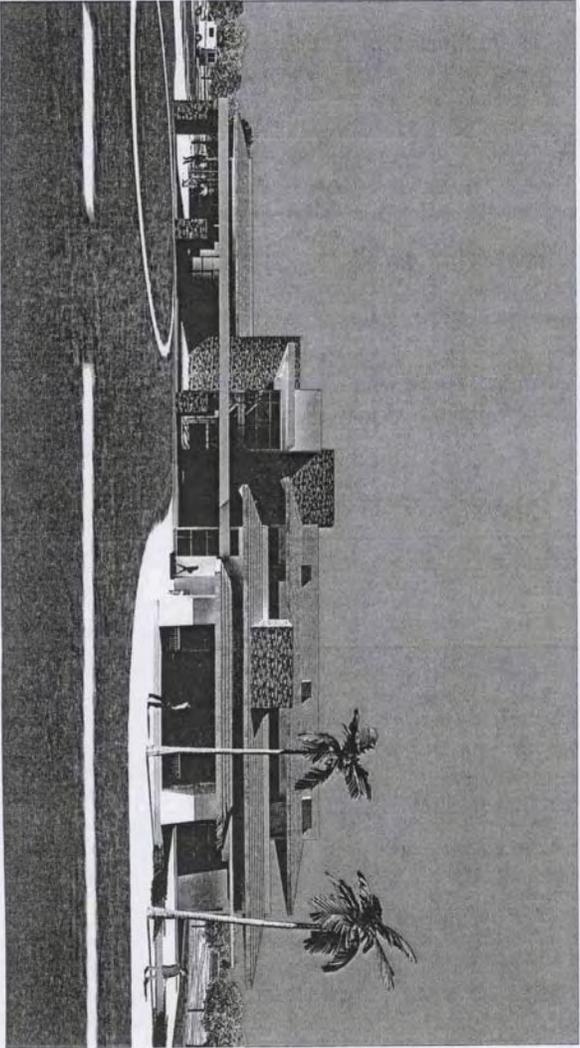


Exhibit F4

SHEET NO. 1 OF 1	JOB NO. 08002124-001	PRELIMINARY CONSTRUCTION RECORDING	CALL THE NUMBER 602-263-1100 1-800-STAKE-IT <small>(outside wisconsin county)</small>	CONCEPTUAL DEVELOPMENT PLAN		ATWELL-HICKS DEVELOPMENT CONSULTANTS <small>Planning Ecological Environmental Water Resources</small>	4700 E. SOUTHERN AVE. MESA, ARIZONA 85206 PHONE (480) 218-8831 FAX (480) 830-4888
				PROJECT: PEORIA REGIONAL MEDICAL CENTER <small>PEORIA, ARIZONA</small>			



Hospital Main Entrance - View 1



Hospital Main Entrance - View 2

Exhibit F5

Peoria Regional Medical Center - PAD

Building Character - Hospital

scale: N.T.S.

date: 04.04.08



PEORIA REGIONAL MEDICAL CENTER
 1400 E. UNIVERSITY AVENUE
 PEORIA, ILLINOIS 61614

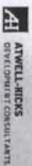
Urban Consulting



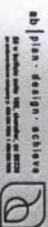
4646 S. STATE CANYON DRIVE
 GILBERT, ARIZONA 85237
 480.219.1144



