

Attachment B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-41-20-3 HonorHealth Outpatient Medical Center - Shea PUD January 25, 2021

Paradise Valley [Village Planning Committee](#) Meeting Date:

February 1, 2021

[Planning Commission](#) Hearing Date:

March 4, 2021

Request From:

[C-O](#) (Approved PAD SP) (Commercial Office, Approved Planned Area Development, Special Permit) (0.12 acres) and [PAD](#) (Approved PAD SP) (Planned Area Development, Approved Planned Area Development, Special Permit) (3.07 acres)

Request To:

[PUD](#) (Planned Unit Development) (3.19 acres)

Proposed Use:

Planned Unit Development to allow a hospital and other commercial uses

Location:

Approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard

Owners:

5316 E Shea Boulevard, LLC

Applicant:

Wendy Riddell, Berry Riddell

Representative:

Wendy Riddell, Berry Riddell

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Residential 3.5 - 5 dwelling units/acre

[Street Map Classification](#)

Shea Boulevard

Major Arterial

60-foot north half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

Rezoning to PUD will support opportunities for new businesses to develop along a major arterial street.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The Honor Health Shea PUD proposes enhanced landscaping around the development and internal landscaped areas. A detached sidewalk along Shea Boulevard includes landscape areas with shade trees on both sides of the sidewalk to provide thermal comfort for pedestrians.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development will be compatible with the existing single-family residential development to the north. The PUD requires enhanced landscape buffers and conditions for potential emergency vehicle ingress/egress.

Applicable Plans, Overlays and Initiatives

[Tree and Shade Master Plan](#) – See background item No. 7

[Complete Streets Guiding Principles](#) – See background item No. 8

[Comprehensive Bicycle Master Plan](#) – See background item No. 9

[Zero Waste PHX](#) – See background item No. 10

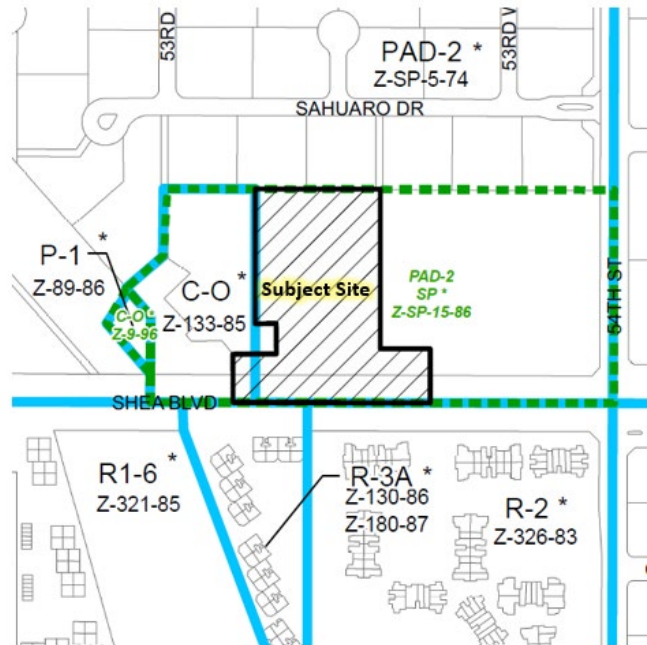
Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant	C-O (Approved PAD SP) and PAD (Approved PAD SP)
North	Single-family Residential	PAD SP
South (across Shea Boulevard)	Multifamily Residential	R-3A, R-2
East	Fitness Center	PAD SP
West	Commercial Office	C-O (Approved PAD SP) and P-1 (Approved C-O)

Background/Issues/Analysis

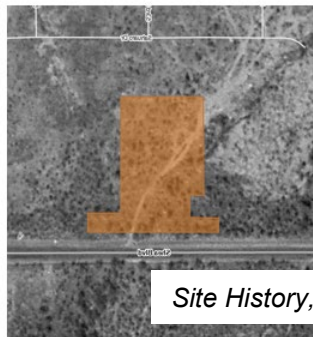
SUBJECT SITE

1. This is a request to rezone a 3.19-acre property located approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard. The request is to rezone from C-O (Approved PAD SP) (Commercial Office, Approved Planned Area Development-2 Special Permit) (0.12 acres) and PAD (Approved PAD SP) (Planned Area Development, Approved Planned Area Development Special Permit) (3.07 acres) to PUD (Planned Unit Development) to allow a hospital and commercial uses.



Context Zoning Map, Source: City of Phoenix Planning and Development Department

2. The subject site consists of one parcel that is under the ownerships of 5316 E Shea Boulevard, LLC. The site is currently vacant. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time the subject site and the surrounding area vastly consisted of vacant land. This area was rezoned in 1974 as a Planned Area Development (PAD) comprised of 80 acres through Rezoning Case No. Z-64-74 and a concurrent special permit case, Z-SP-5-74, for a tennis club along the Shea Boulevard frontage and a golf course. The golf course was not built within this Special Permit area. In 1985 a portion of the site was rezoned to C-O through Rezoning Case No. Z-133-85 to allow administrative office uses for the tennis club along the Indian Bend Wash and Shea Boulevard. In 1986 an expansion of the tennis club and parking area was requested through Rezoning Case No. Z-SP-15-86.



1969



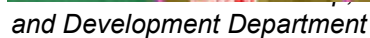
2000



2019

Site History, Source: Maricopa County Historic Aerials

- The General Plan Land Use Map designation on all sides of the subject parcel are also Residential 3.5 to 5 dwelling units per acre, with some Residential 10 to 15 dwelling units per acre south of the site and Parks/Open Space – Publicly Owned west of the site.



4. *North*

South

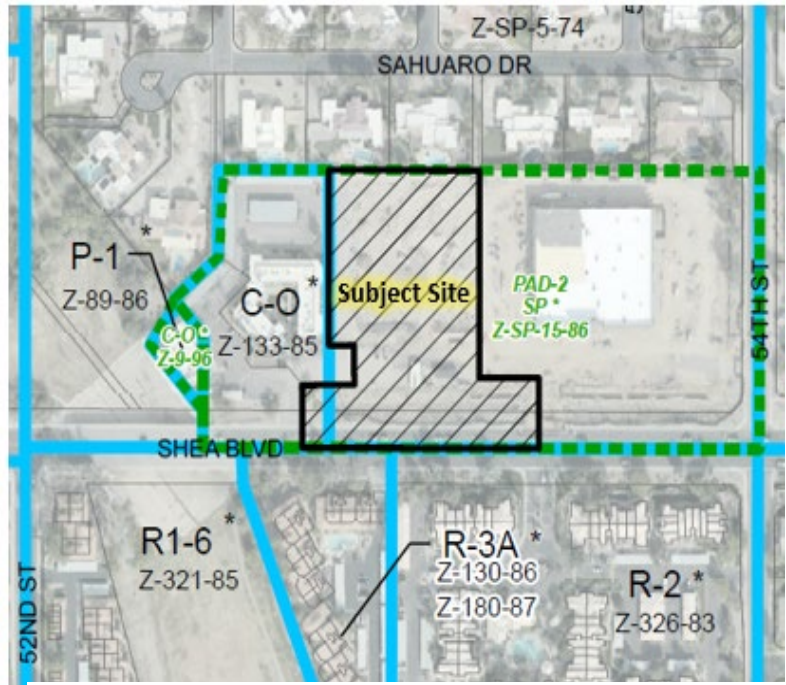
Directly south of the subject site, across Shea Boulevard, are two two-story multifamily developments named La Camarilla Villas Condominiums and Bella Terra Condominiums. La Camarilla Villas Condominiums, located south and southwest of the site, is zoned R-3A (Multifamily Residential District) through Rezoning Case No. Z-180-87. Bella Terra Condominiums, located south of the site zoned R-2 (Multifamily Residence District) through Rezoning Case No. Z-326-83.

East

Directly to the east of the subject site is a fitness center zoned PAD SP (Planned Area Development, Special Permit) approved through PHO-2-18--Z-SP-15-86, which modified stipulations in the original special permit rezoning case, allowing a fitness center.

West

West of the subject site, are two commercial office buildings with one and two story buildings zoned C-O (Approved PAD SP) (Commercial Office, approved Planned Area Development, Special Permit) and PAD SP (Planned Area Development Special Permit) and P-1 (Approved C-O) (Passenger Automobile Parking, Limited, approved Commercial Office).



Context Land Use Map, Source: City of Phoenix Planning and Development Services Department

PROPOSAL

5. The proposal was developed utilizing the PUD zoning designation. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the HonorHealth Outpatient Medical Center - Shea PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped January 6, 2021. The proposed standards were designed to allow for a commercial development that continues enhancement along the Shea Boulevard corridor for a more pedestrian-friendly environment and provides a thoughtful or appropriate transition from the adjacent residential uses to the north of the subject site.

List of Uses

The Development Narrative proposes a hospital and land uses in C-O/M-O (Commercial Office, Major Office option).

Prohibited Uses

The Development Narrative proposes restricting RV Parking and a helistop. Prohibiting these uses helps to make this proposal more consistent with adjacent commercial office and residential uses.

Conceptual Site Plan

The development's main access points are along Shea Boulevard. The project proposes a one-story, 18-foot tall commercial building with approximately 13,500 square feet of the building being utilized for urgent/emergency care and 11,500 square feet being utilized for physical therapy and primary care. The subject site proposes 50 percent open space, which includes shaded pedestrian pathways and enhanced landscaping. Shea Boulevard will contain an enhanced streetscape with a detached sidewalk framed by landscape areas that will include trees, shrubs and live ground cover. The development narrative does not call out the dimension of the detached sidewalk. Staff is recommending in Stipulation No. 1.a. which requires a minimum 6-foot-wide detached sidewalk along Shea Boulevard. This is consistent with the approved Street Classification Map approved cross section. The northern property boundary proposes a 100-foot building setback, 30 foot landscape setback and a double row of multitrunked trees abutting the northern property boundary, which provides an enhanced buffer between the proposed use and existing single-family residential uses to the north.

The plan shows a central development area bounded by East Shea Boulevard to the south and a residential area to the north. The proposed development includes a 'PROPOSED MOB' (Main Office Building) and a 'PROPOSED FSD' (First Aid Station) building. To the north of the development is a '100' BUILDING SETBACK' and a '30' LANDSCAPE SETBACK' area with trees. To the south, along East Shea Boulevard, is a 'DECKED PAVING' area, a '10' BUILDING SETBACK', and a '30' LANDSCAPE SETBACK' area with trees. The plan also shows various setbacks and landscaping details, including a '10' BUILDING SETBACK', a '30' LANDSCAPE SETBACK', and a '10' BUILDING SETBACK' along the eastern boundary. The plan is labeled 'ILLUSTRATIVE LANDSCAPE PLAN' and 'EAST SHEA BOULEVARD'.

Illustrative Landscape Plan, Source: Devenney Group



Illustrative Landscape Plan, Source: Devenney Group

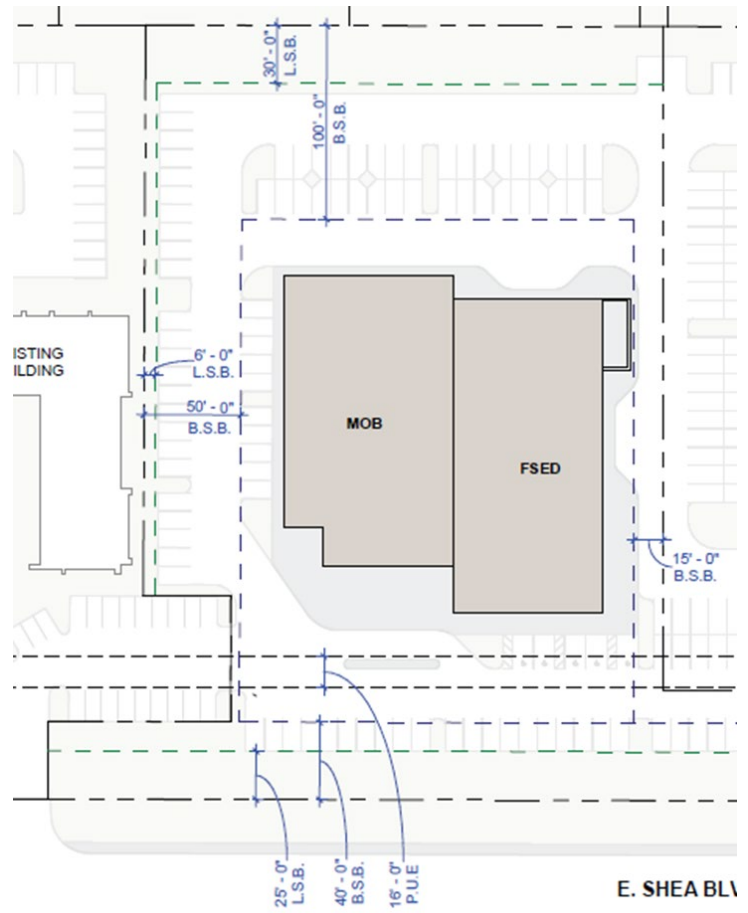
Development Standards

The PUD development narrative proposes development standards based on the C-1 Zoning District. Several of the enhanced standards from the C-1 standards are in relation to height, lot coverage, open space and building setbacks. All other development standards are comparable.

