



Planning Commission Meeting Agenda

*Chairperson Steve Johnston
Vice Chairperson Arthur Dobbelaere
Commissioner Jack Gallegos
Commissioner Rick Harper
Commissioner Gary Hirsch*

Thursday, April 7, 2016

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

Planning Commission Workshop – January 7, 2016
Planning Commission Public Hearing – January 7, 2016
Planning Commission Public Hearing – February 4, 2016

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **GPA15-05:** A request by Bill Arsenault, Mays & Company Real Estate Development, LLC, representing 83rd and Camelback, LLC, for a General Plan Amendment changing 1.884 acres of the General Plan Land Use Map from Planned Commercial (PC) to Office (OFC). The site is located at the northwest corner of 83rd Avenue and Camelback Road (8310 West Camelback Road) and is in the Yucca District. Staff Contact: Doug Howard, Planner.

ZON15-13: A request by Bill Arsenault, Mays & Company Real Estate Development, LLC, representing 83rd and Camelback, LLC, to rezone 1.884 acres from Shopping Center (SC) to General Office (G-O). The site is located at the northwest corner of 83rd Avenue and Camelback Road (8310 West Camelback Road) and is in the Yucca District. Staff Contact: Doug Howard, Planner.

2. **ZON15-12:** A request by Wendy Riddell, of Berry Riddell LLC, representing GPW Arrowhead LLC, to rezone approximately 3 acres from C-O (Commercial

Office) to G-O (General Office) for the Honor Health facility. The site is located east of the northeast corner of Bell Road and 63rd Avenue at 6220 West Bell Road and is in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

VI. OTHER BUSINESS

VII. OTHER BUSINESS FROM THE FLOOR

VIII. PLANNING STAFF REPORT

IX. COMMISSION COMMENTS AND SUGGESTIONS

X. NEXT MEETING: May 5, 2016

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.

**WORKSHOP MINUTES
PLANNING COMMISSION
GLENDALE CITY HALL
CONFERENCE ROOM 2-A
5850 WEST GLENDALE AVENUE**

**JANUARY 7, 2016
5:15 PM**

CALL TO ORDER

The meeting was called to order at approximately 5:15 p.m.

ROLL CALL

Commissioners Present: Commissioners Dobbelaere, Harper, Hirsch, and Vice Chairperson Lenox and Chairperson Johnston were in attendance.

Commissioners Absent: Commissioners Gallegos and Moreno were absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon Froke, AICP, Planning Director, James Gruber, Assistant City Attorney, and Diana Figueroa, Recording Secretary.

Special Guest: Jennifer Pyne, Valley Metro Project Manager, Megan Casey, Community Outreach Coordinator, Darrell Jackson, Glendale Star and Matt Dudley, City of Glendale.

ITEM:

1. VALLEY METRO - WEST PHOENIX / CENTRAL GLENDALE (LIGHTRAIL) TRANSIT CORRIDOR STUDY

Ms. Jennifer Pyne with Valley Metro provided the Commission with a brief overview of the Valley Metro - West Phoenix / Central Glendale (Lightrail) Transit Corridor Study and Recommendations.

Ms. Pyne stated that Valley Metro initiated a transit corridor study for the West Phoenix/Central Glendale area to identify high-capacity transit service options to connect downtown Glendale to the existing light rail system. She said Glendale had partnered with the City of Phoenix and the community to determine a route location and a type of transit that would best serve the area. She explained that they were at the end of the study. She noted that Valley Metro had completed two levels of technical analysis and was currently conducting the final level of study on two types of transit which were light rail and bus rapid transit. She explained on the map the three route alternatives identifying Glendale Avenue, Camelback Road/43rd Avenue and Camelback Road/Grand Avenue/51st Avenue. She stated that in addition Valley Metro was also conducting a focused analysis of the Downtown Glendale area. As a result of that study, a recommended downtown route was suggested as an option on Glenn Drive west of 51st Avenue.

Ms. Pyne discussed the alternatives, advantages and disadvantages of the types of transit being evaluated. She pointed out the highest ridership and capacity comparisons as well as economic

development opportunities. She noted the many public outreach activity events and presentations that were held to secure community input and awareness. She explained that the most interest came from the Camelback Road opportunity and the connection to Grand Canyon University. She stated that there had been mixed feedback with the Glendale Avenue option with some concern that it might impact existing businesses.

They recommend light rail as the transit type with the recommended route being Camelback Road to 43rd Avenue to Glendale Avenue, crossing over to 51st Avenue then north to Glenn Drive to conclude in front of the Civic Center. She indicated the next step was to obtain and incorporate additional public input. She noted that public meetings will be held January 19 and 20, 2016.

She noted this was the recommendation that will be brought before City Council in March or April as the preferred route. She stated that if approved, the preferred alternative will proceed into the design and environmental phase. Operation was scheduled for 2026.

Chairperson Johnston asked if the intersections would stay open while construction was taking place. Ms. Pyne explained there were no construction plans yet, but they do their best to ensure accesses to affected businesses.

Commissioner Hirsch asked if there was any data on which businesses remain after the light rail construction. He would like to see some data on how many businesses survive after a major construction exposure. There was no data available since there were too many variables and it being very difficult to track.

Commissioner Hirsch also inquired as to what the incentive was for the City of Phoenix to help fund the light rail from Camelback to 43rd Avenue in Glendale. Ms. Pyne explained that both cities have been involved throughout the entire process. She also provided information on where the funds would come from including federal and regional funding. She added that the City of Glendale and Phoenix will participate in cost sharing discussions for the remainder of the cost. Mr. Matt Dudley explained further noting that each city would pay their share 50/50 along 43rd Avenue given that this was a regional transportation network project that will connect the entire system.

Commissioner Hirsch noted he was still unclear as to why Phoenix would be on board with most of light rail going through Glendale.

Commissioner Lenox noted that light rail would go both ways therefore they would also receive some benefit.

Commissioner Harper discussed possibly including ASU West in the future.

The Commission discussed other possibilities.

Chairperson Johnston asked if business owners will know ahead of time when construction will begin to make arrangements for business traffic. The response was yes.

REPORTS AND COMMENTS

Jon Froke, AICP, Planning Director, informed the Commission that he will be at the Scenic Corridor voting meeting on February 4. The Corridor will extend from 51st Avenue west and south to Bell Road.

ADJOURNMENT

With no further business, Commissioner Harper made a motion to adjourn the meeting. Commissioner Hirsch seconded the motion, which was approved unanimously.

The meeting adjourned at 5:47 p.m.

DRAFT

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, JANUARY 7, 2016
6:00 PM**

CALL TO ORDER

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

Commissioners Present: Commissioners Arthur Dobbelaere, Rick Harper, Gary Hirsch, Vice Chairperson Al Lenox and Chairperson Steve Johnston were in attendance.

Commissioners Absent: Commissioners David Moreno and Jack Gallegos were absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, James Gruber, Assistant 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 DECEMBER 3, 2015 WORKSHOP MINUTES. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE DECEMBER 3, 2015 PUBLIC HEARING MINUTES. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

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.

- ZON15-10:** A request by Burch & Cracchiolo, P.A., representing 101 W. Healthcare, LLC, to rezone approximate 22 acres from PAD (Planned Area Development) and A-1 (Agricultural) to PAD for a project titled Westgate Healthcare Campus. The site is located west and north of the northwest corner of 99th and Glendale Avenues (10020 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Ms. Tabitha Perry, Assistant Planning Director, stated this was a request by Burch & Cracchiolo, P.A., representing 101 W. Healthcare, LLC, to rezone approximately 22 acres from PAD and A-1 to PAD for a project titled Westgate Healthcare Campus. She indicated that Westgate Healthcare Campus was projected to be comprised of five buildings ranging from single story to six stories with a maximum building height of 110 feet. Additionally, a contemporary architectural design concept provides a transition from what was described as the "Sports and Entertainment District" to more of a conventional but equally dynamic medical and employment corridor area. She said the site was located west and north of the northwest corner of 99th and Glendale Avenues and was in the Yucca District. She noted this request would facilitate future development on an approximately 22-acre site for multiple building establishing a medical healthcare campus. She explained the Planning Commission must conduct a public hearing and determine if this request was in the best long-term interest of this neighborhood and consistent with the General Plan.

Ms Perry stated that the site was currently vacant. She noted that St. Joseph's Westgate Hospital was located north of the site and the City's Park and Ride Facility was located on the southeastern boundary.

Ms. Perry noted that on July 20, 2015, the applicant mailed notification letters to adjacent property owners and interested parties advising of a scheduled neighborhood meeting on August 3, 2015. She stated the applicant's development team, city staff and two individuals attended the neighborhood meeting. She said the two individuals were presented with relevant information regarding the project which included proposed permitted land uses, site plan layout, design concept and projected scheduling for development. She noted the information was well received.

In conclusion, Ms. Perry stated this request appears to meet the required findings. Staff recommends approval subject to the stipulations contained in the staff report. She asked if the Commission had any questions. There were none.

Chairperson Johnston called for questions from the Commission. There were no questions from the Commission.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Ed Bull, applicant's representative, stated they had worked closely with Ms. Perry and the Planning Division and appreciated staff's recommendation for approval. They agree with the stipulations set forth in the staff report with no changes. He indicated that Ms. Perry had presented the application to their satisfaction and had no further comments and had nothing more to add. However, he would be happy to answer any questions.

Chairperson Johnston asked for any additional comments or questions. 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.

COMMISSIONER HIRSCH MADE A MOTION TO RECOMMEND APPROVAL OF ZON15-10 SUBJECT TO THREE STAFF STIPULATIONS. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

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 for the staff report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

NEXT MEETING: February 4, 2016

ADJOURNMENT

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

The meeting was adjourned at 6:11 pm.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, FEBRUARY 4, 2016
6:00 PM**

CALL TO ORDER

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

Commissioners Present: Commissioners Arthur Dobbelaere, Rick Harper, Gary Hirsch, David Moreno, Jack Gallegos and Vice Chairperson Al Lenox and Chairperson Steve Johnston were in attendance.

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon Froke, AICP, Planning Director, James Gruber, Assistant City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Johnston stated there were no Minutes for Approval.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Chairperson Johnston called for staff's presentation.

Tabitha Perry, Assistant Planning Director, stated that the following two cases would be heard concurrently, however, will require separate motions.

1. **GPA15-02:** A request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to amend the General Plan from CCC (Corporate Commerce Center) to HDR 12-20 du/ac (High Density Residential) for a project titled Zanjero Apartments. The site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue (9300 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.
2. **ZON15-07:** A request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to rezone from PAD (Planned Area Development) to PAD (Planned Area Development, Multiple Family Residential) on approximately 18 acres. The site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue (9300 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Ms. Tabitha Perry, Assistant Planning Director, stated this was a request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to amend the General Plan from CCC to HDR 12-20 du/ac for a project titled Zanjero Apartments. Also included is a request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to rezone from PAD (Planned Area Development) to PAD (Planned Area Development, Multiple Family Residential) on approximately 18 acres. The site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue and is in the Yucca District.

Ms. Perry said the site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue and is in the Yucca District. Ms. Perry stated that approval of this request will allow for an apartment complex development on approximately 18 acres titled Zanjero Apartments. She added that the apartment complex will generally consist of 175 one bedroom units, 147 two bedroom units and 18 three bedroom units for a total of 340 units.

Ms. Perry explained that the site is vacant and is in close proximity to a Cabela's store located at the northeast corner of Glendale and 95th Avenues. She noted that if the General Plan Amendment and Rezone is granted, the applicant would develop a project titled "Zanjero Apartments." She said this proposed development will be a gated community with a main and secondary access along Zanjero Boulevard. She noted the site plan depicts a safe traffic circulation flow internal and external to the site. Building heights are proposed at a maximum height of 48 feet and details have been given to ensure some level of security between buildings as it relates to safety and lighting. She stated the applicant's proposal for a four-sided architecture design with appropriate materials and color scheme will provide a harmonious style for the proposed development and existing surrounding developments.

Ms. Perry noted that on November 12, 2015, the applicant mailed notification letters to adjacent property owners and interested parties advising of a scheduled neighborhood meeting on November 30, 2015. She said that the applicant's development team, city staff and one individual attended. The one individual, representing TNW LLC, was presented with relevant information regarding the project which included visuals of the site plan, specifics to the number of units and an anticipated project schedule for development. In addition, prior to tonight's meeting, the applicant and owner were able to enter into an agreement with the Peoria Unified School District. Thus, the school district is in support of this application.

In conclusion, Ms. Perry stated this request appears to meet the required findings. Staff recommends approval subject to the stipulations contained in the staff report.

Chairperson Johnston called for questions from the Commission. There were no questions from the Commission.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Ed Bull, Applicant's representative, stated they agreed with staff's presentation and appreciate the recommendation for approval for both GPA15-02 and ZON15-07. He said they also agree with the stipulations set forth by staff. He noted that if the Commission would like, he could make a full presentation.

Chairperson Johnston asked for any additional comments or questions. 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.

COMMISSIONER HIRSCH MADE A MOTION TO RECOMMEND APPROVAL OF CASE GPA15-02. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

VICE CHAIRPERSON LENOX MADE A MOTION TO RECOMMEND APPROVAL OF CASE ZON15-07. COMMISSIONER MORENO SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

Chairperson Johnston called for staff's next presentation.

Jon Froke, AICP, Planning Director stated that the following two cases would be heard concurrently, however, will require separate motions.

