

Staff Summary Report



Hearing Officer Hearing Date: January 15, 2008

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **SIGNATURE HEALTH CARE (PL070519)** located at 6350 South Maple Avenue for one (1) use permit.

DOCUMENT NAME: 20080115dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **SIGNATURE HEALTH CARE (PL070519)** (Jason Allen/Skyline Consultants LLC, applicant; Signature Health Care LLC, property owner) located at 6350 South Maple Avenue, in the GID General Industrial District for:

ZUP07198 Use permit to allow a hospital in the GID, General Industrial District.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

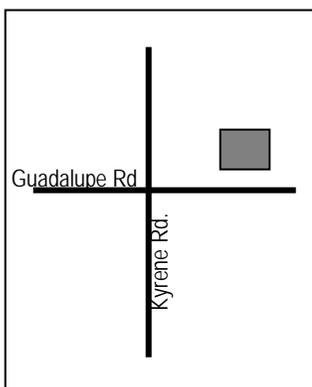
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-8

ADDITIONAL INFO: The applicant Signature Health Care is seeking a use permit to allow a hospital/psychiatric clinic located in the GID, General Industrial District. The proposed use complies with criteria for approval of the use permit. To date, staff has not received any public input. Staff recommends approval of the use permit.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts;
4. Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
- 6-7. Floor plan(s)
- 8-9. Elevation(s)
10. Staff Photograph(s)

COMMENTS:

The applicant Signature Health Care is requesting approval of a use permit to allow a hospital/psychiatric clinic located in the GID, General Industrial District. The psychiatric clinic is a form of behavioral health care service that offers inpatient and self-admittance persons with mental illness, substance abuse, and counseling needs. The 51,200 s.f. hospital expects to house 75-80 beds with over two hundred (200) employees that will run the facility twenty-four (24) hours a day, three hundred and sixty-five (365) days a year. The first floor (38,912 s.f.) will comprise of a gymnasium, dining room/cafeteria, and hospital rooms. The second floor (12,288 s.f.) will be used as administrative offices, file rooms, conference rooms, and storage.

The Zoning and Development Code Section 3-413 requires a hospital building be located a minimum of fifty (50) feet from the lot line of any adjoining property. This building is one hundred and fifteen feet (115') to the adjoining south property across Guadalupe Road, to the east across Maple Avenue there is ninety two feet (92') to the adjoining property. To the north there is two hundred and forty five feet (245') to adjoining property and too the west there is one hundred and fifteen feet (115') to the adjoining property. This location complies with Section 3-413: Hospitals, Sanitariums, and Nursing Homes.

Signature Health also operates a similar facility in Glendale, AZ and has never had any incidents or complaints.

To date, staff has not received public input regarding this request.

Use Permit

The Zoning and Development Code requires a Hospital to obtain a use permit in the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This is a medical use; there should be no nuisances.
- c. 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 development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit

REASON(S) FOR APPROVAL:

1. Traffic generated by this use should not be excessive.
2. There will be no apparent damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
3. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. The use permit is valid for the plans and business operation as submitted to and approved by the Hearing Officer.
2. This use permit is not transferable. Should the business be sold, the new owners must process through the Hearing Officer for a new use permit.
3. 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.
4. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
5. Any intensification or expansion of this use shall require that a new use permit be applied for and obtained.
6. Applicant shall meet with City of Tempe Crime Prevention Unit for a required Security Plan. Please contact Sergeant Ken Harmon at (480) 858-6217
7. Upgrade lighting at all entrance and exit doors. Lighting at doors to meet five (5) foot candles and two (2) foot candles within a fifteen (15) radius. This lighting improvement will be reviewed during building permit plan review.
8. Replace all dead and missing landscape at the property. The north parking lot is missing the required landscape island trees. New trees shall be "Willow Acacia" or similar species, 24 "box size. Landscape Plan will be reviewed during building safety plan review.

