



## Minutes of the Development Review Commission October 10, 2017

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

**Present:**

Chair Linda Spears  
Commissioner Mike DiDomenico  
Commissioner Thomas Brown  
Commissioner Philip Amorosi  
Commissioner Andrew Johnson  
Commissioner Scott Sumners  
Alternate Commissioner Barbara Lloyd

**Absent:**

Vice Chair David Lyon  
Alternate Commissioner Nicholas Labadie  
Alternate Commissioner Angela Thornton

**City Staff Present:**

Chad Weaver, Community Development Director  
Ryan Levesque, Comm. Dev. Deputy Director - Planning  
Karen Stovall, Senior Planner  
Obenia Kingsby, Planner II  
Cynthia Jarrad, Administrative Assistant

**Hearing convened at 6:19 p.m. and was called to order by Chair Linda Spears.**

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**Consideration of Meeting Minutes:**

The following Agenda items #1 and #2 were considered together.

- 1) Study Session Minutes, September 26, 2017
- 2) Regular Meeting Minutes, September 26, 2017

**MOTION:** Motion made by Commissioner DiDomenico to approve Study Session and Regular Meeting minutes for September 26, 2017. Motion seconded by Commissioner Sumners.

**VOTE:** Motion passes, 6 -0.

The following item #3 was considered on consent agenda.

- 3) Request for a Development Plan Review consisting of a new 8,311 s.f. commercial building for **EMERALD CENTER LOT 4, PHASE 1 (PL170178)**, located at 1746 West Warner Road. The applicant is Huellmantel & Affiliates.

**MOTION:** Motion made by Commissioner DiDomenico to approve a Development Plan Review consisting of a new 8,311 s.f. commercial building for **EMERALD CENTER LOT 4, PHASE 1 (PL170178)**, located at 1746 West Warner Road. Motion seconded by Commissioner Johnson.

**VOTE:** Motion passes, 7-0.

- 4) Request for a for a Use Permit to allow a hospital in the General Industrial Zoning District (GID); and a Development Plan Review for a new 29,440 square foot building for **CAPROCK HOSPITAL (PL170216)**, located at 1791 West Greentree Drive. The applicant is Iplan Consulting.

**PRESENTATION BY STAFF:**

Mr. Obenia Kingsby, Planner II, gave a brief presentation. CapRock Hospital is proposing a new building on a vacant industrial site for a hybrid hospital and medical clinic. The project is proposed on Greentree Drive, just east of the Maricopa Freeway (I-10) and approximately 870 feet south of Warner Road. The applicant is requesting a Use Permit to allow a hospital in the General Industrial Zoning District, and a Development Plan Review for a site plan. The building is positioned toward the middle of this site and is a minimum of 50 feet from any adjoining property line, which is required for a hospital. The applicant is proposing a building height of 40 feet, exceeding the maximum of 35 feet for the General Industrial Zoning District. However, this site is located in the Southwest Overlay District and an additional 25 feet of building height is allowed by right for GID sites within this overlay. The project will also be well landscaped, providing more than three times the required amount for a GID site. Staff recommends approval of the project, subject to conditions. Also for the record, staff would like to correct an error in the project data on the staff report, the provided and required numbers for bicycle parking should be reversed, this project only requires two spaces and six will be provided.

**PRESENTATION BY APPLICANT:**

Mr. Mario Mangiamele of Iplan Consulting in Gilbert, Arizona, gave a presentation. He stated he was here on behalf of CapRock Emergency Holdings of College Station, Texas. He stated their studies have shown that Emergency Room services are underserved in this area of Tempe. The site is not situated close to any residential area, there are office buildings to the east and north, with a drainage channel and retention basin to the west. This hospital will be primarily single-story, only about 5,000 square feet of the total will be in a second story, and that will be office space. This will be a hybrid hospital and medical center, but with the primary focus being emergency medical care. The inpatient area is actually an ancillary use for this facility, most inpatient would be simply overnight observation; critical care patients would be transferred to another hospital. He shared elevations and renderings, and stated that the conditions for both the use permit and the development plan review have been met. The setback on this building is considerable, therefore they do not have a lot of street presence, but they do not need it, people will be coming here for a specific purpose. He shared materials and spoke about landscaping. He stated that they believe this project is in keeping with the General Plan, and it meets or exceeds all requirements, with no adverse effects to the surrounding areas. Staff is in support.

Commissioner Amorosi asked if there was only the one entrance off of Harl Avenue, which would be utilized by emergency vehicles as well as individuals, and if so, this would seem to be a problem. Mr. Mangiamele stated that this facility is unique in that most emergency vehicles would be leaving this property to transport patients elsewhere, not arriving to it. He assured Commissioner Amorosi that the applicant and staff agreed that for this site plan, entering through that southwest corner would be the most beneficial. There will be adequate signage for vehicles to find the hospital from the main thoroughfare, which is Warner Road.

Commissioner DiDomenico inquired about the shared access to the retention basin by the city and ASU, that Mr. Mangiamele had mentioned earlier. Mr. Mangiamele explained that ASU's archery team currently has an agreement with Arizona Department of Transportation for use of the retention basin. They have continued to work with the city to maintain shared access for all parties, for this retention basin.

**PUBLIC COMMENT:** None.

**COMMISSION COMMENTS:** None.

**MOTION:** Motion made by Commissioner DiDomenico to approve a hospital in the General Industrial Zoning District (GID); and a Development Plan Review for a new 29,440 square foot building for **CAPROCK HOSPITAL (PL170216)**, located at 1791 West Greentree Drive. Motion seconded by Commissioner Summers.

**VOTE:** Motion passes, 7-0.

**COMMISSION ANNOUNCEMENTS:**

Commissioner Brown announced that the film "Citizen Jane" concerning the life of Jane Jacobs will be shown for free at the Valley Art Theatre on Mill Avenue, on Wednesday, October 18<sup>th</sup>, he believes at 7:00 pm, with discussion afterward. He encouraged those in attendance to learn about Jane Jacobs.

**STAFF ANNOUNCEMENTS:**

Mr. Ryan Levesque reviewed the agenda for the October 24, 2017 Development Review Commission meeting. There are currently two projects on the agenda.

**There being no further business, the meeting was adjourned at 6:40pm.**

Prepared by: Cynthia Jarrad



Reviewed by:  
Suparna Dasgupta  
Principal Planner, Community Development Planning