

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/10/2021
Agenda Item: 5**

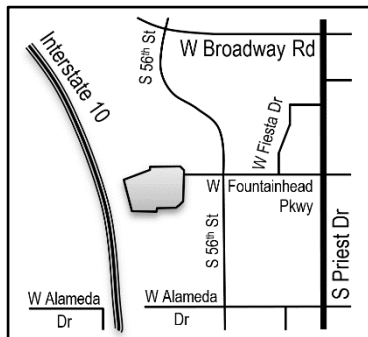
ACTION: Request a Use Permit to allow an expansion to an existing vocational school for ARIZONA COLLEGE OF NURSING, located at 1620 West Fountainhead Parkway, Suite Nos. 110, 301, 310, and 400. The applicant is Evolution Design, Inc.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: ARIZONA COLLEGE OF NURSING (PL210214) is an existing vocational school, offering 4-year nursing degrees, located in a 6-story office building on Lot 8 of the Fountainhead Corporate Park AMD subdivision in the GID, General Industrial District, and within the GIOD, General Industrial Overlay District. The original Use Permit was approved by the Hearing Officer on March 20, 2018. The proposed expansion will take place on the 3rd floor and will add 14,664 square-feet of classroom and office space. The school currently occupies the entire 4th floor and Suite 110 on the 1st floor. The request includes the following:

ZUP210058 Use Permit to allow an expansion to an existing vocational school.



| | |
|----------------------------|--|
| Property Owner | LIPT West Fountainhead Parkway, LLC |
| Applicant | Jenny Pyne, Evolution Design Inc. |
| Zoning & Overlay Districts | GID (GIOD) |
| Site Area | 216,463 s.f. |
| Building Area | 109,123 s.f. |
| Total Leased Area | 37,294 s.f. |
| Vehicle Parking | 200 spaces allocated (153 min. required) |
| Bicycle Parking | 34 spaces (39 min. required) |
| Hours of Operation | 7 a.m. to 10 p.m., M-F; and 8 a.m. to 1 p.m., Sa |
| Building Code Occupancy | B (Business) & E (Educational) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The expansion will increase the required off-street vehicle parking requirement from 94 to 154 spaces, and the required bicycle parking requirement from 34 to 39 spaces. The school is allotted 200 vehicle parking spaces in the parking garage. The additional five (5) required bicycle spaces shall be provided by the applicant as a condition of approval for this request.

PUBLIC INPUT

Staff has not received any public comments as of the publishing date of this staff summary report.

USE PERMIT

The added floor area is considered an expansion of the existing vocational school and is considered intensification of the use; thus, requiring approval of a new Use Permit to allow a vocational school in the GID zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed expansion will increase vehicular or pedestrian traffic, but not at a significant enough level. Adequate on-site vehicle parking is provided for the expansion; however, an additional five (5) bicycle parking spaces is required for the expansion. The deficit shall be provided as a condition of approval of the Use Permit.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed expansion is only in the interior of the building and is not expected to generate emissions that would otherwise cause a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed expansion is not expected to contribute to the deterioration of the neighborhood or the downgrading of property values since it is not in conflict with the General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; the proposed expansion is compatible with the existing building with minimal impacts to the exterior of the building and the existing uses in the building.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed expansion is not expected to create any potential disruptive behavior. Hours of operation are 7am to 10pm, weekdays, and 8am to 1pm on Saturdays. Faculty, staff, and students will circulate through the 1st, 3rd, and 4th floors and between the leased suites during transition periods, minimizing potential for outside disruptive behavior.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

3. Provide five (5) additional bicycle parking spaces on site per City of Tempe bicycle rack detail T-578 standard, or equivalent design, prior to final certificate of occupancy. The additional bicycle parking shall be installed near the building entrances or exits. Details to be resolved during Building Safety Division Plan Review.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

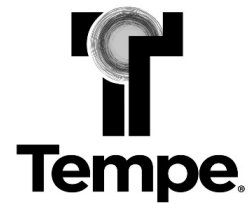
- The Use Permit is valid for Arizona College of Nursing and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

| | |
|----------------|--|
| May 20, 1986 | Hearing Officer approved Use Permit to allow a retail restaurant for PATRICIA CRISTOFOLLO (HOA-86-5.16), located at 1620 West Fountainhead Parkway within the I-2, General Industrial District. |
| June 19, 2012 | Hearing Officer approved Use Permit to allow an employment agency for TEMPE FOUNTAINHEAD CORPORATE PARK – POPULUS GROUP (PL120182), located at 1620 West Fountainhead Parkway, Suite 306, within the GID, General Industrial District. |
| March 20, 2018 | Hearing Officer approved Use Permit to allow a vocational school for ARIZONA COLLEGE OF NURSING (PL180049), located at 1620 West Fountainhead Parkway, Suite Nos. 110 & 401, in the GID, General Industrial District. |

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-302, Permitted Uses in Office/Industrial Districts](#)
[Section 6-308, Use Permit](#)



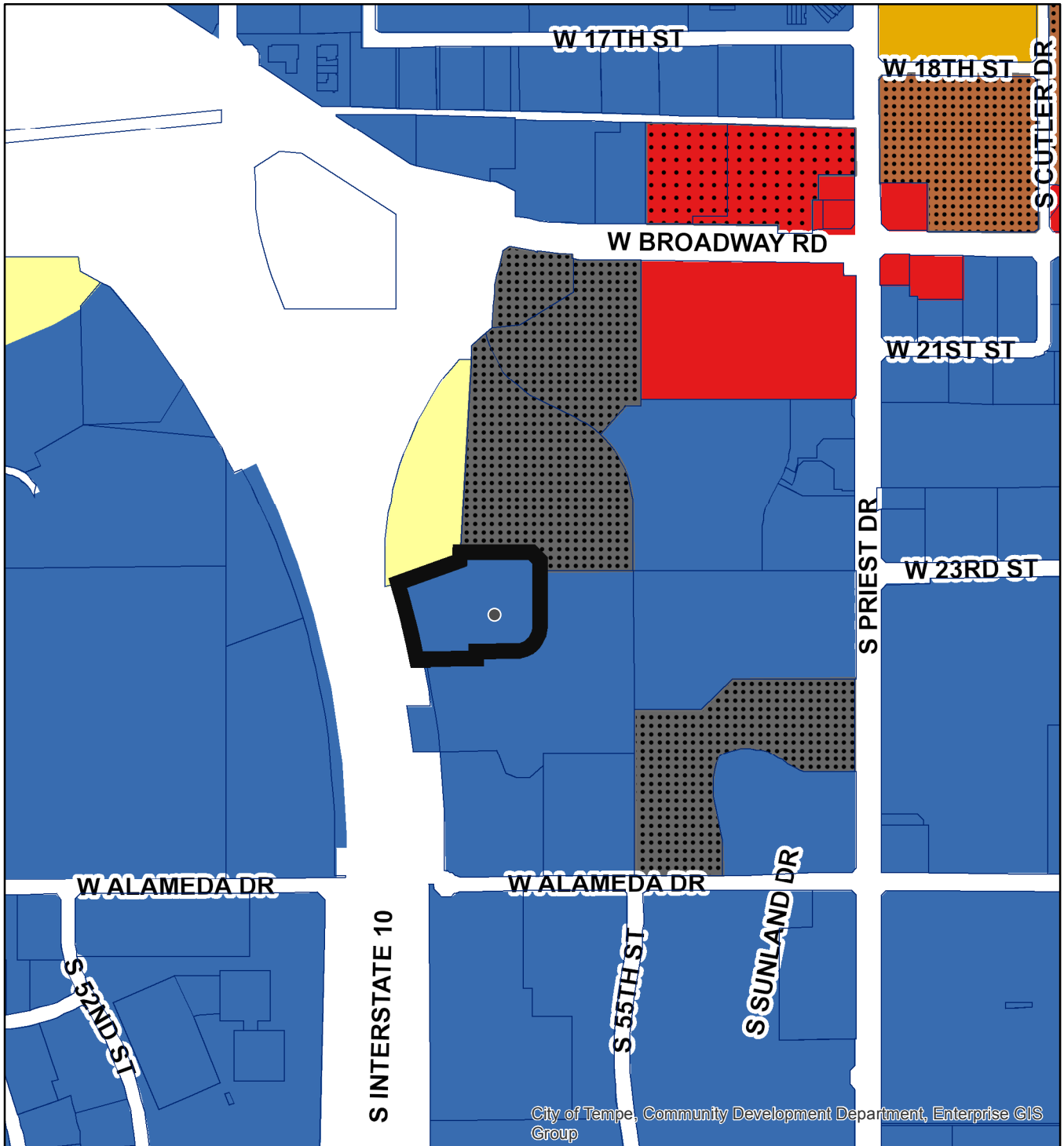
DEVELOPMENT PROJECT FILE
for
ARIZONA COLLEGE OF NURSING
(PL210214)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
- 5-6. Floor Plan
- 7-8. Elevations
- 9-19. Hearing Officer Staff Report for the Original Use Permit Request
- 20-21. Hearing Officer Notice of Decision for the Original Use Permit Approval