HISTORY & FACTS:

January 7, 1986 Building permit issued for new industrial office building

DESCRIPTION: Owner – Signature Health Care LLC
Applicant – Jason Allen/Skyline Consultants LLC
Existing Zoning – GID, General Industrial District
Lot Area – 73,089 s.f. / 1.67 acres
Building Area – 51,200 s.f.
Parking Required – 150 spaces
Parking Provided – 226 spaces

**ZONING AND
DEVELOPMENT**

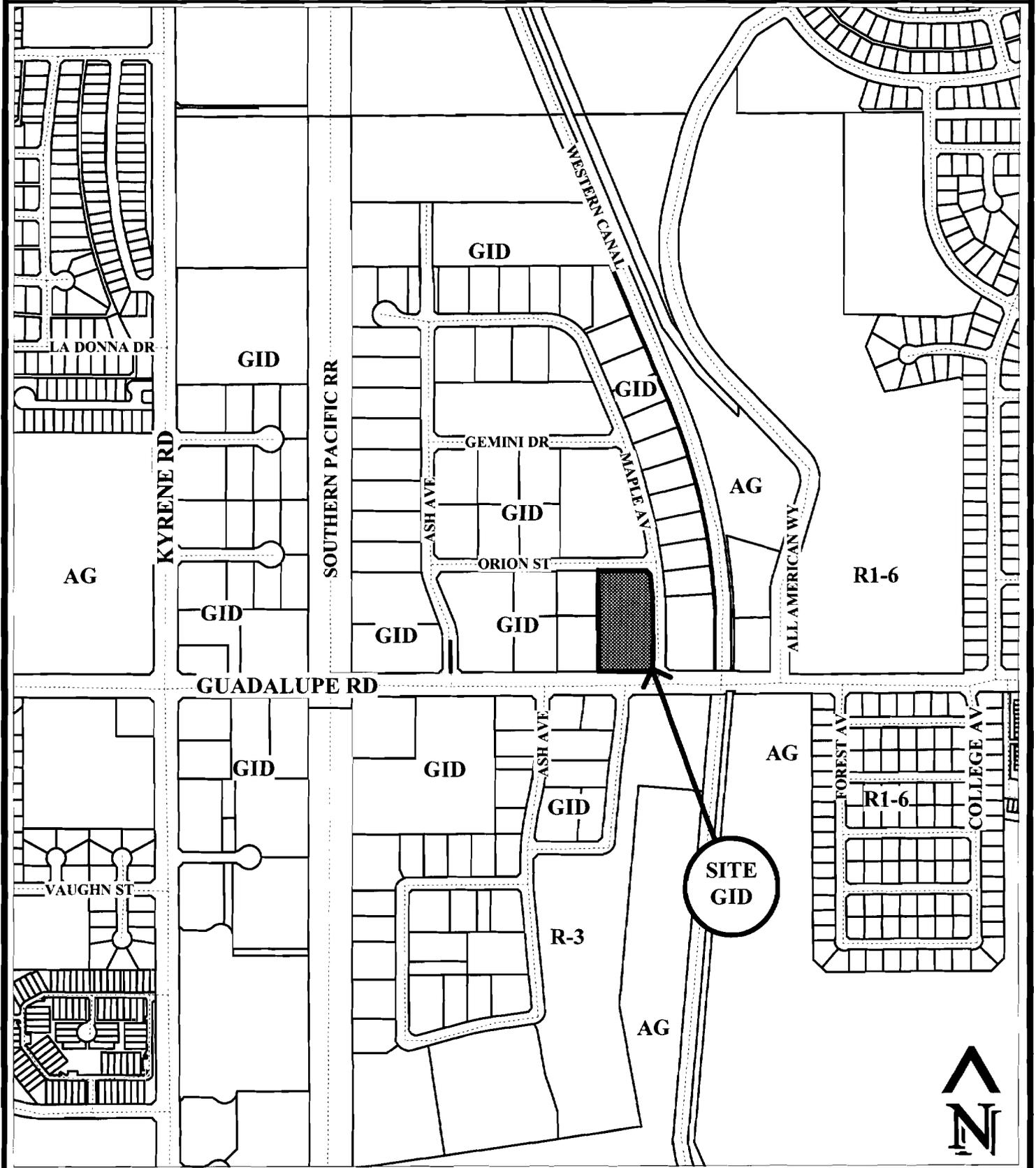
CODE REFERENCE: Part 3, Chapter 3, Section 3-302 – Permitted Uses in Office/Industrial Districts

Part 3, Chapter 4, Section 3-413 – Hospitals, Sanitariums, and Nursing Homes

Part 6, Chapter 3, Section 6-308 – Use Permit

SIGNATURE HEALTH CARE

PL070519





SIGNATURE HEALTH CARE (PL070519)

November 30, 2007

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280

To Development Services:

Our client, Signature Health Care, is proposing to operate an acute psychiatric clinic located at 6350 South Maple Avenue in Tempe, Arizona. To do so, a Use Permit needs to be approved. The current zoning on the parcel is General Industrial District (GID). The Zoning and Development Code states in Table 3-302A Permitted Land Uses, that a hospital, sanitarium, and nursing homes such as orphanages and institutions are allowed in the GID district with the approval of a Use Permit. Our request is for a Use Permit to allow such a use on the subject site.

