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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER *EC*
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JUNE 1, 2022

SUBJECT: UP21-36 TALUS HARBOR BEHAVIORAL HEALTH HOSPITAL:
Request to approve a Conditional Use Permit for a behavioral health hospital on approximately 3.62 acres located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

STRATEGIC INITIATIVE: Prosperous Community

This project will expand health care opportunities within the Val Vista Medical Growth Area.

RECOMMENDED MOTION

Make the Findings of Fact and 21-36 Talas Harbor Behavioral Health Hospital; a Conditional Use Permit for a behavioral health hospital on approx. 3.62 acres generally located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: Evolve Ventures
Name: Amy Malloy

OWNER

Company: Gilbert Care LLC
Name: Brock Metzka

Address: 13348 W. Caballo Blanco
 Peoria, AZ 85383
 Email: amalloy@evolveventuresphx.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 28, 2006</i>	Town Council adopted Annexation No. A05-19, Ordinance No. 1699, annexing approximately 165 acres including the subject site.
<i>August 29, 2006</i>	Town Council approved Z06-55, Ordinance No. 1813, rezoning the subject site from Maricopa County residential to General Office (GO) with a PAD overlay.
<i>February 2, 2022</i>	Planning Commission Heard UP21-36 and DR21-174 as a study session item.

Overview

The subject site is located on an approximate 3.62 acre portion of a 14.4 acre parcel. The site, located at the southeast corner of Rome Street and Melrose, in the Val Vista Medical Center Growth Area, is zoned General Office with a Planned Area Development (PAD) overlay.

The applicant proposes to develop a 48-bed geriatric and adult behavioral health hospital within a 30,774 square foot, single story facility. The application was submitted under the 2005 Land Development Code, which allows Hospitals in the GO zoning district with approval of a Conditional Use Permit.

Applications for the Design Review (DR21-174) and the Conditional Use Permit (UP21-36) are being reviewed concurrently.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office (GO)	General Office (GO) (PAD)	Melrose St., then Copper Springs Behavioral Health Hospital
South	Residential > 8-14 DU/Acre	Multi Family/Low (MF/L)(PAD)	BB Living residential community
East	General Office (GO)	General Office (GO) (PAD)	Vacant

West	General Office (GO)	Business Park (BP) (PAD)	Rome St., then vacant
Site	General Office (GO)	General Office (GO) (PAD)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Site Area		3.62 acres
Building Area (sq. ft.)		30,774 SF
Maximum Building Height (ft.) / (Stories)	55'/3	29'/1 story
Minimum Building Setback (ft.)		
Front	25'	94'-11"
Side (Collector)	20'	54'-4"
Side (Non-residential)	15'	85'-4"
Rear (Residential)	30'	65'-6"
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Collector)	20'	20'
Side (Non-residential)	15'	15'
Rear (Residential)	30'	30'
Landscaping (% of net lot area)	15%	28%
Parking		
1 space per 1.5 beds	48 beds = 72 spaces	73 space
	2 loading spaces	2 loading spaces
Bike parking 1 per 10 vehicle spaces	7 bike spaces	8 bike spaces

DISCUSSION

The applicant is requesting a Conditional Use Permit (CUP) to allow a Hospital in the General Office (GO) zoning district.

The subject site is surrounded by vacant General Office (GO) zoned lands and other medical uses including the Copper Springs Behavioral Health Hospital, The Oaks Assisted Living Facility, and the Center at Val Vista (skilled nursing and physical rehab facility). Complementary uses are located in the vicinity such as the VA

Hospital, Mercy Gilbert hospital, medical offices and clinics, surgery centers and other ancillary medical and specialty health care facilities.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

- 1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The subject site is located within the Val Vista Medical Growth area and situated in proximity to General Office (GO) zoned lands and other medical uses including the Oaks Assisted Living Facility and the Copper Springs Behavioral Health Hospital to the north and the Center at Val Vista (skilled nursing and physical rehab facility) to the northwest. Complementary uses are located in the vicinity such as the VA Hospital, Mercy Gilbert hospital, medical offices and clinics, surgery centers and other ancillary medical and specialty health care facilities. There are no abutting residential areas.

