



Village Planning Committee Meeting Summary Z-65-18-8

Date of VPC Meeting	November 19, 2018
Request From	R-3 CCSIO (Multifamily Residential District, Central City South Interim Overlay)
Request To	C-2 CCSIO (Multifamily Residential District, Central City South Interim Overlay)
Proposed Use	Hospital
Location	Approximately 600 feet south of the southeast corner of 9th Avenue and Buckeye Road
VPC Recommendation	Approved with an additional stipulation
VPC Vote	11-2

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Staff, Hannah Bleam, provided an overview of the rezoning request and noted that this development will be a reuse of the existing building that is on the site with additional site improvements. Staff recommends approval subject to 6 stipulations that are outlined in the staff report.

The applicant's representative, Andrew Yancey, provided an overview of the request. He noted that the previous owner was a State run urgent care and were not subject to the zoning. However, with the change of ownership out of the state, it requires the rezoning to allow C-2 for a psychiatric hospital. There are a number of medical uses located in this area including the Phoenix Memorial Hospital located across 7th Avenue. Many of the patients at this hospital will be transported to the facility. In addition, there will be 50 full-time jobs at the facility and the development will help with security of the area as the existing building has been vacant.

Chairman Sean Sweat opened up the floor for committee questions.

Eva Olivas noted that she has spoken with the Southwest Behavioral and Health Hospital and they have concerns about parking as there are a number of facilities and a shared parking area.

Mr. Yancey noted that when this area was first developed it was done like a campus with a shared parking model; however, that agreement has since expired. He noted that they have a parking and cross access agreement with the Phoenix Urban League to

access the facility from 7th Avenue. The Southwest Behavioral and Health Hospital owns the access out of the parking lot and they have not been successful to get that cross access agreement. However, they do have access to 9th Avenue from their facility.

Patrick Panetta noted that he has concerns about the parking count and the available parking spaces on the site.

Mr. Yancey noted that they are proposing 26 beds in the facility because that is all that can be parked currently. They have potential for 40 beds within the building, but they have been limited by the parking.

Caitlyn Mitchell stated that with this kind of use it is likely that there is not much parking that would be needed. She added that 26 beds is not that many and is underutilizing the building.

Motion: Patrick Panetta made a motion, with a second by Michael Langley, to approve subject to staff's stipulations with a modification to Stipulation #1 as the following:

1. The developer shall replenish landscaping per the C-2 zoning district minimum Standard FOR THE LANDSCAPE SETBACK ON THE PROPERTY'S WESTERN BOUNDARY ALONG 9TH AVENUE prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions, and all trees within the landscape setback shall be located adjacent to the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.

Friendly Amendment: Eva Olivas made a friendly amendment to the motion to encourage the applicant to continue conversations for a vehicular ingress and egress solution with the neighboring businesses.

This friendly amendment was accepted.

Vote: 11-2

Roll Call:

Yays:

Sean Sweat
Zach Burns
Ray Cabrera III
Shannon Dubasik
Calvin Goode
Dana Johnson
Michael Langley
Caitlyn Mitchell
Eva Olivas

Patrick Panetta
Janey Starks

Nays:

Veronyka Lockhart
Rachel Frazier Johnson

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.