445 EAST HOLLY STREET
 PHOENIX, CALIFORNIA 91104
 626.753.6800



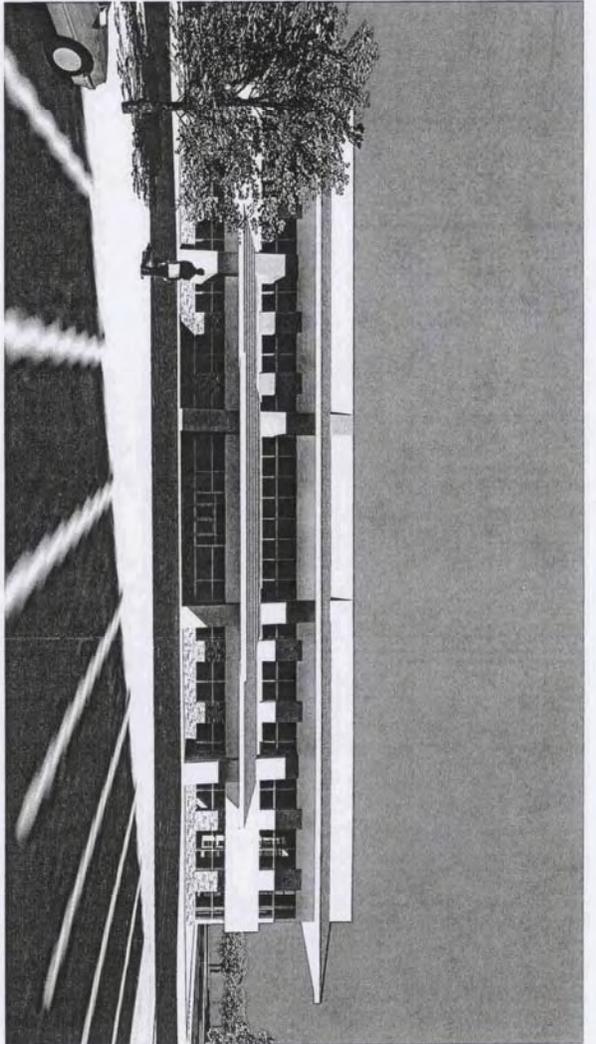
4707 E. GARDNER AVENUE
 MESA, ARIZONA 85205
 480.219.9031



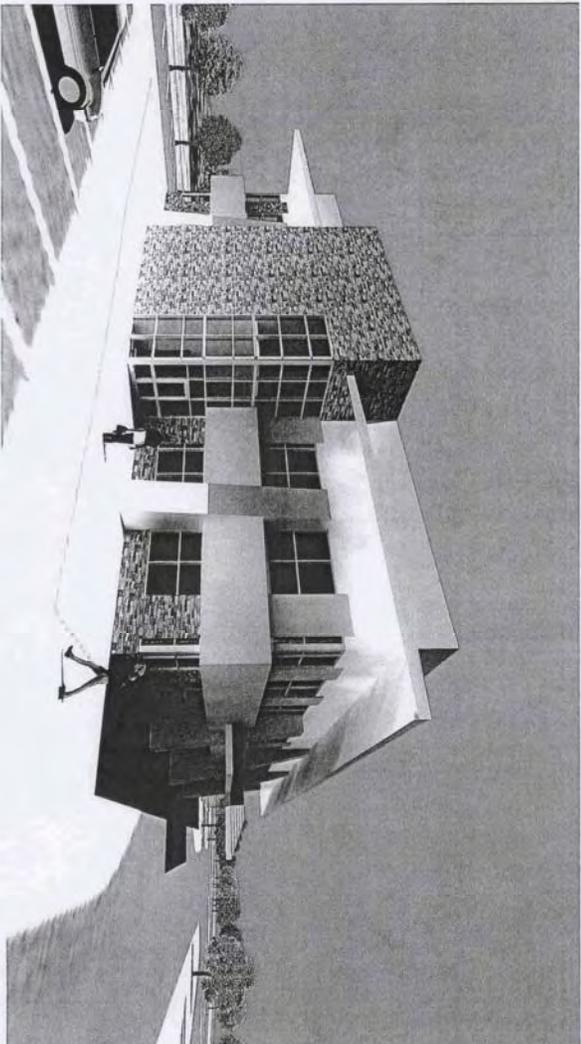
ab|plan·design·achieve
 29 W. WASHINGTON STREET, SUITE 200
 PHOENIX, ARIZONA 85003

Building Character - Hospital

Peoria Regional Medical Center - Peoria Area Development



MOB Main Entrance



MOB Side Entrance

Peoria Regional Medical Center - PAD
 Building Character - MOB
 scale: N.T.S.
 date: 04.04.08