The proposed behavioral health hospital will address the gap in services identified by the Town of Gilbert Human Services Needs Assessment (2014) as well as the Dignity Health Study (2016). The proposed hospital will be vital in meeting Gilbert's human service needs and will provide a valuable resource to address mental health in the community.

The subject site is well suited for the proposed *Hospital* use and will not be detrimental to the general public.

The applicant has indicated the facility has a strict security plan that is implemented for patient safety in the following ways:

- Numerous cameras will be securely located both inside and out of the building.
- Additional double layer exiting, commonly referred to as man traps, will be installed in all patient care areas.
- Doors will be outfitted with door alarms in all patient care areas.
- Staff will be fully trained and certified professionals at handling any patient that may be a danger to themselves or others.

- 2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

The subject site is located within the Val Vista Medical Growth Area. According to the General Plan, “The Val Vista Medical Growth Area is located south of the Loop 202 Santan Freeway. It extends one-quarter mile west of Val Vista Road, east to Greenfield Road and Queen Creek Road to the south. The [Mercy Gilbert] hospital is the economic catalyst within this growth area. The hospital, located southeast of the Val Vista Road and Loop 202 Santan Freeway interchange has spurred growth in the medical office, medical research and rehabilitation/care facilities. Support amenities to the above noted uses are quickly being developed. The Town anticipates that this area will continue to grow with medical office, general office and business park land uses supported by mixed-use, commercial and hospitality uses.”

- 3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

The proposed use on the 3.62 acre subject site is for a *Health Care Facilities, Hospital*, which is a permitted use in the General Office (GO) zoning district. However, a Conditional Use Permit is required to comply with the Town of Gilbert’s Land Development Code.

Article 6.1 of the 2005 Land Development Code (LDC) defines a *Health Care Facilities, Hospital* use as “a facility licensed by the State of Arizona that provides inpatient physical or behavioral health services through the diagnosis and treatment of patients and inpatient care by a medical staff”.

As conditioned, the project site plan must meet the Land Development Code and applicable ADA, Building and Fire Codes. The proposed site design meets all requirements of the Land Development Code with regard site setbacks, screening, parking, lighting requirements and landscape buffers from surrounding parcels. Staff notes that the applicant has concurrently requested a Design Review Board application for Talas Harbor (DR21-174) and that the proposed use permit must comply with the site plan as approved under DR21-174. Applicable business and state licenses for operating this facility will be required prior to permitting.

- 4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.***

The 3.62 acre subject site is surrounded by vacant General Office (GO) zoned lands and other medical uses within the Val Vista Medical Growth Area. The BB Living Multi-family development is located to the south, but adequate buffering and setbacks have been provided. The hospital will be a locked facility, with cameras both inside and outside the property and secured outdoor areas.

The proposed hospital must meet all requirements of the Land Development Code with regard site setbacks, screening, parking, lighting requirements and landscape buffers from surrounding parcels. The proposed hospital will not unreasonably interfere with the use and enjoyment of nearby properties but rather is intended to provide vital behavioral health services and enhance economic activity within the Val Vista Medical Growth Area.

Pursuant to the above analysis, Staff is of the opinion that the project meets the four findings required for granting the modified Conditional Use Permit

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comments from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve DR21-36 Talas Harbor Behavioral Health Hospital; a Conditional Use Permit for a behavioral health hospital on approx. 3.62 acres generally located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay, subject to conditions:

- a. The Project shall be in substantial conformance with the site plan, shown on the Exhibits provided under Attachment No. 5. Additionally the Project must comply with the site and proposed building design as reviewed and approved under Design Review Case No. DR21-174.