3. **GPA15-03:** A request by the City of Glendale Planning Commission to establish a Scenic Corridor on both sides of the Loop 101 (Agua Fria Freeway) between 51st Avenue and Bell Road. GPA15-03 is a request to amend the General Plan Map, the Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan to establish a Scenic Corridor for this same area. The site is located on the Loop 101 between 51st Avenue and Bell Road (5900 West Loop 101 Highway). The site is located in the Cholla District. Staff contact: Jon Froke, AICP, Planning Director.
4. **ZTA15-01:** A request by the City of Glendale Planning Commission for a Zoning Text Amendment that will amend various sections of the Zoning Ordinance to establish a Scenic Corridor and to provide definitions and regulations. The amendment is intended to protect view corridors of the portion of the Loop 101 through Arrowhead Ranch and vicinity. This would include preserving existing natural areas, washes, desert, hills and mountains. Off-premise signs (billboard signs and digital billboard signs) would be prohibited in the Scenic Corridor. The site is located on the Loop 101 between 51st Avenue and Bell Road (5900 West Loop 101 Highway). The site is located in the Cholla District. Staff contact: Jon Froke, AICP, Planning Director.

Jon Froke, AICP, Planning Director, stated this was a request by the City of Glendale Planning Commission to establish a Scenic Corridor on both sides of the Loop 101 between 51st Avenue

and Bell Road. GPA15-03 is a request to amend the General Plan Map, the Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan to establish a Scenic Corridor for this same area. He said the site is located on the Loop 101 between 51st Avenue and Bell Road. Also included is a request by the City of Glendale Planning Commission for a Zoning Text Amendment that will amend various sections of the Zoning Ordinance to establish a Scenic Corridor and to provide definitions and regulations. He noted the amendment is intended to protect view corridors of the portion of the Loop 101 through Arrowhead Ranch and vicinity.

Mr. Froke explained that each of these three plans need to be amended since they govern certain geographic portions of the Loop 101 in this area. He indicated that the south side of Beardsley Road between 51st and 55th avenues is not part of the Arrowhead Ranch Specific Plan. However, the portion of the Loop 101 from Union Hills Drive to Bell Road is part of the North Valley Specific Area Plan. Additionally, the request will establish a definition and other standards for a Scenic Corridor since no such definition, nor do standards, currently exist in the Zoning Ordinance.

Mr. Froke noted that prior to the neighborhood meeting on September 23, 2015 the applicant mailed notification postcards to 143 property owners and interested parties. Approximately 63 people were in attendance along with City Staff and Councilmember Tolmachoff. He said that there was overwhelming support for the Scenic Corridor and that the boundaries of the Scenic Corridor extend between 51st Avenue and Bell Road. He noted that since then, staff has received three telephone calls from nearby residents who are in support of the Scenic Corridor.

Additionally, he would like to provide some clarification on some of the narrative. He believes there had been some misunderstanding on the project's narrative with respect to adding the Scenic Corridor. He explained that back in 2012, there had been a prior zoning text amendment on the books regarding billboards. He read the text amendment for the record and added that it was not being changed. He hoped this clarification will alleviate any uncertainty. He also read through the text amendment and modified some of the language strictly for consistency.

In conclusion, Mr. Froke stated this request appears to meet the required findings. Staff recommends approval subject to the stipulations contained in the staff report.

Chairperson Johnston called for questions from the Commission.

Commissioner Hirsch asked for clarification on 7.110 D and asked if there would be any changes to this. Mr. Froke replied no. Commissioner Hirsch wondered as to the initiative from 2015 which apparently opened the door for electronic billboard applications. Mr. Froke explained that the verbiage in Section 5.910 had been proposed by the city attorney's office and staff was in support. He explained that for this case, they will not see any billboards on this section of the Loop 101. Commissioner Hirsch noted that there were no billboards in this stretch of the Loop 101; however, this does not address the potential for future billboard applications in other areas in the city. Mr. Froke stated he was correct.

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

Chairperson Johnston opened the public hearing.

Jason F. Mallette, a Cholla resident, stated his support of both of these applications. He thanked staff for all their hard work and time put into these cases. He appreciates that the city acted on the wishes of the citizens of Glendale.

Dr. Kathleen Goepfinger, Midwestern University President, stated her support of these two applications. She believes this will benefit the community and is in full support.

Nick Nochrehechi, an Arrowhead Estates resident, stated his support of these applications. He noted he only hopes the development does not impact his property negatively. Mr. Froke agreed and noted he should have explained earlier that the application will not impact people's ability to develop their property or impact surrounding businesses and retailer's current signage.

Connie Kiser, Glendale resident, stated her support of these applications. She thanked staff for their time and effort working on the signage issue and listening to the citizens of Glendale. She believed this was a very important vote since it determines the look of the city in the future.

Jen Deines, Glendale resident, stated her support of the Scenic Corridor and the great work the planning staff has done on this application. She appreciates their commitment to the residents and city.

Michele Tennyson, a Glendale resident, stated her support of the application. She wants to thank staff for all their work on this application and also for keeping the city beautiful. She asked why some of the language was changed. She also asked about what the process would be regarding large lighted signs such as the one at Mountainside. Mr. Froke explained that every commercial development that has been built or soon to be built will first go through the design review process to be approved. He added that regarding the language modifications, it was needed to implement the Scenic Corridor. He indicated the verbiage with the legal description is already in the zoning ordinance and that is not changing.

Ms. Tennyson stated her concern for sign pollution.

Chairperson Johnston thanked everyone attending tonight and for taking the time to come and comment on this important application.

Mr. Froke thanked the Commission for their patience in working with the Planning Commission on this application. He also thanked Ms. Perry for being very helpful throughout the process, specifically at the beginning of the project. He looks forward to concluding this item and moving it forward to City Council for their approval.

Chairperson Johnston closed the public hearing.

Chairperson Johnston called for a motion.

COMMISSIONER DOBBELAERE MADE A MOTION TO RECOMMEND APPROVAL OF CASE GPA15-03. VICE CHAIRPERSON LENOX SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

Chairperson Johnston called for a motion.

COMMISSIONER HIRSCH MADE A MOTION TO RECOMMEND APPROVAL OF CASE ZTA15-01 WITH PROPOSED CHANGES. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

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 for the staff report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

Commissioner Hirsch requested a workshop to discuss future measures to protect the entire city from future billboards. Chairperson Johnston asked Mr. Froke to place this request on the next available workshop.

Chairperson Johnston commented on the number of citizens who came out to speak on this issue. He thanked everyone for their participation and letting their voice be heard. He was very proud to be a citizen of Glendale.

NEXT MEETING: March 3, 2016.

ADJOURNMENT

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

The meeting was adjourned at 6:45 p.m.



Planning Division Staff Report

DATE: April 7, 2016 **AGENDA ITEM:** |

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Doug Howard, Planner

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) GPA15-05 AND REZONING (ZON) APPLICATION ZON15-13: ARIZONA GENERAL HOSPITAL ER – 8310 WEST CAMELBACK ROAD**

REQUESTS: Amend the General Plan Land Use Map from Planned Commercial (PC) to Office (OFC).

Rezone from Shopping Center (SC) to General Office (G-O).

APPLICANT/OWNER: Bill Arsenault / 83rd and Camelback, LLC.

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

RECOMMENDATION: The Planning Commission should recommend approval of GPA15-05, as written, and ZON15-13, subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to recommend approval of GPA15-05, as written, and ZON15-13, subject to the stipulations contained in the staff report.

SUMMARY: In order to construct an 8,300 square foot freestanding Emergency Room facility, the applicant is requesting to amend the General Plan Land Use Map for 1.884 acres from Planned Commercial (PC) to Office (OFC) and to rezone the property from Shopping Center (SC) to General Office (G-O); located at the northwest corner of 83rd Avenue and Camelback Road.

COMMISSION ACTION: Motion made by _____ to recommend _____ of GPA15-05, as written. Motion seconded by _____. The motion was _____ to _____.

COMMISSION ACTION: Motion made by _____ to recommend _____ of ZON15-13, subject to the stipulations contained in the staff report. Motion seconded by _____. The motion was _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Planned Commercial (PC).

Property Location and Size:

The property is located at 8310 West Camelback Road, at the northwest corner of 83rd Avenue and Camelback Road, and has a gross acreage of 1.884 acres and is currently vacant land.

History:

April 25, 2000: City Council approved a rezone for 15 acres at the northwest corner of 83rd Avenue and Camelback Road from Agricultural (A-1) and Suburban Residence (SR-17) to Shopping Center (SC).

Design Review:

A design review application has been submitted concurrently with the rezoning application.

Project Details:

The proposed site has a net acreage of 1.51 acres and is located at the northwest corner of 83rd Avenue and Camelback Road. The applicant is proposing to construct an 8,300 square foot building. The site shall include approximately 40 parking spaces along 83rd Avenue and Camelback Road. The building entrance will face Camelback Road. The building is approximately 25 feet in height with the company's signature tower element reaching 36 feet in height. The development will incorporate landscaping throughout the site with larger buffers around the perimeter for total landscape coverage of approximately 26,000 square feet, about 40% of the site.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 14 and 27, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any response regarding the 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 March 17, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 17, 2016. The property was posted on March 18, 2016.

STAFF FINDINGS AND ANALYSIS:

General Plan Amendment

Findings:

- The amendment is consistent with the policies and objectives of the General Plan; and

- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

Analysis:

- Amending the General Plan to the requested Office Designation is appropriate for the site and is compatible with the adjacent land use designations in the area.
- The General Plan OFC land use designation offers compatible employment uses that are complementary to the adjacent retail customer base as well as providing an employment base that utilizes the adjacent retail development services.
- The proposed development will make use of existing municipal systems and a change to the OFC land use designation in the General Plan to support and allow a G-O zoning district designation will achieve the General Plan goal of encouraging infill development.
- The proposed development will ensure compatibility between land use and transportation by providing sufficient right-of-way dedication and cross-access connections to support future development and facilitate adequate city infrastructure for pedestrians, vehicles, and public transportation.
- The proposed development will include appropriate landscape buffers. This shall be accomplished through the Design Review process.

Rezoning

Findings:

- The amendment is consistent with the policies and objectives of the Glendale General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding that there are adequate school facilities is not applicable to this request.

Analysis:

- The G-O zoning district is appropriate to implement the OFC General Plan land use designation and to develop this property.
- The proposed zoning district is compatible with adjacent properties and will not be detrimental to the neighborhood. Completion of this project will include the development of vacant land at the corner of 83rd Avenue and Camelback Road. G-O development will complement the existing and future commercial uses in the vicinity and service nearby residential areas.
- All applicable city departments have reviewed the applicant and recommend approval of the application, subject to stipulations.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan outlined in the project narrative, date stamped March 1, 2016;
2. Utility lines less than 69kV shall be converted underground;
3. Right-of-way dedication shall include the bus shelter pad; and
4. A Minor Land Division for the subject area shall be completed prior to the issuance of a Certificate of Occupancy.

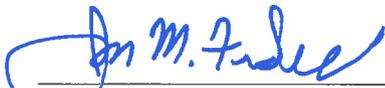
ATTACHMENTS:

1. Project Narrative, date stamped March 1, 2016
2. Site Plan, date stamped March 1, 2016.
3. Citizen Participation Final Report (without mailing labels), approved March 1, 2016.
4. Vicinity General Plan Map.
5. Vicinity Rezoning Map.
6. Aerial Photograph, dated October 2014.

PROJECT MANAGER:

Doug Howard, Planner (623) 930-2810
dhoward@glendaleaz.com

REVIEWED BY:



Planning Director

DH/df



Development Services Director



RECEIVED

MAR 01 2016

February 12, 2016

Glendale Planning Dept.

City of Glendale
Planning Department
5850 West Glendale Avenue
Glendale, Arizona

**RE: Rezone, General Plan and Land Use Map Amendment, and Design Review
Proposed Arizona General Hospital ER
8310 W Camelback Road, Glendale, AZ
ZON15-13, GPA15-05**

To whom it may concern,

Mays & Company Real Estate Development, on behalf of Arizona General Hospital ER (Adeptus Health in partnership with Dignity Health), is pleased to submit for your review and approval, this Rezone, General Plan and Land Use Map Amendment, and Design Review request for an Arizona General Hospital ER (AGH ER) facility proposed to be located at 8310 W Camelback Road, in Glendale, Arizona. Adeptus Health is the country's leading freestanding emergency room system; it is both the largest and the oldest, recently celebrating its 10th year in business.

The AGH ER site is a 1.51 net acre portion at the northwest corner of 83rd Avenue and Camelback Road. The approximate 8,300 sf facility is a provider based outpatient department of the nearest affiliated full service hospital and offers a wide range of emergency medical services with no extended stay. The site contains 42 parking spaces located along Camelback Road and 83rd Avenue with the building entrance facing Camelback Road. The development incorporates landscaping throughout the development with larger buffers around the perimeter for a total landscape coverage of 26,681sf or approximately 40% of the site. The proposed building utilizes materials of glass, stucco, metal, and stone with desert colors of Biscuit, Sand Trap, and Sedona Sunset. The Emergency Room building is primarily 22 to 25 feet tall with an architectural cupola of 36 feet to designate the main entry.

The existing zoning for this site is Shopping Center (SC), and it is anticipated to require a rezone to General Office (G-O) to allow this type medical use. In addition, the existing land use designation shall be amended from Planned Commercial to Office use. A Design Review is also requested on the proposed building design plans.

Below is a discussion of the Goals and Objectives for the Land Use Element of the General Plan "Glendale 2025: The Next Step" as they relate to this project and our Rezone, General Plan, and Land Use Map Amendment request. We feel this project promotes the health, safety, and welfare of the citizens of Glendale. The use itself is a healthcare facility which will provide convenient emergency medical services to the residents of Glendale and neighboring jurisdictions. Although we do not anticipate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment, some mitigation tactics are discussed below such as increased landscape buffering and the addition of a right-turn lane off Camelback Road.