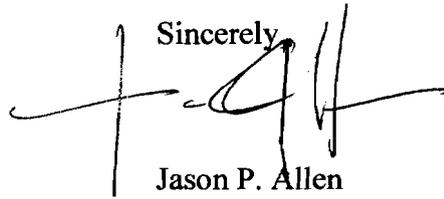
A building currently exists on site and inside will be modified to accommodate the uses of the clinic and a floor plan detailing this has been provided in the application. The acute psychiatric clinic is a form of behavioral health care service that offers inpatient and self-admittance persons with mental illness, substance abuse, and counseling needs. Seventy-five to eighty beds are expected and approximately two-hundred employees are expected to be employed. The facility operates twenty-four hours a day and 365 days a year. It will be one of the few standalone behavioral health care clinics that is not part of a hospital in the metro Phoenix area. In Glendale, Arizona, Signature Health Care has operated an acute psychiatric clinic and has never had any incidents or complaints. Furthermore, they also have four clinics in California and one in Chicago. Their reputation for quality and safety is unparalleled in the medical community. The clinics are accredited by the Joint Commission for Accreditation of Healthcare Organizations and Medicare certified. Each clinic has a comprehensive treatment team to ensure quality patient care.

We do not anticipate an increase in vehicular or pedestrian traffic in adjacent areas. The previous use, an administration center, required a higher parking ratio than we require, so we can accommodate excess parking if ever needed. No on-street parking will be required and we anticipate no problems regarding ingress and egress on the site. Furthermore, the clinic will not cause any nuisance or deterioration to the neighborhood (odor, dust, gas, noise, smoke, vibration, heat, glare, etc). Having been already built, we know that the structure is compatible with the surroundings and the building helps that area look much more like large office complexes than industrial shell buildings. Importantly, we expect the clinic to fit harmoniously with the neighborhood and provide a service to its patients while providing jobs to its employees.