The proposed maximum height of the project is 18 feet. The C-1 standards allow a maximum height of 30 feet. Staff is supportive of the reduction in height due to the close proximity of residential uses to the north.

The lot coverage proposed for the project is a maximum of 20 percent. The C-1 standards allow a maximum lot coverage of 50 percent. The reduction in lot coverage allows more landscape areas to be incorporated on the site to serve as buffer areas to the north and open space areas for employees and people visiting the site.

The proposed building setbacks are 100 feet on the northern boundary, 15 feet on the eastern boundary, 40 feet on the southern boundary and 50 feet on the western boundary. The PUD development narrative proposes enhanced setbacks on all sides of the property compared to the C-1 zoning standards.



Setback Exhibit, Source: Devenney Group

Landscape Standards

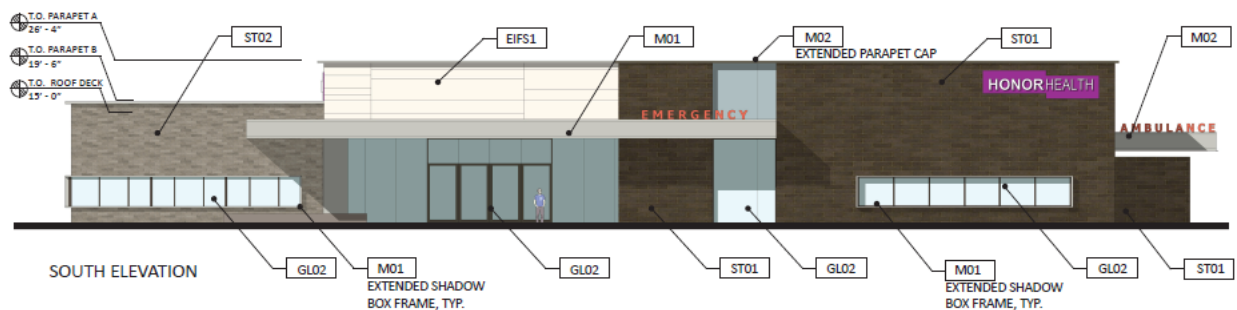
The Development Narrative includes increased landscape setbacks adjacent to the

existing residential uses to the north. Minimum landscape setbacks of 30 feet will be provided along the northern property boundary whereas a 25-foot setback will be provided along the Shea Boulevard property line on the south of the site. The Shea Boulevard frontage will utilize existing trees in addition to replacement of three-inch caliper trees along all the public right-of-way and new two and three-inch caliper trees in all landscape areas. The developer shall install shrubbery and groundcover plants in all landscape areas.

The streetscape along Shea Boulevard will include a detached sidewalk and minimum three and four-inch caliper trees along the public right-of-way. This exceeds minimum tree size requirements in the C-1 district. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade at maturity along the detached sidewalk and 25 percent shade in the parking lot area.

Design Guidelines and Standards

The Development Narrative includes design standards that promotes four sided architecture in an effort to create visual interest on all four sides of the building. Design standards ensure that the building facade will blend with the natural desert environment and contain a minimum of 33 percent of each building elevation include integral color dimensional concrete masonry block with honed finish, stone tile, metal paneling, glazing, exterior insulated finish system with reveal pattern or integral color dimension concrete masonry block with smooth finish. The graphic below depicts the quality architecture proposed in the PUD narrative.



Conceptual Elevation, Source: Devenney Group

The final elevations and building plans submitted to the City will incorporate the provisions outlined in the development narrative and shall follow the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance.

Parking Standards

The proposed parking is less than what is required by Section 702 of the Zoning Ordinance. Staff is supportive of the reduction in parking as the developer has opted to eliminate a row of spaces on the northern most boundary of the site due to the close proximity of residential uses. Staff is recommending the development narrative address specific standards, which is reflected in Stipulation No. 1.b. A double row of

trees will be planted between the parking lot and residential subdivision to the north in an effort to create a greater buffer between the two uses. The PUD proposes a minimum of one bicycle space per 25 parking stalls with a maximum of 50 spaces and shall comply with Section 1307.H. of the City of Phoenix Zoning Ordinance.

Fences/Walls

All site fences and walls will be consistent with Section 703.A of the Phoenix Zoning Ordinance. In addition, the emergency generator, depicted on the Site Plan adjacent to the proposed building, depicted on the Site Plan adjacent to the proposed building, shall be screened by a minimum 11-foot wall.

Shade

The proposed shade standards require that a minimum of 75 percent of shade cover be provided at maturity over the Shea Boulevard sidewalk. Further, 25 percent of the parking lot shall be shaded, and 50 percent of all accessible public and private open space areas shall be shaded.

Lighting Plan

All lighting will be consistent with the standards of Section 507 Tab A (Guidelines for Design Review) and 704 (Environmental Performance Standards) of the Phoenix Zoning Ordinance and Section 23-100 of the City Code. In addition, other restrictions have been incorporated.

Emergency Vehicles

Emergency vehicles are not regulated by the City of Phoenix. However, the PUD development narrative states that non-emergency patients may be transported to the facility by ambulance without the use of lights and sirens. Emergency vehicles may use lights and sirens for patients that require immediate transport, on occasion.

Signage

The proposed sign standards will comply with the Zoning Ordinance standards for commercial development. In addition, the signage will be compatible with the project design and signs shall not be located on the north side of the building.

Sustainability

The Development Narrative proposes several options to incorporate sustainability principals including drought tolerant landscaping, vegetated parking lot and other open space areas, which will reduce the heat island effect. The project also proposes the utilization of low flow water fixtures among other features.

PUD Compatibility to Zoning Ordinance

The PUD proposes building setbacks that are comparable or greater than what is required by the Phoenix Zoning Ordinance in the C-1 zoning district. Most notably, the enhanced building and landscape setbacks, shade at 75 percent coverage at maturity

to increase pedestrian comfort and activity. Additionally, the building height is restricted to 18 feet (28 feet at the top of the parapet). Enhanced protections for abutting residential to the north include setbacks, enhanced landscaping buffers, and a signage restriction on the site.

Phasing

The project will be constructed in one phase.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes a robust landscaped pedestrian walking path along Shea Boulevard, open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

8. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There is a proposed detached sidewalk adjacent to the public street which provides a safer and more comfortable pedestrian experience.

9. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall be a decorative design and installed per the requirements of Section 1307. H. of the Zoning Ordinance.



Source: Dero

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental

Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written, staff has received 42 letters of opposition with concerns related to the proposed use, line of site to existing residential, buffering, proximity to residential uses, traffic, signage, lighting and noise generated from emergency vehicles entering and exiting the site. The applicant has been working with concerned neighbors to mitigate these concerns.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, shall be constructed with all mandatory elements. In addition, no preliminary approval of plans shall be granted until a Traffic Impact Study/Statement is reviewed and approved by the City. These are addressed in Stipulation Nos. 2 and 3.
13. The Public Transit Department has proposed decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces be implemented. Additionally, it is recommended that all building entrances and exits, and all public sidewalks be connected utilizing the minimum possible distance and providing the most direct route. All cross-access agreements shall incorporate a pedestrian pathway. Further, trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity. Development standards within the Development Narrative prescribe standards for pedestrian connectivity and shade. These are addressed within the PUD narrative.
14. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1755 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure

mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 4.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

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 dated 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.
 6. 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.

Writer

David Simmons

January 26, 2021

Team Leader

Samantha Keating

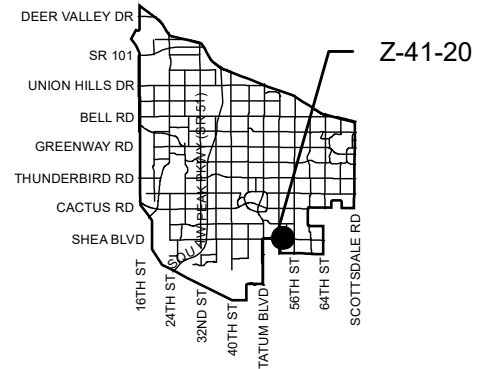
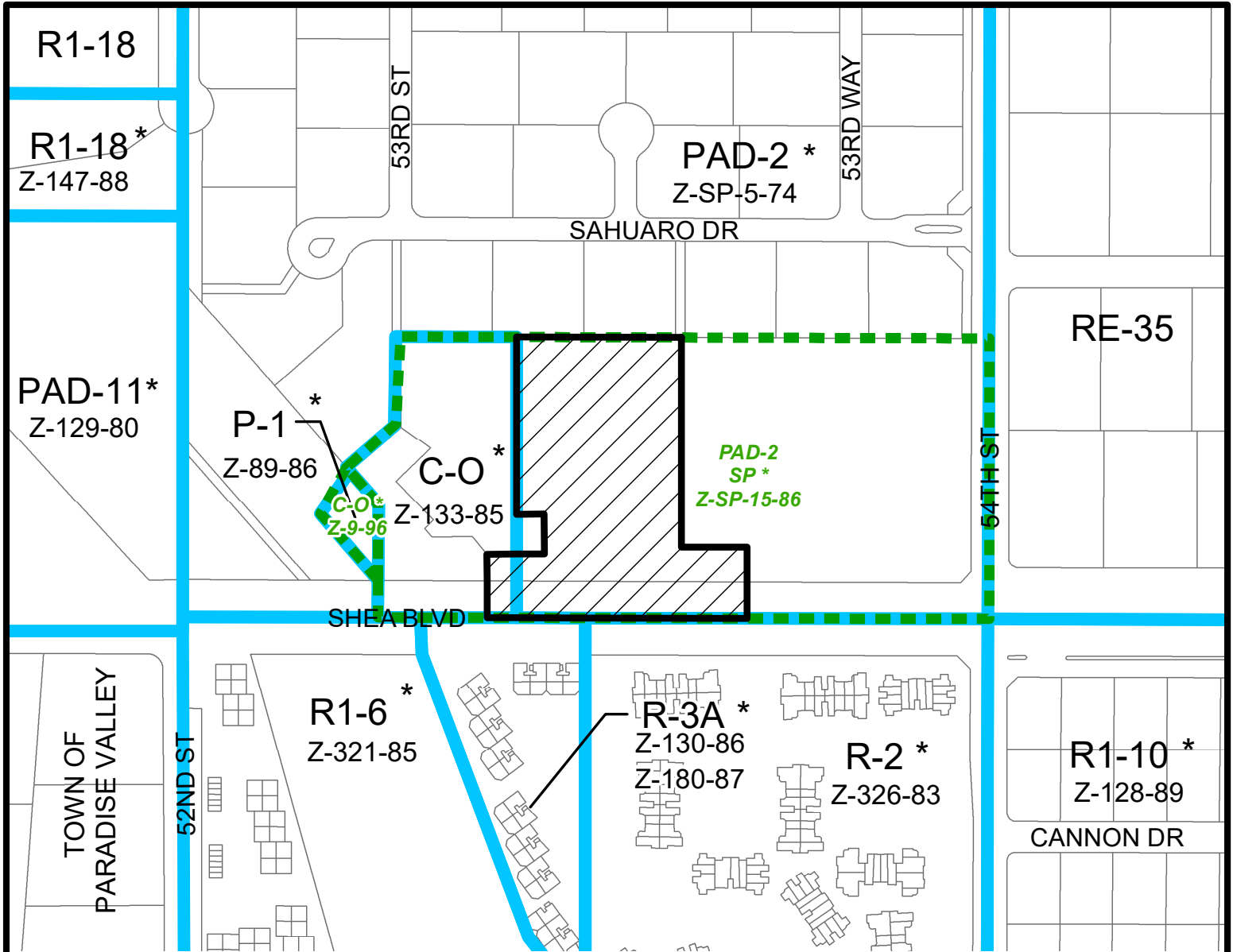
Exhibits

Zoning Sketch Map

Zoning Aerial Map

Community Correspondence (69 pages)

[HonorHealth Outpatient Medical Center - Shea PUD](#) Development Narrative date stamped January 6, 2021