Goal 1: Relate residential areas with work places. Development of this facility supports one or more of this goal's objectives by providing corporate development proximate to quality housing. The adjacent land use designations for much of the undeveloped surrounding land include Medium and Low Density Residential. Providing potential for employment in this area allows for shorter commuting distance, reduced travel cost, and increased leisure time for employees, as well as alleviating commuter traffic congestion. The compatibility with the adjacent residential use is relevant for both the specific use of the proposed Hospital Emergency Room as well as General Office through providing employment opportunities for the local community.

Goal 2: Promote sound growth management methods. Development of this facility supports one or more of this goal's objectives by providing mixed-use development and cooperating with adjacent jurisdictions to promote compatible land use. The land south of Camelback Road lies within City of Phoenix jurisdiction and both the southwest and southeast corners of 83rd Avenue and Camelback Road are fully developed with a mix of commercial tenants including grocery, retail, restaurant, and service uses such as banking, self-storage, and convenience stores. Development of the AGH ER on the north side of Camelback Road will not have negative impact on these City of Phoenix developments. Note that a staffing agency exists across 83^d Avenue from the site, within City of Glendale jurisdiction. This use is also compatible with the proposed AGH ER.

In addition the General Plan Office District designation and General Office Zoning designation offer additional compatible employment uses (business offices, medical and dental offices, trade schools, financial, real estate and insurance offices, etc) that are complimentary to the adjacent retail's customer base as well as providing an employment base that utilizes the adjacent retail development services.

Goal 3: Create transition and buffer areas. Development of this facility supports one or more of this goal's objectives by providing the appropriate separation and screening to help different development types function together without conflict. The site design proposes a 20-foot landscape setback along the road frontages and allows for the building to be placed a minimum of 57 feet from the nearest property line (west). Densely planted landscape areas are proposed between the building and the north and west property lines to mitigate adverse impacts on future adjacent businesses and provide additional buffering. The landscape buffers surrounding the Office District and the General Office Zoning designation would be applicable to all the permitted uses and not just specific to the proposed Hospital Emergency Room.

Goal 4: Ensure compatibility between land use and transportation. Development of this facility supports one or more of this goal's objectives by incorporating bike and pedestrian facilities within the project and allowing connection to other developments. The site design proposes a pedestrian route from the building's main entry to existing sidewalk along both 83rd Avenue and Camelback Road.

In addition, a Traffic Analysis was prepared which found the proposed land use does not generate a significant number of trips and the development is not expected to significantly impact traffic conditions in the vicinity, or require additional infrastructure. While the traffic volumes generated by the AGH ER do not warrant a separate right turn lane for the new driveway along Camelback Road, the development proposes to install one to mitigate future traffic congestion in this area and for the ultimate development of the center.

Services at the AGH ER are provided on an "out-patient" basis only. Patients come to AGH ER by private transportation; meaning that very few patients are delivered to AGH ER in an ambulance. In the rare event that a patient cannot be treated at AGH ER, or requires a higher level of care such as surgery or hospitalization, an ambulance may be called to safely transport the patient to a full service hospital. On those rare occasions, transport to a hospital will be made by a private ambulance service. AGH ER can dictate that the ambulance refrain from using sirens and lights until they depart the property and are traveling on City streets in route to a hospital, an attempt to mitigate potential conflict between land use and transportation.

Other uses permitted within the Office District and General Office zoning designation would promote similar connectivity between pedestrian and bike facilities through the proposed bus bay, pedestrian route connections to the Right-of-Way and adjacent commercial development, and shared access locations with the adjacent commercial development.

Goal 5: Encourage infill development. Development of this facility supports one or more of this goal's objectives by making use of in-place municipal systems through developing land that is already served by streets, utilities, and amenities. This development proposes to incorporate a compatible use on the only undeveloped corner of the intersection at 83rd Avenue and Camelback Road. Roadway and utility infrastructure are in place to support the development. The infrastructure demands of the proposed Hospital Emergency Room are similar to other permitted uses within in the General Office district and therefore the various uses allowed within that zoning designation and land use do not present an increased burden on the existing infrastructure to support the development of this area.

Goal 6: Monitor and help guide development to protect Luke Air Force Base. This project general Plan amendment, Land Use Amendment, and Rezone is not proposed in the Luke Compatible Land Use Area.

We thank you for your consideration of this **Rezone, General Plan and Land Use Map Amendment, and Design Review** and look forward to developing this facility in the City of Glendale from the Country's leading freestanding emergency room system. Please contact me with any questions you have regarding this issue.

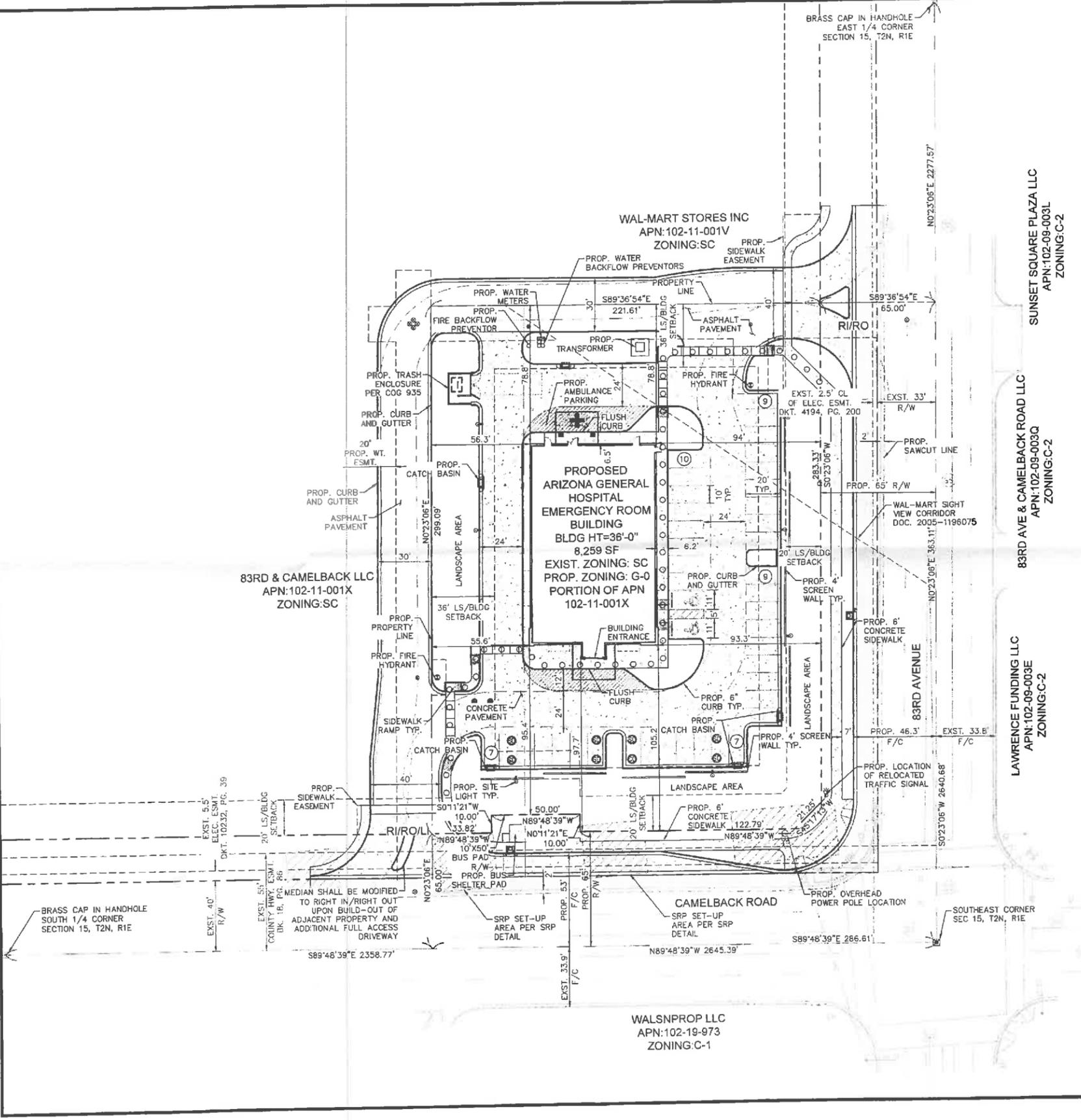
Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.



By: Sterling Margetts, PE

REV	DESCRIPTION	BY	DATE	APPR

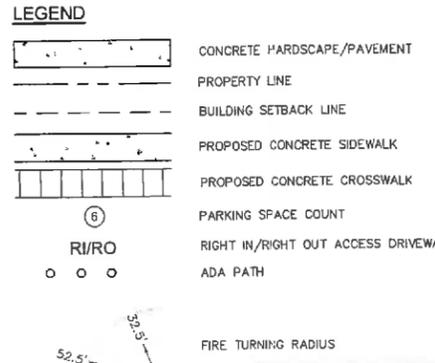
1. ALL CIVIL DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



DEVELOPER
FIRST CHOICE ER, LLC
 2941 S. LAKE VISTA, SUITE 200
 LEWISVILLE, TX 75067
 TEL NO. (972) 899-6818
 CONTACT: CHRIS EZELL
 EMAIL: CHRISTOPHER.EZELL@FCER.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
 1855 W. BASELINE ROAD, SUITE 200
 MESA, ARIZONA 85202
 TEL NO. (480) 207-2666
 CONTACT: STERLING MARGETTS
 EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

ARCHITECT
GSR ANDRADE ARCHITECTS
 4121 COMMERCE STREET, SUITE ONE
 DALLAS, TEXAS 75226
 TEL NO. (214) 722-4840
 CONTACT: CHUCK BENNETT
 EMAIL: CBENNETT@GSR-ANDRADE.COM



PROJECT INFORMATION

PROPOSED USE: MEDICAL CLINIC
 EXISTING ZONING: SC
 PROPOSED ZONING: G-0
 ADJACENT ZONING: SC
 JURISDICTION: GLENDALE, ARIZONA

BUILDING/LANDSCAPE SETBACKS:
 MINIMUM STREET SETBACK: 20'/20' REQ. 93.3'
 MINIMUM SETBACK ADJ TO SC: 0/0' BLDG PROV. 55.6' LS PROV. 0'

PARKING REQUIREMENTS

PARKING REQUIRED:
 MEDICAL CLINIC 8,259 SF / 300 SF = 28 SPACES
 1 SPACE PER 300 SF
 TOTAL PARKING 28 SPACES

PARKING PROVIDED:
 STANDARD 40 SPACES
 ACCESSIBLE 2 SPACES
 TOTAL 42 SPACES

SITE CALCULATIONS

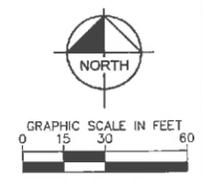
BUILDING HEIGHT (MAX 30'): 36'-0" TO TOP OF ENTRY FEATURE
 BUILDING AREA: 8,259 SF
 TOTAL LOT COVERAGE: 8,259 SF / 65,585 SF = 12.6%
 LANDSCAPING COVERAGE: 26,681 SF / 65,585 SF = 40.7%

LOT AREA: NET(AC) 1.51± GROSS(AC) 1.88±
 65,585 SF 82,082 SF

PARCEL NUMBER: A PORTION OF 102-11-001X

NOTE:
 1. SIGNAGE IS UNDER SEPARATE PLAN AND PERMIT.

RECEIVED
 MAR 01 2016
 Glendale Planning Dept.



CALL FOR WORKING DRAWINGS BEFORE YOU BID
602-263-1100
1-800-STRIKE-IT
 (SOMEWHERE BETWEEN DENVER AND PHOENIX)

Kimley-Horn © 2016
 1855 West Baseline Road, Suite 200
 Mesa, Arizona 85202 (480)207-2666

Dignity Health.

8310 W. CAMELBACK ROAD
SITE PLAN
 GLENDALE, ARIZONA

PROJECT No. 191924004
 SCALE (H): 1"=30'
 SCALE (V): NONE
 DRAWN BY: BMW
 DESIGN BY: BMW
 CHECK BY: STM
 DATE: 02/22/16



SP2
 2 OF 2 SHEETS

DR15-35

**Arizona General Hospital Emergency Room
8310 W. Camelback Road**

Citizen Participation Final Report

**GPA15-05
ZON15-13**

RECEIVED

MAR 0 1 2016

Glendale Planning Dept.

Prepared for:
Mays & Company Real Estate Development, LLC
5949 Sherry Lane, Suite 1570
Dallas, TX 75225

Prepared by:

Kimley»»Horn

1855 W. Baseline Rd
Suite 200
Mesa, AZ 85202

191924004
February 2016

Copyright © 2016, Kimley-Horn and Associated, Inc

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc., shall be without liability to Kimley-Horn and Associates, Inc.

Contents

1.0 Introduction	2
1.1 Project Description	2
1.2 Location	2
1.3 Purpose	2
2.0 Project Notification	3
2.1 Notification Area	3
2.2 Mailing List	3
2.3 Contact Dates	3
2.4 Correspondence Received	3

List of Appendices

- A Site Location Map and Legal Description
- B Neighborhood Notification Map
- C Neighborhood Notification Mailing List
- D Neighborhood Notification Letters
- E Neighborhood Notification Affidavit

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

Dignity Health is proposing to build an approximate 8,200 square foot Emergency Room at 8310 West Camelback Road. The site is currently zoned Shopping Center, SC, per the City of Glendale zoning map, and is proposed to be rezoned to General Office, G-O for the development. In addition the change in zoning will require a minor amendment to the City of Glendale General Plan. The proposed rezoning and general plan amendments will require a Citizen Participation Plan.

1.2 LOCATION

The proposed Arizona General Hospital Emergency Room (AZGH ER) development encompasses approximately 1.88 acres gross in a portion of the Southeast Quarter of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site address is 8310 West Camelback Road, and is a portion of APN 102-11-001X. More specifically, the AZGH ER development is bounded by vacant commercial land, zoned SC, to the north and west, an existing commercial development, zoned C-2, and 83rd Avenue to the east, and an existing commercial development zoned C-1 and Camelback Road to the south. (See Appendix A for Site Location Map and Legal Descriptions).

