

<u>Chairman</u>	<u>Vice-</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate</u>
Shawn	<u>Chairman</u>	Jay Otlewski	Bryan	Linda Grice	Clay Allsop	Joanna	<u>Member</u>
Hutchinson	Jeff Nelson		Patterson			Conde	Vacant

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, October 18, 2018
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:30 PM

Convene
Roll Call
Opening Statement
Final Call to Submit Speaker Request Forms

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Patterson from the Planning and Zoning Commission meeting held on October 4, 2018.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 4, 2018.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R Banner Physical Rehabilitation Hospital: Rezone (Z18-10)

A request to rezone approximately 6.84 acres from the existing Multi-family Residential zoning district to the Banner Physical Rehabilitation Hospital Planned Area Development zoning district. The site is located south of 94th Drive and Plaza Del Rio Boulevard. (Maricopa County Assessor parcel number 200-80-990)

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action:

1. Discussion and possible action on case Z18-10.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Updates from Staff:

City Staff will update the Planning and Zoning Commission on the status of relevant events and activities, including, but not limited to, updates on programming, special events, calendars and upcoming meetings. These items are for information only - no action will be taken.

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and

assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-community-development/planning-and-zoning-videos>.



PLANNING AND ZONING COMMISSION REPORT

Meeting October 18, 2018

Date:

Agenda Item: 1C

Case Name: Disposition of Absence

General Application Information



PLANNING AND ZONING COMMISSION REPORT

Meeting October 18, 2018

Date:

Agenda Item: 2C

Case Name: Minutes

General Application Information

ATTACHMENTS:

Description

PZ draft minutes_10-04-18

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
POINT OF VIEW CONFERENCE ROOM – DEVELOPMENT AND COMMUNITY
SERVICES BUILDING
OCTOBER 4, 2018**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Chair Shawn Hutchinson, Vice-Chair Jeff Nelson, Secretary Jay Otlewski, Commissioner Clay Allsop, Commissioner Linda Grice, and Commissioner Joanna Conde

Members Absent: Commissioner Bryan Patterson

Others Present: Chris Jacques – Planning Director, Adam Pruett – Planning Manager, Lorie Dever – Principal Planner, Sean Allen – Senior Planner, David Benton – Assistant City Attorney, Jason Cleghorn – Community Development Coordinator and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was dispensed with by Chair Shawn Hutchinson.

Call for speaker request forms.

Audience: 4

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 20, 2018.

2C Fairmont Village Assisted Living Center: Conditional Use Permit (CU18-05)

A request to obtain a Conditional Use Permit to allow an assisted living center / senior care facility within the existing building. The site is located at 10401 N. 79th Avenue and zoned Intermediate Commercial (C-2).

COMMISSION ACTION: Vice-Chair Nelson moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Otlewski and upon roll call vote, passed 6-0.

REGULAR AGENDA

NEW BUSINESS

3R Outdoor Dining: Zoning Ordinance Text Amendment (TA18-04)

A request to consider a City-initiated amendment to Section 21-503 ("Land Use Matrix") and Section 21-505.B.3 ("Limitations on Use") within the Non-Residential section of the City of Peoria Zoning Ordinance. The proposed changes would amend current limitations on outdoor dining to only require a Conditional Use Permit if the exterior walls of the patio (outdoor dining area) are within two-hundred (200) feet of a residentially-zoned property.

The staff report was presented by Mr. Chris Jacques, Planning Director.

COMMISSION COMMENTS:

Vice-Chair Nelson asked what was the determining factor for the 200 foot requirement.

Mr. Chris Jacques stated the provision aligns with other limiting requirements in the Zoning Ordinance such as the separation requirement for drive-through restaurants or bar/tavern uses. The 200 foot provision is about ten (10) car lengths and staff believes noise is not likely to impact surrounding residents.

Vice-Chair Nelson commented that not having a maximum allowable percentage of patio space could increase the crowds and the noise; should staff look at how 200 feet impacts the area before allowing the maximum allowable patio space.

Mr. Jacques stated the Commission could choose to direct staff to review the 200 foot provision but staff has seen that patios vary in size and 25% seems like an arbitrary limiting factor at a time when the city is looking to activate public spaces.

Chair Hutchinson commented he is more concerned with proximity to properties rather than the increase in percentage but feels there should be oversight especially when a Conditional Use Permit wouldn't be required.

Commissioner Conde commented she is more concerned with sound level than patio size and would like to know what is typical for other cities.

Mr. Jacques stated the city is unique in our requirement for a Conditional Use Permit for an outdoor dining patio and that we, along with other cities, have a noise ordinance. Depending on the time of day, there is a maximum decible level in the noise ordinance that limits sound levels.

Commissioner Grice asked staff for clarification on the memo under 'Revision Language' which states, "No Conditional Use Permit is required when the *exterior wall or area of the patio or seating area is located within two-hundred (200) feet from a residentially-zoned lot, not including common area tracts.*"

Mr. Jacques stated there is a grammatical error. The correct word should be beyond instead of within.

Secretary Otlewski asked if we could require applicants to request a permit if there will be live bands on the patio.

Mr. Jacques stated that is a provision that could be included if that is what the Commission decides.

Chair Hutchinson asked staff what the impact is having this process in place.

Mr. Jacques stated that the Conditional Use Permit typically results in an additional 2-3 months to obtain the use permit.

COMMISSION ACTION: Commissioner Allsop moved to approve TA18-04 as presented. The motion was seconded by Commissioner Conde and upon roll call vote, passed 6-0.

4R **Project Update: 2018 Major General Plan Amendment**

Staff presentation and possible discussion regarding the 2018 Major General Plan Amendment Cycle.

Ms. Lorie Dever provided the Commission an overview of the cycle with focus on:

- Three (3) amendments (GPA18-02, GPA18-03, and GPA18-04)
- Refinement of critical maps and amendment criteria
- Better reflect existing conditions and future needs
- Essential foundation for next phase

Case GPA18-02, Circulation Map

What it Does:

- Existing & Envisioned Transportation Network
- Map shows collector roadways and above
- Not same as Street Classification Map

Proposed Modifications:

- Refining Classifications
- Additions / Deletions

- Renaming
- Realignment

Case GPA18-03, Land Use Map

What it Does:

- Assigns land use category to each property
- Categories do not follow property lines
- Covers Municipal Planning Area (MPA)

Proposed Modifications:

- Recognition of existing conditions
- General cleanup of line work
- Largely did not include vacant sites or areas planned for refinement (*FY19 Cycle)

GPA18-04, Land Use Element and Plan Administration Text Changes

What it Does:

- Chapter 2: Land Use Category descriptions
- Chapter 14: Explains how Plan is administered and amendments are processed

Proposed Modifications:

- Clarify language
- Clarify Major/Minor Amendment criteria

Ms. Dever stated we are currently in the 60-Day Review and public and agency comments have been received and staff has an errata sheet for tracking. Review comments are due by Monday, October 8th but staff will receive comments after this date.

COMMISSION COMMENTS:

Vice-Chair Nelson asked what the level of involvement from the public has been.

Ms. Dever stated feedback has been surprisingly good for a General Plan Amendment as these typically do not receive much interest as other amendments.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

UPDATES FROM STAFF:

Mr. Jacques notified the Commission of the next Planning Commission meeting on October 18th. The November 11th location will be the offsite meeting at Rio Vista Community Center.

Mr. Jacques notified the Commission that a recommendation has been made by the Council Subcommittee on Boards and Commissions to fill the vacant alternate position and hope to have that person seated soon.

UPDATES AND REPORTS FROM THE PLANNING AND ZONING COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:14 p.m.

Shawn Hutchinson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting October 18, 2018

Date:

Agenda Item: 3R

Case Name: Banner Physical Rehabilitation Hospital: Rezone (Z18-10)

General Application Information

Proposal:

A request to rezone approximately 6.84 acres from Multi-Family Residential (RM-1) to Banner Physical Rehabilitation Hospital Planned Area Development (PAD).

Location:

South of 94th Drive and Plaza Del Rio Boulevard

Project Acreage:

6.84 Acres

Applicant:

Mark Barkenbush on behalf of Banner Health

Recommendations:

Staff recommends that the Planning and Zoning Commission take the following action:

1. Recommend APPROVAL of Case Z18-10 to the City Council, subject to the attached Conditions of Approval (Exhibit 1).

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - Land Use Map

Exhibit 5 - Existing Zoning Map

Exhibit 6 - Narrative

Exhibit 7 - PAD Standards and Guidelines Report

Exhibit 8 - Public Participation Plan



PLANNING AND ZONING COMMISSION

STAFF REPORT

Date October 18, 2018

To Planning and Zoning Commission

From **Cody Gleason**
Senior Planner

Subject **Banner Physical Rehabilitation Hospital**
Proposed physical rehabilitation hospital south of 94th Drive and
Plaza Del Rio Boulevard

REQUEST

Banner Health is proposing to construct a physical rehabilitation hospital. The proposed development would consist of a three story, 56-bed facility that would provide physical rehabilitation services to patients recovering from surgical procedures with an average stay of approximately 14 days.