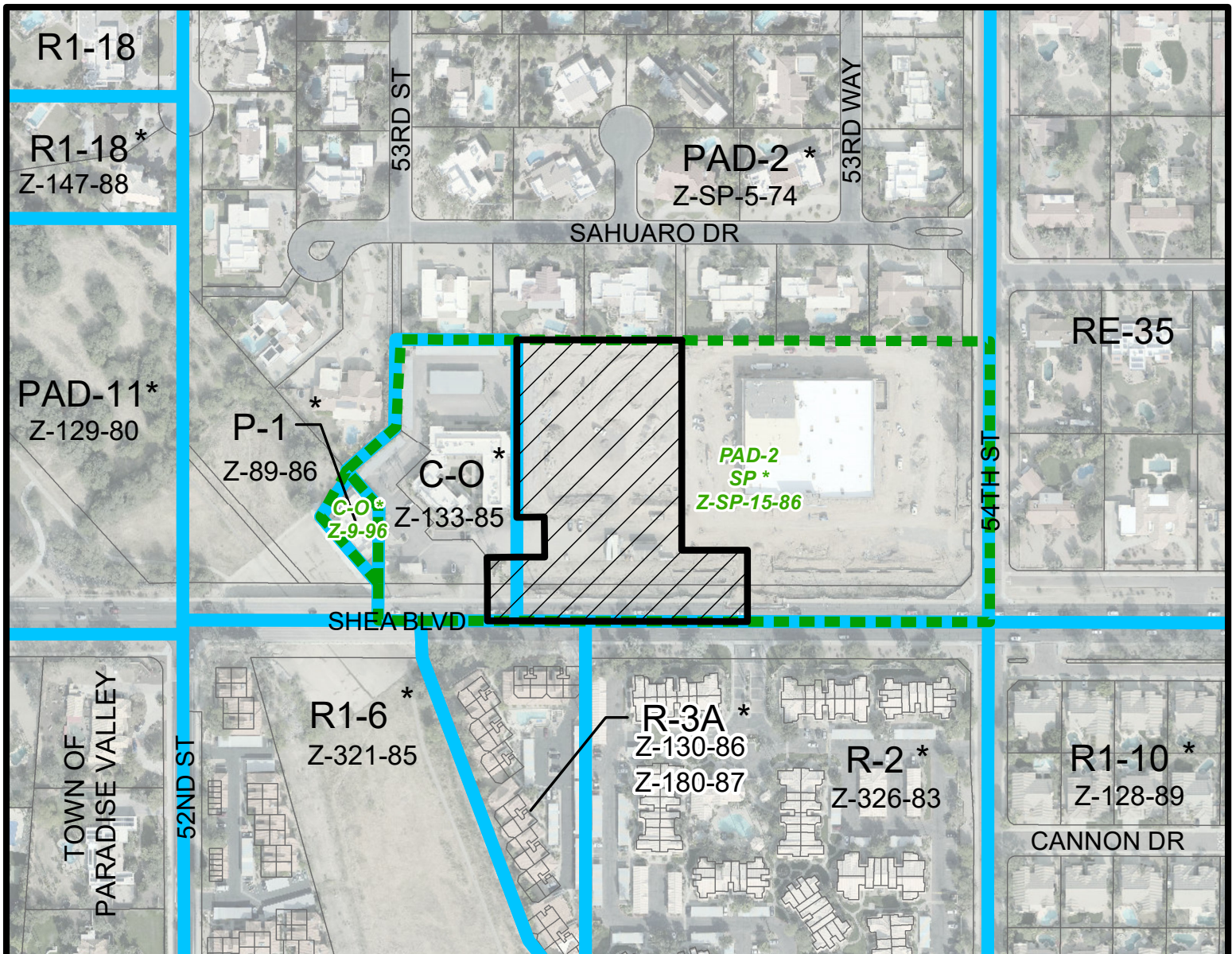


PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Wendy Riddell, Berry Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-41-20	DATE: 8/06/2020 REVISION DATES:	FROM: C-O (Approved PAD-2 SP) (0.12 a.c.) PAD-2 (Approved PAD-2 SP) (3.07 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.19 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 29-40	ZONING MAP K-11	TO: PUD (3.19 a.c.)
MULTIPLES PERMITTED C-O (Approved PAD-2 SP), PAD-2 (Approved PAD-2 SP) PUD	CONVENTIONAL OPTION N/A (0), 3 (3) N/A		* UNITS P.R.D. OPTION N/A (N/A), N/A (N/A) N/A

* Maximum Units Allowed with P.R.D. Bonus



Miles

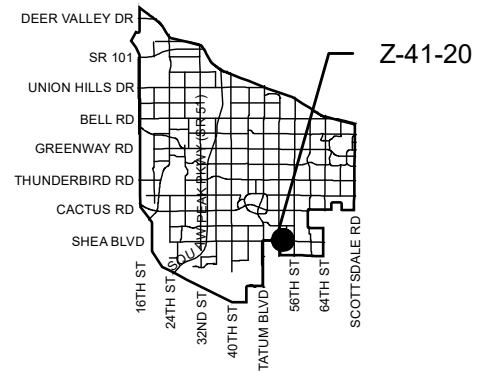
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Wendy Riddell, Berry Riddell

APPLICATION NO. Z-41-20

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

3.19 Acres

DATE: 8/06/2020
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 29-40

ZONING MAP

K-11

REQUESTED CHANGE:

FROM: C-O (Approved PAD-2 SP) (0.12 a.c.)
PAD-2 (Approved PAD-2 SP) (3.07 a.c.)

TO: PUD (3.19 a.c.)

MULTIPLES PERMITTED

C-O (Approved PAD-2 SP), PAD-2 (Approved PAD-2 SP)

PUD

CONVENTIONAL OPTION

N/A (0), 3 (3)

N/A

* UNITS P.R.D. OPTION

N/A (N/A), N/A (N/A)

N/A

* Maximum Units Allowed with P.R.D. Bonus

David O Simmons

From: Alex Neville <alex.neville@gmail.com>
Sent: Sunday, August 23, 2020 2:33 PM
To: kmw@berryriddell.com; David O Simmons
Subject: Proposed HonorHealth on Shea

Good afternoon,

I'm not sure if I will be able to attend the Zoom meeting so I am sending in my concerns ahead of time.

I've been a resident on Shea for the past 15 years, directly across from the proposed location of HonorHealth. Like many parts of Shea Blvd, this is a very busy street. This particular section has notably bad traffic for several reasons:

1) The narrowing of westbound Shea at 56th St, forcing three lanes of rush hour traffic into two lanes.

This narrowing leads to many aggravated drivers and aggressive driving due to individuals not wanting to lose a single spot in line, especially at the afternoon rush hour. It has forced inattentive drivers to cut over left a lane, oblivious to the existing occupant of that lane, causing near crashes. At rush hour (during non-COVID times), the traffic is solid bumper to bumper from Tatum back to 56th Street, and further on some days.

2) Several driveways and intersections, including side streets, condominium developments and Mountainside Fitness

There is a lot to pay attention to here with locals trying to drive home, or turn out of their respective driveways onto Shea. This will be more difficult with the increased emergency traffic of the proposed HonorHealth. Many of those coming to HonorHealth may not be familiar with the driveways or the area and may not be able to focus on the traffic coming from multiple directions as they try to find HonorHealth, especially as they are personally stressed with their own emergency situations.

3) A bi-directional center turn lane.

This in particular is a major concern. Many drivers treat this as a long merge lane, driving 200-300 yards up the center lane to merge into traffic. I've watched drivers get into this lane from in front of Mountainside Fitness to turn left onto 52nd St, which is about 300 yards. Other drivers come out of Bella Terra condominiums and make it all the way to the light at 51st Place before merging. Drivers coming to Mountainside from the west will get into the merge lane as soon as 52nd Street so they can pass slower traffic in the left lane. This turns this center turn lane into a suicide lane with many, many near accidents. There probably are logged accidents but I don't have access to those records.

I believe there is a major safety issue in bringing 24 hour emergency traffic to this section of Shea Blvd that is not capable as currently engineered to safely handle that traffic. There are too many distractions, too many people coming from different directions, and too many drivers sharing that turn lane as head on traffic.

Secondarily, the presence of Mountainside Fitness is more omnipresent than the prior occupant, La Camarilla Tennis/Fitness. While we were made promises of how it would coexist, those promises do not appear to be kept. The lights are brighter than before and they even have music playing outside 24 hours a day (in non-COVID times). I cannot sleep with a window open and not hear their music. This is not acceptable.

This location would be better served as professional or non-emergency medical offices. If a 24 hour emergency location is to be considered then major improvements must be provided on Shea Blvd, and the business must better conform to the neighborhood environment with sound, light, etc. than has Mountainside Fitness.

Sincerely,
Alex Neville
5249 E. Shea Blvd, Unit 101
Scottsdale, AZ 85254
480.389.4006

David O Simmons

From: William Christian <whchristian@msn.com>
Sent: Tuesday, October 27, 2020 10:40 AM
To: David O Simmons
Subject: Honor Health Medical Center Zoning Chg Request Z-41-20

Hi David,

I missed your call yesterday. I'm the HOA President of North Phoenix Promontory, just to the southeast of this proposed development. We have a lot of concerns about this project and I need some clarification on the upcoming Village Planning Informational Meeting.

I went thru this process a couple years ago when Cachet Homes wanted a zoning chg for their Astoria residential development. Thru the Village Planning Comm Hearing we were able to come up with a satisfactory compromise and it was approved up the chain to the City Council. However, I never heard of this Informational Hearing before.

Some questions:

- 1- It is my understanding the Village Committee members listen and use this to help make their decision for when they have their actual Committee hearing?
- 2- With #1 above in mind, are the opinions given here more important for one's case than at the actual Village Planning Comm Hearing?
- 3- If one wants to give their speaking time on 11/2 to someone else, how is that done in this virtual set-up?
- 4- Best guess as to when the Village Plan Comm Hearing will be? Before end of year? And will it be held virtually as well?
- 5- Last time I brought our Community signed petition to the Village Hearing. I take it now I will need to mail or email it in?
- 6- When I research PUD zoning, under "Uses", it says " Appropriate limitations will be placed on the character and intensity of permitted uses to promote neighborhood compatibility." I would just like to confirm this is still the current wording.

Finally, how do I get my email address added to the notification list? Right now it goes to our Block Watch person who ends up forwarding to me.

Thanks for your help, David!

Bill Christian

Sent from my iPad

David O Simmons

From: Bill Grove <bgrove1946@gmail.com>
Sent: Wednesday, August 12, 2020 11:42 AM
To: David O Simmons
Subject: Honor Health rezoning Shea/54th st.

David,

I am a homeowner in La Camarilla Estates off of 54th St. I have followed the city's handling of the Mountainside Fitness project from start to finish. I have also followed the Honor Health proposal to construct adjacent to Mountainside.

I usually can go along with progress if dealt with in a fair and equitable manner. However, neither one of these projects have done so. I am personally disappointed in how the city handled the Mountainside project and the project's blatant disregard to zoning requirements and laws. It almost seems to me as though the city turned a blind eye to what was expected and what was not even disclosed in the planning to the city. I might also add that the developer continues to ignore city guidelines. The individual is a bully and continues to act as such and in no way is concerned about this neighborhood. I am also disappointed that the Honor Health development is taking on the same posture with the Mountainside group involved from the start.

I implore you to do your civic duty and first of all require that Mountainside comply with signage lighting and do not ignore the plea of this neighborhood in regards to the zoning of the Honor Health project. There are numerous locations that this group could have considered for their project which would have benefited this area and been far less abusive with lights and noises to residents than their choice here. There should also be concern over the amount of traffic on Shea Blvd. that would be further impacted by this project.

Thank you in advance for your consideration.

Cheers,
Bill Grove

Sent from my iPhone

David O Simmons

From: Bob King <rbking2405@yahoo.com>
Sent: Saturday, January 9, 2021 2:58 PM
To: David O Simmons
Subject: Rezoning Case: HonorHealth Shea PUD is Z-41-20-3

David-

Below is the email I sent to Councilwoman Stark in December regarding the above referenced case. Please include this in the Public Record and forward to the Village Planning Committee as appropriate.

If you have any questions, please let me know.

Robert King
cell: 480-241-7521

----- Forwarded Message -----

From: Bob King <rbking2405@yahoo.com>
To: council.district.3@phoenix.gov <council.district.3@phoenix.gov>
Sent: Saturday, December 5, 2020, 12:46:30 PM MST
Subject: Opposition to Phoenix Rezoning Case Z-41-20

Dear Councilwoman Stark -

I am writing to express my opposition to Phoenix Rezoning Case Z-41-20, and respectfully request that you join in this opposition. This request pertains to the proposed Honor Health Medical Center on Shea, east of 56th Street, requiring a rezoning from residential to commercial. My wife and I feel strongly that this rezoning for a 24/7 Urgent Care and Emergency Room operation is not compatible with our neighborhood. This neighborhood was severely impacted by the construction of the huge Mountainside Fitness facility which replaced La Camarilla; the construction of this Medical Center will cause even greater permanent irreparable harm.

Thank you in advance for your support.

Robert and Patricia King
10213 N. 55th Street
cell: 480-241-7521

David O Simmons

From: Council District 3 PCC
Sent: Monday, December 7, 2020 10:37 AM
To: David O Simmons
Subject: FW: rezoning case Z-41-20

Forwarding...

Raquel Estupinan
Chief of Staff
Councilwoman Debra Stark's Office
Main: 602-262-7441

From: Raneeduckie <raneeduckie@gmail.com>
Sent: Saturday, December 5, 2020 10:13 AM
To: Council District 3 PCC <council.district.3@phoenix.gov>; ALieberman@azleg.gov
Subject: rezoning case Z-41-20

I am a resident of North Phoenix Promontory, my husband and I, along with all of the surrounding neighborhoods are strongly opposed to Rezoning Case No. Z-41-20, the HonorHealth Medical Center with 24/7 Urgent Care and Emergency Room Operations.

*The current PAD zoning at this location, in accordance with City Municipal Code Sec 635, was designed to "provide a desirable and stable environment in harmony with that of the surrounding area." Contrary to this, the planned development is utterly out of harmony with the character of the original zoning. **Rezoning of a residential parcel for a 24/7 Emergency Room could not be a more jarring replacement of the idyllic tennis club that was previously zoned for this land.***

Additionally, this rezoning proposal does not meet the City's usage requirements for this area. PUD Sec 671 states: "Appropriate limitations will be placed on the character and intensity of permitted uses to promote neighborhood compatibility." 24/7 Urgent Care and Emergency Room operations, increased ambulance service, increased traffic, associated late-night noises and lighting, are simply incompatible with the character of a residential neighborhood.