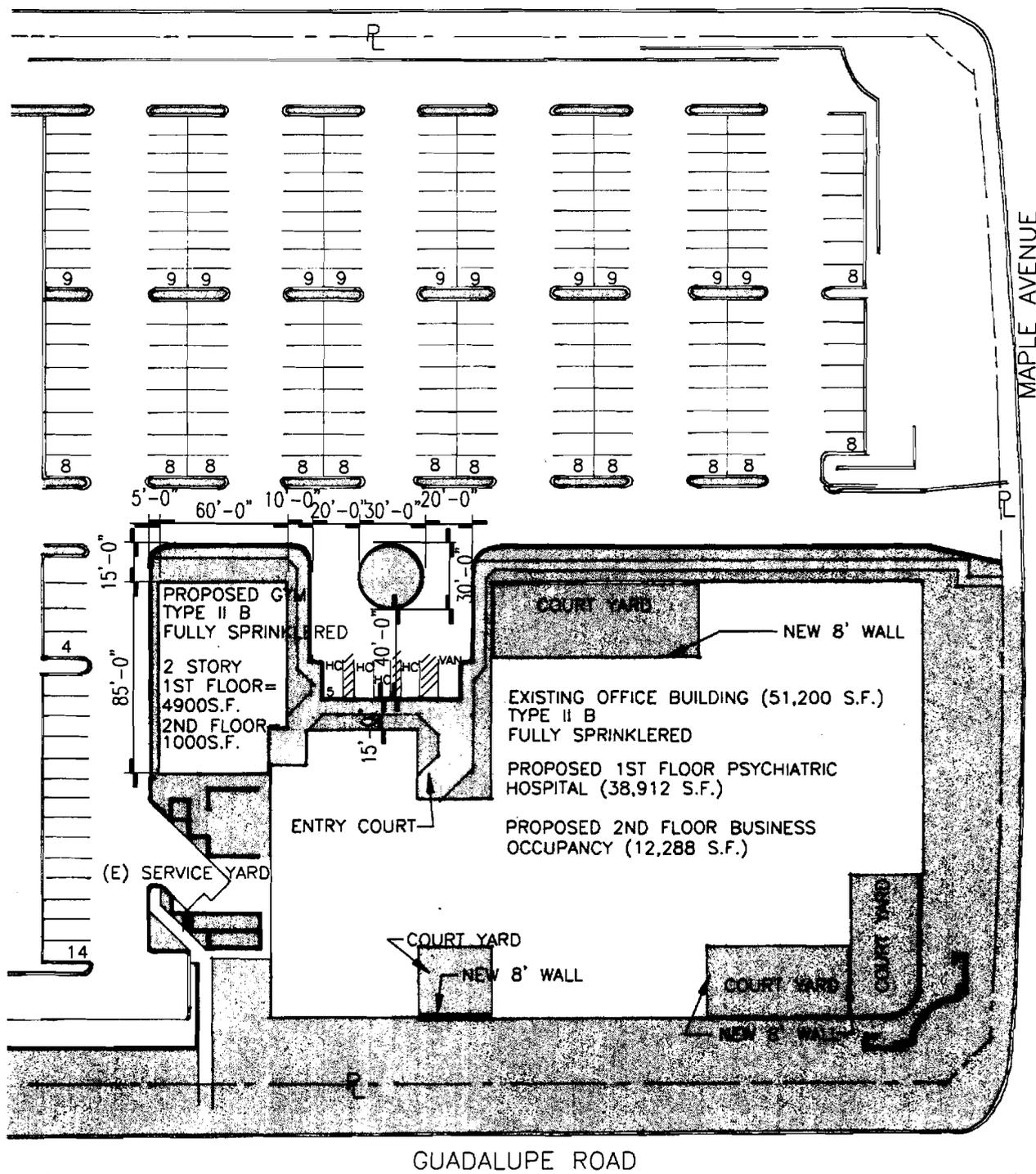
GID is a rather intense district in the sense that it allows industrial uses such as warehousing, assembling and manufacturing of building material, machinery, and wholesaling. An acute psychiatric clinic has a lesser intensity than any of the uses described. Furthermore, all districts that allow hospitals, sanitariums, and institutions all require a Use Permit; zoning districts such as the Agriculture and Multi-Family districts both allow the use with Use Permit approval. Truly, locating this clinic on an arterial street on a parcel zoned GID shall not have a deleterious affect on the City or its residents whatsoever. It is important to note that we are surrounded by GID zoning to the north, east, and west. To the south is multi-family residential that is separated by Guadalupe Road, an arterial street. Signature Health Care's other clinics have all been situated adjacent to single and multi-family residential without any concerns, thus we anticipate that this location will not have any issues whatsoever regarding location.

We are excited to see the benefit this can have on the community and the City of Tempe to have a leading health care provider offer services that greatly improves the quality of life for individuals. If you have any questions, please feel free to call me at (602.410.0106).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Allen', with a long horizontal flourish extending to the left.