APPLICATION INFORMATION

Case Numbers Rezoning Application (Z18-10)

Applicant Mark Barkenbush on behalf of Banner Health

Request(s) 1. Rezone 6.84 acres from Multi-Family Residential (RM-1) to Planned Area Development (PAD)

LOCATION AND CONTEXT

SUBJECT SITE

South of 94th Drive and Plaza Del Rio Boulevard, as shown in Exhibit 2.

CONTEXT

The proposed Banner Physical Rehabilitation Hospital is located within the larger Plaza Del Rio mixed-use development. Plaza Del Rio contains a broad array of uses ranging from medical and administrative offices, age restricted senior facilities, multi-family, to single family residential.

Immediately west of the subject site is the Casa Del Rio, three-story senior living apartment complex. North of Plaza Del Rio Boulevard is the Reserve at Plaza Del Rio single-family residential development. Northeast of the proposed hospital is an existing Alzheimer's care facility. East and south of the proposed hospital is the New River wash.

APPLICANT'S PROPOSAL

Banner Health is proposing Banner Physical Rehabilitation Hospital, a new three story, 56-bed physical rehabilitation hospital. The site is currently occupied by a building that previously housed an Alzheimer's care and Hospice facility. The existing building has been vacant for years and does not appropriately accommodate the operational needs of the proposed hospital. As such, the Alzheimer's facility would be demolished in preparation for construction of the proposed hospital (Exhibit 2). The proposed facility will consist of approximately 65,870 square feet across three floors where patients would receive post-surgical care and physical rehabilitation therapy in preparation for release to their homes.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Former Alzheimer's Facility
<u>Proposed Use</u>	3 story 56 bed Physical Rehab Hospital
<u>Property Size:</u>	6.84 gross acres
	6.84 net acres

Building Height

Allowed:	48 Feet
Proposed:	58 Feet

Rear Setback

Required:	25 feet + 3 feet for 1 additional foot of height
Provided:	30 feet (No increase for additional height)

Parking

Required:	2 spaces per bed, 1 space per employee, plus 30 spaces for emergency services
Provided:	2 spaces per bed

Uses

Current:	Hospital as a Conditionally Permitted Use
Proposed:	Hospital as a Principally Permitted Use

Refer to Table 1 within this report for the proposed development standards.

STAFF ANALYSIS

ZONING

The site is currently zoned Multi-Family Residential (RM-1) which requires a Conditional Use Permit for hospitals. The RM-1 Zoning District also requires development standards in excess of those proposed by the applicant. As a result, the Applicant is proposing to rezone the site to a Planned Area Development (PAD) zoning district.

The Banner Physical Rehabilitation Hospital PAD (Exhibit 6) proposes amending the permitted use listing as well as the development standards compared to the standard Multi-Family Residential (RM-1) zoning district found within the Zoning Ordinance. The PAD designation allows deviation from the existing development standards in order to provide for developments that contain site-specific contextual considerations that cannot be accounted for on a citywide basis. This allows for creative and efficient development that is sensitive to the built environment.

ANALYSIS

LAND USE AND ZONING HISTORY

The site contains a Mixed-Use land use designation as identified on the City of Peoria General Plan Land Use Map. The Mixed-Use land use designation denotes areas where a horizontally or vertically integrated mixture of land use types is promoted. Such developments exhibit functional, physical, and thematic integration in the context of a pedestrian-oriented streetscape. The mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping, and employment opportunities together in the same area. The proposed hospital would further enhance the existing mixed-use development pattern within Plaza Del Rio by providing employment and service opportunities for the residents of the area.

The subject site currently shares the same zoning designation of Multi-Family Residential (RM-1) as the properties to the west and northeast. In order to maintain continuity with the surrounding developments, the proposed PAD seeks to maintain many of the same development standards as the RM-1 Zoning District. Where deviations to the standards are proposed, these distinctions are identified and discussed in further detail within the subsequent section of this report.

PAD STANDARDS ANALYSIS

The Planned Area Development (or PAD) zoning district offers an alternative from standard zoning districts such as RM-1, C-2, and so forth. Unlike the standard zoning districts, the development requirements within a PAD can be tailored to respond to the context of the site or its surroundings, and/or customized in a manner to promote a creative and efficient approach to land development. For example, developers will frequently alter the types of permitted land uses

allowed onsite to promote a desired character within the project, or they may modify the typical development standards because of a specific site condition.

The proposed development standards for the Banner Rehabilitation Hospital PAD (Exhibit 6) are closely aligned with the Multi-Family Residential (RM-1) Zoning District standards with some variations specific to this project. This includes an increased building height and a static rear setback. A comparison of the proposed Planned Area Development Standards and the existing RM-1 development standards is outlined in the table below with variations noted in **bold**:

Table 1 – Proposed Development Standards

Standards	RM-1	Banner PAD (proposed)
Maximum Lot Coverage	50%	50%
Maximum Building Height	48	58
Front (street line) Setback	40	40
Rear Setback	25*	30
Side Setback	48	58
Corner Side (from edge of pavement)	10	10
Parking	2 Per Bed 1 Per Employee 30 Minimum for ER	2 Per Bed

* Rear Setback: Provided that the minimum required side and rear setbacks shall be increased by three additional feet (3') for each one (1) foot by which the height of the structure exceeds thirty feet (30').

The purpose of the desired increase in the overall height allowance is to ensure that the architecturally integrated screening of the roof-mounted equipment is accounted for within the allowed building height. The proposed modifications to the rear setback are intended to account for the surrounding conditions of the subject site. Typically, an enhanced rear building setback would be warranted if the use could potentially impact an adjoining residential area. In this situation, the rear of this site abuts a parcel owned by the Maricopa County Flood Control District, which contains a portion of the New River Wash. The potential for development to occur within this corridor and thus adjacent to the proposed hospital is negligible. As a result, the need for an enhanced rear setback to prevent the appearance of encroachment on the Flood Control District parcel is minimized. However, in order to accomplish the intent of the rear setback requirement, the applicant has proposed an increased rear setback that is static instead of one that varies dependent on building height.

The applicant has also proposed a modification to the required parking ratio as noted within Table 1. The proposed ratio removes the portion of the parking standard that would require an additional parking space per employee. Staff has found that throughout the lifespan of these types of facilities, the number of employees fluctuates. For example, a development may anticipate “x” number of employees prior to construction, and then realize that the need is

different once the operation is up and running. Furthermore, the use of this type of parking standard is limited as there are only two occasions within the City of Peoria Zoning Ordinance that regulate parking requirements based on the number of employees; one is High Schools, and the other is hospitals. Consequently, ensuring compliance with this type of parking ratio is difficult at best to verify and regulate.

The applicant has found through their management of similar facilities that two parking spaces per bed within the facility sufficiently accommodates parking for clients as well as employees. Individuals staying at the facility typically are not in a condition to drive themselves after release, so there is a minimized need to account for the patient cars. Additionally, staffing for the facility occurs in rotating shifts, which eliminates the need to account for all of the staff to be parking at one time. Lastly, the applicant is proposing that the requirement for emergency services is removed from the parking requirements, as no such services will be provided on site. Based on management practices and emergency services not being provided on-site, staff believes the proposed parking ratio is appropriate for this type of facility.

TRAFFIC

The site is served by 94th Drive and Plaza Del Rio Boulevard, which creates a circuitous loop within the Plaza Del Rio center. Both 94th Drive and Plaza Del Rio Boulevard extend northward and connect into signalized intersections on Thunderbird Road. The proposed facility is anticipated to be a lower traffic generator compared to other medical or rehabilitation facilities, especially due to the limited mobility of the patients, and the shift related nature of the employees. Additionally, the employees' shift start and end times will be spread to off-peak hours. Based on these factors, no additional street improvements are expected to be needed.

WATER/SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no anticipated impacts to public safety as a result of this proposal.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Requirements

As a requirement of the Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting (Exhibit 7).

The applicant notified all property owners within a 600-foot radius of the site and all registered Homeowners' Associations within one (1) mile for the required neighborhood meeting. The meeting was held on July 17, 2018 at 6:30 p.m. at the Rio Vista Recreation Center.

There were ten (10) neighbors in attendance at the meeting, in addition to the development team for the project, and city staff. The applicant presented the details of the proposed project to the attendees. Inquiries were made at the neighborhood meeting by the attendees, which are summarized within the enclosed Citizen Participation Plan (Exhibit 7).

Support / Opposition

At the time of this writing, Staff has not received any correspondence in support or opposition of the proposed development.

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and objectives set forth in the City of Peoria General Plan;
2. This rezoning request is consistent with the Mixed Use land use designation;
3. This rezoning request will result in a residential development that is compatible with the existing developments in the area; and,
4. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

- 1) Recommend approval of Case Z18-10 to the City Council, per the attached conditions of approval.

STAFF CONTACT

Cody Gleason
Senior Planner
623-773-7645
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Z18-10 Banner Physical Rehabilitation Hospital

South of 94th Drive and Plaza Del Rio Boulevard



The amendment to the zoning district(s) for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety and welfare of the City of Peoria:

Governance

1. The Developer shall comply with all City of Peoria Engineering Design Standards, policies, and requirements at the time of development and civil improvement plan submittal.

