



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

**PLANNING & ZONING  
COMMISSION:**

Veda McFarland, Chair  
Marc Melbo, Vice Chair  
Bill Louis, Secretary  
Greg Loper  
John Gerard  
Nancy Golden  
Leigh Strickman  
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.*

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOTICE & AGENDA  
THURSDAY, JULY 16, 2009  
6:30 P.M.  
COUNCIL CHAMBERS  
8401 W. MONROE ST.**

**CONVENE:**

**ROLL CALL:**

**OPENING STATEMENT:**

**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/excuse the absences of Commissioners Gerard, Strickman, Loper, and Alternate Wojcik from the June 18, 2009 meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 18, 2009.
- 3C** **CU09-11:** Discussion and possible action to approve a request for a Conditional Use Permit to allow an outdoor dining patio at a proposed restaurant located north of the northeast corner of 83<sup>rd</sup> Avenue and Thunderbird Road.

## REGULAR AGENDA

### NEW BUSINESS:

**4R**    PUBLIC HEARING: RE: Amend existing PAD.

**PUBLIC HEARING – Z03-04A.4:** [REDACTED] AMEC Inc., on behalf of Essex Land Company is requesting to rezone approximately 3.44 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to allow a 2-story medical office building. The property is generally located west of the northwest corner of Happy Valley Road and Lake Pleasant Parkway.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from [REDACTED] AMEC Inc., on behalf of Essex Land Company to rezone approximately 3.44 gross acres from SR-43 (Suburban Ranch) to PAD (Planned Area Development) to allow a 2-story medical office building.

**5R**    PUBLIC HEARING: RE: Special Use Overlay.

**PUBLIC HEARING – Z08-10:** The Peoria Regional Medical Center (PRMC) is requesting a Special Use Overlay (SU) to permit a helipad in conjunction with the planned medical center. The proposed rooftop facility will be located on the hospital building planned as part of Phase 1 of the overall medical campus. The overall site is approximately 48.16 gross acres in size and is generally located north and west of the northwest corner of Yearling Road and Lake Pleasant Parkway.

**Staff Report**

**Open Public Hearing**

**Public Comment**

**Close Public Hearing**

**Commission Action:** Discussion and possible action to recommend approval of a request from Peoria Regional Medical Center (PRMC) for a Special Use Overlay (SU) to permit a helipad in conjunction with the planned medical center.

### **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.

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
JUNE 18, 2009  
DRAFT**

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 6:35 p.m.

**Members Present:** Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Bill Louis, and Nancy Golden (via phone).

**Members Absent:** Commissioners John Gerard, Greg Loper, Leigh Strickman, and Alternate Anne Wojcik.

**Others Present:** Ellen Van Riper, Assistant City Attorney, Chris Jacques, Planning Manager, Ed Boik, Planner, Cody Gleason, Planning Technician, and Bev Parcels, Planning Assistant.

**Opening Statement:** Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

**Audience:** Six.

**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:** Approve/excuse the absences of Commissioners Louis, Loper, and Alternate Wojcik from the May 7, 2009 meeting.
- 2C **MINUTES:** Approve the minutes of the Regular Meeting held May 7, 2009.
- 3C **CU09-09:** Discussion and possible action to approve Damian Hartze dba Cabo Joe's request for a Conditional Use Permit to operate a bar/tavern with a Series 6 liquor license at 8190 W. Deer Valley Rd. Suite #110.
- 4C **Planning and Zoning Commission Special Meeting:** Discussion and possible action to schedule a Special Meeting of the Planning and Zoning Commission on July 7, 2009, at 4:00 p.m. Location of the meeting will be at the Peoria Center for the Performing Arts, 8355 W. Peoria Avenue, Peoria, Arizona

**COMMISSION ACTION:** Commissioner Melbo moved to remove case CU09-09 from the consent agenda and place it on the Regular Agenda and approve the remaining Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

#### **REGULAR AGENDA**

**NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:**

- 3C** **PUBLIC HEARING--CU09-09:** Discussion and possible action to approve Damian Hartzel dba Cabo Joe's request for a Conditional Use Permit to operate a bar/tavern with a Series 6 liquor license at 8190 W. Deer Valley Rd. Suite #110.

**STAFF REPORT:** Cody Gleason, Planning Technician, presented the staff report.

**COMMISSION COMMENT:**

Commission questioned the possibility of purchasing liquor to take off site and if there is parking in the rear and south side of the business.

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** Commissioner Louis moved to approve Case CU09-09 with staff's stipulations. Commissioner Melbo seconded the motion, and upon vote, carried unanimously.

- 5R** **PUBLIC HEARING – Z09-05:** The City of Peoria is requested initial zoning for approximately 5.5 acres from Maricopa County Rural-43 to Suburban Ranch (SR-43). The property is located at the southeast corner of 83<sup>rd</sup> Avenue and Butler Drive.

**STAFF REPORT:** Ed Boik, Planner, presented the staff report.

**COMMISSION COMMENT:** None

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** Commissioner Louis moved to approve Case Z09-05 with staff's stipulations. Commissioner Melbo seconded the motion, and upon vote, carried unanimously.

- 6R** **PRESENTATION OF ROBERT'S RULES OF ORDER**

**COMMISSION ACTION:** Commissioner Louis moved to continue the training until the August 20, 2009 meeting due to lack of attendance. Commissioner Melbo seconded the motion, and upon vote, carried unanimously

- 7R** **UPDATE ON JULY 7, 2009 JOINT P&Z / CITY COUNCIL WORK SESSION**

**STAFF REPORT:** Chris Jacques, Planning Manager, gave a brief explanation regarding the joint meeting on July 7, 2009.

**CALL TO THE PUBLIC: (Non-agenda Items):** None

**REPORT FROM STAFF:** Chris Jacques, Planning Manager, mentioned the calendar included in the packet and a correction to one of the dates.

**REPORTS FROM THE PLANNING AND ZONING COMMISSION:**

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:50 p.m.

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Veda McFarland, Chair

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Date Signed



# CONDITIONAL USE PERMIT

## REPORT TO THE PLANNING AND ZONING COMMISSION

**CASE NUMBER:** CU 09-11  
**DATE:** July 16, 2009  
**AGENDA ITEM:** 3C

**Applicant:** [REDACTED] P.E. of RCC Design Group, representing Peoria Scoop, LLC

**Request:** Obtain a Conditional Use Permit to allow the addition of a 710 square foot outdoor dining patio at a proposed restaurant.

**Proposed Development:** Culver's Restaurant: A 3,954 square foot restaurant.

**Location:** Located north of the northeast corner of 83rd Avenue and Thunderbird Road.

**Site Acreage:** 3.44 gross acres.

**Support / Opposition:** As of the date of this printing, Staff has not received written or verbal support or opposition for this proposal.

**Recommendation:** Approve, with conditions.

### LAND USE BACKGROUND

**Table 1:** Existing Land Use, Future Land Use, Current Zoning. (Exhibits B)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped pad (Griffith Com. Ctr)	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PAD (Planned Area Development)
North	Stonegate Office Park	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PUD (Planned Unit Development)
South	Retail Buildings (Griffith Com. Ctr)	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PAD (Planned Area Development)
East	Undeveloped pad (Griffith Com. Ctr)	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PAD (Planned Area Development)
West	Marketplace at Thunderbird	Community Commercial	C-2 (Intermediate Commercial)

## **PROJECT DESCRIPTION**

### *Request and Development Details*

1. The applicant is proposing approximately 710 square feet of outdoor dining patio space to be located on the west side of a proposed 3,954 square foot restaurant building. The outdoor patio is designed to seat approximately 30-40 guests. Decorative railing with ledge stone pilaster columns will enclose the patio area. In addition, a decorative canopy will provide shading for the patio area. Proposed walkways will serve as an additional buffer from the drive aisles and parking areas.
2. The proposed hours of operation are seven days a week from 10:00 a.m. to 12:00 a.m. midnight.

### *Concurrent Cases*

3. The applicant has filed a Site Plan and Design Review application (PR08-40) to run concurrently with this Conditional Use Permit.

## **DISCUSSION AND ANALYSIS**

### *Applicability*

4. The proposed location is within a Planned Area Development (PAD), which requires all uses to comply with the regulations of the Intermediate Commercial (C-2) Zoning District. Outdoor dining and seating areas require the issuance of a Conditional Use Permit.
5. Section 14-39-10.D 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.

### *Analysis*

6. In staff's judgment, the proposed use is an appropriate, ancillary function to the proposed restaurant use. The proposed use is consistent with surrounding land uses. Staff did not identify any nearby surrounding single family neighborhoods in proximity to this development. An existing multi-family development to the east will not be impacted due to the fact the outdoor dining patio will be approximately 700 feet to the nearest apartment unit, as well as screened by the Culver's restaurant building and future Peoria Gun Club building.

7. Total proposed parking (46 spaces) complies with Article 14-23 Parking and Loading Requirements. Furthermore, the outdoor seating was included in the proposed parking calculations.

*Noticing and Neighborhood Comment*

8. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed pursuant to 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.

*Proposition 207*

9. 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 AND RECOMMENDATION**

10. Based on the following findings:
  - The proposal is limited in scope and an appropriate, ancillary function for a restaurant use; and
  - The proposal does not result in any detrimental impacts to the surrounding neighborhood.

It is recommended that the Planning and Zoning Commission take the following action:  
**Recommend approval to the City Council Case CU 09-11, subject to the following conditions:**

1. The use shall substantially conform to Exhibit A (narrative) and Exhibit C (site plan) as contained in the staff report to the Planning and Zoning Commission dated July 16, 2009.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Aerial Vicinity Map
Exhibit C	Site Plan
Exhibit D	Conceptual Elevations for Reference Only (PR08-40)

Prepared by: Monique Spivey  
Associate Planner



**CULVER'S RESTAURANT LOT 3 GRIFFITH COMMERCE CENTER  
PROJECT NARRATIVE - CUP  
APN: 200-63-310**

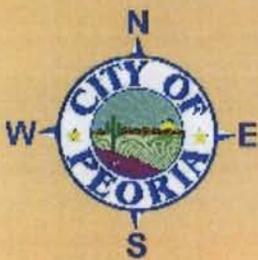
The enclosed submittal package is for a Conditional Use Permit to allow outdoor dining for a Culver's restaurant at the southeast corner of North 83<sup>rd</sup> Avenue and Ludlow Drive. Culver's is a quick serve franchise serving fresh, made to order dinners, sandwiches, salads, and a premium ice cream known as frozen custard. The proposed size of the restaurant is 3,954 square feet, with an indoor seating capacity of approximately 94 guests. The outdoor patio area would be approximately 710 square feet and would seat another 30-40 guests. The restaurant will also have a drive-thru. The hours of operation are from 10 am to 12 pm daily.

This project was previously submitted on Lot 3A of Griffith Commerce Center. The current location is Lot 3, which includes approximately 52,082 sf of area. The site is currently zoned PAD. The use is consistent with uses approved for Griffith Commerce Center.

The total number of proposed parking spaces is 46, and additional 11 spaces will be constructed on the adjacent lot with a cross-parking and access easement. The required number of spaces is 45.

The site is located within a business park that currently includes a multi-tenant retail and the intersection of 83<sup>rd</sup> Avenue and Thunderbird Road. Plans have been submitted for a Gun Club on Lot 5A, just east of this site. North of the site are existing office condos. Across the street to the west is a business park. The proposed outdoor dining should not create any detrimental impact on the area or surrounding property owners as it is similar to many other outdoor dining venues in the area and the City.

# CU09-11 Aerial Vicinity Map



Not to Scale

**CU09-11**

Applicant: Peoria Scoop, LLC (Culver's Restaurant)

Request for a Conditional Use Permit (CUP) for a proposed restaurant to allow the addition of an outdoor dining patio.

**Exhibit B**

83RD AVENUE

W. LUDLOW DR.

PROPOSED RESTAURANT  
FFE-1173.05

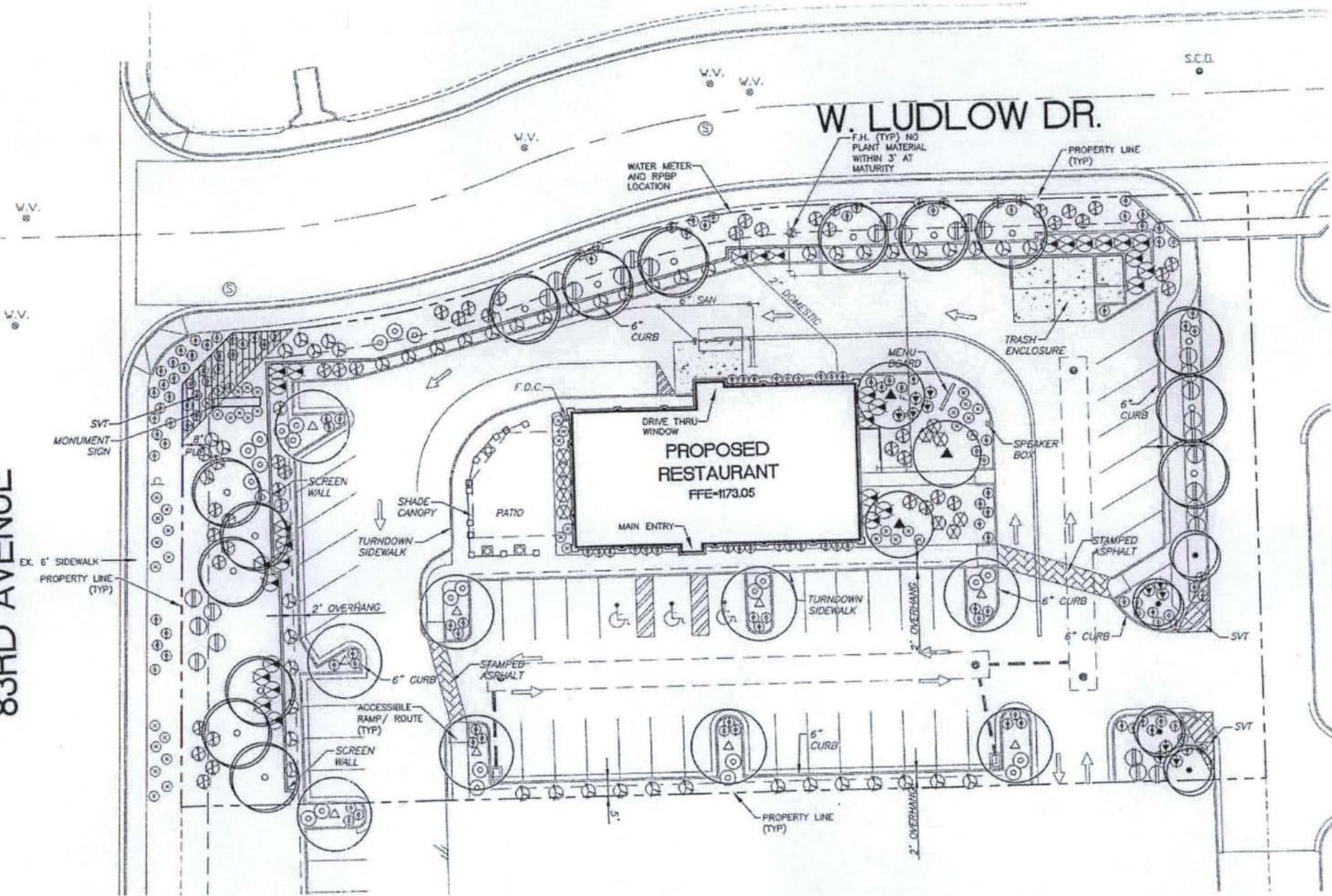
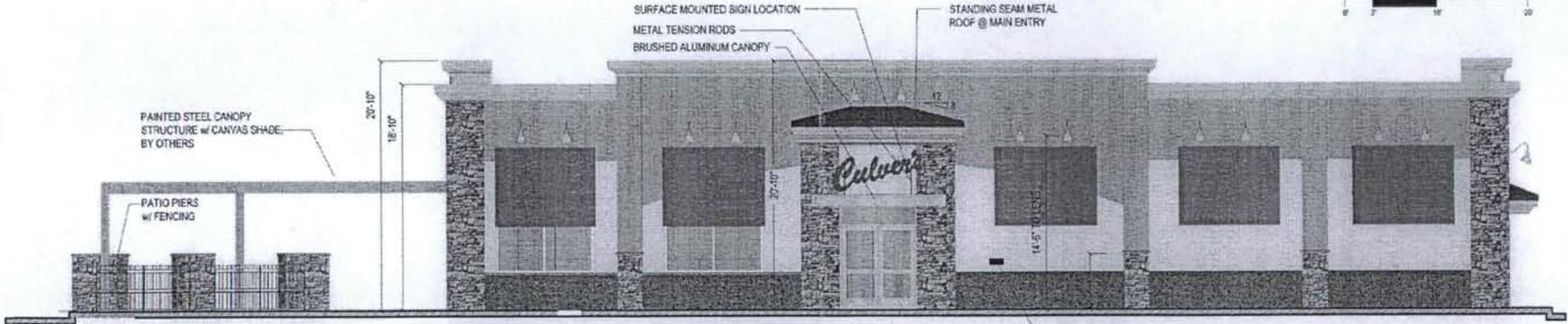


Exhibit C

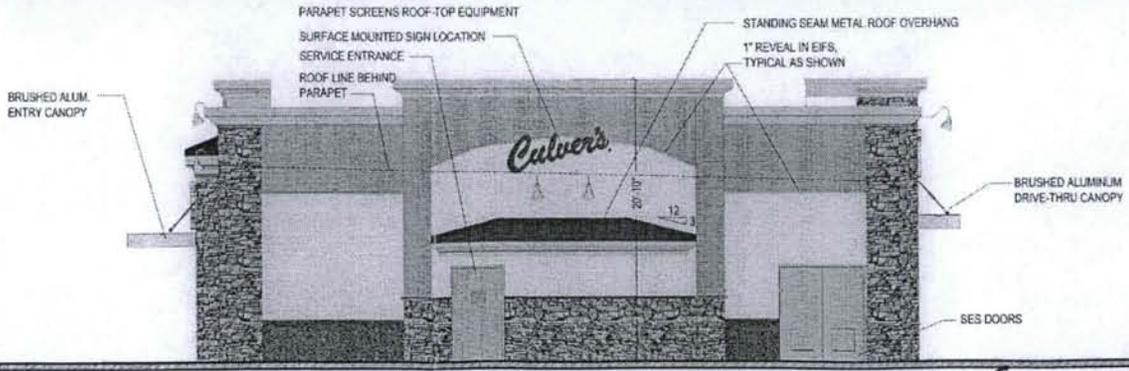
CU09-11

2 P T F  
LA

REPRESENTATION	MATERIAL	COLOR
	"STEPPED EAVE CORNICE" w/ SHEET METAL COPING	"DOVETAIL" IC957
	COOSENOCK LIGHT	ALUMINUM
	V-GROOVE REVEAL WHERE SHOWN	
	EAVES ABOVE WINDOWS & ABOVE PER STONE	"FANTAZILING TAY" IC8420
	ARCHED CANVAS	SUNBELLA ROYAL BLUE #817
	PATIO SHADE CANVAS	SUNBELLA ROYAL BLUE #817
	EAVES ABOVE SILL	"MANUSCRIPT" IC8738
	CULTURED STONE w/ STONE SILL TRIM @ BLDG & PATIO PIERS	OWENS CORNING BLENDING TEXTURES 80% BUCKS COUNTY SOUTHERN LEDGESTONE (CSV-300) 20% BUCKS COUNTY DRESSED FIELDSTONE (CSV-302)
	EAVES SILL SIZED TO MATCH STONE SILL	
	TEXTURED EAVES BELOW SILLS "AFTERNOON TEA" IC9321	



SOUTH ELEVATION



EAST ELEVATION

9-209

**NEW CULVER'S RESTAURANT**

B314 & Ludlow  
Peoria, Arizona 85361  
County of MARICOPA

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**PRELIMINARY ELEVATION RENDERINGS**

Note: Images shown represent conceptual rendering only. The actual building materials may vary in appearance.

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**SOUTH AND EAST ELEVATIONS**

Date: 10-27-2008  
Revision: 1-27-2009  
6.3.2009

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OWNER:  
SCOP, LLC  
3000 Crystal Rock  
Blossom, IL 60004  
TEL: 815-431-7700 / FAX: 815-431-7702 / WWW: SCOP.COM

ARCHITECT:  
CULVER'S RESTAURANT ARCHITECTS  
200 South Main Street  
Peoria, Illinois 61602  
TEL: 309-691-1111 / FAX: 309-691-1112

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DESIGNER:  
CULVER'S RESTAURANT ARCHITECTS  
200 South Main Street  
Peoria, Illinois 61602  
TEL: 309-691-1111 / FAX: 309-691-1112

(PRO8-40)  
conceptual only

Exhibit D



# REZONING

## REPORT TO THE PLANNING AND ZONING COMMISSION

**CASE NUMBER:** Z 03-04A.4  
**DATE:** July 16, 2009  
**AGENDA ITEM:** 4R

**Applicant:** [REDACTED] on behalf of Essex Land Co.

**Request:** Rezone approximately 3.44 gross acres from Suburban Ranch (SR-43) to Planned Area Development (Lake Pleasant Towne Center PAD) to facilitate a medical office building.

**Proposed Development:** A 2-story, 24,360 square-foot medical office building and associated 151 space surface parking lot.

**Location:** Approximately 1/2 mile west of the northwest corner of Lake Pleasant Parkway and Happy Valley Road.

**Site Acreage:** 3.44 gross acres.

**Support / Opposition:** As of the date of this printing, Staff has not received written or verbal support or opposition for this proposal.

**Recommendation:** Approve, with conditions.

### LAND USE BACKGROUND

*Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits C-E)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Community Commercial	SR-43
North	Vacant	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PAD (Florenza)
South	Vacant	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	County RU-43
East	Offices, Commercial Center	Community Commercial	PAD (Lake Pleasant Towne Center)
West	Vacant	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	PAD (Tierra del Rio)

### *Annexation History*

1. The parcel was annexed into the City in November 2008. Subsequently, the parcel was given an initial zoning designation of Suburban Ranch (SR-43).