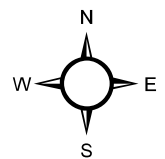
ARIZONA COLLEGE OF NURSING

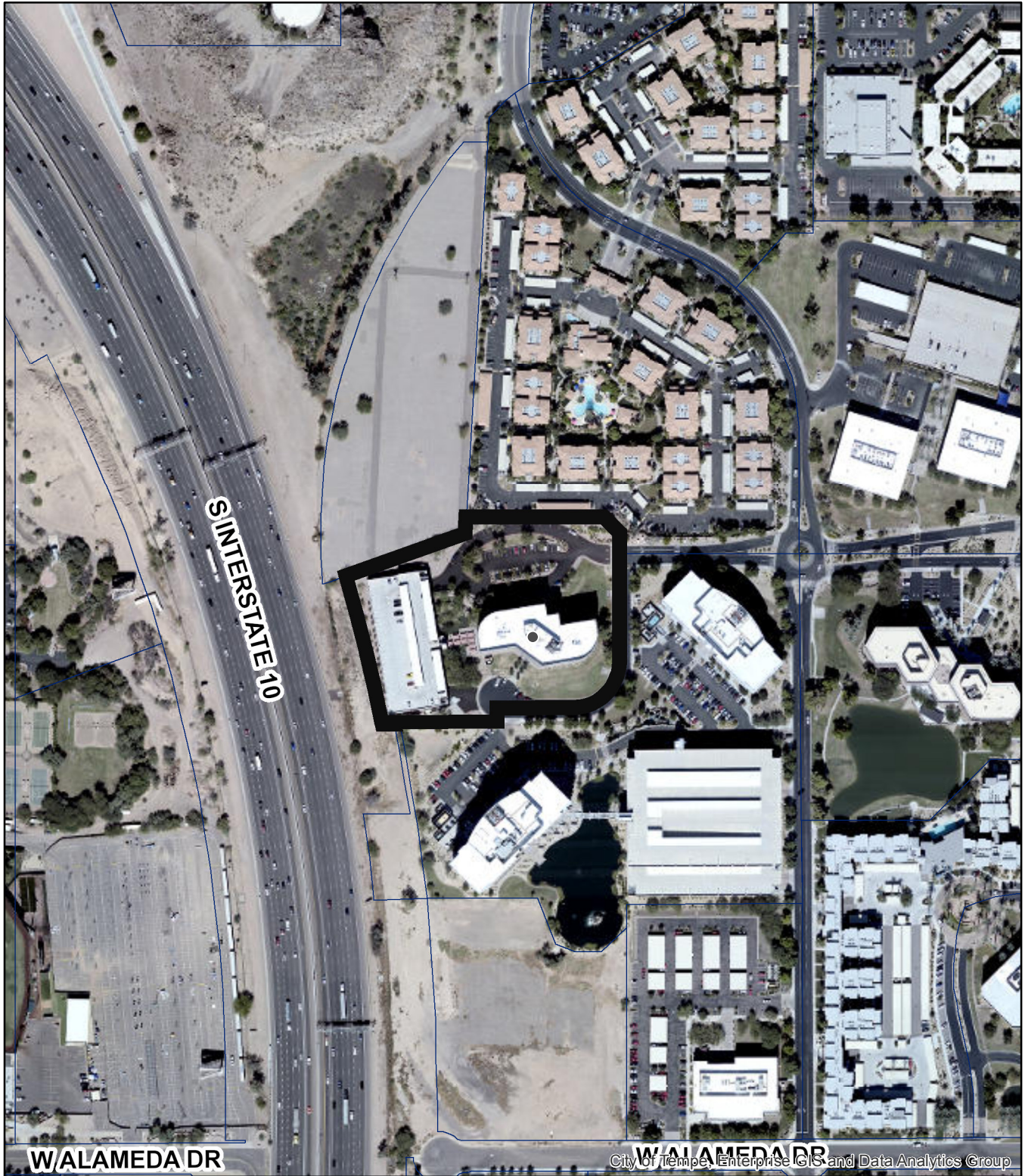
PL210214



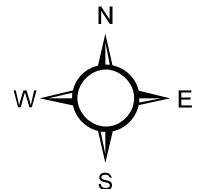
City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|--|
|  General Industrial District (GID) |  Agricultural (AG) |
|  Mixed Use High (MU-4) |  Single-Family Residential (R1-6) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) | |





Aerial Map





July 6th, 2021

Arizona College of Nursing
1620 W. Fountainhead Parkway, Suite #301 & #310
Tempe, Arizona

Arizona College of Nursing is a 14,664 R.S.F. expansion of the existing college currently located on the 4th floor, offering a 4-year Nursing Degree, within the Fountainhead-Park Garden development in Tempe. The business is an expansion into a portion of the third floor in an existing six-story building multi-tenant corporate office complex; their current space in the building is the full 4th floor and suite 110 on the 1st floor. Interior modifications only are proposed. The request includes the following:

- 3rd Floor: addition of new faculty offices, large classrooms, and bathrooms.
- 4th Floor: minor remodel to tenant's existing suite. No new square footage added.

a. Due to the variation in scheduled classes throughout the day, vehicular or pedestrian traffic will not exceed from usual in the existing area or adjacent. A total of 200 parking spaces are allocated for the users. Public transit is an additional means of transportation.

b. No emissions of odor, dust, gas, excessive noise, vibration, smoke or activities exceeding that of ambient conditions or currently existing within the building will occur with the addition of the proposed school.

c. The proposed college expansion will not deteriorate, downgrade or in any way affect the neighborhood or the city adopted plans for General Plan. The expansion of the proposed nursing school will contribute to the city's General Plan goal and vision of sustainable growth, economic prosperity and continual progress.

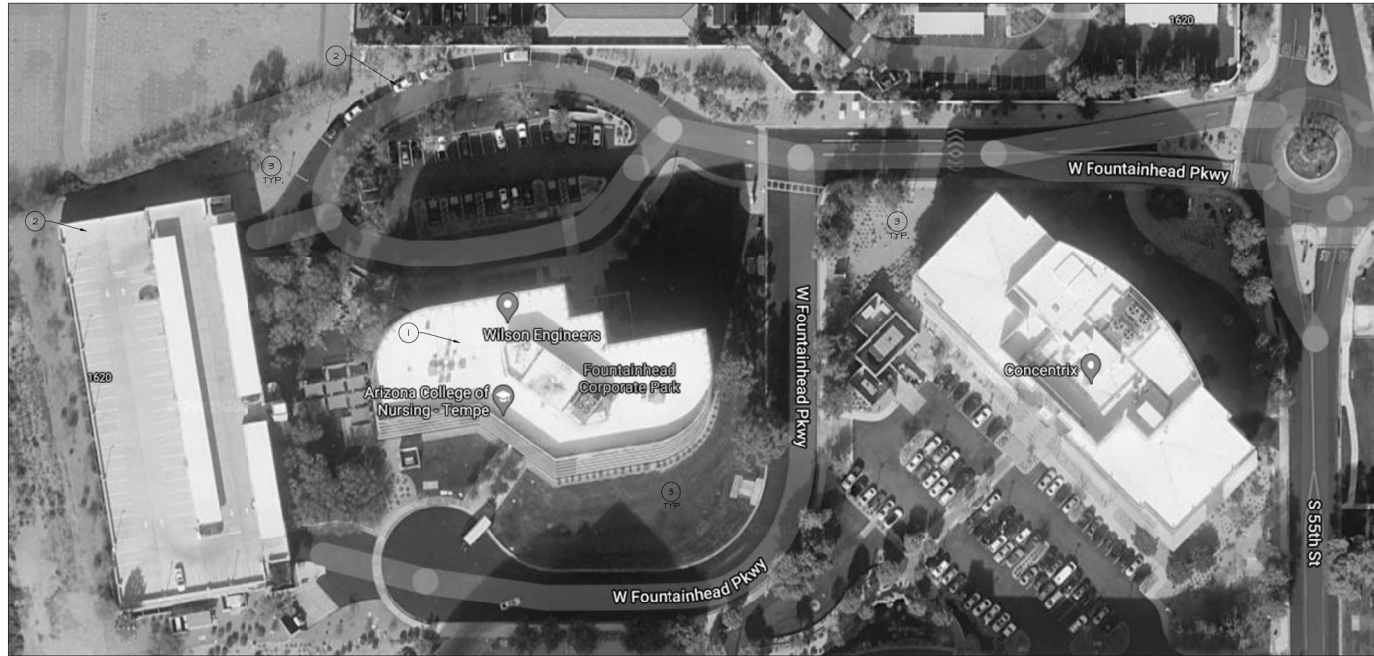
d. The expansion of the college on the 3rd floor is compatible with the existing structure, a six-story building multi-tenant corporate office complex. No activities from the ones being performed currently in the area will be different.