Site Design

2. The Development shall substantially conform to the Standards and Guidelines Report (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission for October 18, 2018.

Z18-10 Banner Physical Rehabilitation Hospital

South of 94th Drive and Plaza Del Rio Boulevard



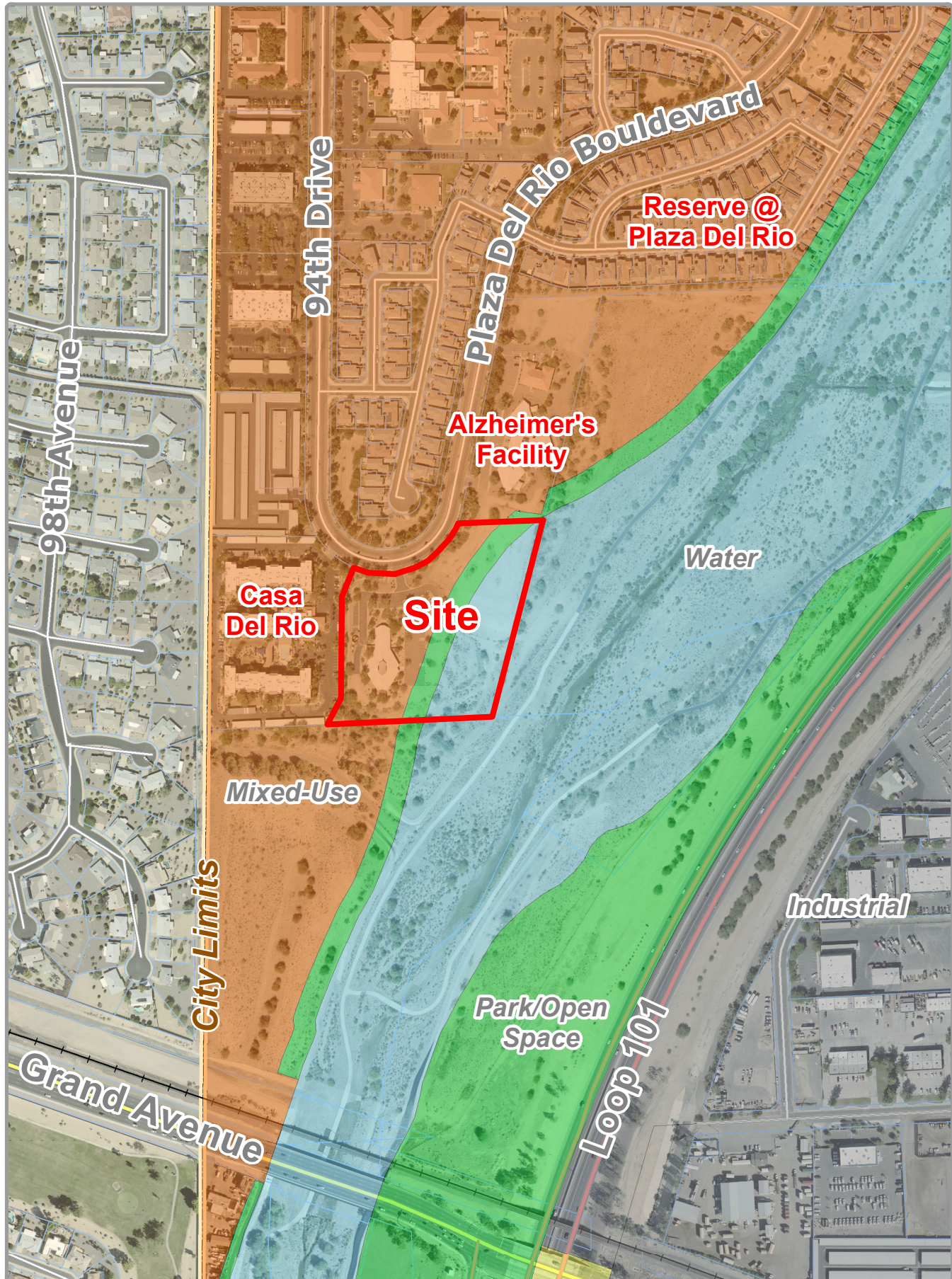
Z18-10 Banner Physical Rehabilitation Hospital

South of 94th Drive and Plaza Del Rio Boulevard



Z18-10 Banner Physical Rehabilitation Hospital

South of 94th Drive and Plaza Del Rio Boulevard



Z18-10 Banner Physical Rehabilitation Hospital

South of 94th Drive and Plaza Del Rio Boulevard



NARRATIVE STATEMENT / PROJECT JUSTIFICATION

Banner Rehabilitation Hospital - City of Peoria, AZ

July 2018 | Version 2

Prepared By:

Kimley-Horn and Associates, Inc.
Sterling Margetts, P. E.
1001 West Southern Ave.
Suite 131
Mesa, AZ 85210

Kimley»Horn

Prepared For:

Select Medical
Dan Blaker
4716 Gettysburg Road
Mechanicsburg, Pennsylvania, 10755

1. What type of development and uses are proposed by the rezoning request.

The purpose of this request is for a Planned Area Development (PAD) for a 6.84 gross/net acre site located on Plaza Del Rio Boulevard (the “Site”) for the development of a new Banner Rehabilitation Hospital. The site is currently zoned for Multi-Family Residential (RM-1) and is adjacent to a PUD property as designated on the General Plan Land Use Map. The existing site is the location of an existing hospice center, consisting of an existing building and associated parking.

The proposed Banner Rehabilitation Hospital development will demolish the existing structures and paving to provide the physical rehabilitation hospital facility and associated amenities. The proposed facility is 3-stories in height and approximately 65,780 square feet, providing 56 beds for patients. The proposed use is permitted is a conditional use and would be revised to a permitted use. As a part of this submittal, a rear setback, building height, and parking reduction is also being requested.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives of the Peoria General Plan.

Per the Peoria General Plan, the following goals, objectives and policies were developed to define the essential components of the Land Use Element. The proposed development satisfies many of these goals, as outlined below:

- **Land Use Goal 1:** *Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development and encourage redevelopment at appropriate locations.*

Response: The property is currently the site of a hospice care facility. The proposed rehabilitation hospital will provide similar medical type of care for the community and is in line with preserving the surrounding neighborhood.

- **Smart Growth Objective 1.D.:** *Foster commercial, industrial and business park employment centers that are compatible with Peoria's economic needs.*

Response: The proposed hospital will employ approximately 150 full time equivalent people.

- **Infill Development Objective 1.H.:** *Encourage the development or redevelopment of vacant and underutilized infill sites within the City.*

Response: The proposed hospital will redevelop an existing underutilized site within the City.

3. State how your proposal is consistent with the surrounding land use and zoning patterns. Include a list of surrounding designations, land uses and conditions.

The proposed development is consistent with the adjacent multi-story Case Del Rio Senior Living uses of assisted living, the Banner Alzheimer's clinic, the nearby Peoria Post-Acute and

Rehabilitation, the Silverado Peoria Memory Care Community, and the various other medical uses in the area.

The site is surrounded by the following uses and zoning:

- **North:** Single Family Residential; PAD Zoning
- **West:** Senior Living; PUD Zoning
- **South:** Vacant/Flood Control District of Maricopa County; AG Zoning
- **East:** Vacant/Flood Control District of Maricopa County; RM-1 Zoning

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The rezoning from the RM-1 to a PAD is to simplify the various requests that are unique to the site into an overall zoning versus the process of requesting conditional use permits and variances to accommodate the proposed Hospital development. The underlying zoning for the PAD is RM-1 with modifications for hospital from conditional to permitted use, setbacks, and parking reductions.

5. Describe any proposed unique design considerations, beyond the Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

Some unique design considerations for the development that make it compatible with the adjoining developments are the height of the building being a three-story building similar to the adjacent Casa del Rio Senior Living assisted living facility immediately adjacent to it. Also the site has been configured in a north-south orientation so the patient rooms face away from the single family subdivision PAD to the north.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

Some unique considerations for the development are the existing drainage channel and proximity to the Flood Control District conveyance area to the New River Wash. To maintain the existing drainage in place along with its associated easements the overall developable area of the site is reduced. There is also a channel easement at the southeast portion of which further reduces the developable area. There are also two public sewer mains that cross the site along the southern portion and north-south through the middle that impact the available developable area.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

Through this PAD request, the applicant requests to modify the rear setback, maximum building height, and parking requirements for the site.

Rear Setback

The PAD proposes to reduce the rear setback from the 79' feet based on height in RM-1 standards to 30'. This reduction is due to the existing Flood Control District property and conveyance area that is located directly to the south and is not likely to be developed in the future. A reduction from the 79' to the 30' minimum does not appear to negatively impact any adjacent neighbors.

Maximum Building Height

The PAD proposes to increase the maximum building height from 48' to 58' to accommodate a stairwell exit onto the roof for ease of maintenance. The primary portion of the building will remain below the 48' with the exception of the stairwell extending beyond the main floors. No negative impact to the adjacent neighbors is anticipated since the only portion that exceeds the original RM-1 standard is for auxiliary and maintenance purposes only.