## **PROJECT DESCRIPTION**

### *Rezoning Request*

2. The applicant proposes to rezone approximately 3.44 gross acres from Suburban Ranch (SR-43) to Planned Area Development (Lake Pleasant Towne Center PAD) to facilitate a 2-story, 24,360 square-foot medical office building.

### *Development Details*

3. The rezoning will facilitate the development of a 2-story, 24,360 square-foot medical office building and its associated parking lot. The building will be located on the northeast portion of the site adjacent to Denaro Corporate Center.

Principal vehicular access to the site will be from Happy Valley Parkway and cross-access with Denaro Corporate Center.

The concept architectural elevations indicate the building will be designed with quality materials and features to compliment the adjacent office buildings.

### *Topography*

4. The buildable portion of the site slopes at a 4.6% grade to the west. The Happy Valley Road frontage has a significant grade and results from recent construction on Happy Valley Road and is sparsely vegetated.

## **DISCUSSION AND ANALYSIS**

### *Conformance with the General Plan*

5. The proposal is an extension of the Lake Pleasant Towne Center PAD which has an underlying land use designation of Community Commercial. This designation denotes areas which contain a variety of intense commercial uses including large-scale retail buildings and shopping centers of less than 500,000 square feet. It also supports less intense office and retail uses. The proposed medical office is consistent with the underlying land use designation

### *Lake Pleasant Towne Center PAD*

6. The Lake Pleasant Towne Center PAD is designed to provide appropriate buffers and separation from residential uses and this property will provide at least 30-foot

of buffer along residential property lines. Additionally, the PAD use list is refined with this rezoning so that only office-type uses can be located on this parcel and the more intense retail uses are confined to the existing shopping center areas to the east. This will further reduce the potential of noise, light and other impacts on the adjacent residential zoned properties.

#### *Desert Lands Conservation Ordinance*

7. The applicant has submitted a Master Conservation Plan in accordance with the DLCO. There are no natural open spaces on the site. In order to meet the minimum natural open space requirement, the few significant saguaros and palo verdes which are viable for salvage will be incorporated into a landscape plan which will consist largely of Sonoran Desert plant types. At site plan review, efforts will be made to ensure naturalistic installation of plants and materials.

#### *Citizen Participation Plan - Neighborhood Meeting*

8. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting. The applicant notified property owners within 300 feet of the subject site (6 ownerships). Accordingly, on May 1, 2009 the applicant held a neighborhood meeting at the Denaro Corporate Center located at 10210 W Happy Valley Parkway. As indicated in Exhibit F, no adjacent property owners or interested parties attended the meeting.

#### *Fire Requirements*

9. The Fire Department had no specific conditions of approval relative to this rezone request. However, 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*

10. 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 July 1, 2009. 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*

11. 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 AND RECOMMENDATION**

12. Based on the following findings:

- The proposed use is consistent with the Community Commercial designation as described in the General Plan.
- The PAD benefits the public interest by promoting a development framework that maximizes compatibility, provides appropriate land use transition and reduces the potential for conflict.
- The proposal will advance the City's goals and objectives at improving the current jobs-to-housing ratio by facilitating new opportunities for professional and medical employment

It is recommended that the Planning and Zoning Commission take the following action:  
**Recommend approval to the City Council Case Z 03-04A.4, subject to the following conditions:**

1. This development shall conform to the Lake Pleasant Towne Center PAD Standards and Guidelines Report date stamped 05/22/2009.
2. A Preliminary Drainage Report must be submitted with the site plan.
3. An updated Traffic Impact Analysis must be submitted with the site plan that addresses among others, the dimensions for the deceleration lane including taper and storage lengths, sight distances and throat lengths.
4. The Development is responsible for payment of all current repayment zones, there is currently a repayment for the improvements on Happy Valley Parkway for \$31,996.50. This amount shall be paid to the City of Peoria prior to permits being issued for this project.
5. The Developer shall abandon excess ROW on Happy Valley Parkway along the frontage of the project to accommodate the ultimate development of the half-street. The abandonment will be based on an agreed payment in the amount equal to what the County originally paid for the ROW. Transfer of funds will occur prior to issuance of permits for this development.
6. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls or retention shall be allowed within the PUE.
7. The Developer shall construct the half-street for Happy Valley Road along the frontage of the project including the third lane of pavement, the deceleration lane for the new driveway, curb, gutter, sidewalk, streetlights, landscaping, and median landscaping.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Aerial/Context Map
Exhibit C	Zoning Map
Exhibit D	Conceptual Development Plan
Exhibit E	Conceptual Building Elevation
Exhibit F	Citizen Participation Report
Exhibit G	Lake Pleasant Commons PAD

Prepared by: Edward Boik  
Planner

# DENARO CORPORATE CENTER PHASE II

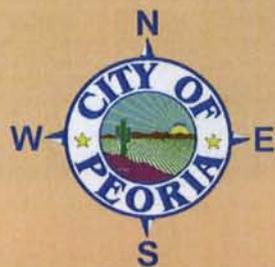
## PROJECT NARRATIVE

Denaro Corporate Center Phase II is comprised of 2.15 acres of undeveloped land which is surrounded by developments on the north, east and west boundaries which are all currently under construction. The developer/owner of this project, Essex Land Development Company, also owns the development immediately to the east of this site, Denaro Corporate Center. Denaro Corporate Center (for purposes of this narrative we will call this Phase I) is an office complex located on Parcel 20A of the Lake Pleasant Towne Center commercial PAD development. Denaro Corporate Center. Phase II is intended to be a harmonious continuation of Phase I and will include one or more buildings with a maximum building height of 48 feet. Access to the site will be through Phase I as well as through a new driveway on the west side of the project. The actual driveway configuration shall reflect what is approved for the driveway in the Traffic Impact Analysis for the Project.

The site is bounded on the south side by Happy Valley Road. It is anticipated that excess right of way along the north side of Happy Valley Road will be purchase from the City Of Peoria and will add an additional 1.29 acres to this development. This parcel is currently located within a Maricopa County island and is anticipated to be annexed into the City Of Peoria. The current county zoning classification for this parcel is R-43. It is anticipated the site will be rezoned to C-2 once annexation into the City of Peoria is complete.

The site slopes in the east-west direction at approximately 4.6 percent. The project will be sewerd to the west through the existing Tierra Del Rio development. Potable water will be extended through Phase I to serve this site. Happy Valley Road is fully improved. It is anticipated that a left turn lane will be added within the Happy Valley Road median to allow for west bound traffic to enter the site.

# Aerial/Context Map



Not to Scale

## Z03-04A.4: Lake Pleasant Medical Center

### Request:

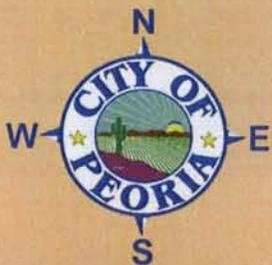
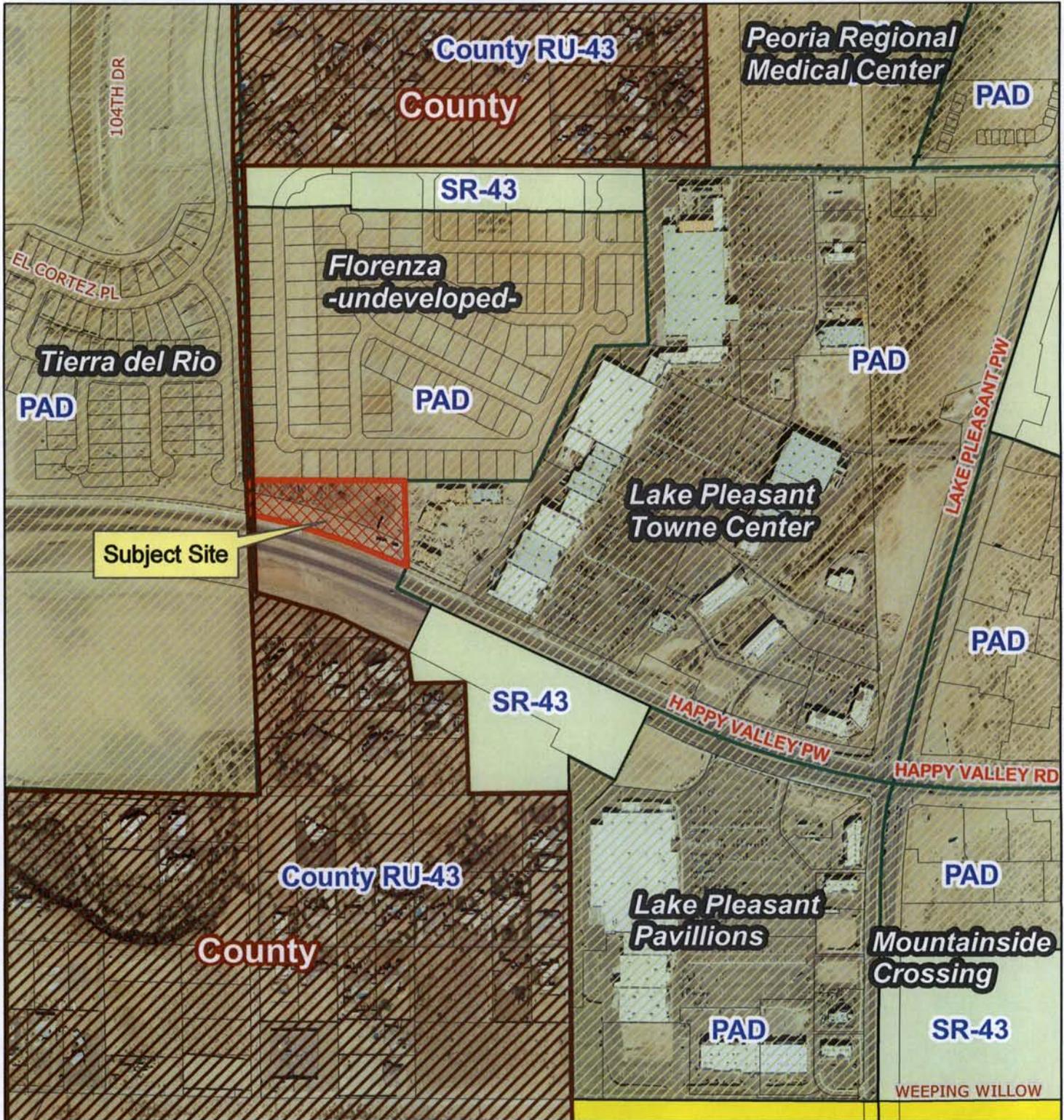
Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) for a site encompassing 3.44 gross acres.

### Location:

W/O NWC Lake Pleasant Pkwy and Happy Valley Rd.

**Exhibit B**

# Zoning Map



Not to Scale

## Z03-04A.4: Lake Pleasant Medical Center

**Request:**

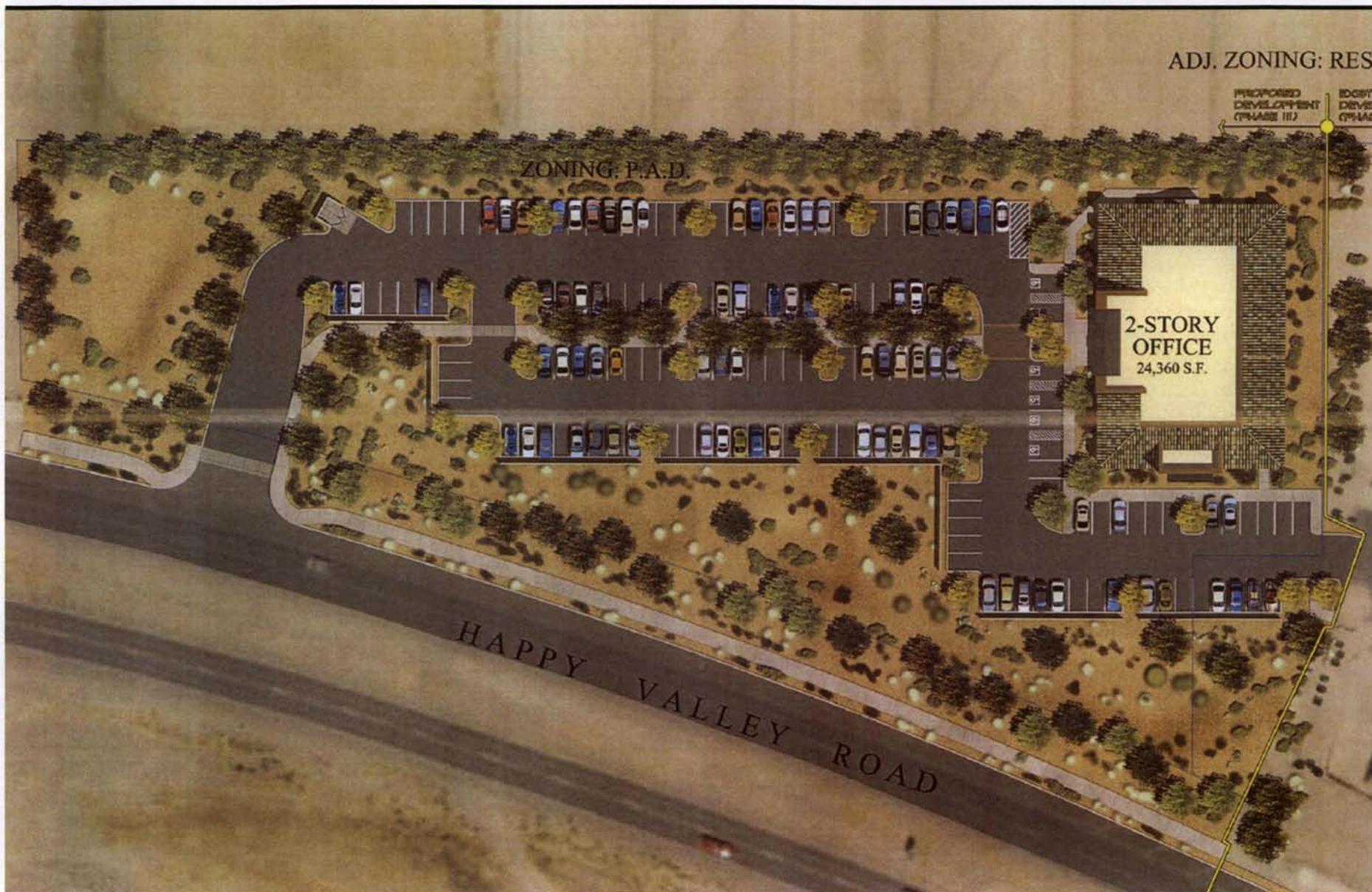
Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) for a site encompassing 3.44 gross acres.

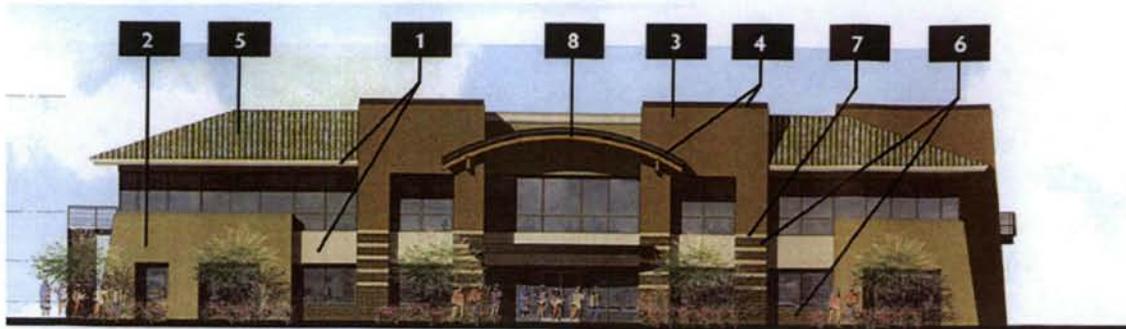
**Location:**

W/O NWC Lake Pleasant Pkwy and Happy Valley Rd.

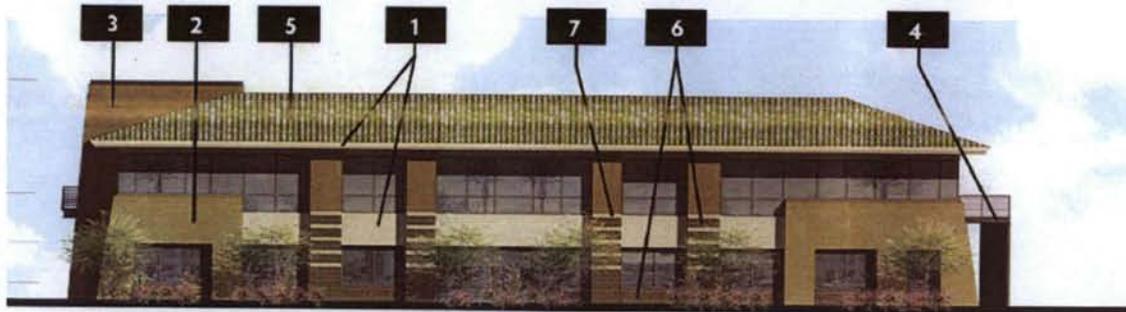
**Exhibit C**

# Exhibit D





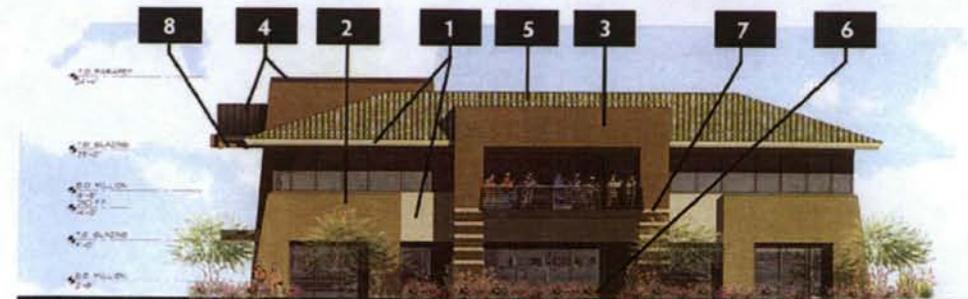
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



5 ROOF TILE  
OLD SANDHARND BLEND  
by M.C.A.



6 COCOA BROWN  
by SUPERLITE



7 PEBBLE BEACH  
by TRENDSTONE



8 WOOD  
OK-74 by OKON

2-STORY OFFICE  
**LAKE PLEASANT MEDICAL PLAZA**  
PROFESSIONAL OFFICE DEVELOPMENT  
PEORIA, ARIZONA

03.04.09 - 08076

D  
NT

Exhibit E





JKD Consulting

EXHIBIT F

P.O. Box 5027  
Glendale, Az 85312-5027  
P 623-251-6333

## Citizen Participation Plan (CPP) For Lake Pleasant Medical Center Z03-04A.4

This report describes measures taken to notify and inform the public regarding a commercial development proposed by PAL 7, L.L.C. with the City of Peoria.

On May 1, 2009, PAL 7, L.L.C. held a public meeting in regards to the Lake Pleasant Medical Center development in Peoria, Arizona. Notices were mailed out to all property owners of property located within 300 feet of the proposed development (see attached 300 ft. Rezoning Notification Area Map). In attempt to reach the current property owners, a search of current owners was conducted through the County Assessor's office. The resulting list of owners is attached in Exhibit A. Copies of meeting notices sent by mail are attached.

All notices were mailed out via Certified Mail, Return Receipt Requested. The Mailing Status column of Exhibit A indicates which mailings a signed return receipt was received, which mailings were returned with no forwarding address, and which mailings no further communication has been received.

Prior to and after the meeting date, no communication was received from any property owner regarding the project.

The meeting was held at 3:00 pm on Friday, May 1, 2009 in the offices of Essex Land in Denaro Corporate Center located immediately adjacent to the site. Vince Coppola of PAL 7, L.L.C., and Julie DiMaria of JKD Consulting were in attendance twenty minutes prior to the meeting. The Site Plan, colored building elevations and colored Landscape Plans were set up for all attendees to view. There were no other attendees at the meeting. A copy of the meeting Sign In sheet is attached. The doors to the meeting room remained open until shortly after 4:00 pm. The meeting was convened at 4:15 pm.