1.3 PURPOSE

This Citizen Participation Plan outlines the notification efforts and input received from the surrounding community regarding the proposed AZGH ER project at 8310 W. Camelback Road.

2.0 PROJECT NOTIFICATION

2.1 NOTIFICATION AREA

In accordance with the City of Glendale Citizen Participation Ordinance provided at the pre-application meeting an area of 500' surrounding the subject project was selected as the required notification area. See Appendix B for Neighborhood Notification map.

2.2 MAILING LIST

From the City of Glendale and Maricopa County records the property owners and Home Owner Associations (HOA) located with the 500' notification area were obtained. In addition notification was provided to the Yucca District and the City wide interested parties. See Appendix B for the complete mailing list.

2.3 CONTACT DATES

The mailings were contacted through first class mail to notify them of the proposed project. The community was notified on the following dates regarding the proposed AZGH ER project.

January 14, 2016 to adjacent property owners and HOA's

January 27, 2016 to Yucca District and City wide interested parties.

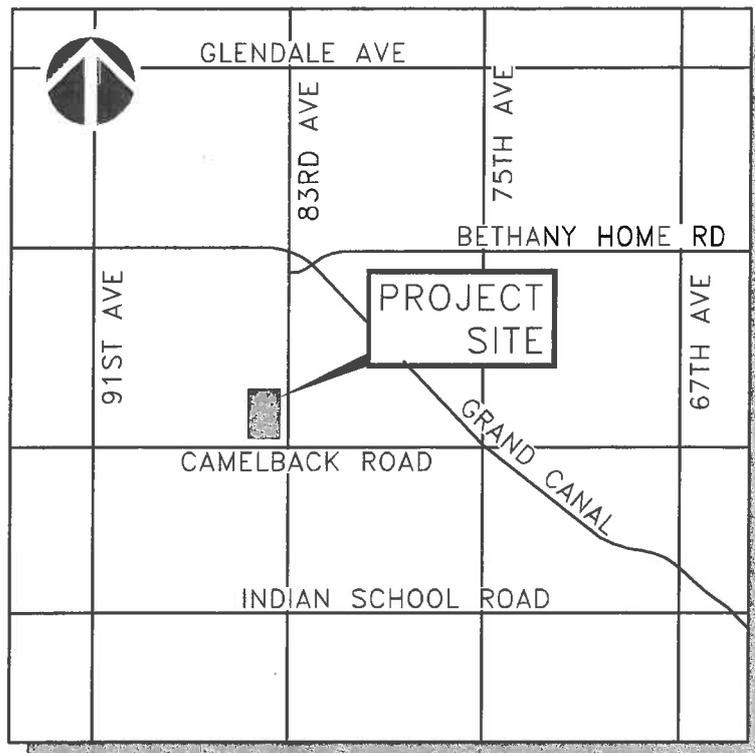
The letters and attachments that were included in the mailing notifications are included in Appendix D. An affidavit of the mailing is included in Appendix E.

2.4 CORRESPONDENCE RECEIVED

No correspondence was received in response to the mailing notifications.

Appendix A

Site Location Map and Legal Descriptions



VICINITY MAP

CITY OF GLENDALE
N.T.S.

**LEGAL DESCRIPTION
NWC 83RD AVE. & CAMELBACK RD.
GLENDALE, ARIZONA**

NOVEMBER 4, 2015
Job No.20105-172
Page 1 of 1

A PARCEL OF LAND SITUATED ON THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 2645.39 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 363.11 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 54 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 83RD AVENUE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 323.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CAMELBACK ROAD;

THENCE NORTH 89 DEGREES 48 MINUTES 39 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 253.61 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 324.09 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 253.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 82,082 SQUARE FEET OR 1.884 ACRES, MORE OR LESS.





FOUND BRASS CAP FLUSH
EAST 1/4 CORNER
SEC.15, T2N, R1E

N89°36'54"W
33.00'

S89°36'54"E 253.61'

2277.57'

POINT OF
BEGINNING



N00°23'06"E 324.09'

PROPOSED PARCEL

S00°23'06"W 323.22'

363.11'

N00°23'06"E 2640.68'

83RD AVENUE

N89°48'39"W 253.61'

N89°48'39"W 2645.39'
CAMELBACK ROAD

FOUND BRASS CAP IN HANDHOLE
SOUTH 1/4 CORNER
SEC.15, T2N, R1E

SOUTHEAST CORNER
SEC.15, T2N, R1E
POINT OF COMMENCEMENT

SIG

**SURVEY INNOVATION
GROUP, INC**

**PROPOSED PARCEL
NWC 83RD AVE. & CAMELBACK RD.
GLENDALE, ARIZONA**

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2015-172	DWG: PROPOSED PARCEL	DATE 11/4/15
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET 1 OF 1

Appendix B

Neighborhood Notification Map

Appendix D

Neighborhood Notification Letters



NOTIFICATION OF APPLICATION- NOTIFICATION LETTER

January 14, 2016

The purpose of this letter is to inform you that an application has been made to the City of Glendale to request approval of a rezone and general plan amendment at the northwest corner of 83rd Avenue and Camelback Road, 8310 W. Camelback Road for 1.88 acres. The proposed application is to amend the general plan from Planned Commercial, PC, to Office, OFC and to rezone from Shopping Center, SC, to General Office, G-O to accommodate an 8,154 sf standalone Emergency Room. The site is currently a vacant agriculture land. The application is being filed by Kimley-Horn and Associates, Inc. on behalf of Mays and Company Real Estate Development, LLC.

The project, submitted under the name Arizona General Hospital Emergency Room (AZGH ER) at 8310 West Camelback road (NWC of 83rd Avenue and Camelback Road), requests a rezone from the existing zoning of Shopping Center, SC, to the proposed General Office, G-O to accommodate the Emergency Room use. The attached conceptual site plan depicts the proposed AZGH ER and site improvements.

The applicant has not received an indication from the City of Glendale as to when this project may be presented to the City's Planning Commission and City Council for approval consideration. When scheduling of this case does occur, the City will mail notifications to all of the property owners within 500' of the project site. In the meantime, please feel free to contact me if you have any questions or concerns at 480-207-2666 or sterling.margetts@kimley-horn.com. You may also contact Jon Froke (623-930-2585) with the City of Glendale Planning Department and service request number #SR15-0127. If possible please provide any questions or concerns by January 29, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sterling Margetts'.

Sterling Margetts



NOTIFICATION OF APPLICATION- NOTIFICATION LETTER

January 27, 2016

The purpose of this letter is to inform you that an application has been made to the City of Glendale to request approval of a rezone and general plan amendment at the northwest corner of 83rd Avenue and Camelback Road, 8310 W. Camelback Road for 1.88 acres. The proposed application is to amend the general plan from Planned Commercial, PC, to Office, OFC and to rezone from Shopping Center, SC, to General Office, G-O to accommodate an 8,154 sf standalone Emergency Room. The site is currently a vacant agriculture land. The application is being filed by Kimley-Horn and Associates, Inc. on behalf of Mays and Company Real Estate Development, LLC.

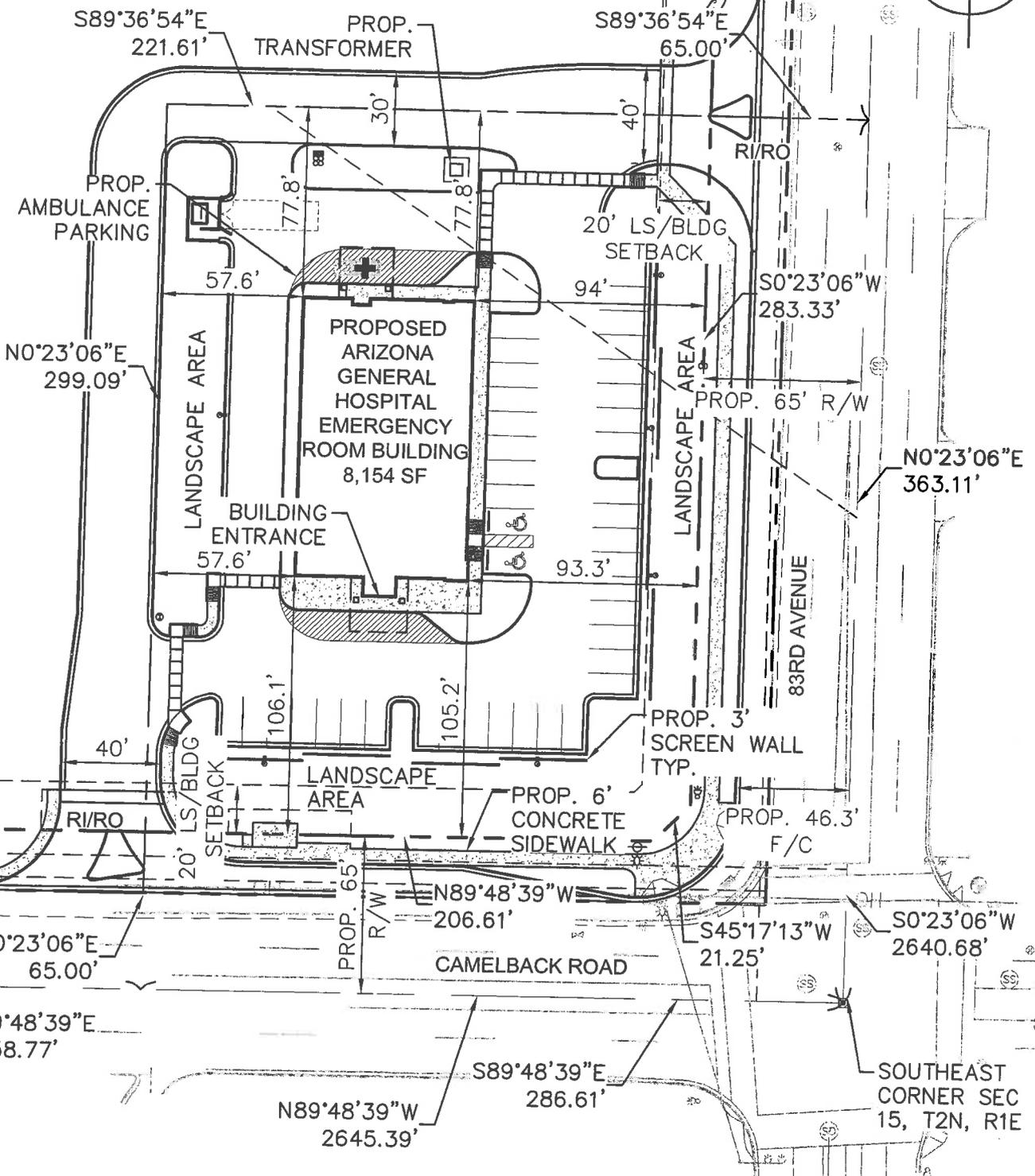
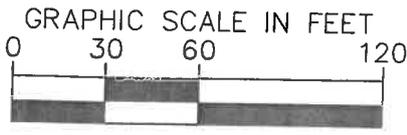
The project, submitted under the name Arizona General Hospital Emergency Room (AZGH ER) at 8310 West Camelback road (NWC of 83rd Avenue and Camelback Road), requests a rezone from the existing zoning of Shopping Center, SC, to the proposed General Office, G-O to accommodate the Emergency Room use. The attached conceptual site plan depicts the proposed AZGH ER and site improvements.

The applicant has not received an indication from the City of Glendale as to when this project may be presented to the City's Planning Commission and City Council for approval consideration. When scheduling of this case does occur, the City will mail notifications to all of the property owners within 500' of the project site. In the meantime, please feel free to contact me if you have any questions or concerns at 480-207-2666 or sterling.margetts@kimley-horn.com. You may also contact Jon Froke (623-930-2585) with the City of Glendale Planning Department and service request number #SR15-0127. If possible please provide any questions or concerns by February 11, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sterling Margetts'.