Parking Reduction

The reduction of the parking requirement is due to the broad parking category of the City of Peoria which incorporates all types of Hospitals and does not provide a specific parking category for a physical rehabilitation hospital without emergency care facilities. The reduction to a two (2) space per bed is based upon the review of surrounding parking codes in the Phoenix Metropolitan area that identify that use and the operators experience through the development of projects across the United States for their parking need.

Other approval processes needed for the site are minor land division/Plat, and State licensing for hospital use.

PLANNED AREA DEVELOPMENT AMENDMENT STANDARDS AND GUIDELINES REPORT

Plaza Del Rio South - City of Peoria, AZ

July 2018 | Version 2

Prepared By:

Kimley-Horn and Associates, Inc.
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Prepared For:

Select Medical
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Principals and Development Team

DEVELOPER / OPERATOR

Select Medical
Dan Blaker
4716 Gettysburg Road
Mechanicsburg, Pennsylvania, 10755

Architecture

Taggart Architects
Shannon Sanders
4500 Burrow Drive,
North Little Rock, AR 7216

Engineering / Civil

Kimley-Horn and Associates, Inc
Sterling Margetts, P.E.
1001 West Southern Ave, Suite 131
Mesa, Arizona 85210

Landscape Architecture

Kimley-Horn and Associates, Inc
Andrew Valestin, PLA
7740 N. 16th Street
Suite 300, Phoenix, AZ 85020

Introduction

This standards and guidelines report has been prepared to support the rezoning of the property located at 12740 N Plaza Del Rio Boulevard (the “Site”) from Multi-Family Residential (RM-1) to Planned Area Development (PAD). The proposed use is a new 65,870-square foot 3-story Banner Rehabilitation Hospital. The Site is currently used as an Alzheimer facility and will be demolished with this development. The Site is bordered by Flood Control District facilities (New River) to the south (Zoned AG), a remainder undeveloped portion of site zoned RM-1, Casa Del Rio Senior Living to the west (Zoned PUD), and Plaza Del Rio Boulevard to the north with single family residential across the street (Zoned PAD). The location is an area designated for Mixed-Use per *Figure 2.1 – Land Use Plan* of the City of Peoria General Plan (2010).

The current overall lot (APN 200-80-990) consists of 6.84 (gross) acres. This project proposes to rezone 6.84 acres for the Banner Rehabilitation Hospital. (See Exhibits for legal description)

A PAD zoning description is requested for this Site to respond to the unique site characteristics as well as accommodate the operating requirements of this specific use. Amended standards from the RM-1 Zoning District for setback, parking, maximum building height and permitted uses are included with this proposal.



Preliminary Development Plan

The proposed rezone to PAD will accommodate a three-story single physical rehabilitation facility. The building is proposed to be oriented in a north-south direction with patient windows facing east and west from the building to provide views of the adjacent new river wash and landscape. The site proposes to utilize the existing driveway entrance with connecting circulation between split parking areas on the west and east sides of the site. The west side will contain the main entrance to the physical rehabilitation hospital and accessible parking. The east side will provide loading areas and employee parking.

The physical rehabilitation facility is an in-patient care facility with 56 beds where patients receive medical care for physical rehabilitation. On average patients will receive rehabilitation at the facility for 14 consecutive days. The site is strategically located within the service areas of Banner Boswell and Banner Thunderbird Medical Centers, as well as within a demographic area needing multiple levels of physical rehabilitation care.

Permitted Uses

Unless otherwise stated below the Principally Permitted, Conditionally Permitted, and Accessory uses on this site shall be in accordance with the Multi-Family Residential (RM-1) Zoning District as defined within the City of Peoria Zoning Ordinance.

Principally Permitted:

- Hospital

Project Phasing

It is anticipated that the development will be constructed in one phase.

Development Standards

The Development Standards for the site shall be as identified by the City of Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) Zoning District, except as modified below:

A. Setbacks

MINIMUM BUILDING SETBACKS (FT)		
	RM-1	PAD
Rear Setback	25	30*

*The 30-foot setback identified herein shall remain 30 feet regardless of the height of the structure and does not increase beyond 30 feet for structures in excess of 30 feet in height. Height maximums shall be in accordance with RM-1 Standards.

B. Parking Standards

PARKING SPACES REQUIRED		
	Zoning Ordinance	PAD
Hospital**	Two (2) spaces per bed, plus One (1) space per employee, and a minimum thirty (30) spaces for emergency services	Two (2) spaces per bed

**Facilities providing medical, or surgical care, emergency medical and similar services.

C. Maximum Building Height

Maximum Building Height		
	RM-1	PAD
Building Height	48	58

Project Signage Standards

There are no proposed amendments to the signage requirements set forth in Section 21-827 of the City of Peoria Zoning Ordinance.

Project Landscape Standards

There are no proposed amendments to the landscape requirements set forth in Section 21-815 of the City of Peoria Zoning Ordinance.

Infrastructure and Utilities

A. Grading and Drainage

As previously mentioned, the site currently consists of an existing building and associated asphalt parking as well as landscaped areas. Generally, the site sheet flows drainage from north to south, discharging into the waterways managed and/or owned by the Flood Control District of Maricopa County. Along the western property line, there is an existing concrete channel that is intended to remain. The eastern portion of the property contains a surface basin that overtops and then drains in overland flow in a swale to the Flood Control District property to the south.

The development of the site for the rehabilitation hospital intends to follow the existing drainage pattern subject to approval by Maricopa County Flood Control District and City of Peoria for a retention reduction waiver. The proposed site will be divided into two portions west and east with the west maintaining a pre-versus-post drainage requirement for flow and the east providing volume in a surface basin for the 100-year 2-hour storm event for the balance of the hospital site as well as outparcel. The surface basin is proposed to be located outside of the PAD zoning on the adjacent parcel but will be utilized based upon a cross drainage agreement between the Rehabilitation Hospital and the remainder RM-1 parcel that will be recorded with parcel plat map.

B. Water and Wastewater

An 8-inch water main exists within the Plaza Del Rio Boulevard right-of-way along the north frontage of the site. It is intended that this main be extended in two locations and looped through the site to serve as an 8-inch public waterline with hydrants and redundant 4" domestic services to the building.

A 10-inch wastewater main runs through the eastern side of the site, connecting to a 30-inch main at the southeast corner. Additionally, an 8-inch wastewater main runs along the southern property line, also connecting into the 30-inch main. The proposed development will be served with a 6" private service line that will connect to the 8-inch line along the southern portion of the property.

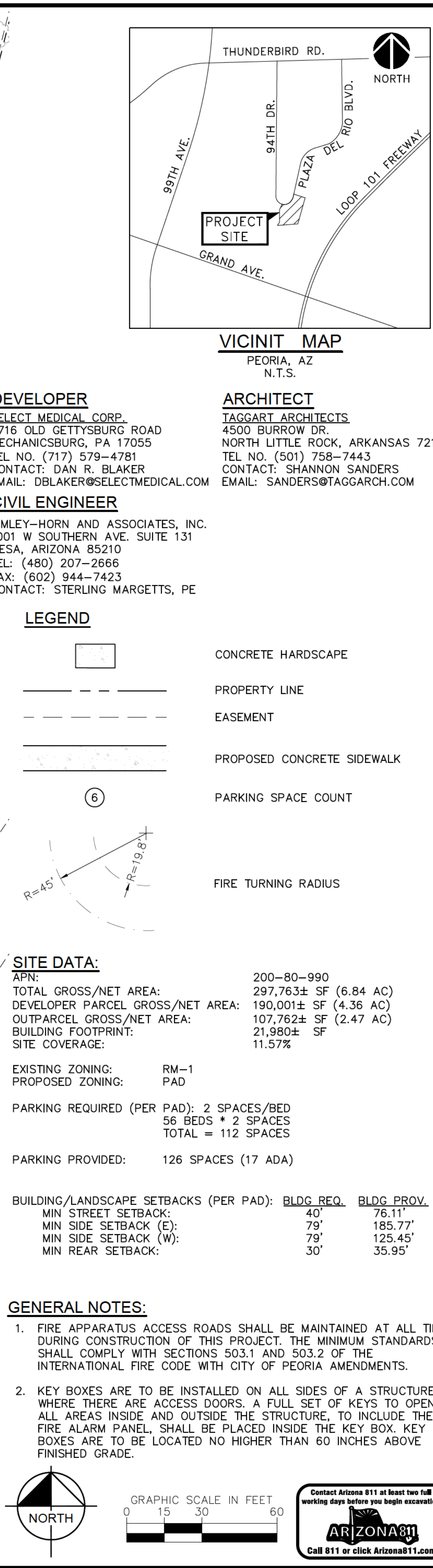
C. Dry Utilities (Electric Power, Natural Gas, Telephone Service)

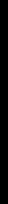
Franchise utility services are primarily located along the Plaza Del Rio Boulevard frontage. These utilities will be coordinated separately with the appropriate service provider. Electric power is available from APS, natural gas is available from Southwest Gas, and telecommunication services are available from Cox Communications and CenturyLink.

