



# City of Peoria

## Community Development

9875 N. 85th Avenue, Peoria, Arizona 85345

June 23, 2009

Gilbert Hospital  
c/o Mr. Frank Frassetto  
5656 S. Power Road  
Gilbert, AZ 85295

Re: Z 08-04A.1 Minor Amendment to approved PAD  
Peoria Regional Medical Center

Dear Mr. Frassetto:

This letter is in response to your request for a Minor Amendment to the *Peoria Regional Medical Center Planned Area Development (PAD)*. Specifically, the scope of the requested amendment is as follows:

- a. Revise Table 8.101 ("Site Development Regulations") on Page 13 of the PAD to reflect a minimum 125 foot helipad setback from Lake Pleasant Parkway; and
- b. Correct the error on Table 7.101 ("Land Use Regulations") requiring a CUP for the heliport/helipad. Article 14-41 of the Zoning Ordinance and Stipulation #5 of ordinance 08-11 requires a Special Use Overlay ("SU"). Case Z 08-10 (Helipad SU) is currently under review.

The Planning Division has determined that the requested amendment does not substantively alter or result in any *major* changes to the PAD as described in Section 14-33-4.D of the Peoria Zoning Ordinance. As a Minor Amendment, notification of the request was given pursuant to Section 14-33-4.E.b. Accordingly, no written comment protesting the amendment was received by the City within the comment window (ended close of business on June 22, 2009).

To this end, the requested **Minor Amendment to the Peoria Regional Medical Center PAD under Case Z 08-04A.1** has been approved by the Planning Manager. The approval herein is subject to the conditions stated below:

---

### CONDITIONS OF APPROVAL

1. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 08-04 (*Peoria Regional Medical Center PAD*) or any successive amendment. Those conditions shall remain in force for the PAD.

Approval Letter, 2008-04A,  
PRMC, PAD  
June 23, 2009

2. The applicant shall provide the City with two (2) amended copies of the revised PAD Standards & Guidelines Report incorporating the corrections identified above.

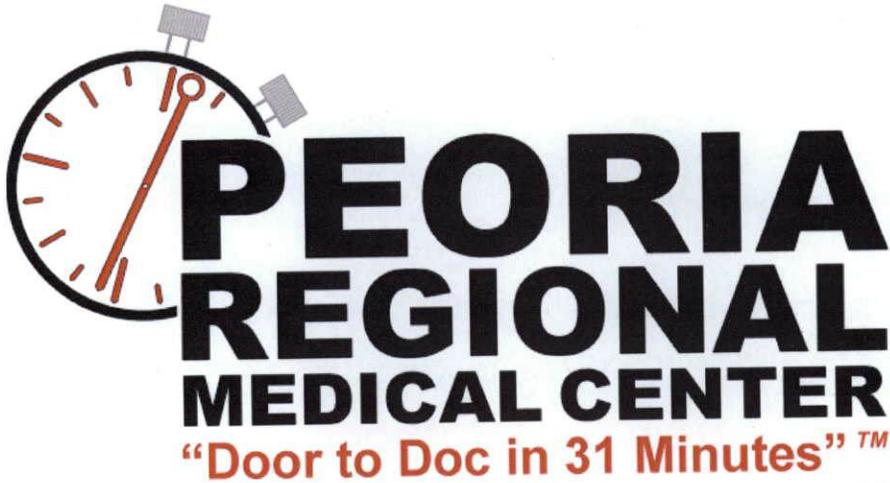
Should you have any questions in this regard, please contact me at (623)773-7609 or by email at [chris.jacques@peoriaaz.gov](mailto:chris.jacques@peoriaaz.gov).

Sincerely



Chris M. Jacques, AICP  
Planning Manager

**Minor General Plan Amendment  
Planned Area Development**



**Standards | Guidelines  
Report**

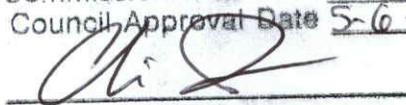
**North and West of Northwest Corner | Yearling Road and Lake  
Pleasant Parkway**

**Submitted to:**



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

ORD 08-11

<b>PLANNED AREA DEVELOPMENT APPROVAL</b>	
P/Z Commission Date	4-17-08
City Council Approval Date	5-6-08
	
Planner	

**Case: GPA 08-04 | Z08-04:**

**Approved ##/08 (Resolution 08-xx; Ordinance 08-XX)**

**Prepared: March 2008  
Revised: April 9, 2008**

## DEVELOPMENT ADVISORS



SWA ARCHITECTS, LLC  
Stephen C.H. Wen  
48 East Holly Street  
Pasadena, CA 91103  
V: 626-793-9805  
F: 626-793-9807  
E: [stephen.wen@swaarch.com](mailto:stephen.wen@swaarch.com)

ab | plan • design • achieve



AB | PLAN DESIGN ACHIEVE  
Andrew Baron  
58 West Buffalo, Ste 100  
Chandler, AZ 85225  
V: 480-699-7956  
F: 480-699-7986  
E: [Andy.Baron@andersonbaron.com](mailto:Andy.Baron@andersonbaron.com)



ATWELL-HICKS  
DEVELOPMENT CONSULTANTS

ATWELL-HICKS, LLC  
Bryan Kitchen  
4700 E. Southern Ave  
Mesa, AZ 85206  
V: 480-218-8831  
F: 480-830-4888  
E: [bkitchen@atwell-hicks.com](mailto:bkitchen@atwell-hicks.com)



IPLAN CONSULTING  
Mario Mangiamele, AICP  
4684 S Star Canyon Drive  
Gilbert, AZ 85297  
V: 480-313-8144  
F: 480-907-5960  
E: [iplanmm@cox.net](mailto:iplanmm@cox.net)

Submitted on Behalf of:



PEORIA REGIONAL MEDICAL  
CENTER, LLC  
David Wanger  
5656 S Power Road  
Gilbert, AZ 85295  
V: 480-840-3700  
F: 480-279-5836  
E: [dwanger@gilberter.com](mailto:dwanger@gilberter.com)

**PEORIA REGIONAL MEDICAL CENTER**  
**Minor General Plan Amendment | Planned Area Development**  
**Standards | Guidelines Report**

***Table of Contents***

---

Title Page .....	1
Development Advisors.....	2
Table of Contents.....	3
Exhibits and Tables.....	4
Appendices.....	4
1. Introduction .....	6
1.1 Project Description.....	6
1.2 Request for Planned Area Development.....	6
2. Legal Description.....	7
3. Consistency with General Plan .....	7
4. Existing Conditions.....	8
4.1 Existing Topography.....	8
4.2 Existing Jurisdictional Washes .....	8
5. Relationship to Surrounding Properties .....	8
6. Preliminary Development Plan .....	9
6.1 Conceptual Development Plan.....	10
6.2 Circulation.....	10
6.3 Helipad.....	10
6.4 Conceptual Building Elevations .....	11
6.5 Common Area Maintenance .....	12
7. Table of Uses .....	12
7.1 Land Use Regulations.....	12
8. Project Development Standards.....	13
8.1 Site Development Regulations.....	13
8.2 Design Review Standards .....	16
8.3 Trails .....	16
8.4 Natural Open Space   Rivers and Washes.....	17
8.5 Signage Standards.....	17
9. Infrastructure   Utilities .....	18
9.1 Grading   Drainage   Retention.....	18

9.2 Water   Wastewater   Private Utilities .....	18
10. Phasing   Development Schedule .....	18

### ***Exhibits and Tables***

---

Site Aerial Photo .....	6
Existing Land Use Data Table .....	9
Table 7.101: Land Use Regulations – Peoria Regional Medical Center PAD .....	12
Table 8.101: Site Development Regulations – Peoria Regional Medical Center PAD.....	13
Table 8.102: Off-Street Parking Requirements – Peoria Regional Medical Center PAD.....	16

### ***Appendices***

---

Appendix A: ALTA Survey.....	A-1
Appendix B: Conceptual Development Plan .....	B-1
Conceptual Development Plan	
Conceptual Development Plan   Aerial Overlay	
Appendix C: Helicopter Data.....	C-1
Eurocopter Astar AS350 B2 Specifications	
Eurocopter Astar AS350 B2 Specifications	
Sound Comparisons	
Appendix D: Zoning Exhibit .....	D-1
Sub Area Exhibit	
Conceptual Landscape Plan	
Appendix E: Building Character Elevations.....	E-1
Hospital – Phase 1	
Medical Office Building – Phase 1	
Line of Sight Studies	
Appendix F: Parking Analysis .....	F-1
Appendix G: Desert Lands Conservation Report (Bella Casa Estates PAD) .....	G-1
Appendix H: Neighborhood Meeting .....	H-1
Cover Letter	
Neighborhood Meeting Notice	

Property Owner Notification Map  
Property Owner List  
Meeting Agenda  
Attendance Sign-In Sheets  
List of Attendees – Neighborhood Meeting  
Neighborhood Meeting Minutes  
Comment Form | Kauffman  
Comments Received – Result of Neighborhood Meeting Notification  
Applicant Response - Public Participation Comments  
USPS Returned Neighborhood Meeting Notices

# 1. INTRODUCTION

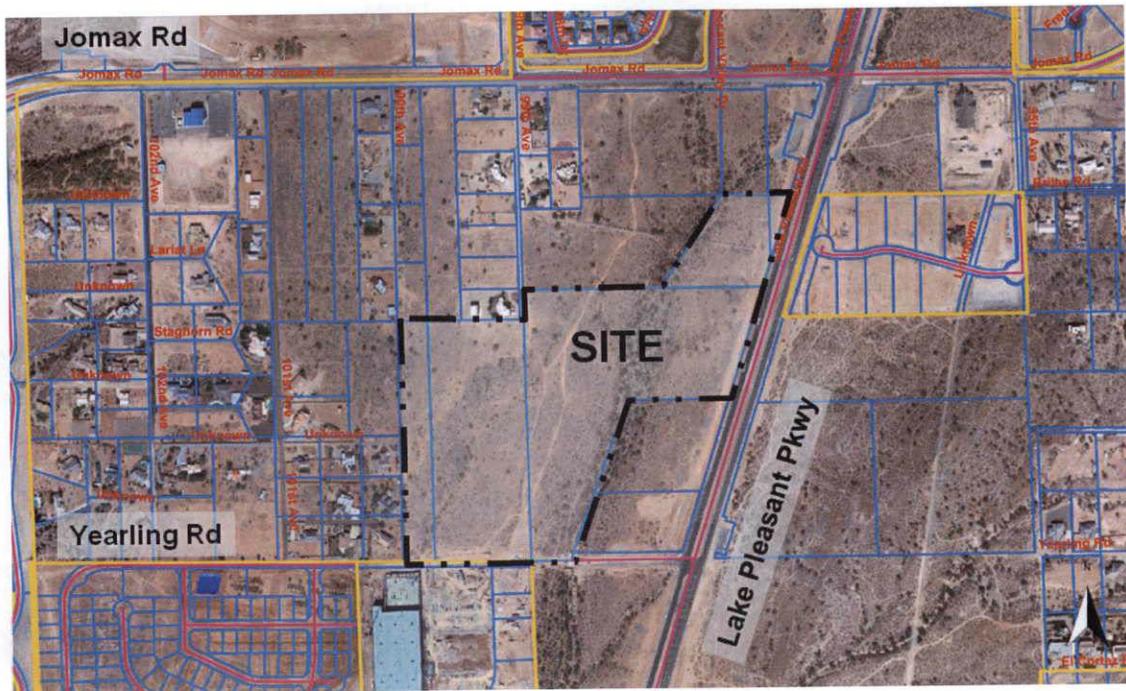
## 1.1 PROJECT DESCRIPTION

Iplan Consulting, in conjunction with Peoria Regional Medical Center, is pleased to submit for your consideration an application for a Minor General Plan Amendment and corresponding Planned Area Development (PAD) for approximately 48 acres generally located north and west of the northwest corner of Yearling Road and Lake Pleasant Parkway.

More specifically, the request is for a Minor General Plan Amendment (GPA) to change the City of Peoria General Plan land use classification of approximately 48 acres from Low Density Residential (2-5 du/ac) to Public / Quasi-Public; and Rezoning from Planned Area Development (Bella Casa Estates PAD) to Planned Area Development to enable the development of a hospital and related medical uses.

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

Site Aerial Photo



## 1.2 REQUEST FOR PLANNED AREA DEVELOPMENT (PAD) ZONING

On December 13, 2005, a Planned Area Development (Z05-03: Bella Casa Estates) was approved for this site and surrounding property (a total of 48.17 acres). A

Revised: April 9, 2008

preliminary subdivision plat for Bella Casa Estates was subsequently approved on September 18, 2006 for the property. It is the desire of the current property ownership group to replace the approved PAD and preliminary plat for the 48.17 acre site with this Public / Quasi Public land use and corresponding PAD zoning request for the property.

The purposes of this PAD zoning request are to permit flexibility in design standards and code provisions, as well as set forth permissible uses for the property to create a unified and cohesive development for the desired medical campus.

The unique shape of the property, coupled with the expansive wash that traverses and bisects the property, creates many design challenges and opportunities that would be best served under the design flexibility provided through PAD zoning as compared to a conventional zoning request.

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

The Peoria Regional Medical Center PAD will be compatible with the surrounding area by providing low-scale office uses to serve as a transition and buffer between the large lot single family residential uses to the north and west of the project to that of the proposed hospital use and more intense, existing commercial development across Yearling Road to the south.

This PAD Standards and Guidelines Report is intended to provide a comprehensive plan, which is consistent with the regulations and requirements of the City of Peoria Zoning Ordinance, except as modified by this PAD zoning request.

## **2. LEGAL DESCRIPTION**

---

Legal Description: See ALTA survey included as Appendix A.

## **3. CONSISTENCY WITH GENERAL PLAN**

---

One of the components of this request is an amendment to approximately 48 acres of the Peoria General Plan Land Use Map. This portion of the request consist of modification to the existing Low Density Residential (2-5 du/ac) land use classification to a Public / Quasi-Public land use classification. This land use classification provides for a desirable land use at this location to serve as a transition from the more intense commercial uses to the south to the low density residential uses north of Yearling Road, as well as to addresses a critical need for health care uses to serve the surrounding area and community as a whole.

The proposed General Plan Land Use Amendment contains several notable features that respond to the General Plan's 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 Town as a whole.

#### **4. EXISTING CONDITIONS**

---

##### **4.1 EXISTING TOPOGRAPHY**

Per information contained in the Desert Lands Conservation Report, prepared by Sage Landscape Architecture and Environmental, dated June 22, 2005, the site generally slopes from north to south with the steepest slopes located on the banks of the wash, which also flows north to south. Slopes greater than 10% are illustrated in the Report, but these slopes are part of 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.

##### **4.2 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 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).

#### **5. 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:**

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

## **6. PRELIMINARY DEVELOPMENT PLAN**

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".

It is anticipated that the first phase of this 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 facility will consist of approximately 72,612 square feet, containing an Emergency Department with 30 general exam rooms and 50 inpatient beds. Additional uses anticipated for the facility consist of two triage rooms, two major medical rooms, and two surgery operating rooms. Diagnostic radiology services, including MRI, CT Scan, Nuclear Medicine, General Digital X-ray, and ultrasound will also be provided on-site. A full service laboratory, blood bank, and pharmacy will complement the services offered. Additionally, a roof-mounted helipad is proposed to serve as an ancillary use to the hospital for rapid transport of patients via air ambulance.

## 6.1 CONCEPTUAL DEVELOPMENT PLAN (APPENDIX B)

The PAD Conceptual Development Plan anticipates a multi-phase development with Phase 1 consisting of that portion of the property located between Lake Pleasant Parkway and the site bisecting jurisdictional wash, while future phases will span the wash to complete the western portion of the site. Phase 1 is anticipated to include a two-story hospital consisting of approximately 72,612 square feet, including a roof mount helipad to serve the use. An approximate 30,000 square foot medical office building is also anticipated to be developed with Phase 1, while vehicular parking, site landscaping, and a landscape buffer contiguous to the single family residential lots to the west will be provided to meet the requirements for this phase. The first phase may also include additional improvements such as off-site infrastructure, additional access to Yearling Road, or utility improvements through future phases of the project.

Future phases will 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 anticipated that these phases will consist of approximately 395,211 square feet of additional building area for the 48 acre site. Development of the next phase is anticipated to commence approximately 24 months subsequent to the opening of the hospital.

Detailed phasing of on- and off-site improvements will be addressed during the Site Plan phase of this project.

## 6.2 CIRCULATION

Access for the project will be provided from Lake Pleasant Parkway and Yearling Road. The access locations shall be determined per the approved Traffic Impact Analysis. The phases of the medical campus will ultimately be connected by a vehicular/pedestrian bridge to span the jurisdictional wash. Efforts are currently being coordinated to ensure the access points off Lake Pleasant Parkway and Yearling Road align with adjacent curb and median cuts as well as adhere to the City's curb cut separation requirements.

This conceptual vehicular circulation system should serve adequate to address anticipate vehicular flows as well as required public safety access for the project.

## 6.3 HELIPAD (APPENDIX C)

A roof-mounted helipad is proposed to serve as an ancillary use to the hospital for rapid transport of patients via air ambulance to trauma and specialty facilities in the Metro Phoenix area. 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, while 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 Federal Aviation Administration guidelines require that all Emergency Medical Transport flight paths follow over transportation corridors, therefore the projected approach and landing will most likely be north and south along Lake Pleasant Parkway.

Although exact noise levels of these aircraft are not available at this time, Appendix C includes sound comparisons of helicopters to other familiar sounds such as vehicle traffic, lawnmowers, and other noise generating uses. According to this information, noise generated from a typical power lawnmower will provide a greater sound level than that anticipated from the lightweight aircraft. For purposes of analyzing the information provided in this appendix, the Eurocopter B2 or B3 may be considered as a light/small helicopter.

Proposed noise generated from the helipad use has been determined by the Town of Gilbert to be negligible at the existing Gilbert Hospital facility, as the Town has never requested an analysis or mitigation of any related noise impacts. However, due to noise related concerns voiced by adjacent property owners during the public participation process for this project, a study of ambient noise levels will be prepared by a qualified professional and submitted prior to or concurrent with any forthcoming Site Plan requests for the project. Necessary noise mitigation efforts will also be submitted to the City of Peoria during the Site Plan phase of this project.

Federal Aviation Administration approval of the proposed use will be provided prior to or concurrent with any forthcoming Site Plan requests for the project.

#### **6.4 CONCEPTUAL BUILDING ELEVATIONS (APPENDIX E)**

Conceptual architectural elevations for the medical campus illustrate the high quality and design character intended for the project. These elevations also illustrate the use of building massing, 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. Line of Sight studies are also included in Appendix E to illustrate anticipated views to the project from various vantage points surrounding the project area.