End of Meeting Report



**LAKE PLEASANT TOWNE CENTER  
PLANNED AREA DEVELOPMENT  
NWC LAKE PLEASANT PARKWAY AND HAPPY VALLEY ROAD**

**ORIGINAL APPLICATION**

Case # **Z03-04**

APPROVED BY PEORIA CITY COUNCIL

December 16, 2003, Ordinance 03-183

Subject to Stipulations A-N

**AREA**

86.7 Acres (Original PAD)

+ 3.4 Acres (Z03-04A.4)

= 90.1 Acres (Total PAD)

**AMENDMENTS**

Z03-04A.1, Exhibit F (Signs): 11/4/2005 [minor]

Z03-04A.2, Amend Exhibit F (Letter Height): 10/11/2006 [minor]

Z03-04A.3, Amend Exhibit F (Additional Sign): 6/24/2008 [minor]

Z03-04A.4, Add 3.4 Acres – Lake Pleasant Medical Center: [major]

# LAKE PLEASANT MEDICAL CENTER DEVELOPMENT TEAM

## OWNER

---

[REDACTED]  
PAL, L.L.C.  
10210 W. Happy Valley Road  
Peoria, AZ 85383  
Tel: 602-770-8996  
Fax: 623-889-7370  
essex@qwestoffice.net

## AMEC

---

### *Team Lead*

[REDACTED]  
AMEC Mines & Minerals  
2001 W. Camelback Road, Suite 300  
Phoenix, Arizona 85015  
Tel: 602.343.2400  
Fax: 602.343.2499  
Cell: 602.882.4453

### *Project Manager*

[REDACTED]  
AMEC Infrastructure  
4435 E. Holmes Avenue  
Mesa, Arizona 85206  
Tel: 480.648.3117  
Fax: 480.830.3903

### *Traffic Engineer*

[REDACTED]  
AMEC E & E  
Traffic Engineering Manager  
2001 W. Camelback Road, Suite 300  
Phoenix, Arizona 85015  
Tel: 602.343.2400  
Fax: 602.343.2499

## BUTLER DESIGN GROUP

---

### *Designer/Architect*

[REDACTED]  
Butler Design Group  
5555 E. Van Buren Street, Suite 215  
Phoenix, AZ 85008  
Tel 602.957.1800  
Fax 602.957.7722

### *Land Planner*

[REDACTED]  
AMEC Earth & Environmental  
1405 West Auto Drive  
Tempe, Arizona 85284  
Tel: 480.940.2320  
Fax: 480.785.0970  
Cell: 602.329.0929

### *Environmental Planner*

[REDACTED]  
AMEC Earth & Environmental  
1405 West Auto Drive  
Tempe, Arizona 85284  
Tel: 480.940.2320  
Cell: 602.821.0786  
Fax: 480.785.0970

### *Project Manager*

[REDACTED]  
Butler Design Group  
5555 E. Van Buren Street, Suite 215  
Phoenix, AZ 85008  
Tel 602.957.1800  
Fax 602.957.7722

## ORIGINAL LAKE PLEASANT TOWNE CENTER DEVELOPMENT TEAM

*Developer/Applicant:*

**Vestar Development Company**  
2425 E Camelback Road, Suite 750  
Phoenix, Arizona 85016  
(602-866-0900)

*Property Owner:*

**Brophy College Preparatory**  
4701 N Central Avenue  
Phoenix, Arizona 85012  
(602-264-5291)

*Property Owner:*

**Arizona State Land Department**  
1616 West Adams Street  
Phoenix, Arizona 85007  
(602-364-2720)

*Planner/Landscape Architect:*

**Butler Design Group**  
3020 E. Camelback Road, Suite 215  
Phoenix, Arizona 85016  
(602-957-1800)

*Engineer*

**CMX Group, Inc.**  
7740 N 16th Street, Suite 100  
Phoenix, Arizona 85020  
(602-567-1900)

*Attorney:*

**Earl, Curley & Lagarde**  
3101 N. Central Avenue, Suite 1000  
Phoenix, Arizona 85012  
(602-265-0094)

*Signage Consultant:*

**Bleier Industries, Ltd.**  
2030 W. Desert Cove  
Phoenix, Arizona 85029  
(602-944-3117)

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General Plan Map.....	EXHIBIT B
Activity Nodes Map.....	EXHIBIT C
Conceptual Site Plan.....	EXHIBIT D
Conceptual Architectural Elevations.....	EXHIBIT E
Comprehensive Sign Plan.....	EXHIBIT F
Lake Pleasant Medical Center Conceptual Site Plan.....	EXHIBIT G
Lake Pleasant Medical Center Conceptual Landscape Plan.....	EXHIBIT H
Lake Pleasant Medical Center Conceptual Architectural Elevations.....	EXHIBIT I
Lake Pleasant Medical Center Legal Description.....	EXHIBIT J

# LAKE PLEASANT TOWNE CENTER PAD NARRATIVE AMENDMENT TO ADD 3.4 ACRE LAKE PLEASANT MEDICAL CENTER PARCEL

## Introduction

This is a request to add 3.4 acres to the original 86.7 acre Lake Pleasant Town Center PAD and rezone these 3.4 acres of land from SR-43 to Planned Area Development (PAD) consistent with the Lake Pleasant Towne Center PAD. The proposed PAD includes a conceptual plan for a two story medical office building, related parking, and landscaping. The addition of this 3.4 acre parcel (to the 20.13 gross acre triangular-shaped located along the Lake Pleasant Parkway frontage that is owned by the State of Arizona as a State Trust Land parcel and a second parcel that is a 64.52-acre parcel contiguous to the State Trust Land parcel's west property line and was owned by Brophy College Preparatory) will create a total 90.1 acre PAD.

The 90.1 acre PAD property is located on the northwest corner of Lake Pleasant Parkway and Happy Valley Road (see Vicinity Map, Exhibit A). The additional 3.4 acre parcel fronts Happy Valley Road just west of the existing Denaro Corporate Center. The State Trust Land parcel fronts Lake Pleasant Parkway. The adjacent Brophy-parcel fronts the Happy Valley Road on the south and Yearling Road on the north. The Brophy parcel also has an access easement through the State Trust Land parcel to Lake Pleasant Parkway. The PAD is needed to combine commercial uses parcels under different ownership and to accommodate unusual topography. The site is traversed from northeast to southwest by a large wash. However, this wash does not directly affect the 3.4 acre Lake Pleasant Medical Center parcel.

## General Plan

This PAD request is consistent with the Peoria General Plan (see General Plan Map, Exhibit B). The General Plan Land Use map identifies the site for Community Commercial development. The General Plan describes Community Commercial as typically consisting of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas, to include office buildings such as that proposed for the additional 3.4 acre addition to this PAD. The PAD request is also consistent with the Lake Pleasant Parkway Corridor Specific Area Plan that identifies the intersection of Happy Valley Road and Lake Pleasant Parkway as a Community Activity Node per Policy D-2.2 (see Activity Nodes Map, Exhibit C). A Community Activity Node has a radius of approximately one-quarter mile, and includes local commercial retail opportunities with a service area up to 10 miles. Policy A-1.2 allows access points with median breaks at quarter mile intervals with right-in and right-out access allowed as determined by the City Engineer. Objective D-5 encourages and promotes non-residential development within the corridor where such development is consistent with the Goals, Objectives and Policies of the Plan. The project will develop according to the Suburban Cross-Section as described in the Lake Pleasant Parkway Corridor Specific Area Plan and the Happy Valley Road Plan.

The Economic Development Element of the General Plan includes Goals, Objectives and Policies to increase economic prosperity for Peoria citizens and businesses. Objective E-1 seeks to reduce retail trade leakage, and Policy E-1a suggests that the City create commercial nodes in strategic locations. The proposed community commercial center at the subject site will draw retail support from populations outside Peoria to the east and west. The proposed PAD could add 1,167 new jobs to the City, which will positively impact the jobs to population ratio and the City's retail sales tax base. The additional 3.4 acres will host a nearly 25,000 square foot office building that will employ nearly 46 employees when it is fully leased out.

## Conceptual Plan

The additional 3.4 acre site plan shows the concept of a new 2-story medical office building containing 24,800 square feet (see Conceptual Site Plan, Exhibit G). The site will accommodate the required 157 parking spaces, a 30 foot setback on two sides not abutting existing office, and provide plenty of opportunity for retention and landscaping/screening.

The original PAD conceptual plan illustrates the potential for a combination of neighborhood level retail and community neighborhood level retail shopping (see Conceptual Site Plan, Exhibit D). The site plan illustrates a combination of a community shopping center with five major tenants on the Brophy-parcel, and six freestanding retail pads on the State Trust Land parcel.

The conceptual plan illustrates how the site can be developed with community and neighborhood level retail uses (as well as office uses) on parcels under separate ownership. It is the intent of the conceptual site plan to show how the shopping center (Brophy-parcel), the freestanding retail pads (State Trust Land parcel), and the additional 3.4 acre (Lake Pleasant Medical Center parcel) can be developed together or independently. Due to the legal responsibilities assigned to the State Land Department for management of the State Trust Land parcel, the State Trust Land parcel needs to have the ability to develop as an independent parcel. The State Trust Land parcel may develop on its own or as part of the larger shopping center shown on the Brophy-parcel depending on the needs of the Trust. As of this writing, the Brophy parcels are mostly developed and fully built-out.

The conceptual plan must take into consideration the topography and washes that pass through the site. The site's topography and orientation to arterials creates the need for a circulation system that: provides access from perimeter streets into the shopping center; allows circulation between retail components on both sides of the wash; and allows access to freestanding retail pads that are isolated from the shopping center by the wash. The design challenge is to honor the City's access policies for Lake Pleasant Parkway but also to provide access to all retail uses. The conceptual circulation allows the State Trust Land parcel to develop independently, or be integrated with the adjacent commercial center on the Brophy-parcel.

This circulation system proposes a variety of access points into the center and freestanding retail pads. A collector street (Yearling Road) is proposed along the north property line of the PAD. This collector street allows northern access driveways into the shopping center and retail pads. It also provides future access to planned residential properties to the west. As a collector-street, Yearling Road intersects with Lake Pleasant Parkway at one of the City's planned median break points. Major entrances to the shopping center are designated off of Lake Pleasant Parkway and off of the Happy Valley Road connector to Loop 303. The shopping center site has a vehicular access easement across the State Land parcel for direct access to Lake Pleasant Parkway at a planned median break location. The driveway entrances into the shopping center pull traffic off the arterials into an internal circulation system that allows access to all portions of the shopping center and freestanding retail pads on both sides of the wash. The internal circulation includes three bridged crossings over the wash to connect the commercial parcels. A series of smaller right-in and right-out only access entry drives are added off of the north collector street, Lake Pleasant Parkway and Happy Valley Road connector to evenly disperse traffic flow into and out of the shopping center and the freestanding retail pads.

Access for the 3.4 acre Lake Pleasant Medical Center parcel will be provided along Happy Valley Road. In addition access to the east of the parcel will connect the existing Denaro Corporate Center with the new 3.4 acre parcel parking lot. This will allow access (although indirect) from Lake Pleasant Parkway and Yearling Road.

The conceptual plan accommodates non-vehicular access through the site per the policies in the General Plan. An equestrian trail is planned through the site, in the bottom of the wash, to allow equestrian access to points north and south of the site. A multi-use trail is planned through the site along

the top of the wash's west back to allow pedestrian access to points north and south of the site. Appropriate pedestrian walkways will link retail components of the shopping center, and provide walkways from parking lots to major retail stores.

The plan provides generous landscape setbacks along Lake Pleasant Parkway and Happy Valley Road. There is a planned 30-foot landscape buffer along Lake Pleasant Parkway and a 15-foot landscape buffer along Happy Valley Road. Additional design elements will be added along the street frontages including appropriate landscape berms and/or screen walls to hide parked vehicles from visibility. Entrance drives will be improved with enhanced decorative pavers. Major entrances will include landscape medians.

The Landscape Ordinance requires 20-percent of the net site area to be landscaped with 5-percent of the net site to be open space. The conceptual plan illustrates there is significant potential to provide landscaping along the perimeter of the site, adjacent to the wash, in parking lots and adjacent to retail buildings and shops. The Lake Pleasant Medical Center will be landscaped in a similar fashion with the same plant palette as the original PAD (see conceptual Landscape Plan, Exhibit H). The Lake Pleasant Medical Center development will follow the Master Conservation Plan as approved by the City of Peoria for this portion of the amended PAD. Any native plants located on the site that are required to be salvaged by either state or local statute, will be replanted on the site upon completion and final landscaping of the project. The salvaged native plants will be maintained in an irrigated nursery adjacent to the site during construction. "The property owners for the commercial uses will maintain all on-site landscaping including perimeter rights-of-way.

The medical office building located on the 3.4 acre parcel will be designed to be architecturally cohesive with those office buildings already constructed in the PAD such as the existing Denaro Corporate Center. Conceptual architectural elevations for the center (see Conceptual Architectural Elevations, Exhibit I) illustrate the quality and character intended for this shopping center (see Conceptual Architectural Elevations, Exhibit E). The conceptual elevations illustrate the use of desert colors and a variety of materials including stucco, stacked stone, tile roof, and wood accents. The elevations provide variety to break up size and scale through the use of battered walls, towers, different roof heights, arches, gable ends, parapets, eaves to provide relief and depth, sconce lights, and varied column designs with different roof overhang designs for shade.

The commercial uses on the 3.4 acre Lake Pleasant Medical Center parcel, the State Trust Land parcel and the Brophy-parcel will be consistent with the permitted, conditional and accessory uses listed in the C-2 base-zoning district. The architecture and design of the commercial buildings will comply with the City's Design Review Manual for Non-Residential uses. The Lake Pleasant Medical Center, State Trust Land parcel and the Brophy-parcel will be developed and phased separately or together depending on market demand and the successful bidder at the public auction of the State Trust parcel.

## Development Standards

The development standards for the property are in accordance with the C-2 base district or as amended in the following Development Standards Table:

Land Use	Minimum Lot Size	Max Lot Width	Minimum Setbacks for Principal Buildings (ft)					Maximum Building Height	Max % Lot Coverage
			Front	Least Side	Total Sides	Rear	Perimeter		
Commercial	10 acres	NR	30-Feet	*	*	20-Feet*	30-Feet*	48-Feet	NR
Office	1 acre	NR	30-feet	*	*	20-Feet*	30-Feet*	2-Stories or 48-Feet**	NR

\*No side or rear yards are required along interior lot lines, except as required in the Building Code.

\*\* For office buildings adjacent to residential parcels, the 1:3 step-back provision does not apply

Site Plan Review approval is required for principal and accessory buildings in accordance with Article 14-32 of the Zoning Ordinance.

Parking and Loading Requirements are required in accordance with Article 14-23 of the Zoning Ordinance.

Signs are allowed in accordance with EXHIBIT F.

Landscaping will comply with Article 14-35 of the Zoning Ordinance.

## Permitted Uses

For commercial uses: permitted, conditional and accessory uses listed in C-2 under Article 14-9 of the Zoning Ordinance, including grocery stores and big box stores with garden centers. Outdoor uses as permitted under Article 14-9.F of the Zoning Ordinance.

## Prohibited Uses

Adult Uses  
 Ambulance Service Facility  
 Auto Parking Lot or Garage as a Principle Use  
 Bus Terminals  
 Binding Companies and Non-Chartered Financial Institutions  
 Convention Centers and Exhibition Halls  
 Golf Course - Regulation  
 Monument Sales  
 Nursing or Convalescence Home, Long Term Care Facilities  
 Palm Readers, Phrenologists, Fortune Tellers and Astrologers  
 Pawn Shops  
 Plasma Center, Tattoo and Body Piercing Studios  
 Public School or Charter Schools  
 Resorts  
 Recycling Collection Points  
 Loose, Bulk or Un-bagged Retail Decorative Rock Sales  
 Sales and Storage of Grain, Feed, Seed, Fertilizer, Farm and Garden Supplies  
 School Bus Parking and Maintenance  
 Wedding and Reception Center

## Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for the appropriate Non-Residential uses in terms of Architectural Design, Site Design, Landscape Design, and Quantitative Guidelines.

## Grading and Drainage

The PAD site slopes from northeast to southwest. On-site retention basins approved in Site Plan Review shall accommodate all storm water drainage required by the City. Drainage will be designed to accommodate 100-year, 2-hour storm events.

## Public Utilities and Services

There is an existing 30-inch water line available to the site in Lake Pleasant Road. There are no other existing utilities immediately adjacent to the site. There are two paved travel lanes along Lake Pleasant Parkway. The Happy Valley Road connector to Loop 303 is scheduled for completion in March 2004. The developer will provide street and utility services so the site when the site is developed as required by the City.

Sewer.....	City of Peoria
Water.....	City of Peoria
Electricity.....	Arizona Public Service
Telephone.....	Qwest Communications
Cable TV.....	Cox Communications
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency.....	City of Peoria
Police.....	City of Peoria

As of this writing, the Lake Pleasant Parkway has been fully improved and dry utilities have been developed through out the Lake Pleasant Towne Center. The 3.4 acre Lake Pleasant Medical Center parcel will utilize the existing water lines available within the Lake Pleasant Towne Center development. The Lake Pleasant Medical Center will also utilize the existing sewer line located in the Lake Pleasant Towne Center or the existing sewer within the Tierra Del Rio development to the west of the site, depending on final site elevations and final sewer capacity analysis. In addition the City of Peoria will provide sanitation and refuse removal, fire protection, and police protection for the Lake Pleasant Medical Center.

## Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with City of Peoria Ordinances, Guidelines or stipulations. However, the 3.4 acre Lake Pleasant Medical Center parcel will be developed as one phase.

## Stipulations Approved by City Council

On December 16, 2003 the Peoria City Council approved Case Z 03-04, Northwest Corner of Lake Pleasant Parkway and Happy Valley Road, Ordinance 03-183, subject to the following conditions:

- a. The development shall conform to the approved Lake Pleasant Towne Center Standards and Guidelines Report stamp dated August 14, 2003.
- b. All Engineering Improvement plans shall comply with the City of Peoria requirements. Refer to the Infrastructure Guide.
- c. The Developer shall be required to construct the half-street on Yearling with intersection improvements as approved in a Traffic Impact Analysis (TIA), which will be submitted by the applicant. Additional right-of-way (ROW) dedication may be required near the intersection of Yearling and Lake Pleasant Parkway to provide for proper intersection geometrics as approved by the TIA.
- d. The Developer shall dedicate 75-foot half-street ROW on Lake Pleasant Parkway and an additional 40-foot temporary construction easement may be required to accommodate the slopes of Lake Pleasant Parkway. The temporary construction easement shall remain in place until the site's development improvements adjacent to the temporary easement are constructed and thereby eliminate the continued need for the temporary construction easement. The Developer may be required to dedicate additional ROW per the approved TIA to allow for deceleration or right turn lanes at driveways or street intersections with Lake Pleasant Parkway. The additional ROW shall not exceed 12-feet in width. The additional 12-foot ROW may be provided as a roadway/Peoria utility easement.
- e. This development shall be responsible for a pro-rated contribution for the signal at Yearling and Lake Pleasant Parkway based on the approved TIA.
- f. There shall be a full median break on Lake Pleasant Parkway at the Yearling alignment. One additional full median break will also be allowed on Lake Pleasant Parkway between Yearling and Happy Valley Road. A signal may be permitted at this additional median break if necessary as determined by a future traffic study by the developer and as approved by the City Engineer.
- g. There is currently a NVAE along Happy Valley Road. until such time as this NVAE is abandoned, there shall be no access on to Happy Valley Road.
- h. A TIA for the site shall be submitted with the site plan and or Preliminary Plat. The TIA shall determine the driveway locations on the Yearling Alignment (Northern Boundary) and on Lake Pleasant Parkway.
- i. The developer shall dedicate easements and construct trails as shown on the Trails Master Plan.
- j. A Preliminary Drainage Report must be submitted with the site plan and or Preliminary Plat. This report must provide calculations and exhibits showing the 100-year, 2-hour storm water storage facilities, the 404 jurisdictional limits of the washes, and the 100-year high water elevation for the washes.
- k. A Preliminary Drainage Report must be submitted with a site plan and/or Preliminary Plat. The residential portion of the project will provide 100-year, 2-hour storm water retention. The commercial portion will be required to detain flows such that the post-development peak hour flows do not exceed the pre-development peak hour flows based on a 100-year, 2-hour storm event. In addition, the report shall show that downstream drainage structures from the site to the Agua Fria River are not negatively impacted by the post-development, 100-year, 6-hour storm event.
- l. The Developer shall construct a 16-inch waterline along Lake Pleasant Parkway, parallel to the existing 30-inch waterline, from the existing stub at Happy Valley Road to the existing stub at Jomax. The applicant is eligible for repayment per the repayment agreement identified by City Ordinance.

- m. The PAD shall be revised to reflect the approved stipulations and any amendments to the legal description.
- n. At the time of the Site Plan and Design Review Approval — the development shall exceed the City of Peoria requirements for the buildings.

Note: The 3.4 acre Lake Pleasant Medical Center parcel shall conform to all stipulations set out in the original Lake Pleasant Towne Center PAD as reflected above.

# EXHIBIT F

Comprehensive Sign Plan  
Lake Pleasant Towne Center

## 1. Freestanding Monument Signs.

Signs identified as 'Multi-Tenant Landmark', 'Multi-Tenant' and 'Gas Price' monument signs are included in this category. Center Identification Entry Feature Wall as identified herein are addressed separately and do not count toward the allowance for freestanding signs. Refer to the following attachments for additional information: Material Palette, Freestanding Sign Matrix, Site Plan (SP 1), Freestanding Sign Elevations (ST 1, ST 2, ST2.5, ST 4, ST 5, and Temp 1), Typical Building Elevations, and Blade Sign BS-1.

- a. Number of signs permitted. A total of ten (10) freestanding monument signs are permitted as illustrated on attachment drawing SP1

Permitted Freestanding Monument Signs

	<i>Happy Valley Rd.</i>	<i>Yearling Rd.</i>	<i>Lake Pleasant Pkwy</i>
Landmark (ST 1)	Three (3)	-0-	One (1)
Multi-Tenant (ST 2)	One (1)	Two (2)	Two (2)
Gas Price Sign (ST 4)	-0-	-0-	One (1)

- b. Development Standards

	<i>Landmark (ST 1)</i>	<i>Multi-Tenant (ST 2 &amp; ST 2.5)</i>	<i>Gas Price Sign (ST 4)</i>
Maximum Area Sign Panels (SF)	80	48	32
Maximum Height (Feet)	14	8	6.5
Setback from Property Line (Feet)	1	1	1

- c. All such signs shall have monument-type bases utilizing masonry and/or stone from the approved material palette for the project. A comparable alternate basic material may be used upon approval by the City of Peoria.
- d. All such signs shall be integrated within a landscaped area.
- e. Such signs shall identify Multi-Tenant Identification, Gas Price/ Brand, and/or Center Identification. Such signs shall not include generic advertising copy unless part of the recognized business trade name.
- f. Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding monument sign.
- g. A separate sign permit shall be obtained for each sign.

## 2. Center Identification Entry Feature Wall (ST 3).

A sign consisting of individual letters on a wall which is detached from, but architecturally integrated with the site.

- a. One (1), center identification entry feature wall (ST 3) may be permitted in the general location near the Happy Valley Road and Lake Pleasant Parkway intersection as illustrated on attachment Site Plan (SP 1).

- b. Such signs shall not exceed 6.25 feet in height.
- c. Sign copy area shall not exceed eighty (80 SF) square feet and shall not cover more than fifty (50%) percent of the background wall surface.
- d. Such sign feature shall be located a minimum of five (5') feet from any property line.
- e. Such signs shall consist of only the name of the development.
- f. Sign feature shall be integrated within a landscaped area.
- g. A sign permit shall be obtained for the sign copy. Feature wall shall be permitted separately by a general building permit.
- h. Sign feature may be ground illuminated utilizing approved fixtures.