This rezoning is particularly unnecessary given the existence of an obvious compromise: Honor Health should simply be encouraged to find a nearby property that is already correctly zoned. As more and more big-box chain stores inevitably close, there will be multiple commercial properties available in the vicinity, either now or in the near future. This would allow HonorHealth to provide its services while also preserving the character of our neighborhood.

We respectfully request that this rezoning case be categorically denied.

Respectfully signed

Charles Duckworth

David O Simmons

From: Dianne Hampton <dhampt@aol.com>
Sent: Monday, November 2, 2020 9:57 PM
To: dhampt@a.com; David O Simmons
Cc: Geno Koman; docroc@cox.net
Subject: Re: Paradise valley village nov 2 @6pm - Addendum to my written opposition

Good evening David,

As follow up to this evening's Rezoning agenda item, overview, and discussion: HonorHealth Outpatient Medical Center-Shea PUD, I am requesting my additional concerns be apart of the record for my written opposition to the proposed building of the ER.

Alternative site recommendations offered by several speakers this evening included consideration of vacant buildings located at PV Village Center (PVVC), ie., currently vacant Albertsons Store, Bed, Bath and Beyond (proposed closing), etc. Please DONOT build at this location.

This immediate area is densely populated by retailers, homes, and condominium properties, ie., Milano Terrace, Tuscany Villas, and Village at Stone Creek, etc.

Although, Milano Terrace has not rendered a formal position, many of its condo owners do not want the proposed ER Center built on E. Shea Blvd. nor at PVVC. In past years, condo owners and residents have raised a myriad of problems with PVVC management. Building the ER will potentially exacerbate problems.

The HOA's, condo owners and entities adjacent to the area must have a viable opportunity to express their concerns, which in cases mirror Dr. Rockowitz and others speaking this evening in opposition to the rezoning.

As I listen to Agenda Item 4: Z-14-20-2, it is ironic that communication with HOA's can be problematic in the planning process. Thus, limiting valuable feedback.

Again, I want to go on record registering my OPPOSITION to REZONING AND BUILDING THE HONORHEALTH OUTPATIENT MEDICAL CENTER-SHEA.

David, know how much your hard work is appreciated. And, Dr. Rockowitz, many thanks for your advocacy.

Best,
Dianne Hampton, Condo Owner
Milano Terrace
5122 E Shea Blvd., Unit 1068
Scottsdale, AZ 85254
202-746-3317 iphone

Sent from my iPhone

Dianne Hampton

On Oct 27, 2020, at 12:33 PM, dhampt@aol.com wrote:

Hello Mr. Simmons,

I am a condo owner in Milano Terrace, who is strongly against rezoning the land adjacent to Mountainside Fitness on E. Shea Blvd., to accommodate Honor Health Care's proposed project for a 24/7 Emergency Center. Currently the land is zoned as PAD-2, a residential classification that is congruent with this densely populated area of single family homes and condominiums.

Additionally, traffic on E. Shea Blvd. is already extremely heavy, making it difficult for residents and guests to enter and exit homes and condos adjacent to the area. Rezoning the land to PUD will exacerbate the problems we currently face. Increased noise (sirens), traffic, pollution, etc., will impede the quality of life for residents and lead to property value reduction.

Please register me to participate in the Village Planning Committee meeting on November 2, 2020 at 6pm. I am requesting to speak and share my objection to the proposed rezoning project but will donate my allotted time to Dr. Neal Rockowitz.

I look forward to receiving your confirmation and to participating in the meeting.

Thank you,
Dianne Hampton, Owner
5122 E Shea Blvd., Unit 1068
Scottsdale, AZ 85254

-----Original Message-----

From: neal rockowitz, md <docroc@cox.net>
To: 'Dianne Hampton' <dhampt@aol.com>
Sent: Tue, Oct 27, 2020 11:18 am
Subject: FW: Paradise valley village nov 2

<image002.gif>

From: David O Simmons <david.simmons@phoenix.gov>
Sent: Thursday, October 22, 2020 1:04 PM
To: neal rockowitz, md <docroc@cox.net>
Cc: Geno Koman <geno.koman@phoenix.gov>
Subject: RE: Paradise valley village nov 2

Good afternoon, Neal,

The case is going to Village for Information Only. This is an opportunity for surrounding stakeholders to express their support or concerns for the case. If you would like to speak please reply to this email as this will serve as a formal request to speak to agenda item no. 3. Geno Koman will then send you a link to access the meeting as a participant. Please let me know if you have any additional questions. Email is the best point of contact for me as I am teleworking and don't check voicemail messages as often as email.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

<image003.png>

<image004.png>

From: neal rockowitz, md <docroc@cox.net>

Sent: Thursday, October 22, 2020 10:56 AM

To: David O Simmons <david.simmons@phoenix.gov>

Subject: Paradise valley village nov 2

Hi david

I am a concerned citizen regarding the Honorhealth proposed project at 54th st/Shea. Is the Nov 2 meeting informational only? Is it designed to hear input from neighboring residences? I left a voicemail without return call.

Thx

nr

From the desk of
Neal L. Rockowitz, MD

<image002.gif>

<image004.png>

<image003.png>

David O Simmons

From: Rica Carotenuto <rica.carotenuto@gmail.com>
Sent: Tuesday, January 5, 2021 4:33 PM
To: David O Simmons
Subject: Stop the ER project Shea Blvd

I understand that you want to hear from residents surrounding Mountainside Fitness and the proposed ER facility. My husband and I are such residents (5420 E Shea) who oppose the construction of the ER. We also contend that Mountainside violates zoning/building ordinances. My husband and I have signed the petition to block this project.

Thank you,

Enrica Carotenuto
Pasquale Carotenuto
Sent from my iPhone

David O Simmons

From: Council District 3 PCC
Sent: Monday, December 7, 2020 10:38 AM
To: David O Simmons
Subject: FW: Please listen to our pleas..... regarding the Phoenix Rezoning Case Z-41-20.

Forwarding...

Raquel Estupinan
Chief of Staff
Councilwoman Debra Stark's Office
Main: 602-262-7441

From: Helene Spero <hbdmimi@gmail.com>
Sent: Friday, December 4, 2020 7:19 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Please listen to our pleas..... regarding the Phoenix Rezoning Case Z-41-20.

Good Afternoon. I live at 5403 E, Cannon Drive 85253 in the North Phoenix Promontory subdivision. My husband and I attended the virtual meeting that your council held regarding this proposed zoning change. I personally listened to the virtual board meeting as both sides presented. Many of them were things that I had not thought about.

One man who spoke said he had been in his house for over forty years and he remembers when Scottsdale Airport came to the neighborhood wanting to build their small airport. The neighborhood ended up granting them their support. The problem is that once any of these groups receive their change in zoning, there is no one to watch over them to make sure that they keep their promises to the neighborhood. He went on to say, who then would have thought that this tiny airport would turn into a hub for private jets and place us right in their flight pattern!!

In applying this to Honor Health, they say that right now they aren't planning to have any helicopters but once they get their zoning change,

there isn't anyone that will supervise them and before you know it, right in the middle of our residential area we will have sirens during all hours of the night and eventually helicopters landing right in the middle of our once million dollar homes. Our homes are our greatest asset, please don't let them come in here and reduce the value and the desirability of our homes. It will have a domino affect.... our homes are our retirement funds. We will become a drain on our system in every way when our money is devalued.

It was also brought up that with so many businesses closing, Honor could have it's choice of property already zoned for commercial use. Albertsons, Bed, Bath and Beyond, Paradise Valley Mall and the list goes on are all available properties that already have the commercial zoning. It makes sense that they use one of these properties instead of coming into a residential area. Take a minute and think about how you would feel if this was being proposed in your neighborhood. Would you want this coming in next door to you?

We all know that the traffic on Shea is already a huge problem. Anyone driving on it around 3 in the afternoon and beyond, can witness the congestion that takes place during the weekdays every afternoon. Not only does it add to the pollution around us but it adds noise and inconvenience as well. Our country is facing so many problems already, do we really need to add another one? We are the ones who saved and put into the system. Corporate greed needs to be stopped. The citizens of this country deserve to be heard. There is absolutely no reason why they can't adapt the tons of commercial sites that are available to them.

Thank you for your attention, your time, and your efforts on our behalf. I wish your family and you a healthy and happy holiday season. Please make mine the same by not allowing Honor Health to come into our residential neighborhood.

Sincerely,

Helene B. Spero

David O Simmons

From: Jeremy Goodman <jeremygo73@gmail.com>
Sent: Thursday, October 29, 2020 7:12 AM
To: David O Simmons
Subject: Public Comment on Z-41-20-3

Re: Z-41-20-3
Paradise Valley Village Planning Committee
Public Meeting, November 2, 2020
Item #3

Dear Mr. Simmons,

I would like to register the strongest possible objection to the request to rezone 3.19 acres located 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 to allow a hospital and other commercial uses.

I own a home one street north of the planned hospital/24-hour hybrid outpatient medical center. I have a personal and vested interest in the rezoning of the indicated property.

I object to the proposed rezoning and planned use for the following reasons:

1. The planned use for this property is inconsistent with the intention of the original zoning.
2. The change in zoning will allow for other unwanted and unsightly property use if the proposed hospital/24-hour hybrid outpatient medical center is not built.
3. There are already at least 3 urgent care centers on Shea Blvd bounded by Tatum and Scottsdale Roads.
4. The proposed structure for the newly re-zoned area is inconsistent with the aesthetic of the area, will be unsightly, and reduce property values for the homes surrounding the area.
5. The Mountainside Fitness building is unsightly and inconsistent with the aesthetic of the area, and an adjacent commercial building will further degrade the neighborhood aesthetic.
6. The increase in traffic, including ambulance traffic, will increase noise levels, traffic and congestion, and will decrease the safety of neighborhood pedestrians and cyclists who traverse this area. This planned use presents a clear and present danger to the safety of the neighborhood.

I join my neighbors in strenuously opposing this rezoning request, and respectfully urge the committee to consider the profoundly negative impact such a rezoning will necessarily have on the surrounding neighborhoods.

Sincerely yours,

Jeremy Goodman
5302 E Sahuaro Drive
Scottsdale, AZ 85254

David O Simmons

From: Jonathan Miller <JMiller@Millerjcpa.com>
Sent: Tuesday, January 5, 2021 11:59 AM
To: Debra W Stark
Cc: David O Simmons; Alan Stephenson
Subject: PROPOSED ER/UC AT 54TH AND SHEA

Debra

I have lived in the neighborhood for 15 years and raised my children here
We live at Cannon and 54th, only ½ mile or less across the street
We drive this section of Shea Blvd daily if not multiple times

We saw the destruction of the La Camarilla, where my children learned to swim, play tennis and vote
While I understand that “progress” cannot allow us to hold on to the past
The MONSTROSITY that was build is not what was intended when the area was zoned, it has created traffic as well as an eyesore for the Paradise Valley community.

The proposed ER/UC next to the mountainside site is not warranted wanted or within the zoning to my understanding
In no way should the zoning change to allow another non “residential” complementary structure
In addition to Traffic, Noise and Lighting concerns, the slow denigration of the zoning will allow future destruction of our neighborhood

While Honor Health claims that this is the ONLY place they can put such a structure, amazingly they now have partnered up with the Urgent Care at the corner of Tatum and Shea, which now holds 2 EMPTY big box stores (Albertsons and Bed Bath and Beyond)

That shopping center has access from all 4 sides (yes there is actually a street that runs behind there to cut the corner)
There is ample parking and seems like a much better location than my back yard.
While I am not a city planner, it just makes no sense to put an Urgent Care/Emergency room in my backyard when there is plenty of space ½ mile away
The traffic on Shea is horrible at times between Tatum and 56th street, and we don't need more

Hope that my input helps

Stay Healthy and Safe

Thanks

jm
Jonathan Miller CPA PC
StarCross Management LLC
Office 602-535-1197

My Office Address:

5010 E Shea Blvd Suite 140
Scottsdale AZ 85254
Mobile 602-820-2220
FAX 602-297-6608

To set up an appointment You can schedule an appointment online at <https://secure.scheduleonce.com/MillerJCPA> [\[secure.scheduleonce.com\]](https://secure.scheduleonce.com) OR if you cannot find a time that works, please call 602-535-1197 and speak with my assistant Lise

To upload FILES to my secure portal - Guest Exchange

<https://millerjcpa.securefilepro.com/portal/#/login> [\[millerjcpa.securefilepro.com\]](https://millerjcpa.securefilepro.com)

My SECURE Mailing Address

10645 N Tatum Blvd

Ste 200-608

Phoenix AZ 85028

Email jmiller@millerjcpa.com

www.millerjcpa.com [\[millerjcpa.com\]](http://www.millerjcpa.com)

www.starcrossllc.com [\[starcrossllc.com\]](http://www.starcrossllc.com)

Pay your bill ONLINE at www.MillerJCPA.com [\[millerjcpa.com\]](http://www.MillerJCPA.com)

My new book "WAIT, Don't Sign the Contract" now available on Amazon.

