



Planning Commission Meeting Agenda

*Chairperson Steve Johnston
Vice Chairperson Al Lenox
Commissioner Arthur Dobbelaere
Commissioner Jack Gallegos
Commissioner Rick Harper
Commissioner Gary Hirsch
Commissioner David Moreno*

Thursday, October 1, 2015

6:00pm

COUNCIL CHAMBERS

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION.
APPLICANTS ARE ENCOURAGED TO ARRIVE PRIOR TO THE START OF THE MEETING.***

One or more members of the Planning Commission may be unable to attend the Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES September 3, 2015 Public Hearing

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEM

1. **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.

VI. OTHER BUSINESS

VII. OTHER BUSINESS FROM THE FLOOR

VIII. PLANNING STAFF REPORT

IX. COMMISSION COMMENTS AND SUGGESTIONS

X. NEXT MEETING: November 5, 2015

XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301
THURSDAY, SEPTEMBER 3, 2015
6:00 PM**

CALL TO ORDER

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

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

Commissioners Absent: Commissioners Dobbelaere and Hirsch were absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, Thomas Ritz, AICP, Senior Planner, Deborah Robberson, Chief Deputy City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE AUGUST 6, 2015 PUBLIC HEARING MINUTES AS WRITTEN. VICE CHAIRPERSON LENOX SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

WITHDRAWALS AND CONTINUANCES

Chairperson Johnston called for any withdrawals and/or continuances. Ms. Perry stated there were none.

PUBLIC HEARING ITEM

Chairperson Johnston called for staff's presentation.

1. **CUP14-06:** A request by Steve Ciolek, representing Verizon Wireless Communications and Anthony Mormino, property owner, to allow a 45-foot tall (50 feet to top of fronds) faux palm tree monopole communication structure in the C-3 zoning district. The site is located on the north side of Maryland Avenue and approximately 240 feet east of 65th Avenue (6446 West Maryland Avenue) and is located in the Ocotillo District. Contact: Thomas Ritz, AICP, Senior Planner.

Thomas Ritz, AICP, Senior Planner, stated this was a request by Steve Ciolek, representing Verizon Wireless Communications and Anthony Mormino, property owner, to allow a 45-foot tall faux palm tree monopole communication structure in the C-3 zoning district. He said the site

was located on the north side of Maryland Avenue and approximately 240 feet east of 65th Avenue and was located in the Ocotillo District. He noted the property was annexed into Glendale in 1948. The property was rezoned to heavy commercial in 1961 and platted as part of the Maryland Club Apartments subdivision in 1963.

Mr. Ritz stated the property was currently vacant and partly used for automobile repair. A single story building was located on the north portion of the site with a fenced area for security. He added that the building on the property was constructed prior to 1969.

Mr. Ritz noted that on August 20, 2015, notification letters were mailed to adjacent property owners and interested parties. The applicant did not receive any response regarding concerns or issues with the request. He noted planning staff did not receive any phone calls with questions about the use, only of interest and did not express any concerns or opposition regarding the request.

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

Chairperson Johnston called for the applicant to make a presentation.

Steve Ciolek, representing Verizon Wireless, introduced himself and stated that with the number of wireless devices growing per household, Verizon was experiencing a gap in coverage in the neighborhood. Therefore, to address this issue, they request approval of the stealth wireless communication monopole. He asked to answer any additional questions the Commission may have.

Commissioner Harper asked if Verizon will be the only user or if other companies would also be located on the pole. Mr. Ciolek stated the pole will be solely for Verizon.

Chairperson Johnston commented that people liked their cell phone coverage so he believes this will be welcomed. He said Verizon Wireless national telecommunication provider proposes the placement of a stealth telecommunication monopole disguised as a faux palm tree 45 feet tall with faux fronds extending another five feet above the top of the pole. He noted that a paved access and paved parking space will be provided and depicted on the amended site plan. He explained that once the telecommunication structure was built, only infrequent service maintenance and emergency response visits are necessary.

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

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

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

Chairperson Johnston called for a motion.

VICE CHAIRPERSON LENOX MADE A MOTION TO APPROVE CUP14-06 SUBJECT TO THE THREE STIPULATIONS NOTED IN THE STAFF REPORT. COMMISSIONER GALLEGOS 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

Chairperson Johnston asked if there was a Planning Staff Report. Tabitha Perry, Assistant Planning Director, updated the Commission on meetings that are scheduled for the remainder of the year.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions. There were none.

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 6:13 PM.

NEXT MEETING: October 1, 2015



Planning Staff Report

DATE: October 1, 2015 **AGENDA ITEM:** 1

TO: Planning Commission

**FROM/
PRESENTED BY:** Tabitha Perry, Assistant Planning Director

SUBJECT: **CONDITIONAL USE PERMIT (CUP) CUP15-03 APPLICATION:
SANTÉ at ZANJERO – 7410 NORTH ZANJERO BOULEVARD**

REQUEST: CUP approval to allow nursing home and congregate facility (identified as assisted living, skilled nursing, and memory care component) as part of a mixed use medical and health care facility in the Zanjero PAD (Planned Area Development) zoning district.

APPLICANT/OWNER: Earl, Curley, & Lagarde P.C. /Santé Partners.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should approve CUP15-03 subject to the stipulation contained in the staff report.

PROPOSED MOTION: Move to approve application CUP15-03 per the findings and subject to stipulations contained in the staff report.

SUMMARY: If approved, this request will allow for assisted living, skilled nursing and memory care services, comprised of 172 units, as part of a mixed-use medical and health care facility. The request is 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.

COMMISSION ACTION: Commissioner _____ made a motion to _____
CUP15-03 per the findings and subject to the stipulations contained in the staff report.
Commissioner _____ seconded the motion. The motion was _____ to
_____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as CCC (Corporate Commerce Center).

Property Location and Size:

The property is located north of Glendale Avenue on Zanjero Boulevard between 91st and 95th Avenues and is approximately 7.8 acres in size.

History:

As part of a 158 acre site, the property was rezoned (Z-02-19) from A-1 (Agricultural) to PAD (Planned Area Development) on May 13, 2013.

In 2008, the site was originally developed as the Zanjero Office Building consisting of a 232,369 square foot, three story contemporary multi-wing design building. Due to the recession, development was not completely finished. The building's multi-wing floor plan naturally breaks up the building massing while providing adequate landscaping and water features to the building foundation.

Project Details:

Santé at Zanjero is 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.

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.

The site will provide a hotel-style environment for patients receiving short term rehabilitation skilled nursing care. This type of rehabilitation service will require and provide 27 units for boarding during patients' stay which ranges between five (5) to sixty (60) days with an average stay of twenty (20) days.

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. The assisted living and skilled nursing component includes a total of 107 units. Within the unit count there are studio units, one bedroom units and two bedroom units. The majority of these units will be occupied by one person; however, there will be some units that will provide for companion occupancy. The memory care and skilled nursing service provide a total of 38 units in which all of these units will be private single occupancies.

The site shall provide 389 parking spaces. Based upon parking data for similar facilities in the valley, staff is comfortable that adequate parking is being proposed to support the outlined land uses.

Site Plan and Operational Issues:

There are no site or operational issues that will affect the existing development or operation of the proposed uses. The site is adequate in size and the existing building is large enough to support the client base for the proposed transitional rehabilitation land uses.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

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. A summary of questions raised and answered during the neighborhood meeting consisted of: How many patients are expected per year? Approximately 1,600 patients are anticipated. How many rooms are proposed for the development? Approximately 29 rooms for the short term rehabilitation skilled nursing care and approximately 170 units for the assisted living, skilled nursing and memory care services.

At the time of this writing, neither the applicant nor the Planning Division has received any opposition to the CUP request. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on September 10, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 11, 2015. The property was posted on September 10, 2015.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS:

Section 3.904 of the Zoning Ordinance requires that the following findings be met before granting a Conditional Use Permit:

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The Conditional Use Permit is only for the congregate care facility and nursing home land uses identified as assisted living, skilled nursing, and memory care services. All other land uses are permitted uses as outlined within the existing PAD;
- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;

- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.