PEORIA REGIONAL MEDICAL CENTER
 LAKE PLACENTIA PARKWAY & VERMILION ROAD
 PEORIA, ARIZONA

Hydra Consulting



4244 S. GLEN CANYON DRIVE
 GLENDALE, ARIZONA 85227
 480.313.8144

443 EAST HUALA STREET
 PHOENIX, CALIFORNIA 81103
 628.793.8800



AH ATWELL-HICKS
 DEVELOPER CONSULTANTS

4700 E. SOUTHWEST AVENUE
 MESA, ARIZONA 85206
 480.313.8831

ah | plan · design · achieve



Building Character - MOB

Peoria Regional Medical Center - Planned Area Development



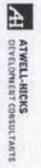
PEORIA REGIONAL MEDICAL CENTER
 NORTHWEST CORNER OF
 LAKE PLEASANT PARKWAY & VYDALING ROAD
 PEORIA, ILLINOIS



4848 S. STAN CANYON DRIVE
 CHANDLER, AZ 85226
 480.971.5811 FAX



48 EAST HICKORY STREET
 PHOENIX, AZ 85006
 602.959.9800



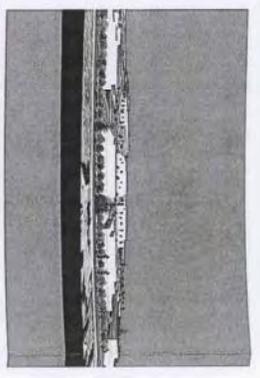
4700 E. BOURNEMAN AVENUE
 MESA, ARIZONA 85206
 480.218.8231



46 W. BUCKLEY AVENUE, 10th FLOOR, SUITE 400
 CHANDLER, ARIZONA 85226
 480.971.5811 FAX



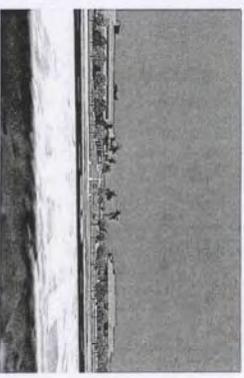
V-1



V-5



A-V-1



V-2



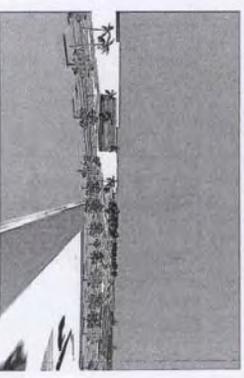
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A-V-3



V-3



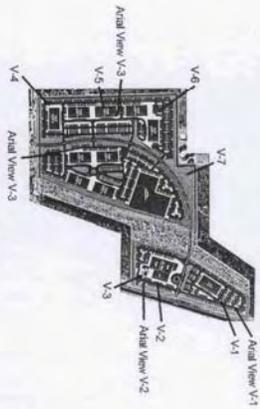
V-7



A-V-4



V-4



Site Plan

Line of Sight Studies

Peoria Regional Medical Center - Planned Area Development

**NEIGHBORHOOD MEETING MINUTES
PEORIA REGIONAL MEDICAL CENTER**

The meeting was held on Thursday, March 20, 2008. The meeting place was the LDS Church located at 9543 W. Jomax Road in Peoria.

The meeting began at 7:05 pm with [REDACTED] introducing staff and the hospital team, followed by a brief overview of the planning process, request and the steps that would be taken to rezone the site located at the northwest corner of Yearling Road and Lake Pleasant Parkway. [REDACTED] then introduced [REDACTED] founder of Gilbert Emergency Hospital.

[REDACTED] began his presentation by welcoming those in attendance. He also explained that this is the first step in the planning process and that there has been no formal application submitted to the City of Peoria to date. The request will include a minor General Plan amendment and rezoning to allow for the hospital use. [REDACTED] then explained to the group that the hospital's main focus was emergency care. The goal of the hospital is "Door to Doctor in 31 minutes". The Gilbert Hospital maintains this goal 98% of the time. He also explained this hospital is not the "typical regional" hospital most people imagine. The hospital group has identified that there is a need for emergency care in the growing outlying areas of the city. The hospital will open with 30 inpatient beds.