## 6.5 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 Conceptual Development Plan.

## 7. TABLE OF USES

### 7.1 Land Use Regulations

Table 7.101: Land Use Regulations – Peoria Regional Medical Center PAD sets forth the land use regulations for the PAD. Land use regulations are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 7.101: Land Use Regulations – Peoria Regional Medical Center PAD.

"A" designates permitted accessory uses.

"CU" designates uses that require a Conditional Use Permit pursuant to Article 14-39-10: Conditional and Special Conditional Use Permits of the Peoria Zoning Ordinance.

**Table 7.101: Land Use Regulations – Peoria Regional Medical Center PAD**

<i>Land Use</i>	<i>PAD (Sub Area A, B, C)</i>
<b>Administrative and Financial</b>	
Automated Teller Machine (ATM)	A
<b>Eating and Drinking Establishment</b>	
Food & Beverage Vendor Cart	A (L1)
Outdoor Dining and Seating Areas	A (L2)
Cafeteria / Dining	A (L3)
<b>Entertainment and Recreation</b>	
Health and Exercise Center	A (L4)
<b>General Industrial &amp; Manufacturing</b>	
Research Laboratories	P (L5)
<b>Institutional</b>	
Day Care Center	A
Nursing or Convalescent Home, Long term Care Facility	CU

**Table 7.101: Land Use Regulations – Peoria Regional Medical Center PAD**

<b>Medical</b>	
Ambulance Service Facility	A
Emergency Medical Care Facility	P
Hospital	P
Medical, Dental, Optician or Health - Clinics, Offices, or Laboratories	P
Heliport/Helipad	CU
<b>Communication</b>	
Wireless Communication Facilities:	
<i>Monopole</i>	CU
<i>Public Safety Communication Facility</i>	CU
<i>Other Than Monopoles</i>	CU

**Limitations**

L1 - Only as a use incidental to the principal use of the property. The use shall not occupy any required parking stalls of the principal development.

L2 - Only as a use incidental to the principal use of the property. Such areas shall be located immediately adjacent to the cafeteria or dining area to which it is an accessory use.

L3 - Only as a use incidental to the principal use of the property. The total building floor area shall not exceed 5,000 square feet

L4 - The total building floor area shall not exceed 5,000 square feet

L5 - Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.

**8. PROJECT DEVELOPMENT STANDARDS**

**8.1 SITE DEVELOPMENT REGULATIONS**

Table 8.101: Site Development Regulations – Peoria Regional Medical Center PAD sets forth the site development regulations for the Peoria Regional Medical Center PAD. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 8.101: Site Development Regulations.

**Table 8.101: Site Development Regulations – Peoria Regional Medical Center PAD**

<b>Standards</b>	<b>PAD (Sub Area A)<sup>1</sup></b>	<b>PAD (Sub Area B)<sup>1</sup></b>	<b>PAD (Sub Area C)<sup>1</sup></b>	<b>Additional Regulations</b>
Maximum Building Height (ft.) / (Stories)	55	40 / 2	30 / 1	(A)
Minimum Building Setback (ft.)				
<i>Lake Pleasant Parkway</i>	30	N/A	N/A	
<i>Yearling Road</i>	N/A	15	15	
<i>Side   Rear (Residential)</i>	150	100	100	

<sup>1</sup> Sub Areas A – C are illustrated in Appendix D: Zoning Exhibit.  
Revised: April 9, 2008

**Table 8.101: Site Development Regulations – Peoria Regional Medical Center PAD**

<i>Standards</i>	<i>PAD (Sub Area A)<sup>1</sup></i>	<i>PAD (Sub Area B)<sup>1</sup></i>	<i>PAD (Sub Area C)<sup>1</sup></i>	<i>Additional Regulations</i>
Minimum Setbacks – Helipad (ft.)				
<i>Lake Pleasant Parkway</i>	200	N/A	N/A	
<i>Yearling Road</i>	N/A	N/A	N/A	
<i>Side   Rear (Residential)</i>	300	N/A	N/A	
Separation between Buildings (ft.)				
<i>Single story</i>	15	15	15	
<i>Multiple story</i>	20	20	N/A	
Minimum Required Perimeter Landscape Area (ft.)				
<i>Lake Pleasant Parkway</i>	30	N/A	N/A	
<i>Yearling Road</i>	N/A	15	15	
<i>Side   Rear (Residential)</i>	30	30	30	
Accessory Building Height & Setbacks (ft.)	--	--	--	(B) (C)
				See Article 14.35: Landscape Requirements (Peoria Zoning Ordinance)
Landscaping (% of net lot area)	20	20	20	
Off-Street Parking and Loading	--	--	--	(D)
Exterior Lighting Standards	--	--	--	(E)

A. **Building Height:** The following projections above base district height limits are permitted:

1. Church spires, belfries, domes, cupolas, skylights, clock towers and other similar structural elements not used for human occupancy, may project above the height limit, provided that they do not exceed 100 feet in height.
2. Mechanical equipment and enclosures, elevator penthouses, ventilators, and other similar equipment, may project up to 8 feet above the height limit.
3. Parapet walls or cornices may project up to 8 feet above the base district height limit.

Height provisions do not apply to Wireless Communication Facilities.

B. **Accessory Building Development Regulations.** All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies and landscape features such as ramadas.

1. Parking canopies shall comply with the standards established in Section 14-23-03 of the Peoria Zoning Ordinance.

2. Landscape features such as ramadas, water features, seating areas, and similar shall be setback a minimum of 75 feet from contiguous residential zoning districts.

C. **Landscaping.** Landscape design for the Peoria Regional Medical Center PAD shall comply with the provisions set forth in Article 14.35: Landscape Requirements of the City of Peoria Zoning Ordinance, except as modified herein:

1. A 30 foot wide landscape buffer area contiguous to the existing residential uses to the west shall be installed with Phase 1 of the project.
2. Perimeter landscape areas separating the use from contiguous residential uses to the west shall only be used as open space or for the following passive uses that do not interfere with their effectiveness as a visual screen and separation between uses:
  - a. Electrical equipment, including transformers, cable television and telephone equipment, but excluding generators.
  - b. Low level or bollard style lighting.
  - c. Storm-water retention.
3. Perimeter landscape areas separating the use from contiguous residential uses to the west shall achieve a dense canopy through the use of evergreen trees such as Texas Ebony, Acacia Anuera, Acacia Stenophylla, or similar. Foundation planting for this area shall be a blend of materials such as thorny material, cacti, succulents, large shrubs, cobble ground plane, and similar.
4. Future building pads shall be maintained in its natural state or in such a manner as may be approved by the Community Development Director or designee.
5. For the purposes of calculating required landscape area, net site area shall exclude rights-of-way, but shall include any required landscape buffer.

D. **Off-Street Parking Regulations.** Table 8.102: Off-Street Parking Requirements – Peoria Regional Medical Center PAD sets forth the minimum number of off-street parking spaces for specified uses within the Peoria Regional Medical Center PAD. All other Off-street parking provisions shall comply with the provisions set forth in Article 14.23: Parking and Loading Requirements of the Peoria Zoning Ordinance.

**Table 8.102: Off-Street Parking Requirements – Peoria Regional Medical Center PAD**

<i>Use</i>	<i>Requirement (Gross Floor Area)</i>
Hospital	1.5 spaces per bed; and 1 space per employee; and 30 spaces for emergency services.
Offices, Professional/Medical	1 space per 200 sq. ft.

E. **On-Site Lighting.** On-site lighting for the Peoria Regional Medical Center PAD shall comply with the provisions set forth in Section 14-3-2f: Exterior Lighting of the Peoria Zoning Ordinance and Chapter 20-60 through 20-67 of the Peoria Municipal Code, except as modified herein:

1. The height of any freestanding light fixture shall not exceed sixteen (16) feet, as measured to the bottom of the light source.
2. Pole-mounted fixtures shall be full- or semi-cutoff type only.
3. All outdoor fixtures, other than bollard and low level lighting, shall be set back from adjacent residential district boundaries by a minimum distance of 30 feet.
4. The only permitted outdoor light fixtures within the perimeter landscape areas separating the use from contiguous residential uses shall be low level or bollard style lighting.
5. Photometric studies will be provided with any forthcoming Site Plan Review submittals for the project area.

## 8.2 DESIGN REVIEW STANDARDS

Development within the Peoria Regional Medical Center PAD shall comply with the Draft City of Peoria Design Review Manual, December 2007 and the Lake Pleasant Parkway Design Theme Manual (December 2005).

## 8.3 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 (or equivalent) trail will 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 Site Plan or Final Plat for Phase 1 of the project.

## 8.4 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 shall comply with all provisions of this article. More specifically:

- The project shall reserve 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 (Appendix G), 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. This shall be considered a minimum requirement for re-vegetation of the described areas.
- A Native Plant Inventory and Preservation Plan (Salvage Plan) will be submitted for review with any forthcoming Site Plan applications to the City. The preservation and/or relocation of salvageable protected plants, as defined in Article 14.22B: Desert Lands Conservation Overlay of the Peoria Zoning Ordinance will be integrated into the landscape concept for the project.
- A Restoration Plan for any areas disturbed within the jurisdictional wash will be submitted for review with any forthcoming Site Plan applications to the City.
- 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 shall permit installation of the recommended soft trail per the specifications of the PROST, as well as roadway crossings, utility crossings, or building piers/foundations.

## 8.5 SIGNAGE STANDARDS

Signage within the Peoria Regional Medical Center PAD shall comply with the provisions set forth in Article 14.34: Signs of the City of Peoria Zoning Ordinance.

## **9. INFRASTRUCTURE | UTILITIES**

---

### **9.1 GRADING | DRAINAGE | RETENTION**

Project will provide retention for a 100-year, two-hour storm. The wash will remain undisturbed except for 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).

### **9.2 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.

## **10. PHASING | DEVELOPMENT SCHEDULE**

---

It is anticipated that the project site will be developed in multiple phases. The necessary on- and off-site improvements will be determined during the Site Plan process. It is also projected that the first phase of development will commence subsequent to the City's affirmative action on the requested Minor GPA, rezoning, and forthcoming request for Site Plan for the project. The next phase of the project is anticipated to commence within approximately 24 months subsequent to the opening of the hospital facility.

**APPENDIX A**

---

**ALTA SURVEY**



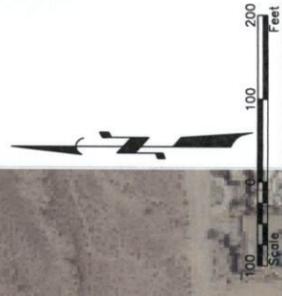
## **APPENDIX B**

---

### **CONCEPTUAL DEVELOPMENT PLAN**

- CONCEPTUAL DEVELOPMENT PLAN
- CONCEPTUAL DEVELOPMENT PLAN | AERIAL OVERLAY





SHEET NO.  
**1 OF 1**

CD01

FILE NO.  
08002124CD01

JOB NO.  
08002124

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

CALL THE WORKING DAYS  
BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

CONCEPTUAL DEVELOPMENT PLAN  
PROJECT:  
PEORIA REGIONAL MEDICAL CENTER  
PEORIA, ARIZONA

**AH**  
ATWELL-HICKS  
DEVELOPMENT CONSULTANTS  
Planning Ecological  
Environmental Water Resources  
Surveying

4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE (480) 218-8831  
FAX (480) 830-4888

REVISIONS

## APPENDIX C

---

### HELICOPTER DATA

- EUROCOPTER ASTAR AS350 B2 SPECIFICATIONS
- EUROCOPTER ASTAR AS350 B2 SPECIFICATIONS
- SOUND COMPARISONS



## The Eurocopter AS350 B2 AStar

### General Description

The AS350 B2 is a lightweight single engine 6 seat helicopter equipped with a Arriel 1B turbine engine. It carries high-tech equipment and features a comfortable cabin. Design is largely based on composite materials (blades, Starflex type main rotor hub, airframe, cowlings) which entail substantially lower maintenance costs.

The AS350 B2's speed and range combined with a roomy, quiet cabin make it suitable for a variety of missions from EMT to executive transport.

The Starflex rotor head and modular design provide long service life as well as simplified maintenance procedures when they finally are required.

Reliability is enhanced by the simple, rugged design of the AS350 B2's Arriel 1B turbine engine. Downtime is reduced by the modular construction of the engine (5 replaceable sub-assemblies).

These easy maintenance features make it particularly well suited for operation in severe climates.

### Cabin Configurations

Passenger transport	1 pilot + 5 passengers (standard) 1 pilot + 6 passengers (maximum)
Casualty Evacuation	1 pilot + 1 or 2 stretcher patients + 2 medical attendants
Cargo Carrying	1 pilot + 106 cu. ft. available for load in the cabin

## Interior Noise Levels

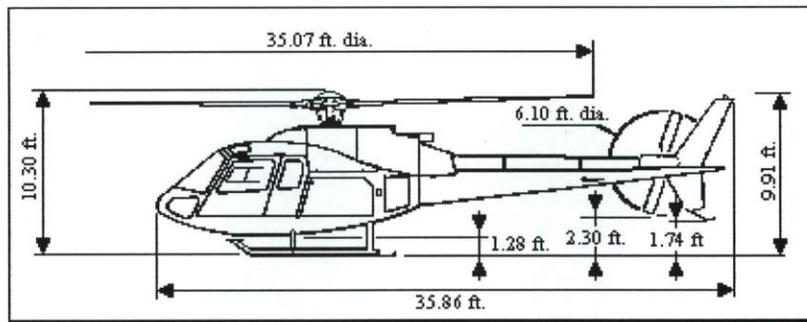
In hover	73.0 dB
In forward flight at 110 kts	77.0 dB

## Specifications

The following performance figures are based on the mean values obtained with a new engine. Unless otherwise stated, they are given for clean aircraft, in zero wind at sea level and with standard atmospheric conditions. Use for reference only, not for actual flight calculations.

Specification	Unit	Ac/Wt	Ac/Wt	Ac/Wt	MGW
Weight (standard aircraft 2,561 lbs.)	lb	3,530	3,970	4,410	4,991
VNE	kts	155	155	155	155
Cruising speed	kts	131	130	127	122
Fuel consumption at cruising speed	lb/nm	2.49	2.51	2.57	2.67
Rate of climb, oblique flight	ft/min	2,185	2,085	1,950	1,670
Range	nm	350	374	371	360
Endurance	hr	4.4	5.3	4.4	4.5
Hovering ceiling I.G.E. ISA	ft	20,000	16,580	13,450	9,850
Hovering ceiling I.G.E. ISA + 20 degrees	ft	17,900	14,450	11,000	7,050
Hovering ceiling O.G.E. ISA	ft	17,700	14,450	11,300	7,550
Hovering ceiling O.G.E. ISA + 20 degrees	ft	15,600	12,150	8,700	4,250

Service Ceiling	ft	20,000	>20,000	18,700	15,100
-----------------	----	--------	---------	--------	--------



[Home](#) | [Company](#) | [Sales/Lease](#) | [Helicopter Descriptions](#) | [Links](#) | [Photo Gallery](#)

© 1997-2008 All rights reserved



## The Eurocopter AS350 B3 AStar

### General Description

The AS350 B3's speed and range combined with a roomy, quiet cabin make it suitable for a variety of missions from EMT to executive transport.

The Starflex rotor head and modular design provide long service life as well as simplified maintenance procedures when they finally are required.

Reliability is enhanced by the simple, rugged design of the AS350 B3's Arriel 2B turbine engine. Downtime is reduced by the modular construction of the engine (5 replaceable sub-assemblies).

### Engine Ratings

Power in ISA, at sea level	kW	ch	shp
Take off Power	628	854	842
Maximum continuous power	466	634	625

### Usable Fuel Capacities

Tank	liters	US gal.	kg	lb

Standard Tank	539	143	426	938
Ferrying tank (optional)	475	125	375	827

## General Characteristics

Item	lbs
Empty Weight, standard aircraft	2,603
Useful Load	2,357
Maximum take-off weight	4,960
Maximum cargo sling load	3,000
Maximum operational weight in external load configuration	5,720

## Operating Limitations

- Maximum pressure altitude: 6,096m / 20,000ft
- Maximum temperature: ISA + 35·C
- Minimum temperature: -40·C

## Cabin Configurations

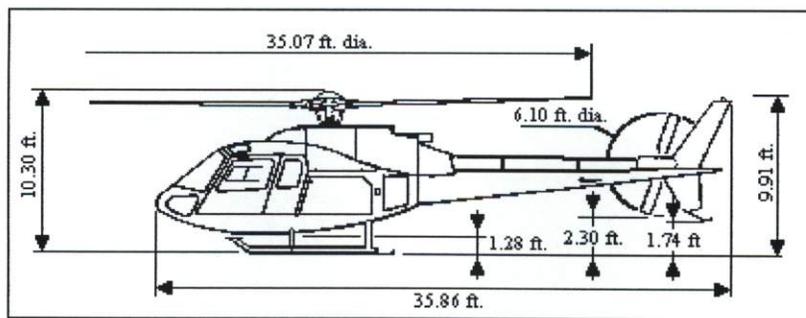
Passenger transport	1 pilot + 5 passengers (standard) 1 pilot + 4 passengers ("comfort") 1 pilot + 6 passengers ("high density")
Casualty Evacuation	1 pilot + 1 or 2 stretcher patients + 2 medical attendants
Cargo Carrying	1 pilot + 2.16 m <sup>3</sup> (76.28 ft <sup>3</sup> ) available for load in the cabin

## Specifications

The following performance figures are values obtained with an average production engine. Unless otherwise stated, they are given for clean aircraft, in zero wind at sea level and with standard atmospheric conditions. Use for reference only, not for actual flight calculations.