Jason P. Allen
Principal

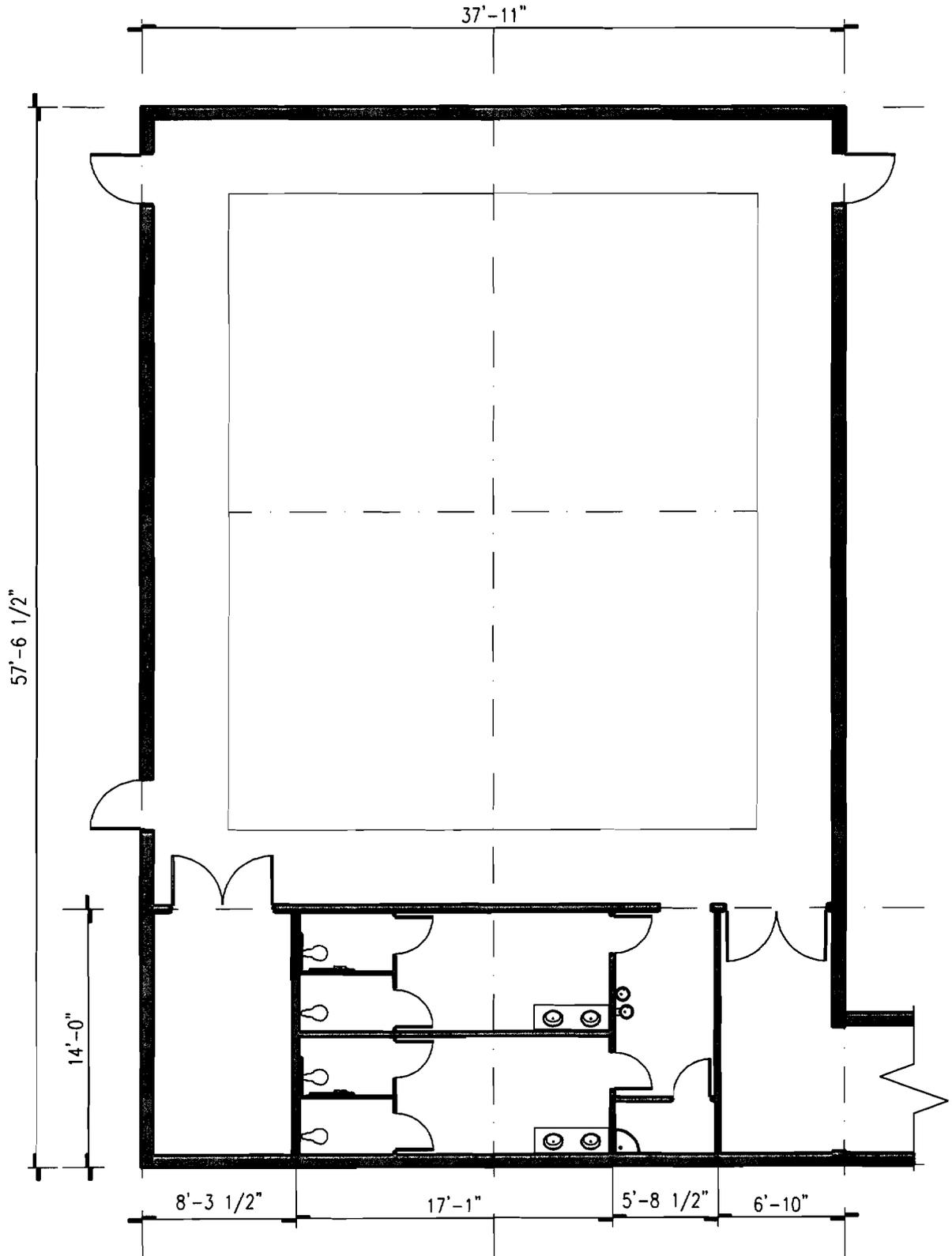


30' E PLAN

AURORA TEMPE ARIZONA
Conceptual Plans

6350 South Maple Tempe, AZ

Date: 11.14.07
Scale: As Shown
Project: 07-084-0



GYM FIRST FLOOR PLAN
N.T.S.

