



Village Planning Committee Meeting Summary

Z-41-20-3

INFORMATION ONLY

Date of VPC Meeting	November 2, 2020
Request From	C-O (Commercial Office) (0.12 acres) and PAD-2 (Planned Area Development 2) (3.07 acres)
Request To	PUD (Planned Unit Development) (3.19 acres)
Proposed Use	Hospital and other commercial uses
Location	Approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard

VPC DISCUSSION:

*24 speaker cards were submitted in opposition, wishing to speak
4 speaker cards were submitted in favor, wishing to speak*

Ms. Wendy Riddell, representing the applicant, went over the PUD request in great detail. She outlined why the PUD designation was being proposed as opposed to a traditional zoning designation. She highlighted the increased setbacks, which are more than double that what is required in the underlying zoning designation. She highlighted that the proposal is dark sky compliant. She went over the hours of operation and highlighted peak times. She went over emergency vehicle lights and siren policy on the site and shared that an acoustical study had been conducted. She went over the traffic study and shared that there will be a slight increase in traffic. She went over the public outreach efforts to date.

Mr. Rick Murdock, the applicant representing Honor Health, He went over the business model for the proposed development and the potential relationships and benefits the community could take advantage of.

Mr. Joe Lesher thanked Ms. Riddell for addressing the high points of the project.

Mr. Alex Popovic applauded the applicant for providing a website as a community resource during COVID-19 for the project.

Mr. Robert Goodhue asked staff if the tennis club that was previously located on this site count as open space for the PAD-2 zoning designation.

Mr. David Simmons, staff, shared that the tennis club did count as open space for the PAD-2 designation.

Mr. Eric Cashman asked what the difference between the like facility was located on Thunderbird and this location.

Ms. Riddell shared that this product type is a first of its kind and is not comparable to the Thunderbird location.

Mr. Murdock stated that the Thunderbird location is a Scottsdale Healthcare facility, not an Honor Health facility.

Vice Chair Gubser asked what is allowed in the PAD-2 designation.

Ms. Louisa Ward asked if the PAD-2 was an older designation that originally allowed residential and minor commercial uses found in C-1.

Vice Chair Gubser asked if C-1 would allow this use.

Ms. Riddell shared the C-1 designation would allow this use with a Use Permit.

Ms. Toby Gerst applauded the applicant for proposing double the setback requirement and asked about toxic waste generated on site. She asked what the disposal method is for the toxic medical waste and how are the neighbors protected from such waste.

Ms. Riddell shared that all medical waste is stored internally and disposed of by a third-party contractor.

Ms. Gerst applauded the signage proposed.

Mr. Popovic asked if ambulances would be dropping people off.

Mr. Murdock explained that this facility will not pull patients from other areas and will only serve the local community. Therefore, ambulances will not drop people off too often from outside the area.

Ms. Ward asked if there will be a helicopter pad and service.

Ms. Riddell shared that there will not be helicopter service at this location, and it is specifically forbidden in the PUD ordinance for this site. Therefore, there will never be an opportunity to add helicopter service at this location.

Public Comment:

Dr. Neal Rockowitz, speaking for himself and several other neighbors, opened by sharing when he moved to the area. He lightly touched on the PAD-2 zoning designation requirements found in the City of Phoenix Zoning Ordinance. He shared that he and his neighbors have concerns about lighting, blocked view corridors, signage concerns, emergency vehicle traffic, noise and the specific use at this location. He also shared concerns with the proximity of this use in relation to single-family homes, the 24-hour operation of the use, and the massing of the building.

Mr. Steward Taylor stated that he lives on the south side of Shea Blvd. He has concerns about the representation from the applicant. He is concerned that promises made will not be kept over time and they can't be enforced by the City of Phoenix. He feels the proposed use is an inappropriate use of the land. Major concerns with use are sirens, lights, traffic, and the character of the area changing.

Mr. Terry Hamlin shared that he resides at 5432 E Alan Ln. Shared concerns about the proposed zoning designation, air traffic, noise resulting from air traffic, and feels a better use of the land would be a public park.

Ms. Lauren Leonard residing at 5401 E Alan St shared concerns about light pollution, noise, traffic and the business model of the proposed use. She stated that this use would not be a benefit to the community, but a burden.

Mr. Luis Lopez residing at 5358 E Mercer Ln shared concerns about the public neighborhood meeting times. He believes the applicant is lying to the public. He has traffic and safety concerns as well.

Ms. Nancy Ribble residing at 5227 E Saguaro Dr ditto' d Neal's comments. He also has concerns about the 24-hour business in proximity to residential, property values, traffic and noise.

Mr. Tim La Sota residing at 2198 E Camelback Rd has concerns with the use proposed at this location.

Mr. Maulik Parikh resides on the south side of Shea Blvd. He shared concerns with the character of the area changing, property values decreasing and the long-range urban vision for the area. He shared that there are many vacant commercial uses in the area that this applicant could utilize where the use is more appropriate. He is opposed.

Mr. Rafael Dutoit shared that he is 10 years old. He shared that he was a member of the tennis club, which was replaced with Mountain Side Fitness. He would like to see a public park on this site to give local children a place to play.

Ms. Jennifer Wann resides in Paradise Valley North. He is in support of the proposal. She has a terminal ill child who would benefit from this proposed use. She shared that this specific use if needed for the area. She asked the committee to recommend approval.

Mr. Gino Davi residing at 4650 E Alan Ln. shared that he is in favor of the proposal.

Applicants Response:

Ms. Wendy Riddell iterated that this proposal has nothing to do with the Mountain Side Fitness site. It is a different developer, owner, and applicant. She stated that the tennis club is not coming back. She stated that change is hard for most people in most scenarios. She also stated that this is not prime residential

real estate as it fronts onto Shea Blvd, which is an extremely busy major arterial. She also shared that the applicant has shopped other sites and the subject site is the best choice.

VPC Discussion:

Ms. Toby Gerst asked if the committee has been equitable with time for both the opponents and proponents of the cases. She stressed that this is of utmost importance.

Chairwoman Jennifer Hall stated that we try our best to accommodate, but it is dependent upon many factors including number of registered speakers, length of presentations as some projects are more complex than others and length of agenda.