Specification	Unit	Ac/Wt	Ac/Wt	Ac/Wt	Ac/Wt	MGW
Take-off weight:	lb	3,530	3,970	4,410	4,850	4,960

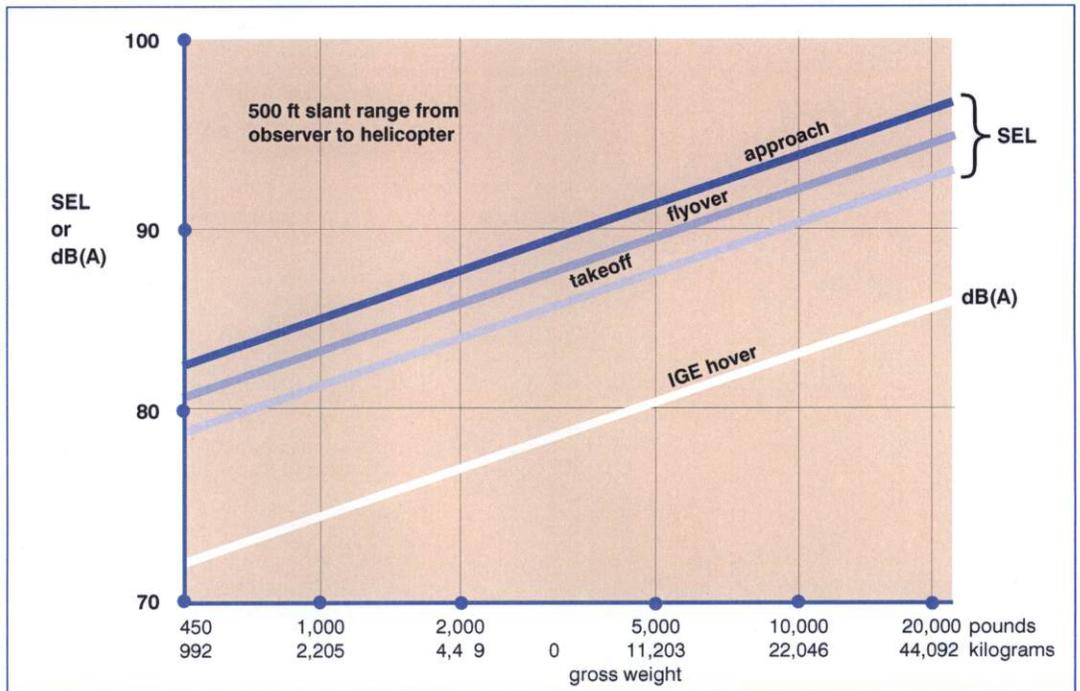
VNE	mph	178	178	178	178	178
Fast cruise speed	mph	162	160	158	154	153
Recommended cruise speed	mph	150	149	146	142	140
Fuel consumption at recommended cruising speed	lb/hr	331	331	331	331	331
Rate of climb	ft/min	2,240	2,150	1,990	1,790	1,730
Max Range (without fuel reserve at recommended cruise speed)	sm	342	426	422	414	411
Endurance	hr	3.8	4.6	4.4	4.2	4.1
Hovering ceiling I.G.E. ISA	ft	20,000	19,130	16,090	13,270	12,615
Hovering ceiling I.G.E. ISA + 20 degrees	ft	20,000	16,700	13,630	10,760	10,070
Hovering ceiling O.G.E. ISA	ft	20,000	17,140	14,075	11,205	10,530
Hovering ceiling O.G.E. ISA + 20 degrees	ft	18,095	14,700	11,550	8,600	7,875
Service Ceiling	ft	20,000	20,000	18,240	15,320	14,600



## Sound Comparisons

The general relationship between sound level and helicopter weight is shown in Figure A1 reproduced from the HAI Helicopter Noise Prediction Method. Smaller helicopters are generally quieter than larger ones and sound levels tend to increase approximately three decibels per doubling of helicopter weight.

**Figure A1**  
Relationship between  
Sound Level and  
Helicopter Weight



What do these sound levels mean? Table A1 provides sound levels for illustrative noise sources heard both outdoors and indoors. Human judgment of the relative loudness (relative to a reference level of 70 dB(A) of different sound levels is also given.

**Table A1**

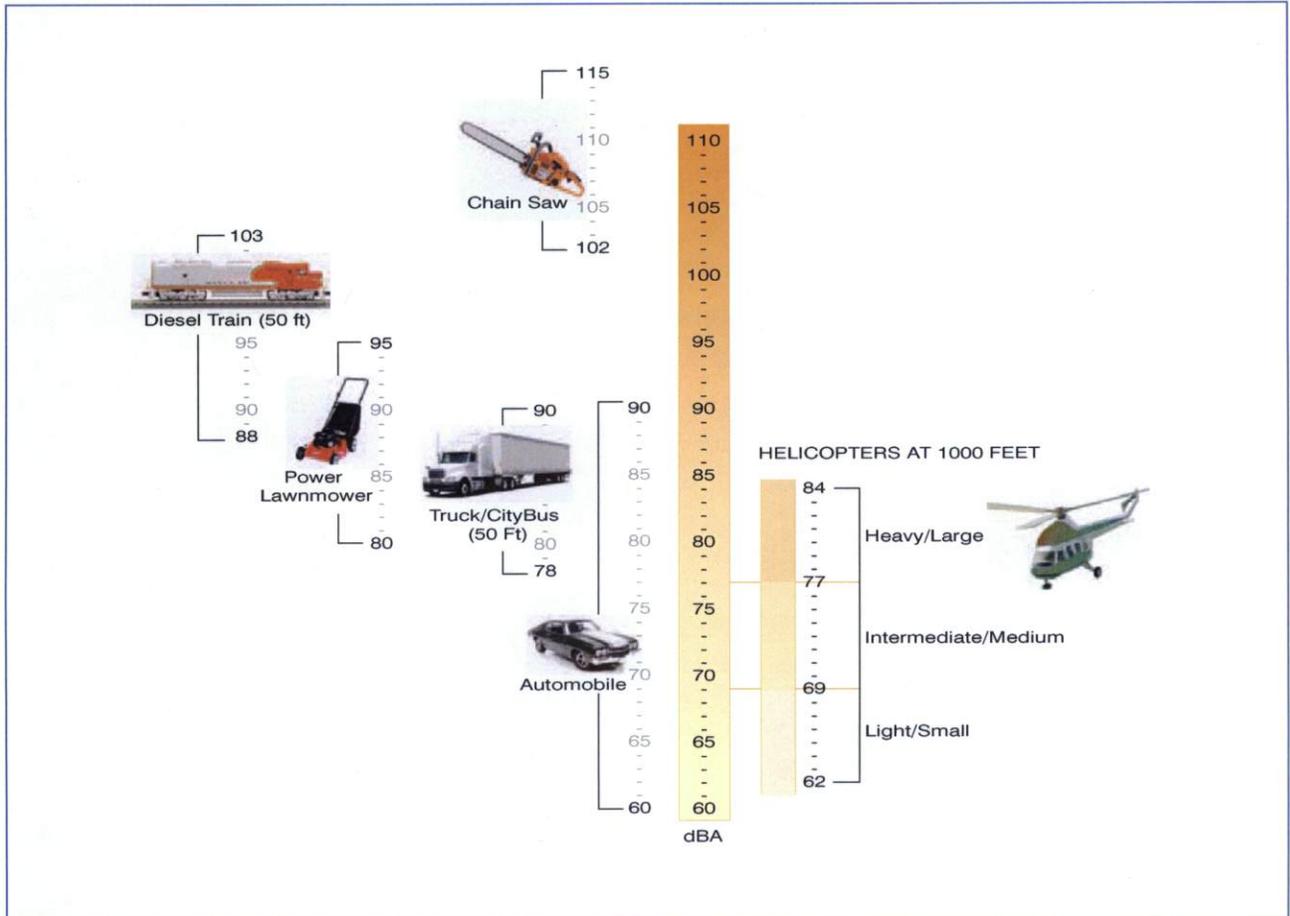
## Illustrative Noises

dB(A) Overall Level	Community (Outdoors)	Home or Industry (Indoors)	Human Judgment of Loudness
130	uncomfortably loud	military jet takeoff from aircraft carrier at 50ft (130)	
120		Oxygen Torch (121)	120dB(A) 32 times as loud
110	very loud	turbofan aircraft takeoff at 200ft (118)	110 dB(A) 16 times as loud
100		Jet flyover at 1,000 ft (103)	100dB(A) 8 times as loud
90		Power mower (95)	90dB(A) 4 times as loud
80	moderately loud	car wash at 20 ft (89) diesel truck at 40mph at 50ft (84) high urban ambient sound (80)	80dB(A) twice as loud
70		car at 65mph at 25ft (77)	70dB(A)[reference]
60		A/C unit at 100ft (60)	60dB(A) half as loud
50	quiet	large transformer at 100ft (50)	50 dB(A) 1/4 as loud
40		bird calls (44) lower limit of urban ambient sound (40)	40dB(A) 1/8 as loud
10	just audible		
0	threshold of hearing		

Figure A2 provides some basis for comparing helicopter sound levels to other familiar sounds. Comparisons are made at representative distances from each sound source.

**Figure A2**

Comparison of Sounds



The sound level is, however, only one of the aspects to be considered since the character of the sound - or the impulsive character of the sound - can be equally important. Fortunately, the impulsive character of the sound, as well as the actual level, can be controlled by using noise abatement procedures.

## **APPENDIX D**

---

### **ZONING EXHIBIT**

- SUB AREA EXHIBIT
- CONCEPTUAL LANDSCAPE PLAN

**Peoria Regional Medical Center - PAD**  
**Sub - Area Exhibit**  
 scale: 1" = 100' 0"  
 date: 04.04.08



**PEORIA REGIONAL MEDICAL CENTER**  
 NORTHWEST CORNER OF  
 LAKE PLEASANT PARKWAY & YEARLING ROAD  
 PEORIA, ARIZONA

iplan Consulting



4648 S. STAR CANYON DRIVE  
 GILBERT, ARIZONA 85297  
 480-313-8144

48 EAST HOLLY STREET  
 PASADENA, CALIFORNIA 91103  
 626-793-9805

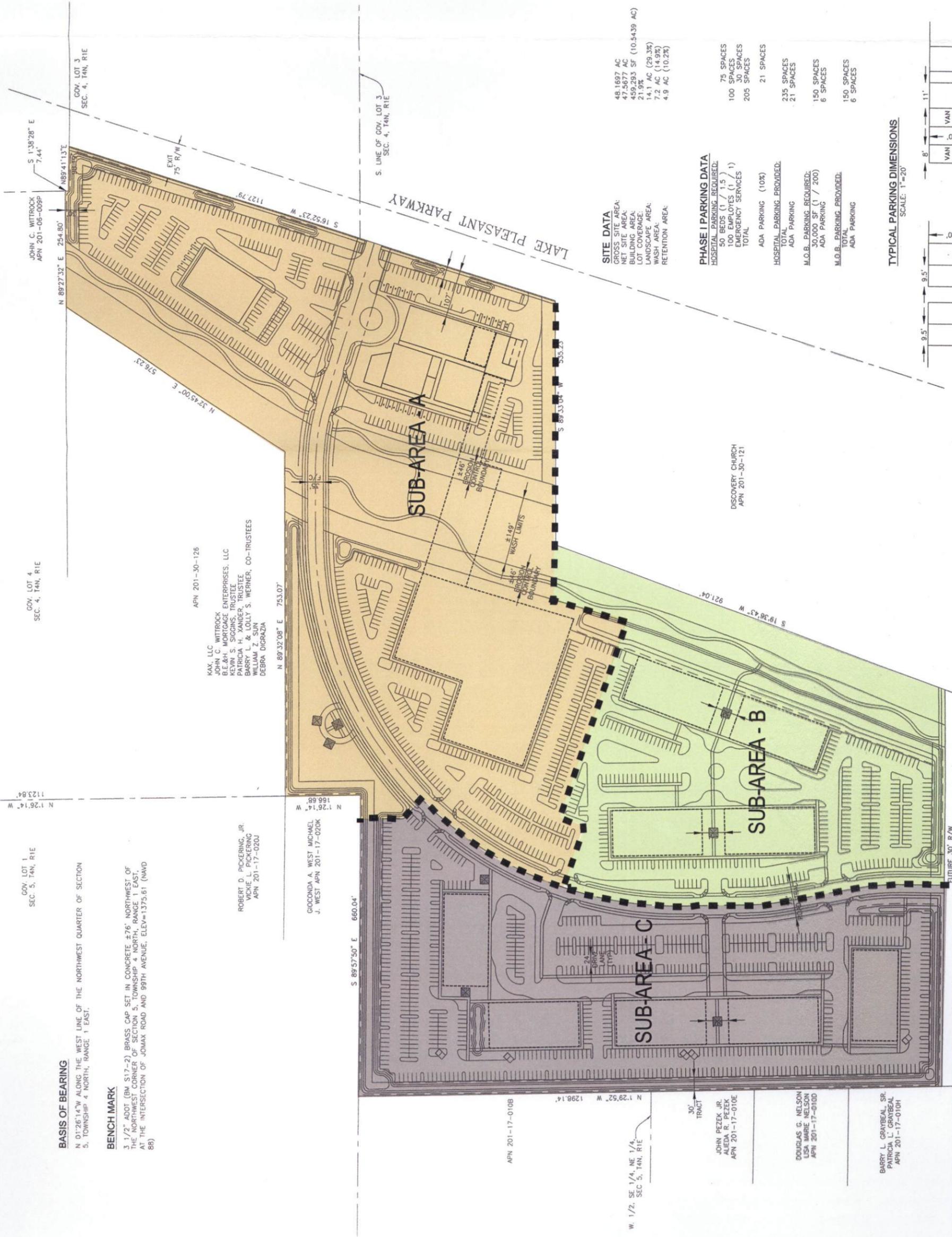


4700 E. SOUTHERN AVENUE  
 MESA, ARIZONA 85206  
 480-218-8831



58 W BUFFALO SUITE 100, CHANDLER, AZ 85225  
 an architecture company p. 480.988.7368 f. 480.693.7366

Peoria Regional Medical Center - Planned Area Development



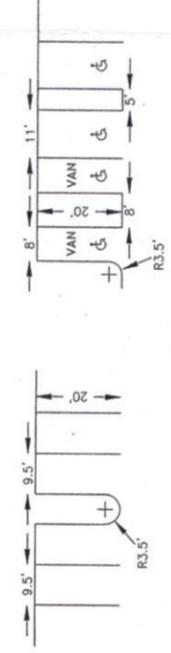
**SITE DATA**

GROSS SITE AREA:	48.1687 AC
NET SITE AREA:	47.5677 AC
BUILDING AREA:	459,293 SF (10.5439 AC)
LOT COVERAGE:	21.9%
LANDSCAPE AREA:	14.1 AC (29.3%)
WASH AREA:	7.2 AC (14.9%)
RETENTION AREA:	4.9 AC (10.2%)

**PHASE I PARKING DATA**

<b>HOSPITAL PARKING REQUIRED:</b>	75 SPACES
50 BEDS (1 / 1.5)	100 SPACES
100 EMPLOYEES (1 / 1)	30 SPACES
EMERGENCY SERVICES	205 SPACES
TOTAL	21 SPACES
ADA PARKING (10%)	21 SPACES
<b>HOSPITAL PARKING PROVIDED:</b>	235 SPACES
TOTAL ADA PARKING	21 SPACES
<b>M.O.B. PARKING REQUIRED:</b>	150 SPACES
30,000 SF (1 / 200)	6 SPACES
ADA PARKING	6 SPACES
<b>M.O.B. PARKING PROVIDED:</b>	150 SPACES
TOTAL ADA PARKING	6 SPACES

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



**BASIS OF BEARING**  
 N 01°26'14.7" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST.

**BENCHMARK**  
 3 1/2" ADOT (BM S17-2) BRASS CAP SET IN CONCRETE #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=1375.61 (NAVD 88)

ROBERT D. PICKERING, JR.  
 LICENSED PROFESSIONAL ENGINEER  
 APN 201-17-0200

GIOCONDA A. WEST MICHAEL  
 J. WEST APN 201-17-020K

APN 201-17-010B

W. 1/2, SE 1/4, NE 1/4,  
 SEC 5, 14N, R1E

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

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

BARRY L. GRAYBEAL, SR.  
 PATRICIA L. GRAYBEAL  
 APN 201-17-010H

N 89°42'17" W 658.75' 588.75' S 89°18'50" W 209.46'  
 APN 201-17-002P

YEARLING ROAD

APN 201-17-002M

APN 201-17-002N

Peoria Regional Medical Center - PAD  
Landscape Concept Exhibit

scale: 1" = 100' 0"

date: 04.04.08



**PEORIA REGIONAL MEDICAL CENTER**  
"Door to Doc in 31 Minutes"

PEORIA REGIONAL MEDICAL CENTER  
NORTHWEST CORNER OF  
LAKE PLEASANT PARKWAY & YEARLING ROAD  
PEORIA, ARIZONA

Iplan Consulting



4648 S. STAR CANYON DRIVE  
GILBERT, ARIZONA 85297  
480-313-8144

48 EAST HOLLY STREET  
PASADENA, CALIFORNIA 91103  
626-793-9805



**ATWELL-HICKS**  
DEVELOPMENT CONSULTANTS

4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
480-218-8831



ab | plan · design · achieve  
58 w buffalo suite 100, Chandler, az 85225  
an aecostar.com company p. 480.699.7956 f. 480.699.7958

Landscape Concept Exhibit



APN 201-17-010B  
W. 1/2, SE 1/4, NE 1/4, SEC 5, T4N, R1E  
30' TRACT  
JOHN PEZEK, JR.  
ALEIDA R. PEZEK  
APN 201-17-010E  
DOUGLAS G. NELSON  
LISA MARIE NELSON  
APN 201-17-010D  
BARRY L. GRAYBEAL, SR.  
PATRICIA L. GRAYBEAL  
APN 201-17-010H

GOV. LOT 1  
SEC. 5, T4N, R1E  
N 1'26'14" W  
1123.84'

GOV. LOT 4  
SEC. 4, T4N, R1E  
N 89°27'32" E 254.80'  
N 89°27'32" E 254.80'  
JOHN C. WITTRICK  
APN 201-06-009P  
S 1'38'28" E 7.44'  
N 89°24'13"E  
N 89°27'32" E 254.80'

GOV. LOT 3  
SEC. 4, T4N, R1E  
S. LINE OF GOV. LOT 3  
SEC. 4, T4N, R1E  
S 165°22'3" W 1127.79'  
S 89°32'08" E 753.07'  
N 89°32'08" E 753.07'

APN 201-30-126  
KAY, LLC  
JOHN C. WITTRICK  
B.E.&H. MORTGAGE ENTERPRISES, LLC  
KEVIN S. SIOGINS, TRUSTEE  
PATRICIA H. XANDER, TRUSTEE  
BARRY L. & LOLLY S. WERNER, CO-TRUSTEES  
WILLIAM Z. SUN  
DEBRA DIGRAZIA

APN 201-17-002M  
N 88°42'17" W 658.75'  
APN 201-17-002P  
N 88°42'17" W 658.75'  
S 89°18'50" W 209.46'  
FUTURE 30' R/W  
YEARLING ROAD

DISCOVERY CHURCH  
APN 201-30-121  
S 19°36'43" W 921.04'  
S 89°33'04" W 535.23'  
S 89°33'04" W 535.23'