e. The business will operate from 7 am to 10 pm Monday through Friday and 8 am to 1 pm on Saturdays. There will be three separate classes rotating throughout the day with a maximum of 130 people at any one time during the day. Occupants of the building are composed by faculty members and students on an approximate ratio of 1 faculty member per every 5 students. Occupants will circulate through the 1st, 3rd, and 4th floor during various times of the day, keeping any disrupting behavior or nuisance to a minimum impact.

Thank you,

A handwritten signature in black ink that reads 'Jenny Pyne'. The signature is written in a cursive, flowing style.

Roberta Thomas, Nicole Swanson, April Beard, and Jenny Pyne
Evolution Design, Inc.
51 W. 3rd St., Suite #115
Phone: 480.921.0880



PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO MODIFY EXISTING THIRD FLOOR BAYTES TO SERVE AS AN EXPANSION OF ARIZONA COLLEGE OF NURSING. THERE WILL BE MINOR REWORKING WORK IN TENANT'S EXISTING 4TH FLOOR BAYTES, NO NEW SQUARE FOOTAGE WILL BE ADDED, NO EXTERIOR WORK.

SCOPE OF WORK IS FOR THE ITEMS NOTED ABOVE AND WILL NOT CONTAIN ANY ADDITIONS TO EXISTING BUILDING STRUCTURES.



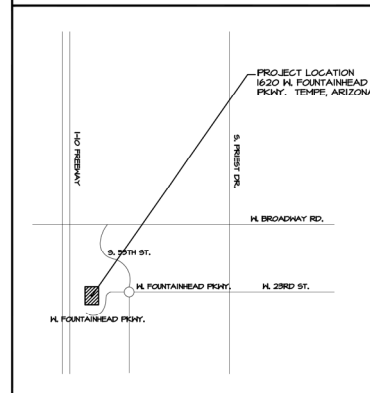
SITE PLAN REVIEW

- A. BUILDING OWNERSHIP, OFFICE USE, PROPERTIES
 3000 HILTON CREEK RD., SUITE 230
 ANDREWS, CALIFORNIA, 92711
 CONTACT: MRS. J. STEINLE
 PHONE: 951-261-1111
 EMAIL: msteinle@grossoffices.com
- B. SUBMITTED BY:
 EVOLUTION DESIGN, INC.
 2 WEST THIRD STREET, SUITE 105
 TEMPE, ARIZONA 85281
 CONTACT: ROBERTA THOMAS/ANGIE SHANSON
 PHONE: APRIL DEWITT (PH) 480-838-8181
 FAX: 480-838-8181
 EMAIL: rthomas@evolutiondesigninc.com
- C. TENANT:
 ARIZONA COLLEGE OF NURSING
 2500 N. DULAN AVE., SUITE 2ND
 PHOENIX, ARIZONA 85016
 CONTACT: DAVID JOCKOSHIN
 PHONE: 108.628.8128
 EMAIL: djockosh@arizonacollege.edu
- D. PROJECT INFO:
 TENANT INFORMATION:
 ARIZONA COLLEGE OF NURSING EXPANSION
 PROJECT NO.: 3046322
- E. SITE ADDRESS:
 1620 W. FOUNTAINHEAD PARKWAY, SITE 301, 30 & 400
 TEMPE, ARIZONA 85281
- F. PROPOSED USES AND/OR SCOPE OF WORK:
 EXPANSION OF TENANT'S EXISTING BAYTES (ON THE 4TH FLOOR) TO THE THIRD FLOOR, SCOPE OF WORK INCLUDES ADDITION OF NEW FACILITY OFFICES, LARNE CLASROOMS, AND RESTROOMS, MINOR REMODEL WORK IN TENANT'S EXISTING BAYTES, NO NEW SQUARE FOOTAGE ADDED.
- G. LIST ALL PERMITS OR VARIANCES REQUESTED, ZONING USE PERMIT:
 NONE
- H. LOCATION MARK, ORIENTED THE SAME DIRECTION:
 SEE PLAN FOR REFERENCE
- J. SOI AND NORTH ARROW:
 SEE PLAN FOR REFERENCE
- K. LEGAL DESCRIPTION:
 N/A
- L. PROPERTY LINES/LEASE LINES/PHASE LINES:
 N/A
- M. PARCEL SIZE:
 266,493 SF.
- N. ZONING CODE:
 N/A
- O. OCCUPANCY GROUP:
 B (BUSINESS, EXST), E (EDUCATION, EXST)
 NE (OCCUPANCY GROUP), E (EDUCATION)
- Q. BUILDING AREA:
 TENANT EDUCATION AREA (EXIST) 5,424 SF.
 TENANT EDUCATION AREA (EXISTING) 1,034 SF.
 TOTAL AREA OF BUILDING 10,428 SF.
 EDUCATION & OF BUILDING 15,78
- P. ROOF TOP:
 ALL ROOF TOP EQUIPMENT AND MECHANICAL UNITS SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST PARAPET, EXISTING TO REMAIN.
- R. BUILDING HEIGHT:
 EXISTING BUILDING HEIGHT, +/- '10'-0" (6 STORIES)
- S. TYPE OF CONSTRUCTION:
 EXISTING BUILDINGS II-A
- T. AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC, NOT APPLICABLE
- U. NUMBER AND TYPE OF RESIDENTIAL UNITS, NOT APPLICABLE
- V. DENSITY, IF APPLICABLE, NOT APPLICABLE
- X. PARKING: PARKING TO REMAIN, UNCHANGED
- Y. LANDSCAPING ON-SITE REQUIRED, ALL LANDSCAPING IS EXISTING TO REMAIN.
- Z. CLOSEST FIRE HYDRANT, EXISTING TO REMAIN
- AA. ALL EXISTING REFUSE ENCLOSURES, N/A
- BB. ALL STREETS, MEDIANS AND DRIVEWAYS WITHIN 125' OF PROPERTY, SHOWN ON SITE PLAN
- CC. ROOF TOP:
 ALL ROOF TOP EQUIPMENT AND MECHANICAL UNITS SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST PARAPET, EXISTING TO REMAIN.
- DD. EXISTING STRUCTURES:
 EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE, IF APPLICABLE.

SITE PLAN FOR REFERENCE ONLY

ARIZONA COLLEGE OF NURSING
 FOUNTAINHEAD CORPORATE PARK - PARK GARDEN
 1620 W. FOUNTAINHEAD PARKWAY
 TEMPE, ARIZONA

VICINITY MAP

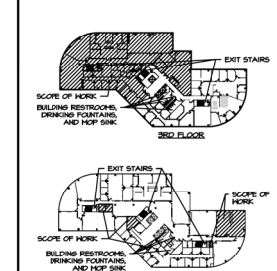


VICINITY MAP
 SCALE: N.T.S. NORTH

BLDG./OUTDOOR USES

- 1. MAIL STRUCTURE - THIS PORTION OF THE PROPERTY IS THE MAIL AND ONE BUILDING ON THE SITE. THIS BUILDING HOUSES OFFICE USE TENANTS AS ORIGINALLY INTENDED FROM ORIGINAL CONSTRUCTION.
- 2. EXISTING AREAS - EXISTING TO REMAIN, NO NEW SCOPE OF WORK.
- 3. LANDSCAPING AREAS - EXISTING TO REMAIN, NO NEW SCOPE OF WORK.