<https://www.amazon.com/Wait-Dont-Sign-That-Contract-ebook/dp/B07R689HYX> [\[amazon.com\]](https://www.amazon.com)

Find out more

www.millerjcpa.com [\[millerjcpa.com\]](http://www.millerjcpa.com)

www.starcrossllc.com [\[starcrossllc.com\]](http://www.starcrossllc.com)

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www.thejust1project.org [\[thejust1project.org\]](http://www.thejust1project.org)

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David O Simmons

From: Kaelee Wilson <kmw@berryriddell.com>
Sent: Tuesday, August 11, 2020 1:17 PM
To: David O Simmons; Gary David
Subject: RE: Honor Health zoning change, Z-41-20

Gary,
David forwarded your email to me. I would like to introduce myself. My name is Kaelee Wilson and I am a planner with Berry Riddell.

Do you mind explaining which Albertson's shopping center? The development team searched properties for quite sometime for the appropriate location. I would be more than happy to set up a call between you, myself and Wendy Riddell to discuss further.

Thanks,

Kaelee Wilson
Planner
BERRY RIDDELL LLC
6750 E. Camelback Road | Suite 100 | Scottsdale, AZ 85251
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-----Original Message-----

From: Gary David <garystractor@icloud.com>
Sent: Monday, August 10, 2020 2:59 PM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Re: Honor Health zoning change, Z-41-20

David, Thanks for the quick reply. We were discussing here and wondered why the Albertsons location wasn't under consideration? Wouldn't that make more sense as far as location and congestion? Thanks again, Gary David

Sent from my iPad

> On Aug 10, 2020, at 4:40 PM, David O Simmons <david.simmons@phoenix.gov> wrote:

>

> Mr. & Ms. David,

>

> Thank you for reaching out in regard to Rezoning Case No. Z-41-20, Honor Health Outpatient Medical Center-Shea PUD. Your concerns have been noted and added to the case file to be included as part of the public record. I have also forwarded your email to the applicant (cc'd here) as well as to the members of the Paradise Valley Village Planning Committee so they are aware of your concerns. This case has not been scheduled for public hearings.

> Staff does not have a position on the case as of yet. We will not have a recommendation until we have a hearing draft of the development narrative. We are currently in the first review cycle. Once we have a hearing draft, I will be able to draft the staff report with a staff recommendation and schedule public hearing dates for recommendation.

>

> The applicants narrative is available for review on the City's website:

> <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>

>

> Please let me know if you have additional comments or concerns.

>

> Respectfully,

>

> David Simmons, MA

> Planner II* Village Planner

> 200 West Washington Street

> 3rd Floor

> Phoenix, AZ 85003

> 602-262-4072

> david.simmons@phoenix.gov

>

>

> -----Original Message-----

> From: Gary David <garystractor@icloud.com>

> Sent: Monday, August 10, 2020 1:58 PM

> To: David O Simmons <david.simmons@phoenix.gov>

> Subject: Honor Health zoning change

>

> We just received notice of the proposed zoning change. My wife and I are owners at Bella Terra and we would like to know how the increased traffic is going to be handled. Our driveway is already a nightmare with the normal Shea traffic flow. The addition of the fitness center across the street has made the access even more treacherous. With the hospital and ambulance service addition is there going to be a stoplight added to the street at this location? Or just a wrecker on standby? Gary and Joan David

>

> Sent from my iPad

David O Simmons

From: Council District 3 PCC
Sent: Monday, December 7, 2020 10:36 AM
To: David O Simmons
Subject: FW: Phoenix Rezoning Case Z-41-20.

Good morning David,

Hope you had a nice weekend. I'm going to forward you a few emails we received over the weekend regarding the Honor Health case.

Best,

Raquel Estupinan
Chief of Staff
Councilwoman Debra Stark's Office
Main: 602-262-7441

From: Larry Spero <lrspero@gmail.com>
Sent: Saturday, December 5, 2020 6:28 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Phoenix Rezoning Case Z-41-20.

It is with extreme concern that I send you this email. I live at 5403 E. Cannon Drive, North Phoenix Promontory Homes, 85253. I listened to the virtual meeting held on this case. I heard Honor Health present their case and then I heard many people from my neighborhood speak and present their feelings. They made so many outstanding points and observations, I can not imagine after hearing their presentations that you would pass the Phoenix Rezoning Case Z-41-20.

We are homeowners in the area and we feel strongly that adding an Urgent Care and Emergency Room that will be open 24/7 hours will attract more people from all over at all hours, increasing late night traffic and noise. Shea is already handling a lot of traffic and rush hour starts at three o'clock in the afternoon and traffic is bumper to bumper. The only way they will be able to reach this facility is by using their siren.

Who wants a siren in their bedrooms or home? This property is zoned for a neighborhood friendly and absolutely should not be changed to 24/7 commercial zoning which is not compatible with the surrounding residential neighborhoods.

Once this facility is built, it will grow. Once they have their commercial zoning in hand, they will need to increase the size. They will do so by adding on and taking the building closer to Shea. They will begin to build up. Eventually they will make it a trauma center and helicopters will provide transportation to those who need emergency care. Is there anything wrong with this picture as this emergency room increases in size and in handling their patients? Absolutely not and we all would support creating this facility just not by changing the zoning of this property.

There is no reason why with all the commercial property available in our area that Honor Health needs to invade a residential neighborhood. More and

more commercial property is unfortunately becoming available with the passing of each day as the virus continues to close businesses. Please encourage Honor Health to choose a piece of property that is already zoned for their needs.

We are of course upset. This facility will devalue our property. It will increase the noise, affect the environment and bring in more people.

Our neighbors saved and saved in order to afford our location. Most of us paid top dollar for our property. Please don't rezone this property and take our investments and our life style, that we paid dearly for, and change it all with the rezoning case Z-41-20 especially when this organization has so many other options.

Thank you for listening to me and hopefully rejecting this rezoning.

Sincerely,

Larry R. Spero

David O Simmons

From: LDLMSL <ldlmsl@cox.net>
Sent: Wednesday, October 28, 2020 2:20 PM
To: David O Simmons
Cc: Larry Langford; docroc@cox.net
Subject: PV Village Planning Committee Request

This requests speaking time at the Monday 11/2/20 rezoning hearing for Paradise Valley Village Planning Committee agenda item #3 (The Honor Health Medical Center).

I am opposed to the rezoning but I will not be available to speak; instead, this requests that my allotted time be donated to Neal Rockowitz M.D.

Confirmation of this request would be appreciated.

Larry Langford
10811 North 52nd Street
Scottsdale, Az. 85254
480-443-1968
ldlmsl@cox.net

David O Simmons

From: Leslie Lewis <leslieflewis@gmail.com>
Sent: Friday, January 8, 2021 1:11 PM
To: David O Simmons
Subject: Project near 55th Place and Shea

Hi - I am writing regarding the proposed HonorHealth Medical Center rezoning request near Shea and [54th Street](#). I live in the Promontory neighborhood, across from the relevant site, along with my husband and children. We have raised four children in this neighborhood, and there are some details about this area that must be considered in regards to this rezoning case (Z-41-20).

We moved into the Promontory neighborhood when my children were very young (age 5 months to 9). I wanted to be in a good school district for the children, and after significant research, decided that the Scottsdale district would be a good fit. I graduated from Chaparral myself, and loved the idea of being in the same district while raising my children. We really loved Cherokee Elementary and Sequoia Elementary, but the houses in the 85253/85254 area codes are not cheap. However, the Promontory area and the area just north of Shea and [56th Street](#) are more affordable than the PV/Scottsdale proper addresses, and so we bought in this neighborhood and sent our kids to Cherokee.

We are not the only ones who have had this idea. These neighborhoods are FILLED with children, teenagers, pets, and parents walking babies. They are wonderful neighborhoods. The only real issue with them is that Shea Blvd, in this area, is a nightmare. Cars drive by this stretch at 60-70 mph on a regular basis. I have never seen a police officer police this area in the 15 years I have lived here. It is extremely difficult to make a left onto Shea from these areas (the ongoing jokes about suicide turns are alarming). And there are SO many teenage drivers navigating this area.

Adding a Medical Center to an already dangerous area of Shea, in an area where young families are raising children, is not only irresponsible. It is going to significantly increase the chance that children or young adults will die. This is not an appropriate area for this Center. It is not fair to the families that live here. And it is not fair to the children.

If this rezoning does happen, please please please require a traffic light or two in this area. A light at [54th Street](#) would greatly help with the turns onto Shea from these family neighborhoods, and would also slow traffic.

Thank you for reading this. This rezoning would change the character of the neighborhood, and that would be a shame. But the real reason that this rezoning is a problem is that it could lead to fatalities. Please don't allow this.

Leslie Lewis
[10214 N. 55th St.](#)
[Paradise Valley, AZ. 85253](#)
[480-773-4193](#)

David O Simmons

From: Council District 3 PCC
Sent: Monday, December 7, 2020 9:30 AM
To: David O Simmons
Cc: Raquel Estupinan; Rose Ferguson
Subject: Leslie Lewis - Phoenix Rezoning Case Z-41-20

Good morning David,

I wanted to share Mr. Lewis email that has suggestions if the re-zoning is approved for Honor Health. Please see below.

Best,
Adam Grant
Council Aide to Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: Leslie Lewis <leslieflewis@gmail.com>
Sent: Saturday, December 5, 2020 3:22 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Phoenix Rezoning Case Z-41-20

Hi - I am writing regarding the proposed HonorHealth Medical Center rezoning request near Shea and 54th Street. I live in the Promontory neighborhood, across from the relevant site, along with my husband and children. We have raised four children in this neighborhood, and there are some details about this area that must be considered in regards to this rezoning case (Z-41-20).

We moved into the Promontory neighborhood when my children were very young (age 5 months to 9). I wanted to be in a good school district for the children, and after significant research, decided that the Scottsdale district would be a good fit. I graduated from Chaparral myself, and loved the idea of being in the same district while raising my children. We really loved Cherokee Elementary and Sequoia Elementary, but the houses in the 85253/85254 area codes are not cheap. However, the Promontory area and the area just north of Shea and 56th Street are more affordable than the PV/Scottsdale proper addresses, and so we bought in this neighborhood and sent our kids to Cherokee.

We are not the only ones who have had this idea. These neighborhoods are FILLED with children, teenagers, pets, and parents walking babies. They are wonderful neighborhoods. The only real issue with them is that Shea Blvd, in this area, is a nightmare. Cars drive by this stretch at 60-70 mph on a regular basis. I have never seen a police officer police this area in the 15 years I have lived here. It is extremely difficult to make a left onto Shea from these areas (the ongoing jokes about suicide turns are alarming). And there are SO many teenage drivers navigating this area.

Adding a Medical Center to an already dangerous area of Shea, in an area where young families are raising children, is not only irresponsible. It is going to significantly increase the chance that children or young adults will die. This is not an appropriate area for this Center. It is not fair to the families that live here. And it is not fair to the children.

If this rezoning does happen, please please please require a traffic light or two in this area. A light at 54th Street would greatly help with the turns onto Shea from these family neighborhoods, and would also slow traffic.

Thank you for reading this. This rezoning would change the character of the neighborhood, and that would be a shame. But the real reason that this rezoning is a problem is that it could lead to fatalities. Please don't allow this.

Leslie Lewis
10214 N. 55th St.
Paradise Valley, AZ. 85253
480-773-4193

David O Simmons

From: Lisa Miller <rlmjmillier22@gmail.com>
Sent: Monday, January 11, 2021 2:10 PM
To: Debra W Stark
Cc: David O Simmons; Alan Stephenson; 'Randy Miller'
Subject: Concerned for proposed Honor Health Med Center

Hello Ms. Stark,

My husband and I live in the Promontory community off of Shea and we are very concerned about the Proposed Honor Health Med Center that might go up right across the street from us.

Here are our concerns:

- 1) The amount of traffic that it will bring to the area (as you know it is already getting bad with Mountainside Fitness and there are no lights nearby to regulate it).
- 2) The fact that the Honor Health will have an ER attached to it is concerning due to the noise it will bring (ambulances, etc..)
- 3) We are beginning to lose the appeal of this 'community neighborhood/area' with the Mountainside now up and then possibly this Honor Health facility - it just doesn't seem right.
- 4) We are concerned with the violations that took place with Mountainside that the City messed up on – we are not feeling comfortable with the City applying the appropriate restrictions with Honor Health or any other facility that may open in that area.
- 5) We are in favor of having a closer ER to us, however we believe there are many other places they could be looking in this area to put this facility.

Thank you for your consideration.