APN 201-17-002M  
APN 201-17-002P  
APN 201-30-121

## **APPENDIX E**

---

### **BUILDING CHARACTER ELEVATIONS**

- HOSPITAL – PHASE 1
- MEDICAL OFFICE BUILDING – PHASE 1
- LINE OF SIGHT STUDIES

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



PEORIA REGIONAL MEDICAL CENTER  
 NORTHWEST CORNER OF  
 LAKE PLEASANT PARKWAY & YEARLING ROAD  
 PEORIA, ARIZONA

Iplan Consulting

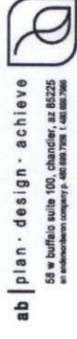


4648 S. STAR CANYON DRIVE  
 GILBERT, ARIZONA 85297  
 480-313-8144

48 EAST HOLLY STREET  
 PASADENA, CALIFORNIA 91103  
 626-793-9600

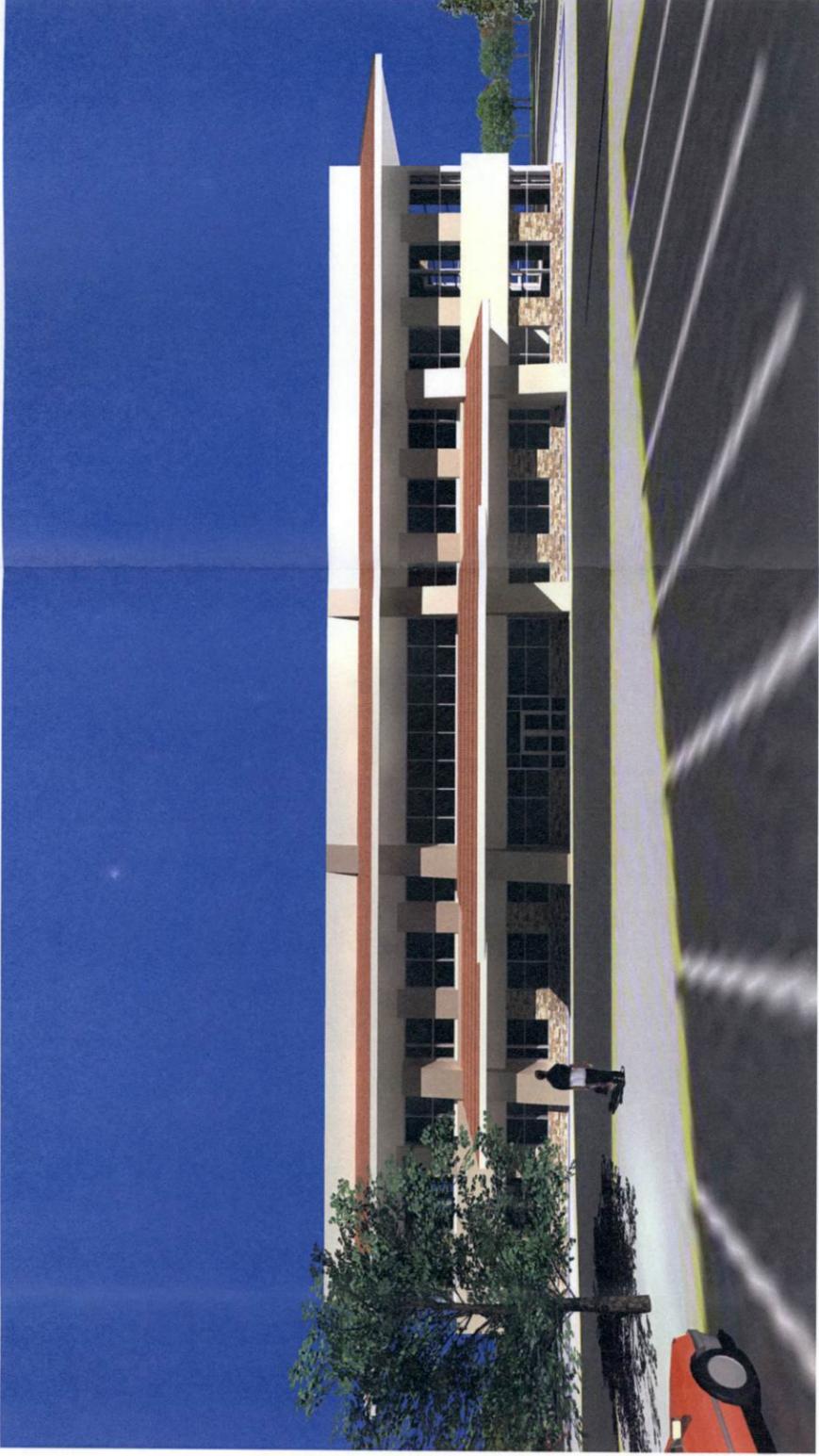


4700 E. SOUTHERN AVENUE  
 MESA, ARIZONA 85206  
 480-218-9831



56 W. BUFFALO SUITE 100, CHANDLER, AZ 85225  
 AN INTERIOR DESIGN COMPANY • 480-988-7008 • 480-988-7006

Peoria Regional Medical Center - Revised Area Development  
 Building Character - MOB



MOB Main Entrance



MOB Side Entrance

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



PEORIA REGIONAL MEDICAL CENTER  
 NORTHWEST CORNER OF  
 LAKE PLEASANT PARKWAY & YEARLING ROAD  
 PEORIA, ARIZONA

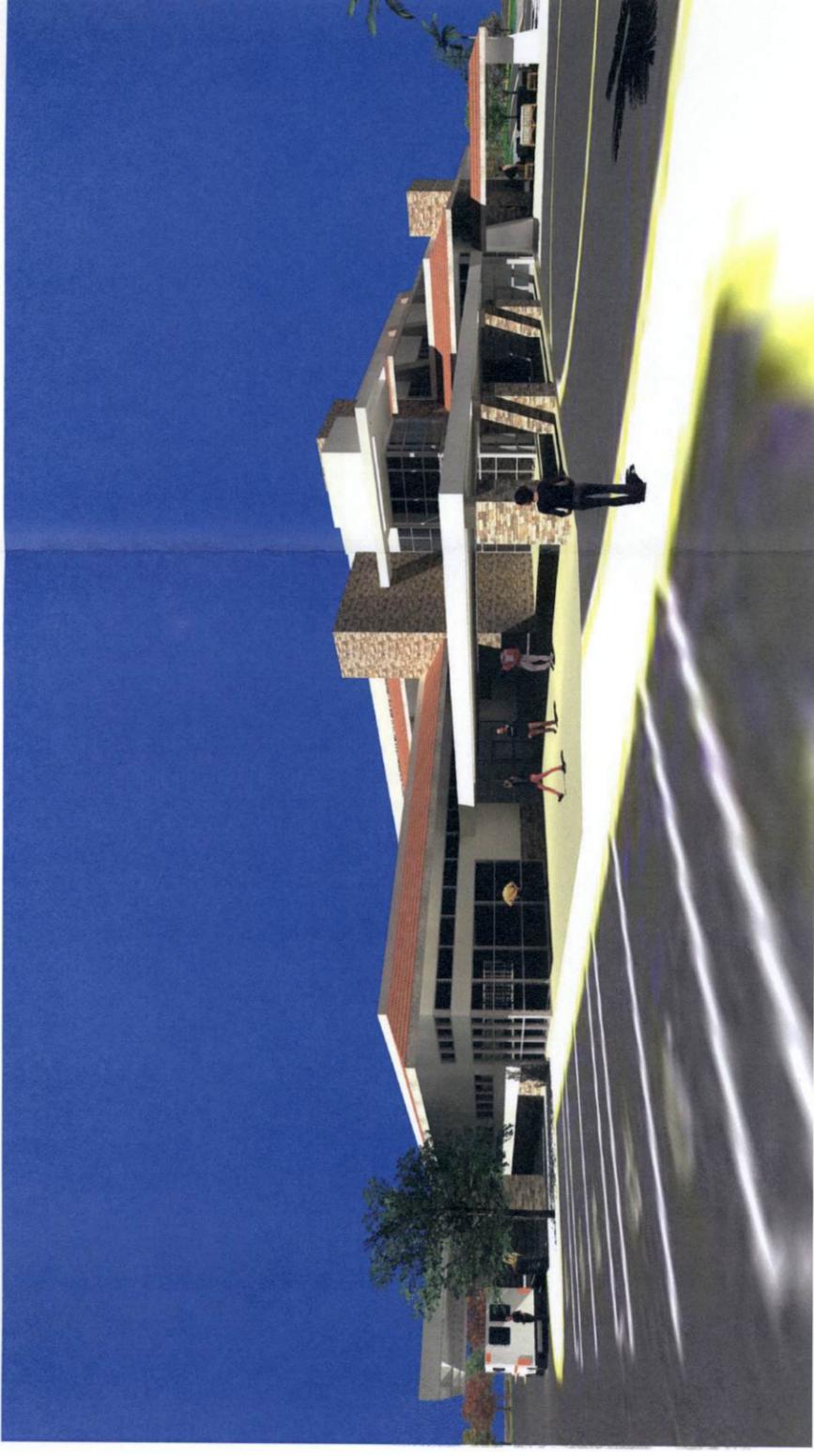
iplan Consulting



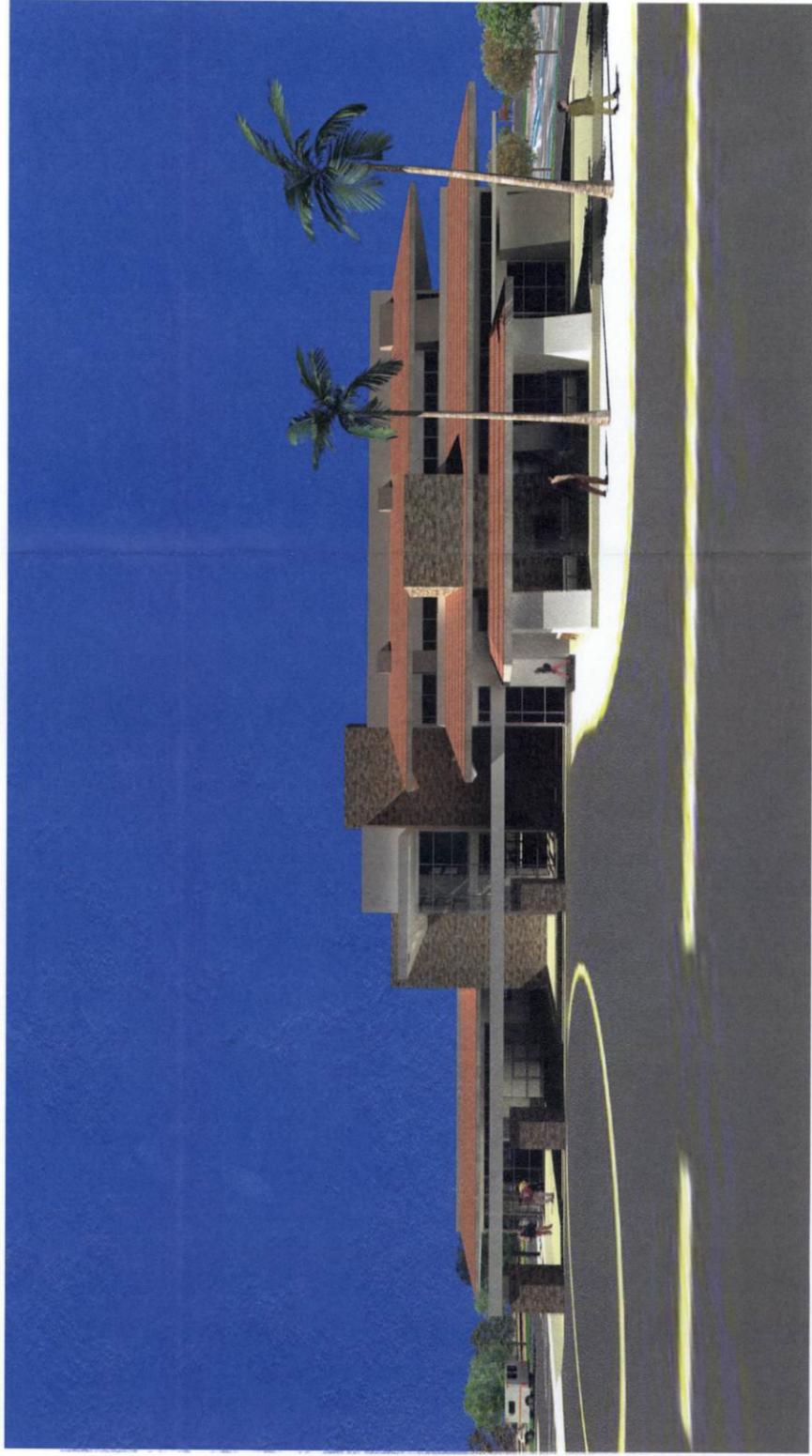
4648 S. STAR CANYON DRIVE  
 GILBERT, ARIZONA 85297  
 480.313.8144

48 EAST HOLLY STREET  
 PASADENA, CALIFORNIA 91103  
 626.793.9606

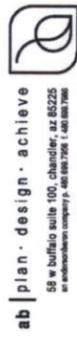
Hospital Main Entrance - View 1



Hospital Main Entrance - View 2



Peoria Regional Medical Center - Planned Area Development  
 Building Character - Hospital



4700 E. SOUTHERN AVENUE  
 MESA, ARIZONA 85206  
 480.218.6831

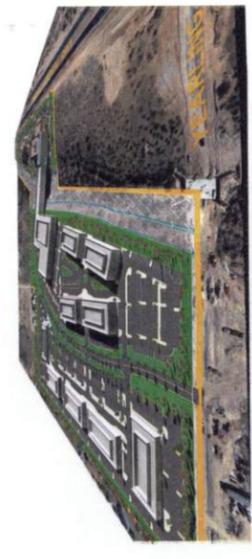




AV-1



AV-2



AV-3



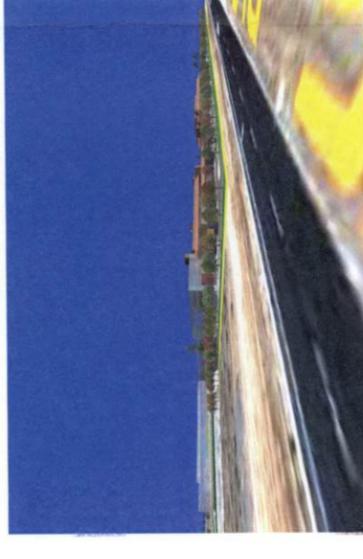
AV-4



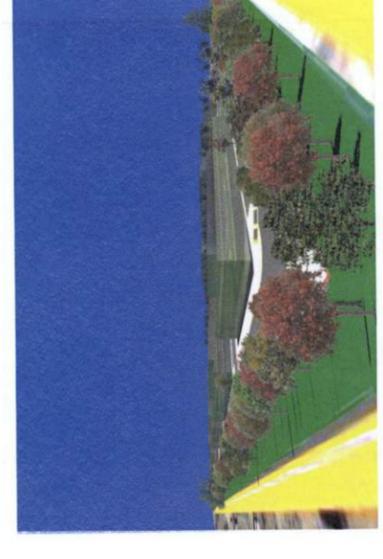
V-1



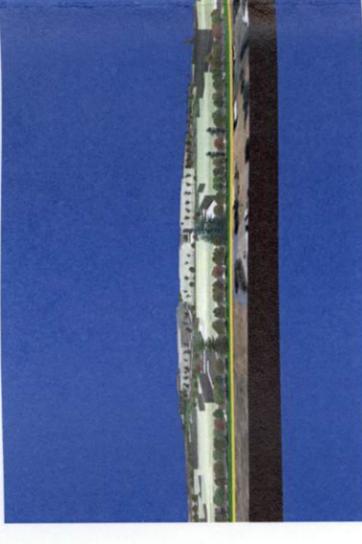
V-2



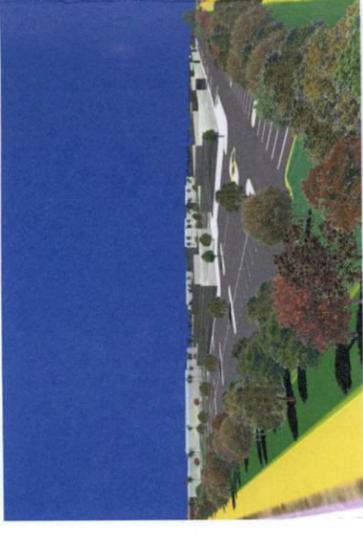
V-3



V-4



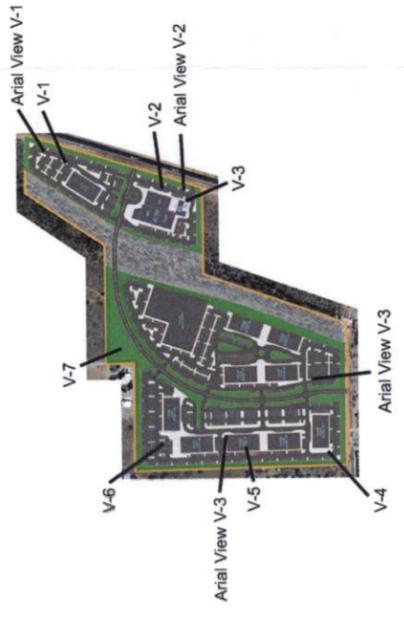
V-5



V-6



V-7



Site Plan



PEORIA REGIONAL MEDICAL CENTER  
NORTHWEST CORNER OF  
LAKE PLEASANT PARKWAY & YEARLING ROAD  
PEORIA, ARIZONA

Iplan Consulting



4648 S. STAR CANYON DRIVE  
GILBERT, ARIZONA 85297  
480-313-8144



48 EAST HOLLY STREET  
PASADENA, CALIFORNIA 91103  
626-793-9605



ATWELL-HICKS  
DEVELOPMENT CONSULTANTS

4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
480-216-6931



ab plan · design · achieve  
58 W. BUFFALO AVENUE, CHANDLER, AZ 85225  
AN ARCHITECTURAL COMPANY P.O. BOX 1000756 | 480.983.7998

**APPENDIX F**

---

**PARKING ANALYSIS**



**MEMORANDUM**

Date: April 3, 2008

To: Planning Staff  
City of Peoria

From: Bryan Kitchen, P.E.  
Team Leader

RE: Peoria Regional Medical Center  
Parking and Loading Zone Requirements  
Atwell-Hicks Project No. 0802124

This memorandum documents the justifications for the proposed parking and loading zone requirements associated with the Planned Area Development district standards for the Peoria Regional Medical Center at Lake Pleasant Road and Yearling Road in Peoria, Arizona. The proposed development in Peoria is very similar to the existing Gilbert Hospital facility on Power Road in Gilbert, Arizona and is being developed by the same owners. The experiences gained in the development and on-going operation of the Gilbert Hospital facility are being emulated with the proposed development of the Peoria Regional Medical Center.