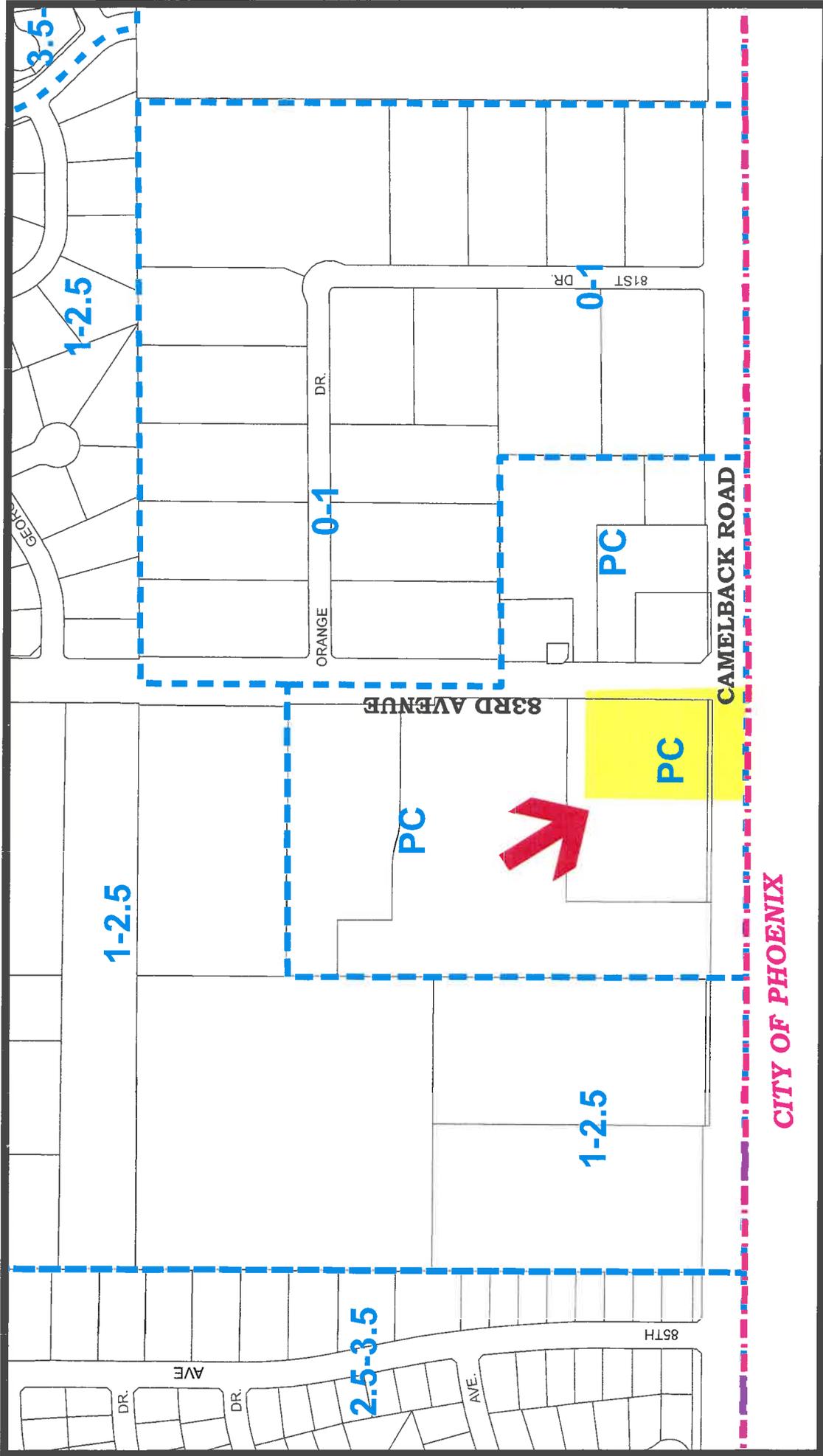
Sterling Margetts



ARIZONA GENERAL HOSPITAL EMERGENCY ROOM
8310 W. CAMELBACK ROAD

K:\NAV_GIS\191924094-Camelback and 83rd Ave CAD\Exhibits\Neighborhood SP.dwg Jan 13, 2016 Andy Whaler





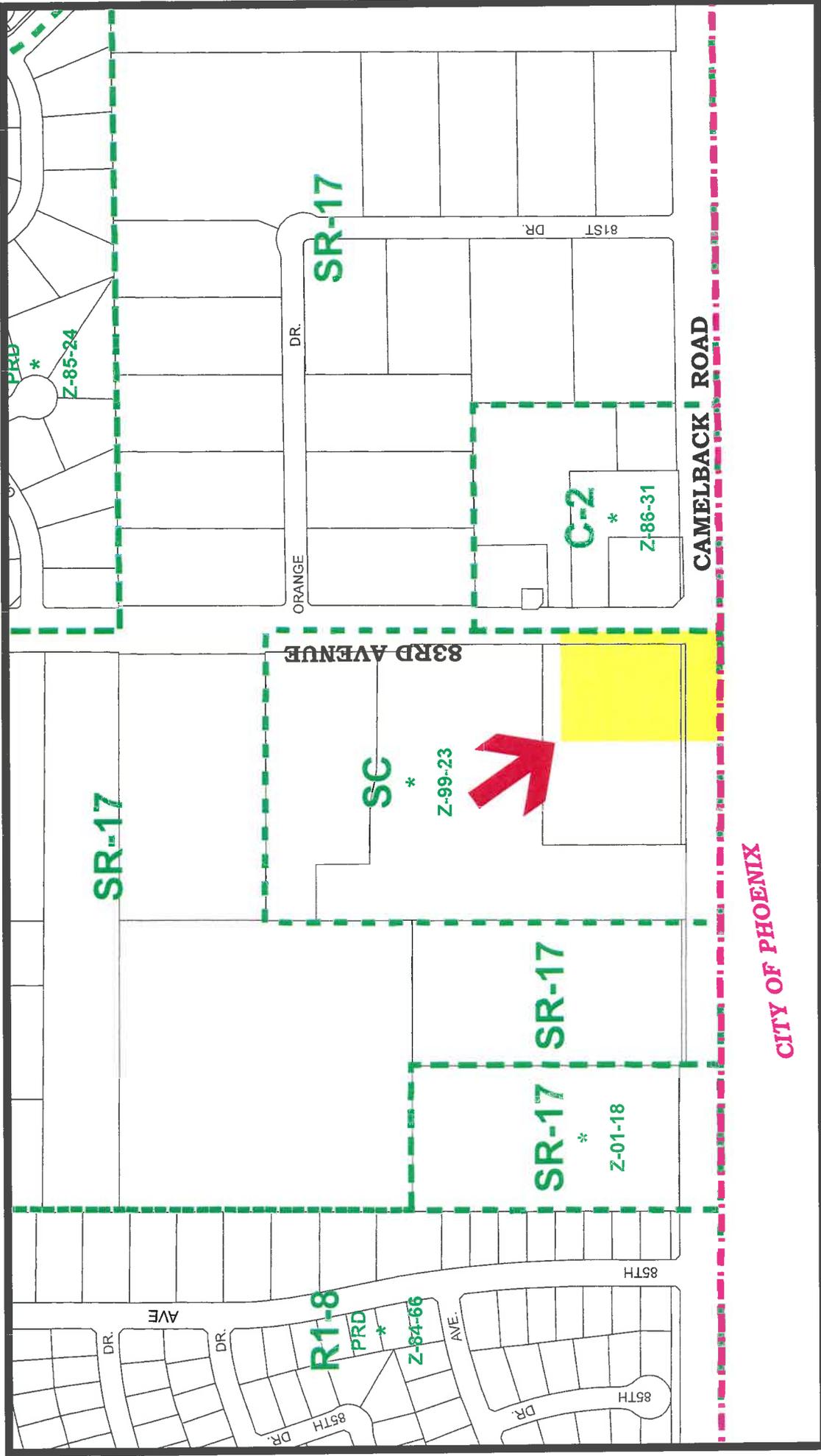
CASE NUMBER
GPA15-05



LOCATION
8310 W. CAMELBACK ROAD

REQUEST

AMEND APPROXIMATELY 1.884 ACRES
OF THE GENERAL PLAN FROM PC
(PLANNED COMMERCIAL) TO OFC
(OFFICE)



CASE NUMBER
ZON15-13



LOCATION
8310 W. CAMELBACK ROAD

REQUEST
REZONE APPROXIMATELY 1.884 ACRES FROM
SC (SHOPPING CENTER) TO G-O
(GENERAL OFFICE)



Aerial Date: October 2014

CASE NUMBER
GPA15-05
ZON15-13





Planning Staff Report

DATE: April 7, 2016 **AGENDA ITEM:** 2

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **REZONING (ZON) APPLICATION ZON15-12: HONOR HEALTH – 6220 WEST BELL ROAD**

REQUEST: Rezone from C-O (Commercial Office) to G-O (General Office).

APPLICANT/OWNER: Ashley Porter, Berry Riddell LLC / GPW Arrowhead LLC.

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 recommend approval subject to one stipulation.

PROPOSED MOTION: Move to recommend approval of ZON15-12 subject to the stipulation contained in the staff report.

SUMMARY: This is a request to rezone an approximately 3 acre property with a 28,000 square foot recently completed medical office building to G-O (General Office) to permit overnight patient stays. The G-O district is the only zoning district which permits overnight hospital stays.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ subject to staff report stipulation. Motion seconded by Commissioner _____. The motion was approved ___ to ___.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Office on the General Plan.

Property Location and Size:

The property is located at 6220 West Bell Road and is approximately three acres in size.

History:

The property contains a recently completed medical office building. The east portion of the property was zoned C-O (Commercial Office) in 1985 and the west portion zoned C-O in 1984.

Design Review:

A design review application (DR15-07) was approved in 2015 which permitted construction of the medical office building.

Project Details:

The proposal is to rezone the property to G-O to permit overnight stays. The proposed rezoning is consistent with the General Plan designation of Office. The C-O district does not permit overnight stays at a medical office building, thus the rezoning is required. The Zoning Ordinance defines a hospital as a medical facility for the diagnosis and treatment of human patients including overnight housing of patients. The single-story 28,000 square foot medical office building opened in December 2015. Primary vehicular access is provided from Bell Road. The property is fully developed. No modifications to the building, parking, landscaping, or lighting is proposed.

Operational Issues:

The anticipated uses at this facility include primary care, intermediate care, medical imaging, physical therapy, rehabilitation, and other specialized areas of medicine. The facility will be open seven days a week with extended hours. It is anticipated to have between 40 and 100 employees. Anticipated overnight stays will vary between 5 and 50 patients. The overnight staff will vary from 10 to 75 people. Administrative Relief (ARF15-02) was approved to reduce the required parking from 187 to 169 parking spaces.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On December 3, 2015, the applicant mailed notification letters to adjacent property owners. On February 22, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant has met with and discussed this development with the property owner to the northeast. Issues include access, height of the screen wall, and easements. The applicant claims they have resolved these issues with the adjacent property owner. Planning also discussed the proposed rezoning with the neighboring property owner.

The applicant's Citizen Participation Final Report is attached. However the applicant's Citizen Participation Final Report does not include information concerning the concerns, issues, and problems raised by the surrounding property owners. Nor does it include information how each concern, issue, and problem has been addressed, and how the applicant intends to continue to address them.

No copies of letters, affidavits, meeting invitations, or any other materials in support or opposition of the proposed project have been provided in the Citizen Participation Final Report.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on March 17, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 18, 2016. The property was posted by the applicant on March 16, 2016.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan.
- The proposal will be compatible with other existing and planned development in the area.
- The proposal meets the City's Commercial Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.
- The proposal will result in a quality facility serving a community need.

Analysis:

- All applicable city departments have reviewed the application and recommend approval of the rezoning application.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulation:

1. Development shall be in substantial conformance with the Development Booklet, submitted March 17, 2016.

ATTACHMENTS:

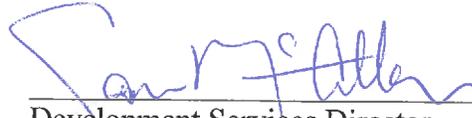
1. Development Booklet, submitted March 17, 2016.
2. Citizen Participation Final Report (without mailing labels).
3. Vicinity Zoning Map.
4. Aerial Photograph, dated October 2014.

PROJECT MANAGER: Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director



Development Services Director

TR/jd

Honor Health

6220 West Bell Road

Development Booklet

Rezoning Request

ZON15-12

Resubmittal Date:

March 17, 2016

Table of Contents

1. Project Narrative.....	Page 3
2. Site Plan.....	Exhibit A
3. Elevations.....	Exhibit B
4. Landscape Plan.....	Exhibit C
5. Photometric Plan.....	Exhibit D

Project Narrative
Honor Health – Glendale Medical Center
6220 West Bell Road

ZON15-12

Prepared for:
Honor Health

Prepared by:
Berry Riddell, LLC

Wendy Riddell, Esq.
Ashley Porter, Planning Assistant

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Resubmittal March 17, 2016

PURPOSE OF REQUEST:

The purpose of this request is for a rezoning on a 3.38+/- acre site located at 6220 W. Bell Road consisting of parcel 200-48-153A (the “Property”) from the current C-O (Commercial Office) designation to G-O (General Office) to allow for medical related overnight stays (hospital).

Per the City of Glendale’s Zoning Ordinance: *Hospital is defined as a medical facility for the diagnosis and treatment of human patients including overnight housing of patients.*

The General Plan land use designation of Office supports the existing C-O as well as the requested G-O. Therefore, no General Plan Amendment is required. The medical center facility is permitted and construction was completed in late 2015. The facility is currently in use as a medical office. However, Honor Health would like to add the ability for overnight stay, hence the request. The single story medical building (approximately 28,000 sq. ft.) is centered on the site with parking surrounding the entire footprint. Primary vehicular access is provided via Bell Road. Building entry courtyards are located on both the north side and southeast corner of the building.



RELATIONSHIP TO SURROUNDING PROPERTIES:

The project site is surrounded by the following uses and zoning:

North: C-O Zoning

East: Mixed commercial uses including Emergency Chiropractic, professional offices, and Deer Valley Medical Primary Care (run by Honor Health, formerly John C. Lincoln). C-O Zoning

South: Mixed commercial uses including Academy West Animal Hospital, Goodwill and Big O Tires. C-2 Zoning

West: Existing uses include Arrowhead Carpet & Interiors and The Stained Glass Shop. C-1 Zoning

Northeast: Cellular antenna. C-2 with an SU Overlay

As outlined above, this site is located in an established mixed-use commercial area with services that compliment a medical center, such as restaurants and pharmacies.

PROJECT OVERVIEW:

As mentioned previously, the proposal is for a rezone of the Property from C-O to G-O to permit overnight stays. This is the only intended use that is not permitted with the current zoning. Construction is complete and the facility is in use as a medical office. Current uses include primary care, immediate care, medical imaging, physical therapy, rehabilitation, subspecialty areas, community support/outreach programs and an observation lab. Subspecialty areas are specialized areas of medicine such as hematology, cardiology, pulmonology and immunology. The center is the first of eight planned outpatient medical facilities, bringing together primary care physicians, subspecialists and other healthcare services in one convenient location.