STAFF ANALYSIS:

- Zanjero is a PAD consisting of 157.6 gross acres that includes a mixture of employment, retail and residential uses within the context of common circulation patterns, landscape and design themes. The PAD lists such land uses as hotels, professional offices, and accessory retail uses, medical clinics and medical offices as permitted uses. However, land uses such as nursing homes and congregate care facilities (assistant living, skilled nursing and memory care services) are permitted uses subject to a Conditional Use Permit approval.
- The City has determined that the existing Zanjero PAD zoning of the property allows a mixed-use development. The proposed primary services of a mixed-use medical and healthcare facility are permissible land uses per the Zanjero PAD. Thus, only the “assisted living, skilled, nursing, memory care services” requires a Conditional Use Permit approval.
- The land uses subject to Conditional Use Permit approval will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed uses. These services will occur 7 days a week with 24 hours of operation. The days and hours of operation are no different than similar services in the valley as well as the service hours of hotels in the immediate area.
- The proposed site is adequate in size and shape to accommodate the intended land uses. The site is constructed with an approximately 232,369 square feet three story building for the proposed use. The site and building design meets the intent of the Zanjero PAD and all relevant developments standards.
- The site has adequate access to public streets and on-site circulation to support the type and quantity of traffic that may be generated by the proposed use. Overall, the PAD provides for access from Glendale, 91st and 95th avenues. Major internal roadway network consists of Zanjero Boulevard, 95th Avenue, and an east/west local street located north of Glendale Avenue between Zanjero Boulevard and 95th Avenue. The proposal will consist of a total of 389 parking spaces which will be adequate for the proposed land uses. The existing street circulation and parking lot with additional proposed parking spaces are adequate to support traffic and parking the site will generate.
- All applicable city departments have reviewed the application and recommended approval.

RECOMMENDATION:

Staff supports the proposed land use request as it represents a quality medical and healthcare service to the City. This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, date stamped September 15, 2015, floor plans date stamped September 15, 2015, and the project narrative, date stamped September 15, 2015.
2. At any given time, the assistant living, skilled nursing and memory care component shall not exceed 172 units. The total units provided shall not exceed 198 beds.

ATTACHMENTS:

1. Applicant's Narrative, date stamped September 15, 2015.
2. Site Plan, date stamped September 15, 2015.
3. Floor Plans, date stamped September 15, 2015.
4. Citizen Participation Final Report (without mailing labels), approved August 10, 2015.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Tabitha Perry, Assistant Planning Director (623) 930-2596.
tperry@glendaleaz.com

REVIEWED BY:



Planning Director

TP/df



Development Services Director



Santé at Zanjero

Conditional Use Permit to allow
an “assisted living/skilled nursing/memory care component” to a mixed-use
medical/healthcare facility.

Application #CUP15-03

Prepared for:
Santé Partners
1220 20th St. SE, Suite 310
Salem, Oregon 97302

Prepared by:
Earl, Curley & Lagarde P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
April 17, 2015
Revised July 7, 2015
Planning Commission Hearing: October 1, 2015





Conditional Use Permit
Justification Narrative
7410 N. Zanjero Boulevard
APN's: 142-56-033 and 142-56-034

Introduction

Our office represents Santé Partners, who is purchasing approximate \pm 7.8 acres of the overall 10.6 acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033 and 142-56-034). This property was originally developed in 2007-2008 as the Zanjero Falls Office Buildings but due to the severe recession the project was not completely finished and no tenants ever occupied the buildings.



Prior to Santé Partners entering into escrow to purchase this subject property, our office received confirmation from the City that a mixed-use medical/healthcare facility is a permissible use per the Zanjero PAD. The City also confirmed that the “assisted living/skilled nursing/memory care component” as described further in this letter would, however, require a Conditional Use Permit. This request therefore seeks a Conditional Use Permit for only the “assisted living/skilled nursing/memory care component” of this mixed-use medical/healthcare facility.



Compliance with General Plan and Zanjero PAD

Our office represented the Trammell Crow Company in the rezoning of the entire 160 acre Zanjero project which included the subject 10 acre parcel. The property received a unanimous approval from the City Council for a General Plan Amendment and PAD Zoning in May 2003. The General Plan Designation for Zanjero is CCC (Corporate Commerce Center) and that land use designation allows for development of mixed-use employment centers with complimentary community and specialty retail, hotels, restaurants, **major medical facilities**, entertainment and destination uses serving the region. Integrated housing is also permitted. (emphasis added)

The General Plan “Employment” land use category is intended to accommodate numerous types of employment related development for varying scale and intensity of uses. As stated in the Plan, these types of uses “are typically characterized by planned mixed-use regional employment developments, professional office development and campus style business parks.”

The intent behind the Zanjero PAD was to help increase Glendale’s population to job ratio. In order to provide the greatest potential for achieving this goal, the Zanjero PAD incorporated the ability to facilitate a number of development scenarios from all employment to a mixed-use concept integrating employment, retail and residential uses.

The subject Zanjero PAD 10 acres are developed on the eastern portion of Parcel A and on Parcel J. Both Parcels A and J are designated as Residential/Employment land uses according to the Site Data Land Use Plan Exhibit 5, Sheet 1 in the Zanjero PAD Narrative.

Characteristics of Use

Santé at Zanjero will be a senior healthcare services facility. The services will include healthcare services and business with primary focus on post-hospital care services for seniors. The central focus of this facility is to be a state-of-the-art rehabilitation center, which has private patient treatment/massage rooms and full physical, occupational and speech therapy rooms in addition to a large state-of-the-art rehabilitation gym. A smaller component of the facility is an extended stay (average stay of 20 days) for some of its clients.

Santé at Zanjero will be a mixed-use medical/healthcare facility with medical and rehabilitation offices, hospice and home health services offices, administrative offices, amenities for both patients and employees and a medical/residential facility with a myriad of support services and amenities. The health care related services will primarily focus upon services related to the senior population. There will be approximately 150 employees who will be administering care at both the facility and peoples’ homes. Approximately 1,600 patients a year will be the beneficiaries of this facility.

The annual revenues associated with the entire project will be over \$15,000,000 annually. It is estimated that Santé at Zanjero will require approximately 150 full-time jobs with total annual



salary and wages of approximately \$7,000,000 with an average wage and salary of approximately \$60,000 per year.

The specific healthcare components at this facility will include offices for hospice and home health services (it should be noted that the health care from these providers will be administered off-site at the patient's home), inpatient and outpatient therapy (physical, occupational, and speech therapy), short-term rehabilitation skilled nursing care (all provided on-site similar to a medical office), assisted living services, and Alzheimer and dementia care services. There will also be extensive ancillary services such as a restaurant, bistro, health club, beauty and barber shop, conference facilities, and other similar uses necessary for seniors requiring aftercare due to a medical event or medical condition as well as servicing the day-to-day visitors and employees, which will be substantial. More than 50% of the fees generated by this project are associated with ancillary services such as meals, physical therapy, nursing care, housekeeping and laundry services, health club services, concierge services etc. More than half of the building will be devoted to offices, therapy areas, retail and restaurant.

A portion of the building will accommodate rooms and services for patients who are receiving physical therapy after a medical procedure. This "Transitional Rehabilitation Center" portion of the facility is a hotel-style environment that provides a monitored medical facility akin to a hotel or hospital. These short-term patients will be receiving rehabilitation services during the day and will also receive room and board during their stay which ranges between 5-60 days with an average stay of 20 days. The short-term rehabilitation skilled nursing care component consists of 27 skilled units. Additionally, there will be an assisted living/skilled nursing/memory care component which will have approximately 170 units. More than half of the fees paid by these patients are allotted to salaries of employees who are providing services and costs associated with their care, supplies, food and transportation.