As with the Gilbert site, the Peoria Regional Medical Center will comprise a Hospital with emergency care facilities and adjacent medical office buildings. The Peoria Regional Medical Center will be constructed in multiple phases. The first phase conceptually designed as 72,612 square feet for the Hospital building including 50 beds with 100 employees and one 30,000 square foot of Medical Office Building. The proposed minimum parking requirements for this first phase of development as compared to the City of Peoria Zoning Code are as follows:

**Minimum Parking Requirements – Phase 1**

Land Use	Standard	# of Spaces Per City Zoning Code	# Spaces Proposed per Gilbert Hospital
Hospital	50 beds	2 per bed (100 spaces)	1.5 per bed (75 spaces)
Hospital	100 employees	1 per emp. (100 spaces)	1 per emp. (100 spaces)
Hospital	Emerg. Svcs.	30 spaces minimum	30 spaces
Office	30,000 sf	1 per 150 sf (200 spaces)	1 per 200 sf (150 spaces)
<b>TOTAL</b>		<b>430 spaces</b>	<b>355 spaces</b>

The reduced number of parking spaces required per hospital bed and for the medical office building is based on standards of the American Institute of Architects (AIA) and the experiences with the existing Gilbert Hospital facility.

Being that the project is a medical facility, it is recognized that the accessible parking requirements are higher than for other types of uses and it is proposed that the Peoria Regional Medical Center shall meet the requirements of the Peoria Zoning Code.

**Minimum Accessible Parking Requirements – Phase 1**

<u>Land Use</u>	<u>Total Spaces</u>	<u>Percentage Per Code</u>	<u># Spaces per Code</u>
Hospital beds	75	10%	8 spaces
Hospital employees	100	4%	4 spaces
Hospital emerg. Svcs.	30	10%	3 spaces
Office	150	4%	6 spaces
TOTAL			21 spaces

**LOADING ZONES**

To meet City of Peoria Zoning requirements for off-street loading, each of the Medical Office Buildings, which are less than 40,000 square feet in area, will be required to provide one loading zone. The Hospital will be required to provide two loading zones for the approximately 72,612 square foot Phase 1 building.

Future phases of development at the Peoria Regional Medical Center will follow these minimum parking requirements.

## **APPENDIX G**

---

### **DESERT LANDS CONSERVATION REPORT**

**BELLA CASA ESTATES  
PEORIA, ARIZONA**

**DESERT LANDS CONSERVATION REPORT**

**Prepared For:**

Tri-Core Engineering  
7272 E. Indian School Rd, Suite 420  
Scottsdale, AZ 85251  
(480) 346-3200

**Prepared By:**

SAGE Landscape Architecture & Environmental  
1438 W. Broadway Rd, Suite 208  
Tempe, AZ 85282  
(480) 894-2399

June 22, 2005



## TABLE OF CONTENTS

<b>1. IDENTIFICATION AND DESCRIPTIVE DATA</b> .....	<b>3</b>
a. Proposed name of the development.....	3
b. Location .....	3
c. Developer .....	3
d. Contact Information.....	3
e. Map Information .....	3
<b>2. PROJECT NARRATIVE AND OVERVIEW</b> .....	<b>5</b>
a. Size of project, in acres .....	5
b. Existing land uses.....	5
c. Proposed land uses .....	5
d. Description of unique site characteristics.....	5
<b>3. EXISTING CONDITIONS</b> .....	<b>6</b>
a. Aerial Map.....	6
b. Plant Communities .....	6
c. Topography.....	8
d. Drainage .....	8
e. Soils .....	8
f. Geologic Formations .....	8
g. Cultural and Historic Inventory .....	11
h. Wildlife and Habitat Inventory .....	11
i. Dedicated or Planned Parks, Open Space, Trails and Access Points .....	12
<b>REFERENCES</b> .....	<b>14</b>

## FIGURES TABLES and APPENDICES

<b>Figure 1.</b> Project Location Map.....	<b>4</b>
<b>Figure 2.</b> Aerial Map of Project Site .....	<b>7</b>
<b>Figure 3.</b> Plant Community Map of Project Site .....	<b>9</b>
<b>Figure 4.</b> Drainage Map of Project Site.....	<b>10</b>
<b>Figure 5.</b> Trails and Open Space Map of Project Site.....	<b>13</b>
<b>Table 1.</b> Plants observed within the Bella Casa Estates project area .....	<b>6</b>
<b>Table 2.</b> Summary of special status species with the potential to occur .....	<b>11</b>
<b>APPENDIX A: AGENCY CORRESPONDENCE</b> .....	<b>15</b>
<b>APPENDIX B: NATIVE PLANT INVENTORY</b> .....	<b>16</b>
<b>APPENDIX C: MASTER CONSERVATION PLAN</b> .....	<b>17</b>

1. **IDENTIFICATION AND DESCRIPTIVE DATA**

a. **Proposed name of the development**

Bella Casa Estates

b. **Location**

NW <sup>1</sup>/<sub>4</sub> Section 4 and NE <sup>1</sup>/<sub>4</sub> Section 5, Township 4 North, Range 1 East, Peoria, Maricopa County, Arizona

c. **Developer**

Tamm Development  
711 E. Carefree Highway  
Phoenix, AZ 85086  
Contact: Gary Meyers

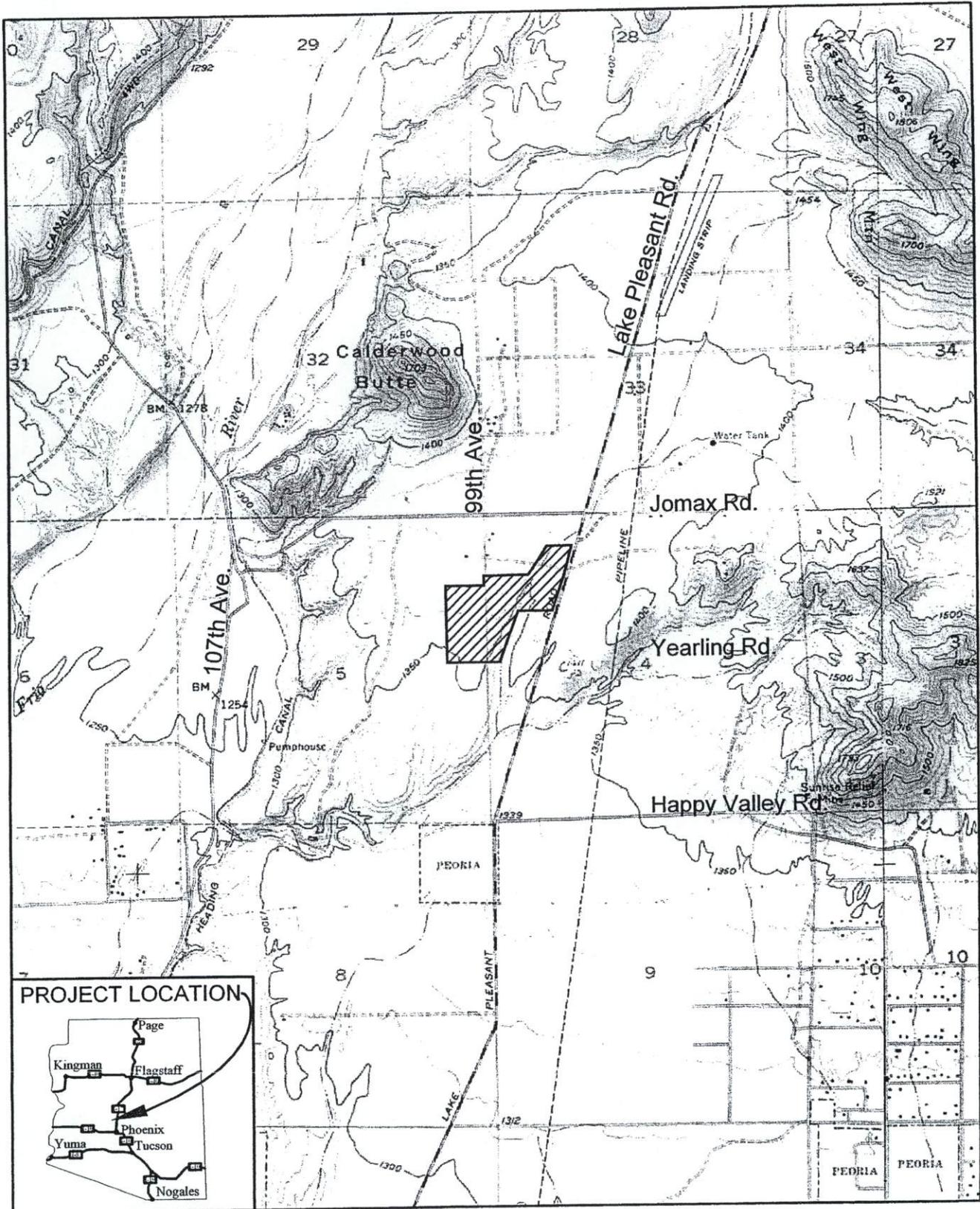
d. **Contact Information**

Tri-Core Engineering, LLC  
7272 E. Indian School Rd, Suite 420  
Scottsdale, AZ 85251  
Phone: (480) 346-3200  
Fax: (480) 346-3201  
Contact: Jerry Mitchell, AICP

Rose Law Group  
7272 E. Indian School Rd, Suite 360  
Scottsdale, AZ 85251  
Phone: (480) 505-3939  
Fax: (480) 505-3925  
Contact: Jordan R. Rose

e. **Map Information**

Figure 1 provides the location of the project area



**FIGURE 1: PROJECT LOCATION MAP**  
**BELLA CASA ESTATES**  
 Sections 4 & 5, T4N, R1E  
 Maricopa County, Arizona

**SCALE:** 0 0.5 MI  
**DATE:** JUNE 2005  
 USGS QUAD: CALDERWOOD BUTTE, AZ  
 COUNTY: MARICOPA CO.



**S A G E**  
 LANDSCAPE  
 ARCHITECTURE  
 & ENVIRONMENTAL



**2. PROJECT NARRATIVE AND OVERVIEW**

**a. Size of project, in acres**

- 48.17 acres

**b. Existing land uses**

- Zoned as SR-43
- Current Land Use - Vacant

**c. Proposed land uses**

- Single Family Residential
- Total number of dwelling units: 47
- Number of dwelling units by net density range: .98 Lots / Acre
- Gross building area for non-residential uses: 0
- Building coverage for non-residential uses: 0
- Building heights: 35 feet
- Required parking: 2 per unit

**d. Description of unique site characteristics**

The Bella Casa Estates project site is located one-half mile south of Calderwood Butte, approximately one mile from West Wing Mountain. Flows from West Wing Mountain are conveyed through the Bella Casa Estates project area. A wash (with flows of approximately 2,110 cfs for a 100-year storm) flows southwest through the site to the Agua Fria River, approximately three miles west of the project area.

### 3. EXISTING CONDITIONS

#### a. Aerial Map

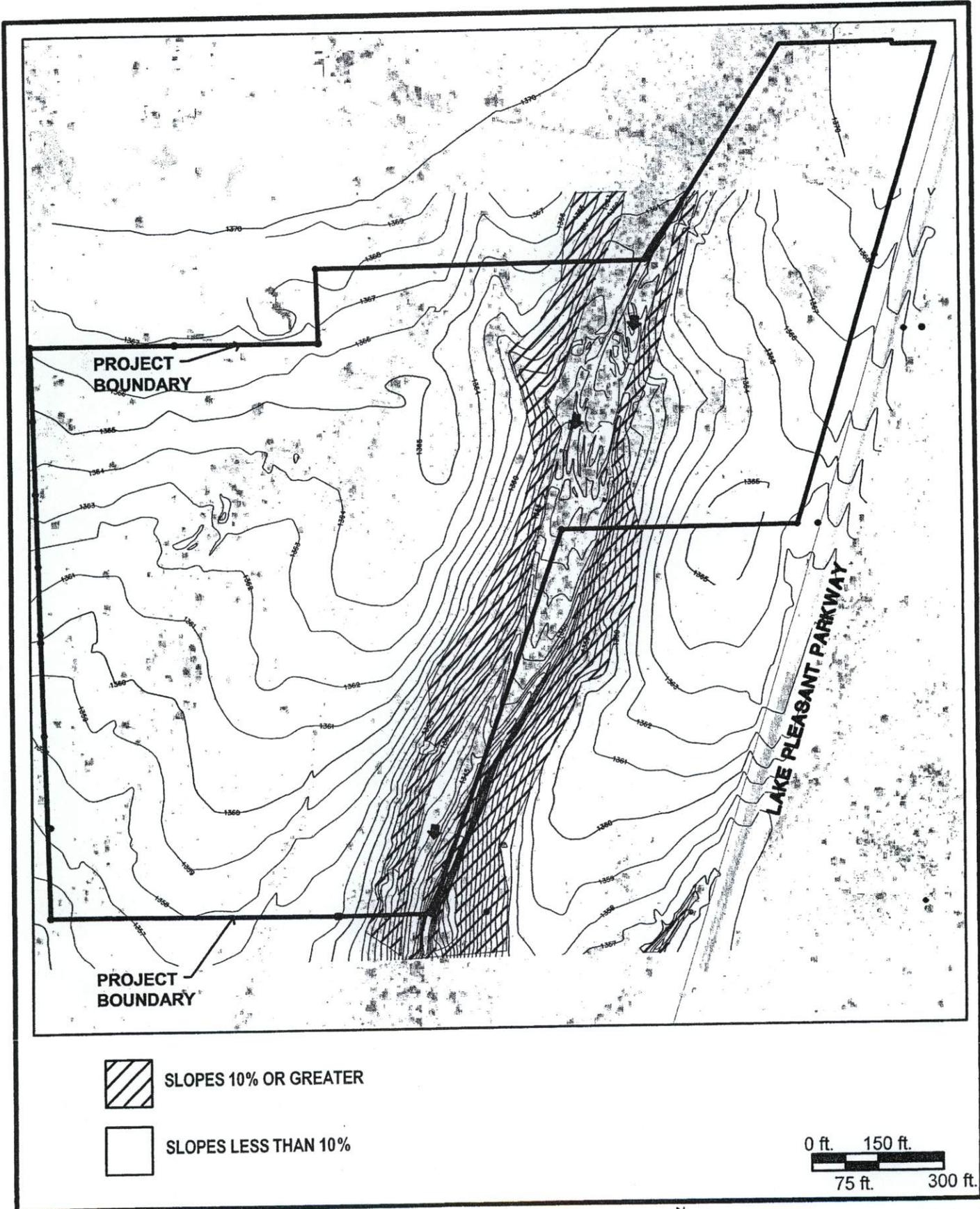
Figure 2 shows an aerial photograph at 1" = 300' scale with site boundaries identified. The prominent feature of the site is a wash traversing the site.

#### b. Plant Communities

The majority of the Bella Casa Estates project site lies within the Lower Colorado River subdivision of the Sonoran Desert Scrub (*sensu* Brown 1994). The Lower Colorado River subdivision is typically less diverse in species composition and exhibits less structural complexity than the Arizona upland subdivision counterpart. Riparian scrub is also known also as xeroriparian mixed scrub, a community that typically occurs as a linear corridor of sparse to dense shrubs and trees lining washes and growing in floodplains. Xeroriparian communities are associated with an ephemeral water supply and typically contain plant species also found in adjacent upland habitats, although xeroriparian plants are commonly larger and occur at higher densities than those in adjacent uplands as a result of relatively greater water availability. The greater abundance of resources provided by the vegetation increases the value of riparian communities over the adjacent upland communities for many species. Much of general vicinity outside of the project site is disturbed due to residential construction activities and vehicle use. A list of vegetation found on site is listed below in Table 1.

**Table 1. Plants observed within the Bella Casa Estates project area**

Scientific name	Common name
<i>Acacia constricta</i>	whitethorn acacia
<i>Amsinckia intermedia</i>	fiddleneck
<i>Carnegia gigantea</i>	saguaro
<i>Celtis pallida</i>	desert hackberry
<i>Dichelostemma pulchellum</i>	desert hyacinth (blue dicks)
<i>Encelia farinosa</i>	brittlebush
<i>Echinocereus englemannii</i>	Englemann hedgehog cactus
<i>Ferocactus acanthodes</i>	compass barrel cactus
<i>Ferocactus wislizenii</i>	fishhook barrel cactus
<i>Larrea tridentata</i>	creosote
<i>Lupinus sp.</i>	lupine
<i>Lycium berlandieri</i>	wolfberry
<i>Olneya tesota</i>	desert ironwood
<i>Orthocarpus sp.</i>	owl's clover
<i>Opuntia versicolor</i>	staghorn cholla
<i>Parkinsonia floridum</i>	blue paloverde
<i>Parkinsonia microphylla</i>	yellow paloverde
<i>Parkinsonia aculeata</i>	Mexican paloverde
<i>Prosopis velutina</i>	velvet mesquite
<i>Sphaeralcea ambigua</i>	desert globemallow



**FIGURE 2: TOPOGRAPHY**  
**BELLA CASA ESTATES**  
 Sections 4 & 5, T4N, R1E  
 Maricopa County, Arizona

SCALE: 1" = 300'  
 DATE: JUNE 2005



**S A G E**  
 LANDSCAPE  
 ARCHITECTURE  
 & ENVIRONMENTAL



The proposed project crosses one distinct biotic communities, or biome (Brown 1994). A complete list of plant species documented during field surveys is presented in Table 1. The project area contains vegetation characteristic of the Sonoran desertscrub biome. This biome is typically represented by saguaro (*Carnegiea gigantea*), cholla and prickly pear (*Opuntia* spp.) cacti, ocotillo (*Fouquieria splendens*), mesquite, (*Prosopis velutina*), acacia (*Acacia* spp.) paloverde (*Parkinsonia* spp.), creosote (*Larrea tridentata*), triangle-leaf bursage (*Ambrosia deltoidea*), and brittlebush (*Encelia farinosa*).

Overall, plant community of the upland flats in the project area are dominated by creosote bush, blue paloverde (*Parkinsonia florida*), velvet mesquite, and whitethorn acacia (*Acacia constricta*). Figure 3 shows the distribution of the two major plant communities found on site. The dominant vegetation along the xeroriparian washes includes ironwood (*Olneya tesota*), desert hackberry (*Celtis pallida*), wolfberry (*Lycium berlandieri*) and desert broom (*Baccharis sarothroides*). The desert floor contains several grass species, as well. Many various associations of the above species exist throughout the general project vicinity and define those communities.

**c. Topography**

The site generally slopes from north to south with the steepest slopes located on the banks of the wash, which also flows north to south (Figure 2). Slopes greater than 10% are marked on the map but these slopes are part of the 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.

