



Village Planning Committee Meeting Summary

Z-25-21-4

INFORMATION ONLY

Date of VPC Meeting	September 13, 2021
Request From	R-3 RI (Multifamily Residence District, Residential Infill District), R-5 RI (Multifamily Residence District, Residential Infill District), C-O (Commercial Office District), C-O/G-O (Commercial Office / General Office), C-2 SP (Intermediate Commercial, Special Permit), C-2 HR (Intermediate Commercial, High-Rise District), C-2 HR (Approved C-2 HR SP) (Intermediate Commercial, High-Rise District, Approved Intermediate Commercial, High-Rise District, Special Permit), C-2 HR SP (Intermediate Commercial, High-Rise District, Special Permit), C-2 HGT/WVR (Intermediate Commercial, Height Waiver), and P-1 (Parking)
Request To	PUD
Proposed Use	Phoenix Children's Hospital PUD to allow for a medical campus
Location	Southwest corner of the SR-51 Freeway and Thomas Road

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received on this item.

STAFF INTRODUCTION

Klimek provided an overview of the Planned Unit Development (PUD) zoning tool which allows for flexibility on unusual sites and proposals to deliver a built-environment superior to that possible through conventional zoning. He indicated that the purpose of this Informational Hearing is for the committee to receive an overview of the proposal and to solicit directive comments that can be incorporated into the hearing draft that will return for a recommendation.

APPLICANT PRESENTATION

Taylor Earl, of Earl and Curley, introduced himself as representing Phoenix Children's Hospital. He provided an overview of Phoenix Children's Hospital, its mission, and its

many accolades. The current campus is governed by multiple individual zoning cases with different zoning districts and a variety of stipulations pertaining to each and this fragmentation makes it difficult to develop a cohesive campus. The PUD will simplify the zoning on the site, will articulate high quality design standards, and will allow for Phoenix Children's Hospital to continue thriving on this site.

QUESTIONS FROM COMMITTEE

Vice Chair Bryck asked if the expansion of the campus will require more helipads or create additional helicopter trips.

- **Dave Cottle**, of Phoenix Children's Hospital, responded that not additional helipads will be required on the campus and the existing pad has adequate capacity.
- **Earl** added that the original stipulation language from the Special Permit Rezoning Case for the helipad is being added to the PUD.

Procaccini asked about the plan for the parcel located southwest of the main campus, noting it appears to be disconnected, ideal for a land-swap to make for a more contiguous campus, that it is adjacent to residential, and that its shape does not appear conducive for much vertical redevelopment.

- **Earl** responded that land acquisition is always a challenge and that the referenced site is what they could get ahold of, is geographically constrained by its shape, and is disconnected from the core of the campus. Additionally, because healthcare is changing, Phoenix Children's Hospital does not know exactly what future development will be needed or where it will happen on the campus. Due to the location of the site and the odd shape, the PUD proposed to voluntarily restrict the height of development on this parcel to 30 feet which is similar or less than the existing entitlement.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION.

None.

STAFF COMMENTS

None.