Our client's market analysis indicates that the residents in this region of Glendale do not have convenient access to many of the services that will be provided at Santé of Zanjero. The closest competitive services are located to the north in the City of Peoria.

We believe that the above-referenced description meets the Mixed-Use/Employment/Residential definition of the Zanjero PAD. The intended uses are analogous to hospital and medical services which are allowed pursuant to the zoning entitlements for the property. 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, conference facilities that will all be open to the public as well as the employees of the employment building – all of which should be included in the employment category.

Santé at Zanjero will occupy the existing buildings but will need to make interior Tenant Improvements to accommodate the various components of this mixed-use medical/healthcare facility. The Tenant Improvements for this project will include, but not limited to, medical and rehabilitation offices, administrative offices, assisted living/skilled nursing/memory care rooms, amenities for both patients and employees and a medical/residential facility with a myriad of support services and amenities. Furthermore to accommodate the assisted living/skilled nursing/memory care rooms on the garden level floor the Building Code requires openings and



access from these rooms. Therefore, minor excavation adjacent to the buildings will be necessary to accommodate the required openings, a garden area, outdoor dining area, a landscape terrace and stairs/access.

Conclusion

For the all of these reasons stated above, we believe that our client's Senior Healthcare Facility as described above is consistent with the list of permitted uses in the "Permitted Uses-Employment Area (Parcels A-W)" section of the PAD, the General Plan, and meets all of the requirements for granting a Conditional Use Permit. This request will activate an existing vacant building that has never been occupied and will provide a service which is needed in this part of the City and surrounding area in general. Approving this request will benefit the City, the property and the surrounding area.

O:\INDEX\Sante Partners\Zanjero\Docs\Conditional Use Permit Narrative (PC Hearing Submittal)-(FINAL)_REVISED 7.9.2015.docx

**Citizen Participation
FINAL REPORT
for**

Santé at Zanjero

Located at 7410 N. Zanjero Boulevard

Conditional Use Permit to allow
an “assisted living/skilled nursing/memory care component” to a mixed-use
medical/healthcare facility.

Application #CUP15-03

Prepared for:
Santé Partners
1220 20th St. SE, Suite 310
Salem, Oregon 97302

Prepared by:
Earl, Curley & Lagarde P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
July 24, 2015

APPROVED
8/10/15




CITIZEN PARTICIPATION FINAL REPORT

Santé at Zanjero
Conditional Use Permit request

PROJECT DESCRIPTION

Our office represents Santé Partners, who is purchasing approximate \pm 7.8 acres of the overall 10.6 acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033 and 142-56-034). This property was originally developed in 2007-2008 as the Zanjero Falls Office Buildings but due to the severe recession the project was not completely finished and no tenants ever occupied the buildings.

Prior to Santé Partners entering into escrow to purchase this subject property, our office received confirmation from the City that a mixed-use medical/healthcare facility is a permissible use per the Zanjero PAD. The City also confirmed that the “assisted living/skilled nursing/memory care component” as described further in this letter would, however, require a Conditional Use Permit.

This request therefore seeks a Conditional Use Permit for only the “assisted living/skilled nursing/memory care component” of this mixed-use medical/healthcare facility. The City has already determined that the other components of this mixed-use medical/healthcare facility are allowed uses pursuant to the underlying zoning entitlements for the property.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City’s CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- On July 2, 2015, Earl, Curley & Lagarde P.C. mailed the required Neighborhood Meeting Notification/Invitation letter. There were a total of 82 letters mailed to: all property owners within 500-feet of the subject site (as provided by the Maricopa County Assessor data base), all interested parties (as provided by the Planning Department), the Mayor’s office, the City Council’s office, and the Planning Department, to advise them of the proposed Conditional Use Permit application and to notify them of the neighborhood meeting to discuss the application. According to the Planning Department, there were no Glendale Homeowners Associations or Registered Neighborhood Group near the subject site.



- The list of adjacent property owners, interested parties, neighborhood association, the Mayor's office, the City Council office, and the Planning Department, along with assessor's map exhibit which shows which property owners were notified is provided (*see Appendix*).
- The letter invited residents to attend a neighborhood meeting in the area at Residence Inn Phoenix Glendale Sports & Entertainment District-Grand Canyon Room, 7350 N. Zanjero Boulevard, Glendale, AZ 85305 on Tuesday, July 14, 2015 @ 6:00 PM. The letter provided a brief explanation of the proposed application and explained the purpose of the meeting and included an aerial exhibit and site plan.
- The neighborhood meeting letter also included the applicant's contact information, such as address, phone, e-mail, and fax number, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant. The letter also provided the name and email of the City's Planner handling this case.

Neighborhood Meeting

- The neighborhood meeting was held on Tuesday, July 14, 2015 @ 6:00 PM to inform those in attendance of the proposed application. Only 1 person and Tabitha Perry, Assistant Planning Director, attended the meeting and they registered their attendance on the sign-in sheet. The single attendee represented she represents the Tohono Oodham Nation resort property to the north of the subject site.
- Taylor Earl, on behalf of the property owners, opened the meeting with a brief review of the proposed use and proposed Conditional Use Permit request. Mr. Earl explained the existing General Plan land use designation, the existing zoning on the property and the nature of the Conditional Use Permit request. Mr. Earl's presentation then proceeded with a zoning history of the area, surrounding uses and surrounding zoning approvals.
- Mr. Earl explained that the Conditional Use Permit request was for the approximately ± 7.8 acres of the overall 10.6 acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033 and 142-56-034).
- Mr. Earl further explained that the existing *Zanjero* PAD zoning of the property allows for a mixed-use development. He explained that Santé at Zanjero is primarily designed as a mixed-use medical/healthcare facility that is a permissible use per the Zanjero PAD. He also stated that the City also confirmed that the "assisted living/skilled nursing/memory care component" would require a Conditional Use Permit.
- Mr. Earl explained that this request seeks a Conditional Use Permit for only the "assisted living/skilled nursing/memory care component" of this mixed-use medical/healthcare facility. The City has already determined that the other components of this mixed-use



medical/healthcare facility are allowed uses pursuant to the underlying zoning entitlements for the property.

- Exhibits were shown to allow the attendees the opportunity to view the elements of the proposed Conditional Use Permit project. The floor was opened for question and comments from the attendees.

The questions from the neighborhood meeting consisted of:

Questions:	Responses:
How many patients are expected per year?	The health care related services will primarily focus upon services related to the senior population. Approximately 1,600 patients a year will be the beneficiaries of this facility.
How many rooms are proposed?	The short-term rehabilitation skilled nursing care component consists of 29 skilled units. The assisted living/skilled nursing/memory care component consists of approximately 170 units.
Is this the only neighborhood meeting?	Yes, however, should any adjacent property owners and/or other interested individuals raise any concern between now and the Conditional Use Permit hearing date, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
Have there been any comments from others?	No.
What is the schedule?	Tentatively looking to go to Planning and Zoning Commission hearing in September 2015.