SCOPE OF WORK

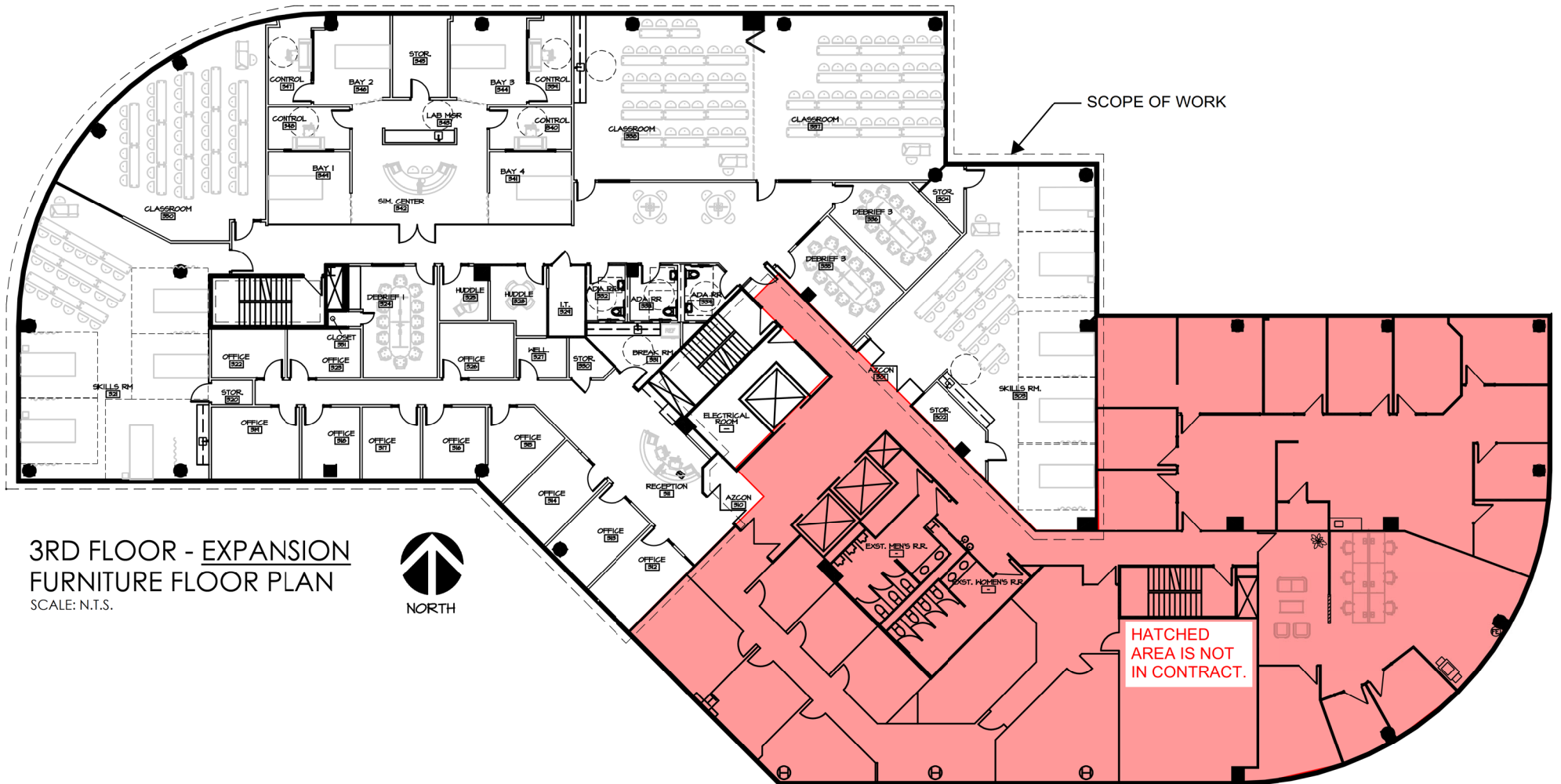


REVISIONS

| | | |
|-----|----------|--|
| NO. | DATE | DESCRIPTION |
| 1 | 07.06.21 | 1/2" = 1'-0" 30046.22 SITE PLAN 4 DATA |

SP-1

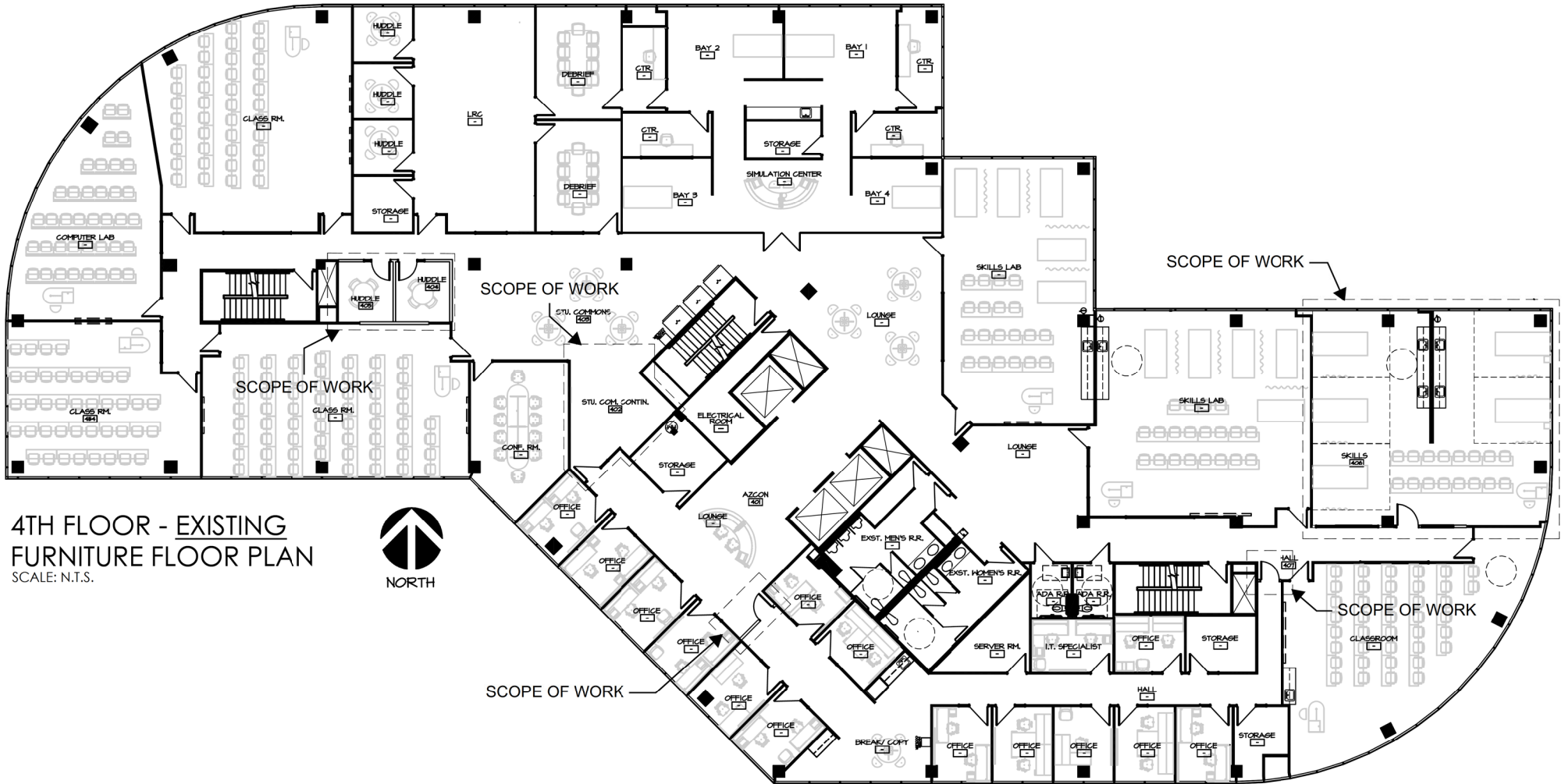
ARIZONA COLLEGE OF NURSING
FOUNTAINHEAD- PARK GARDEN
1620 W. FOUNTAINHEAD PKWY.
TEMPE, ARIZONA



3RD FLOOR - EXPANSION
FURNITURE FLOOR PLAN
SCALE: N.T.S.