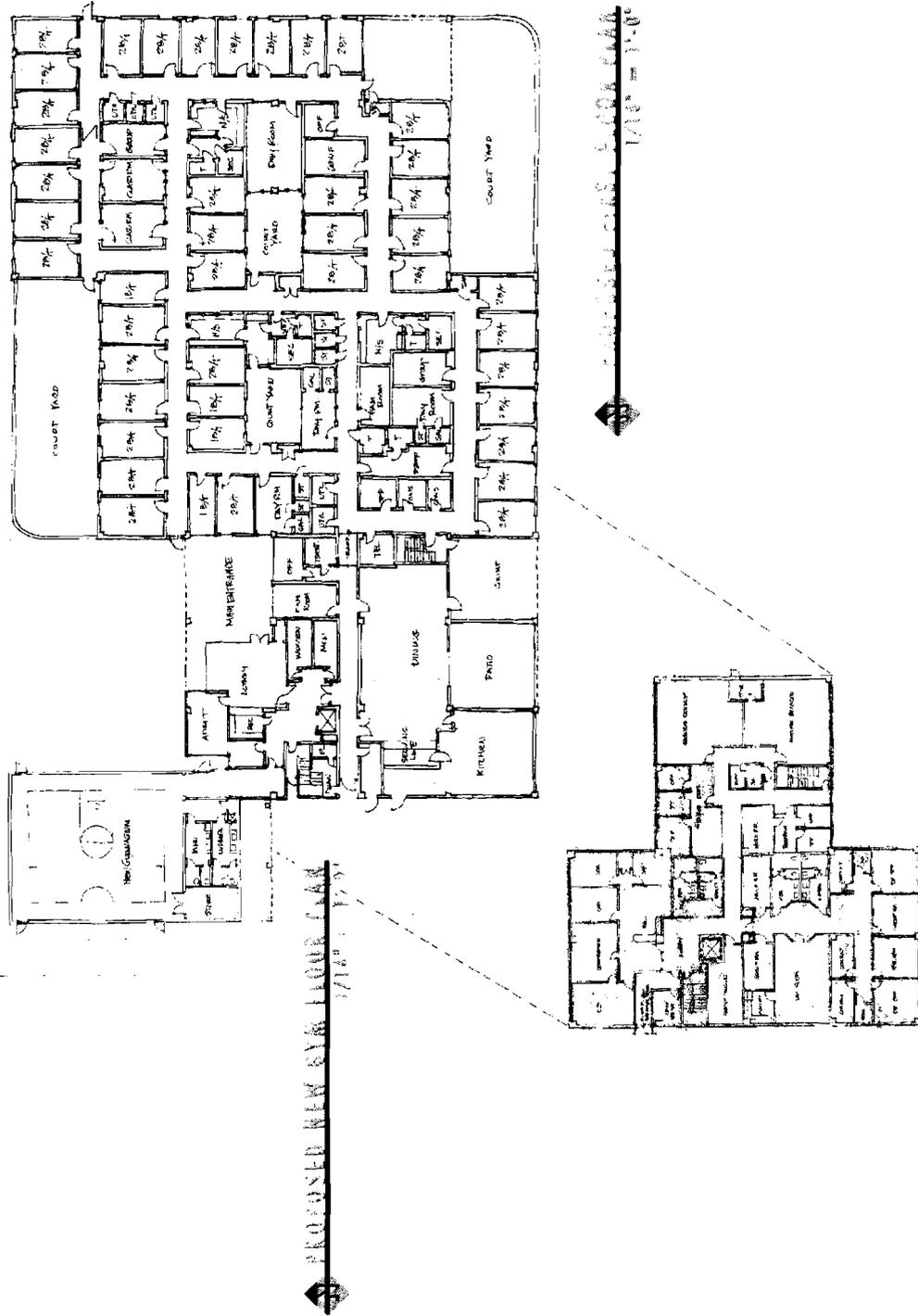
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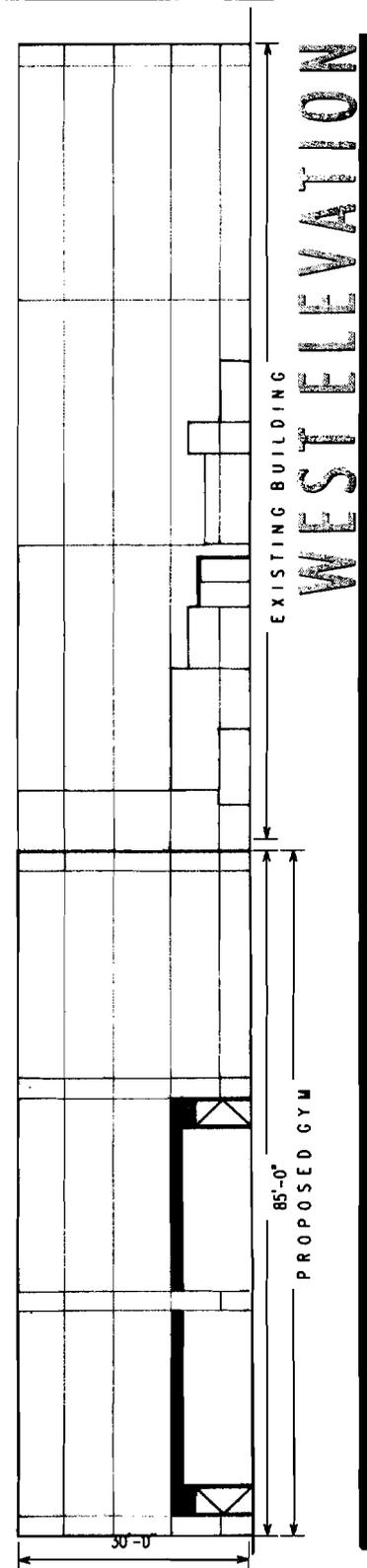
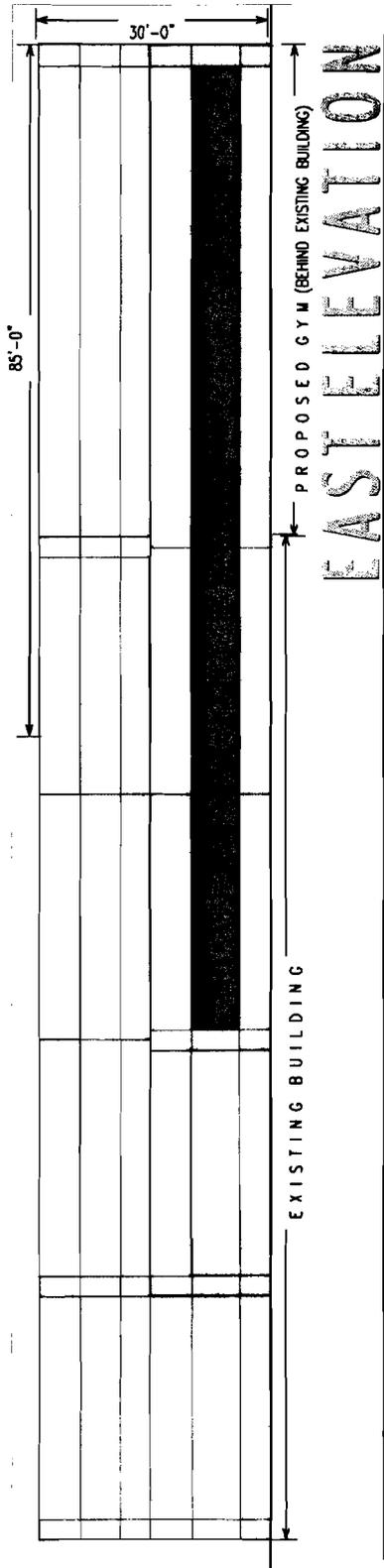