- Between July 14, 2015 and today's date July 27, 2015, there have been no other no concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals there was no need to hold a 2nd meeting to address any of the public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the Conditional Use Permit hearing date, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

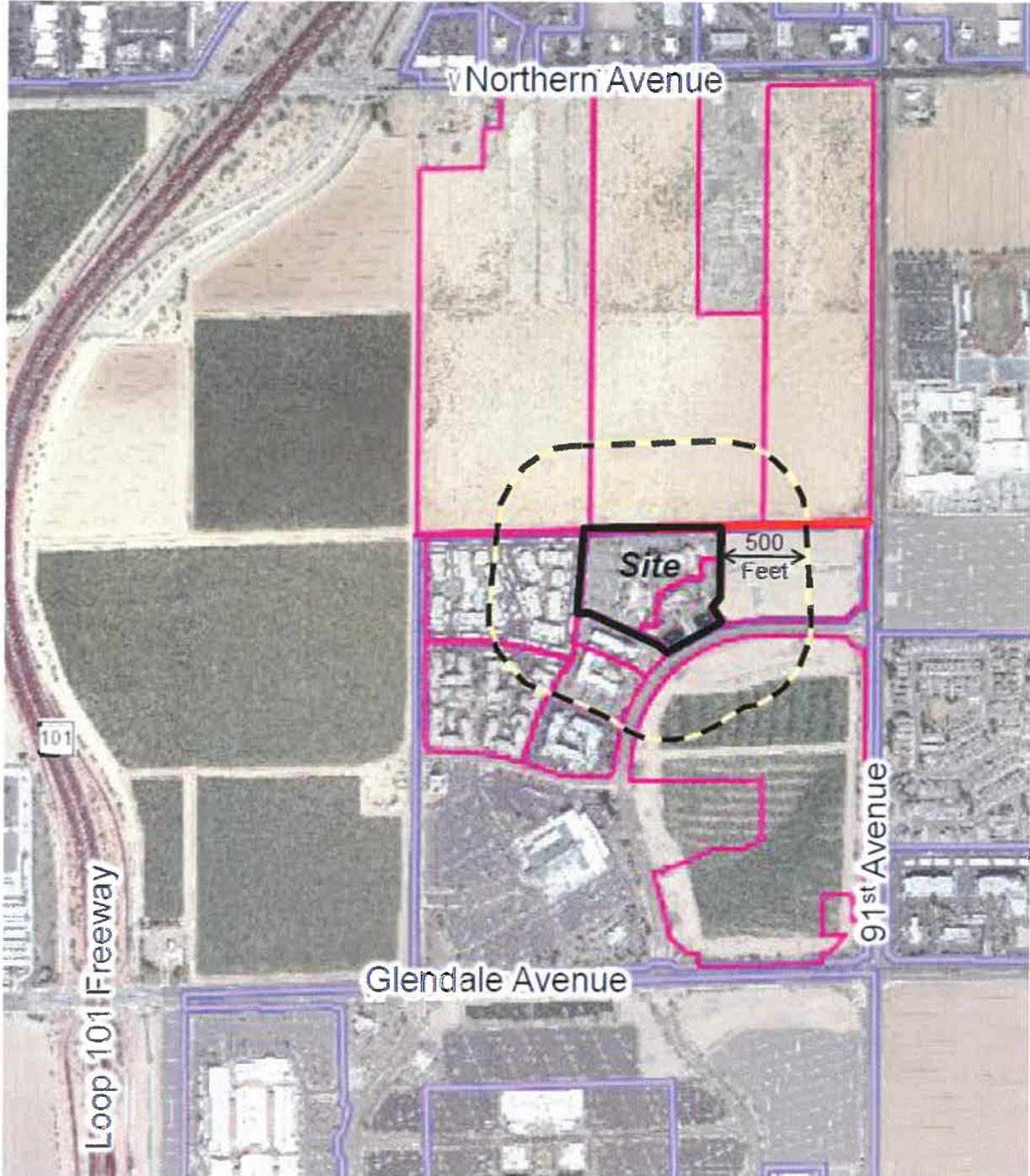


- This concludes the Citizen Participation Final Report for the Santé at Zanjero Conditional Use Permit application for the property located at 7410 N. Zanjero Boulevard.

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APPENDIX

Maricopa County



Sante at Zanjero
Conditional Use Permit (Application No.: CUP15-03)
7410 N. Zanjero Boulevard (APN 142-56-033 & 142-56-034)
500-foot Property Ownership



EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

July 2, 2015

RE: *Santé at Zanjero*
Conditional Use Permit request (Application Number CUP15-03)
7410 N. Zanjero Boulevard

Dear Neighbor:

This letter is to inform you that our office, on behalf of *Santé Partners*, is applying for a Conditional Use Permit application with the City of Glendale. *Santé Partners* is purchasing the approximate \pm 7.8 acres of the overall 10.6 acre property located at 7410 N. Zanjero Boulevard (APN 142-56-033 and 142-56-034). The subject property is located within the Yucca Council district.

This property was originally developed in 2007-2008 as the Zanjero Falls Office Buildings but due to the severe recession the project was not completely finished and no tenants ever occupied the buildings. *Santé at Zanjero* will be a mixed-use senior medical/healthcare facility with inpatient and outpatient therapy (physical, occupational, and speech therapy), short-term rehabilitation skilled nursing care (all provided on-site similar to a medical office), assisted living services, skilled nursing and Alzheimer and dementia care services. The health care related services will primarily focus upon services related to the senior population. This request seeks a Conditional Use Permit for only the "assisted living/skilled nursing/memory care component" of this mixed-use medical/healthcare facility. All of the other uses mentioned above are permitted uses by right.

I have included an aerial photo and site plan with this letter for your review. In addition to the information in this letter regarding our request we would like to invite you to a neighborhood meeting to discuss this Conditional Use Permit request and the proposed development. This meeting will be held at:

July 14, 2015 @ 6:00 PM

Residence Inn Phoenix Glendale Sports & Entertainment District-Grand Canyon Meeting Room
7350 N Zanjero Blvd
Glendale, AZ 85305

The specific healthcare components at this facility will include services such as hospice services and home health services offices (health care providers administer care at the patients home), inpatient and outpatient therapy (physical, occupational, and speech therapy), short-term rehabilitation skilled nursing care (all provided on-site similar to a medical office), assisted



July 2, 2015
Page 2

living services, and Alzheimer and dementia care services. There will also be extensive ancillary services such as a restaurant, bistro, health club, beauty and barber shop, conference facilities, and other similar uses necessary for seniors requiring aftercare due to a medical event or medical condition as well as servicing the day-to-day visitors and employees, which will be substantial. More than half of the building will be devoted to offices, therapy areas, retail and restaurant.

A portion of the building will accommodate rooms and services for patients who are receiving physical therapy after a medical procedure. This hotel-style environment provides a monitored medical facility which is akin to a hotel or hospital. Additionally, there will be an assisted living/skilled nursing/memory care component which will have approximately 170 units.

Comments and questions will be accepted at this time. If you would like to discuss the proposals and/or express your concerns, please contact me or Ric Toris, a planner in my office at (602) 265-0094 or by e-mail at searl@ecllaw.com or rtoris@ecllaw.com respectively. You may also write, email, or call me to express your comments if you are unable to attend. The City Planner handling this case is Tabitha Perry, Assistant Planning Director, and can be reached at 623-930-2596 or email: tperry@glendaleaz.com. This planner can answer your questions regarding the City review and city hearing processes as well as the staff position once their report is complete.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'SCE', with a horizontal line underneath it.