ARIZONA COLLEGE OF NURSING
FOUNTAINHEAD- PARK GARDEN
1620 W. FOUNTAINHEAD PKWY.
TEMPE, ARIZONA



4TH FLOOR - EXISTING FURNITURE FLOOR PLAN
 SCALE: N.T.S.



WEST ELEVATION



EAST ELEVATION



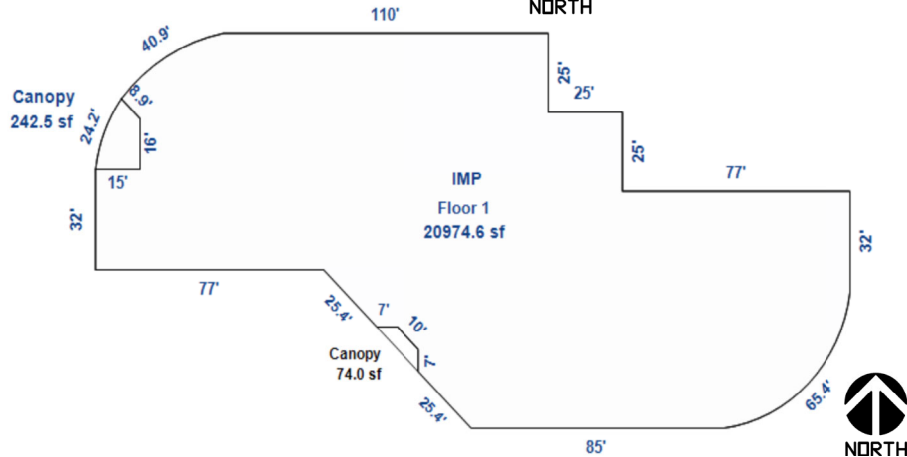
DESCRIPTION:

-ALL EXISTING FINISHES TO REMAIN, NO WORK TO EXTERIOR OF BUILDING

-NO WALL MOUNTED LIGHT FIXTURES, EXISTING FIXTURES ARE LIGHT POLES AND BOLLARDS

-ADDRESS NUMBERS ARE SHOWN IN THE EAST ELEVATION

-6 STORIES HIGH (+/- 72' T.)



ARIZONA COLLEGE OF NURSING
 FOUNTAINHEAD- PARK GARDEN
 1620 W. FOUNTAINHEAD PKWY.
 TEMPE, ARIZONA

**CITY OF TEMPE
HEARING OFFICER**

**Meeting Date: 3/20/2018
Agenda Item: 10**

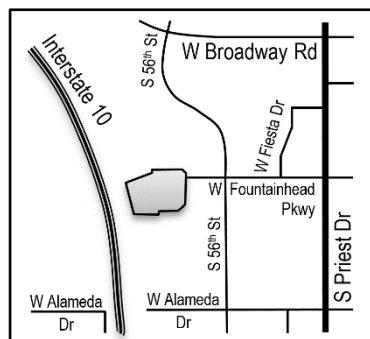
ACTION: Request a use permit to allow a vocational school for ARIZONA COLLEGE OF NURSING (PL180049) located at 1620 West Fountainhead Parkway, Suite Nos. 110 & 401. The applicant is Fabiola Martinez of Evolution Design, Inc.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: ARIZONA COLLEGE OF NURSING (PL180049) is proposing to operate a vocational school in a mid-rise office building located on Lot 8 of the Fountainhead Corporate Park AMD subdivision within the GID, General Industrial District, and the GIOD, General Industrial Overlay District. The school will provide offices and rooms in Suite 110 for faculty, student registration, and testing. Faculty offices and support areas, several large classrooms/skills labs, and student communal areas will be provided in Suite 401. The request includes the following:

ZUP180021 Use Permit to allow a vocational school.



| | |
|----------------------------|---|
| Property Owner | Cypress FH LLC |
| Applicant | Fabiola Martinez, Evolution Design Inc. |
| Zoning & Overlay Districts | GID (GIOD) |
| Site Area | 216,463 s.f. |
| Building Area | 109,123 s.f. |
| Total Leased Area | 22,630 s.f. |
| Suite 110 Area | 2,534 s.f. |
| Suite 401 Area | 20,095 s.f. |
| Vehicle Parking | 127 spaces allocated (94 min. required) |
| Bicycle Parking | 29 spaces (34 min. required) |
| Hours of Operation | 7am to 10pm, M-F; 8am to 1pm, Sa |
| Building Code Occupancy | B (Business) & E (Educational) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

Arizona College of Nursing is an educational institution offering healthcare degrees and diploma programs. The proposed business will occupy the entire fourth floor (20,096 s.f.) and a portion of the first floor (2,532 s.f.) of an existing six-story multi-tenant Class A office building. The school is allotted 127 parking spaces and the proposed use requires 94 parking spaces for 11,584 s.f. of office and 11,046 s.f. of classroom. The office to classroom tenant improvements requires an additional five (5) bicycle parking spaces.

PUBLIC INPUT

To date, no public input has been received by staff.

USE PERMIT

The proposed use requires a Use Permit to allow a vocational school within the GID, General Industrial District. The applicant is proposing to operate a nursing school in a multi-story and multi-tenant office building which may increase vehicular or pedestrian traffic in the area and may not be compatible with existing surrounding structures and uses.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use may increase vehicular or pedestrian traffic, but not at a significant enough level. Adequate on-site vehicle parking is provided; however, an additional five (5) bicycle parking spaces is required for the proposed use. The deficit shall be provided as a condition of approval of the Use Permit.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use will not generate emissions that would otherwise cause a nuisance. The curriculum is centered around simulation labs and classrooms with no toxic or biohazard elements introduced into the building.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use is not expected to contribute to the deterioration of the neighborhood or the downgrading of property values since it is not in conflict with the General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with the existing building with minimal upgrades required to support the build outs.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the nature of the proposed use is not expected to create any potential disruptive behavior. Hours of operation are 7am to 10pm, weekdays, and 8am to 1pm on Saturdays. Faculty, staff, and students will circulate through the 1st floor lobby and between the suites during transition periods, minimizing potential for outside disruptive behavior.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

1. The Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.

2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.
6. Provide five (5) additional bicycle parking spaces per City of Tempe Public Works Department bicycle rack detail T-578 standard. Bicycle parking shall be on a two (2) feet by six (6) feet minimum concrete pad per bike. Details to be approved through Building Safety Plan Review.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for ARIZONA COLLEGE OF NURSING and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
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- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

HISTORY & FACTS:

- | | |
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ZONING AND DEVELOPMENT CODE REFERENCE:

