

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301
THURSDAY, OCTOBER 1, 2015
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

Commissioners Present: Commissioners Dobbelaere, Harper, Gallegos, Moreno, Vice Chairperson Lenox, and Chairperson Johnston were present.

Commissioners Absent: Commissioner Hirsch was absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, Deborah Robberson, Deputy City Attorney, James Gruber, Assistant City Attorney and Diana Figueroa, Recording Secretary were present.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE SEPTEMBER 3, 2015 PUBLIC HEARING MINUTES. VICE CHAIRPERSON LENOX SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.

WITHDRAWALS AND CONTINUANCES

Chairperson Johnston called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEM

Chairperson Johnston called for staff's presentation.

CUP15-03: A request by Taylor Earl with Earl, Curley, & Lagarde, P.C., representing Santé Partners, to allow an assisted living, skilled nursing, and memory care services as part of a mixed use medical and healthcare facility through a Conditional Use Permit approval in the existing Zanjero PAD (Planned Area Development) zoning district. The site is located approximately 2,518 feet north and 862 feet west of the northwest corner of 91st and Glendale Avenues (7410 North Zanjero Boulevard) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Tabitha Perry, Assistant Planning Director, stated this was a request by Taylor Earl with Earl, Curley, & Lagarde, P.C., representing Santé Partners, to allow an assisted living, skilled nursing, and memory care services as part of a mixed use medical and healthcare facility through a Conditional Use Permit approval in the existing Zanjero PAD zoning district. She said the site

was located approximately 2,518 feet north and 862 feet west of the northwest corner of 91st and Glendale Avenues and is in the Yucca District.

Ms. Perry noted that this request was unique as the facility will allow an opportunity for patients to have a continuum of care that will specifically address the different stages of medical care for patients.

Ms. Perry provided the project detail stating that the site in 2008 was originally developed as the Zanjero Office Building consisting of a 232,369 square foot, three story contemporary multi-wing design building. However, due to the recession, development was not completely finished. She indicated that the building's multi-wing floor plan naturally breaks up the building massing while providing adequate landscaping and water features to the building foundation.

Ms. Perry stated Santé at Zanjero was a mixed-use senior medical and healthcare service facility consisting of administrative, medical and rehabilitation offices, assisted living, skilled nursing and memory care rooms. In addition to all of the health care related services, there will be a number of other employment related uses such as restaurants, a full service bistro, barber and beauty shop, health and fitness club, and conference facilities that will be available to the public as well as the employees.

Ms. Perry stated the primary healthcare services for this facility will include offices for hospice and home health care, inpatient and outpatient therapy (physical, occupational and speech therapy), a rehabilitation gym, short-term rehabilitation skilled nursing care, assisted living services, and Alzheimer and dementia care services for seniors. She explained that the site will provide a hotel-style environment for patients receiving short term rehabilitation skilled nursing care. She added that this type of rehabilitation service will require and provide 27 units for boarding during patients' stays which ranges between five to sixty days with an average stay of twenty days. She said that congregate care facility and nursing home land uses identified as assisted living, skilled nursing, and memory care services, for this project, provides for a continuum healthcare service. Additionally, the assisted living and skilled nursing component includes a total of 107 units. She indicated that within the unit count there are studio units, one bedroom units and two bedroom units. She said the majority of these units will be occupied by one person; however, there will be some units that will provide for companion occupancy. She stated the memory care and skilled nursing service provide a total of 38 units in which all of these units will be private single occupancies.

Ms. Perry noted that on July 2, 2015, the applicant mailed 82 notification letters to adjacent property owners and interested parties regarding a scheduled neighborhood meeting held on July 14, 2015. The applicant, city staff and one citizen attended the neighborhood meeting. She said that neither the applicant nor the Planning Division has received any opposition to the CUP request.

In conclusion, Ms. Perry stated this request appears to meet the required findings and should be approved subject to the stipulations as outlined in the staff report. He asked if the Commission had any questions.

Chairperson Johnston called for questions from the Commission. There were none.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Taylor Earl, with Earl, Curley, & Lagarde, representing Santé Partners, introduced himself stated he wished to speak on allowing an assisted living, skilled nursing, and memory care services facility in the existing Zanjero PAD. He said that this site, as some in the city, had not been fully developed because of the recession. However, the site does have some commercial, multi-family component and was situated across the street from Westgate. He said that the shell of the building was in good standing and pretty much completed. He explained that the inside of the building was the area that really had not gone anywhere in regards to development. He said the good news was that since the inside was not finished, they were able to come in from the beginning and make it appropriate for their use. He said they were excited to come into the community and finally get this building to a use that they believe was a win-win across the board. He said his client believes this area was underserved which was what their research showed and what was needed in this area. They believe this facility will be successful here and will benefit the community and the city as well. The expected revenue for this site will be approximately \$15 million annually and they are expecting 150 jobs with a starting salary in the \$50,000 range. He talked about the many advantages the assisted living facility will bring to the community. In conclusion, he said their application was consistent with the PAD and they were in agreement with staff's recommendations. He asked for questions from the commission.

Chairperson Johnston stated this was an excellent location for this facility. He noted that the applicant had really done their homework. He said it was nice to see this property be used since it had been vacant for quite a while. Additionally, he believes there was a great need in the west valley for long term rehabilitation. He himself knows of two people personally that had to go a significant distance away from the west valley to find an available bed. He said he really appreciates them coming into the area.

Chairperson Johnston asked for any additional comments. There were none.

Chairperson Johnston opened the public hearing, with no one wishing to speak, he closed the public hearing.

Chairperson Johnston called for a motion.

VICE CHAIRPERSON LENOX MADE A MOTION TO APPROVE CUP15-03 SUBJECT TO TWO STIPULATIONS NOTED IN THE STAFF REPORT. COMMISSIONER MORENO SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

Chairperson Johnston called for the next step in the process.

Deborah Robberson, Deputy City Attorney said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days.

OTHER BUSINESS FROM THE FLOOR

Chairperson Johnston asked if there was any Business From The Floor. There was none.

PLANNING STAFF REPORT

Ms. Perry acknowledged Ms. Deborah Robberson's departure and thanked her for her dedication and service in the Planning Division and the Planning Commission. She noted that tonight was her last meeting. The Commissioners all wished her well and thanked her for her service and counsel. Ms. Robberson's thanked the Commissioners for their kind words and said it had been a great pleasure working with them.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

NEXT MEETING: November 5, 2015

ADJOURNMENT

WITH NO FURTHER BUSINESS, COMMISSIONER HARPER MADE A MOTION TO ADJOURN. COMMISSIONER MORENO SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

THE MEETING WAS ADJOURNED AT 6:18 PM.