FOR Stephen C. Earl

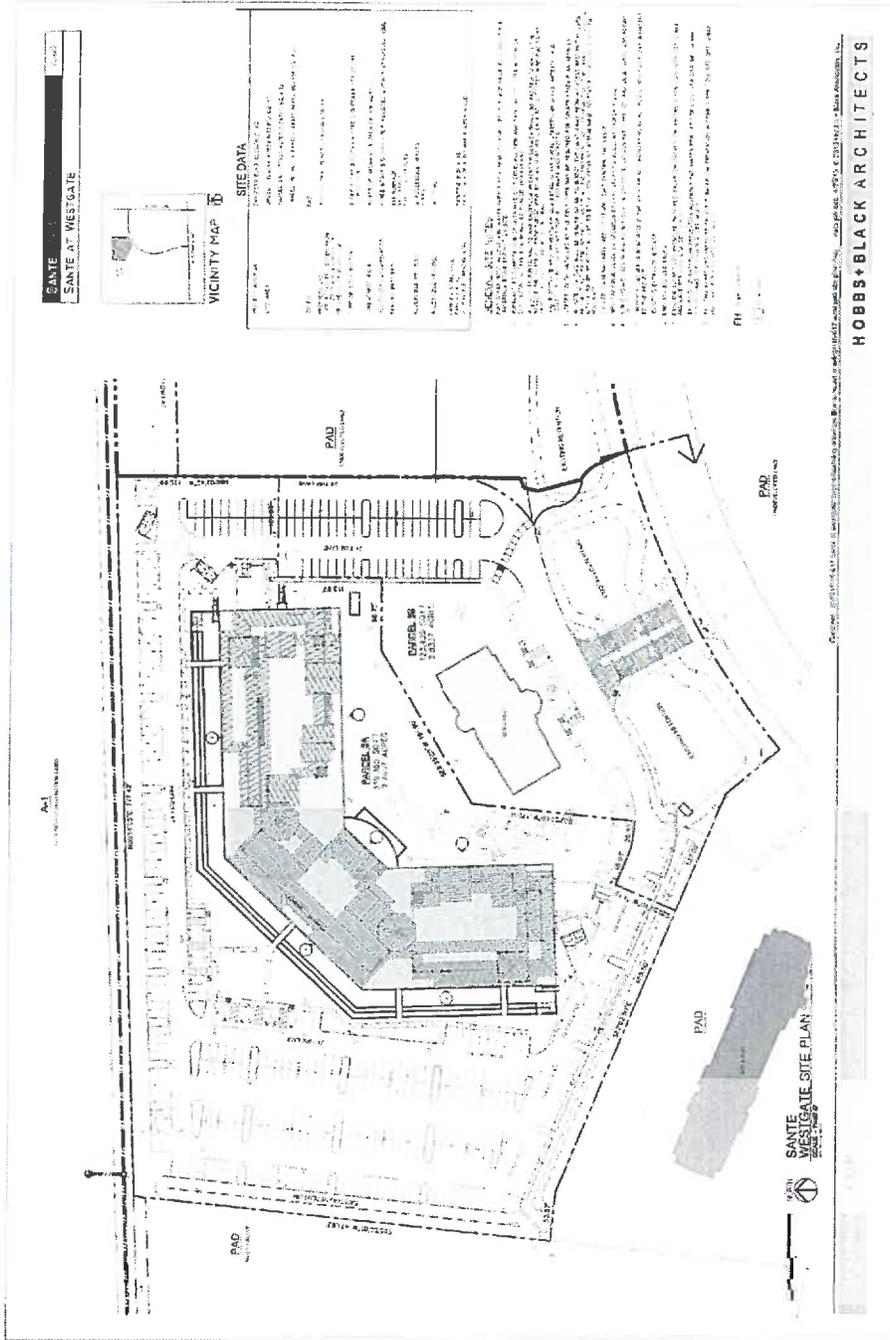
SCE/rot

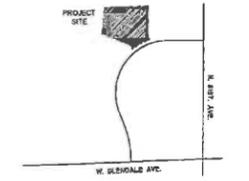
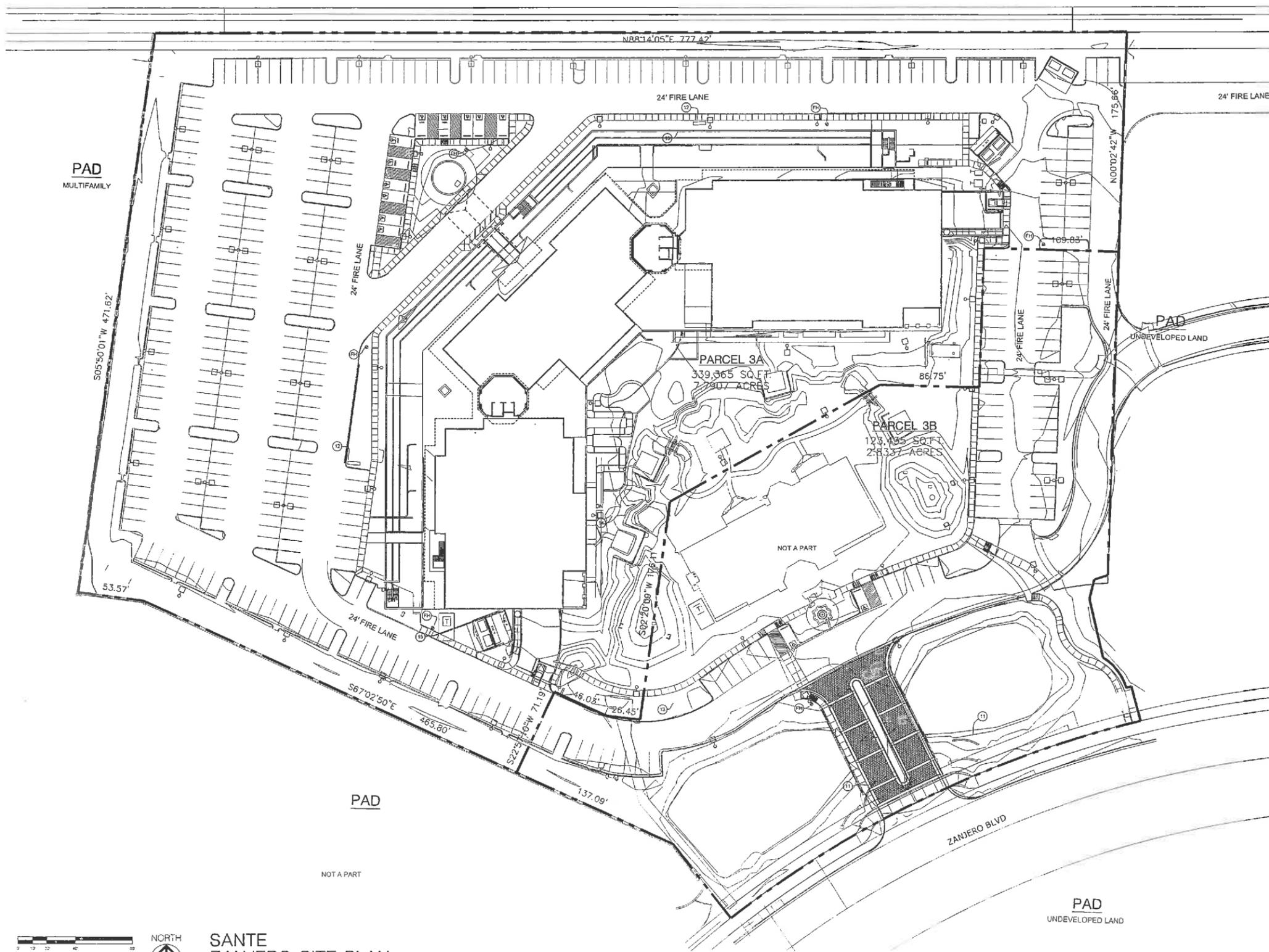
Attachments: Aerial/Vicinity Map
Site Plan

0:\INDEX\Sante Partners\Zanjero\Docs\Neighborhood Meeting Notification Letter (DRAFT)_6.22.2015.docx



Aerial Photo





VICINITY MAP

SITE DATA	
PROJECT ADDRESS	ZANJERO BLVD GLENDALE, AZ
SITE AREA	GROSS = 10.6244 ACRES (462,800 SQ. FT.) PARCEL 3A = 7.7907 ACRES (339,365 SQ. FT.) PARCEL 3B (NOT A PART) = 2.8337 ACRES (123,435 SQ. FT.)
ZONING	PAD
PROPOSED USE	TRANSITIONAL REHABILITATION CENTER
TYPE OF CONSTRUCTION	THREE STORY BUILDING - TYPE II-B (F.L.Y. SPRINKLERED -LOWER LEVEL)
LANDSCAPED AREA	40.44% OF GROSS SITE AREA (180,416 SQ. FT.)
OCCUPANCY CLASSIFICATION	THREE STORY BUILDING - 111 ASSISTED LIVING/111 NURSING HOME
PARKING PROVIDED	308 SURFACE 46 GARAGE 354 TOTAL SPACES
ACCESSIBLE PROVIDED	11 ACCESSIBLE SPACES 4 VAN
ACCESSIBLE REQUIRED	14 TOTAL
PARKING STANDARDS	EX: 9' X 20'
PARKING STALL	EX: 9' X 20' W/9' ACCESS AISLE
ACCESSIBLE PARKING STALL	EX: 9' X 20' W/9' ACCESS AISLE