### 3. **Building-Mounted Wall Sign.**

A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

- a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area. The allowable sign area may be placed onto any elevation affording sign placement.
- b. For users occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six inches (36") exclusive of logos. Exception: The maximum total letter height for shop tenants shall be no greater than twenty-four inches (24") exclusive of logos.
- c. For users occupying more than ten thousand (10,000) square feet of floor area and less than thirty thousand (30,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than sixty inches (60") exclusive of logos.
- d. For users occupying more than thirty thousand (30,000) square feet of floor area the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.
- e. Such signs shall not project more than fourteen (14) inches from a wall or fascia.
- f. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.
- g. Sign permit required.

### 4. **Under Canopy Projected Signs.**

- a. Such signs shall not exceed eight (8) square feet in area and shall maintain a minimum of eight feet six inches (8'-6") clearance from the sidewalk to the bottom of the sign. See attachment BS-1 for typical under canopy blade sign design.
- b. Such signs shall not include any advertising copy.
- c. No sign permit required.

**5. Pedestrian Directory Signs (ST 5).**

A pedestrian oriented sign integrated throughout the development to assist users with tenant locations.

- a. Such signs shall not exceed nine (9) feet in height or twenty-two (22) square feet in area per side as illustrated on attachment ST 5.
- b. No sign permit required.

**6. Temporary Marketing Sign.**

A temporary sign used to announce future tenants or a proposed development of property as illustrated on attachment TEMP-1.

- a. Such signs shall not exceed twelve (12) feet in height or ninety-six (96) square feet in area.
- b. Such signs shall be located in accordance with the sight distance requirements as prescribed in the City of Peoria Infrastructure Guidelines.
- c. Such signs shall be non-illuminated.
- d. Only one such sign shall be displayed per frontage (perimeter), with a maximum of two such signs for the development. No such sign may be permitted along the Yearling Road frontage.
- e. Such signs may be maintained for a period of three (3) years or until all of the pads and sites have been developed, whichever comes first.
- f. Sign permit required.

**7. Prohibited Signs.**

Signs that are not specifically authorized are expressly prohibited. Prohibited signs include, but are not limited to the following:

- a. Cloth signs or streamers hanging in front of the business.
- b. All roof-mounted signs.
- c. Iridescent painted signs, animated or moving components, intermittent or flashing sign.
- d. All other prohibited signs pursuant to Section 14-34-8.B of the Peoria Zoning Ordinance.

Note: The 3.4 acre Lake Pleasant Medical Center will conform to the above approved sign code.



# SPECIAL USE OVERLAY

## REPORT TO THE PLANNING AND ZONING COMMISSION

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**CASE NUMBER:** Z 08-10  
**DATE:** July 16, 2009  
**AGENDA ITEM:** 5R

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**Applicant:** PHD, LLC and McDowell Enterprises, LLC

**Request:** Proposal to place a Special Use Overlay (SU) over the planned Peoria Regional Medical Center campus consisting of approximately 48.16 gross acres for a rooftop helipad facility.

**Proposed Development:** Peoria Regional Medical Center- Phase 1: Phase 1 of the planned medical campus consists of a 71,242 square foot full-service, acute care general hospital with a roof-mounted helipad and two ancillary medical office buildings (50,000 square feet) for an overall 121,242 square feet.

**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 one (1) email in support of the SU Overlay; no written or oral comments have been received in opposition to the request.

**Neighborhood Meeting:** A neighborhood meeting was held on June 23, 2009. A summary of the meeting is included as Exhibit J.

**Recommendation:** Approve, with conditions.

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## **LAND USE BACKGROUND**

**Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits A-C)**

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>Subject Property</b>	<b>Vacant</b>	<b>Public / Quasi-Public</b>	<b>PAD (Peoria Regional Medical Center)</b>
North	Vacant and large-lot single-family residences	Low Density Residential (2.0-5.0 du/ac) Target 3 du/ac.	SR-43 and PAD (Stonebridge Ranch)
South	Commercial power center and office	Community Commercial (CC) and Office Commercial (OC)	PAD (Lake Pleasant Towne Center) and PAD (Plaza del Lago)
East	Vacant and large-lot single-family residences	Estate Residential (0-2.0 du/ac). Target 1 du/ac.	SR-43 and PAD (Querencia)
West	Large-lot single-family residences	Low Density Residential (2.0-5.0 du/ac). Target 3 du/ac.	Rural-43 (Maricopa County)

### *Annexation History*

1. 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*

2. 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.

### *Peoria Regional Medical Center – Minor GPA and Rezoning*

3. On May 6, 2008, the Peoria City Council approved a Minor General Plan Amendment (Case GPA 08-04) re-designating the subject site from Low Density Residential (2-5 du/ac, target 3.0) to Public / Quasi Public (P/QP). That same evening, the site was rezoned (*Ordinance 08-11*) to a Planned Area Development (PAD) to facilitate the Peoria Regional Medical Center medical campus (Case Z 08-04).

## **PROJECT DESCRIPTION**

### *Peoria Regional Medical Center – Phase 1*

4. The Peoria Regional Medical Center (PRMC) is a planned medical campus anchored around a full-service acute-care general hospital. 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.
5. Concurrently, the Site Plan for Phase 1 is under review (Case PR 08-34). Phase One encompasses approximately 12 of the 48 acre site and includes a 71,242 square foot hospital (2-story) and roof-mounted helipad and two accompanying medical office buildings (50,000 square feet) for an overall 121,242 square feet. The hospital and two-story medical office building (30,000 square feet) would occur east of the wash along Lake Pleasant Parkway. The one-story (20,000 square foot) medical building would be located at the southwest corner of the site along Yearling Road.
6. A phasing exhibit is being evaluated as part of the Site Plan Review. Staff is evaluating the sequencing of half-street improvements for Yearling Road and Lake Pleasant Parkway and on-site infrastructure. As part of Ordinance 08-11, the PRMC is required to install a 30' wide landscape buffer and 8-foot wall along the west and north edges (abutting residential) during the initial phase.

### *Roof-mounted helipad*

7. A roof-mounted helipad is proposed to serve as an ancillary use to the hospital for the rapid transport of patients via air ambulance to trauma and specialty facilities in the Metro Phoenix area.
8. The helipad is located approximately 136 feet from the Lake Pleasant Parkway right-of-way line and 506 feet from the nearest occupied residential unit. The PAD requires a minimum setback of 125 feet from the helipad to Lake Pleasant Parkway.
9. According to the applicant, the helicopters operated by Omni-Flight are lightweight single-engine Eurocopter Astar AS350 B2 and B3 with an Arriel 1B turbine engine. Operationally, this model requires the turbine engine to cool down for a period of 30 seconds before being shut down. During this period, the helicopter is taken from a flight position to a ground idle position, at which time the engine dB (decibel) is lower. The helicopter is commonly shutdown prior to unloading the patient.

10. Based on experiences documented at the parent Gilbert Hospital facility, the projected average daily trips of the helicopter are approximately 0.8 flights per day. This number accounts for both inbound and outbound patient transport flights. Peak flight times have been identified as 7:00am to 8:30am and 4:00pm to 7:00pm with peak days of the week being Saturday, Sunday and Tuesday. According to the applicant, helipad use will be strictly for takeoff and landing operations as well as secure storage of the helicopter. Crew quarters are proposed adjacent to the helipad. All fueling will take place at remote locations.

#### *Flight Path*

11. According to the air operator, Omni Flight (Exhibit D), FAA guidelines require that all Emergency Medical Transport (EMT) flight paths follow over transportation corridors. The projected approach and takeoff for this helipad is planned to be north and south along Lake Pleasant Parkway. This has factored into the decision to locate the helipad and hospital in close proximity to Lake Pleasant Parkway.

## **DISCUSSION AND ANALYSIS**

#### *Special Use Overlay*

12. Ordinance 08-11 aligns with Section 14-41 of the Zoning Ordinance requiring the issuance of a Special Use Permit for the heliport. The Special Use Permit functions as an *overlay* upon the underlying PAD zoning for the helipad use and thereby requires City Council action. This section recognizes that certain uses do not fit within traditional land use groupings due to unique characteristics or operational nature and therefore may require specific safeguards or design constraints.

#### *Special Use Findings*

13. In considering a Special Use Permit, Section 14-41-3.E requires decisions to be based on the following findings:
  - The proposed use is consistent with the goals, policies, objectives and future land use map of the Peoria General Plan and specific elements of the General Plan and any adopted Specific Plan applicable to the site where the proposed special use is located.
  - The proposed use is in compliance with documentation and recommendations provided by reviewing City Departments.
  - The proposed use is in compliance with all applicable City codes, standards and guidelines governing such use.

- The proposed special use is adequately served by essential public services, such as street, drainage facilities, fire protection, and public water and sewer.
  - The proposed special use is designed and landscaped to preserve the character of the neighborhood and that it will not discourage appropriate development or use of surrounding properties.
  - The proposed special use will not generate adverse impacts on adjoining properties and land uses.
  - The proposed special use will not be injurious to the public health, safety and welfare of the community.
  - The Planning Manager shall not approve or recommend approval of any Special Use Permit unless the Planning Manager has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the Special Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and Zoning goals and regulations.
14. Accordingly, Section 14-41-2.G identifies "Public/Private Airport, Heliport, or Helistop and similar uses" as necessitating a Special Use Permit. This section identifies additional requirements for the above use types. They are as follows:
- a. The applicants shall provide a copy of the Notification of Landing Area Proposal with the Federal Aviation Administration (FAA), and demonstrate compliance with all FAA's requirements.  
  
*Staff Note: According to the applicant, the information required to complete submittal of FAA Form 7480-1 (Notice of Landing Area Proposal) requires substantial design of the construction documents to provide accurate data. The application was filed with the FAA in December of 2008 (Exhibit H). Additionally, as indicated by the applicant, the process has the FAA helicopter specialist visit the site and send comments back to the FAA regional office for comments. According to the applicant's heliport specialist, the FAA has enough information from the Helicopter Layout Plan submitted with the application to generate comments. The site inspection was preferred to occur near the end of construction. A condition will be entered that requires the receipt of a copy of Form 7480-1 and evidence of FAA acceptance prior to the issuance of a Certificate of Occupancy for the hospital.*
  - b. For Heliport proposals, development review will be based on analysis of general conformance with FAA regulations.
  - c. As part of the Special Use Permit submittal, the applicant shall provide an airport environmental impact assessment to include, at a minimum, the

noise, air quality, water, social and cultural impacts, and proposed mitigation measures to minimize such impacts.

*Staff Note: This requirement applies to airports. However, a detailed Environmental Noise Study was prepared by Wieland Acoustics (Exhibit I) to identify and assess potential noise impacts generated from the proposed helipad on adjacent uses. It should also be noted that the underlying PRMC zoning entitlement approved last year addressed impacts upon cultural resources, lighting, traffic, land use, sensitive areas and was structured to enhance compatibility with adjacent neighborhoods.*

#### *Conformance with the General Plan*

14. On May 6, 2008, the Peoria City Council unanimously approved a Minor Amendment to the General Plan to re-designate the site from Low Density Residential (2-5 du/ac) to Public / Quasi-Public. The accompanying Peoria Regional Medical Center PAD was deemed compliant with the Public / Quasi-Public designation. A helipad is a necessary, functional ancillary element of a hospital. The helipad is therefore consistent with the General Plan designation.

#### *Area Compatibility*

15. The Peoria Regional Medical Center PAD was structured to ensure maximum compatibility with surrounding properties. The PAD identifies three (3) subareas with transitional standards governing height, setback, lighting and landscape buffers. The most intense part of the campus (hospital, heliport) is situated in the subarea adjacent to Lake Pleasant Parkway. As the campus transitions to outlying residential areas, the maximum allowable height is significantly reduced (30 feet / 1 story).
  - The PAD restricts the hospital building to a maximum height of 55 feet. The hospital building is proposed to be 51 feet to the parapet.
  - The Hospital building is oriented (see West Elevation – Exhibit G) so that the rooftop helipad and helicopter is substantially obscured from residential areas to the north and west.
  - The helipad will be located approximately 136 feet from the Lake Pleasant Parkway ROW and approximately 506 feet from the nearest occupied residential unit.
  - The takeoff and landing approaches would occur along a north – south trajectory over Lake Pleasant Parkway.
  - The projected trips at this community hospital are light with an average of 0.8 trips per day. The peak times have been documented to typically occur between 7:00-8:30am and 4-7pm on weekends (and Tuesday) during waking hours.

*Environmental Noise Study (Exhibit I)*

16. Ordinance 08-11 required the preparation of an Environmental Noise Study for the helipad. The analysis was prepared by Wieland Acoustics Noise and Vibration Consultants. The purpose of the study was to identify and assess the potential noise impacts on the surrounding community.
17. As indicated above (Special Use conditions), the development review of the proposed helipad is based upon general conformance with the FAA regulations. According to the Study, the FAA adopted DNL (Day-Night Average Noise Level) as the noise metric for measuring cumulative aircraft noise. A DNL of 65 decibels is the FAA's standard threshold for land use compatibility in areas surrounding a helipad. They offer the caveat that although the FAA considers aircraft noise exposure lower than 65 dB to be compatible with residential land uses, persons residing outside the exposure area may still be annoyed by helicopter noise.
18. The noise modeling is described on Page 7 of the study. It assumes worst case scenarios with a nighttime takeoff and landing. The results of the modeling are displayed on Figure 5-4 of the study. It illustrates that the readings at locations in residential areas outside of the site to be much less than 65 dB. The measurement readings illustrate a range between 41 dB and 58 dB. As a result, the Noise Study assesses that the impact of the helipad operations will not be significant and therefore no mitigation measures are warranted.

*Neighborhood Meeting (Exhibit J)*

19. Section 14-39-6.E of the Peoria Zoning Ordinance requires the applicant to hold at least one (1) neighborhood meeting inviting property owners within a minimum radius of 600 feet from the subject site. To this end, the applicant opted to broaden the notification area to include property owners within a 1500 foot radius of the subject site (54 ownerships). Accordingly, on June 23, 2009 the applicant held a neighborhood meeting at Vistancia Elementary School, located at 30009 N. Sunset Point Drive. As indicated in Exhibit J, twenty (20) people signed in and attended the meeting.
20. The Neighborhood Meeting Report inventories the questions raised at the meeting. As enumerated, the questions could be largely characterized as informational or operational inquiries in nature. Staff did attend the Neighborhood Meeting. There were no concerns observed during the presentation and Q&A.

*Proposition 207*

21. 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.

*Public Notice*

22. 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 July 1, 2009. 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.

**FINDINGS AND RECOMMENDATION**

23. Based on the following findings:
- The helipad is a necessary, functional element of a hospital; the PRMC PAD entitlement for a hospital medical campus conforms to the General Plan and its underlying Public / Quasi-Public designation; and
  - The helipad location is in conformance with the Peoria Regional Medical Center Planned Area Development. The PAD was designed to benefit the public interest by promoting a development framework that maximizes compatibility, provides appropriate land use transition and reduces the potential for conflict; and
  - The proposal will not generate adverse impacts on adjoining properties and land uses or be injurious to the public health, safety and welfare of the community; and
  - The City is in receipt of a signed and notarized Proposition 207 waiver for recordation pending the outcome of City Council action.

It is recommended that the Planning and Zoning Commission take the following action:  
**Recommend approval to the City Council of Case Z 08-10, subject to the following condition:**

1. The applicant shall provide a copy of FAA Form 7480-1 (Notice of Landing Area Proposal) and evidence of FAA approval of the helipad prior to the receipt of a Certificate of Occupancy for the hospital.

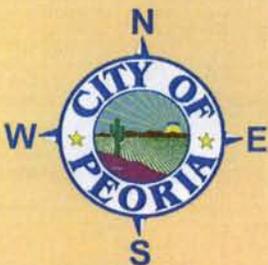
**ATTACHMENTS:**

- |           |                           |
|-----------|---------------------------|
| Exhibit A | Aerial / Context Map      |
| Exhibit B | General Plan Land Use Map |

Exhibit C	Zoning Map
Exhibit D	Project Narrative
Exhibit E	Phase 1 Site Plan (for reference)
Exhibit F	Phase 1 Landscape Plan (for reference)
Exhibit G	Hospital Building Elevations
Exhibit H	June 8, 2009 email from HeliPlanners
Exhibit I	Environmental Noise Study
Exhibit J	June 23, 2009 Neighborhood Meeting Report
Exhibit K	Letter of Support dated (June 17, 2009)

Prepared by: Chris M. Jacques, AICP  
Planning Manager

# Aerial / Context Map



Not to Scale

## Z 08-10: Peoria Regional Medical Center SU

Request:

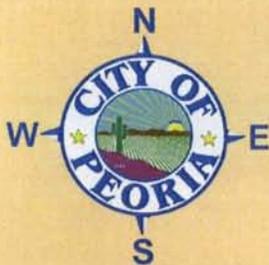
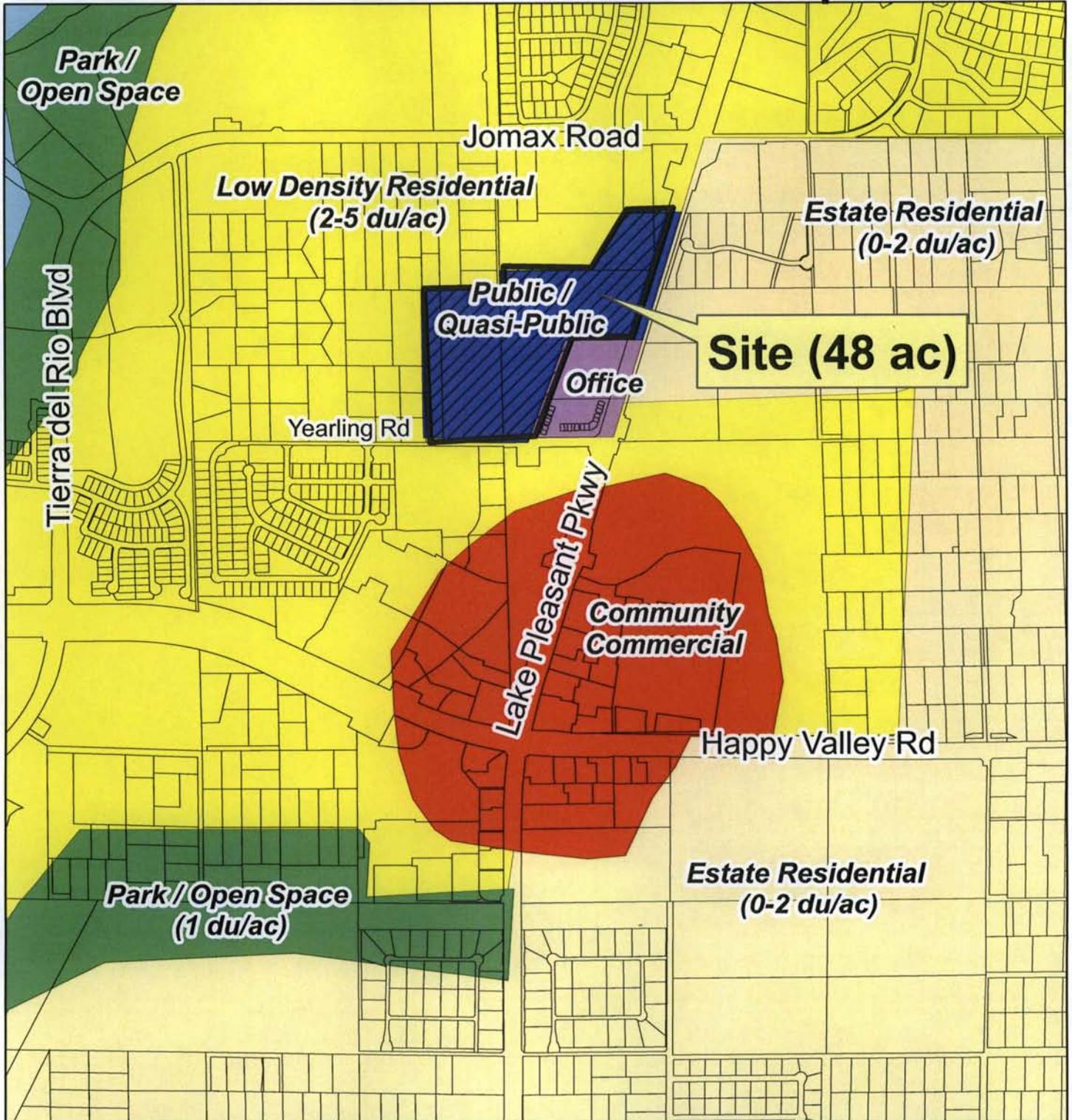
Extend SU Overlay over 48.16 acre PRMC medical campus for a rooftop heliport.