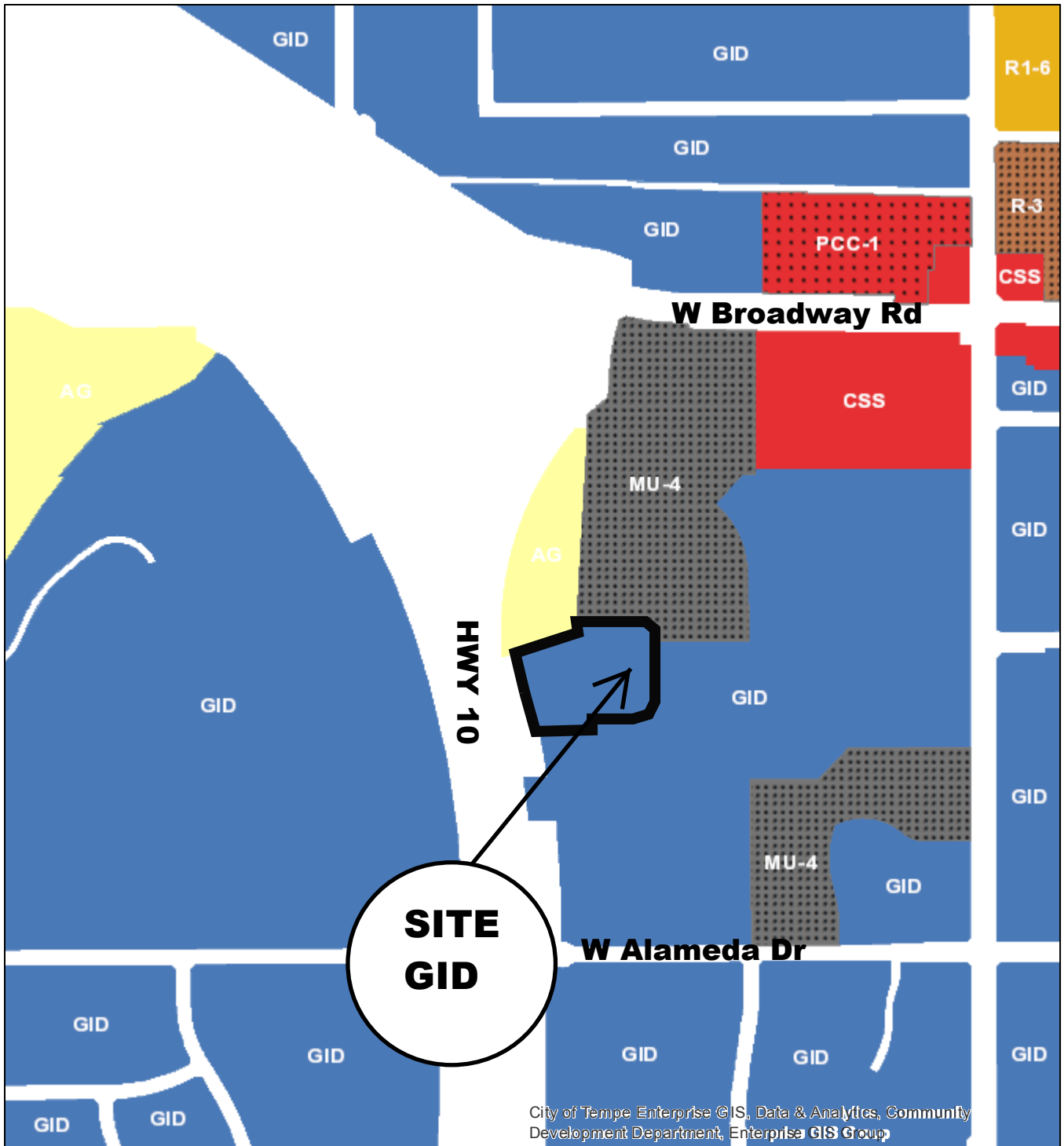
- Section 3-302 Permitted Uses in Office/Industrial Districts
- Section 6-308 Use Permit

DEVELOPMENT PROJECT FILE

for
ARIZONA COLLEGE OF NURSING
(PL180049)

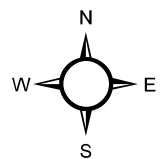
ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
- 6-7. Building Elevations



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Agricultural (AG)
- Mixed Use High (MU-4)
- Single-Family Residential (R1-6)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential Limited (R-3)
- Planned Commercial Center Neighborhood (PCC-1)





Tempe

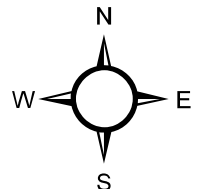
PL 180049

Arizona College of Nursing



City of Tempe Enterprise GIS, Data & Analytics, Enterprise GIS, Data and Analytics; Water and Utilities Division

Aerial Map





February 22nd, 2018

Arizona College of Nursing
Park Garden
1620 W. Fountainhead Parkway, Suites #110 and #401
Tempe, Arizona

Arizona College of Nursing is an educational institution offering healthcare degrees and diploma programs within the Fountainhead Corporate Park Campus in Tempe. The proposed business will occupy the entire fourth floor (20,096 s.f.) and a portion of the first floor (2,532 s.f.) of an existing six-story multi-tenant Class A office building. Interior modifications only are proposed for this project. The request includes the following:

- 1st Floor: addition of offices and rooms in Suite 110 for faculty and student registration and testing
- 4th Floor: full tenant improvement including new faculty offices and support areas, several large classrooms/skills labs, and student communal areas

a. Due to the variation in class schedules throughout the day, vehicular or pedestrian traffic will not exceed the typical amount in adjacent areas. A total of 127 parking spaces are allocated for this tenant on the property and public transit serves as an additional means of transportation for both students and faculty.

b. No emissions of odor, dust, gas, noise, vibration, smoke, heat, or glare exceeding that of ambient conditions will occur with the addition of this tenant in the building. Their curriculum is centered around simulation labs and classrooms with no toxic or biohazard elements introduced into the building.

c. The proposed school will not deteriorate, downgrade or in any way affect the neighborhood or the city adopted plans for General Plan. This is a tenant improvement with no exterior work, therefore the building's elevation and existing appearance will remain intact. The addition of Arizona College of Nursing will contribute to the city's General Plan goal and vision of sustainable growth, economic prosperity and continual progress as the school administrators encourage students and faculty to walk, bike, rideshare, or use available public transportation whenever possible. This promotes healthy living and habits, helps ease the strain on the local traffic and wear and tear on the roads, and reduces air pollution.

d. The existing building infrastructure is compatible with the intended use of both suites and minimal upgrades will be required to support the build outs. The building has an existing parking structure at the edge of property that will be utilized for student/faculty/long-term visitor parking. Several short-term visitor parking spaces are provided in front of the building to supplement any additional parking needs of Arizona College of Nursing.

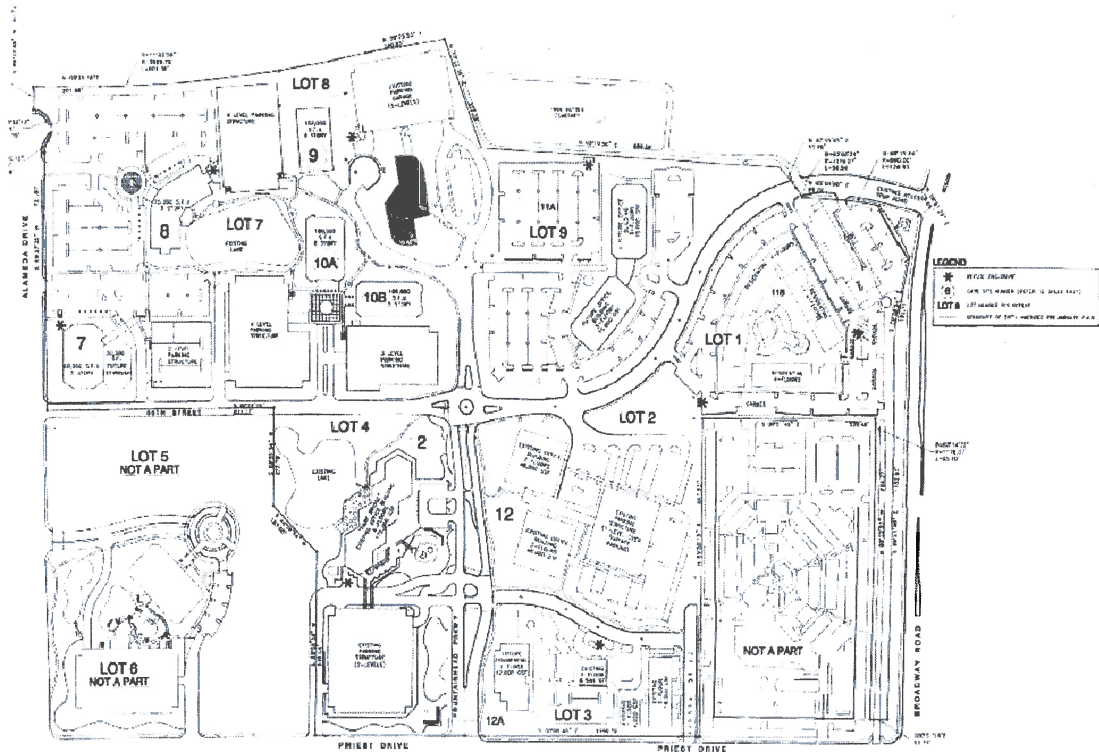
e. The business will operate from 7 AM to 10 PM Monday through Friday and 8 AM to 1 PM on Saturdays. There will be three separate classes rotating throughout the day with a maximum of 130 occupants at any one time during the day. Occupants of the suites include faculty members and students at an approximate ratio of 1 faculty member for every 5 students. Occupants will circulate through the 1st floor lobby and between the suites during transition periods, keeping any disrupting behavior or nuisance to a minimum.

Thank you,

A handwritten signature in black ink, appearing to read 'Fabiola Martinez', is written over a light blue horizontal line.