This \$12 million, 28,000 sq. ft. facility will initially be home to eight family medicine or internal medicine physicians and is open seven days a week with extended hours. It is estimated to have between 40 and 100 employees. Primary care and immediate care hours of operation at the time of opening was 8 a.m. to 8 p.m. Monday through Friday, 8 a.m. to 4 p.m. on Saturday, and 8 a.m. to 2 p.m. on Sunday. The observation beds and infusion services are open daily from 9 a.m. to 9 p.m. When the medical center transitions to facilitate overnight stays, the number of overnight staff and overnight stays will vary depending on demand. Anticipated overnight stays will be between 5 and 50 patients. The overnight staff will vary from 10 and 75 people. Specialists, rehabilitation and physical therapy hours will vary based on need and availability. Hours of operation may, at times, be up to 24-hours a day. A community meeting room will be available for public use during normal operating hours. Traffic counts are expected to vary depending on the number of patients. At all times, Honor Health will comply with local and state regulations.

When the site opens, operations will be in full accordance with the current zoning of C-O. Pending the approval of the requested zoning, arrangements have been made to relocate patients in need of care exceeding 24-hours to local hospitals and sister properties.

Honor Health, a unification of the former Scottsdale Healthcare and John C. Lincoln networks, continues to be a locally owned, nonprofit, integrated health system. With a combined history of over 140 years, their commitment is to provide communities with more convenient access to healthcare, increased coordination of medical care and an expanded network of high-quality primary care and specialty physicians. They are dedicated to maintaining corporate integrity through the highest standard of behavior and strict adherence to all regulations and requirements by federal, state and local governments.

GENERAL PLAN:

As defined in the General Plan, the vision of Glendale is to achieve an all-encompassing balance in a community that is friendly, nurturing and safe for all citizens. Objectives include economic vitality, promotion of local businesses and the creation of high-wage jobs.

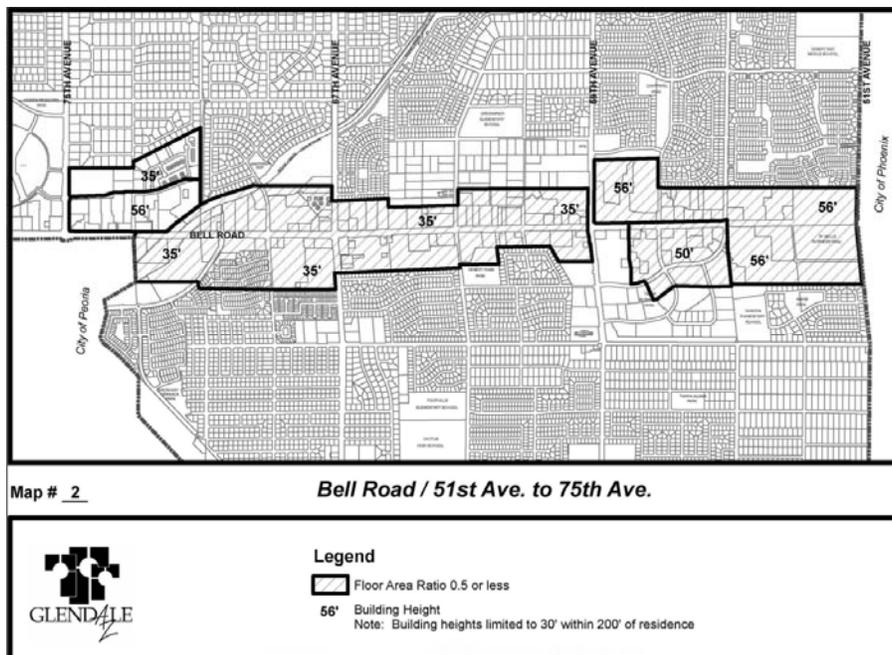
This rezoning request conforms to the current General Plan land use designation of Office, as well as the adjacent designation of General Commercial. The creative building design features sensitivity to the desert landscape, adherence to neighborhood scale, and services that will be general quiet with low to moderate traffic volumes.

As outlined in the goals of the Glendale General Plan, economic development should emphasize business retention, municipal revenue generation and job creation. The City plans to attract more jobs and retail business compared with housing. Helping local businesses grow is a Glendale priority.

Honor Health is excited to be a part of the Glendale marketplace. The development of the Honor Health medical facility is anticipated to bring 100+ high-wage occupations to Glendale and a generous infusion of tax revenue to the community. Honor Health has a reputation for giving back to the community through philanthropy and outreach programs such as NOAH and Desert Mission.

KEY CONSIDERATIONS:

The proposed zoning change is required in order to allow for overnight stays at the proposed medical center, which is an appropriate, compatible, and economically viable use for this site. As shown below, and in Glendale’s Specific Development Standards, building height at this site is limited to a maximum of 30’ within a 200’ distance from a residence.





As displayed above, the building meets the maximum height requirement of 30 feet with the exception of a 35 foot accent wall that will be utilized for signage on the southern end of the building. The distance from the accent wall to the northern edge of the building alone exceeds the required 200' distance.

A unique issue with the development of this Property is that construction has been completed prior to the approval or denial of the zoning request. Staff comments included the concern as to how the approval of a rezoning would affect the change in building code. All components of the construction design will be fully compatible with the current 5B and pending I2 classification. The only concern, which will be fully addressed at the time of the change of the use, is changes to the fire alarm system.

Per an approved administrative relief, ARF15-02, parking has been reduced from the required 187 to 169. It is anticipated that this will be ample parking for the project. A parking study was not required as part of this proposal, and thus, none was completed.

MASTER DEVELOPMENT PLAN:

A. General Land Use

The general use of the property will be a medical facility which will include, but is not limited to, primary care, physical therapy, rehabilitation, medical imaging, community outreach, laboratory services, infusion services, and an observation lab. Honor Health prides itself on embracing a culture of innovative technology and forward-thinking practices, and thus the request for overnight stays.

B. Circulation, including Transportation Demand Management

The Property lies along a major arterial, with abundant public transportation options. The Glendale General Plan highlights an anticipated increase in bus service along this route. No traffic study will be submitted as part of this request, as none was required.

C. Open Space, Landscaping

The landscape plan will include a variety of native, drought-tolerant plant materials that include Arizona Ash, Blue Palo Verde and Heritage Live Oak. Many indigenous trees will decorate the surrounding property line to create a visual buffer to the adjacent properties. Pursuant to the City of Glendale Landscaping Ordinance, at least 20 percent of the site will remain landscaped. The property owner will maintain the landscaping in all public right-of-way adjacent to the project as required by Ordinance. The chart below displays the portion of the site that will be landscaped.

Landscape Data	
Zoning District:	C-O
Net Site Area:	147,691 sq. ft. (3.39 acres)
Required Landscape Area (20%):	29,538 sq. ft.
On-Site Landscape Area Provided:	33,915 sq. ft. (23%)
Right-of-Way Landscape Area:	1,310 sq. ft.
Total Landscape Area:	35,225 sq.ft.

D. Development Phases

Construction on project was completed in November of 2015.

E. Drainage

The drainage plan is based on all surface water to be contained on site through water retention systems above and below grade. The design and construction has been approved by the City of Glendale Engineering and Building Services Department.

F. Water

The water supply is serviced by the City of Glendale. The system is designed for 600 F. U 160 GPM supplied by a 4” domestic water service and a 6” fire sprinkler service. The design and construction has been approved by the City of Glendale Engineering and Building Services Department.

G. Sewer

The sewer is serviced by the City of Glendale. The design and construction has been approved by the City of Glendale Engineering and Building Services Department.

H. Design Standards

The design plan responds to the goals of the Glendale General Plan to preserve an attractive community appearance through voluntary compliance, encourage architectural variety and accentuate commercial designs with xeriscape landscaping.

CONCLUSION:

In summary, this application is a request to rezone a 3.38+/- site located at 6220 W. Bell Road to allow for medical related overnight stays. The development will preserve the goals as laid out in the Glendale General Plan and will bring an infusion of new, high-wage occupations and generous tax revenue to the community. The design is sensitive to the surrounding neighborhood and will utilize environmentally conscious development practices. The proposed medical facility provides an ideal use for a formerly vacant space and will allow a community-oriented, local business to give back to Glendale.

EXHIBIT A
Site Plan

EXHIBIT B
Elevations

EW.1	TYPE-COLOR-MANUFACTURER: 1/8" GRID, 1/8" SPACING, WELDED WIRE MESH AND CORTEX FRAME	EW.11	TYPE-COLOR-MANUFACTURER: METAL PANEL ACCENT - TO MATCH DOWN EDWARDS DE6000 VIBRANT SP-10
EW.2	TYPE-COLOR-MANUFACTURER: SINGLE PANE GLASS WHITE TRANSLUCENT	EW.12	TYPE-COLOR-MANUFACTURER: METAL PANEL ACCENT - TO MATCH BENJAMIN MOORE, 2028-50 GUANA GREEN
EW.3	TYPE-COLOR-MANUFACTURER: 1" INSULATED GLAZING TO MATCH WAKON CLEAR VUE-50, SKG-C-25, U-26	EW.13	TYPE-COLOR-MANUFACTURER: COMBATED METAL PANEL - TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.4	TYPE-COLOR-MANUFACTURER: 1" INSULATED GLAZING TO MATCH WAKON CLEAR VUE-50, SKG-C-25, U-26	EW.14	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH KYMAR SUB METALLIC
EW.5	TYPE-COLOR-MANUFACTURER: STEEL PLATE PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.15	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.6	TYPE-COLOR-MANUFACTURER: DOOR AND FRAME PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.16	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH BENJAMIN MOORE, 2019-10 MARQUOGAS GOLD
EW.7	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.17	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.8	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.18	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.9	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.19	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.10	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.20	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.21	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.22	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.23	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.24	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.25	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.26	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.27	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.28	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.29	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.30	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.31	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.32	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.33	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.34	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.35	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.36	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.37	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.38	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.39	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.40	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.41	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.42	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.43	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.44	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.45	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.46	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.47	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.48	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.49	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.50	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.51	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.52	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.53	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.54	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.55	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.56	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.57	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.58	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.59	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.60	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.61	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.62	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.63	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.64	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.65	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.66	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.67	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.68	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.69	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.70	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.71	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.72	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.73	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.74	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.75	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.76	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.77	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.78	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.79	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.80	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.81	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.82	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.83	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.84	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.85	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.86	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.87	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.88	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.89	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.90	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.91	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.92	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.93	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.94	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.95	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.96	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.97	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.98	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS
EW.99	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS	EW.100	TYPE-COLOR-MANUFACTURER: METAL PANEL PAINTED TO MATCH DOWN EDWARDS DE6384 CAVENDOUS

SCOTTSDALE LINCOLN HEALTH NETWORK
 62ND AVENUE AND BELL ROAD
 GLENDALE, ARIZONA

DAVIS
 74 East Rio Salado Parkway
 Suite 200
 Tempe, Arizona 85281
 phone: 480.638.1100
 fax: 480.638.1101
 www.thedavisexperience.com

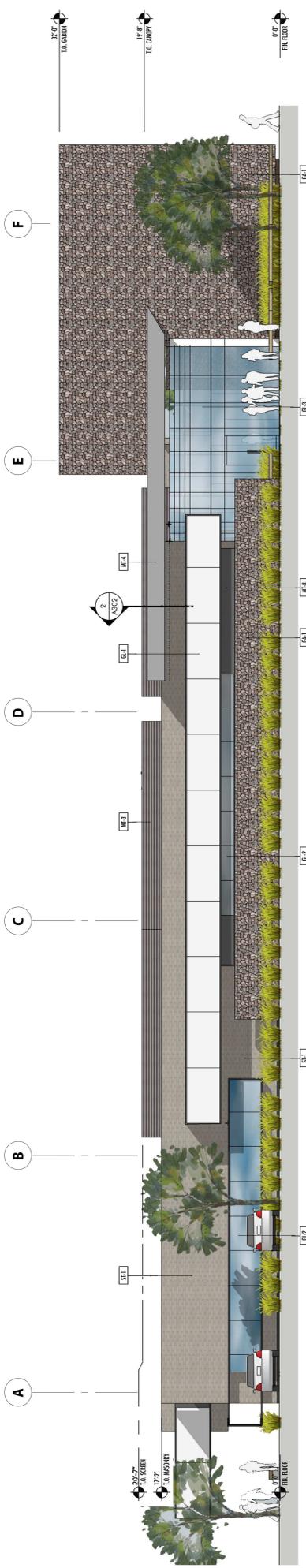
PRELIMINARY
 NOT FOR
 CONSTRUCTION

✓	SCHEMATIC
	DESIGN DEVELOPMENT
	PERMISSION DOCUMENTS
	BD/PACKING PACKAGE
	BUILDING DEPT. APPROVAL

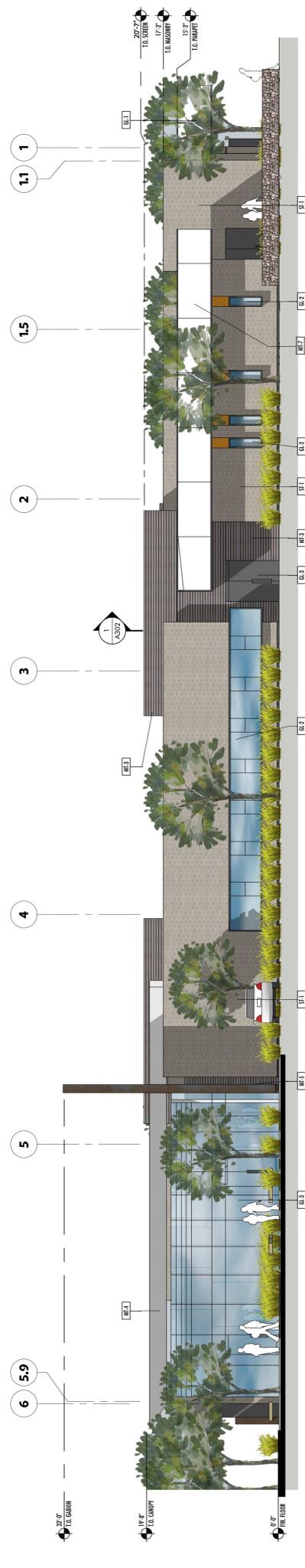
DATE ISSUED	TEAM
DRAWN BY	MMWK
CHECKED BY	MMWK
PROJECT NO.	
CADD FILE	A301DWG
DRAWING NO.	