UNIT DATA		
UNIT TYPE	# OF UNITS	TOTAL UNITS
MEMORY CARE (MC)	38 UNITS	
TRANSITIONAL REHABILITATION CARE (TRC)	27 UNITS	
INDEPENDENT LIVING/ASSISTED LIVING (IL/ALP)	107 UNITS	172 UNITS

- GENERAL SITE NOTES:**
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE
 - PURSUANT TO CHAPTER 22.5 OF GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND
 - ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL
 - SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS
 - STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL
 - ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE
 - ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE
 - MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE
 - CONVENIENCE USES SHALL BE SUBJECT TO SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT
 - EXISTING ENTRANCE SIGNAGE
 - EXISTING BICYCLE RACKS
 - EXISTING 1 1/2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.G. STD. DET. G-668, AND CAGE PER C.O.G. STD. DET. G-673
 - EXISTING 1/2" BACKFLOW PREVENTION ASSEMBLY FOR WATER FEATURE PER C.O.G. STD. DET. G-668, PLACED CAGE PER C.O.G. STD. DET. G-673
 - EXISTING 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.G. STD. DET. G-668, AND CAGE PER C.O.G. STD. DET. G-673

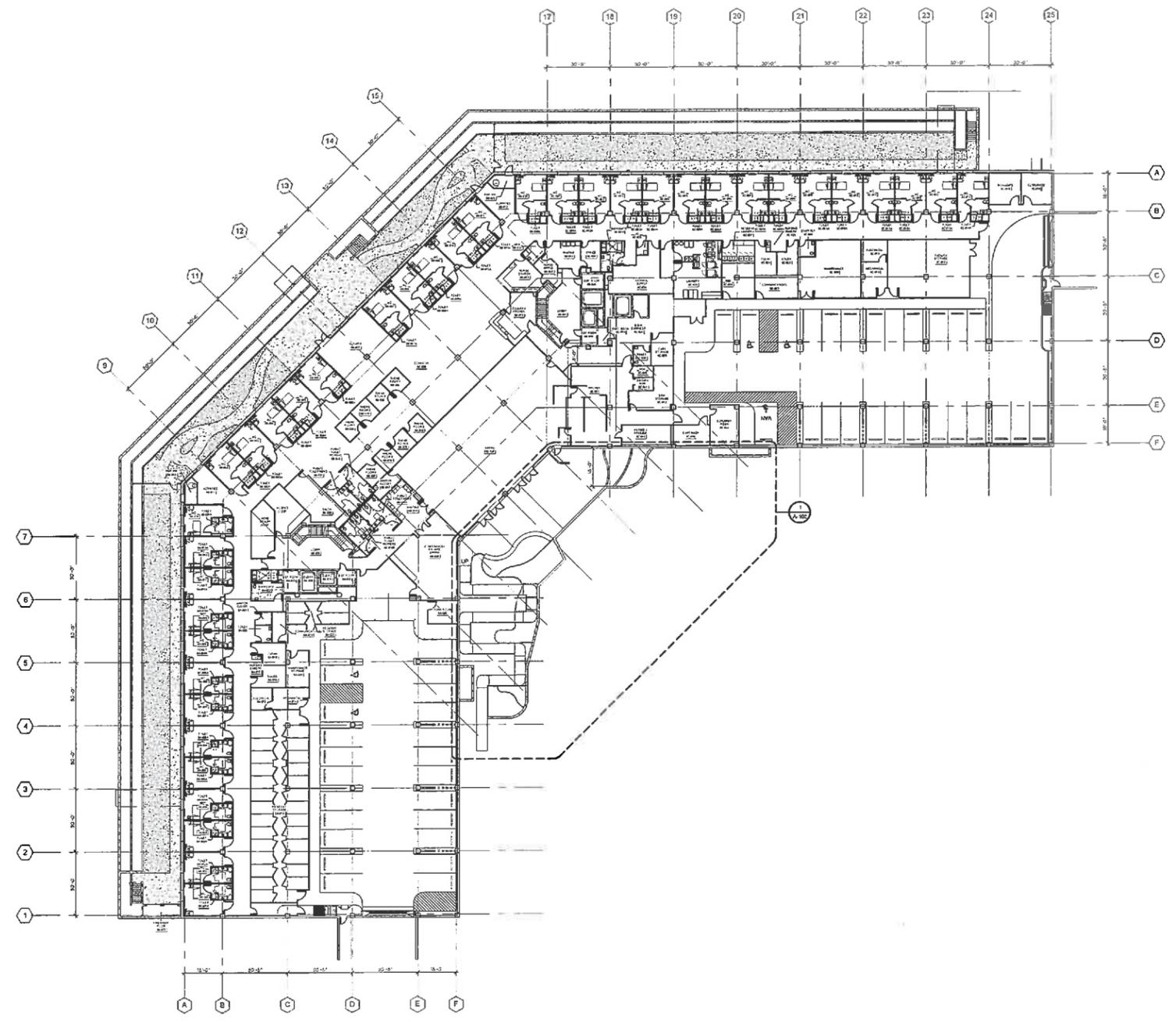
RECEIVED
SEP 15 2015
BY: [Signature]