Location:

N/O NWC Yearling Road and Lake Pleasant Pkwy

**Exhibit A**

# General Plan Land Use Map



Not to Scale

## Z 08-10: Peoria Regional Medical Center SU

### Request:

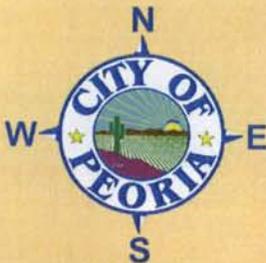
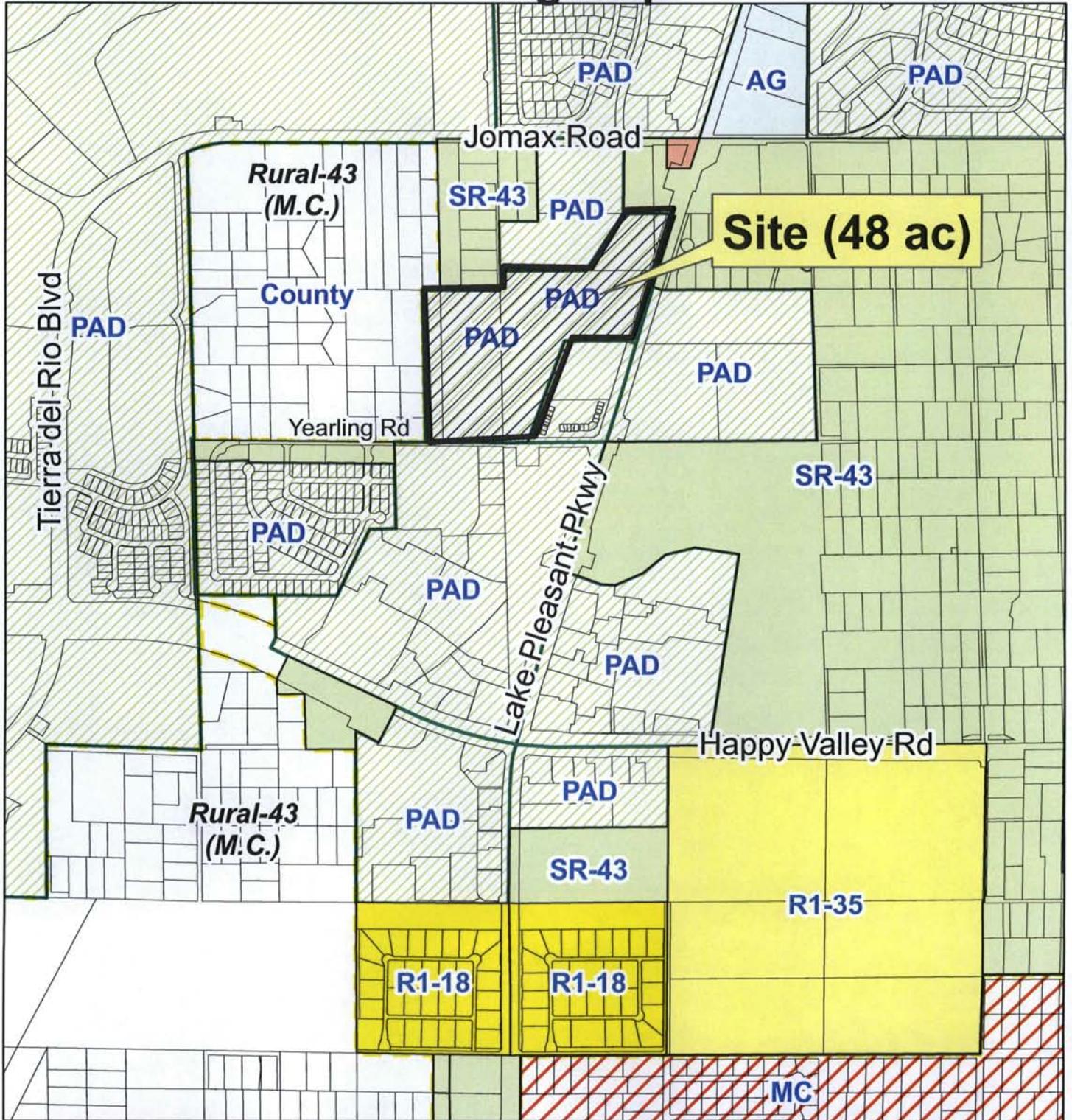
Extend SU Overly over 48.16 acre PRMC medical campus for a rooftop heliport.

### Location:

N/O NWC Yearling Road and Lake Pleasant Pkwy

**Exhibit B**

# Zoning Map



Not to Scale

## Z 08-10: Peoria Regional Medical Center SU

### Request:

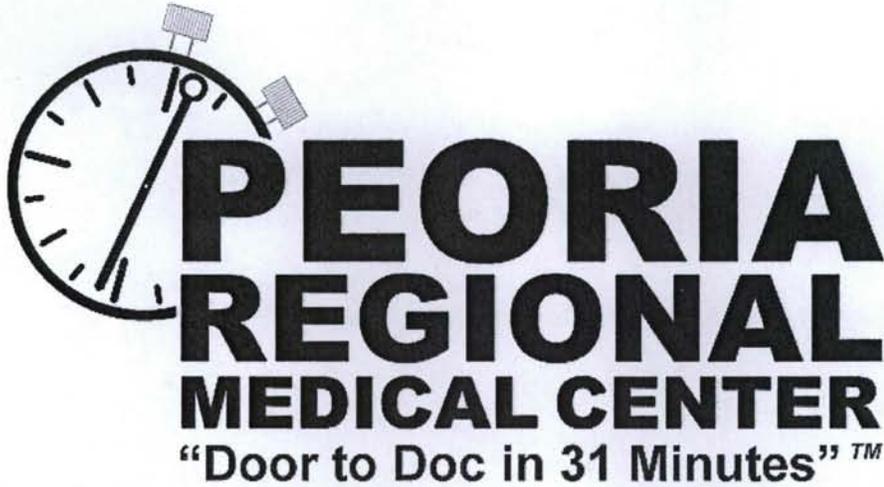
Extend SU Overlay over 48.16 acre PRMC medical campus for a rooftop heliport.

### Location:

N/O NWC Yearling Road and Lake Pleasant Pkwy

**Exhibit C**

# Special Use Permit | Site Plan



## Narrative

North and West of Northwest Corner | Yearling Road and Lake  
Pleasant Parkway

Submitted to:



City of Peoria  
Planning and Zoning Department  
9875 N. 85th Avenue  
Peoria, Arizona 85345

Prepared: October 3, 2008

EXHIBIT D



# PEORIA REGIONAL MEDICAL CENTER

## Special Use Permit | Site Plan Narrative

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## 1. INTRODUCTION

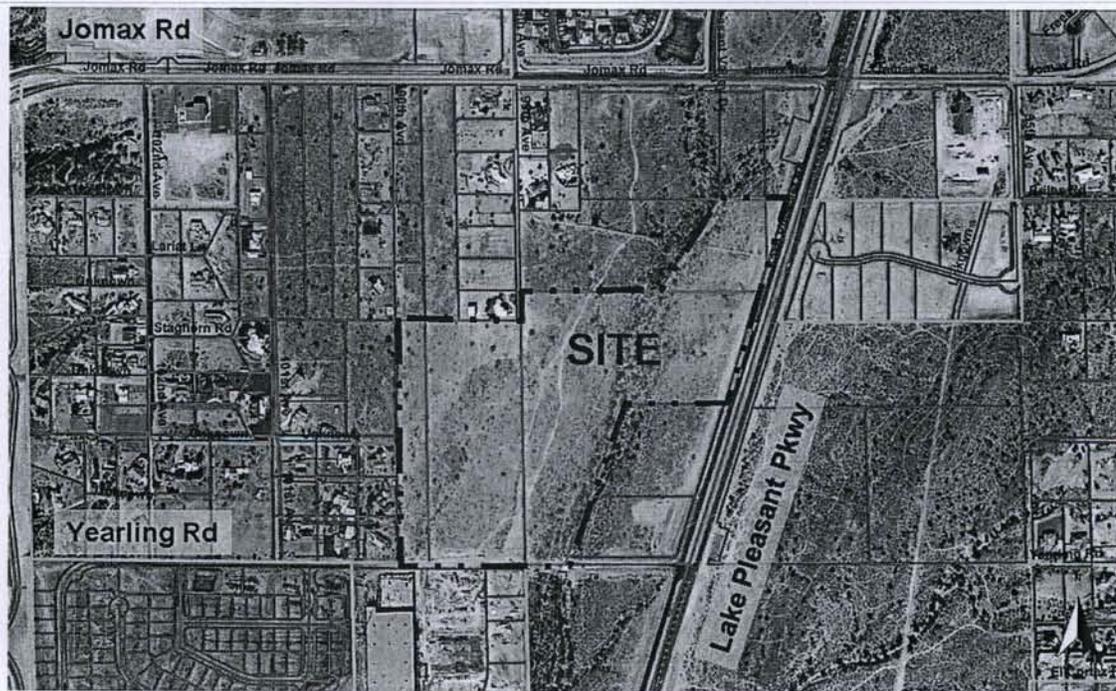
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### 1.1 PROJECT DESCRIPTION

Iplan Consulting, in conjunction with PHD, LLC and McDowell Enterprises, LLC, is pleased to submit for your consideration an application for a Special Use Permit zoning overlay and corresponding Site Plan for the project area generally located north and west of the northwest corner of Yearling Road and Lake Pleasant Parkway. More specifically, the request is for a Special Use Permit for the 48 acre site to authorize the use of a helipad; and Site Plan approval for approximately 15 acres of the site to enable the development of a hospital and related medical uses.

The project area is zoned Planned Area Development (Z08-04; Ord. No. 08-11), which enables the property to be used as a hospital and related medical uses. The property is currently within an incorporated area of the City of Peoria's Planning Area Boundaries, while the approximate 48 acre site is vacant of structures.

**Site Aerial Photo**



### 1.2 OVERVIEW

Building upon the legacy that is quickly being established with their first facility - Gilbert Hospital, Peoria Regional Medical Center will offer a complete array of traditional hospital services. Peoria Regional Medical Center will be pioneering in its focus on emergency medicine and the rapid, accurate and compassionate care

that will be provided. Together with their Gilbert facility, Peoria Regional Medical Center will be the only hospital in the valley that guarantees "Door to Doc in 31 Minutes".

Peoria Regional Medical Center will provide a much needed use to the residents of Peoria and surrounding areas, while continuing to realize the visions for new development within the City. The hospital 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. The initial phase of this campus will consist of an approximate 63,286 square foot hospital facility, containing an Emergency Department with 20 general exam rooms and 20 inpatient beds. This phase also includes the development of two separate medical office buildings of approximately 20,000 square feet and 30,000 square feet of floor area. Additional uses anticipated for the hospital 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.

---

## **2. EXISTING CONDITIONS**

### **2.1 EXISTING TOPOGRAPHY**

The property generally slopes from north to south with the steepest slopes located on the banks of the wash, which also flows north to south. The property also contains slopes greater than 10%, but these slopes are limited to the jurisdictional wash bank. There are no prominent peaks or ridges located on site but there are views to Calderwood Butte to the northwest of the site and views to the West Wing Mountains to the northeast.

### **2.2 EXISTING JURISDICTIONAL WASHES**

A jurisdictional wash bisects the eastern one-third of the property, which extends southerly from the north project boundary. This wash provides an opportunity to serve as an amenity to the project through the preservation of local wildlife, maintenance of natural vegetation and landforms, and inclusion of walking trails. Additional opportunities are also being explored as part of the hospital facility expansion to utilize the natural wash as a visual focal point of the site and building design. The project will provide an erosion hazard setback based on the State Standard Level 1, 2 or 3 analysis per State Standard (SS 5-96).

The unique shape of the property, coupled with the expansive wash that traverses and bisects the property, creates many design challenges and opportunities that have been effectively addressed through the creative design of the project.

### 3. RELATIONSHIP TO SURROUNDING PROPERTIES

The project 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 residential uses exist contiguous to the west of the project boundaries.

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
<i>On Site</i>	Public / Quasi-Public	PAD	Vacant
<i>North</i>	Low Density Residential (2-5 DU/AC)	PAD; SR-43	Vacant   Residential
<i>South</i>	Low Density Residential (2-5 DU/AC) Community Commercial	PAD	Commercial
<i>East</i>	Estate Residential (0-2 DU/AC)	PAD; SR-43	Vacant   Residential
<i>West</i>	Low Density Residential (2-5 DU/AC)	Maricopa County R-43	Vacant   Residential

### 4. SPECIAL USE PERMIT

#### 4.1 REQUEST

On May 6, 2008, a Planned Area Development (Z08-05; Ordinance No. 08-11) approved the specific use of a hospital and related medical uses for this project area (48.17 acres). During this initial phase of the entitlement process, it was identified that the proposed roof-mounted helipad is an ancillary, but integral component of the hospital for the rapid transport of patients via air ambulance to trauma and specialty facilities in the Metro Phoenix area. The Peoria Zoning Ordinance does however set forth provisions that the use and operation of the helipad requires City Council approval of a Special Use Permit (SUP) zoning overlay to ensure that technical requirements of the use are addressed, characteristics of the use location are analyzed, and impacts on adjacent uses are minimized.

More specifically, Section 14.41.2G of the Peoria Zoning Ordinance sets forth provisions for use of the helipad, subject to specified regulations and requirements. Provisions outlined for the helipad use are as follows:

A. The applicant shall provide a copy of the Notification of Landing Area Proposal with the Federal Aviation Administration (FAA), and demonstrate compliance with all FAA's requirements.

- The Federal Aviation Administration Form 7480-1 (Notice of Landing Area Proposal) will be provided to the City prior to scheduling the SUP request for public hearing. The information required to complete submittal of this form to the FAA typically requires substantial design of the construction documents to provide accurate data.
- FAA notification requirements under Part 157 of the Federal Aviation Regulations will also be provided prior to scheduling the SUP request for public hearing.

B. For Heliport proposals, development review will be based on analysis of general conformance with FAA regulations.

- Primary jurisdiction of the FAA concerning the proposed helipad is to evaluate the airspace and to resolve any conflicts with aviation activity from nearby public use airports or helipads. Adequate proof of conformance with FAA regulations will also be provided prior to scheduling the SUP request for public hearing.

C. As part of the Special Use Permit submittal, the applicant shall provide an airport environmental impact assessment to include, at a minimum, the noise, air quality, water, social and cultural impacts, and proposed mitigation measures to minimize such impacts.

- Noise generation and public safety are clearly concerns of both the hospital and the community. In response, a detailed Environmental Noise Study was prepared by Wieland Acoustics to identify and assess potential noise impacts generated from the proposed helipad on adjacent uses. This corresponding study has concluded that the noise impacts of the helipad operations are not significant, while also concluding that noise mitigation measures are not warranted.

## **4.2 AIRCRAFT OPERATIONS**

As an example of expected helipad operations, the following points reflect statistics maintained for the first facility - Gilbert Hospital:

- All of the helicopters operated by Omni-Flight are single engine Eurocopter Astar AS350 B2 and B3. These are lightweight single engine helicopters equipped with an Arriel 1B turbine engine. The AS350 B2 and B3 require the turbine engine to cool down for a period of 30 seconds before being shut down. During this relatively short time period, the aircraft is taken from a flight position on the throttle down to a ground idle position, at which time the engine dB is lower. The aircraft is commonly shutdown prior to unloading the patient.
- Average daily trips of the helicopter have been documented at approximately .8 flights per day. This number accounts for both the outbound and return flights concerning patient transport. Although the helipad will be operational 24 hours a day – seven days a week, peak flight times have been identified as 7:00 am to 8:30 am (less frequent) and 4:00 pm to 7:00 pm (more frequent) with peak days of the week as Saturday, Sunday, and Tuesday.
- According to the air operator – Omni-Flight, the FAA guidelines require that all Emergency Medical Transport flight paths follow over transportation corridors, therefore the projected approach and landing is anticipated to be north and south along Lake Pleasant Parkway (LPP). As a result of the anticipated flight path, the location of the helipad has been designed to be within close proximity to LPP to further minimize any visual and noise impacts on contiguous uses.
- Helipad will strictly be used for takeoff and landing operations of the helicopter, as well as for the secure storage of the aircraft. Crew quarters are proposed adjacent to the helipad, while all fueling of the aircraft will occur at remote location.

#### **4.3 ADDITIONAL APPROVAL PROCESSES FOR HELIPAD**

In addition to the requested Site Plan and Special Use Permit request, the following items reflect additional processes required for the use of the hospital and helipad:

- City of Peoria: Master sign program for all freestanding and wall mount signage.
- Maricopa County Department of Health Services review, inspections, and approvals.
- FAA Form 7480-1 (Notice of Landing Area Proposal).
- Federal Aviation Administration Part 157 of 14 CFR to study use of airspace..

The proposed location of the helipad is reasonably necessary to meet the objectives of the proposed use, while also addressing technical requirements and minimizing impacts on adjacent uses.

## **5. LAND USE**

---

### **5.1 CONSISTENCY WITH GENERAL PLAN**

The City of Peoria General Plan Land Use Map classifies this site as a Public / Quasi-Public land use classification. On May 6, 2008, City Council approved a staff initiated amendment to Chapter 2: Land Use Element of the Peoria General Plan. The primary purpose of the amendment was to clarify and broaden the descriptor for the Public / Quasi-Public (P/QP) land use designation to include "hospital medical campus" as part of P/QP land use descriptor.

Additionally, the proposed Special Use Permit and Site Plan requests contain several notable features that respond to the General Plan's overall vision:

- Provide compatible land use relationships with the surrounding area.
- Expect and encourages future growth in this area.
- Provide expansion of community trails as identified in the 2006 Parks, Recreation, Open Space and Trails Master Plan.
- Protect residential neighborhoods from intrusion of more intensive land uses.
- Expand the economic base by providing for a City targeted industry of a regional medical facility.
- Create employment opportunities for Peoria residents while striving to meet the desired ratio (1:1) of Peoria workforce to jobs.
- 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.

### **5.2 ZONING**

Design of the Peoria Regional Medical Center project is consistent with the adopted Peoria Regional Medical Center PAD (Z08-04; Ord. No. 08-11) and the Peoria Zoning Ordinance by maintaining lot development standards such as site area, building setbacks, lot coverage, and building height, as well as parking and landscape provisions.

## **6. DEVELOPMENT PLAN**

---

### **6.1 SITE PLAN**

The first phase of Peoria Regional Medical Center campus is anticipated to be located on an approximate 15 acre portion of the overall 48 acre PAD site. Development of this first phase will include a two-story hospital facility consisting of approximately 63,286 square feet, including a roof mount helipad to serve the use. Two ancillary medical office buildings of approximately 20,000 square foot (one-story) and 30,000 square foot (two-story) are also anticipated to be developed concurrently with the hospital facility, while vehicular parking and site landscaping has been designed to meet or exceed provisions of the Peoria Regional Medical Center PAD and Peoria Zoning Ordinance.

### **6.2 VEHICULAR CIRCULATION**

Four points of ingress/egress are provided for this initial phase of development – one off Yearling Road and three off Lake Pleasant Parkway (LPP). Vehicular access off Yearling Road is designed to align with the adjacent curb cut of the commercial use to the south, whereas vehicular access points off LPP have been designed to align with the proposed median cut on LPP as well as conform to the minimum distance separation requirements for driveways. Site circulation has been designed to maximize way finding, while also promoting pedestrian and vehicular safety through the incorporation of separate pedestrian access routes, and unloaded parking access aisles in key locations.

The overall conceptual vehicular circulation system should serve adequate to address anticipate vehicular flows as well as required public safety access for the project, while driveway locations have been established by the Traffic Impact Analysis for the project.

### **6.3 LANDSCAPE | HARDSCAPE**

The conceptual landscape plan features a relatively arid desert palette coordinated as an integral component of the overall medical campus design. All landscape areas and plant material quantities meet or exceed provisions of the Peoria Regional Medical Center PAD and conform to provisions of Article 14.35: Landscape Requirements of the City of Peoria Zoning Ordinance.

Landscape design incorporates the required 30 foot wide landscape buffer area contiguous to the existing residential uses to the west and will be installed with Phase 1 of the project. This perimeter landscape area is thoughtfully designed to achieve a dense canopy through the use of evergreen trees and foundation plantings that include a blend of materials such as thorny material, cacti, succulents, large shrubs, cobble ground plane, and similar to address public comment.

Materials, design, and colors of all fences and refuse enclosures have been designed to harmonize with and supplement the architectural and landscape theme proposed for the medical campus.

#### **6.4 TRAILS**

As specified in the City of Peoria Parks Recreation Open Space and Trails Master Plan Update (PROST), 2006, a hard-surfaced multi-use path will be installed along Lake Pleasant Parkway.

A 10 foot wide, stabilized decomposed granite trail will also be installed alongside the west side of the jurisdictional wash that bisects the property. This soft surface trail will align and ultimately link the approved trail in Stonebridge Ranch (north) to the trail within Lake Pleasant Towne Center (south). It is anticipated that this trail will be located within the erosion control setback to comply with the specifications of the PROST. A dedicated public access easement will be provided for the trail at the time of Final Plat for the project.

#### **6.5 NATURAL OPEN SPACE | RIVERS AND WASHES**

Natural Open Space provisions set forth in Article 14-22B: Desert Lands Conservation Overlay of the Peoria Zoning Ordinance is intended to "preserve sensitive environmental conditions, retain and protect meaningful desert open space, and conserve ecological and aesthetic resources". Natural Open Space for the Peoria Regional Medical Center PAD complies with all provisions of this article. More specifically:

- The 48 acre project is reserving a minimum of 15% of the net site area as Natural Open Space or as provided in Section 14-22B-5.A (Table 2) of the Peoria Zoning Ordinance.
- All areas that exist within the defined jurisdictional wash corridor, per the civil engineers final plat, will be restored to natural, pre-construction conditions. This shall be defined as any ground plane area disturbed through grading exercises, erosion protection, bridge construction, or any other construction exercise requiring the removal of existing plant materials or the disruption of the existing ground plane. Areas shall 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. Temporary irrigation will be provided to substantiate growth of materials until such point life can be sustained from natural watering cycles.
- A Native Plant Inventory and Preservation Plan have been submitted for review with the corresponding Site Plan application. The preservation and/or relocation of salvageable protected plants, as defined in Article 14.22B: Desert Lands Conservation Overlay of the Peoria Zoning Ordinance has been integrated into the landscape concept for the project.

- The undisturbed area of the jurisdictional wash shall be defined as the erosion hazard setback based on the State Standard Level 1, 2 or 3 analysis per State Standard (SS 5-96), and does permit installation of the recommended soft trail per the specifications of the PROST, as well as roadway crossings, utility crossings, or building piers/foundations.

## **6.6 COMMON AREA MAINTENANCE**

A Property Owners' Association or similar will be established for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way, as depicted on the conceptual landscape plan.

## **6.7 BUILDING ELEVATIONS**

Architectural elevations for the medical campus illustrate the high quality and design character desired for the project. These elevations also illustrate the use of appropriate building massing and scale, multi-planed rooflines, colors and materials that are intended to be compatible with the architectural character of the surrounding built form while also respecting the function of the project.

All three buildings have been designed to appear as an integrated and cohesive element through consistent application of massing, proportion, façade articulation, color and materials. Design materials include a combination of cultured stone, plaster/stucco, metal, and glass. These materials were carefully selected to further implement the desired motif through the use of texture variation and fenestration detail, while subtle, warm color tones further complement the overall design of the buildings.