Lisa and Randy Miller
10232 N. 54th PL, Paradise Valley, AZ 85253

David O Simmons

From: mshano@ascosigns.com
Sent: Tuesday, October 27, 2020 1:27 PM
To: David O Simmons
Cc: Geno Koman
Subject: RE: Paradise valley village nov 2

Hi David,
My name is Mike Shano and I live nearby the proposed Honor Health ER. I would like to voice my opposition to the project and rezoning of the parcel. I will try being on the virtual meeting
If my schedule permits.
Respectfully,
Mike Shano

 [\[search.google.com\]](#)  [\[facebook.com\]](#)  [\[yelp.com\]](#)



From: David O Simmons <david.simmons@phoenix.gov>
Sent: Thursday, October 22, 2020 1:04 PM
To: neal rockowitz, md <docroc@cox.net>
Cc: Geno Koman <geno.koman@phoenix.gov>
Subject: RE: Paradise valley village nov 2

Good afternoon, Neal,

The case is going to Village for Information Only. This is an opportunity for surrounding stakeholders to express their support or concerns for the case. If you would like to speak please reply to this email as this will serve as a formal request to speak to agenda item no. 3. Geno Koman will then send you a link to access the meeting as a participant. Please let me know if you have any additional questions. Email is the best point of contact for me as I am teleworking and don't check voicemail messages as often as email.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov



From: neal rockowitz, md <docroc@cox.net>
Sent: Thursday, October 22, 2020 10:56 AM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Paradise valley village nov 2

Hi david

I am a concerned citizen regarding the Honorhealth proposed project at 54th st/Shea. Is the Nov 2 meeting informational only? Is it designed to hear input from neighboring residences? I left a voicemail without return call.

Thx
nr

From the desk of
Neal L. Rockowitz, MD

David O Simmons

From: Council District 3 PCC
Sent: Friday, December 4, 2020 3:30 PM
To: David O Simmons
Cc: Adam Grant; Rose Ferguson
Subject: FW: Rezoning of property at 52nd St and Shea Blvd for Honor Health Emergency Room/Urgent Care

Hi David,

Forwarding the email below as an FYI. If we receive additional emails like this, should we send them to you?

Thank you,

Raquel Estupinan
Chief of Staff
Councilwoman Debra Stark's Office
Main: 602-262-7441

From: Robert George <314ravs1@cox.net>
Sent: Friday, December 4, 2020 3:24 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>
Subject: FW: Rezoning of property at 52nd St and Shea Blvd for Honor Health Emergency Room/Urgent Care

Sent from [Mail \[go.microsoft.com\]](mailto:314ravs1@cox.net) for Windows 10

From:
Sent: Friday, December 4, 2020 3:20 PM
To: debra.stark@phoeinix.gov; jim.waring@phoenix.gov
Subject: Rezoning of property at 52nd St and Shea Blvd for Honor Health Emergency Room/Urgent Care

Dear Ms. Stark and Mr. Waring

It is my understanding that Honor Health is requesting the reference property above to be rezoned from residential zoning to a zone category that would allow them to build a 24/7 Emergency Room and Urgent Care. My home is located at Shea Blvd and 56th St. Mr. Waring is my City Council representative and Ms. Stark is the City Council representative for the area the property for the ER is located. This property was a classic tennis club until just a couple of years ago when the tennis club closed and the property was used to build a fitness facility building (Mountainside Fitness) and Honor Health wants to use the adjacent property for their ER/Urgent Care. My wife and I are opposed to this rezoning and want it to stay residential. There are already 5 Urgent Care facilities within 2.5 miles of 56th ST and Shea Blvd and the closest one is a Honor Health facility. Honor Health Shea Medical Center is less than 5 miles away. Adding an 24/7 ER next to residential property will be very disturbing with sirens all night long and increase in traffic. There are frequent accidents at the intersection of 56th St and Shea Blvd and although I couldn't find recent data on the number of reported accidents, I imagine you would access to this data. In my opinion it would be best for the local residents of this area and Honor Health for that matter, if they want to have a 24/7 facility in the area, is to expand their current facility location at 4902 Shea Blvd, just 3 blocks away. Their current facility is located in a business strip mall and zoning would not be a problem, I assume.

Sincerely,

Robert George
10227 N 56th St
Paradise Valley

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

David O Simmons

From: Nancy Ribble <nribble@q.com>
Sent: Thursday, January 7, 2021 3:20 PM
To: David O Simmons
Subject: Fwd: HonorHealth rezoning case: HonorHealth Shea PUD Z-41-20-3

David,
Forwarding you the email I sent to Debra Stark regarding the rezoning case #Z-41-20-3 to be included in the Public Record and forwarded to each member of the Village Planning Committee.

Thank you,
Nancy Ribble

From: "nribble" <nribble@q.com>
To: "debra stark" <debra.stark@phoenix.gov>
Sent: Tuesday, December 1, 2020 10:53:00 AM
Subject: HonorHealth rezoning case # Z-41-20 - please reject

Dear Debra Stark,

I live in the LaCamarilla Estates near 54th Street and Shea (behind MountainSide Fitness and the proposed HonorHealth 24/7 urgent/emergent care facility).

I am very concerned about rezoning case #E-41-20 for this new HonorHealth facility for the following reasons:

Reason/Description	Questions to ask yourself if you lived in our community
24/7 business	Would you want a 24/7 business behind your house? This is a business going into a Residential neighborhood. We bought our homes and have an expectation of quiet when it gets dark.
Property values	Who wants to live near a 24/7 business with threat of sirens/traffic, etc. Damage our quality of life....24/7 urgent care vs. tennis courts.
Increase in traffic	85 patients per day? How will they exit if they want to go east on Shea--cross over MountainSide Fitness? Very difficult to go east on Shea from this location. If they can't go left, they will feed into the neighborhood on 54th street. Traffic lights would cause further congestion on Shea. Already increased number of accidents on 54th and Shea due to MountainSide Fitness.
Increase in noise/noise pollution	Cannot guarantee no sirens anytime during the day or night for those being transported to the hospital. This noise level comes from the patients and traffic. Regarding the building, would you want to listen to a blender all day and night? HonorHealth had a noise study done and the increase in noise level would be equivalent to a blender.
Increased crime	Looking for drugs. HonorHealth can have security, but the point is that more individuals will come thinking there are drugs to be had bringing

	them closer to our neighborhood. They can jump the walls and head to our community.
Increased lights 24/7	Light is already a nuisance coming from the MountainSide Fitness sign and this issue has yet to be resolved. How much more light is going to bleed into our homes and bedrooms at night due to HonorHealth?
Height of Building	The proposed height has not substantially changed. The height of most of the building (not the tallest point) is only a few feet different. The ground has already been raised from the previous development. Instead of having a view of the mountains, we will have yet another huge building behind our homes.
Location	Why does it need to be located here in a residential neighborhood? There are so many locations already zoned for commercial that are available with ample lighting, parking, existing lights, proper traffic controls, etc.
Change	We are already going through so much change, how much more change do we need to endure? It is not like we are going to a similar business.

I implore you to consider all these items as though you lived in our same community and not what is going to bring \$\$\$ to the City because it still can -- just from an alternate location.

Thank you for your time and consideration.

Sincerely,
Nancy Ribble
602-300-3655

David O Simmons

From: David Urbinato
Sent: Wednesday, September 16, 2020 9:48 AM
To: David O Simmons
Cc: Samantha Keating
Subject: FW: emdist3 - Form Submission

David, this one is yours, correct? I told D3 staff I'd share the comment. No follow up necessary, unless you see the need.

David Urbinato
Management Assistant II
Phoenix Planning and Development Department
602-534-3630

From: Council District 3 PCC <council.district.3@phoenix.gov>
Sent: Wednesday, September 16, 2020 6:23 AM
To: Debra W Stark <debra.stark@phoenix.gov>; David Urbinato <david.urbinato@phoenix.gov>; Raquel Estupinan <raquel.estupinan@phoenix.gov>
Cc: Rose Ferguson <rose.ferguson@phoenix.gov>
Subject: FW: emdist3 - Form Submission

Good morning,

Please see Ms. Ribble's concerns regarding HonorHealth rezoning near 54th St. and Shea Blvd below.

Adam Grant
Council Aide to Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Tuesday, September 15, 2020 5:31 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: emdist3 - Form Submission

FROM : Nancy Ribble

SUBJECT : HonorHealth rezoning near 54th St. and Shea Blvd.

MESSAGE : I appreciate your assistance in asking Honor Health to work with the neighbors at La Camarilla estates so we don't have another episode of what happened with Mountainside Fitness. I just wanted to let you know that Honor Health is not answering our questions and continues to give us a sales pitch about how great they are to the community. They are giving the appearance that they are working with us when in fact they are not and I am very concerned about them moving into the neighborhood and what it means for our immediate residential community. For example, the height of the proposed Honor Health building is only one foot below the Mountainside Fitness building. The picture they provided makes it look like it is less; however, I can do the math plus the building will be starting at a much higher

elevation than the prior building which also makes a huge difference. I have other concerns as well. Your continued support in this matter would be greatly appreciated.

Email : nribble@q.com

AREA : 602

PHONE : 300-3655

ADDRESS : 5227 E Sahuaro Dr

CITY : Scottsdale

STATE : AZ

ZIP : 85254

Submission ID: 114f69b7bcd443ccbb66042f36884495

Form Submission On : 9/15/2020 5:30:53 PM

Referer: <https://phoenix.gov/district3/contact-district-3>

This is Not Spam - This message is sent on behalf of the City of Phoenix.
Please handle appropriately.

David O Simmons

From: neal rockowitz, md <docroc@cox.net>
Sent: Thursday, October 22, 2020 10:56 AM
To: David O Simmons
Subject: Paradise valley village nov 2

Hi david

I am a concerned citizen regarding the Honorhealth proposed project at 54th st/Shea. Is the Nov 2 meeting informational only? Is it designed to hear input from neighboring residences? I left a voicemail without return call.

Thx
nr

From the desk of
Neal L. Rockowitz, MD

David O Simmons

From: Nelda <nelda1011@gmail.com>
Sent: Tuesday, January 5, 2021 8:46 PM
To: Debra W Stark
Cc: David O Simmons; lan.stephenson@phoenix.gov
Subject: SHEA REZONING OBJECTION !!

It's simple. This is a residential area and should remain as such. There are existing structures that are better geographically suited for this type of business.

Do not destroy the Shea corridor with another massive structure which will bring too much traffic and noise to the area.

There will be too many cars in and out of Bella Terra, Mountainside and La Camarilla villas, possibly at the same time, all added to the commuter traffic which will cause accidents.

Anyone that thinks this is a good idea - to destroy a residential area which includes million dollar homes and beautiful properties, is slightly crazy. No one that I've spoken with disagrees that another medical establishment is not a bad thing. BUT NOT HERE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Find another place.

David O Simmons

From: Gary David <garystractor@icloud.com>
Sent: Monday, August 10, 2020 1:58 PM
To: David O Simmons
Subject: Honor Health zoning change

We just received notice of the proposed zoning change. My wife and I are owners at Bella Terra and we would like to know how the increased traffic is going to be handled. Our driveway is already a nightmare with the normal Shea traffic flow. The addition of the fitness center across the street has made the access even more treacherous. With the hospital and ambulance service addition is there going to be a stoplight added to the street at this location? Or just a wrecker on standby? Gary and Joan David

Sent from my iPad

City of Phoenix Planning and development Dept

200 West Washington St. 2nd floor

Phoenix AZ 85003

8-10-2020

Re: Case # Z-41-20

In reference to proposed rezoning of tract at 54th St and Shea Blvd I need to object to proposed use of this tract.

The building of a medical center in what has numerous condo complexes and single residences will devalue our property. In addition, 24 hour light and noise pollution from ambulances will be detrimental to health of residents in immediate area. This stretch of Shea Blvd has backed up traffic numerous times of the day and adding more entrances and exits will see more hazardous driving conditions for anyone wanting to get on or off Shea Blvd.

I strongly oppose this rezoning

Virginija Paulauskas

5249 E. Shea Blvd unit 105

Scottsdale AZ 85254

CITY OF PHOENIX

AUG 13 2020

**Planning & Development
Department**

David O Simmons

From: Peggy Jackson <peggyjacksonfeller@gmail.com>
Sent: Wednesday, October 28, 2020 5:04 PM
To: David O Simmons
Cc: neal rockowitz, md; Geno Koman
Subject: Re: Paradise valley village nov 2

Hello David,

This is a request to speak at the upcoming Paradise Valley Village Planning Committee **agenda item 3**.

As a concerned neighbor it's extremely unfortunate that Honor Health has chosen a plan to rezone the lot directly attached to our La Camarilla development. My late husband and I moved here 25 years ago hoping for a nice quiet neighborhood. La Camarilla Racquet Club was a great neighbor for many, many years. The plan to rezone for a medical emergency rooms seem unnecessary as there are so many options for medical offices within one mile of here.

1. Honor Health Primary Care Physicians have offices at 5010 East Shea. That Complex is very large and I'm sure there's availability.
2. The center at the NorthEast Corner of Tatum and Shea. Albertson's went out of business years ago and nothing has filled that space. It would be great for the community if something filled that space.
3. In that same complex, Bed Bath and Beyond is going out of business leaving another huge empty space.
4. Fast Med is also within that complex. I understand that Honor Health recently completed a joint venture with Fast Med, perhaps there is a way to work within their existing building at 4902 East Shea.

I'm a big fan of Honor Health. I'm currently in treatment for lung cancer and due to complications have been hospitalized twice at Honor Health Thompson Peak. Which, is the emergency room I go to or Honor Health Shea which are both close enough, fully equipped and staffed with outstanding medical teams.

Again, its unfortunate that we all have to dedicate so much time and energy to rezoning something that is so unnecessary and extremely intrusive on our neighborhood.