[REDACTED] also explained that the helipad is typically used to transport patients out to larger trauma centers if needed. There are not a large number of incoming flights as compared to a large regional hospital. He explained that the office buildings surrounding the hospital (located adjacent to residential homes) would be less intrusive than the Home Depot building south of Yearling Road. There were concerns from the neighbors that the helicopter flights would disrupt the neighborhood with undesirable noise. [REDACTED] explained that a noise consultant would be hired to study noise issues. There were also concerns that the helicopter would be a distraction to passing traffic, which may cause an increase in accidents along Lake Pleasant Parkway.

The major concerns/comments expressed by the neighbors are as follows:

- The hospital use is needed in the neighborhood but the location should be moved to areas that are already designated as commercial zoning or to the north near the Loop 303
- The surrounding property owners purchased their homes with the belief that the proposed hospital site would stay residential zoning
- The property owners to the east of the site do not want a heliport overlooking their properties
- Concerns with possible future expansions and added height to the hospital buildings

- Property owners want to keep their “rural” atmosphere; concerned with light pollution from parking lot
- Concerns with added noise pollution caused by the hospital use
- Concerns with “heat island affect” caused by hospital parking lot
- Proposed site is irregular and concerned with setbacks and negative impact that may affect the wash located on the site
- Concerns with site entrances and traffic light locations
- Concerns with overall changes to the General Plan; City should “stick” to current General Plan and limit amendments
- Majority of the property owners only desire low density residential for this site
- Concerned that proposed hospital will decrease surrounding property values

██████████ explained there are many components that are used in deciding whether to develop a site for the hospital. This site is the most desirable due to location, available utilities and traffic counts. He also clarified that this hospital is a locally owned and not a national chain similar to Mayo or Banner hospitals. Because of this fact, there is a difference in “capital” which is also a determining factor in selecting a site location. ██████████ reminded the group that there has not been a formal application submitted to the City and welcomed suggestions to help mitigate concerns from the neighbors. He then thanked everyone one for attending.

██████████ informed the group that comment forms are available for those interested in expressing their concerns in writing and they can be submitted to him or the City of Peoria.

The meeting adjourned at 8:35 pm.



PEORIA REGIONAL MEDICAL CENTER Neighborhood Meeting Comment Form

Thursday, March 20, 2008, 7:00 p.m.

Church of Jesus Christ of Latter-day Saints, 9543 West Jomax Road, Peoria, AZ
85382

Proposal: A Minor General Plan amendment to change the City of Peoria General Plan land use classification of approximately 48 acres from Low Density Residential (2-5 du/ac) to Public/Quasi-Public; and a corresponding Planned Area Development (rezoning) for the purpose of permitting a hospital and related medical uses at the northwest corner of Yearling Road and Lake Pleasant Parkway.

Thank you for attending this evening. You play an important role in the Public Participation processes. We encourage you to fill out the form below. This questionnaire will become public record and will be forwarded to the City of Peoria Planning and Zoning Department.

- Do you have any comments or concerns with the project you heard described tonight?

Please start the building process ASAP

I am next to the planned hospital and am sick of driving to Arrowhead for medical and

- Do you need any additional information regarding this project?

believe this hospital will be a super plus for us out here. I will speak at

Optional: all meetings for it to be here at this location.

Name

[Redacted Name]

Address

[Redacted Address]

Phone / Email

[Redacted Phone / Email]

Note: Please submit your comments at the meeting or mail them within one week

Iplan Consulting, [Redacted] 4684 S. Star Canyon Dr., Gilbert, AZ 85297, or
fax to 480-907-5960; or email to [Redacted]

Thank you for your participation!

Please don't change the location!

Property Owners Comments | Neighborhood Notification Process

Peoria Regional Medical Center
NWC Yearling and Lake Pleasant Parkway



Comment: (3-12-08)

- General questions concerning ownership, size, use of property. Concerns that change in use may have negative impact on their project.

Response:

- Provided general information regarding hospital proposal. Agreed to meet w/ owner on 3-13-08 as they will not be able to attend neighborhood mtg. Provided general information regarding hospital proposal.
- Meeting with property owner postponed by applicant.



Comment: (3-11-08)

- General questions concerning ownership, size, height, trauma level of facility

Response:

- 60,000 sq. ft. for hospital facility with additional medical office buildings surrounding; approximately 2 stories; would find out about trauma level and note at neighborhood meeting.