## **6.8 LIGHTING**

Site lighting height, location, and style has been designed to comply with the provisions set forth in the Peoria Regional Medical Center PAD, Section 14-3-2f: Exterior Lighting of the Peoria Zoning Ordinance, and Chapter 20-60 through 20-67 of the Peoria Municipal Code. The height of any freestanding light fixture does not exceed sixteen (16) feet, as measured to the bottom of the light source, whereas all pole-mounted fixtures are full- or semi-cutoff type only and set back from contiguous residential district boundaries by a minimum distance of 30 feet.

Outdoor lighting fixtures are also arranged and shielded so that lighting will not reflect directly onto adjacent residential properties.

Wall mounted lighting has been selected to complement the desired architectural design motif.

Photometric studies have been provided with the corresponding Site Plan application.

#### **6.9 PROJECT SIGNAGE**

To complete harmonization of the project, a master sign program will be submitted under a separate application and shall comply with the provisions set forth in Article 14.34: Signs of the City of Peoria Zoning Ordinance. The master sign program will be submitted for review and action prior to any sign permit requests for the project.

All freestanding and wall mounted signs will be designed to be an integral element of the building architecture while also maintaining consistency with design principles of the Peoria Zoning Ordinance and Design Guidelines.

#### **6.10 DESIGN GUIDELINES**

The City of Peoria Design Review Manual - Design Principles and Guidelines, July 2008, sets forth design criteria for site planning, landscape design, building design, and signage. Phase I development within the Peoria Regional Medical Center PAD has been carefully designed to meet or exceed specified criteria of these guidelines.

---

### **7. PHASING | DEVELOPMENT SCHEDULE**

---

Improvements to the site are anticipated as a multi-phase development with the first phase consisting of that portion of the property located between Lake Pleasant Parkway and the site bisecting jurisdictional wash. Additional improvements as part of the first phase include an approximate 3 acre parcel west of the wash and contiguous to Yearling Road. Future phases will span the wash to complete the remaining western portion of the site.

This first phase of development includes a two-story hospital facility consisting of approximately 63,286 square feet, including a roof mount helipad. An approximate 30,000 square foot (two-story) and 20,000 square foot (one story) medical office buildings are also anticipated to be developed with this phase, while vehicular parking, site landscaping, and a landscape buffer contiguous to the single family residential lots to the west will be provided to comply with requirements for this phase. This first phase may also include additional improvements such as off-site infrastructure, access to Yearling Road, and potential utility improvements through future phases of the project. Commencement of this first phase is anticipated to occur subsequent to the City's affirmative action on the requested SUP and Site Plan applications.

Future phases may accommodate a possible expansion of the hospital across the wash as well as future medical offices buildings and related uses to complete the medical campus. It is also anticipated that these phases will consist of approximately 395,211 square feet of additional building area for the remainder of the 48 acre site. The next phase of the

project will proceed through the necessary land use entitlements pending market conditions.

## **8. INFRASTRUCTURE | UTILITIES**

---

### **8.1 GRADING | DRAINAGE | RETENTION**

Project will provide retention for a 100-year, two-hour storm. The wash will remain undisturbed except for future roadway crossings, utility crossings, a soft trail, or building piers/foundations. The project will provide an erosion hazard setback based on the State Standard Level 1, 2 or 3 analysis per State Standard (SS 5-96).

### **8.2 WATER | WASTEWATER | PRIVATE UTILITIES**

The property is located entirely within the City of Peoria and will receive City water, sewer, public safety and fire services. Water and sewer service to the site will be provided by the City after proposed improvements to service the site are designed and constructed. Electric, telecommunications and natural gas service will be provided by private utilities franchised by the City of Peoria.

## **9. CONCLUSION**

---

The Special Use Permit and Site Plan requests are consistent with the overall vision, goals and policies of the Peoria General Plan as well as provisions of the Peoria Regional Medical Center PAD, Peoria Zoning Ordinance, and City of Peoria Design Review Manual - Design Principles and Guidelines. The project has been designed to ensure compatibility with the surrounding built and natural environment, and to minimize any adverse impacts to adjacent properties and surrounding neighborhoods, while also providing an opportunity to create a catalyst for health care related uses in this area.

We greatly look forward to working with the City to continue realization of this effort.

ZONING DESIGNATION: MARICOPA COUNTY ZONING DISTRICT

JOHN PEZEK JR.  
ALEX R. PEZEK  
APN 201-17-010E

DOUGLAS G. NELSON  
LISA MARIE NELSON  
APN 201-17-010D

LAND TO BE ANNEXED PER DOC. 2004-149122A  
1/10' STAIR WAS ANNEXED BY THE CITY OF PEORIA

APN 201-17-010B

ROBERT D. PICKERING, JR.  
VICKIE L. PICKERING  
APN 201-17-020A  
ZONING DESIGNATION: SR-43

GOCCONDI A. WEST MICHAEL  
J. WEST APN 201-17-030A  
ZONING DESIGNATION: SR-43

**SITE PLAN (PHASE 1)**

FOR

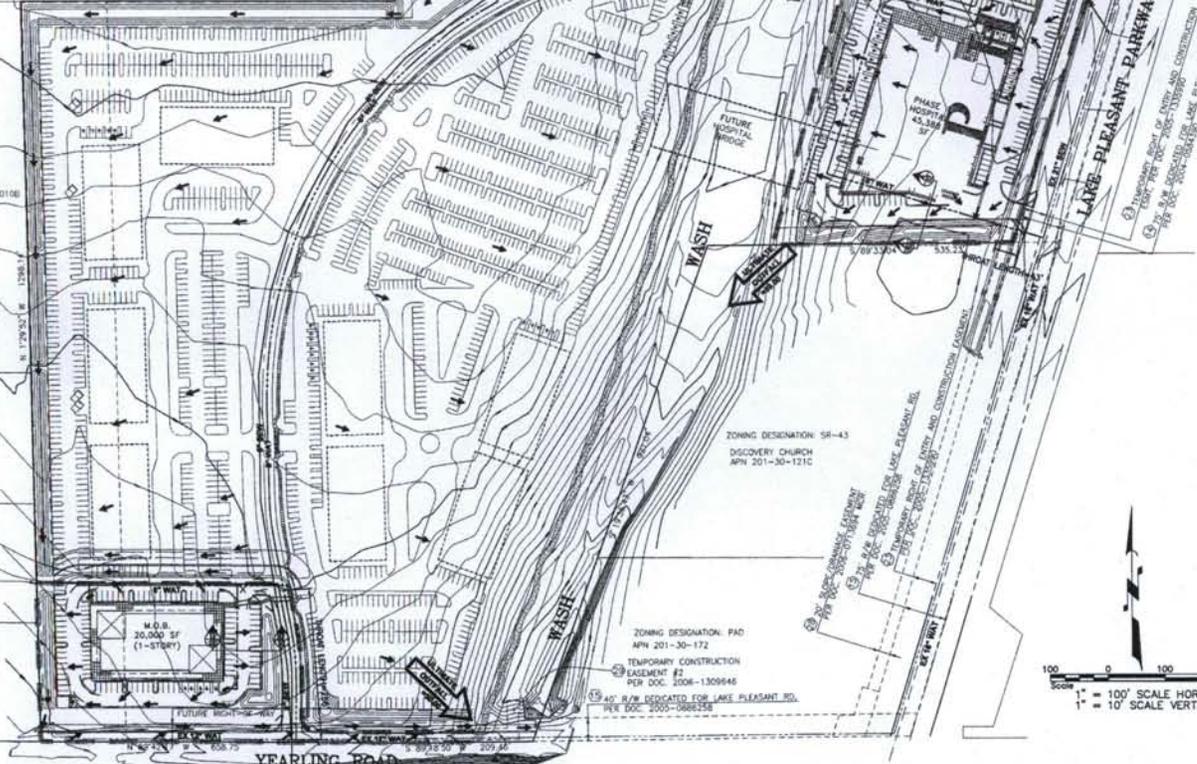
**PEORIA REGIONAL MEDICAL CENTER**

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

ZONING DESIGNATION: PAD  
APN 201-30-12S

KAK, LLC  
JOHN C. WITTRICK  
B.E.S.M. MORTGAGE ENTERPRISES, LLC  
KEVIN S. SUGGINS, TRUSTEE  
PATRICIA H. KANDOR, TRUSTEE  
BARRY L. & LOLLY S. WERNER, CO-TRUSTEES  
WILLIAM Z. SUN  
DEBRA DICKAZA

WATER & SEWER STUBS TO FUTURE DEVELOPMENT



JOMAX ROAD  
ZONING DESIGNATION: SR-43  
JOHN C. WITTRICK  
APN 201-06-000B

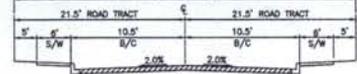
5' ACCESS EASEMENT  
DOC. 2004-149231  
E763

DOV. LOT 3  
SEC. 4, T4N, R1E



**BASIS OF BEARING**  
N 01°25'14"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST.

**BENCH MARK**  
3 1/2" ADOT (BM 517-5) BRASS CAP SET IN CONCRETE 3.76' NORTHWEST OF THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST, AT THE INTERSECTION OF JOMAX ROAD AND 99TH AVENUE, ELEV=1375.51 (NAVD 88)



**YEARLING ROAD**  
SCALE=1/8"  
PROPOSED 1/2 STREET IMPROVEMENTS FOR YEARLING ONLY

**SUBMITTAL INFORMATION**  
DATE OF PLAN PREPARATION: 10/7/08

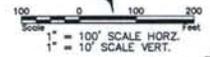
**SITE DATA**  
GROSS SITE AREA: 12.33 AC  
NET SITE AREA: 11.88 AC  
BUILDING AREA: 95,386 SF (2.19 AC)  
LOT COVERAGE: 18.43%  
LANDSCAPE AREA: 1.23 AC (10.35%)  
RETENTION AREA: 1.17 AC (9.45%)  
EXISTING ZONING: PAD (DOB-04)

**PHASE I PARKING DATA**  
HOSPITAL PARKING REQUIRED:  
20 BEDS/15/800  
100 EMPLOYEES/1  
EMERGENCY SERVICES  
TOTAL HOSPITAL: 30 SPACES  
M.O.B.#1) 30,000 SF=10E=27,000/200  
135\*15E=20 COMPACT SPACES  
M.O.B.#2) 20,000 SF=10E=18,000/200  
90\*15E=14 COMPACT SPACES  
TOTAL M.O.B.: 135 SPACES  
ADA PARKING REQUIRED:  
HOSPITAL BEDS (20 SP.) \* 10%  
HOSPITAL EMPLOYEES (100 SP.) \* 4%  
EMERGENCY SERVICES (30 SP.) \* 10%  
OFFICE SPACE (220 SP.) \* 4%  
TOTAL ADA: 2 SPACES  
HOSPITAL PARKING PROVIDED:  
TOTAL: 183 SPACES  
ADA PARKING: 18 SPACES  
M.O.B. PARKING PROVIDED:  
TOTAL: 287 SPACES  
ADA PARKING: 13 SPACES

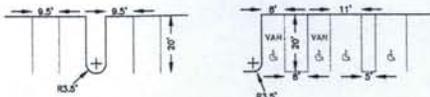
**OWNER/DEVELOPER**  
PEORIA REGIONAL MEDICAL CENTER  
5656 S. POWER ROAD  
GILBERT, AZ 85296  
TEL. (480) 984-2000  
CONTACT: DAVID WANGER

**ENGINEER**  
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MESA, AZ 85206  
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CONTACT: BRIAN KITCHEN, PE

**ARCHITECT**  
SWA ARCHITECTS  
1633 EAST BELL ROAD, SUITE 130  
SCOTTSDALE, AZ 85260  
TEL. (602) 857-7828  
CONTACT: BRADLEY A. RECK, PE



**TYPICAL PARKING DIMENSIONS**  
SCALE 1"=20'



4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
TEL. (480) 218-8831  
FAX (480) 832-4489

ATWELL-HOCKS  
DEVELOPMENT CONSULTANTS  
Ecological Planning  
Engineering  
Surveying  
Environmental Water Resources

4  
SITING PLAN FOR PHASE 1  
PEORIA REGIONAL MEDICAL CENTER

4700 EAST SOUTHERN AVE.  
MESA, AZ 85206  
TEL. (480) 218-8831  
FAX (480) 832-4489

4700 EAST SOUTHERN AVE.  
MESA, AZ 85206  
TEL. (480) 218-8831  
FAX (480) 832-4489

FILE NO. 08002124  
FILE NO. 08002124SP01  
SP01  
SHEET NO. 1 OF 2



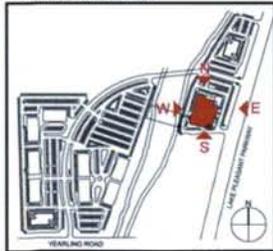


NORTH ELEVATION

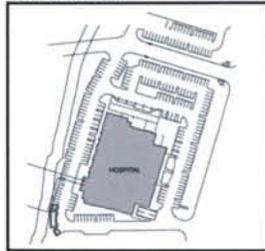


EAST ELEVATION

KEY PLAN (OVERALL SITE)



HOSPITAL SITE PLAN



LEGEND

 EXTERIOR PLASTER - 1	 EXTERIOR PLASTER - 4	 GLASS	 ROOF SYSTEM
 EXTERIOR PLASTER - 2		 CULTURED STONE AUTUMN PRO-FIT LEDGESTONE	 METAL FINISH - COLOR - 1
 EXTERIOR PLASTER - 3		 CULTURED STONE FLAT CAPSTONE	 METAL FINISH - COLOR - 2



## HOSPITAL ELEVATIONS - NORTH / EAST

PEORIA REGIONAL MEDICAL CENTER  
PEORIA, ARIZONA

ab | plan · design · achieve

58 • Buffalo Suite 100 • Chandler, AZ 85225  
an architecture company • 480.288.7000 • 480.288.7000



ATWELL-HICKS  
DEVELOPMENT CONSULTANTS

4700 E. Southern Avenue, Mesa, Arizona 85206 Tel: 480.218.8821

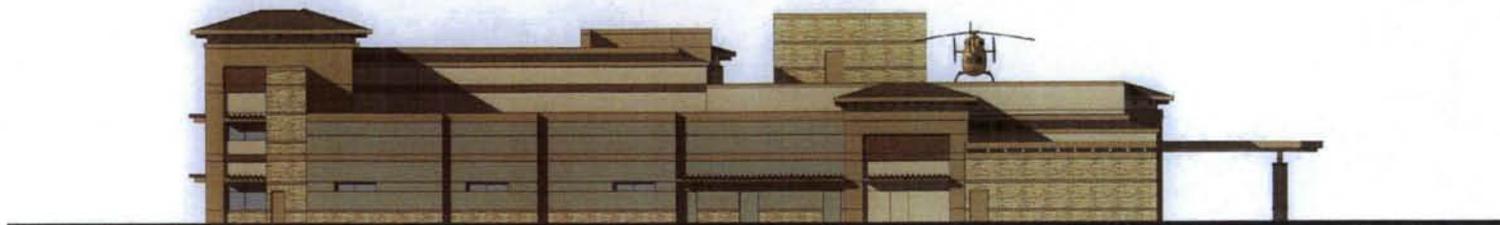
SCALE: NTS

SWA#: 20080221.000

07.02.09



16023 east bell road, suite 130  
SCOTTSDALE, AZ 85260  
Tel: 602.957.7800 • Fax: 602.957.7800

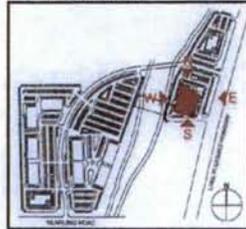


SOUTH ELEVATION

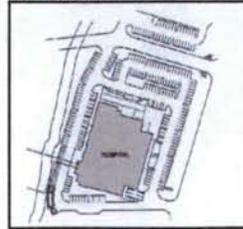


WEST ELEVATION

KEY PLAN (OVERALL SITE)



HOSPITAL SITE PLAN



LEGEND

 EXTERIOR PLASTER - 1	 EXTERIOR PLASTER - 4	 GLASS	 ROOF SYSTEM
 EXTERIOR PLASTER - 2		 CULTURED STONE AUTUMN PRO-FIT LEDGESTONE	 METAL FINISH - COLOR - 1
 EXTERIOR PLASTER - 3		 CULTURED STONE FLAT CAPSTONE	 METAL FINISH - COLOR - 2



## HOSPITAL ELEVATIONS - SOUTH / WEST

PEORIA REGIONAL MEDICAL CENTER  
PEORIA, ARIZONA

SCALE: NTS

ab | plan · design · achieve

1110 N. DuPont Avenue, Suite 100, Peoria, AZ 85201  
Tel: 623.977.1100 Fax: 623.977.1101



ATWELL-HICKS  
DEVELOPMENT CONSULTANTS

4700 E. Southern Avenue, Mesa, Arizona 85206 Tel: 480.210.8831

Triple Crownting



4600 E. Star Canyon Drive  
Glendale, Arizona 85305  
Tel: 480.378.1144



3923 East Bell Road, Suite 110  
Scottsdale, AZ 85250  
Tel: 480.357.7800 Fax: 480.357.7808

SWA#: 20080221.000

REVISION: 4-21-09

Chris Jacques

---

**From:** [REDACTED] [mailto:frassetto@gilbert.com]  
**Sent:** Monday, June 08, 2009 10:04 AM  
**To:** Chris Jacques  
**Subject:** FW: PEOR-1 FAA Flight Standards District Office  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED]

[REDACTED]  
*Director of Consumer Affairs ~ Gilbert Hospital*  
*Project Manager ~ Peoria Regional Medical Center*  
*Project Manager ~ Buckeye Regional Medical Center*  
5656 S. Power Road  
Gilbert, Arizona 85295  
~~480.840.3836 ~ Office~~  
480.840.3715 ~ Administration  
~~frassetto@gilbert.com~~

---

**From:** [REDACTED] [mailto:wright@heliplanners.com]  
**Sent:** Wednesday, April 15, 2009 6:28 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** PEOR-1 FAA Flight Standards District Office

[REDACTED]

As you know, we submitted the airspace application to the Federal Aviation Administration for the Peoria rooftop helistop on December 30, 2008. Part of the normal process is for the helicopter specialist from FAA's local flight standards district office (FSDO) to visit the site and send his comments back to Flight Standards at FAA's regional office in L.A. I spoke with [REDACTED] this afternoon at FAA's Scottsdale FSDO to try to schedule that site visit. (We normally accompany the FAA rep during his visit.) In this case, he indicated that, since construction has not yet started, he would prefer to visit at the end of construction. He indicated that he had enough information from our Helistop Layout Plan to send his comments back to the regional office for now but that he would list the site visit at the end of construction as a condition. That is acceptable from our standpoint and will help to expedite the airspace determination letter process. We will continue to keep you informed.

(I just sent a similar email to Hayward Lieu in SWA's Pasadena office, as Jack's comments referred to the Florence project as well.)

[REDACTED]

[REDACTED]  
**Heliplanners**  
Aviation Planning Consultants -- Heliport Specialists  
Established 1987--Over 20 years of Service  
31110 Avenida Del Reposo  
**Exhibit H**



**WIELAND  
ACOUSTICS**  
noise & vibration consultants

WIELAND ACOUSTICS, INC.  
2691 Richter Avenue, Suite 114  
Irvine, CA 92606  
Tel: 949.474.1222  
Fax: 949.474.9122  
[www.wielandacoustics.com](http://www.wielandacoustics.com)

**Environmental Noise Study for the Proposed  
Peoria Regional Medical Center Helipad  
in the City of Peoria, AZ**

**Project File 08.006.00  
September 25, 2008**

Prepared for:

Peoria Regional Medical Center, LLC  
c/o Gilbert Hospital  
5656 S. Power Road  
Gilbert, AZ 85296

Prepared by:



**EXHIBIT I**



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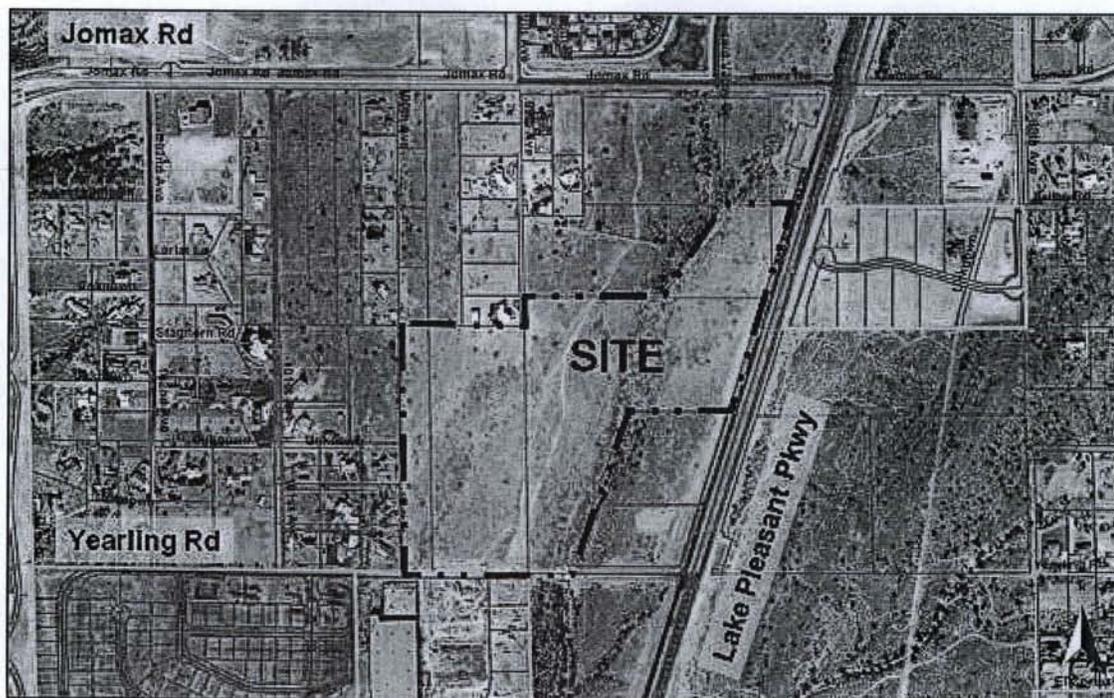
Appendix I.	Noise Measurements
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## 1 Introduction/Project Description

The purpose of this study is to identify and assess the potential noise impacts on the surrounding community of the helipad at the proposed Peoria Regional Medical Center in Peoria, AZ. Referring to Figure 1-1, the project will be located on an approximately 48-acre site northwest of the intersection of Yearling Road and Lake Pleasant Parkway. Figure 1-2 provides the current site plan. Referring to the figure, the proposed helipad will be located on the roof of a two-story hospital building. The purpose of the helipad is to serve as an ancillary use to the hospital for the rapid transport of patients via air ambulance to trauma and specialty facilities in the Metro Phoenix area.