AURORA TEMPE ARIZONA
Conceptual Plans

6350 South Maple Tempe, AZ

1931A Newport Boulevard Costa Mesa, CA 92627 T. 949.515.4870 F. 949.515.4875 Architects@Morse-Boudreau.com

Date: 11.14.07
 Scale: As Shown
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ELEVATIONS
N.T.S.

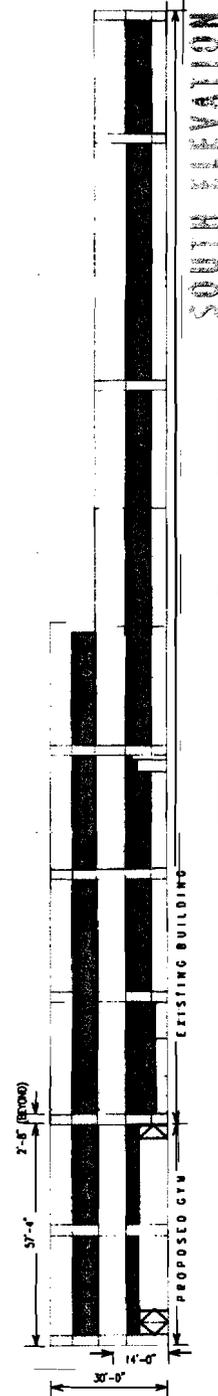
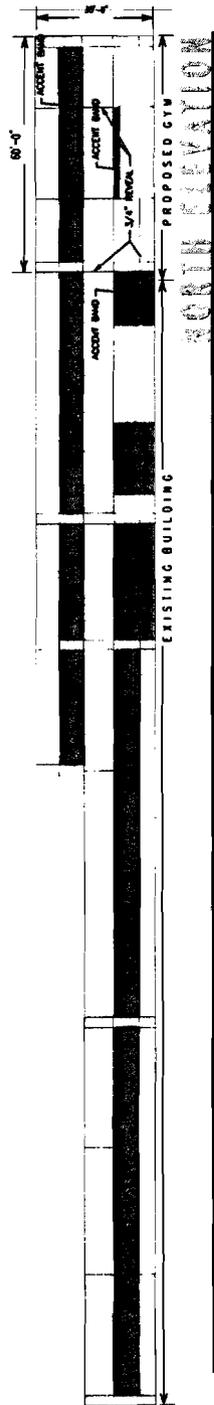
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ELEVATIONS
 N.T.S.



SIGNATURE HEALTH CARE

6350 S MAPLE AVE

PL070519

REAR OF BUILDING: VIEW TO SOUTH