Appendices

Conceptual Site plan

\\EAV_GW\19197003 -- Select Plaza\CAD\Pre-SP-OW Layout\Layout1 May 07, 2018 -- 6:39pm bryan.wright@arcs.com




Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 944-45500

12740 N. PLAZA DEL RIO BLVD.

PRELIMINARY SITE PLAN

PEORIA, ARIZONA 85381

PROJECT No. 191971003
SCALE (H): 1"=30'
SCALE (V): --
DRAWN BY: ADW
DESIGN BY: ADW
CHECK BY: STM
DATE: 04/19/18

Pre-SP.dwg

SP1

2 OF 2 SHEETS

Legal Description

Lot 1, of Minor Land Division Map for Sun Health Corporation Alzheimer's Residence, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1022 of Maps, Page 50.

A.L.T.A.

ALTA / NSPS LAND TITLE SURVEY
12740 N. PLAZA DEL RIO BLVD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 165040-33B DATED OCTOBER 11, 2017 AT 5:00PM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

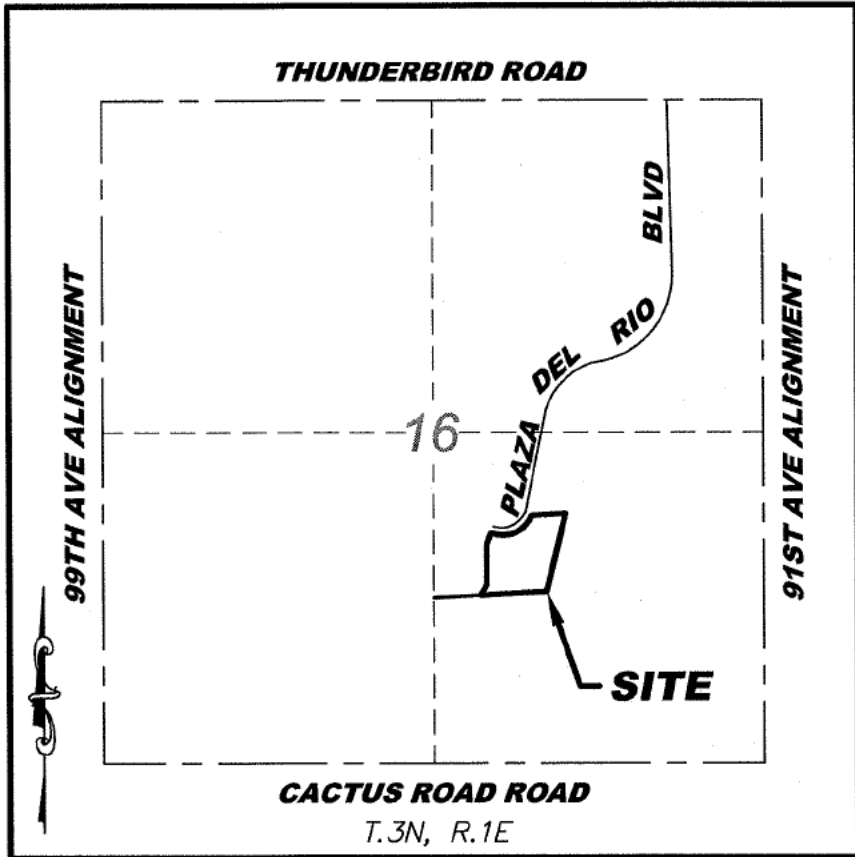
PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 1, OF MINOR LAND DIVISION MAP FOR SUN HEALTH CORPORATION ALZHEIMER'S RESIDENCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1022 OF MAPS, PAGE 50.

SCHEDULE 'B' ITEMS

1. INTENTIONALLY OMITTED - ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2017.
*APPLIES, BLANKET IN NATURE
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*APPLIES, BLANKET IN NATURE
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER
4. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN THE PLAZA DEL RIO OWNER'S ASSOCIATION, INC., A NON-PROFIT ARIZONA CORPORATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID)
*APPLIES, BLANKET IN NATURE
5. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON THE LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION, AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
*APPLIES, BLANKET IN NATURE
6. EASEMENTS AND PUBLIC RIGHT OF WAYS AS SET FORTH ON THE PLAT RECORDED AS BOOK 1022 OF MAPS, PAGE 50, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
*APPLIES, AS SHOWN
7. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 83-439117, OF OFFICIAL RECORDS AND RE-RECORDED AS 83-473428, OF OFFICIAL RECORDS, AGREEMENT CHANGING MEMBERSHIP IN ARCHITECTURAL COMMITTEE RECORDED AS 92-515010, OF OFFICIAL RECORDS, AGREEMENT CHANGING MEMBERSHIP IN ARCHITECTURAL COMMITTEE RECORDED AS 92-633392, OF OFFICIAL RECORDS, AMENDMENTS RECORDED AS 85-088588, OF OFFICIAL RECORDS, RECORDED AS 88-572763, OF OFFICIAL RECORDS, DECLARATION OF ESTABLISHMENT RECORDED AS 93-344789, OF OFFICIAL RECORDS, SECOND AMENDMENT RECORDED AS 97-0181219, OF OFFICIAL RECORDS AND THIRD AMENDMENT RECORDED AS 98-0608667, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
*APPLIES, AS SHOWN
8. INTENTIONALLY OMITTED
9. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 2008-762441, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
*APPLIES, BLANKET IN NATURE
10. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT FOR FLOOD CONTROL RECORDED AS 95-165483, OF OFFICIAL RECORDS.
*APPLIES, BLANKET IN NATURE
11. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NON-VEHICULAR ACCESS EASEMENT" RECORDED AS 2008-1031643, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
12. EASEMENTS AS SET FORTH IN PLAZA DEL RIO MAP OF DEDICATION, RECORDED AS BOOK 344 OF MAPS, PAGE 47.
*APPLIES, AS SHOWN
13. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 96-739790, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
14. AN EASEMENT FOR PERMANENT CHANNEL, TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES RECORDED AS 2006-535986, OF OFFICIAL RECORDS (THE "CHANNEL EASEMENT") AND AN EASEMENT FOR INGRESS AND EGRESS AND TO OPERATE AND MAINTAIN A FLOOD CONTROL PROJECT IN THE CHANNEL EASEMENT AS SET FORTH IN THE PERMANENT DRAINAGE EASEMENT AND AGREEMENT FOR FLOOD CONTROL PURPOSES RECORDED AS 2007-0708950, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
15. AN EASEMENT FOR STORM WATER/SURFACE CROSS DRAINAGE AND INCIDENTAL PURPOSES RECORDED AS 2008-1045764, OF OFFICIAL RECORDS.
*APPLIES, BLANKET IN NATURE
16. THE RIGHTS OR CLAIMS OF TITLE, IF ANY, BY THE STATE OF ARIZONA TO ANY PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A BEING LOCATED IN THE BED OF ANY RIVER OR DRY WASH.
*APPLIES, BLANKET IN NATURE
17. INTENTIONALLY OMITTED
18. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY RICK ENGINEERING COMPANY ON DESIGNATED _____ JOB NO. 4800:
A) SIGN AND 24 INCH PIPE LOCATED ALONG THE NORTH LINE ENCLOSED INTO THE PUBLIC UTILITY EASEMENT, EXCEPTIONS 6 AND 7
B) ELECTRIC TRANSFORMER PAD LOCATED ALONG THE NORTH BOUNDARY LINE.
C) REFUSE ENCLOSURE, GAS METER, ELECTRIC TRANSFORMER PADS, CURBING, WALL AND EQUIPMENT ENCLOSURE ENCLOSED ONTO EASEMENT SHOWN AS EXCEPTION NO. 15.
D) CONCRETE DRAINAGE DITCH LOCATED ALONG THE NORTH LINE.
E) ANY UNRECORDED EASEMENTS FOR UNDERGROUND UTILITIES THAT ARE NOT IN EVIDENCE ON THE SURFACE OF THE LAND, BUT COULD BE ASCERTAINED FROM THE RECORDS OF THE UTILITY COMPANIES SERVING THE AREA.
NOTE: THIS EXCEPTION MAY BE REVISED OR ELIMINATED UPON REVIEW OF THE SURVEYOR'S CERTIFICATION TO 11 OF TABLE A.
*DOCUMENT NOT PROVIDED
19. INTENTIONALLY OMITTED - ANY FACTS ABOUT THE LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION WOULD DISCLOSE AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
20. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.
*APPLIES, BLANKET IN NATURE



VICINITY MAP
N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 297,762 SQUARE FEET OR 6.836 ACRES, MORE OR LESS.

BENCHMARK

FOUND 3" CITY OF PEORIA BRASS CAP IN HANDHOLE AT THE INTERSECTION OF THUNDERBIRD ROAD AND 91ST AVENUE.

ELEVATION = 1150.451

ADDRESS

12740 N. PLAZA DEL RIO BLVD.
PEORIA, AZ 85381

PARKING

REGULAR 54
HANDICAP 2

BASIS OF BEARING

THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AS SHOWN IN BOOK 1022, PAGE 50 MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 86 DEGREES 56 MINUTES 33 SECONDS EAST.

