

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 14	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-41-20-3 (Honor Health Outpatient Medical Center – Shea PUD)
Location:	Approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard
From:	C-O (Approved PAD-2 SP) and PAD-2 (Approved PAD-2 SP)
To:	PUD
Acreage:	3.19
Proposal:	Planned Unit Development to allow a hospital and other commercial uses.
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	5316 East Shea Boulevard, LLC
Representative:	Wendy Riddell, Berry Riddell, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 11/2/2020 Information only.

**Paradise Valley** 2/1/2021 Approval, per the staff recommendation with additional stipulations. Vote: 10-4 (2 abstained).

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-41-20-3, per the Paradise Valley Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard

Second: Johnson

Vote: 6-3 (Gaynor, Montalvo, Shank)

Absent: None

Opposition Present: Yes

#### **Findings:**

1. The proposed development provides additional protections for nearby residential uses through site design and enhanced development standards.
2. The proposed development will provide a needed service in the area.

3. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment that will help to reduce the urban heat island effect.

Stipulations:

1. An updated Development Narrative for the HonorHealth Outpatient Medical Center - Shea PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 6, 2021, as modified by the following stipulations:
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:  
1st Submittal: July 29, 2020  
2nd Submittal: October 14, 2020  
Hearing Draft: January 6, 2021  
City Council adopted: TBD
  - b. Add parking standards to the comparative development standards table.
  - c. Add standards for the detached sidewalk in the Development Standards table as depicted on the landscape plan.
  - d. Provide a dimensioned landscape plan depicting distance between sidewalk and back of curb at a 5-foot minimum, sidewalk widths at a minimum of 5 feet wide and landscape setbacks. Include caliper sizes of trees, number of shrubs under each tree, groundcover percentages in a table format on the plan.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

5. THE DEVELOPER SHALL CONSTRUCT A TRAFFIC SIGNAL AT THE INTERSECTION OF SHEA BOULEVARD AND 54TH STREET, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
6. THE OPERATOR OF THIS FACILITY SHALL NOT CONTRACT WITH EMERGENCY MEDICAL SERVICES ("EMS") TO BRING PATIENTS TO THE FACILITY BY AMBULANCE WITH LIGHTS AND SIRENS (CODE 3).
7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

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