Thank you,
Peggy Jackson
480-710-8278

On Oct 22, 2020, at 1:03 PM, David O Simmons <david.simmons@phoenix.gov> wrote:

<image002.gif>

Good afternoon, Neal,

The case is going to Village for Information Only. This is an opportunity for surrounding stakeholders to express their support or concerns for the case. If you would like to speak please reply to this email as this will serve as a formal request to speak to agenda item no. 3. Geno Koman will then send you a link to access the meeting as a participant. Please let me know if you have any additional questions. Email is

the best point of contact for me as I am teleworking and don't check voicemail messages as often as email.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov
<image003.png><image004.png>

From: neal rockowitz, md <docroc@cox.net>
Sent: Thursday, October 22, 2020 10:56 AM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Paradise valley village nov 2

Hi david

I am a concerned citizen regarding the Honorhealth proposed project at 54th st/Shea. Is the Nov 2 meeting informational only? Is it designed to hear input from neighboring residences? I left a voicemail without return call.

Thx
nr

From the desk of
Neal L. Rockowitz, MD

David O Simmons

From: Peter Reaven <preaven@cox.net>
Sent: Tuesday, January 5, 2021 2:10 PM
To: Debra W Stark
Cc: David O Simmons; Alan Stephenson
Subject: HonorHealth and related projects on Shea and 54th st

Dear Councilwoman Stark,

I wanted to add my voice to the concern over the development of the HonorHealth ER project. As a physician I have great respect and interest in seeing the community receive access and availability to health care services. However, this seems an inappropriate location for a project such as this, and seems a marked deviation from the type of zoning that was intended for this residential neighborhood. In addition to the inappropriateness of the large project in this area- both esthetically and in terms of the effect on those that live nearby, this is likely to add greatly to the congestion and traffic in the area. It is already nearly impossible to turn off Shea into many of these residential streets, and this has grown worse with the traffic related to Mountain Fitness. The number of accidents or near accidents continues to increase and will only get worse with added business activity thrust into this small area. I personally have barely avoided collisions with last second maneuvers as cars failed to see me as they raced to enter or leave the property area. I really encourage you all to strongly discourage this development.

I would also request you seriously examine the zoning and signage issues related to Mountain Fitness- they have certainly misled the neighborhoods and likely the City- and their failure to even make any effort to reduce the unneeded all night signage lighting on the building shows how little regard they have for the local residents.

Sincerely,

Peter Reaven, MD
10852 N. 53rd St

David O Simmons

From: Council District 3 PCC
Sent: Monday, December 7, 2020 10:37 AM
To: David O Simmons
Subject: FW: Opposition to Phoenix Rezoning Case Z-41-20

Forwarding...

Raquel Estupinan
Chief of Staff
Councilwoman Debra Stark's Office
Main: 602-262-7441

From: Bob King <rbking2405@yahoo.com>
Sent: Saturday, December 5, 2020 12:47 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Opposition to Phoenix Rezoning Case Z-41-20

Dear Councilwoman Stark -

I am writing to express my opposition to Phoenix Rezoning Case Z-41-20, and respectfully request that you join in this opposition. This request pertains to the proposed Honor Health Medical Center on Shea, east of 56th Street, requiring a rezoning from residential to commercial. My wife and I feel strongly that this rezoning for a 24/7 Urgent Care and Emergency Room operation is not compatible with our neighborhood. This neighborhood was severely impacted by the construction of the huge Mountainside Fitness facility which replaced La Camarilla; the construction of this Medical Center will cause even greater permanent irreparable harm.

Thank you in advance for your support.

Robert and Patricia King
10213 N. 55th Street
cell: 480-241-7521

David O Simmons

From: TIM FROHOCK <azrockitman@me.com>
Sent: Wednesday, January 6, 2021 11:46 AM
To: David O Simmons; Debra W Stark; Alan Stephenson
Cc: tim timlasota.com
Subject: Rezoning Case: HonorHealth Shea PUD is Z-41-20-3

Good afternoon

My wife, young son and I are residents in La Camarilla subdivision. I've been a phoenix metro resident for 30 years. We moved to La Camarilla from mid-town Phoenix a bit more than four years ago for the schools for our son, as well as seeking more of a suburban, quieter pace of life further away from the typical noise experienced in midtown or downtown. We've been extremely happy with the subdivision as well as the neighborhood at large.

We are troubled by the proposed plans to build a 24/7 clinic with emergency room facility adjacent to our nice quiet neighborhood. We can not see the rationale for changing the complexion of the light commercial plot that abuts our neighborhood in this manner. For years, that plot of land has housed a fitness center with tennis courts that caused no late night noise or excessive lighting issues. Stated differently, the facility was a good neighbor to the homeowners. The oversized new fitness center has changed part of that already with the nearly obscene late night lighting, but adding an emergency room clinic on the adjacent land would forever alter much of the allure that La Camarilla attracted us to from the start.

The current quietness of the area lends itself well to taking advantage of the cool spring and fall nights with the windows open. It would only take a few nights of being woken up to blaring sirens before that luxury would be lost forever. Maybe that seems like a minor issue to some but it's not to our family nor our neighbors. It's a quality of life issue.

There are four corners of properly zoned commercial real estate less than 1/2 mile to the west from our neighborhood at Tatum and Shea. I wouldn't pretend to know the benefit to Honor Health by pursuing our specific neighboring plot of land versus the large quantity of possibilities at Tatum and Shea, or other similar areas, but it baffles me to think a fair minded business like Honor Health would think this location adjacent to La Camarilla would produce a positive relationship between our neighbors and the business. It also troubles me that long-term zoned adjacent real estate could so easily be rezoned and changed forever. If successful, what should we brace ourselves for, for a subsequent change in the near future?

Please do not allow this 24/7 emergency room project to proceed.

Thank you.

Respectfully,

Tim Frohock
5344 e. Mercer Lane
Scottsdale AZ, 85254
602-568-5200

City of Phoenix Planning and development Dept

200 West Washington St. 2nd floor

Phoenix AZ 85003

8-10-2020

Re: Case # Z-41-20

In reference to proposed rezoning of tract at 54th St and Shea Blvd I need to object to proposed use of this tract.

The building of a medical center in what has numerous condo complexes and single residences will devalue our property. In addition, 24 hour light and noise pollution from ambulances will be detrimental to health of residents in immediate area. This stretch of Shea Blvd has backed up traffic numerous times of the day and adding more entrances and exits will see more hazardous driving conditions for anyone wanting to get on or off Shea Blvd.

I strongly oppose this rezoning

Virginija Paulauskas

5249 E. Shea Blvd unit 105

Scottsdale AZ 85254

CITY OF PHOENIX

AUG 13 2020

**Planning & Development
Department**

David O Simmons

From: Randy Oppenheimer <randyoppenheimer50@gmail.com>
Sent: Thursday, January 21, 2021 10:52 AM
To: David O Simmons; Debra W Stark
Subject: Rezoning Case

As a physician I think its great to have more facilities accessible to the community. However, having a 24/7 facility with an ER and ambulances in a residential neighborhood is **not a good idea**. Especially when there are plenty of empty commercial buildings available less than a mile away.

Randy Oppenheimer MD

David O Simmons

From: Eileen Shorr <eileenshorr@gmail.com>
Sent: Tuesday, January 12, 2021 1:19 PM
To: Debra W Stark
Cc: David O Simmons; Alan Stephenson
Subject: Honor Health current emergency proposal

>
> Please vote no to the HonorHealth emergency facility near 52nd and Shea in Scottsdale. I live in the condo at this corner on Shea. The traffic noise is awful now, please do not allow ambulances 24/7 to this location. It is difficult for a 75 year old to sleep now, this proposal will make sleep impossible. Traffic is also a nightmare. Even though I do all my healthcare with HonorHealth, I still request that you please vote against this proposal at this location. Please have them consider the Sears or Dillard's locations or any spot at the Paradise Valley Mall. Thanks for your time and consideration of this important matter for many residents near by the proposed location.

>
> Sincerely,
>
> Eileen Shorr
eileenshorr@gmail.com
> 856-275-4796
> Sent from my iPhone

David O Simmons

From: Clark Westburn <inthehoodmooky@outlook.com>
Sent: Monday, January 18, 2021 2:17 PM
To: Debra W Stark
Cc: David O Simmons; Alan Stephenson
Subject: Rezoning Case: HonorHealth Shea PUD is Z-41-20-3

Dear Ms. Stark,

The purpose of this email is not to convince you of the evils of the planned HonorHealth "Outpatient" Medical Center - Shea, but to ask you to help convince HonorHealth to collaborate with neighborhood residents to relocate it to a more appropriate place in the neighborhood.

The label of "Outpatient" is misleading, as HonorHealth plans to operate a 24-hour Emergency Room there, transporting patients by ambulance to HonorHealth Shea down the road as needed.

And yet, knowing the above, we with think this facility is fantastic to have in our neighborhood. The problem is that HonorHealth could not have done a worse job of picking the lot in our neighborhood to build it.

Our reasons consist of the following:

- 1. Unusually Dangerous Traffic** - We highly urge you to drive by the proposed location. Phoenix traffic is bad, but this particular spot is unusually dangerous. Here, Shea Blvd. Eastbound backs up all the way from 56th Street, and Shea Blvd Westbound backs up all the way from Tatum Blvd. In front of the proposed HonorHealth site, it is not unusual for traffic to be at a slow stop-and-go throughout the day. HonorHealth's own plans require ambulances to make a left turn out of their facility onto Shea. Anyone living here, and folks at Mountainside Fitness next door, can attest that left turns onto Shea are nearly impossible because of the traffic, and we residents all have our own workarounds through the neighborhood to circumvent it. In fact, the City of Phoenix just finished installing a new traffic light at the commercial center of 4700 block of E. Shea because of this same problem. There is no traffic light at the proposed HonorHealth site. Following HonorHealth's ambulance plan, ambulances will have to make risky left turns through traffic, or use a workaround like a u-turn on Shea or an alternate path through residential streets - with disruptive sirens and lights running the whole time. The many non-emergency vehicles will also be faced with risky turns out of the parking lot. We drive this stretch of Shea often, and we are very concerned about our safety with all the new traffic trying to enter Shea there.
- 2. Missed Opportunity for Adaptive Re-Use** - Within a just a few blocks of the proposed site, there are literally acres of empty commercial real estate space. We are 2nd and 3rd generation Phoenicians, and the pain we feel every time we see our buildings thrown away never lessens. Paradise Valley Mall and the other retail malls around Tatum & Cactus, and Tatum & Shea all have occupancy issues and are at risk. There is good news - this poses a terrific opportunity for anyone wanting to locate their business here, including HonorHealth. We residents would welcome with open arms the planned HonorHealth facility in one of our unoccupied storefronts. However, instead of working with us and being part of our community, HonorHealth decided to leave us out of the planning and leave our empty business space to a dismal fate.
- 3. Directly Disrupts Too Many Residences** - The proposed site might be on Shea Blvd, but in truth it is a wholly residential area merely divided by Shea Blvd. There are many residences on both sides of Shea here. The facility will also directly border single family homes that never had to deal with frequent ambulance sirens and lights, and is across the street from residential condominiums with hundreds of residents that never had to deal with problems from lighted signs, headlights shining directly into their windows from across the street and frequent ambulance noise. The average ambulance siren is 130 decibels - a tremendous increase over the 38.4-79.9 decibels that HonorHealth says is the current ambient noise level in the area.
- 4. Wildly Inappropriate Zoning** - Our understanding is that this site was zoned PAD-2 so it could act as a buffer between the La Camarilla homes and Shea Blvd. A highly active 24x7 Emergency Room is a wild departure from the spirit of the lot's original zoning, and we oppose that departure and HonorHealth's request to change the lot's zoning.

Let us be clear - We do want this new HonorHealth facility to be built in our neighborhood. We also want people to be able to exit the facility safely, and want it to not negatively impact our quality of life and that of our neighbors. With all the available commercial real estate close by, we strongly believe it is possible to have all those things.

We hope the residents here can count on your leadership to help us reach a solution that works for everyone.

Full disclosure, by a technicality of a few hundred feet we currently live in Paradise Valley. Regardless of our current official citizenship, we are proud Phoenixians through and through, and would love to discuss this issue further if you would like.

Best,

The adult residents of 10450 N. 52nd St., Paradise Valley, AZ 85253

Bob Erdman

Tammi Erdman

Robert Erdman III

480.443.4755

David O Simmons

From: VICKI ROSS <vbr737@gmail.com>
Sent: Thursday, January 21, 2021 11:22 AM
To: David O Simmons
Cc: debra.stark@phx.gov; neal rockowitz, md
Subject: Propsed honor health 54th st and Shea

I am writing on behalf of my husband, Dr Burr Ross, and myself to express our strong disapproval for the proposed emergency center on Shea. My husband and I have lived in this neighborhood for 35 years. We bought one of the first lots available, because of the family friendly tennis club in front of us on Shea and the intimate neighborhood setting. We are terribly disappointed with Mountainside going in and the accompanying traffic and signage. But we are even more unhappy with the proposed health/emergency center with all the potential noise, ambulances, etc. associated. There are multiple medical centers within walking distance of our homes. I cannot imagine how there could be a need, in the first place.

