

Conditional Use Permit - Narrative

America Development – Inpatient Rehabilitation Facility - Peoria, Arizona

1. Description of Site and Proposed Development

America Development is developing approximately 3.71 net acres located approximately 750 feet south of the southeast corner of Thunderbird Road and 94th Drive at 13451 N. 94th Drive, Peoria, Arizona (“Site”). An Aerial Map is provided at **Exhibit 1**. We request a Conditional Use Permit (“CUP”) to allow the development of a new Inpatient Rehabilitation Facility (“IRF”). The IRF will include a new approximately 49,084 SF Building with approximately 40 Beds and may be expanded to 60 Beds.

The existing vacant infill Site has sat vacant for quite some time while other properties surrounding the Site have been development with a variety of different uses, including multifamily, office and other compatible medical uses. The new IF will revitalize this Site with a new viable, sustainable use and provide additional economic activity and employment opportunities within this part of Peoria.

America Development intends to construct a 3-Story Building on the Site for approximately 40-60 “beds” for inpatient rehabilitative services. The proposed Building will be no more than 48 feet from finished grade to the top of the parapet and will include appropriately screened mechanical equipment that will be approximately 57 feet from finished grade to top of the equipment.

IRFs play a unique and critical role in the post-acute continuum of medical care. IRFs provide medically necessary physical rehabilitation services on a multi-disciplinary basis to patients who require acute therapy, round the clock nursing care, and ongoing medical oversight by physicians skilled in medical rehabilitation. The IRF service enables patients to improve basic functions, relearn critical life skills, gain independence and return to their homes and communities. Examples of common conditions that may qualify for care in an IRF include post-acute rehabilitation of strokes, spinal cord injuries, brain injuries, neurological diseases and recovery from a serious illnesses or injuries. The average age of the patient population is 65+.

IRF Patients receive intensive rehabilitative therapy fifteen hours a week, scheduled in 30 to 60 minute sessions on average for 12-14 days. IRFs offer technologically advanced interventions and services not offered by other rehabilitative therapy programs at home and IRFs are able to transition patients back to the home on average 75% quicker than other rehabilitative service options.

Further information about America Development can be found on its website at www.americadevelopment.com and further information about the Reunion IRF can be found on its website at www.reunionrehabhospital.com.

2. Compliance with the Site's Existing Zoning

The currently vacant infill Site is zoned Planned Unit Development (“PUD”). We understand that the PUD zoning on the Site requires uses and development standards consistent with the City’s Intermediate Commercial District (C-2). Further, we understand the PUD requires an administrative Site Plan approval process that is reviewed and approved by the City Council, permanently affixing the C-2 Zoning and removing the PUD Zoning.

Upon City Council’s approval to affix C-2 Zoning on the Site, we request a CUP to allow America Development’s proposed IRF.

3. Conformance with the General Plan

The proposed IRF development is consistent with the City’s General Plan Future Land Use Map designation of “Mixed-Use Community District.” Further below is a list of the several of the General Plan’s Goals and Policies that support America Development’s CUP request:

a) Economic Prosperity: 2.6 Goals and Policies

- i. Goal #1 – A Robust and Sustainable Economy. Cultivation of a diverse range of enterprises and ventures that support a robust, stable, and sustainable economy that offer a range of employment, shopping and cultural opportunities for residents and visitors.
- ii. Goal #2 – Industry Targets. Bring economic enrichment to Peoria through strategic decision-making and leveraging of investment programs to attract and promote growth within targeted industries.
- iii. Policy EP-3. Proactively engage in partnerships that would allow the City to position land or resources for sustainable development that will culminate in high-wage future ready job growth.

b) Smart Growth: Section 3.8 Goals and Policies

- i. Goal #1 – Balanced Land Uses. Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.
- ii. Policy LUC-4. Encourage infill and redevelopment opportunities that place residential, work and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities.

- iii. Policy LUC-6. Locate commercial and employment uses in proximity to adequate transportation and utility infrastructure.
- iv. Policy GS-2. Direct dwelling unity density, and employment growth toward infill development sites within the city, especially catalyst and opportunity sites identified within Economic Development related strategic plans or programs.

4. Compatibility with Surrounding Area

The Site is located adjacent to an existing Independent Senior Living Community (Vista Del Rio) to the north, an existing Multifamily Development (Ocio Plaza del Rio) to the east and an existing Assisted Living Facility (The Auberge at Peoria) to the south. 94th Drive borders the Site's west property line and there are existing Medical Offices across the street. The proposed IRF is compatible and complimentary to these surrounding uses.

5. Site Design

The proposed IRF has two access points along 94th Drive. Onsite circulation and parking have been designed to provide safe and convenient patient, vendor, employee and guest access to the Building. A Conceptual Site Plan is attached at **Exhibit 2**. Parking spaces provided will be no less than 2 parking spaces per Bed.

The Site is designed in accordance with the City's C-2 Development Standards and Commercial Design Guidelines.

6. Building Design

The architecture of building includes high quality materials, accents and features that are compatible with the surrounding area. The design of the IRF Building complies with the requirements and guidelines within the City's Commercial Design Guidelines. Conceptual Building Elevations are provided at **Exhibit 3**.

The building includes a variety of material types and colors to provide visual and textural contrast and appeal. The building contains a variety of different materials, including mason brick and/or stone, coping and aluminum window accents, and EIFS. Further, the building includes horizontal and vertical articulation to provide visual interest and windows are shaded to reduce heat gain and increase energy efficiency within the building.

7. Landscape Theme

The proposed property will embrace a landscape pallet indicative of the properties' adjacent Sonoran desert. The landscape design intent is to promote a landscape that is ecologically sensitive to the arid desert environment through the use of regionally appropriate native plant materials, and low water, desert adapted species from the Arizona Department of Water Resources approved plant list. The proposed trees, shrubs, groundcover, and accents within the landscape design will serve as unifying elements which will visually tie the exterior features of the project

together creating a unique landscape character and experience for its visitors and users. Irrigation for the project will be controlled by an automatic irrigation controller complete with wind and rain sensors.

8. Signage

A Comprehensive Sign Plan will be submitted separate from this CUP request.

9. Land Entitlements and Development Team

<p><u>Developer</u> America Development Attn: Bryan Whitworth 2911 Turtle Creek Boulevard, Suite 1100 Dallas, TX 75219 (214) 708-3070</p>	<p><u>Architect</u> Callaway Architecture Attn: Scott Stone, AIA 1207 Hampshire Lane, Suite 105 Richardson, TX 75080 (214) 368-2525</p>
<p><u>Landscape Architect</u> WLB Engineers Attn: Brandon Paul 7525 East 6th Avenue Scottsdale, AZ 85251 (480) 225-7077</p>	<p><u>Civil Engineer</u> IMEG Corporation Attn: Mike Jackson 1600 N. Desert Drive, Suite 230 Tempe, AZ 85281 (480) 378-3925</p>
<p><u>Traffic Engineer</u> Southwest Traffic Engineering Attn: Andrew Smigielski 3838 North Central Ave., Suite 1810 Phoenix, AZ 85012 (602) 266-7983</p>	<p><u>Zoning and Land Use Attorney</u> Burch & Cracchiolo, P.A. Attn: Brian Greathouse 1850 N. Central Ave., Suite 1700 Phoenix, Arizona 85004 (602) 234-9903</p>