Chris Jacques

From: [REDACTED]
Sent: Monday, March 24, 2008 3:48 PM
To: Chris Jacques
Cc: [REDACTED]
Subject: Proposed Hospital in North Peoria

Hi Chris,
I heard through the grapevine that there was a meeting on a proposed hospital site north of our project on Lake Pleasant Parkway. I also heard that there was a lot of opposition to it. For the record, please put me and our company down as a supporter of the project and include me on any future correspondence/meeting information.
Thanks,
[REDACTED]

[REDACTED]
9059 W. Lake Pleasant Pkwy, #300
Peoria, AZ 85382
O: 623.388.4501 F: 623.388.4501
www.badecom.com



EXHIBIT H1

Chris Jacques

From: [REDACTED]
Sent: Thursday, April 03, 2008 3:33 PM
To: Chris Jacques
Subject: FW: NEIGHBORHOOD MEETING MARCH 20 REGARDING HOSPITAL

Chris, I do not recall if I sent you a copy of this email. Please note that we haven't responded to [REDACTED] yet.

[REDACTED]
Iplan Consulting
4684 S. Star Canyon Drive
Gilbert, AZ 85297
V: 480-313-8144
F: 480-907-5960
E: [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, March 26, 2008 2:23 PM
To: [REDACTED]
Subject: NEIGHBORHOOD MEETING MARCH 20 REGARDING HOSPITAL

I BELIEVE IF YOU ATTENDED THIS MEETING, YOU ARE AWARE OF HOW RESIDENTS FEEL ABOUT THIS HOSPITAL WHERE YOU ARE TRYING TO LOCATE IT. MY HUSBAND [REDACTED] AND MYSELF AS WELL AS EVERY SINGLE RESIDENT IN THAT ROOM ARE 100% OPPOSED TO THE LOCATION. THAT AREA WAS ZONED RESIDENTIAL AND IT NEEDS TO STAY THAT WAY. MY HUSBAND AND I PAID \$625,000 FOR OUR ONE ACRE LOT IN LA STRADA DEL LAGO DIRECTLY ACROSS THE STREET. WE ARE GETTING READY TO HAVE A TWO MILLION DOLLAR INVESTMENT IN OUR DREAM HOME. WE BOUGHT OUR LOT IN THIS 12 PARCEL SUBDIVISION BECAUSE IT IS THE MOST PRESTIGIOUS SUBDIVISION IN PEORIA.

DO YOU THINK IT STILL WILL BE WITH A HOSPITAL ACROSS THE STREET WITH A HELICOPTER PAD AND THE NOISE THAT GOES WITH IT?
DO YOU HAVE ANY IDEA WHAT THAT WOULD DO TO THE VALUE OF MY LAND AND HOME?
WE'VE WORKED OUR WHOLE LIFE TO BUILD THIS HOME AND PAID TOP DOLLAR FOR THIS LOT. YOU SIMPLY CANNOT PUT THIS STRUCTURE THERE!!!!
YOU NEED TO FIND ANOTHER LOCATION FOR THIS HOSPITAL IN THE HAPPY VALLEY COMMERCIAL CORRIDOR.

WE DO NOT WANT IT WHERE YOU ARE TRYING TO PLACE IT AND WE WILL FIGHT AS LONG AS IT TAKES TO MAKE SURE IT IS NOT LOCATED THERE! I CAN GUARANTEE YOU THE NEXT MEETING - IF THERE IS ONE - WILL BE ATTENDED BY MANY MORE RESIDENTS AND THE ONES THAT WON'T BE AT THE MEETING - WE WILL HAVE THEIR SIGNATURE ON A PETITION TO MAKE SURE IT DOES NOT HAPPEN.

AS WE SAID IN THE MEETING, WE'RE ALL FOR THE HOSPITAL - JUST NOT ON LAND THAT WAS ZONED RESIDENTIAL. ITS NOT FAIR TO THE PEOPLE WHO PURCHASED HOMES IN AN AREA WHERE THE CITY PLAN STATED OTHER RESIDENTIAL WOULD BE THEIR NEIGHBORS.

[REDACTED]