**d. Drainage**

A wash as defined in the DLCO ordinance runs through the site generally from north to south. Flows in this wash during the 100-year storm are estimated at 2110 cfs. An erosion setback of 46 feet was determined for this wash using Level 1 Analysis. Figure 4 shows the drainage features for the site including peak flow, channel location, proposed erosion setback and other existing drainage features.

Maricopa County, Arizona Flood Insurance Rate Map (Firm), Panel 1160 of 4350 (Map Number 04013C1160 G), dated July 19, 2001, indicates the site falls within the Zone X designation. Zone x is defined by the Federal Emergency Management Agency (FEMA) as: "Areas of 500-year flood; areas of the 100-year flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from the 100-years flood."

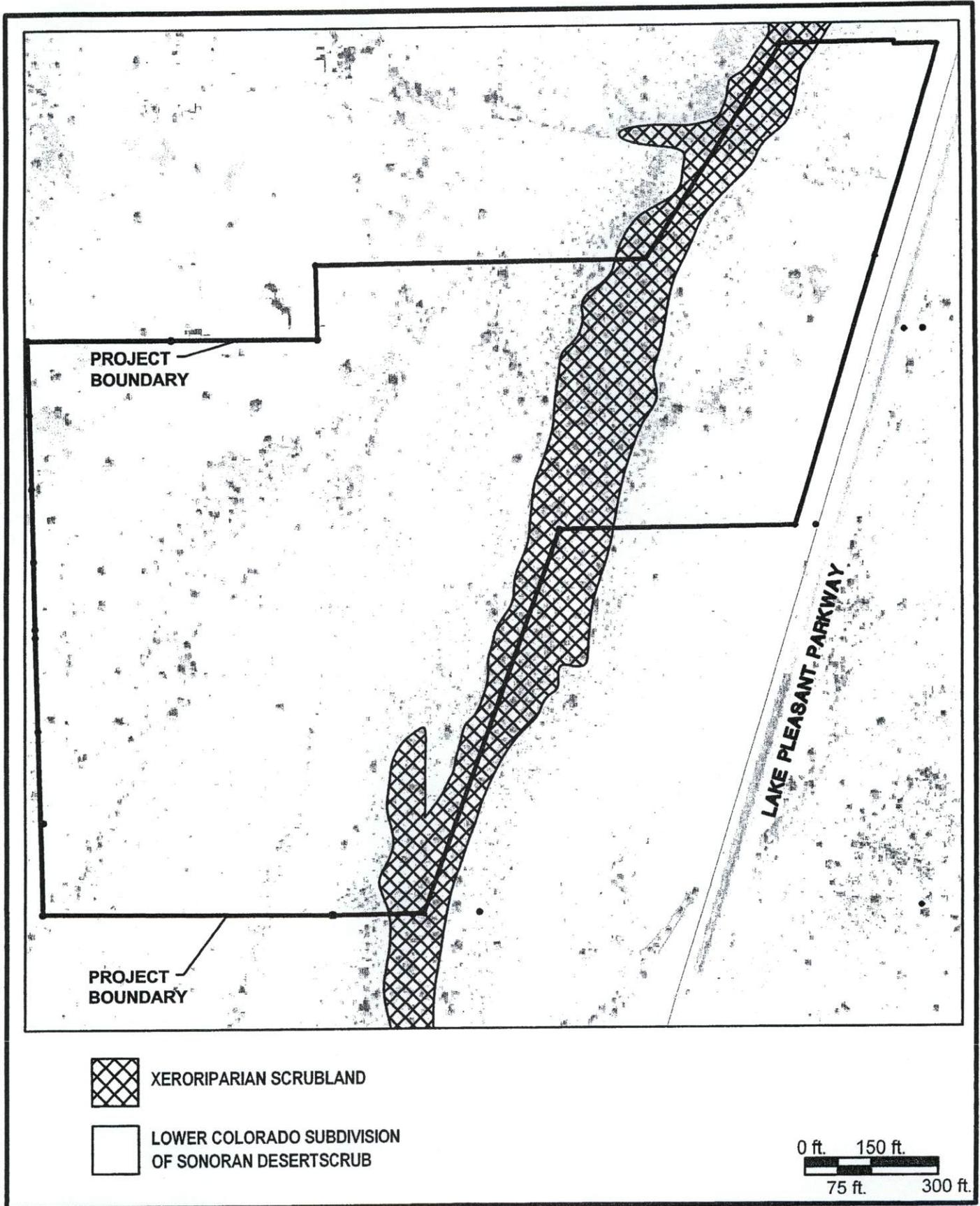
**e. Soils**

A soils report will be completed later in the development process to determine its suitability for construction; and identification of any problem soils that exhibit characteristics such as instability, sterility, and expansiveness.

**f. Geologic Formations**

According to the National Resources Conservation Service, the soil consists of older surficial deposits (middle Pleistocene to latest Pliocene) – Alluvium with less abundant talus and eolian deposits.

According to available information, viewing aerial photographs, viewing USGS maps and site visits, the site does not contain any fault lines or sink holes.



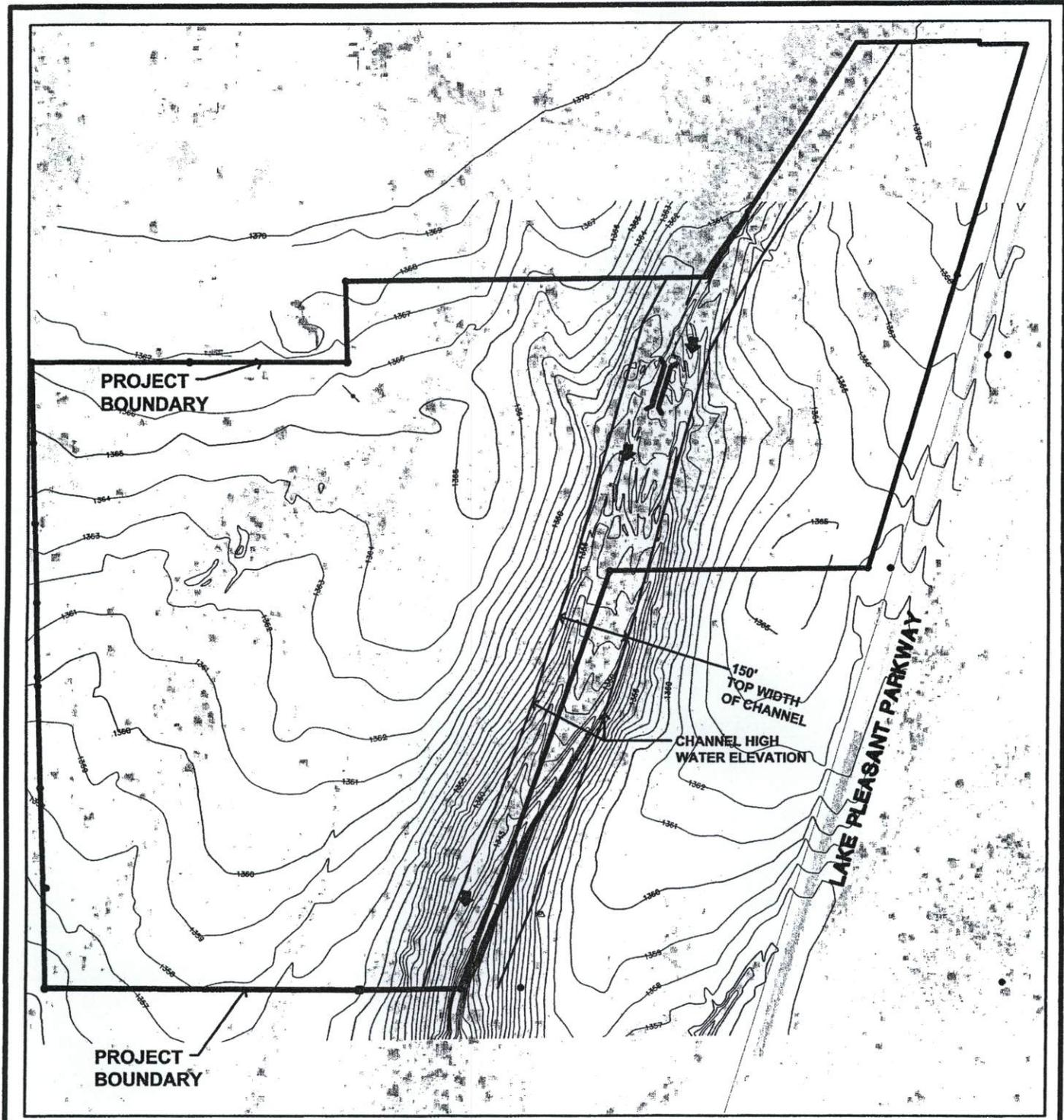
**FIGURE 3: PLANT COMMUNITY MAP**  
**BELLA CASA ESTATES**  
 Sections 4 & 5, T4N, R1E  
 Maricopa County, Arizona

SCALE: 1" = 300'  
 DATE: JUNE 2005

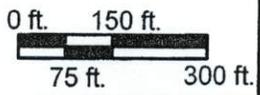


**S A G E**  
 LANDSCAPE  
 ARCHITECTURE  
 & ENVIRONMENTAL





PEAK FLOW = 2110 CFS  
FOR 100 YEAR FLOW



**FIGURE 4: DRAINAGE MAP**  
**BELLA CASA ESTATES**  
Sections 4 & 5, T4N, R1E  
Maricopa County, Arizona

SCALE: 1" = 300'  
DATE: JUNE 2005

N

**S A G E**  
LANDSCAPE  
ARCHITECTURE  
& ENVIRONMENTAL

### g. Cultural and Historic Inventory

A cultural and historic feature inventory was conducted for the project site. Detailed location maps of such sites are not to be included in this site analysis, but are available for staff review as necessary.

Three cultural features were identified in the Cultural Resources Survey (ARS 2005). These sites were relocated by ARS, but no additional sites were identified in the Class III pedestrian cultural resources survey. The relocated sites include AZ T:7:257 (ASM), a faint abandoned road of unknown age and history; AZ T:7:256(ASM), a small, low-density prehistoric lithic scatter; and AZ T:7:259 (ASM), a second abandoned road with remnants of a small concrete bridge over a natural drainage channel. In addition, nine isolated occurrences (IO's) of artifacts and/or features were located in the project area. These IO's do not qualify for designation as archaeological sites, and they are not NRHP-eligible. These IO's include Type 19 (1930-1975) trash scatter, basalt/andesite/quartzite choppers and hammerstones, and primary and secondary flakes.

All three sites were recommended as not eligible for listing on the National Register of Historic Places, and ARS concurs with those recommendations. Therefore, it is anticipated that any future ground-disturbing activities within the project area will have no effect upon important cultural resources. If any previously unreported, subsurface cultural features or deposits are encountered during future ground-disturbing activities, these activities must be discontinued in the immediate area of the remains, and a qualified archaeologist consulted to evaluate their nature and significance.

### h. Wildlife and Habitat Inventory

Correspondence received from the Arizona Game and Fish Department is provided in Appendix A. A summary of the species with the potential to occur in the project area is provided in Table 2.

Federal Species of Concern and State-listed Wildlife of Special Concern in the general vicinity (within 3 miles) of the Bella Casa Estates project area include Sonoran desert tortoise (*Gopherus agassizii*), California leaf-nosed bat (*Macrotus californicus*), and Cave myotis (*Myotis velifer*). State protected plants that may occur in the project vicinity include saguaro cactus, blue palo verde, desert ironwood, and velvet mesquite. Crested saguaros are considered rare and are listed as 'Highly Safeguarded' under the ANPL, however, none were observed in the Bella Casa project area.

**Table 2. Summary of special status species with the potential to occur within the Bella Casa project area**

Common Name	Scientific Name	Status
Sonoran desert tortoise	<i>Gopherus agassizi</i>	SC, WSC
California leaf-nosed Bat	<i>Macrotus californicus</i>	SC, WSC
Cave myotis	<i>Myotis velifer</i>	SC, WSC

SC = ESA Species of Concern  
WSC = AGFD Wildlife of Special Concern in Arizona

Source: AGFD 2005

**Desert Tortoise.** No known surveys for desert tortoise exist in the project area, although tortoises are known in the vicinity. Indirect and interdependent effects on Sonoran tortoise are associated with the increase of humans in the area from project build-out and the associated stresses on the environment. Examples include agricultural land uses, residential construction, and recreational facilities such as parks and trails. Indirect effects also include predation by animals that often benefit from the presence of humans, such as ravens, coyotes, and dogs. Furthermore, humans historically have removed tortoises from the wild and adopted them as pets, and roadway fatalities often occur because tortoises seek shade under vehicles. It is possible that the project may impact individuals, but is not likely to result in a trend toward federal listing or loss of viability. Low quality habitat for desert tortoise exists in the project site. The loss of both upland and bottomland desert scrub habitats associated with agricultural and residential land uses in the region has likely imposed a direct affect to Sonoran desert tortoise habitat.

**California Leaf-nosed Bat.** The California leaf-nosed bat may inhabit the Sunrise Mine, located just east of the project area. The project area supports habitat components suitable for foraging by the California leaf-nosed bat; however, suitable roosting sites are not present within the Bella Casa project area.

**Cave Myotis.** The Cave myotis may inhabit the Sunrise Mine, located just east of the project area. The project area supports suitable habitat components for foraging; however, suitable roosting sites are not present within the Bella Casa project area.

**i. Dedicated or Planned Parks, Open Space, Trails and Access Points**

This proposed development is located in an area with relatively few existing parks. The closest existing park is Alta Vista Park approximately two miles south of the project area. Figure 5 shows the location of existing and planned parks, open space and trails. A regional park is planned in the vicinity of New River and Dynamite Blvd. A community park is planned in the vicinity of Agua Fria River and Dynamite Blvd. A neighborhood park is planned about 1 mile east on Jomax Rd.

Many future trails are planned for the area around this project. Paved multi-use paths are planned along the Agua Fria River, Lake Pleasant Rd., and New River. Unpaved trails are planned around Calderwood Butte and around Sunrise Relief Mountains (east of the site). An equestrian trail is also planned south of the site following one of the drainages connecting the Agua Fria River trail with the New River trail. Future open space include Calderwood Butte, Sunrise Mountain, the Agua Fria River and New River.

A multi-use pathway will be constructed along the west side of the wash that runs through the development from north to south. It will be in common ownership.

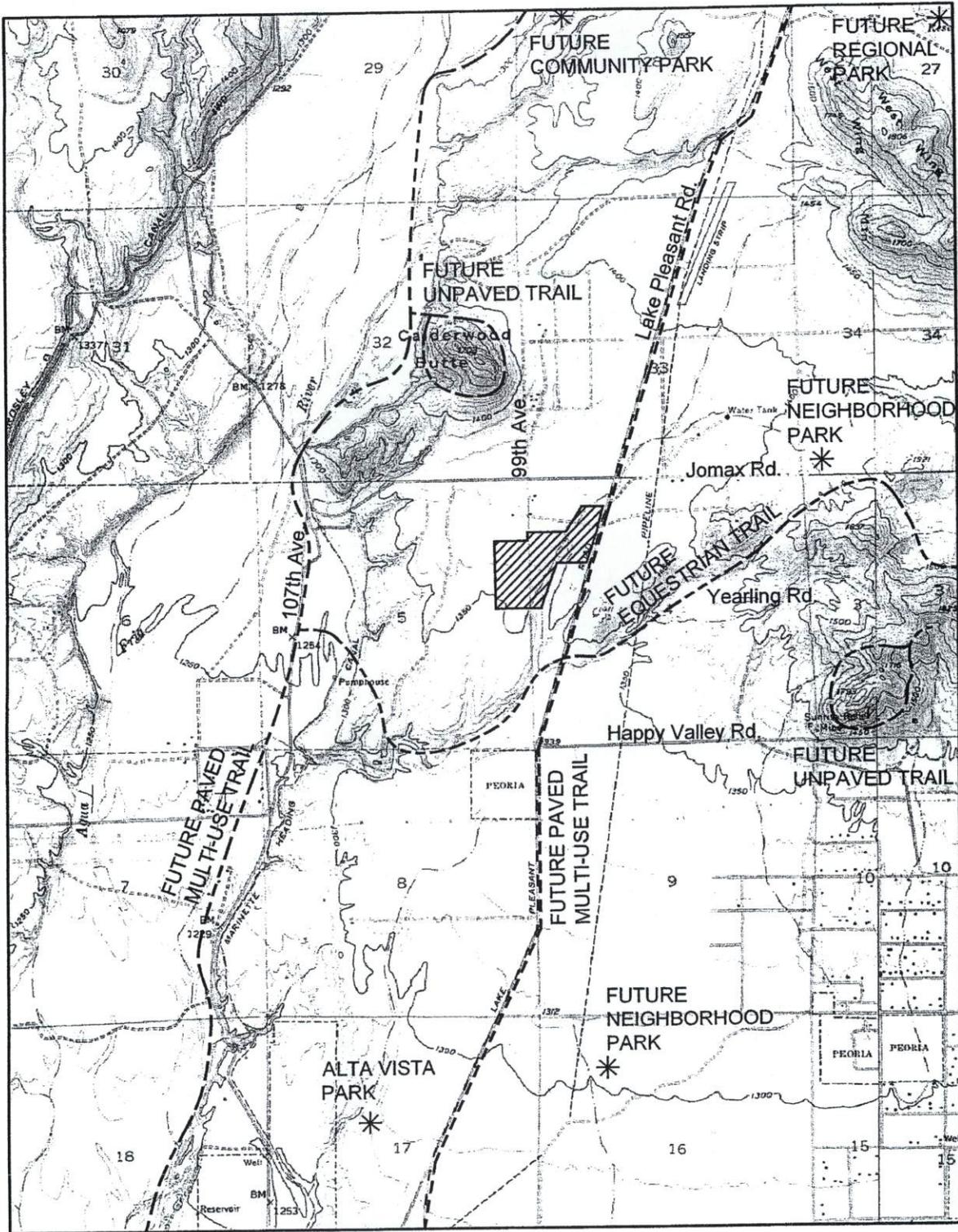


FIGURE 5: TRAILS & OPEN SPACE MAP

**BELLA CASA ESTATES**

Sections 4 & 5, T4N, R1E  
 Maricopa County, Arizona

SCALE: 0 0.5 MI

DATE: JUNE 2005  
 USGS QUAD: CALDERWOOD BUTTE, AZ  
 COUNTY: MARICOPA CO.