A301
 BUILDING
 ELEVATIONS
 SCALE: AS NOTED

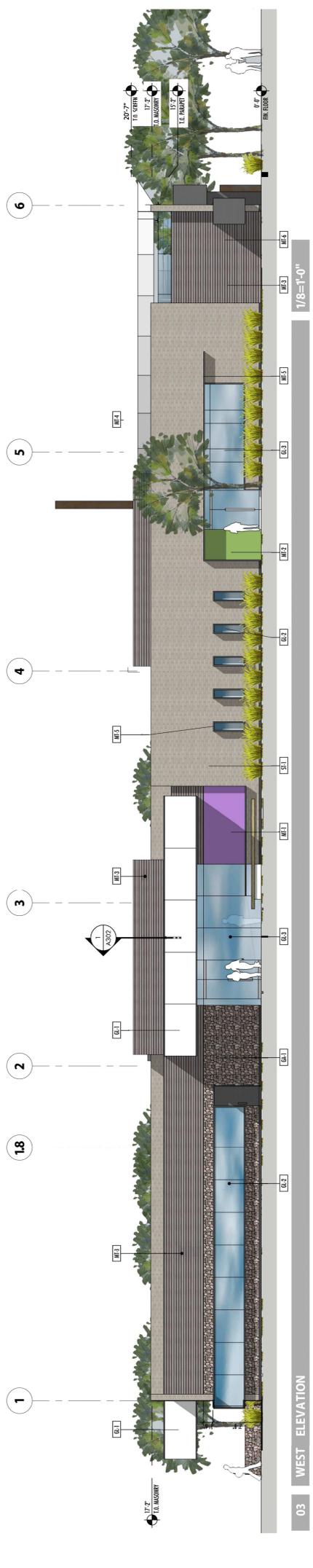
ZON15-12



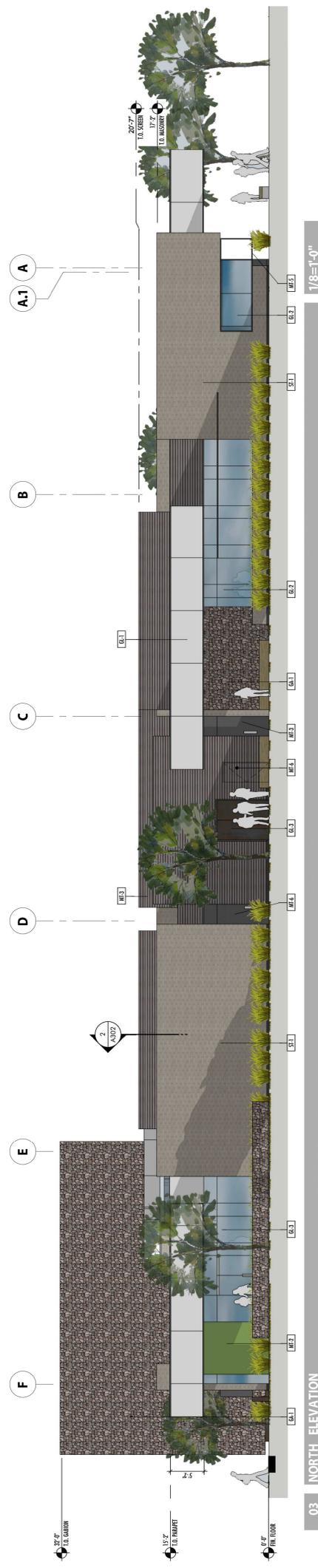
01 SOUTH ELEVATION
 1/8"=1'-0"



02 EAST ELEVATION
 1/8"=1'-0"



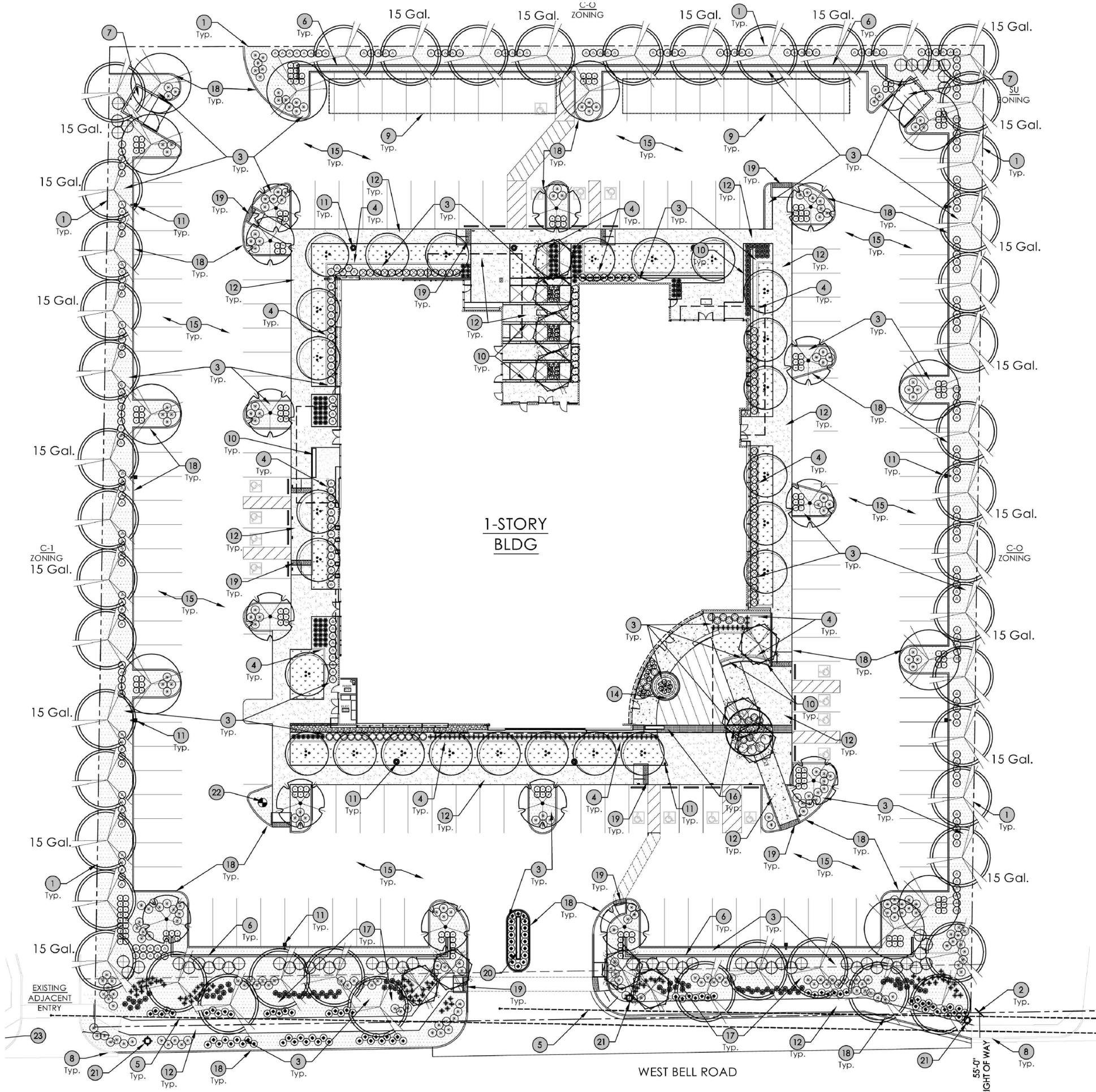
03 WEST ELEVATION
 1/8"=1'-0"



03 NORTH ELEVATION
 1/8"=1'-0"

EXHIBIT C
Landscape Plan

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DAVIS AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR IN ANY MEDIUM IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



LANDSCAPE KEYNOTES

- 1 PROPERTY LINE / LIMIT OF PROJECT
- 2 RIGHT OF WAY LINE
- 3 DECOMPOSED GRANITE MULCH, 2" MIN. DEPTH
SEE DETAILS 8 & 9/L1.2, SEE PLAN FOR COLORS
- 4 6"x6" CAST IN PLACE CONCRETE HEADER
SEE DETAIL 11/L1.2
- 5 CITY OF GLENDALE SIGHT DISTANCE LINE
PER DETAIL G-448 DESIGNED FOR 45mph
- 6 40" HIGH MASONRY SCREEN WALL
SEE ARCHITECTURAL PLANS
- 7 TRASH ENCLOSURE
SEE ARCHITECTURAL PLANS
- 8 EXISTING CONCRETE CURB TO REMAIN
PROTECT IN PLACE
- 9 PARKING CANOPY, SEE ARCHITECTURAL PLANS
- 10 MASONRY SEAT WALL, SEE ARCHITECTURAL PLANS
- 11 LIGHT POLE, SEE SITE ELECTRICAL PLAN
- 12 CONCRETE SIDEWALK, SEE ARCHITECTURAL PLANS
- 13 ELECTRICAL TRANSFORMER, SEE ELECTRICAL PLANS
- 14 RAISED PLANTER WALL, SEE ARCHITECTURAL PLANS
- 15 ASPHALT PAVING, SEE CIVIL PLANS
- 16 DECORATIVE PAVING, SEE ARCHITECTURAL PLANS
- 17 RETENTION BASIN, SEE CIVIL PLANS
- 18 NEW CONCRETE CURB, SEE CIVIL PLANS
- 19 ADA RAMP, SEE ARCHITECTURAL PLANS
- 20 PROJECT SIGNAGE, UNDER SEPARATE PERMIT
- 21 STREET LIGHT, SEE STREET LIGHTING PLAN
- 22 NEW FIRE HYDRANT OR FDC, SEE CIVIL PLANS
- 23 EXISTING FIRE HYDRANT TO REMAIN

PLANT LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
	Anacacho Orchid Tree <i>Bauhinia congesta</i>	24" Box	11	Multi-Trunk
	Palo Brea <i>Parkinsonia praecox</i>	15 Gal. 24" Box	20 28	Multi-Trunk
	Heritage Live Oak <i>Quercus virginiana 'Heritage'</i>	15 Gal.	25	Single Trunk
	Arizona Ash <i>Fraxinus velutina</i>	24" Box	14	Single Trunk
	Blue Palo Verde <i>Parkinsonia floridum</i>	24" Box	11	Multi-Trunk & Matching Specimen
	Ficus Tree <i>Ficus benjamina</i>	36" Box	1	
SHRUBS / ACCENTS				
	Parry's Agave <i>Agave parryi</i>	5 Gal.	85	
	Purple Three Awn Grass <i>Aristida purpurea</i>	5 Gal.	135	
	Medicinal Aloe <i>Aloe barbadensis</i>	5 Gal.	42	
	Slipper Plant <i>Pedilanthus macrocarpa</i>	5 Gal.	15	
	Bat Faced Cuphea <i>Cuphea livers</i>	5 Gal.	10	
	Blue Ranger <i>Leucophyllum zygophyllum 'Cimmaron'</i>	5 Gal.	14	
	Mexican Honeysuckle <i>Justicia spicigera</i>	5 Gal.	56	
	Blue Bell <i>Eremophila hygrophana</i>	5 GAL	173	
	Desert Ruellia <i>Ruellia peninsularis</i>	5 Gal.	248	
	Valentine Emu Bush <i>Eremophila maculata 'Valentine'</i>	5 Gal.	59	
	Dwarf Deer Grass <i>Mulenbergia rigida 'Nashville'</i>	5 Gal.	101	
GROUNDCOVER				
	Yellow Dot <i>Sphagneticola trilobata</i>	1 Gal.	7	
	Bush Morning Glory <i>Convolvulus cneorum</i>	1 Gal.	94	
	'New Gold' Lantana <i>Lantana camara 'New Gold'</i>	1 Gal.	230	
INERT GROUNDCOVER				
	Hybrid Bermuda <i>Cynodon x 'Bob Sod'</i>	Sod	4,875 Sq. Ft.	
	1/2" Screened Decorative Stone Baja Brown from a Single Source Min. 2" Depth		30,350 Sq. Ft.	

desert
adaptive

LANDSCAPE ARCHITECTURE

1900 west chandler boulevard
no. 15-362
chandler, arizona 85224
p.602.369.1597 f.480.272.6436