Fabiola Martinez
Evolution Design, Inc.
51 W. 3rd St., Suite #115
Phone: 480.921.0880

RECEIVED
FEB 14 2018



Property Information

Lat/ Long: 33.403286,-111966132
 S/T/R: 29 1N 4E
 Jurisdiction: Tempe
 Zoning: GID
 PUC: 1524
 Parcel ID #: 123-33-049A
 Lot Size (sq ft): 216,463
 MCR #: 729-43
 Subdivision: Fountainhead Corporate Park Amd
 Lot #: 8
 Floor: 1/4

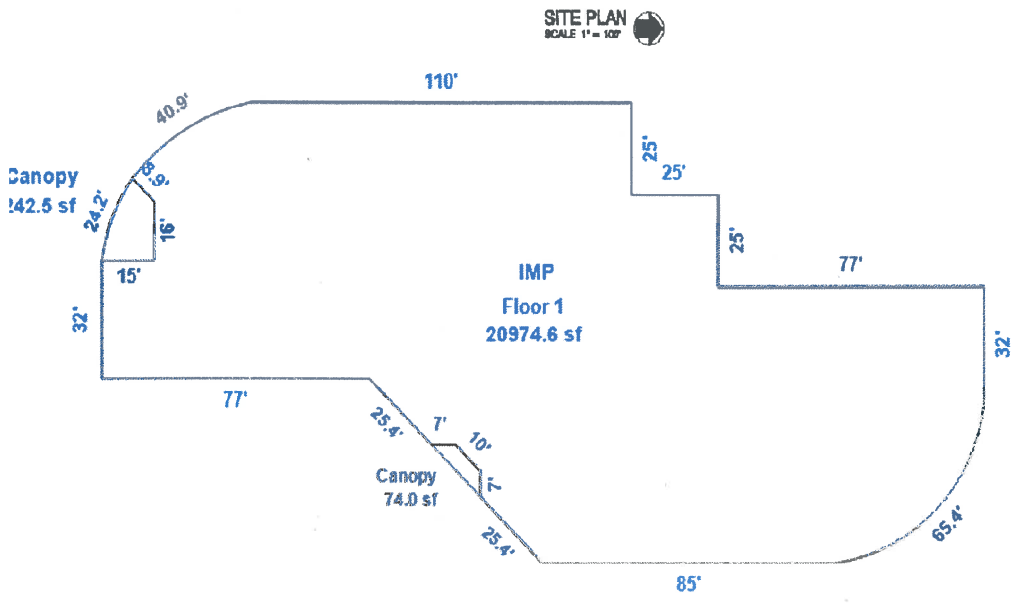
Owner Information

Owner name: Cypress FH, LLC
 Property Address: 1620 W Fountainhead Pkwy, Tempe 85282
 Mailing Address: 10650 Trenea St. Suite 109, San Diego CA 92131
 Deed Number: 140824604

Building Information

Construction Type: II-FR
 Number of Stories: 6 (Plus Basement)
 Total Building Area: 109,123 s.f.
 Occupancy Classification: B (Business) , E (Educational)
 Occupant Load:

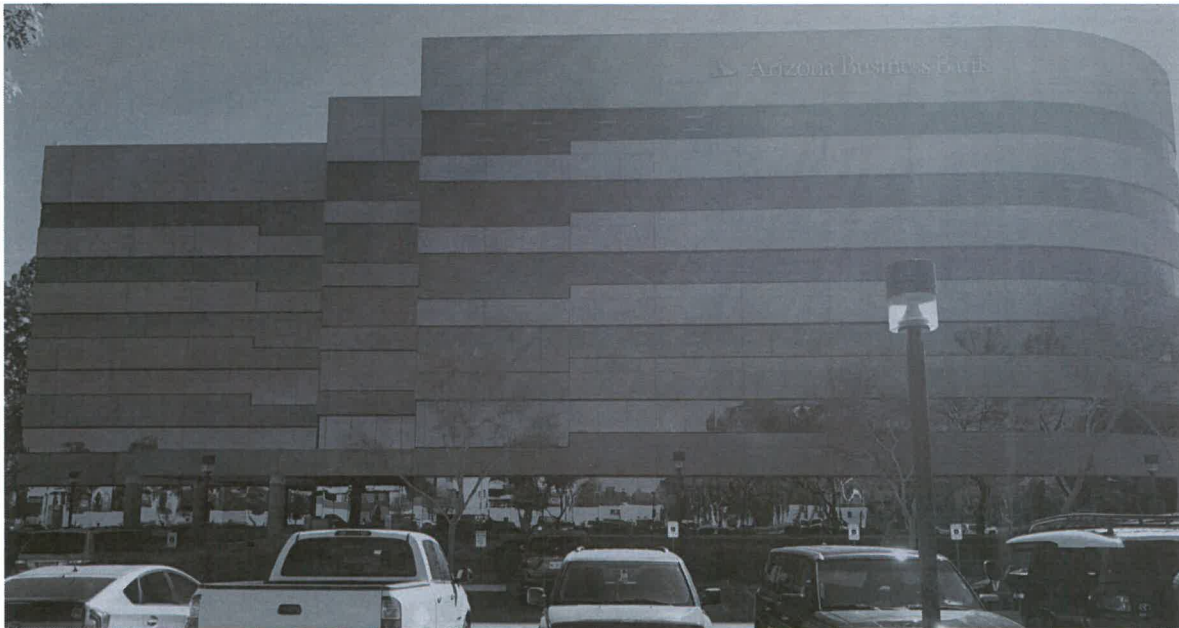
| | | |
|------------|-------------|---------------|
| Suite 110: | Business | - 2,534 s.f. |
| 4th Floor: | Business | - 9,050 s.f. |
| | Educational | - 11,046 s.f. |
| | Total | - 20,096 s.f. |



