

Minutes of the Development Review Commission October 13, 2015

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

Present:

Trevor Barger- Vice Chair
Margaret Tinsley- Alt. Commissioner
Gerald Langston- Alt. Commissioner
Linda Spears- Commissioner
Thomas Brown- Commissioner
Andrew Johnson- Commissioner

City Staff Present:

Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Karen Stovall, Senior Planner
Sarah Adame, Comm. Dev. Admin Assistant II+

Absent:

Paul Kent – Chair
Angela Thornton- Commissioner
David Lyon- Commissioner
Daniel Killoren- Alt. Commissioner

Guest Present: NONE

Number of Interested Citizens Present: 0

Hearing convened at 6:05 p.m. and was called to order by Vice Chair Trevor Barger.

Consideration of Meeting Minutes: 0 Items

Consent Agenda: 0 Items

THE BOARD DISCUSSED THE FOLLOWING CASE(S):

1. Request for a Development Plan Review consisting of a new 7,753 square-foot emergency medical clinic for **ARIZONA GENERAL HOSPITAL EMERGENCY ROOM (PL150272)**, located at 5125 South Rural Road. The applicant is Kimley-Horn.

Presentation by Staff, Karen Stovall

Presented project location and surrounding businesses in the area
Presented description of work to the site, streets, driveways, and sidewalks
Presented landscaping work and land coverage
Presented description of elevations, building materials, colors, canopies, and entrances
Recommends approval with agreed stipulations

Questions from Commission to Staff: None

Presentation from Applicant, Sterling Margarits, Kimley-Horn Associates and Bill Arsenaul, Mays & Company
Presentation of business, location, and propose.

Project is an emergency room that provides 24 hour care. Surgeries will not be performed and there are no overnight stays. The staff of this Emergency Room (ER) will stabilize patients and get them to a hospital. This facility is similar to a true hospital emergency room with all the equipment, a lab, and a pharmacy that would provide twenty four hour emergency care. There is a sister emergency room in Laveen. Currently, there are three buildings under construction and one more to start building this month. There will be a total of nine operating facilities.

Questions from the Commission:

Commissioner Tinsley asked the applicant what hospital this ER is associated with. The applicant responded that the ER is associated with Dignity Health Arizona General Hospital in Laveen. This facility will be able to transport to any hospital but it will be associated a Dignity Health Hospital located in Chandler/Gilbert area.

Commissioner Tinsley wanted to know how this emergency room project differs than from an urgent care center. The applicant advised that an urgent care center is not twenty four hours and there are limited services. This facility will be able to provide more services than an urgent care center such as a CT scan machine, an onsite lab, and a full pharmacy. The doctors are certified emergency physicians and they are affiliated with the hospital.

Commissioner Langston wanted to know how many people are anticipated to use this facility and if there would be regular day time appointments conducted. The applicant stated that this facility will function as an emergency room only. There will not be any follow-up appointments at this facility and patients would go to their regular doctors for follow-up appointments.

Commissioner Brown asked if the applicant anticipates the ability to support about sixty thousand people in the population of the surrounding demographic area of this facility and how many employees would be working at the facility. The applicant stated that he did not have specific details to explain how the facility would respond to support the needs of the surrounding demographics but a study was done for this facility regarding the ability of facility to support the population. The applicant also stated that there would be about seven employees working at this facility.

Vice Chair Barger asked the applicant how many parking spaces does the operation require onsite. The applicant responded the minimum would in the mid to high thirty spaces.

Vice Chair Barger asked the applicant if he would consider asking for a variance to reduce the amount of parking required on site to have a more landscape rather than more paving. The applicant replied that they have demonstrated that they can meet the requirements of the Zoning and Development Code and therefore, statutorily, would not be able to demonstrate hardship for a variance request. The second concern the applicant had was regarding the contractual obligations for this land and site plan approval. If the applicant has to go through another process for a variance that would take more time and jeopardize this project.

Commissioner Spears asked the applicant if they would be able to change the stucco color from yellow white to a greyish white to match the recently approved Dunkin Donuts project, North of Minton Drive. The applicant replied they would be willing to work with staff. The applicant also explained the tower glass is a color of Sedona Sunset and that's the logo of Dignity Health and it is important for the patients to have the identity and name recognition with the emergency room facility. Commissioner Spears then asked for the applicant where the signage would be displayed. The applicant showed the Commission an example from another location and explained on the front of the emergency room.

Vice Chair Barger asked about why there were windows built into an interior wall rather than interior space. The applicant explained that there are windows in the front of the examination rooms but the walls are designed to address privacy in the examination rooms.

Commissioner Brown asked if the tower could be about one module lower which is about four feet less in height. The applicant explained that the tower is thirty six feet high and at another location it could be as high as forty feet. The

applicant said he could discuss with the architect about changing the height but it is unlikely they would change it because it's Dignity's identifier.

Commissioner Brown confirmed with the applicant that the picture of the canopy is the actual design of it. The applicant explained that an ambulance entry is required to have a canopy that is made of a metal material. He added that some Dignity buildings will have some stone work to it.

Public Comments: NONE

Discussion from Commission Members:

Commissioner Tinsley expressed that she does not have a problem with the height of the tower. She thinks that going with the greyer stucco is a good idea. She likes that the Commission would prefer that there be more trees and less parking but she understands the applicant's concerns about going through another process would jeopardize their project. She supports the project.

Commissioner Spears expressed that she does not have a problem with the height of the tower and she thinks that the project is fine with the substitution of the color.

MOTION: Commissioner Tinsley made a motion to approve PL150272 with condition that the applicant work with staff to determine appropriate light grey color for the stucco.

Seconded by Commissioner Spears

VOTE: Approved 5-1 with Commissioner Brown in opposition.

DECISION: Request for a Development Plan Review consisting of a new 7,753 square-foot emergency medical clinic for **ARIZONA GENERAL HOSPITAL EMERGENCY ROOM (PL150272)**, located at 5125 South Rural Road is approved with one condition.

Staff Announcements:

Development Review Commission meeting, October 27, 2015:
Study Session will include a presentation of The Pier project.

Regular Meeting

AZPack Warehouse Addition

CVS Pharmacy #10928

Tempe Kia

Operations Center (WFB)

Development Review Commission meeting, November 10, 2015:

Regular Meeting:

Downtown Parking Standards

Crescent Rio

Hardy Townhomes

There being no further business the meeting adjourned at 6:30 pm.

Prepared by: Sarah Adame

Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner, Community Development Planning