But more importantly, we were assured as original owners that property was could only be used for recreation!

The traffic at 54th street and Shea is already at excessive. The lights from Mountainside Fitness already exceed city regulations. The shopping center at Tatum and Shea has countless buildings empty that could be used for such a health center. There are so many reasons why this proposal makes no sense and would be damaging to us as homeowners.

Please put yourself, as a homeowner, in our position when you make your recommendations.

Vicki and Burr Ross
5342 E Sahuaro Dr
Scottsdale, Arizona
6023215690

David O Simmons

From: Bieniek <asbien@cox.net>
Sent: Tuesday, January 19, 2021 1:30 PM
To: David O Simmons
Cc: Debra W Stark
Subject: Reasoning Honor Health on Shea

I have lived in La Camarilla for 27 years and in the past have been a member of the tennis and health clubs. I am sad that the new owner Mountainside as built a monster building in place of a pleasing design of the previous building. Now Honor Health is proposing a 24 hour facility. Has anyone studied the traffic on Shea? In afternoon, the West bound traffic is backed up past 56 th street. So are ambulances and patients Going to divert through the neighborhoods? I don't get it. There is an empty lot west of Trader Joe's and an empty center where Albertsons was. What's the problem with either of these areas? Al Bieniek

Sent from my iPad

David O Simmons

From: Bob Wiesenberg <rjwdmd@aol.com>
Sent: Friday, January 22, 2021 11:55 AM
To: David O Simmons
Cc: Debra W Stark
Subject: Rezoning Case: Honor Health Shea PUD is Z-41-20-3

As a long time resident, 23 years, of the North Promontory development, which is across the street from the proposed 24/7 Honor Health Emergency facility, I oppose its construction. My reason for this is that the area is currently zoned for residential usage and there is no community need for such a facility in the area. There already exists an Honor Health Urgent Care facility three blocks West on Shea Blvd. A 24/7 facility will be disruptive and disturb the tranquil residential nature that presently exists.

Shea Blvd. east of 56th street is a six lane road that narrows to four lanes in the area of the proposed site. Construction will only lead to further road congestion, traffic delays, and possible accidents. Also resulting in problems entering and leaving the communities on the South side of Shea Blvd. The emergency vehicles that will be arriving, once construction is completed will cause further traffic problems in both directions. The noise from the sirens will be disturbing to the local residents.

The planning committee should be aware that there exists ample commercial sites West of the proposed site at Tatum and Shea Blvd's. There are vacant lots as well as vacant stores that could be converted to medical space.

I believe that it is the obligation, duty, and responsibility of the committee to have the best interest of the local community in mind when deciding these matters.

Therefore, I am requesting that the planning committee deny the request for a change in zoning.

Thank you for your consideration.

Robert Wiesenberg
10211 N 55th Pl.
Paradise Valley, AZ 85253

David O Simmons

From: Bruce E. Beverly <BBeverly@azgat.com>
Sent: Monday, January 25, 2021 11:17 AM
To: David O Simmons; geno.koman@phoneix.gov; Debra W Stark
Subject: Honor Heath Facility at 54th and Shea Blvd. (Case Number Z-41-20)

Importance: High

Mr. Simmons, Mr. Koman, Ms. Stark,

My wife and I live in the Promontory subdivision which is just South of the proposed Honor Health facility. We don't have any objection to the development of a health care facility in the general area but we strongly object to its proposed placement at 54th Street and Shea and we will explain why.

Most would agree that having a medical facility similar to what Honor Health proposes is a positive for nearby residents but placing such a facility in a residential setting when the commercial market is shifting almost daily from large box stores and commercial centers is, at best, premature.

Easy access to such a facility benefits a broader segment of the population so why shouldn't the facility be placed closer to freeways like state route 51 or the 101 to make it easier for patients from a larger geographic area to access it. To access the proposed site on Shea and 54th Street would require an individual to navigate 4 or 5 traffic lights if they are driving East on Shea and a similar number if driving West. Placing the facility in a commercially zoned location near one of the larger freeways would facilitate access for the consumer and reduce traffic at traffic lights on Shea and would be in compliance with commercial zoning guidelines and restrictions.

Currently there are more than half a dozen urgent or medical care facilities in commercially zoned locations off of Shea Blvd (Honor Health Fast Med, Honor Health Medical Group, Phoenix Children's Scottsdale Urgent Care, Banner Urgent Care, Minute Clinic and Banner Health Center on East Greenway Road to name just a few). All of those facilities are located in commercially zoned locations and are not zoned for PAD-2.

The neighboring residents don't object to having medical facilities nearby as noted above. The residents object to placing it literally in their back yard when so many commercial facilities are undergoing dynamic changes. The residents are looking to the City to comply with their own zoning policies and to protect the interests of the resident who made decisions to acquire property in the area because they were assured that zoning requirements would be adhered to by the City. If the City is not going to adhere to these zoning restrictions then we believe the City should explore how best to compensate residents for their diminished property values.

Honor Health itself has stated that placing such facilities in residential locations is the wave of the future. Based on Honor Health's own forecasts this residential strategy will be successful and with its great use comes additional traffic – not just East and West traffic but North and South traffic as well. If Honor Health's forecasts are correct, then it is reasonable to expect Honor Health to return with future proposals for expansion. Once the zoning of this Honor Health facility is approved what keeps the City from approving future proposals especially since the facility is already in place

Another concern is compliance with PAD-2 zoning restrictions. Honor Health has outlined what restrictions would be in place should their proposal be approved by the City but what assurances residents have that the City of Phoenix will enforce those zoning restrictions when they clearly have not done so with the adjoining Mountainside facility.

PAD-2 zoning restrictions for the area prohibited Mountainside from having a structure as high or building signage as bright as it is at night (PAD-2 only permits a business that coexists on residential zoned land). Signage for the area should be much more subtle, in a halo format, to fit into the neighborhood but that clearly didn't happen nor has the City taken any action to correct it. Presumably the City's response is – Oh well, it's too late now. Such a response is unacceptable and corrective action is needed now. Drive down Shea Blvd. from State Route 51 to the 101 and the only signs similar to Mountainside's will be found in commercially zoned space – not property that is zoned PAD-2. With that said, why should the residents affected believe the City is sincere in complying with legally approved zoning guidelines and restrictions?

The former occupant of the space (La Camarilla) complied with the existing PAD -2 zoning (Residential Zoning) guidelines and restrictions and coexisted well with its neighbors but the City clearly allowed Mountainside to depart from the legally required restrictions so again, if the City is not going to comply or actively regulate then why should residents believe this process is not simply a "form over substance" process. Once the City approves Honor Health's PUD zoning proposal what keeps Honor Health or the City from deviating from their proposal or the City from acquiescing to any proposed change. Who pays the price for this lack of compliance, not the businesses nor the city administrators or elected officials who permitted it to happen. The residents pay the price and it is a price that will continue to be paid so long as these facilities are permitted to stray from the legal restrictions and PUD zoning plan.

In light of the above, can one reasonably believe that the City, its administrators and our elected officials, will look out for the best interests of the area residents and comply with the PUD restrictions when they didn't do so with respect to Mountainside? Under the circumstances we believe most would agree that the City has failed to adhere to its own zoning policies so we believe that residents have a legitimate reason to be concerned and to object.

In summary, neighbors don't have any objection to Honor Health developing a facility in the area but residents and neighbors object to its placement at 54th Street and Shea. With the rapidly changing commercial market we believe it would be best to place the facility in a commercially zoned area away from residential homes. Honor Health obviously believes that their health care model will be successful and will grow so Honor Health should identify a location that will allow for future growth. If Honor Health does so then I am confident that residents and neighbors in the geographic area of 54th Street and Shea will benefit and potentially use it.

Respectfully,

Bruce and Toni Beverly
10202 North 54th Place
Paradise Valley, AZ 85253
602-327-8425
bbeverly@azgat.com
602-828-9531
ttbeverly@aol.com

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David O Simmons

From: Terry <Terry@all-ininc.com>
Sent: Friday, January 22, 2021 3:04 PM
To: David O Simmons
Subject: Honor Health Rezoning

David-

As residents at the Promontory since its inception. Becky and Terry Hamlin are adamantly opposed to the current rezoning as proposed. The current location is not suitable for a 24 hour 7 day a week Urgent care facility.

The air traffic above Paradise Valley and Promontory in an out bound to Scottsdale Airport is loud enough without adding the sirens proposed at the Honor Health facility.

Pluse, Shea narrows to two lanes and the additional traffic generated from Mountain Side will add to a traffic problem that the city needs to address before considering rezoning of property in the traditionally residential area.

Again we are opposed to the rezoning proposed by Honor Health

Terry & Becky Hamlin
5432 E. Alan Lane
Phoenix, AZ 85253
[602.625.0054](tel:602.625.0054)

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

David O Simmons

From: Helene B. <hbdmimi@gmail.com>
Sent: Monday, January 25, 2021 11:57 PM
To: David O Simmons; Debra W Stark; Council District 3 PCC
Cc: neal rockowitz, md; William Christian
Subject: Rezoning Case: HonorHealth Shea PUD is Z-41-20-3. The Village Planning Committee

David,

We have registered to speak on Feb. 1, 2021 dealing with the rezoning case: HonorHealth Shea PU is Z-41-20-3. We have previously written to you stating our objections to this rezoning. We have also signed the petition from our neighborhoods. We would like to donate our speaking time to Neal L. Rockowitz, M.D.

We both feel strongly about not rezoning this property. There is a lot of property available that is already zoned in the area for commercial use. We are so concerned about the added traffic to Shea that this project will bring to our residential neighborhood. Hopefully, you have driven on Shea any time after three o'clock in the afternoon and been stuck in that traffic.

It is literally bumper to bumper. I can't imagine how someone needing emergency assistance would be able to navigate their way through that kind of traffic. As the traffic continues to build, they will eventually have to resort to using sirens. As this facility's business continues to grow, so will the traffic and with it open 24/7, it will have a major impact on our environment as well as our neighborhood.

In addition, the lighting and signage will not be compatible with our homes. We have put in a great deal of money into our homes.

Therefore, our biggest asset/investment, our homes and our property values will go down.

We have lived in this area for a long time. When Scottsdale Airport wanted zoning for a small airport with hardly any traffic, we supported it.

Now it is a busy airport and our homes are right in the middle of all their flight patterns. Once they had their zoning, over the years, they forgot about all the promises they had made to get our support.

While HonorHealth says now that there will be no sirens 24/7 and there are no immediate plans for this building to become a trauma center, once they get their zoning, it is my understanding that some years down the line, they can add the sirens. Eventually, they could add a helicopter pad.

Would you want your home near this type of facility?

There is absolutely no reason to do this to our neighborhood. With businesses closing at Tatum and Shea and on Cactus, there

is plenty of commercial property for them to choose from. When the La Camarilla developer wanted to build the La Camarilla Estates

sub-division of homes and a tennis club, we were all excited to have those facilities available to us. He created a tasteful complex and

actually added to our neighborhood. When he sold his club property, that property already had been rezoned and when Mountainside

built their building, they needed no approval to build that awful building. Please, please do not rezone this property and further add

to the devaluation of our homes.

Thank you for giving our speaking time to Dr. Neal Rockowitz and please take my letter to heart and turn this rezoning down.

Sincerely,

Helene and Larry Spero

P.S. I just received a notice that Harvest Health is seeking rezoning on the corner of Tatum and Shea. <https://www.phoenix.gov/pddsite/Documents/PZ/Z-38-20n.pdf>

This is to establish a Marijuana Dispensary. That particular shopping center has limited parking. I also would worry about security and safety.

Just a few doors down is a yogurt store where families can sit outside at tables and enjoy their treat together. Our neighborhood is a family

area with lots of children. The Marijuana registry where you had an appointment to have your examination & to qualify for your medical marijuana card was located

on the SE corner of Scottsdale Road and Shea. It was located on the inside of that strip mall. They had plenty of parking. Because of the set up

of those buildings, it would provide **privacy** of those seeking to purchase Marijuana. It would be a win/win situation for everyone. Please **protect**

our neighborhood.

David O Simmons

From: Sherry Brown <sherrybrown@cox.net>
Sent: Sunday, January 24, 2021 8:45 AM
To: David O Simmons
Subject: Rezoning #Z-41-20-3

Dear Mr. Simmons,

I've been updated by my neighbors about the potential of an HonorHealth 24-hour emergency facility in our family neighborhood of, Shea and 52nd Street. I am clearly opposed to this possibility for a variety of reasons. I've lived in our home for 23 years and have invested in our community and home. I'm curious why HonorHealth thinks putting in a 24-hour facility in a spot with homes surrounding the area and already Shea being a busy street, is a great choice and why we should allow this.

I understand there's an upcoming virtual meeting, February 1st? Can you tell me how I can connect with that meeting?

Regards,

Sherry Brown
602.524.3138

David O Simmons

From: William Christian <whchristian@msn.com>
Sent: Monday, January 25, 2021 10:52 AM
To: David O Simmons
Cc: Geno Koman
Subject: Register to Speak- Z-41-20-3, Feb 1st

Mr Simmons,

Please register me to speak on Feb 1st regarding case Z-41-20-, Honor Health.

I am opposed to the rezoning.

Thank you,

William Christian

Sent from my iPhone