ZONING

ZONE: RM-1
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

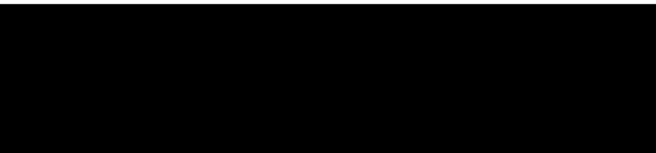
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1685L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND FLOODWAY AREAS ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; BANNER HEALTH, AN ARIZONA NONPROFIT CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A)(B)(C), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED FEBRUARY, 2018



JARED HANSMANN
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JAREDH@SIGSURVEYAZ.COM

DATE

3-12-18

ALTA / NSPS LAND TITLE SURVEY
12740 N. PLAZA DEL RIO BLVD
PEORIA, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

REVISIONS:



DRAWING NAME:
18-029 ALTA
JOB NO. 2018-029
DRAWN: JPH
CHECKED: JAS
DATE: 3-10-18
SCALE: N.T.S.
SHEET: 1 OF 2



- | | |
|-----|--|
| | FOUND 1/2" REBAR |
| ○ | SET 1/2" REBAR LS#60697 |
| ◼ | FOUND BRASS CAP IN HANDHOLE |
| ⊗ | WATER CHECK VALVE |
| ⌚ | SEWER CLEANOUT |
| ⊕ | ELECTRIC JUNCTION BOX |
| E | ELECTRIC CABINET |
| 🔥 | FIRE HYDRANT |
| SD | STORM DRAIN MANHOLE |
| SS | SEWER MANHOLE |
| TV | TELEPHONE MANHOLE |
| ⌚ | WATER METER |
| ⊕ | WATER VALVE |
| 🚒 | FIRE DEPARTMENT CONNECTION |
| ⌚ | GAS METER |
| 🌿 | IRRIGATION VALVE |
| ✖ | LIGHT POLE |
| 🌳 | MESQUITE TREE |
| 🌵 | OCOTILLO |
| 🌴 | PALM TREE |
| 🌿 | PALO VERDE TREE |
| 🌵 | SAGUARO |
| ○ | SIGN |
| ⌚ | TELEPHONE RISER |
| ▬ | CONCRETE WALL |
| APN | ASSESSOR PARCEL NUMBER |
| MCR | MARICOPA COUNTY RECORDS |
| (C) | CALCULATED PER THIS SURVEY |
| (M) | MEASURED PER THIS SURVEY |
| (R) | MILD SUN HEALTH CORP ALZHEIMER'S RESIDENCE
MCR BK. 1022, PG. 50 |

-  CONCRETE AREA
 BUILDING AREA
 BUILDING OVERHANG AREA/CANOPY

-
- The diagram illustrates four types of survey lines used in civil engineering:
- BOUNDARY LINE:** Represented by a solid line with short, perpendicular tick marks on both sides.
 - EASEMENT LINE:** Represented by a dashed line with short, perpendicular tick marks on both sides.
 - SANITARY SEWER LINE:** Represented by a line with a series of 'S' shaped curves, with short, perpendicular tick marks on both sides.
 - GRADE BREAK LINE:** Represented by a line with a series of 'W' shaped curves, with short, perpendicular tick marks on both sides.

FOUND 1/2" REBAR
SW COR NW 1/4, SE 1/4
OF SECTION 16, T.3N., R.1E.

N86°56'33"E
(BASIS OF BEARINGS)
375.04' (M&R)

APN 200-80-001H
OWNER: SENEXUS PROPERTIES LLC
NOT A PART

8' UTILITY EASEMENT
MCR BK. 344, PG. 47
MCR BK. 1022, PG. 50

⑥ ⑪
1' NON VEHICULAR
ACCESS EASEMENT
MCR DOC. 83-473428
MCR DOC. 2008-1031643

15' TEMPORARY
 INGRESS/EGRESS EASEMENT
 MCR BK. 344, PG. 47
 MCR BK. 1022, PG. 50

39' DRAINAGE EASEMENT
MCR BK. 344, PG. 47
MCR BK. 1022, PG. 50

25' PUBLIC UTILITY EASEMENT
MCR DOC. 83-473428
MCR BK. 1022, PG. 50

APN 200-80-003
OWNER: FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
NOT A PART

S86°56'33"W
524.93'(M&R)

PUBLIC UTILITY EASEMENT
CR DKT. 12969 PG. 827
MCR BK. 1022, PG. 50

14
50' PERMANENT
CHANNEL EASEMENT
MCR DOC. 2006-535986

20' TEMPORARY
CONSTRUCTION EASEMENT
MCR DOC. 2006-535986

⑥
30' PUBLIC UTILITY &
LANDSCAPE EASEMENT
MCR DOC. 83-190474
MCR BK. 1022 PG. 50

⑥
EASEMENT FOR FLOWAGE
MCR DOC. 90-415432
MCR DOC. 91-491195

**LOT 1
MINOR LAND DIVISION
BK. 1022 PG. 50
APN 200-80-990
SUBJECT PROPERTY**

18' PUBLIC UTILITY &
LANDSCAPE EASEMENT
MCR DOC. 88-572763
MCR BK5 1022 PG. 50

**OWNER: BANNER
HEALTH**

N87°11'29"E
270.41'(M&R)

1' NON VEHICULAR
ACCESS EASEMENT
MCR DOC. 83-473428
MCR DOC. 2008-1031643

(6) (11)

⑥ ⑪
1' NON VEHICULAR
ACCESS EASEMENT
MCR DOC. 83-473428
MCR DOC. 2008-1031643

APN 200-80-005E
OWNER: FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
NOT A PART

**ALTA / NSPS LAND TITLE SURVEY
12740 N. PLAZA DEL RIO BLVD
PEORIA, ARIZONA**

REVISIONS:

DRAWING NAME: 18-029 ALTA
JOB NO. 2018-029
DRAWN: JPH
CHECKED: JAS
DATE: 3-10-18
SCALE: 1"=30'
SHEET: 2 OF 2

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



Banner Rehabilitation Hospital

SEC of Plaza Del Rio Boulevard and 94th Avenue

Citizen Participation Plan

Prepared for:

Select Medical Corp
4716 Old Gettysburg Road
Mechanicsburg, PA 17055

Banner Health
2901 N. Central Ave.
Phoenix, AZ 85012

Prepared by:

Kimley»Horn

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191971002
July 2018

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Banner Rehabilitation Hospital SEC of Plaza Del Rio Boulevard and 94th Avenue

Citizen Participation Plan

Prepared for:
Select Medical Corp
4716 Old Gettysburg Road
Mechanicsburg, PA 17055

Banner Health
2901 N. Central Ave.
Phoenix, AZ 85012

Prepared by:

Kimley»Horn

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1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

Select Medical Corp in partnership with Banner Health is proposing to build a 65,870 square foot physical Rehabilitation Hospital at the southeast corner of Plaza Del Rio Boulevard and 94th Avenue. The site is currently zoned RM-1, per the City of Peoria zoning map. The physical Rehabilitation Hospital development will rezone a 6.84± acres, to Planned Area Development. The proposed rezoning review process through the City of Peoria requires a Citizen Participation Plan.

1.2 LOCATION

The proposed physical Rehabilitation Hospital development rezone encompasses approximately 6.84± acres in a portion of the Southeast Quarter of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the southeast corner of Plaza Del Rio Boulevard and 94th Avenue, and is APN 200-80-990. More specifically, the development is bounded by Plaza Del Rio Boulevard to the north, Maricopa County Flood Control District to the east and south, and Casa Del Rio Senior Living to the west (See Appendix A for Site Location Map and Legal Descriptions).

1.3 PURPOSE

This Citizen Participation Plan outlines the notification efforts and input received from the surrounding community regarding the proposed Banner Rehabilitation Hospital at the SEC of Plaza Del Rio and 94th Street.

2.0 PROJECT NOTIFICATION

2.1 NOTIFICATION AREA

In accordance with the City of Peoria Citizen Participation Plan requirements provided at the pre-application meeting an area of 600' surrounding the subject project was selected as the required notification area and HOA provided by the City. See Appendix B for Neighborhood Notification map.

2.2 MAILING LIST

From the City of Peoria and Maricopa County records a list of interested parties, property owners within the 600' notification area, and Home Owner Associations (HOA) provided by the City of Peoria planning department. See Appendix B for the mailing list of property owners, and HOA's.

2.3 CONTACT DATES

The City-wide interested parties, property owners, registered neighborhoods, and HOA's in the mailing were contacted through first class mail to notify them of the proposed project. The community was notified on the following dates regarding the proposed Banner Rehabilitation Hospital.