FH FIRE HYDRANT
C SITE LIGHT



SANTE ZANJERO SITE PLAN
SCALE - 1"=40'-0"
DATE: 9/9/15

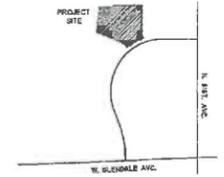
SANTE AT ZANJERO



SANTE ZANJERO
 OVERALL GARDEN LEVEL PLAN
 SCALE - 1"=20'-0"
 647 WESTGATE GARDEN L.DWG. CUP_156

RECEIVED
 SEP 15 REC'D
 BY: *AP*

SANTE AT ZANJERO



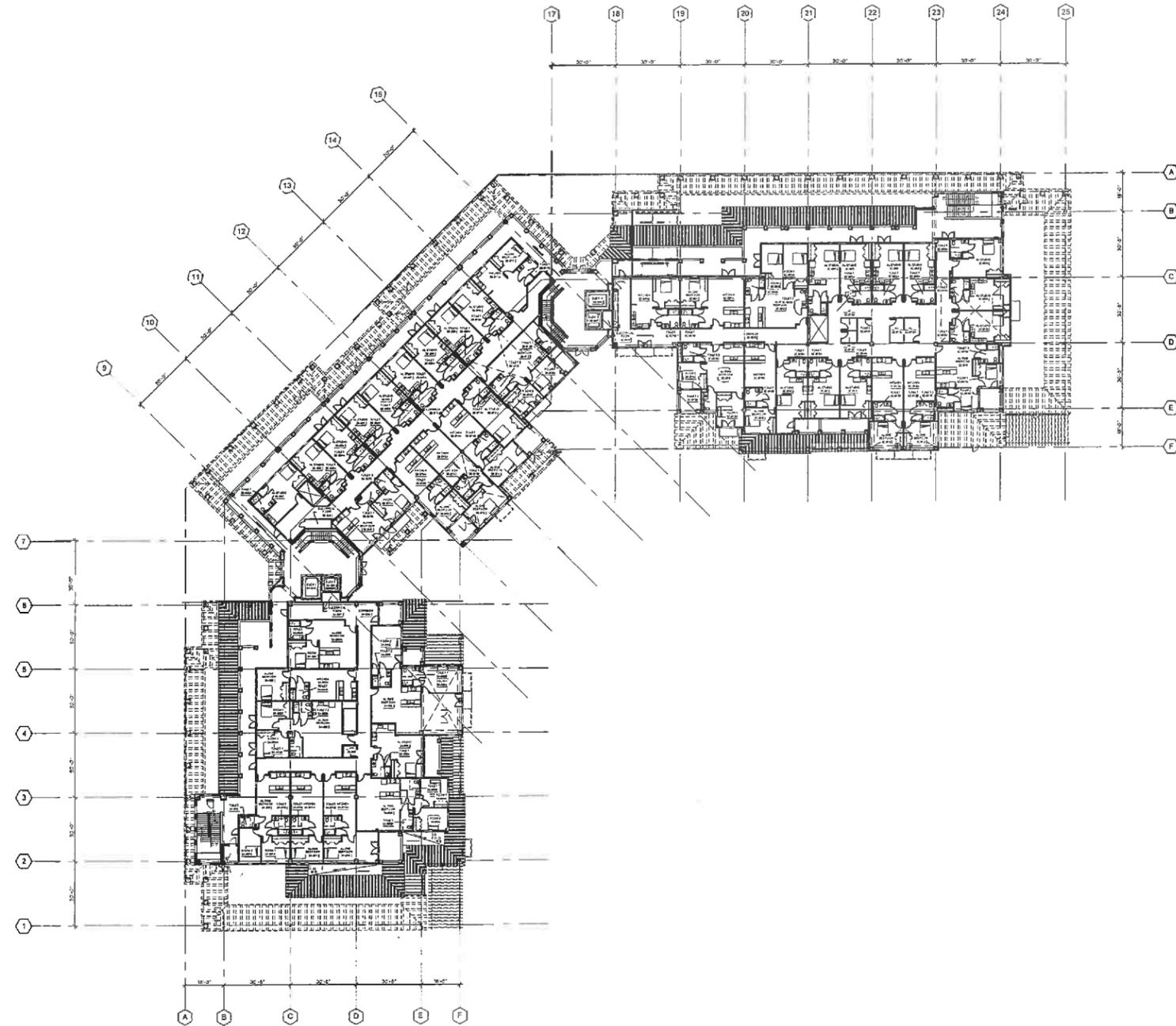
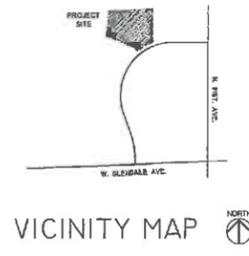
VICINITY MAP



SANTE ZANJERO
OVERALL FIRST FLOOR PLAN
SCALE - 1"=20'-0"
S:\2015\15-617\15-617 WESTGATE FIRST FLOOR CUP.dwg

RECEIVED
SEP 15 REC'D
BY: J.P.

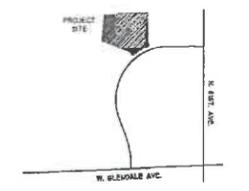
SANTE AT ZANJERO



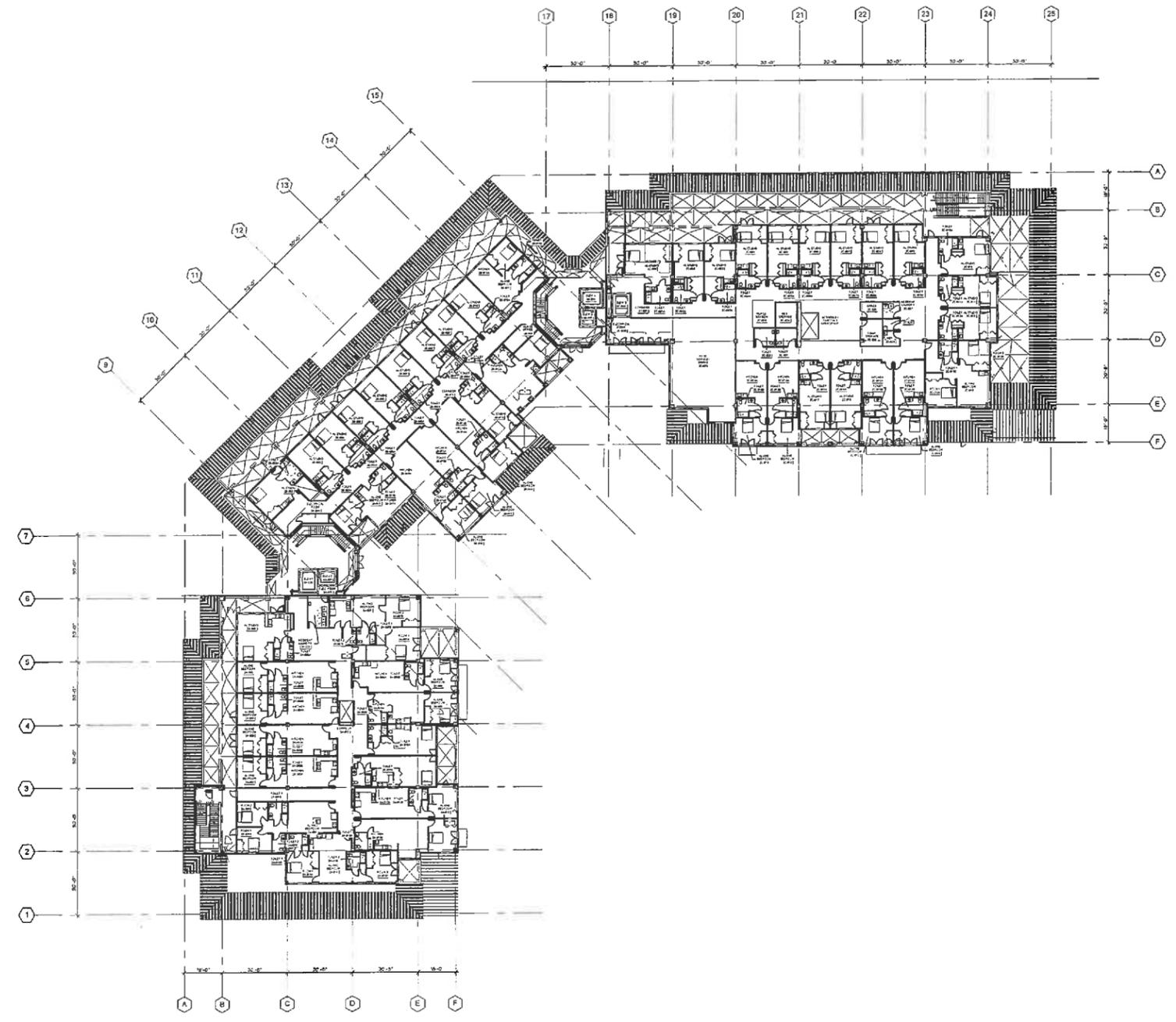
SANTE ZANJERO
 OVERALL THIRD FLOOR PLAN
 SCALE - 1"=20'-0"
 6:47 WESTGATE THIRD FLOOR.GP_SHE

RECEIVED
 SEP 15 REC'D
LP.