It should be noted that this report does not address the potential impacts on the surrounding community of any other noise sources associated with the construction or operation of the proposed medical center, nor does it address the potential impact of any noise sources (including the helipad) on the proposed medical center itself.



*Figure 1-1. Location of the Project Site*

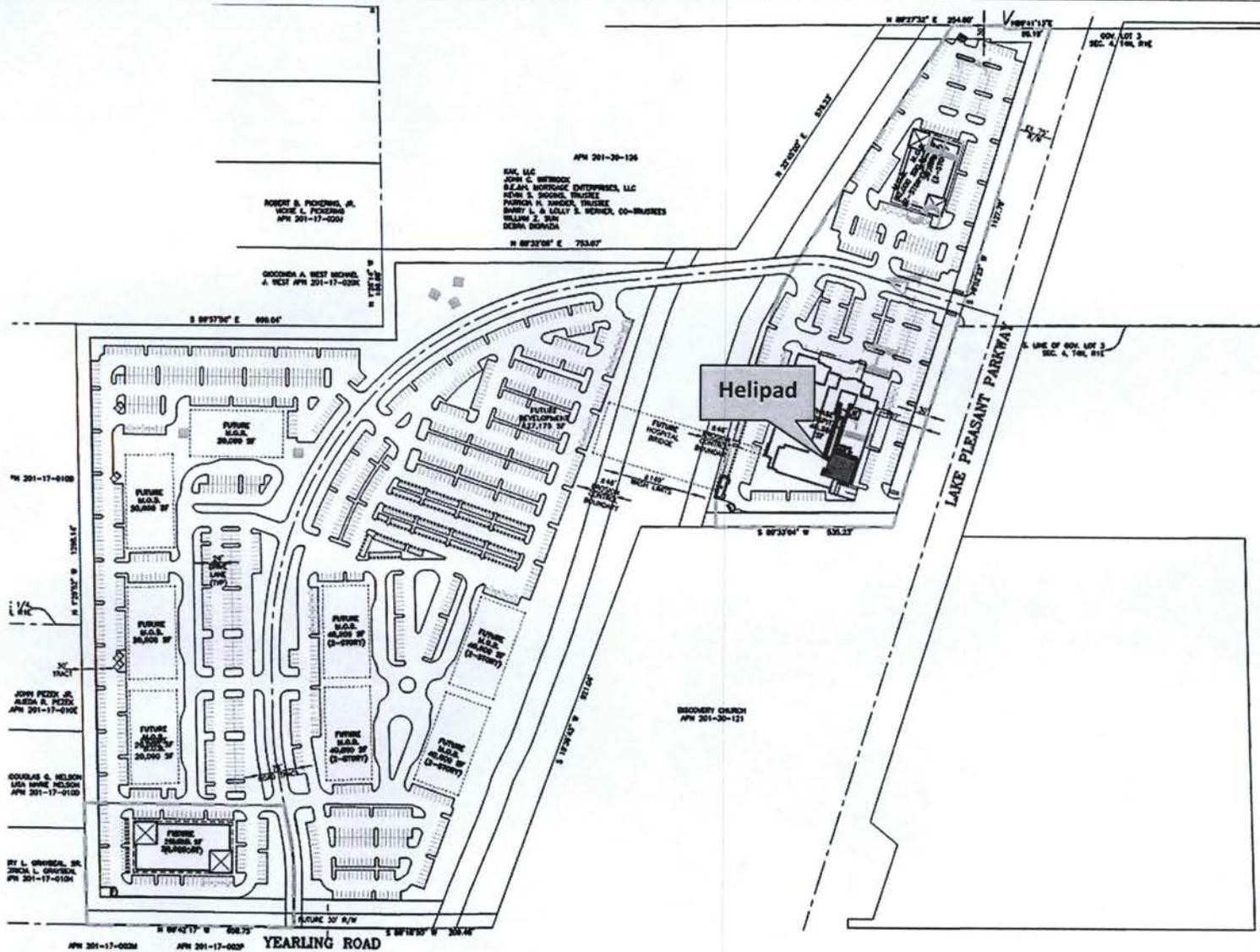


Figure 1-2. Project Site Plan



## 2 Noise Descriptors

The following sections briefly describe the noise descriptors that will be used throughout this study:

### 2.1 Decibels

Sound pressures can be measured in units called microPascals ( $\mu\text{Pa}$ ). However, expressing sound levels in terms of  $\mu\text{Pa}$  would be very cumbersome since it would require a wide range of very large numbers. For this reason, sound pressure levels are described in logarithmic units of ratios of actual sound pressures to a reference pressure squared. These units are called bels. In order to provide a finer resolution, a bel is subdivided into 10 decibels, abbreviated dB.

Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB. In fact, they would combine to produce 73 dB. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dB. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dB.

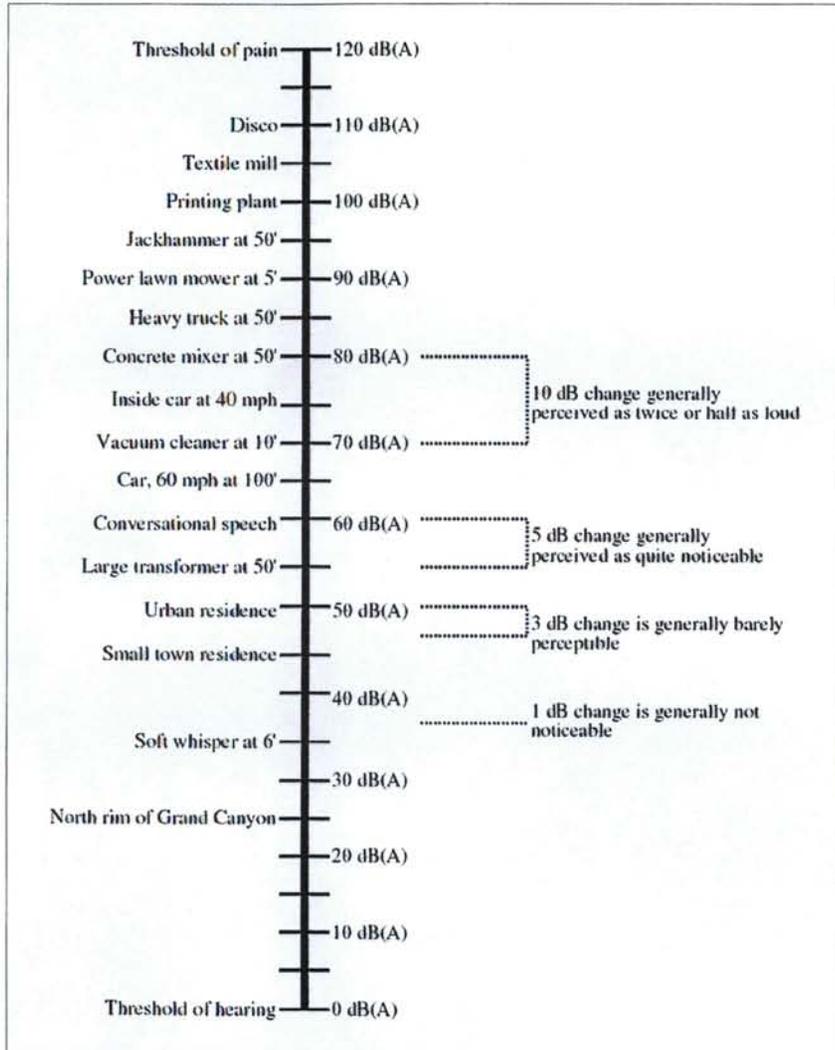
### 2.2 A-Weighting

Sound pressure level alone is not a reliable indicator of loudness. The frequency or pitch of a sound also has a substantial effect on how humans will respond. While the intensity of the sound is a purely physical quantity, the loudness or human response depends on the characteristics of the human ear.

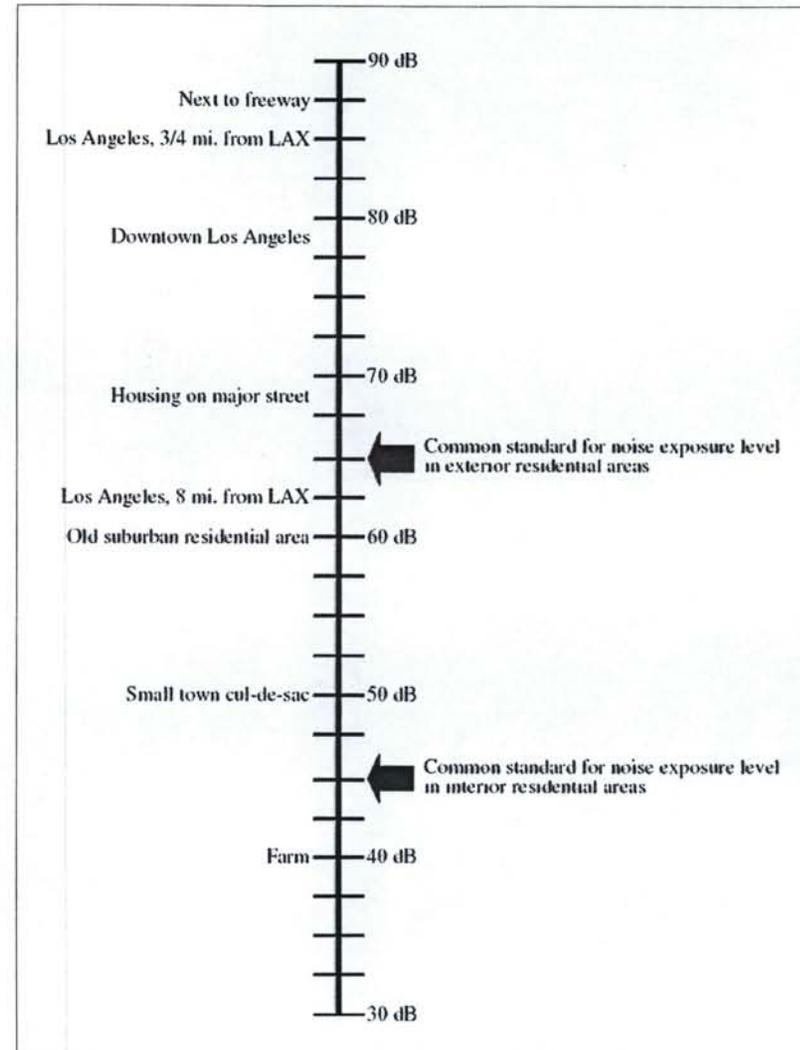
Human hearing is limited not only to the range of audible frequencies, but also in the way it perceives the sound pressure level in that range. In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, and perceives both higher and lower frequency sounds of the same magnitude with less intensity. In order to approximate the frequency response of the human ear, a series of sound pressure level adjustments is usually applied to the sound measured by a sound level meter. The adjustments, or weighting network, are frequency dependent.

The A-scale approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the A-scale sound levels of those sounds. A range of noise levels associated with common in- and outdoor activities is shown in Figure 2-1.

The A-weighted sound level of traffic and other long-term noise-producing activities within and around a community varies considerably with time. Measurements of this varying noise level are accomplished by recording values of the A-weighted level during representative periods within a specified portion of the day.



**Figure 2-1. Common Noise Sources and A-Weighted Noise Levels**



**Figure 2-2. Common DNL Noise Exposure Levels at Various Locations**



### 2.3 Day-Night Average Noise Level (DNL)

It is recognized that a given level of noise may be more or less tolerable depending on the duration of exposure experienced by an individual. There are numerous measures of noise exposure that consider not only the A-level variation of noise but also the duration of the disturbance. The day-night average noise level (denoted DNL) measure weights the average noise levels for the nighttime hours (10:00 p.m. to 7:00 a.m.), increasing them by 10 dB. The daytime noise levels are combined with these weighted levels and are averaged to obtain a DNL value. Figure 2-1 indicates the outdoor DNL at typical locations.

## 3 Noise Criteria

The City of Peoria, in a memorandum (Reference 3), has indicated that the development review of the proposed helipad will be based on general conformance with the Federal Aviation Administration's (FAA's) regulations. The FAA adopted DNL as the noise metric for measuring cumulative aircraft noise under Title 14, Code of Federal Regulations, Part 150 (14 CFR 150), *Airport Noise Compatibility Planning*. A DNL of 65 dB and higher is the FAA's standard threshold for land use compatibility planning purposes in areas surrounding a helipad or airport. Although the FAA considers aircraft noise exposure lower than a DNL of 65 dB to be compatible with residential land uses, persons residing outside the 65 dB DNL noise exposure area may still be annoyed by helicopter noise.

## 4 Existing Noise Environment

The land in the near vicinity of the project site is largely vacant. North and west of the site the land is zoned for residential development, and there are currently several scattered single family residences in the area. Further to the north, across W. Jomax Road is the Pleasant Valley residential development. To the east of the project site, across N. Lake Pleasant Road, are some existing and future residential estate lots and a church. Directly to the south of the project site is a commercial shopping center. Existing sources of noise that currently affect the study area are traffic on the surrounding roads, activities at the commercial shopping center, residential activities, aircraft overflights, and construction.

Away from the major streets in the area, the existing environment is very quiet. To document this, a measurement was obtained on the project site near the residences on N. 99<sup>th</sup> Avenue. (Refer to Figure 4-1.)

The noise measurement was obtained for a period of 20 to 30 minutes with the microphone positioned at a height of 5' above the ground. Extraneous noise sources (such as sirens) were excluded from the measurement by placing the sound level meter on "standby" until the noise event concluded. The results of the noise measurement are provided in Appendix I.



The instrumentation used to obtain the noise measurements consisted of integrating sound level meters (Model 820) and an acoustical calibrators (Model CAL250) manufactured by Larson Davis Laboratories. The accuracy of the calibrator is maintained through a program established by the manufacturer, and is traceable to the National Bureau of Standards. All instrumentation meets the requirements of the American National Standards Institute (ANSI) S1.4-1971.



*Figure 4-1. Noise Measurement Location at Project Site*

## 5 Helipad Operations

A two-step process was used to develop noise contours for the proposed helipad. First, preliminary contours were developed using the Helicopter Noise Model (Version 2.2) developed for the Federal Aviation Administration with assumptions provided by the project applicant (Peoria Regional Medical Center) and Omni-Flight (the air operator for the proposed helipad). Secondly, the accuracy of the contours was checked using actual field measurements obtained at the Gilbert Hospital helipad in Gilbert, AZ.



## 5.1 Noise Modeling

The assumptions used in the preliminary noise contour modeling are listed as follows:

1. A total of 0.4 takeoffs and 0.4 landings in a single 24-hour period. To provide a "worst case" analysis, it has been assumed that these takeoffs and landings occur during the nighttime (10:00 p.m. to 7:00 a.m.) hours.
2. The helicopters will approach from the north over Lake Pleasant Parkway at a heading of 197 degrees, make a 600 foot radius turn to a heading of 205 degrees, and fly straight for a distance of about 1,760 feet to the helipad. (0 degrees is north.) Figure 5-1 illustrates this approach flight path.
3. The helicopters will takeoff at a heading of 189 degrees and fly straight for a distance of about 1,760 feet, make a 600 foot radius turn to a heading of 197 degrees, and fly straight down Lake Pleasant Parkway. Figure 5-1 illustrates this takeoff flight path.
4. The helicopters using the helipad will be single engine Eurocopter Astar AS350 B2 and B3 models.
5. The default takeoff flight profile is identified in Table 5-1.
6. The default approach flight profile is identified in Table 5-2.

**Table 5-1. Default Takeoff Flight Profile Used in the Helipad Noise Contour Analysis**

Operating Mode	Distance from Helipad	Altitude Above Helipad	Duration / Speed
Ground idle	0'	0'	60 sec.
Hover in ground effect	0'	0'	30 sec.
Vertical ascent	0'	0'	3 sec.
Accelerating horizontal takeoff	0'	15'	16 kts.
Accelerating climbing takeoff	100'	15'	30 kts.
Takeoff at constant velocity	562'	30'	60 kts.
Takeoff at constant velocity	4,032'	1,000'	60 kts.
Level flyover	6,786'	1,000'	100 kts.

**Table 5-2. Default Approach Flight Profile Used in the Helipad Noise Contour Analysis**

Operating Mode	Distance from Helipad	Altitude Above Helipad	Duration / Speed
Level flyover	100,000'	1,000'	100 kts.
Horizontal deceleration	10,535'	1,000'	100 kts.
Descent at constant velocity	4,819'	1,000'	60 kts.
Decelerating descent	3,062'	500'	60 kts.
Hover in ground effect	0'	3'	3 sec.
Hover in ground effect	0'	0'	60 sec.

The results of the noise modeling are provided in Figure 5-2, which provides the locations of the 60 dB and 65 dB DNL contours for the helipad.