July 3, 2018

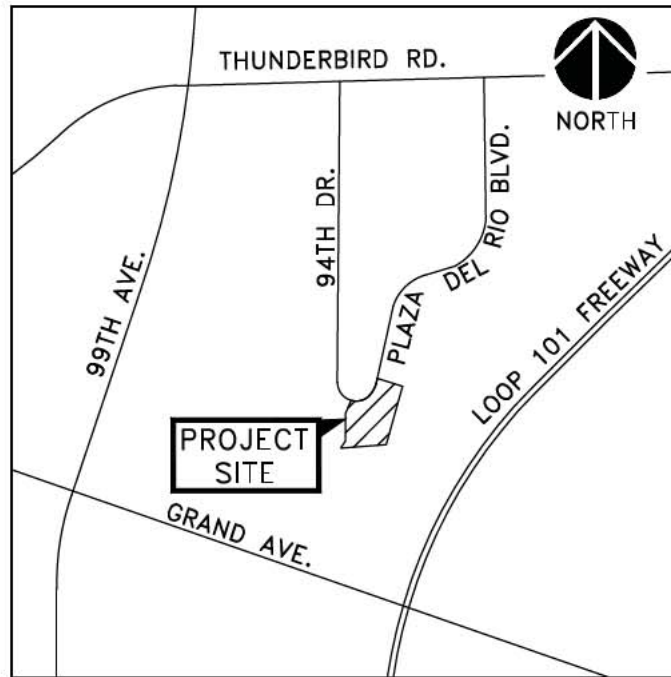
The letters and attachments that were included in the mailing notifications are included in Appendix D. A neighborhood meeting was conducted on July 17, 2018 at the nearby City of Peoria Rio Vista Recreation Center to solicit neighborhood input.

2.4 MEETING NOTES/CORRESPONDENCE RECEIVED

At the Neighborhood Meeting we had several neighbors attend interested in learning more about the project. Questions of the neighbors included the notification radius, height of the building, the orientation of the building, the location, dust control during construction, and HOA requirements as future property owner's within the master HOA for the community. All of those in attendance after learning more about the project were in support of the project. No written comments were provided by the neighbors from the meeting.

Appendix A

Site Location Map and Legal Descriptions



VICINITY MAP

PEORIA, AZ
N.T.S.

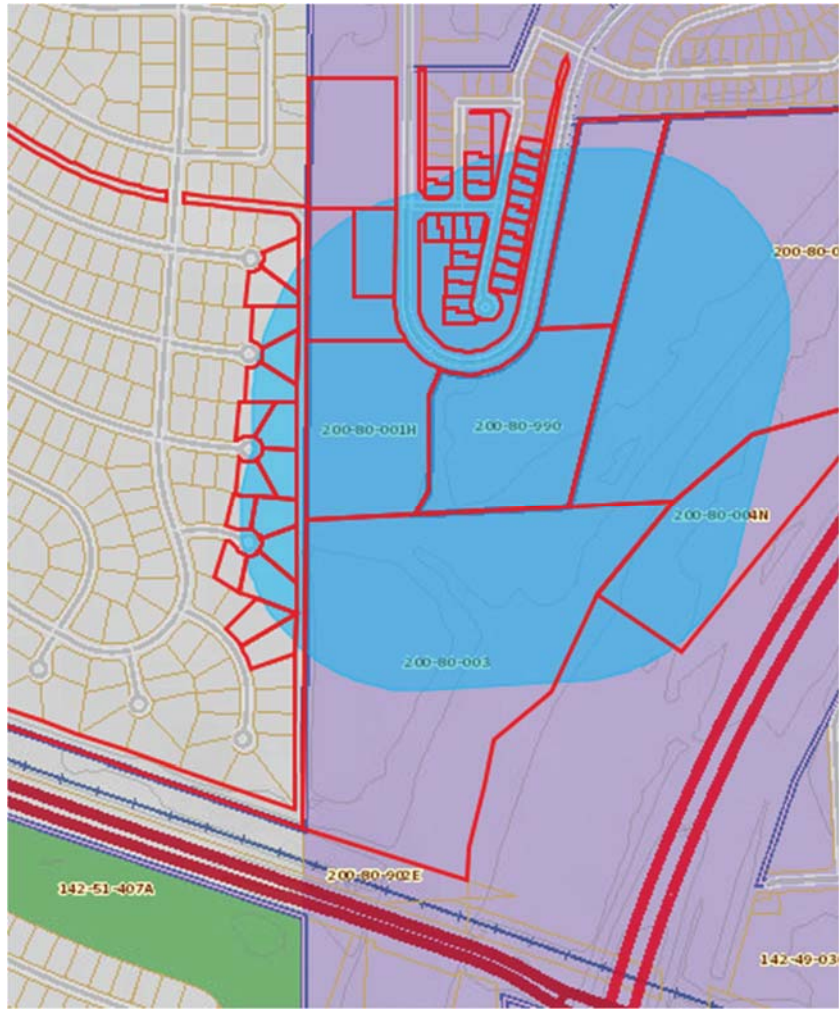
Kimley»Horn

Legal Description:

Lot 1, of Minor Land Division Map for Sun Health Corporation Alzheimer's Residence, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1022 of Maps, Page 50.

Appendix B

Neighborhood Notification Map



600' Adjacent Property Owner Map

Appendix C

Neighborhood Notification Mailing List



Bridlewood
C/O Associated Property Management
Attn: Tara Wendt
3260 E. Indian School Rd
Phoenix, AZ 85018

El San Juan Mobile Home Community
C/O Inspire Communities
Attn: Teri Hernandez
10810 N. 91st Ave.
Peoria, AZ 85345

Reserve at Plaza del Rio
C/O Trestle Management Group
Attn: James Baska
4026 S. McClintock Drive, Ste. 208
Tempe, AZ 85246

Sweetwater Heights (Baskett Farms)
C/O Associated Asset Management Co.
Attn: Amanda Shaw
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Villas at Desert Harbor HOA
C/O Kachina Management, Inc.
Attn: Terri Lampi
21448 N. 75th Ave., Ste. 6
Glendale, AZ 85308

Casa Del Sol Resorts West Mobile Home Park
C/O Equity Lifestyle
Attn: Jason Leporte
11411 N. 91st Ave.
Peoria, AZ 85345

Granite Run
C/O Associated Property Management
Attn: Tara Wendt
3260 E. Indian School Rd
Phoenix, AZ 85018

Ryland at Silvercreek
C/O City Property Management Co.
Attn: Don Adkins
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Tuscany Shores at Desert Harbor HOA
C/O Choice Community Management
Attn: Doris Siefker
19801 N. 59th Ave. #10909
Glendale, AZ 85318

West Shore at Desert Harbor HOA
C/O Planned Development Services
Attn: Paul Monaghan
14100 N. 83rd Ave., Ste 200
Peoria, AZ 85381

Desert Vista Place
C/O Arizona HOA Management, Inc
Attn: Maureen Watrous
3201 W. Peoria Ave., Ste C-602
Phoenix, AZ 85029

Polynesian Village Mobile Home Park
C/O Carefree Property Management Co., LLC
Attn: Diane Bartsch
6991 E. Camelback Rd., Ste. B310
Scottsdale, AZ 85251

Sky View Place
C/O Kinney Management
Attn: Phil Gardner
6303 S. Rural Rd.
Tempe, AZ 85283

Villa Vista Mobile Home Park
C/O Villa Vista Estates Mobile Home Park
Attn: Skip Williams
11000 N. 91st Ave.
Peoria, AZ 85345

Windscape HOA / Peoria Pivotal Center
C/O Planned Development Services
Attn: Lori Rutledge
14100 N. 83rd Ave, Ste 200
Peoria, AZ 85381

Cody Gleason
City of Peoria
9875 N 85th Ave
Peoria, AZ 85345

Peoria Unified School District
6330 W Thunderbird Rd
Glendale, AZ 85306

APS
400 N 5th St
Phoenix, AZ 85004

SRP
1500 N Mill Ave
Tempe, AZ 85281

Southwest Gas
9 S 43rd Ave
Phoenix, AZ 85009

CenturyLink
135 W. Orion Street
1st Floor
Tempe, AZ 85283

Cox
1550 W. Deer Valley Road
Phoenix, AZ 85027

Kinder Morgan
49 N 53rd Ave
Phoenix, AZ 85043

Appendix D

Neighborhood Notification Letters



NOTIFICATION OF APPLICATION- NOTIFICATION LETTER

July 3, 2018

The purpose of this letter is to inform you that an application has been made to the City of Peoria to request rezoning from RM-1 to PAD approval at 12740 N. Plaza Del Rio Boulevard for 6.83 acres. The proposed rezoning application is to accommodate a 65,870 sf Banner Physical Rehabilitation Hospital on approximately 4.36 acres of the overall 6.83-acre parcel. The attached parcel map depicts the proposed Banner Physical Rehabilitation Hospital site. The site is currently an existing former Sun Health Alzheimer's rehabilitation facility. The application is being filed by Kimley-Horn and Associates, Inc. on behalf of Banner Health.

The proposed Banner Physical Rehabilitation Hospital, located at the 12470 N. Plaza Del Rio Boulevard will be a 3-story 65,870 square foot building with 56 private room inpatient beds. The strategic location for this site is within the service areas of the Banner Boswell Medical Center as well as within a demographic area needing multiple levels of physical rehabilitation care. The proposed project is an inpatient facility where patients receive medical care for physical rehabilitation. On average patients will receive rehabilitation at the facility for 14 consecutive days.