**SAGE**  
 LANDSCAPE  
 ARCHITECTURE  
 & ENVIRONMENTAL



## REFERENCES

- ADWR 2005.  
[http://www.water.az.gov/adwr/Content/WaterInfo/OutsideAMAs/CentralHighlands/Watersheds/a\\_guafriariver.html](http://www.water.az.gov/adwr/Content/WaterInfo/OutsideAMAs/CentralHighlands/Watersheds/a_guafriariver.html)
- AGFD 2004a. Heritage Data Management System (HDMS), Arizona Game and Fish Department, Phoenix, AZ. Updated 12/22/2004. [http://www.azgfd.com/w\\_c/edits/hdms\\_species\\_lists.shtml](http://www.azgfd.com/w_c/edits/hdms_species_lists.shtml).
- AGFD 2002. Cave myotis (*Myotis velifer*). Unpublished abstract compiled and edited by the HDMS, Arizona Game and Fish Department, Phoenix, AZ. 6 pp.
- AGFD 2001. California leaf-nosed bat (*Macrotus californicus*). Unpublished abstract compiled and edited by the HDMS, Arizona Game and Fish Department, Phoenix, AZ. 6 pp.
- AGFD 1998. Sonoran desert tortoise (*Gopherus agassizii*). Unpublished abstract compiled and edited by the HDMS, Arizona Game and Fish Department, Phoenix, AZ. 11 pp.
- ARS 2005. Cultural Resource Report for Bella Casa. Unpublished cultural resources report for the project area.
- Brown, David E. (Ed.). 1994. Biotic communities: southwestern United States and northwestern Mexico. University of Utah Press, Salt Lake City.
- Maricopa 2005. [http://www.maricopa.gov/emerg\\_mgt/dams.asp](http://www.maricopa.gov/emerg_mgt/dams.asp)
- Peoria 2001. [http://www.peoriaaz.com/genplan/chapters0603/2002\\_f5-1\\_growtharea.pdf](http://www.peoriaaz.com/genplan/chapters0603/2002_f5-1_growtharea.pdf)

---

**APPENDIX A: AGENCY CORRESPONDENCE**

---

THE STATE OF ARIZONA  
**GAME AND FISH DEPARTMENT**

2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399  
(602) 942-3000 • AZGFD.GOV

GOVERNOR  
JANET NAPOLITANO  
COMMISSIONERS  
CHAIRMAN, W. HAYS GILSTRAP, PHOENIX  
JOE MELTON, YUMA  
MICHAEL M. GOLIGHTLY, FLAGSTAFF  
WILLIAM H. MCLEAN, GOLD CANYON  
SUSAN E. CHILTON, ARIVACA  
DIRECTOR  
DUANE L. SHROUFE  
DEPUTY DIRECTOR  
STEVE K. FERRELL

---

April 4, 2005

Ms. Julie Duck  
Sage Landscape Architecture and Environmental  
7537 E. McKinley St.  
Suite 100  
Scottsdale, AZ 85257

Re: **Special Status Species Information for Township 4 North, Range 1 East, Section 4 and 5; Proposed Residential Development.**

Dear Ms. Duck:

The Arizona Game and Fish Department (Department) has reviewed your request, dated March 18, 2005, regarding special status species information associated with the above-referenced project area. The Department's Heritage Data Management System (HDMS) has been accessed and current records show that the special status species listed on the attachment have been documented as occurring in the project vicinity (3-mile buffer). In addition this project does not occur in the vicinity of any Proposed or Designated Critical Habitats.

The Department's HDMS data are not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity.

Making available this information does not substitute for the Department's review of project proposals, and should not decrease our opportunities to review and evaluate new project proposals and sites. The Department is also concerned about other resource values, such as other wildlife, including game species, and wildlife-related recreation. The Department would appreciate the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with project activities occurring in the subject area, when specific details become available.

Ms. Julie Duck  
April 4, 2005  
2

If you have any questions regarding this letter, please contact me at (602) 789-3619. General status information, county and watershed distribution lists and abstracts for some special status species are also available on our web site at <http://www.azgfd.gov/hdms>.

Sincerely,



Ginger L. Ritter  
Heritage Data Management System, Data Specialist

SSS:glr

Attachment

cc: Rebecca Davidson, Project Evaluation Program Supervisor  
Russ Haughey, Habitat Program Manager, Region VI

AGFD # 03-24-05(07)

Special Status Species within 3 Miles of T4N, R1E Sec. 4 & 5

NAME	COMMON NAME	ESA	BLM	USFS	STATE
<i>Gopherus agassizii</i> (Sonoran Population)	Sonoran Desert Tortoise	SC			WSC
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S	WSC
<i>Myotis velifer</i>	Cave Myotis	SC		S	

No Critical Habitats in project area. AGFD # 03-24-05(07). Proposed Residential Development.

Arizona Game and Fish Department, Heritage Data Management System, April 4, 2005.

GUIDELINES FOR HANDLING SONORAN DESERT TORTOISES  
ENCOUNTERED ON DEVELOPMENT PROJECTS

Arizona Game and Fish Department

Revised January 17, 1997

The Arizona Game and Fish Department (Department) has developed the following guidelines to reduce potential impacts to desert tortoises, and to promote the continued existence of tortoises throughout the state. These guidelines apply to short-term and/or small-scale projects, depending on the number of affected tortoises and specific type of project.

Desert tortoises of the Sonoran population are those occurring south and east of the Colorado River. Tortoises encountered in the open should be moved out of harm's way to adjacent appropriate habitat. If an occupied burrow is determined to be in jeopardy of destruction, the tortoise should be relocated to the nearest appropriate alternate burrow or other appropriate shelter, as determined by a qualified biologist. Tortoises should be moved less than 48 hours in advance of the habitat disturbance so they do not return to the area in the interim. Tortoises should be moved quickly, kept in an upright position at all times and placed in the shade. Separate disposable gloves should be worn for each tortoise handled to avoid potential transfer of disease between tortoises. Tortoises must not be moved if the ambient air temperature exceeds 105 degrees Fahrenheit unless an alternate burrow is available or the tortoise is in imminent danger.

A tortoise may be moved up to two miles, but no further than necessary from its original location. If a release site, or alternate burrow, is unavailable within this distance, and ambient air temperature exceeds 105 degrees Fahrenheit, the Department should be contacted to place the tortoise into a Department-regulated desert tortoise adoption program. Tortoises salvaged from projects which result in substantial permanent habitat loss (e.g. housing and highway projects), or those requiring removal during long-term (longer than one week) construction projects, will also be placed in desert tortoise adoption programs. *Managers of projects likely to affect desert tortoises should obtain a scientific collecting permit from the Department to facilitate temporary possession of tortoises.* Likewise, if large numbers of tortoises (>5) are expected to be displaced by a project, the project manager should contact the Department for guidance and/or assistance.

Please keep in mind the following points:

- These guidelines do not apply to the Mohave population of desert tortoises (north and west of the Colorado River). Mohave desert tortoises are specifically protected under the Endangered Species Act, as administered by the U.S. Fish and Wildlife Service.
- These guidelines are subject to revision at the discretion of the Department. We recommend that the Department be contacted during the planning stages of any project that may affect desert tortoises.
- Take, possession, or harassment of wild desert tortoises is prohibited by state law. Unless specifically authorized by the Department, or as noted above, project personnel should avoid disturbing any tortoise.

RAC:NLO:rc

**STATUS DEFINITIONS**  
ARIZONA GAME AND FISH DEPARTMENT (AGFD)  
HERITAGE DATA MANAGEMENT SYSTEM (HDMS)

**FEDERAL US STATUS**

**ESA** Endangered Species Act (1973 as amended)  
US Department of Interior, Fish and Wildlife Service (<http://arizonaes.fws.gov>)

**Listed**

- LE** Listed Endangered: imminent jeopardy of extinction.
- LT** Listed Threatened: imminent jeopardy of becoming Endangered.
- XN** Experimental Nonessential population.

**Proposed for Listing**

- PE** Proposed Endangered.
- PT** Proposed Threatened.

**Candidate** (Notice of Review: 1999)

- C** Candidate. Species for which USFWS has sufficient information on biological vulnerability and threats to support proposals to list as Endangered or Threatened under ESA. However, proposed rules have not yet been issued because such actions are precluded at present by other listing activity.
- SC** Species of Concern. The terms "Species of Concern" or "Species at Risk" should be considered as terms-of-art that describe the entire realm of taxa whose conservation status may be of concern to the US Fish and Wildlife Service, but neither term has official status (currently all former C2 species).

**Critical Habitat** (check with state or regional USFWS office for location details)

- Y** Yes: Critical Habitat has been designated.
- P** Proposed: Critical Habitat has been proposed.

[ **N** No Status: certain populations of this taxon do not have designated status (check with state or regional USFWS office for details about which populations have designated status)].

**USFS** US Forest Service (1999 Animals, 1999 Plants: corrected 2000)  
US Department of Agriculture, Forest Service, Region 3 (<http://www.fs.fed.us/r3/>)

- S** Sensitive: those taxa occurring on National Forests in Arizona which are considered sensitive by the Regional Forester.

**BLM** US Bureau of Land Management (2000 Animals, 2000 Plants)  
US Department of Interior, Bureau of Land Management, Arizona State Office  
(<http://azwww.az.blm.gov>)

- S** Sensitive: those taxa occurring on BLM Field Office Lands in Arizona which are considered sensitive by the Arizona State Office.
- P** Population: only those populations of Banded Gila monster (*Heloderma suspectum cinctum*) that occur north and west of the Colorado River, are considered sensitive by the Arizona State Office.

## TRIBAL STATUS

**NESL Navajo Endangered Species List (2000)**  
 Navajo Nation, Navajo Fish and Wildlife Department  
<http://www.heritage.tnc.org/nhp/us/navajo/esl.html>

The Navajo Endangered Species List contains taxa with status from the entire Navajo Nation which includes parts of Arizona, Utah, and New Mexico. In this notebook we provide NESL status for only those taxa whose distribution includes part or all of the Arizona portion of the Navajo Nation.

### Groups

- 1 Those species or subspecies that no longer occur on the Navajo Nation.
- 2 Any species or subspecies which is in danger of being eliminated from all or a significant portion of its range on the Navajo Nation.
- 3 Any species or subspecies which is likely to become an endangered species, within the foreseeable future, throughout all or a significant portion of its range on the Navajo Nation.
- 4 Any species or subspecies for which the Navajo Fish and Wildlife Department (NF&WD) does not currently have sufficient information to support their being listed in Group 2 or Group 3 but has reason to consider them. The NF&WD will actively seek information on these species to determine if they warrant inclusion in a different group or removal from the list.

## MEXICAN STATUS

**MEX Mexican Federal Endangered Species List (October 16, 2000)**  
 Proyecto de Norma Oficial Mexicana PROY-NOM-059-ECOL-2000

The Mexican Federal Endangered Species List contains taxa with status from the entire Mexican Republic and waters under its jurisdiction. In this notebook we provide MEX designations for only those taxa occurring in Arizona and also in Mexico.

- P** En Peligro de Extinción (Determined Endangered in Mexico): in danger of extinction.
- A** Amenazada (Determined Threatened in Mexico): could become endangered if factors causing habitat deterioration or population decline continue.
- Pr** Sujeta a Protección Especial (Determined Subject to Special Protection in Mexico): utilization limited due to reduced populations, restricted distribution, or to favor recovery and conservation of the taxon or associated taxa.
- E** Probablemente extinta en el medio silvestre (Probably extinct in the wild of Mexico): A native species whose individuals in the wild have disappeared, based on pertinent documentation and studies that prove it. The only existing individuals of the species are in captivity or outside the Mexican territory.

[ | = One or more subspecies of this species has status in Mexico, but the HDMS does not track it at the subspecies level (most of these subspecies are endemic to Mexico). Please consult the NORMA Oficial Mexicana PROY-NOM-059-ECOL-2000 for details.]

**STATE STATUS****STATE:****Plants - NPL Arizona Native Plant Law (1999)**

Arizona Department of Agriculture (<http://agriculture.state.az.us/PSD/nativeplants.htm>)

- HS** Highly Safeguarded: no collection allowed.
- SR** Salvage Restricted: collection only with permit.
- ER** Export Restricted: transport out of State prohibited.
- SA** Salvage Assessed: permits required to remove live trees.
- HR** Harvest Restricted: permits required to remove plant by-products.

**Wildlife - WSCA Wildlife of Special Concern in Arizona (in prep)**

Arizona Game and Fish Department (<http://www.azgfd.com>)

- WSC** Wildlife of Special Concern in Arizona. Species whose occurrence in Arizona is or may be in jeopardy, or with known or perceived threats or population declines, as described by the Arizona Game and Fish Department's listing of Wildlife of Special Concern in Arizona (WSCA, in prep). Species indicated on printouts as WSC are currently the same as those in **Threatened Native Wildlife in Arizona (1988)**.

Revised 8/24/04, AGFD HDMS

J:\HDMS\DOCUMENT\NBOOKS\TEMPLATE\EORDEFS\STATDEF

---

**APPENDIX B: NATIVE PLANT INVENTORY**

---

## APPENDIX H

---

### NEIGHBORHOOD MEETING

- COVER LETTER
- NEIGHBORHOOD MEETING NOTICE
- PROPERTY OWNER NOTIFICATION MAP
- PROPERTY OWNER LIST
- MEETING AGENDA
- ATTENDANCE SIGN-IN SHEETS
- LIST OF ATTENDEES – NEIGHBORHOOD MEETING
- NEIGHBORHOOD MEETING MINUTES
- COMMENT FORM | KAUFFMAN
- COMMENTS RECEIVED – RESULT OF NEIGHBORHOOD MEETING NOTIFICATION
- APPLICANT RESPONSE - PUBLIC PARTICIPATION COMMENTS
- USPS RETURNED NEIGHBORHOOD MEETING NOTICES



## NEIGHBORHOOD MEETING CERTIFICATION | REPORT

March 22, 2008

Dear Mr. Chris Jacques,

I, Mario Mangiamele, hereby certify that a neighborhood meeting was held on Thursday, March 20, 2008 at 7:00 PM at Church of Jesus Christ of Latter-day Saints, 9543 West Jomax Road, Peoria, AZ 85382 regarding the proposed Peoria Regional Medical Center minor General Plan amendment and Planned Area Development zoning.

If you have questions, please feel free to contact me at 480-313-8144.

*Mario Mangiamele*

Mario Mangiamele, AICP  
Project Manager

Attachments:

Neighborhood Meeting Notice  
Property Owner Notification Map  
Property Owner List  
Meeting Agenda  
Attendance Sign-In Sheets  
List of Attendees – Neighborhood Meeting  
Neighborhood Meeting Minutes  
Comment Form | Kauffman  
Comments Received – Result of Neighborhood Meeting Notification  
Applicant Response - Public Participation Comments



## NOTICE OF NEIGHBORHOOD MEETING

March 10, 2008

Dear Neighbor,

You are cordially invited to attend an informal meeting to discuss a proposal by Peoria Regional Medical Center. A Minor General Plan amendment to change the City of Peoria General Plan land use classification of approximately 48 acres from Low Density Residential (2-5 du/ac) to Public/Quasi-Public; and a corresponding Planned Area Development (rezoning) request will be submitted to the City of Peoria for the purpose of permitting a hospital and related medical uses at the northwest corner of Yearling Road and Lake Pleasant Parkway. As part of the development process, we are seeking your valuable input on the proposal.

An aerial photo illustrating properties within 600 feet of the project boundary is attached to this letter for your reference. Additional project exhibits will be available for viewing at the neighborhood meeting.

The neighborhood meeting will be held on **Thursday, March 20, 2008 at 7:00 PM at The Church of Jesus Christ of Latter-day Saints, 9543 West Jomax Road, Peoria, AZ 85382 (east of the southeast corner of Jomax Road and Lake Pleasant Parkway)**. You are being notified of this proposed development as the Maricopa County Assessor's records indicate that you are a property owner within approximately 600 feet of the project.

Subsequent to the neighborhood meeting, along with the benefit of your input, a formal Minor General Plan amendment and Planned Area Development request will be brought before the Planning and Zoning Commission for review and a recommendation to the City Council. The Planning and Zoning Commission Public Hearings are held the first and third Thursday of each month at 6:30 pm., while the City Council meetings are typically held on the first and third Tuesday of each month at 7:00 pm. Both public meetings are conducted in the City of Peoria Council Chambers, located at 8401 West Monroe Street, Peoria, Arizona. Although it is anticipated that this General Plan amendment and rezoning will be brought before the Planning Commission in April 2008, the final time and date will be determined by the City's Planning and Zoning Department. This meeting will provide an additional opportunity for public input relative to the proposed amendment.

If you have questions at any time throughout the process, please feel free to contact Mario Mangiamele, Iplan Consulting at 480-313-8144, or [IplanMM@cox.net](mailto:IplanMM@cox.net). You may also contact Mr. Chris Jacques, Principal Planner at the City of Peoria Planning and Zoning Department at 623-773-7609 for further information.

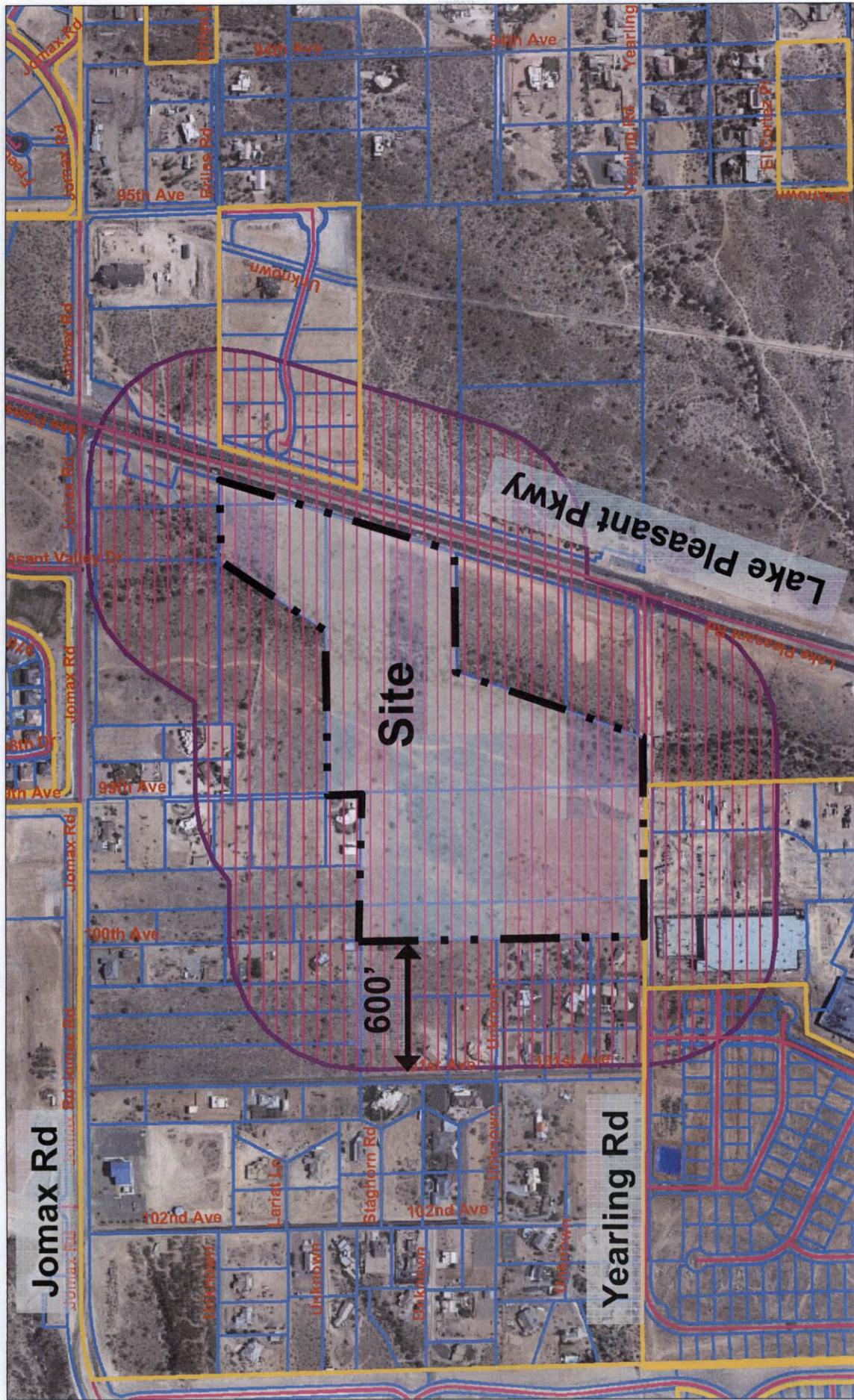
We look forward to meeting with you to discuss this project.