ARIZONA COLLEGE SCHOOL OF NURSING
 FOUNTAINHEAD- PARK GARDEN
 1620 W. FOUNTAINHEAD PKWY.
 TEMPE, ARIZONA



NORTH

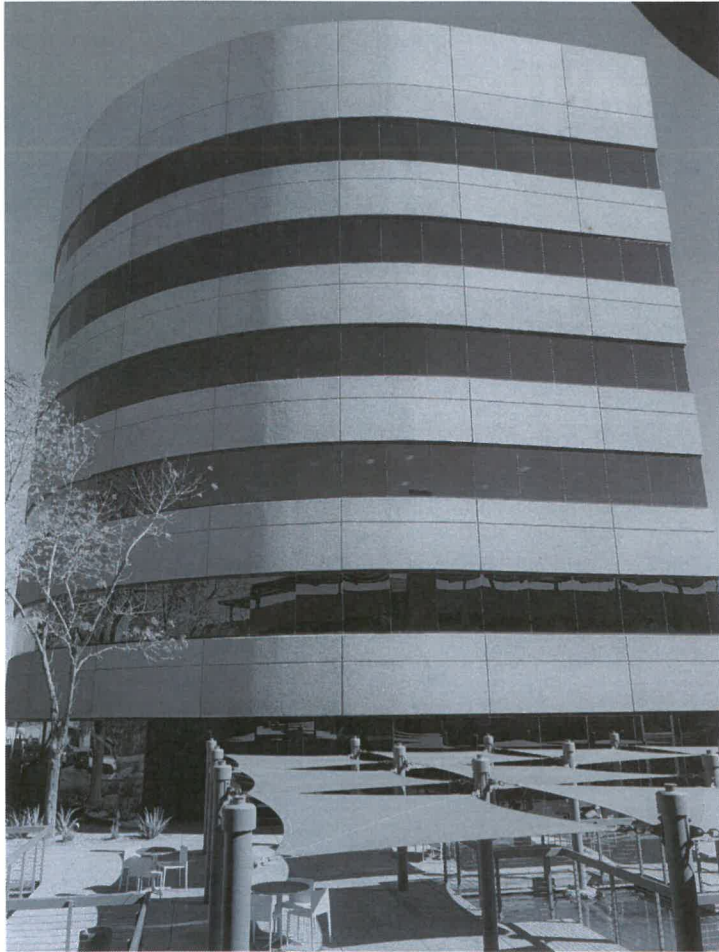


NORTH



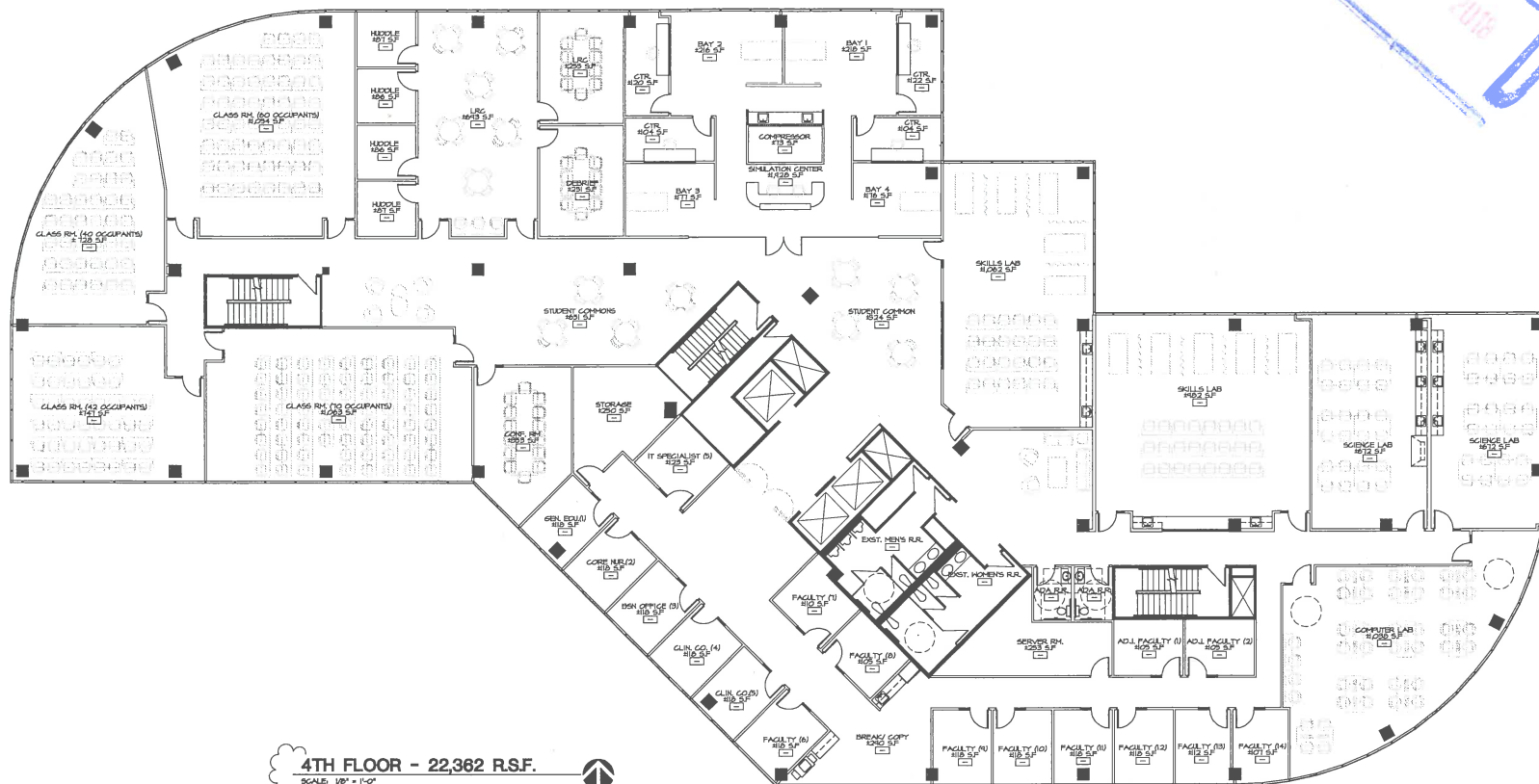
NORTH

ARIZONA COLLEGE SCHOOL OF NURSING
FOUNTAINHEAD- PARK GARDEN
1620 W. FOUNTAINHEAD PKWY.
TEMPE, ARIZONA

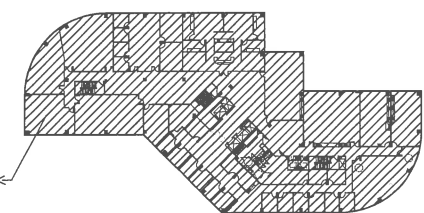


ARIZONA COLLEGE SCHOOL OF NURSING
FOUNTAINHEAD- PARK GARDEN
1620 W. FOUNTAINHEAD PKWY.
TEMPE, ARIZONA

RECEIVED
 FEB 14 2018



4TH FLOOR - 22,362 R.S.F.
 SCALE: 1/8" = 1'-0"
 NORTH



KEY PLAN - 4TH FLOOR
 SCALE: N.T.S.
 NORTH

OWNER APPROVAL (SPACE/FINISH PLAN)
 YOUR REVIEW OF THIS SPACE PLAN YOU PROVIDE APPROVAL OF THE ITEMS INDICATED INCLUDING BUT NOT LIMITED TO THE PLACEMENT AND TYPE OF WALLS, DOORS, WINDOWS, MECHANICAL, PLUMBING, TELEPHONE AND DATA OUTLETS AND ANY MILLWORK AND/OR FINISHES. YOU ARE ALSO AWARE THAT ANY CHANGES MADE FROM THE DATE OF YOUR APPROVAL MAY RESULT IN FEES AND A POSSIBLE EXTENSION IN THE COMPLETION DATE OF THE CONSTRUCTION DOCUMENTS.

PROJECT: _____
 JOB NO.: _____
 APPROVAL: _____
 DATE: _____

evolutiondesign
 Interior Architecture
 81 W. 3rd Street
 Suite 101
 Tempe, AZ 85281
 Telephone: 480-621-0880
 Facsimile: 480-621-9981

**SPACE PLAN
 NOT FOR
 CONSTRUCTION**

**ARIZONA COLLEGE OF NURSING
 FOUNTAINHEAD CORPORATE PARK - PARK GARDEN
 1620 W. FOUNTAINHEAD PKWY.
 TEMPE, ARIZONA**

REVISIONS

| | |
|-------------------|--|
| REVISION 01/27/17 | |
| REVISION 02/17/17 | |
| REVISION 02/17/18 | |

DRAWN BY: FM/DS/EG
CHECKED BY: RT/JKL
DATE: 11.20.17
SCALE: 1/8"=1'-0"
ISS NUMBER: 3405516
PROJECT NAME: SPACE PLAN

SP-1

Community Development Dept.
Planning Division

March 21, 2018

Ms. Fabiola Martinez
Evolution Design Inc.
51 West 3rd Street
Tempe, Arizona 85281
fmartinez@evolutiondesigninc.com

**RE: ARIZONA COLLEGE OF NURSING
1620 WEST FOUNTAINHEAD PARKWAY, SUITE NOS. 110 & 401
PL180049 / ZUP180021**

Dear Ms. Martinez:

You are hereby advised that at the hearing held March 20, 2018, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-305, Paragraphs C and D, of the Zoning and Development Code:

Approved the request by **ARIZONA COLLEGE OF NURSING (PL180049)** located at 1620 West Fountainhead Parkway, Suite Nos. 110 and 401, in the GIOD, General Industrial Overlay District for the following:

ZUP180021 Use Permit to allow a vocational school.

This approval is subject to the assigned Conditions of Approval as follows:

1. The Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.
6. Provide five (5) additional bicycle parking spaces per City of Tempe Public Works Department bicycle rack detail T-578 standard. Bicycle parking shall be on a two (2) feet by six (6) feet minimum concrete pad per bike. Details to be approved through Building Safety Plan Review.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for ARIZONA COLLEGE OF NURSING and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

Approvals are specifically conditioned upon the applicant proceeding with the proposed use(s) and/or variance(s) within twelve (12) months of the date of the approval by the Hearing Officer and required by the Zoning and Development Code. In addition to proceeding with the approvals granted, it is understood that any and all conditions, as stipulated by the Hearing Officer and indicated above, shall be fully complied with.

If the action of the hearing Officer was required for the purpose of rectifying any violations of the Zoning and Development Code, the violations shall be the responsibility of the applicant/owner to fully correct and achieve conformance.

In sign related violations, corrections shall be made within five (5) days of the Hearing Officer action; in all other matters, corrections shall be made within fifteen (15) days of Hearing Officer action, unless specifically conditioned otherwise by the hearing Officer. You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary. If you have any questions, please contact me at (480) 350-8486.

Sincerely,



Lee Jimenez, Senior Planner

cc: Ryan Svendsen/Eduvision Inc. (rsvendsen@arizonacollege.edu)