CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION
MINUTES August 13, 2020
PRESCOTT, ARIZONA

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on August 13h, 2020 at 9:00 AM in Council Chambers and via ZOOM teleconferencing.**

I. CALL TO ORDER

Chair Don Michelman called the meeting to order at 9:00 a.m.

II. ATTENDANCE

III.

COMMISSIONERS	STAFF MEMBERS
Don Michelman, Chair	Bryn Stotler, Community Dev. Director
Ted Gambogi, Vice Chair	George Worley, Planning Manager
Stan Goligoski	Tammy DeWitt, Community Planner
Thomas Hutchison	Kaylee Nunez, Recording Secretary
Gregory Lazzell	Jon Paladini, City Attorney
George Lee	
Butch Tracey	**COUNCIL**
	Councilman Steve Sischka, Liaison Councilmember Cathey Rusing Mayor Pro Tem Billie Orr

REGULAR AGENDA ITEM

1. **Approval of the July 30th, 2020 Meeting Minutes.**

A motion was made by Commissioner Gambogi to approve the July 30, 2020 minutes. The motion was seconded by Commissioner Lee and approved unanimously (7-0).

2. **SITE20-004,** Site Plan Review for Phase 1 of the Grande Vita Development to include an integrated aging in place facility that will provide independent living units, assisted living units, and memory care on an approximate 8.96 acre parcel. Zoning: Business Regional (Business Regional) [Property Owner: Ehret Properties LLC, Burro Creek LLC, and Broyco Properties LLC; Applicant: J. Brown-Kevin B. Howard Architects; Site APN: 103-15-160A and 103-15-165; Location: Northwest Corner of E Robin Drive and SR 69].

Community Planner Tammy Dewitt presented a narrative of the project, which is to be developed in three phases. Ms. Dewitt presented zoning and aerial maps of the subject property as well as photos of the site. She also presented a site plan provided by the applicant, which portrays significant landscaping around the perimeter in order to provide a buffer between the adjacent, residential areas. Ms. Dewitt presented perspective renderings and elevations also provided by the applicant. In conclusion, Ms. Dewitt stated that the proposed site plan meets all City Land Development Code requirements and that a Traffic Impact Analysis (TIA) will be required. Staff recommends approval of SITE20-004.

Commissioner Hutchison questioned whether the care facility was stand alone from the office/administration buildings. Architect and applicant Kevin Howard clarified that the separate offices are to be leased to medical professionals and that all the administrative services for the primary care facility would be housed within that facility. Commissioner Gambogi commented on the significant cut (to grade) proposed and questioned how they would manage that aesthetically during

construction. Mr. Brown explained that the landscaping along Robin Dr. and State Route 69 would be completed prior to construction. The maximum retaining wall height will be 36' and will be 'stepped' with landscaping planters so as to be more attractive.

Chair Michelman asked whether dark sky lighting compliance would apply; Ms. Dewitt clarified that all exterior lighting will be required to comply. Mr. Michelman also asked about two large pipes that are currently protruding out of the ground at the site. The applicant stated he was unaware of the pipes and said he would look into it. Commissioner Lazzell asked about sewer and water connections. Ms. Dewitt explained that infrastructure connections would have to be brought in to the site and that the developer would cover the costs.

A nearby resident, Kathy O'Boyle, asked how this project would impact property values and if the residents of Diamond Valley would be able to connect to the sewer and water brought to the site. Ms. Dewitt did not have information on property values; she deferred utility connection questions to the Public Works Department. Ms. O' Boyle also asked about the level of memory care provided at the proposed facility and what the security for those patients will be. Applicant Kevin Howard answered that there will be 28 memory care units, which will all be placed at ground level with digitally monitored ingress and egress as well as private gardens and atriums for the memory care patients to use.

A motion was made by Commissioner Hutchison to approve SITE20-004. The motion was seconded by Commissioner Lazzell and passed unanimously (7-0).

3. **SUP20-002,** Special Use Permit to allow a portion of the proposed Banner Hospital building to be up to 75 feet in height, where zoning district height allowance is 50 feet by right, and up to 100 feet with a Special Use Permit. Property location is 3835 Willow Creek Road. Zoning: BG PAD (Business General Planned Area Development). [Property owner: Prescott Whispering Rock, LLC. Applicant/Agent: Banner Health. APN: 106-02-398, encompassing 20.82 acres]

Planning Manager George Worley presented a brief synopsis of what a Special Use Permit is and why it is required for this project. Mr. Worley clarified that the height request is for a maximum of 75', with a current proposed height of 71', noting the additional 4' is to accommodate any variations that might occur through construction. He also presented an aerial map and proposed site plan, which depicts the hospital having two wings. The main hospital wing will remain at 50' in height, while the patient tower is proposed to be 71' high and will be smaller in area than the main wing. Mr. Worley also presented view analysis maps created by the GIS department that took nearby properties into account (3000' foot buffer). He gave two projections: one with a 50' building and one with a 71' building; the maps were nearly identical in their view sheds of the Dells to the east. Commissioner Gambogi asked about the height of the recent, large dormitory built by Embry Riddle. Mr. Worley did not have an answer at the time.