SANTE AT ZANJERO

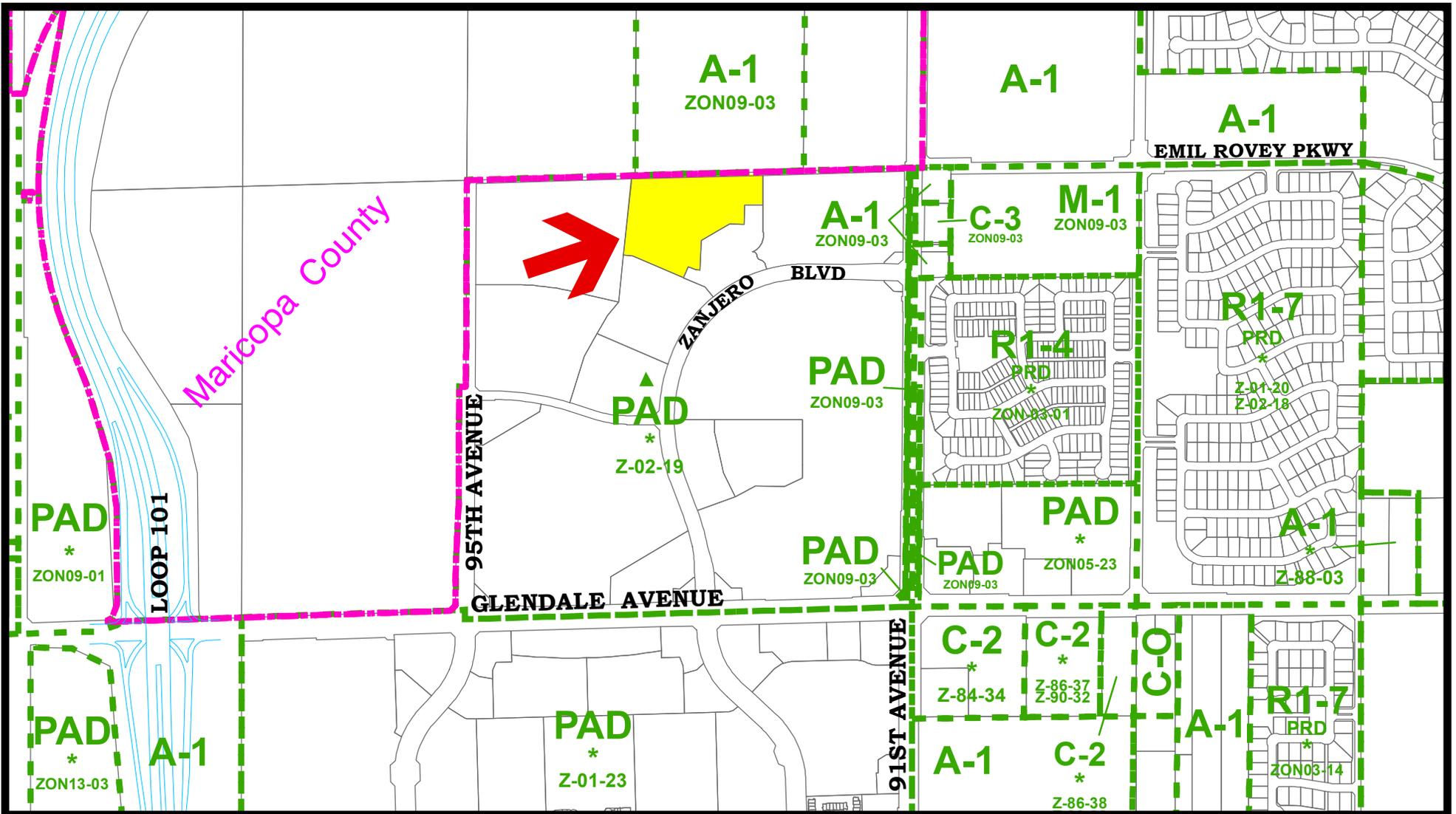


VICINITY MAP



SANTE ZANJERO
OVERALL SECOND FLOOR PLAN
SCALE - 1"=20'-0"
647 WESTGATE SECOND FLOOR (CUP).DWG

RECEIVED
SEP 15 REC'D
JP.



CASE NUMBER

CUP15-03



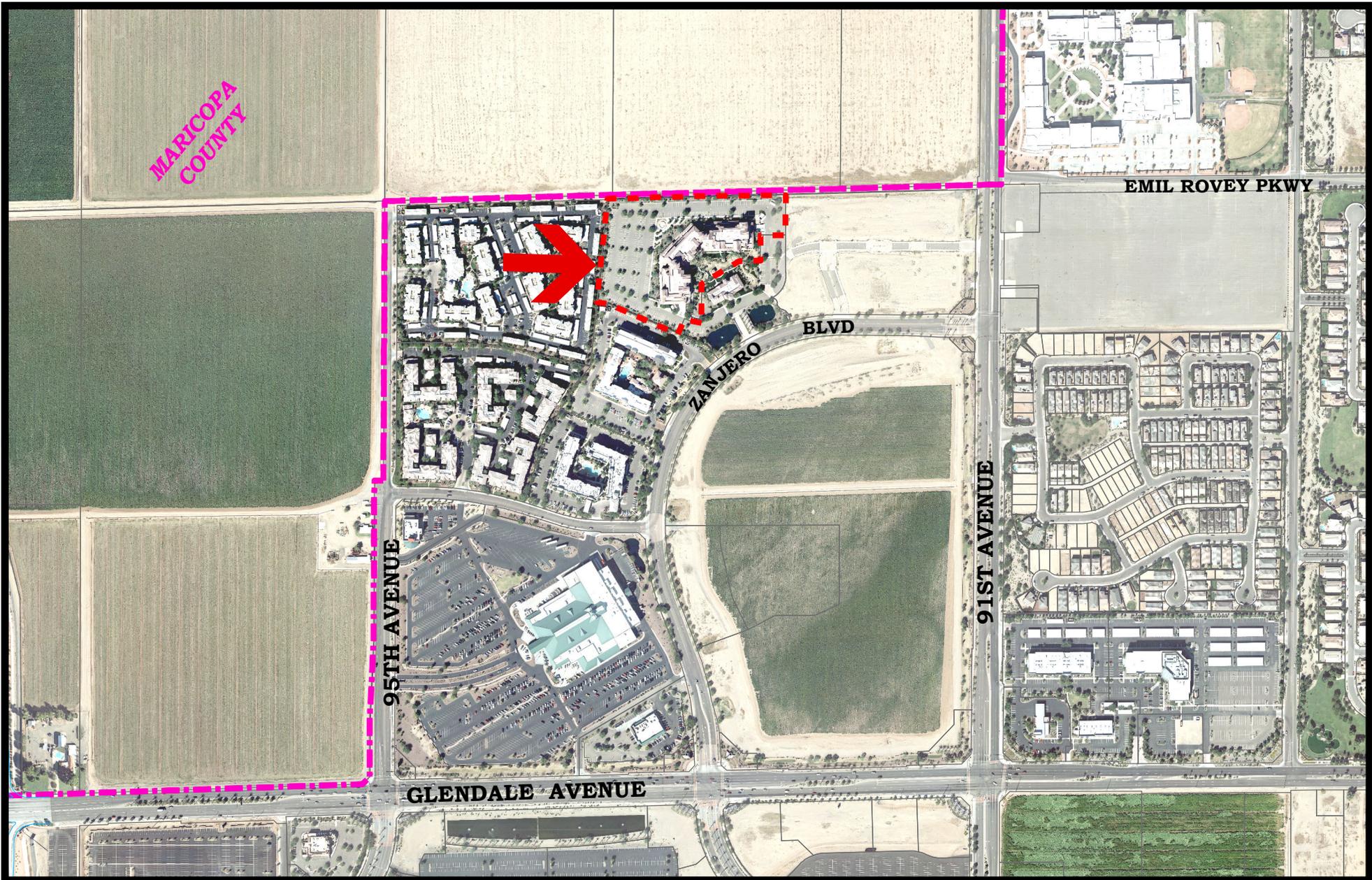
REQUEST

A CONDITIONAL USE PERMIT TO ALLOW ASSISTED LIVING, SKILLED NURSING AND MEMORY CARE SERVICES AS PART OF A MIXED USE MEDICAL/HEALTHCARE FACILITY IN THE ZANJERO PAD (PLANNED AREA DEVELOPMENT) ZONING DISTRICT.

LOCATION

7410 N. ZANJERO BOULEVARD

MARICOPA COUNTY



EMIL ROVEY PKWY

ZANJERO BLVD

95TH AVENUE

91ST AVENUE

GLENDALE AVENUE

Aerial Date: November 2012



CASE NUMBER
CUP15-03