Sincerely,

*Mario Mangiamele*

Mario Mangiamele, AICP  
Project Manager

# Peoria Regional Medical Center | Adjacent Properties within 600' Radius



SCALE 1 : 6,913



Peoria Regional Medical Center  
NWC Yearling and Lake Pleasant Parkway

Property Owners adjacent to, and within approximately 600 feet of project boundary  
(Information from Maricopa County Assessor's web site on 3-08-08)

Parcel: 201-30-121-C  
Discovery Church  
7902 W Union Hills Dr  
Glendale, AZ 85308

Parcel: 201-17-026  
Star North Enterprise LLC  
Po Box 7836  
Torrance, CA 90504

Parcel: 201-17-020-J  
Pickering Robert D Jr/Vickie L  
9807 W Jomax Rd  
Peoria, AZ 85383

Parcel: 201-06-009-N  
Pickering Robert D Jr/Vickie L  
9807 W Jomax Rd  
Peoria, AZ 85145

Parcel: 201-17-010-J  
Mcelroy Christopher C/Leann M  
8952 W Acapulco  
Peoria, AZ 85382

Parcel: 201-17-008-B  
Pairrett Christine Marie  
10009 W Jomax Rd  
Peoria, AZ 85383

Parcels: 201-17-020-H, 201-17-020-G  
VI Pickering Constracting Llc  
9807 W Jomax Rd  
Peoria, AZ 85382

Parcels: 201-17-178, 201-17-186, 201-17-212, 201-17-220, 201-17-177, 201-17-219, 201-17-211, 201-17-193, 201-17-176, 201-17-187, 201-17-214,  
US Development Land LLC  
7010 E Cochise Rd  
Scottsdale, AZ 85253

Parcel: 201-17-012-A  
Hesse Gregory J & Sandra Lee  
PO Box 11121  
Glendale, AZ 85318

Parcel: 201-17-027  
CP Holding Co LLC  
41 Peninsula Rd  
Belvedere, CA 94920

Parcel: 201-17-010-D  
Nelson Douglas G/Lisa Marie  
25825 N 101st Ave  
Peoria, AZ 85383

Parcel: 201-17-020-B  
US Bank National Association As  
Trustee  
1100 Virginia Dr  
Fort Washington, PA 19034

Parcels: 201-30-124-A, 201-08-142-A  
Maverick Holding Company LLC  
3800 N Central Ave, Ste 1010  
Phoenix, AZ 85012

Parcel: 201-17-025  
Vestar Arizona XICIII LLC  
2425 E Camelback Rd Ste 750  
Phoenix, AZ 85016

Parcel: 201-17-010-N  
Kieselburg Jonathan M/Lisa J  
25915 N 101st Ave  
Peoria, AZ 85383

Parcel: 201-17-010-E  
Pezek John Jr/Alieda R  
25927 N 101st Ave  
Peoria, AZ 85383

Parcels: 201-30-150, 201-17-004-V,  
201-17-019, 201-30-151, 201-30-127-A,  
Tamm Development LLC  
555 E Carefree Hwy  
Phoenix, AZ 85085

Parcel: 201-17-020-K  
Espinosa Gioconda Andrea  
26290 N 99th Ave  
Peoria, AZ 85383

Parcel: 201-08-128  
Ray Roy C/Joan C Tr  
24226 N 63rd Dr  
Glendale, AZ 85310

Parcel: 201-30-125  
JKW Partners LLC  
20269 N 55th Ave  
Glendale, AZ 85308

Parcel: 201-17-010-P  
Barlow Gregory H/Vyan K  
10878 W Lone Cactus Dr  
Sun City, AZ 85373

Parcels: 201-17-047, 201-17-046, 201-  
17-018  
Generalli Michael T/Cathy L  
1240 S Foothill Dr  
Dewey, AZ 86327

Parcel: 201-08-127  
Abbate Salvatore A/Anna M  
18210 N 53rd St  
Scottsdale, AZ 85254

Parcels: 201-08-133, 201-08-136, 201-  
08-139,  
Spanish Trails LLC  
P O Box 10182  
Glendale, AZ 85318

Parcel: 201-17-020-D  
Fesenmaier Lillie M  
22715 N Mazatlan Dr  
Sun City West, AZ 85375

Parcel: 201-17-008-A  
Alanis Gerald L/Carol J  
10005 W Jomax Rd  
Peoria, AZ 85382

Parcels: 201-06-993-C, 201-06-993-A,  
Querencia Inc  
Po Box 530691  
Henderson, NV 89053

Parcel: 201-17-010-H  
Graybeal Barry L Sr/Patricia L  
25829 N 101st Ave  
Peoria, AZ 85383

Parcel: 201-17-011-B  
Kobashi Trust  
5827 W Morten  
Glendale, AZ 85301

Parcel: 201-08-121  
Luther Jerry D/Alice R  
6910 W Emile Zola Ave  
Peoria, AZ 85381

Parcels: 201-08-122, 201-08-123,  
LPP Development LLC  
10683 E Palm Ridge Dr  
Scottsdale, AZ 85255

Parcel: 201-17-010-G  
Charleston Stev/Devorah R  
10758 W Carlotta Ln  
Sun City, AZ 85373

Parcel: 201-17-028  
Lake Pleasant Tutor Time LLC  
4525 E Calle Tuberia  
Phoenix, AZ 85018

Parcels: 201-17-011-A, 201-17-009  
Hines Shirley M Tr  
4711 Breeze Way  
Lakeside, AZ 85929-5529

Parcel: 201-08-141-A  
Xander Patricia H Tr/Sun William  
Z/Etal  
7721 E Gray Rd Ste 203  
Scottsdale, AZ 85260

Parcel: 201-30-126  
Sun William/Xander P Tr/Werner B/L  
Tr Et Al  
7721 E Gray Rd Ste 203  
Scottsdale, AZ 85260

Parcel: 201-08-126  
Yoder Bryon W/Jo Anna L  
6617 W Willow Ave  
Glendale, AZ 85304

Parcel: 201-30-121-B  
DSRS Investments LLC  
9059 W Lake Pleasant Pkwy Ste 300  
Peoria, AZ 85382

Parcel: 201-17-010-K  
King Jeffrey S/Cynthia I  
340 W Roma Ave  
Phoenix, AZ 85013

Parcel: 201-17-012-B  
Kauffman James A/Brenda J  
26007 N 101st Ave  
Peoria, AZ 85383-2700

Parcel: 201-06-009-U  
Williams Carter K/Suzanne M  
9845 W Tether Trl  
Peoria, AZ 85383

Parcel: 201-17-010-B  
1995 Wagner Partnership  
25826 N 102nd Ave  
Peoria, AZ 85383

Parcel: 201-17-024  
Home Depot U S A Inc  
Po Box 105842  
Atlanta, GA 30348-5842

Parcel: 201-17-010-M  
Turner Bryan Edward/Susan Lynne Tr  
25817 N 101st Ave  
Peoria, AZ 85383

**Other Interested Parties:**

City of Peoria  
Planning and Zoning Division  
Attn: Chris Jacques  
9875 N. 85th Avenue  
Peoria, Arizona 85345

Peoria Unified School District #11  
Attn: Director of Research and Planning  
6330 West Thunderbird Road  
Glendale, AZ 85306

Gilbert Hospital  
Attn: David Wagner \ Dr. Tim Johns  
5656 S. Power Road  
Gilbert, AZ 85295

Jim McDowell  
McDowell Enterprises, LLC  
9735 N. 90th Place, Suite 250  
Scottsdale, AZ 85258

Earl, Curley, & Lagarde, PC  
Attn: Ricardo Toris  
3101 N Central Ave, Suite 1000  
Phoenix, AZ 85012

SWA Architects LLC  
Attn: Stephen C.H. Wen | Avi Octavian  
Grigorescu  
9923 E. Bell Rd, Ste 130  
Scottsdale, AZ 85260

I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 08  
DAY OF MARCH, 2008, FROM THE MARICOPA COUNTY ASSESSOR'S WEB  
SITE, AND IS ACCURATE AND COMPLETE TO THE BEST OF MY  
KNOWLEDGE.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mario Mangiamele, AICP  
\_\_\_\_\_  
Name (printed)

3-08-2008  
\_\_\_\_\_  
Date



# PEORIA REGIONAL MEDICAL CENTER

## Neighborhood Meeting Agenda

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

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

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

- Welcome and Introduction
- Review Ground Rules
  - Participation encouraged
  - Keep an open mind
  - Allow others to express their views
  - Respect your neighbor's opinion
- Review General Plan and Zoning Processes
- Project Presentation by Hospital Team
- Question and Answer Session
- Comment Forms/Adjournment

### Contacts

**Chris Jacques, Principal Planner**

City of Peoria Planning and Zoning Department

9875 N. 85th Avenue, Peoria, Arizona 85345

V: 623-773-7609 / F: 623-773-7256

[Chris.Jacques@peoriaaz.gov](mailto:Chris.Jacques@peoriaaz.gov)

**Mario Mangiamele, AICP**

Iplan Consulting Corp.

4684 S. Star Canyon Dr., Gilbert, AZ 85297

V: 480-313-8144 / F: 480-907-5960

[Iplanmm@cox.net](mailto:Iplanmm@cox.net)

Project: Peoria Regional Medical Center  
 Date: March 20, 2008  
 Applicant: Mario Mangiamela-Iplan Consulting  
 Meeting Location: 9543 W. Jomax Rd.

Time Begin: 7:00 PM End: \_\_\_\_\_

## ATTENDANCE SIGN-IN

NAME -- (please print)	ADDRESS	ZIP	SUBDIVISION / BUSINESS	PHONE
ROY ROY	P.O. Box 1252	85310	La Strada Dd, Inc.	623-229-2130
Dave Barber	25829 N 101st Ave	85383		623-572-8070
DAVID WISNER	5656 S. Power RD Gilbert	85296	Genius Reg Med Ctr	602 799 4405
TIM Johns	5656 S Power RD Gilbert	85296	Genius Reg Medical	410-840-3707
John Alida Rezek	25987 N 101st Ave Peoria	85383		602-769-9218
GARY JOUAS	8650 W. Briles Rd Peoria	85383	Westwing	602-790-2979
BRENT KAUFFMAN JAMES KAUFFMAN	7607 N 101st Ave Peoria	85383	Nicholas Haus	602-777-7663
Pat & Roger Arnold	26312 W 101st Ave Peoria	85383		6233620166
Alan Van Nieuwen	Peoria	85382		602-777-7277
John Casper	10009 W Jomax Rd	85383		602 989 9699
J. Paul Demars	9545 W. Bellissimo	85383	La Strada	602 990-1588
Mike C. Lauer	7348 W ARTIC	85383	Builder	602 725-8800

Project: Peoria Regional Medical Center  
 Date: March 20, 2008  
 Applicant: Mario Mangiamele-Iplan Consulting  
 Meeting Location: 9543 W. Jomax Rd.

Time Begin: 7:00 PM End: \_\_\_\_\_

## ATTENDANCE SIGN-IN

NAME - (please print)	ADDRESS	ZIP	SUBDIVISION / BUSINESS	PHONE
Bryan Turner	25817 N 101 <sup>st</sup> Ave	85383		602 6220452
STEPHEN WEN	9923 Bow Rd	85250		602 957 7808
Avi Grigorescu	9923 Bow Rd.	85260		602 957 7808
<del>Catherine</del> Williams	9065 W WATER TAIL	85383		623-826-7702
Shelley Bode				480-727-5526
Joe Spiek	28041 N. Sierra Sky	85383		623-326-4701
Stalley Kerkert	6124 W. Alameda Rd	85310		603-332-5111
JERRY LUTHER	6910 W, EMILE ZOLA	85381	FUTURE HOME LASTRAPA BELLSSIMO - DEL LAGO	603-625-2265





## NEIGHBORHOOD MEETING

Peoria Regional Medical Center

LDS Church-9543 W. Jomax Road-Peoria AZ-85382

Thursday, March 20, 2008

7:00 pm

### LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Mario Mangiamele	Iplan Consulting	480-313-8144
Tanya Castro	Iplan Consulting	480-313-8144
David Wanger	5656 S. Power Rd, Gilbert, AZ, 85296	602-799-4405
Tim Johns	5656 S. Power Rd., Gilbert AZ, 85396	480-840-3707
Stephen Wen	9923 Bell Rd, 85260	602-957-7808
Avi Grigoresco	9923 Bell Rd, 85260	602-957-7808
Glen Van Nimwegen	City of Peoria	623-773-7277
Chris Jacques	City of Peoria	623-773-7609
Roy Ray	P.O.Box 12532, Glendale AZ, 85310	623-229-2130
Pat & Barry Claybeal	25829 N. 101 <sup>st</sup> Ave., Peoria AZ, 85383	623-572-8070
John & Alieda Pezek	25927 N. 101 <sup>st</sup> Ave., Peoria AZ, 85383	602-769-9218
Gary Jouas	8650 W. Briles Rd, Peoria AZ, 85383	602-790-2979
Brenda & James Kaufman	26007 N. 101 <sup>st</sup> Ave., Peoria AZ, 85383	602-722-1663
Pat & Roger Augdl	26312 N. 101 <sup>st</sup> Ave., Peoria AZ, 85383	623-362-0166
Jon P.	10009 W. Jomax Rd., Peoria AZ, 85383	602-989-9699
Phil Delano	9565 W. Bellissimo, Peoria AZ, 85383	602-980-1588
Mike Oliver	7348 W. Artic, Peoria AZ, 85383	602-725-8800
Brian Turner	25817 N. 101 <sup>st</sup> Ave., Peoria AZ, 85283	602-622-0450
Carter & Suzie Williams	9845 W. Feather Trail, Peoria AZ, 85383	623-825-7705
Shelley Bade	No address given	480-227-5526
Joe Sprek	28041 N. Sierra Sky, Peoria AZ, 85383	623-326-4701
Shelley Weikert	6124 W. Alameda Rd., 85310	623-332-5111
Jerry Luther	6910 W. Emile Zola, 85381	602-625-2265
Vickie & Robert Pickering	9807 W. Jomak, Peoria AZ, 85383	602-316-4337
Phil Denaro	9552 W. Bellissimo, Peoria AZ, 85383	No # given

## **NEIGHBORHOOD MEETING MINUTES PEORIA REGIONAL MEDICAL CENTER**

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

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

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

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

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

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

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

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

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

The meeting adjourned at 8:35 pm.



# PEORIA REGIONAL MEDICAL CENTER Neighborhood Meeting Comment Form

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

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

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

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

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

Please start the building process ASAP  
 I am next to the planned Hospital and am sick of driving to Arrowhead for Medical and

- ~~Do you need any additional information regarding this project?~~

believe this Hospital will be a super Plus for us out here. I will speak at  
 Optional: all meetings for it to be here at this location.

Name Brenda Kauffman

Address 26007 N. 101 Ave

Phone / Email 602-722-1663 or Jims6622echo@wmconnect.co  
623-566-5828 Home

**Note:** Please submit your comments at the meeting or mail them within one week to:  
Iplan Consulting, c/o Mr. Mario Mangiamale, 4684 S. Star Canyon Dr., Gilbert, AZ 85297; or fax to 480-907-5960; or email to [Iplanmm@cox.net](mailto:Iplanmm@cox.net).

*Thank you for your participation!*

Please don't change the location!

## Property Owners Comments | Neighborhood Notification Process

Peoria Regional Medical Center  
NWC Yearling and Lake Pleasant Parkway

**Darren Frye | John Whitrock:** (623-972-1184) (602-469-8050)

***Comment:*** (3-12-08)

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

***Response:***

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

**Susan:** (623-210-8907) (Last name and address not provided)

***Comment:*** (3-11-08)

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

***Response:***

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



## APPLICANT RESPONSE PUBLIC PARTICIPATION COMMENTS

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

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

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

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

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

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

on Dr.

PHOENIX AZ 850

10 MAR 2008 PM 3 T

LET US BUREAU  
THINK SPEAK AND  
John Adams, 1765  
www.usps.com



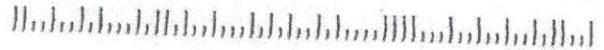
Barlow Gregory H/Vyan K  
10878 W Lone Cactus Dr  
Sun City, AZ 85373

NIXIE 850 DE 1 00 03/12/08

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 85297551084 \*1714-01947-10-41

85373-8529  
85297@5510



on Dr.

PHOENIX AZ 850

LET US BUREAU  
THINK SPEAK AND  
John Adams, 1765  
www.usps.com



Hines Shirley M Tr  
4711 Breeze Way  
Lakeside, AZ 85929-5529

NIXIE 850 DE 1 00 03/14/08

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 85297551084 \*2214-07307-10-39

85297@5510



PHOENIX AZ 850

LET US BUREAU  
THINK SPEAK AND  
John Adams, 1765  
www.usps.com



INMAN ZACHARY S  
21776 E ESTRELLA RD  
QUEEN CREEK, AZ 85242 USA

NIXIE 850 DE 1 00 02/02/08

RETURN TO SENDER  
UNCLAIMED