A Neighborhood Meeting has been scheduled and is an open invitation to those interested in attendance. The meeting will be held on:

July 17th, 2018, 6:30pm – 7:30pm
Rio Vista Recreation Center
Riverside Room
8866 W Thunderbird Road, Peoria, AZ 85381
Peoria, Arizona 85381

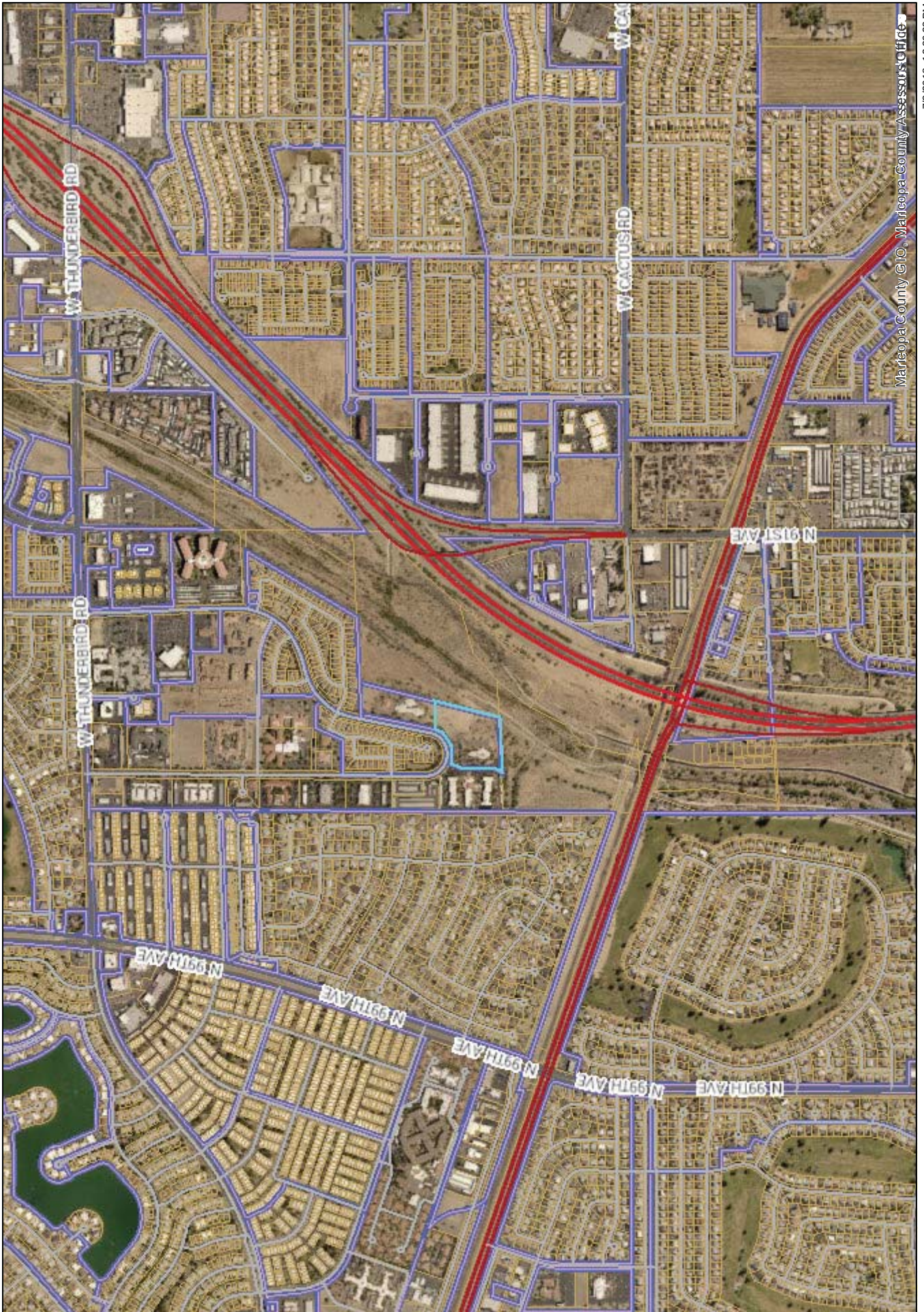
The applicant has not received an indication from the City of Peoria as to when this project may be presented to the City's Planning and Zoning Board for approval consideration. Please feel free to contact me if you have any questions or concerns at 480-207-2666 or sterling.margetts@kimley-horn.com or mail at 1001 W. Southern Avenue #131, Mesa, AZ 85210 or you can contact the City of Peoria Planner Cody Gleason at 623-773-7645 or cody.gleason@peoriaaz.gov or mail at 9875 N. 85th Avenue, Peoria, AZ 85345.

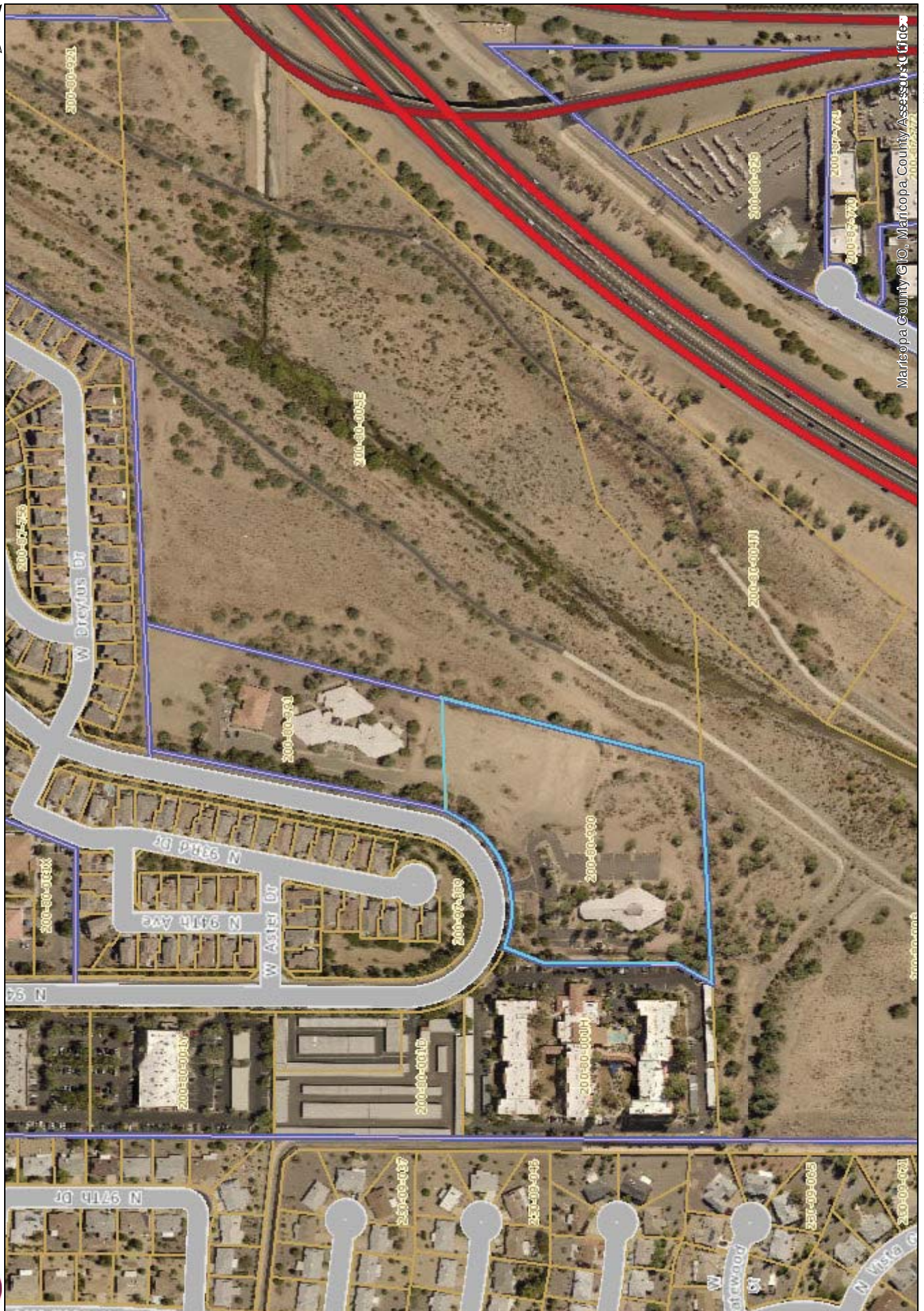
Sincerely,



Sterling Margetts

Parcel location





Meeting Location Map



Banner Rehabilitation Hospital
 Neighborhood Meeting
 July 17, 2018 6:30pm

Please sign in:

Name	Address	Phone	Email
Sterling Mangettts	1001 W. Southern Ave #131 Mesa, AZ 85210	480-207-2680	sterling.mangettts@kimley-horn.com
VICKI Wacke			
Cindy Davis			
Jeepina Caudle			
Michael Finn			
Drene Charler			
Mike & Judy Frohen			
JOHN Moore			
Dan Blaken			
PAUL KLEMB			