DAVIS

74 East Rio Salado Parkway
Suite 200
Tempe, Arizona
85281

phone: 480.638.1100
fax: 480.638.1101
www.thedavisexperience.com

GLENDALE MEDICAL CENTER

6220 W. BELL ROAD
GLENDALE, ARIZONA 85308



DATE	REVISIONS
4/22/15	CITY COMMENT

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED	3 MAR 15
DRAWN BY	DR
CHECKED BY	DR
PROJECT NO.	14161A
CADD FILE	

DRAWING NO.
LANDSCAPE PLAN

ZON15-12

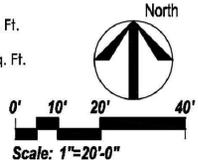
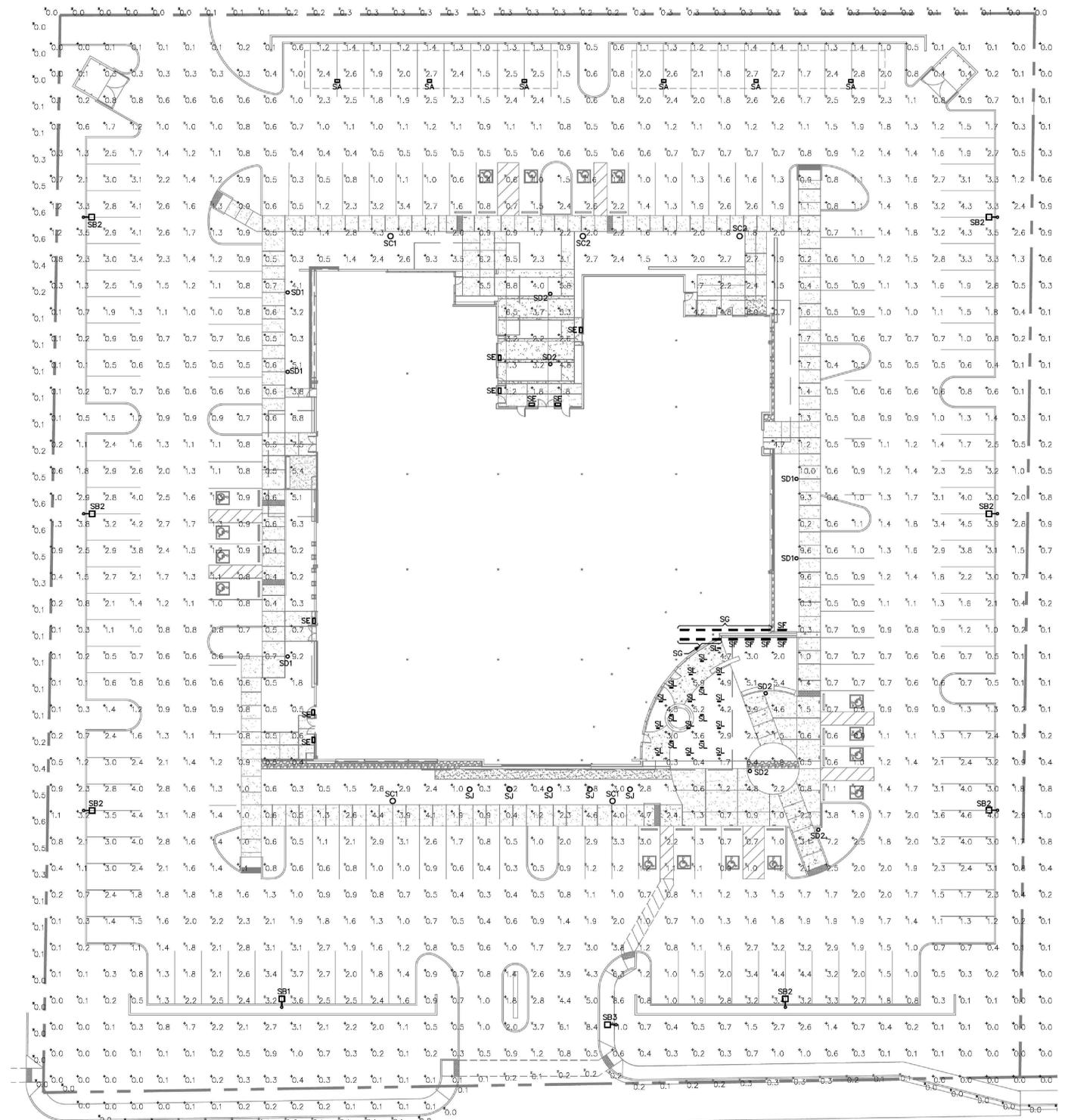


EXHIBIT D
Photometric Plan



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

SHEET NOTES

1. ALL FOOTCANDLE VALUES ARE CALCULATED AT GRADE.
2. PHOTOMETRIC CALCULATIONS WERE PERFORMED USING ACUTY VISUAL SOFTWARE.

DAVIS

60 East Rio Salado Parkway
Suite 200
Tempe, Arizona
85281

phone: 480.638.1100
fax: 480.638.1101
www.thedavisexperience.com

GLENDALE MEDICAL CENTER
6220 W. BELL ROAD
GLENDALE, ARIZONA 85308



SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL
DATE ISSUED 03.MAR.15
DRAWN BY NAS
CHECKED BY RWK
PROJECT NO.
CADD FILE

esd

ENERGY SYSTEMS DESIGN
7135 East Camelback Road
Suite 275
Scottsdale AZ 85251

P: 480.481.4900
F: 480.481.4903

PROJECT #
151016.000

DESIGN CONTACT
NATHAN SHORT

ZON15-12

E2.1
ELECTRICAL PHOTOMETRIC PLAN
SCALE: AS NOTED

Citizen Participation Final Report

Honor Health
6220 West Bell Road

ZON15-12

March 17, 2016

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

Description of Proposed Project

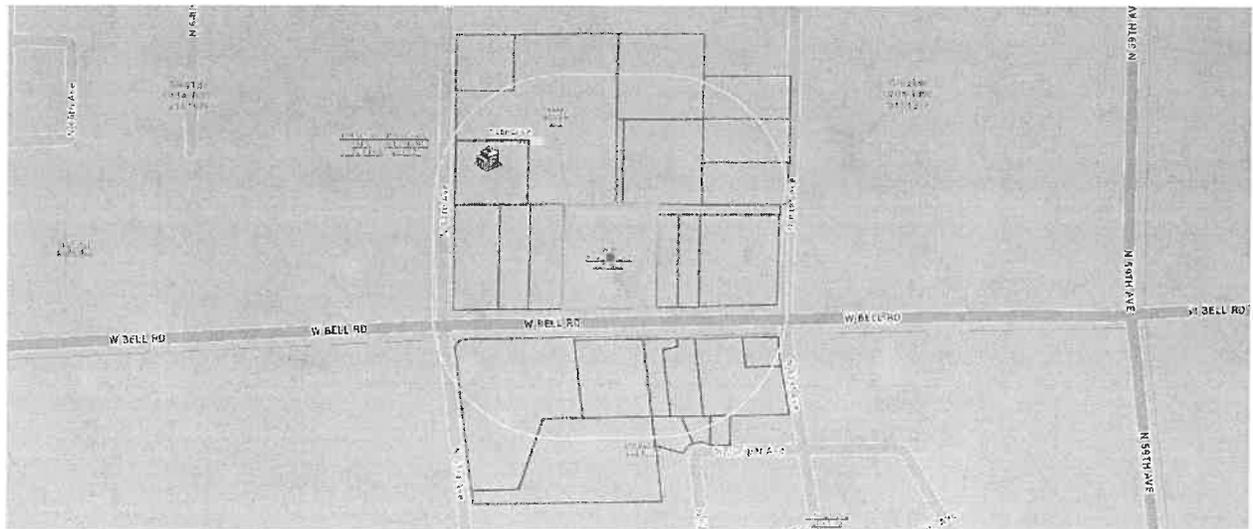
This Citizen Participation Final Report is being prepared in association with a request to rezone an approximately 3.38 acre site located at 6220 West Bell Road (the "Site") from the current C-O (Commercial Office) designation to G-O (General Office) to allow for medical related overnight stays. At the time of the initial application, the property site was vacant. Construction on this project was completed in November of 2015 and the business has since been operating as a medical office.

Elements of Citizen Participation Plan

Community involvement included the mailing of a neighborhood notification letter to property owners within 500' of the property. Notification also included individuals on the additional notification list provided on September 25, 2015, as well as individuals on the Sahuaro District and City Wide interested parties list, as provided by the City Planner on November 30, 2015. The notification letter was mailed on December 3rd and a copy of the notification letter is provided in Exhibit "A" of this report. Interested individuals were invited to contact the applicant directly to discuss any questions or concerns they might have. The applicant was available and responsive to these inquiries by phone and email, although there was only one neighbor that reached out. The applicant worked closely with this neighbor and their counsel to ensure that their concerns were heard and addressed to the best of their ability. This Citizen Participation Process was outlined in the initial Citizen Participation Plan, submitted to Planning Staff on November 30th.

Notification Map

The map below shows the properties included within the 500' notification area. The entire notification list, including the additional interested parties provided by Planning Staff, is included in Exhibit "B" of this report. This list includes a total of 85 individuals.



Concerns and Issues Expressed by the Participants

Only one neighbor reached out to the applicant to express their concerns. A neighboring resident to the northeast expressed concerns regarding the initial construction on site and abandonment of the GLO easements. We had several discussions and believe we have addressed his concerns.

Response to Concerns

The applicant and property owner feel that they have adequately addressed the public's concerns. The project design was created with sensitivity to the surrounding environment in order to reduce the number of concerns that would surface during the development process.

EXHIBIT A
Notification Letter

Wendy Riddell
Berry Riddell LLC

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
wr@berryriddell.com
480-685-3902

[DATE]

Subject: Honor Health Medical Center

Dear Neighbor:

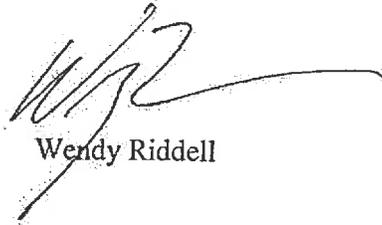
This letter is to inform you that Honor Health has applied to rezone the above referenced site from C-0 (Commercial Office) to G-0 (General Office) with the City of Glendale. The 3.38 +/- acre site is located at 6220 West Bell Road in the Sahuaro District.



The site is currently under construction as a medical office and is surrounded by a mix of commercial uses. The only proposed change as part of the rezoning will be to allow for overnight stays, not currently allowed under Commercial Office zoning. Anticipated uses include medical imaging, physical therapy, rehabilitation, subspecialty areas, community support/outreach programs and an observation lab.

I have included a site plan with this letter for your review. Please provide any comments to my rezoning request by December 31st, 2015. Please write, email, or call me at the contact information above. You may also contact Thomas Ritz with the City of Glendale at (623) 930-2588.

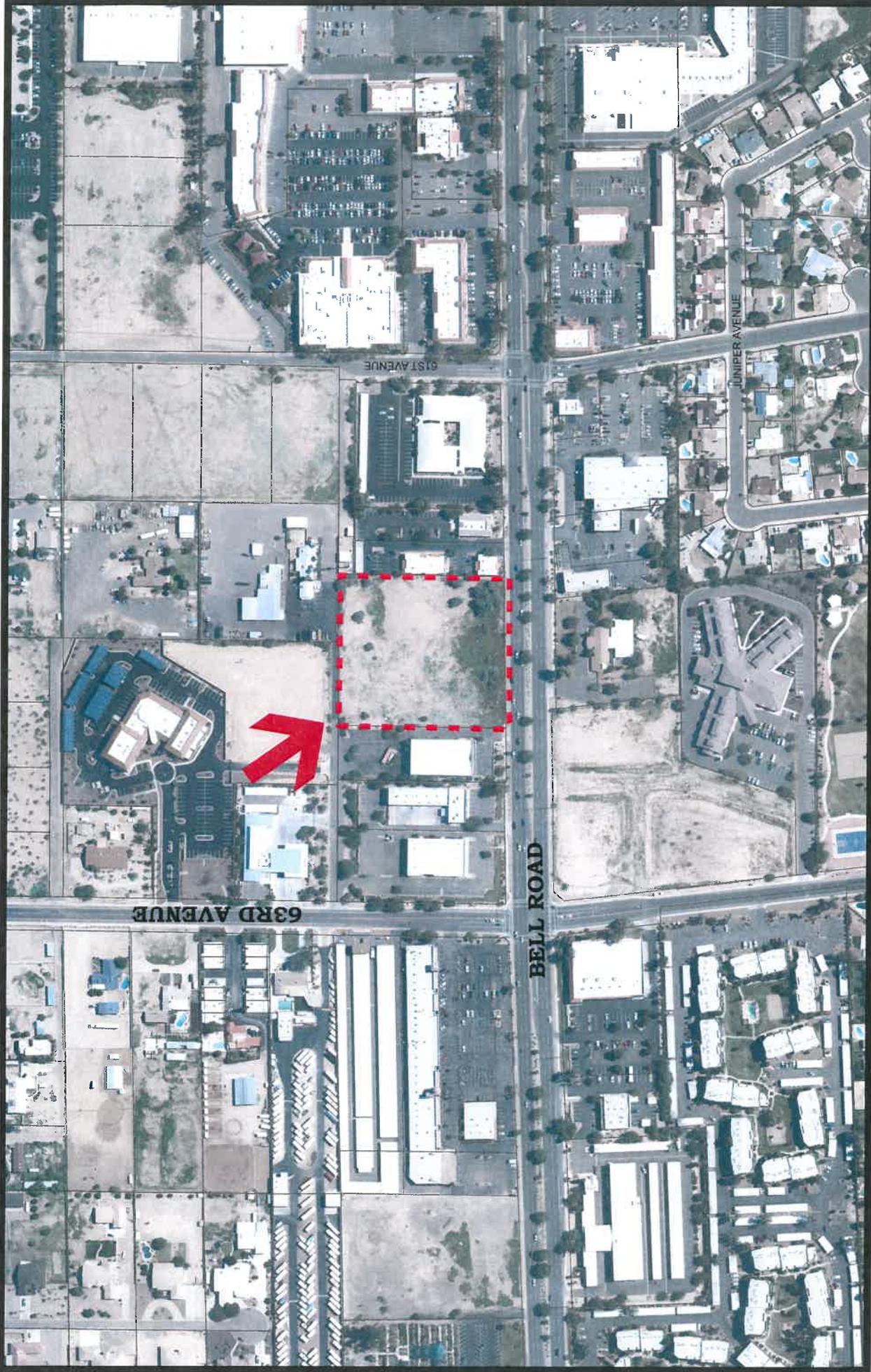
Sincerely,

A handwritten signature in black ink, appearing to read 'WR', with a long horizontal flourish extending to the right.

Wendy Riddell

WR/amp
Encl: site plan
129138-1

EXHIBIT B
Notification List



Aerial Date: October, 2014



CASE NUMBER
ZON15-12