Applicant Steve Eiss with Banner Health expressed his gratitude and excitement in bringing this project to Prescott. Architect Craig Passey shared a presentation addressing key concerns, including the 75' height proposal and the possible obstruction of views of the Granite Dells for nearby residents. Mr. Passey presented a sectional representation of the diagnostics & treatment and patient floors of the hospital. He reiterated that there is a small portion of the hospital that actually 'breaches' the 50' height (27% of total area at 60' high and 10% at 71' high). The additional height is needed for the overhead infrastructure of the patient floors and housing of the equipment. Mr. Passey explained that the hospital could not be made 'more horizontal' as hospitals are very deliberate in their design in desiring to minimize distances traveled within the building for more efficient patient care. He also presented an at grade elevations exhibit to address the significant concern of nearby residents regarding possible view obstruction. The exhibit portrayed that the

highest point of the hospital is 5191' whereas the lower peak is 5260', which is 69' above the highest point of the hospital and 80' above the highest point of the Pinon Oaks subdivision.

Commissioner Lee asked for clarification on the elevation of the hospital portraying floor heights; specifically why they were different heights. Architect Craig Passey clarified that only the 1st floor was higher and that the 2nd, 3rd and 4th floors are the same height. Mr. Passey explained that the first floor had to be higher as there is significantly more infrastructure needed overhead to support the imaging equipment on the first floor.Commissioner Goligoski asked how many patient beds would be lost by the 'removal' of a floor; Mr. Passey clarified that approximately 36 beds would be lost.

Commissioner Lazzell asked Planning Manager George Worley for a history on the annexation and rezoning of the subject property. Mr. Worley explained that there was a negotiation specific to the annexation to make the area medical and commercial in nature. Commissioner Hutchison asked the developer whether he had a 'viable' business plan in the event the hospital was only allowed to be 50' high. Applicant Steve Eiss explained that the project would not be viable as it wouldn't have sufficient area for proper inpatient care. Parking would be negatively impacted, as well as the ability to transport patients safely across the facility (horizontally vs. vertically). Commissioner Goligoski asked about design compatibility with the surrounding area. Mr. Passey explained that the building materials would reflect local character as well as utilize a complimentary color palette (earth tones). Chair Michelman asked whether the mechanical units needed to be on top of the building, as opposed to on the ground outside of the building. Mr. Passey answered that putting the equipment on the ground would only increase floor heights and would decrease efficiency.

Resident Gerald Winters (1041 Panicum Dr.) asked whether the parking proposed to the south could be relocated to the north. Architect Craig Passey explained that parking locations are deliberate and that rearranging them would increase patient travel distances. Commissioner Lee asked whether moving the patient building to the south and the main hospital to the northwest would help resolve the height/Dells view issue. Mr. Passey reiterated that the arrangement of the buildings is deliberate in creating maximum efficiency for hospital function and patient care. Resident Bonnie Highsmith (915 Grapevine Dr.) asked about the feasibility of building a parking garage in order to make more room for the 'footprint' of the hospital to expand horizontally. Mr. Passey explained that expanding the footprint would again compromise operational efficiency and patient safety.

A motion was made by Commissioner Gambogi to approve SUP20-002. The motion was seconded by Commissioner Hutchison and passed (6-1), with Commissioner Lazzell casting the dissenting vote.

Commissioner Lazzell explained that residents nearby (specifically those in Pinon Oaks) purchased their homes knowing what was nearby and that the same goes for Banner Hospital, asserting that Banner knew the height restrictions in place when they purchased the property so the request of additional height seems unfair to existing residents in the area.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Director Bryn Stotler announced that there will be a P&Z Commission at the end of the month (08/27), which will be the first introduction of the AED annexations. Ms. Stotler explained that modifications have been made to Council Chambers to accommodate social distancing and COVID-19 safety measures. Commissioners will be able to attend the next P&Z meeting in person.

V. ADJOURNMENT

Chair Michelman adjourned the meeting at 11:35 am

Kaylee Nunez, Recording Secretary

Don Michelman, Chair