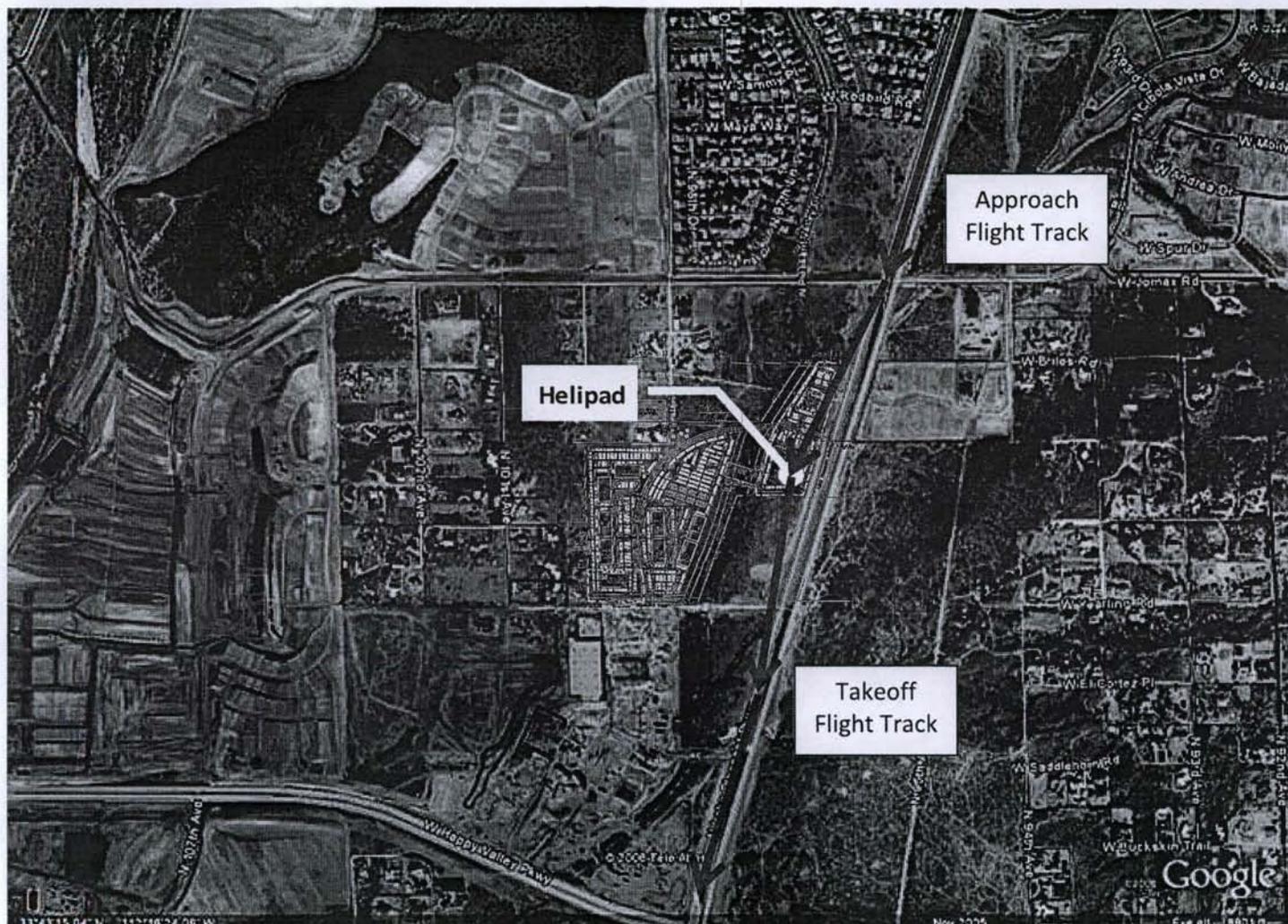


Figure 5-1. Location of Peoria Helicopter Flight Tracks Used in the Analysis

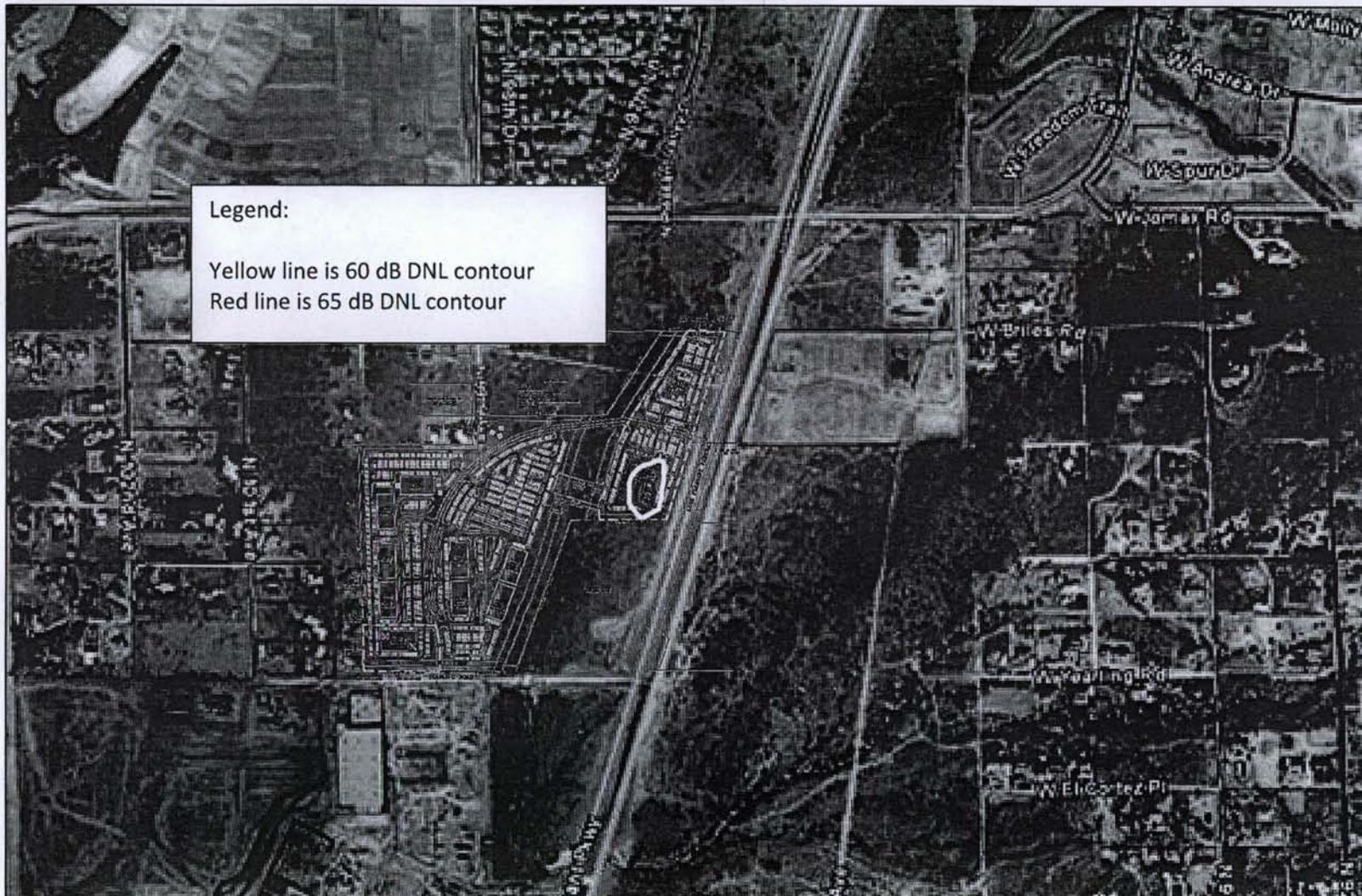


Figure 5-2. Peoria Helipad DNL Contours



## 5.2 Model Verification

On April 29, 2008, noise measurements were conducted under controlled conditions at Gilbert Hospital to obtain the sound exposure level<sup>1</sup> (SEL) of typical helicopter flyovers at various distances from the helipad and from the flight track. The same type of helicopter was used at Gilbert Hospital as is proposed for use at the Peoria Regional Medical Center. To control the test, the pilot was instructed to takeoff and approach using his normal power settings and flight profiles, but to follow the same procedures during each takeoff and approach. In all, four takeoffs and four approaches were measured at a total of eight locations. Figure 5-3 identifies the location of the Gilbert Hospital helipad, the noise measurement locations, and the noise levels measured at each location. A complete listing of the measurements is provided in Appendix I.

The measurement locations at the Gilbert Hospital were then correlated to the location of the proposed helipad and the flight tracks at the Peoria Regional Medical Center as shown in Figure 5-4. The measured SELs at Gilbert Hospital could then be used to estimate the DNL at the same relative locations at the Peoria Regional Medical Center using the following formula<sup>2</sup>:

$$DNL = SEL + 10 \times \text{Log}(N_d + 10 \times N_n) - 49.4dB, \text{ where}$$

$N_d$  = the number of helicopter flights during the daytime (7:00 a.m. to 10:00 p.m.), and  
 $N_n$  = the number of helicopter flights during the nighttime (10:00 p.m. to 7:00 a.m.).

For operations at the proposed Peoria Regional Medical Center,  $N_d$  is assumed to be 0 flights and  $N_n$  is assumed to be 0.4 for both takeoffs and approaches. Substituting these values into the above formula yields the following:

$$DNL = SEL + 10 \times \text{Log}(0 + 10 \times 0.4) - 49.4dB, \text{ or}$$
$$DNL = SEL - 43.4dB$$

The results of the analysis are provided in Figure 5-4. Referring to the figure, it can be seen that there is good agreement between the DNL values calculated using the Helicopter Noise Model and the DNL values calculated using field measurements obtained at Gilbert Hospital. Therefore, it is concluded that the noise contours generated by the Helicopter Noise Model are reasonable.

<sup>1</sup> The sound exposure level is a measure of the sound energy produced by a single event such as a helicopter flyover. It is used in the calculation of DNL.

<sup>2</sup> The measured SELs at Gilbert Hospital were adjusted for use in the analysis at the Peoria Regional Medical Center to account for the fact that the helipad at Gilbert Hospital is approximately 20 feet higher in elevation than the proposed helipad in Peoria. This adjustment results in slightly higher SELs at the Peoria Regional Medical Center.

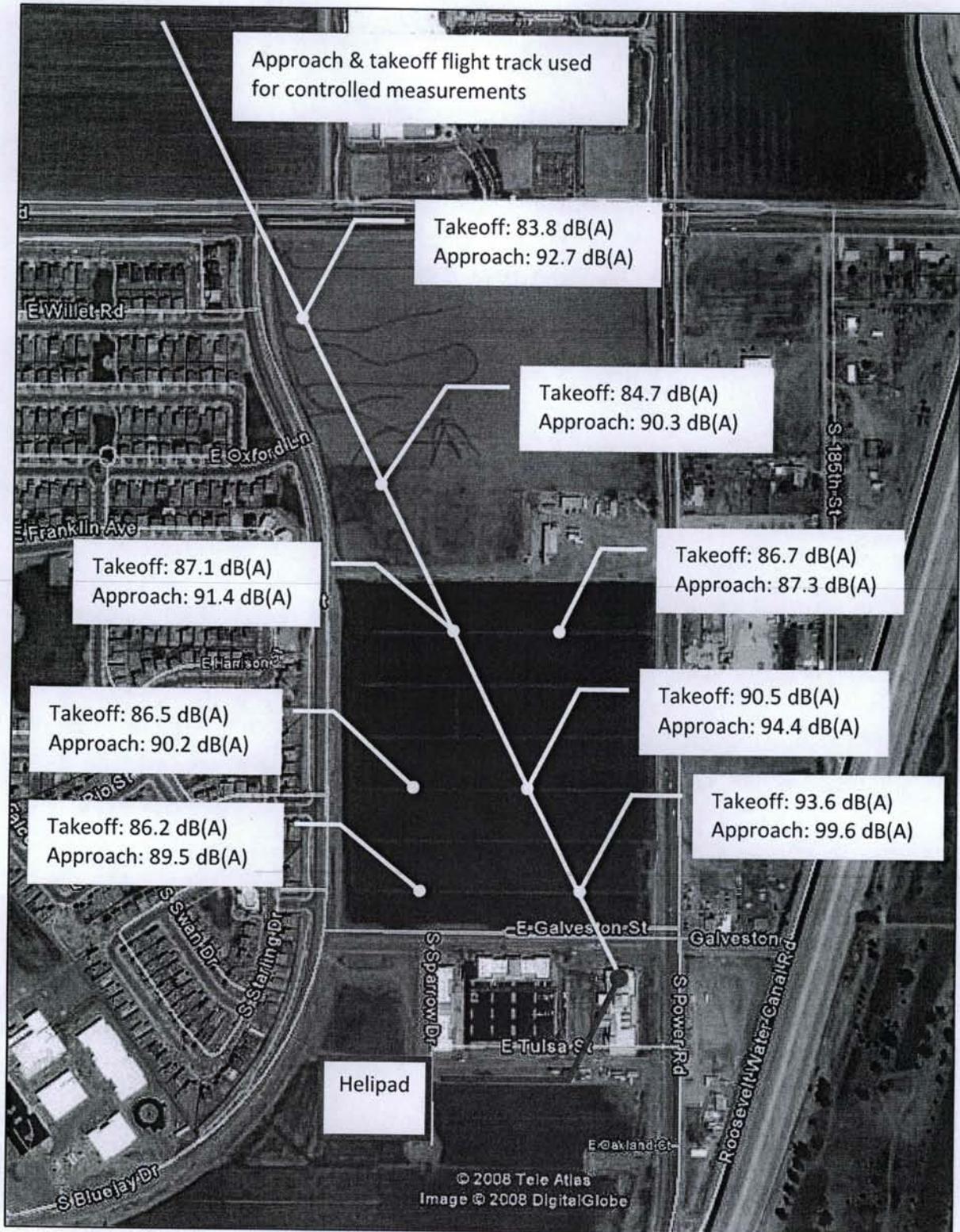


Figure 5-3. Noise Measurement Locations and SEL Results at the Gilbert Hospital



Figure 5-4. Comparison of Peoria Helipad DNL Contours with DNL Values Based on Field Measurements



## 6 Assessment of Impact

Referring to the analysis of Section 5, it may be concluded that the DNL will be much less than 65 dB at all residential properties in the near vicinity of the proposed helipad at the Peoria Regional Medical Center. Therefore, the impact of the helipad operations will not be significant.

## 7 Mitigation Measures

As indicated in Section 6, no significant impacts are associated with the operation of the proposed helipad at the Peoria Regional Medical Center. Therefore, mitigation measures are not required.

## 8 References

1. *2008 09 12\_PRMC\_AH\_SitePlan.pdf*. Provided by iPlan Consulting.
2. *Minor General Plan Amendment, Planned Area Development, Peoria Regional Medical Center, Standards | Guidelines Report*. Peoria Regional Medical Center, LLC. Revised April 9, 2008.
3. *Pre-Application Meeting, N/O NWC Yearling & Lake Pleasant Parkway*. Memorandum from Chris M. Jacques, Principal Planner, City of Peoria. February 29, 2008.
4. *HNM, Helicopter Noise Model Version 2.2*. U.S. Department of Transportation, Federal Aviation Administration. February 1994.

# **APPENDIX I**

## ***Noise Measurements***

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**Table I-1. Noise Survey**

Project: Peoria Regional Medical Center

Position: On site

Date: April 29, 2008

Time: Noted

Noise Source: Ambient traffic

Distance: Refer to Figure 4-1

SLM Height: 5'

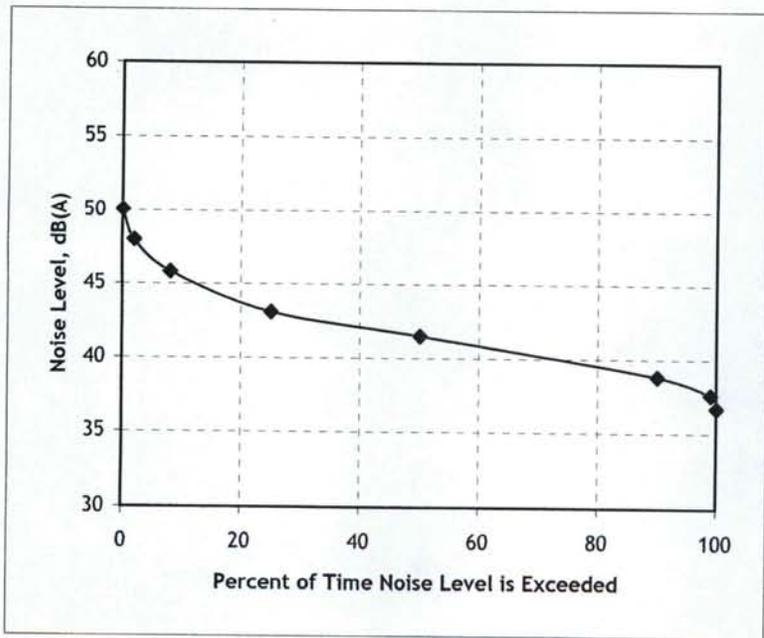
LD 820 S/N: 0996

LD CAL250  
Calibrator S/N: 2966

Operator: Jonathan Higginson

**Measurement Period**

n*	Measurement Period		
	1:21 PM to 1:36 PM	to	to
	Ln	Ln	Ln
2	48.0		
8	45.8		
25	43.1		
50	41.5		
90	38.8		
99	37.6		
Leq	42.6		
Lmax	50.1		
Lmin	36.7		



\* Leq is the average sound level during the measurement period.  
 Ln is the sound level exceeded n% of the time during the measurement period.  
 Lmax and Lmin are the maximum and minimum sound levels during the measurement period.

















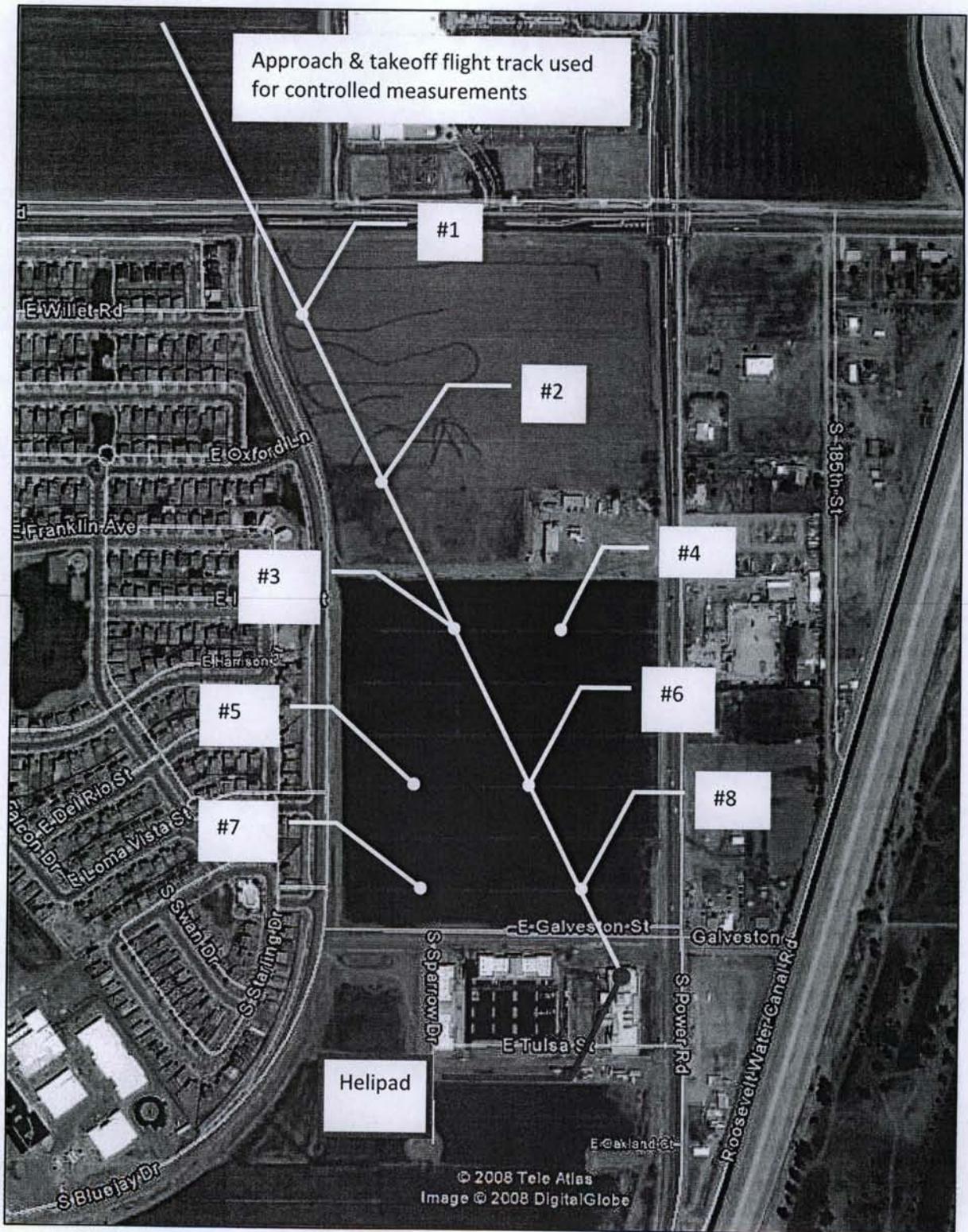


Figure I-1. Location of Noise Measurement Positions at Gilbert Hospital



Peoria Regional Medical Center  
Neighborhood Meeting  
Tuesday, June 23, 2009 @ 7:00pm  
Vistancia Elementary School, 30009 N. Sunset Point, Peoria, AZ 85383

Purpose: Peoria Regional Medical Center has requested a special use permit for a helipad to be placed on the 3<sup>rd</sup> story of the proposed medical center. In accordance with statute, a neighborhood meeting is being held in order for residence to voice opposition or make suggestions with respect to the request for the permit.

Meeting Events:

1. Welcome to attendees by [REDACTED]
2. Introduction of Staff by [REDACTED]
3. Explanation of Elevations and Site Plan
4. Explanation of Special Use Permit necessity
5. Explanation of Facility Operations and Design
6. General Information on PRMC and it's desired specialties

Questions and Answers:

1. What type of community education will be provided?
  - a. We will base decisions with respect to desired education on a community advisory board which will be formed following opening. We want to make sure the needs of the community are being met, and it is best to have the community represent the board.
2. When will you have cardiology services in place, including a cath lab?
  - a. From day one, we will match the services needed in the community to that which is provided in the hospital. We will not immediately open with a cath lab, but will plan on providing that service with our second phase of development.
3. What hospitals will be able to accept patients from PRMC?
  - a. All hospitals will be able to accept our patients. We base our decision firstly on location and secondly on availability. If we feel a patient needs something urgently, we will send the patient to the closest hospital with the services needed being available the soonest.



4. What is the flight time to a downtown Phoenix hospital?
  - a. 11 minutes
  
5. Will the hospital be contracted with managed care plans?
  - a. Yes, not will all providers immediately, but we will work with those providers it makes sense to contract with.
  
6. How many Emergency rooms will you have upon opening?
  - a. 20 Emergency Rooms and 20 Medical Rooms.
  
7. Will you accept Medicare?
  - a. Yes, we will definitely accept Medicare.
  
8. When will you be breaking ground on the hospital?
  - a. We are aiming for the first of the year.
  
9. Based on breaking ground the first of the year, how long will construction take?
  - a. 12 to 14 months until opening.
  
10. Will you have an Electronic Medical Record?
  - a. Yes, currently we have an EMR in the Emergency Room in Gilbert, and a paper record in the in-patient setting.
  
11. What is the status of the land to the north of the hospital? Are you buying it?
  - a. No, that property is currently zoned residential. It is owned by Kent Xander. We are merely required to supply the property with water and sewer connections.
  
12. Is the project set in stone, or could it potentially go away?
  - a. Nothing is set in stone. We are working through some obstacles, but none seem to be impeding our progress.
  
13. When you expand the hospital will you be expanding vertically or horizontally?
  - a. When we expand the hospital, we will be crossing the wash horizontally. We will continue with the same building height.



14. Is there a light being placed for ambulance entry across Lake Pleasant Parkway?
  - a. Yes, we will be installing a left turn for ambulances, and a lighted intersection.
  
15. Are the residential communities near your site in support of the project?
  - a. Yes and No. Many members of the more rural communities are not happy with the project, but we have mitigated each of these concerns. Residents not in that immediate area seem to be very supportive of the project.
  
16. Will you have your own security force for the facility?
  - a. Not initially. We do not currently have one in Gilbert. According to the Police Chief of Gilbert, crime has decreased since the addition of the hospital in the area. It is evident in the downtown area that the need is much more present. If in time we are informed that one is necessary, we will add the position.
  
17. What is the total capital investment of the project?
  - a. 45 to 50 million.
  
18. What is the total number of employees that will be hired for opening?
  - a. 250 to 300.
  
19. When will you begin the hiring process?
  - a. 6 months prior to opening.
  
20. What is the height of the wall that surrounds the property?
  - a. Approximately 8 feet. Some areas will be greater on the hospital side of the project.
  
21. What type of wall is being placed?
  - a. Painted multi-texture block wall, which can be easily maintained.
  
22. Does the FAA dictate the flight path?
  - a. No, the FAA has input to the flight path. We have hired a company named HeliPlanners who are given the job of designing the structure and its placement, as well as work directly with the FAA for their input.
  
23. Will you have an entrance on Yearling Road?
  - a. Yes, but only as part of the second phase.



24. What is planned for the second phase?
  - a. Currently medical office buildings. This could change based on the needs of the community.
  
25. What is the height of the structures planned for the second phase?
  - a. The west side of the property will be single story only, gradually increasing to 2-story structures closest to Lake Pleasant Parkway.

Adjournment of meeting @ 8:12PM

**Chris Jacques**

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**From:** [REDACTED]  
**Sent:** Wednesday, June 17, 2009 12:23 PM  
**To:** Chris Jacques  
**Subject:** Peoria Regional Medical Center

Hello Chris,

As discussed in voice mail a couple days ago, I wanted to reiterate my support, as well as, the support of DSRS Investments, LLC and RSD Investments, LLC, of the helipad for the Peoria Regional Medical Center. In addition, we would like to continue our request to provide access between Plaza del Lago Phase II and the hospital location. The access would undeniably be important to the neighboring businesses, their patients and or clients. Indeed, there may be times that the access could save lives by allowing patient emergencies to quickly get help from the qualified doctors in the hospital's emergency room. Access will also reduce the traffic on Lake Pleasant Parkway which was a major concern of the residences in the area in the original zoning of the Peoria Regional Medical Center. In addition, the access was a stipulation in our drawing for Plaza del Lago Phase II and the access was discussed at length and supported by the Planning and Zoning board. Please keep our access request in mind as the process moves forward.

Thank you.

[REDACTED]

[REDACTED]  
[REDACTED]  
Peoria, AZ 85383  
[REDACTED] [REDACTED]  
[REDACTED]



Note new address as of 4/01/09