Respectfully submitted,

Ashlee MacDonald, AICP
Principal Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) General Plan Growth Areas Map
- 4) Val Vista Medical Growth Area
- 5) Site Plan
- 6) Landscape (for reference only)
- 7) Elevations (for reference only)
- 8) Floor Plan (for reference only)
- 9) Minutes from the Planning Commission Regular Meeting of February 2, 2022

**FINDINGS OF FACT
UP21-36, Talas Harbor**

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Notice of Public Hearing

UP21-36: Talas Harbor
Attachment 2 - NOPH

REDEVELOPMENT COMMISSION DATE:

Wednesday, June 1st, 2022* TIME: 6:00 PM

LOCATION: Gilbert Police Department-Amphitheater
75 E Civic Center Dr.
Gilbert, AZ 85296

*Call Planning Division to verify date and time: (480) 503-6748

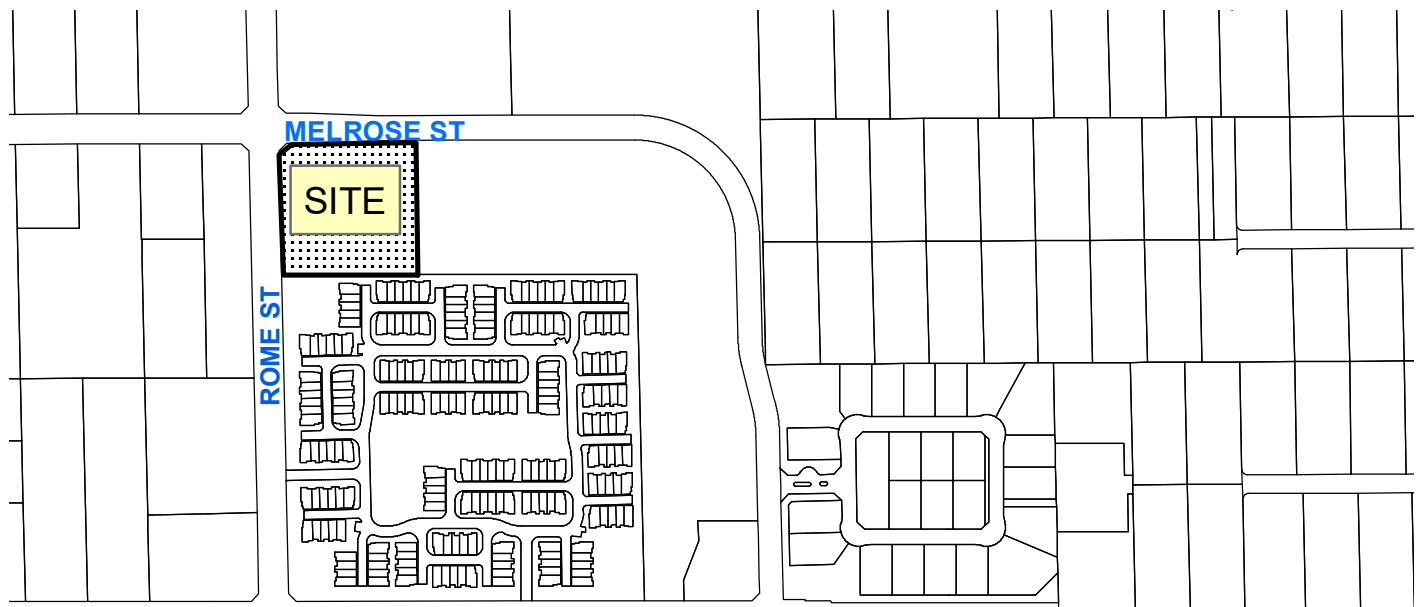
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR21-174 Talus Harbor Behavioral Health Hospital: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.62 acres located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

UP21-36 Talus Harbor Behavioral Health Hospital: Request to approve a Conditional Use Permit to allow a behavioral health hospital on approx. 3.62 acres located at the southeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



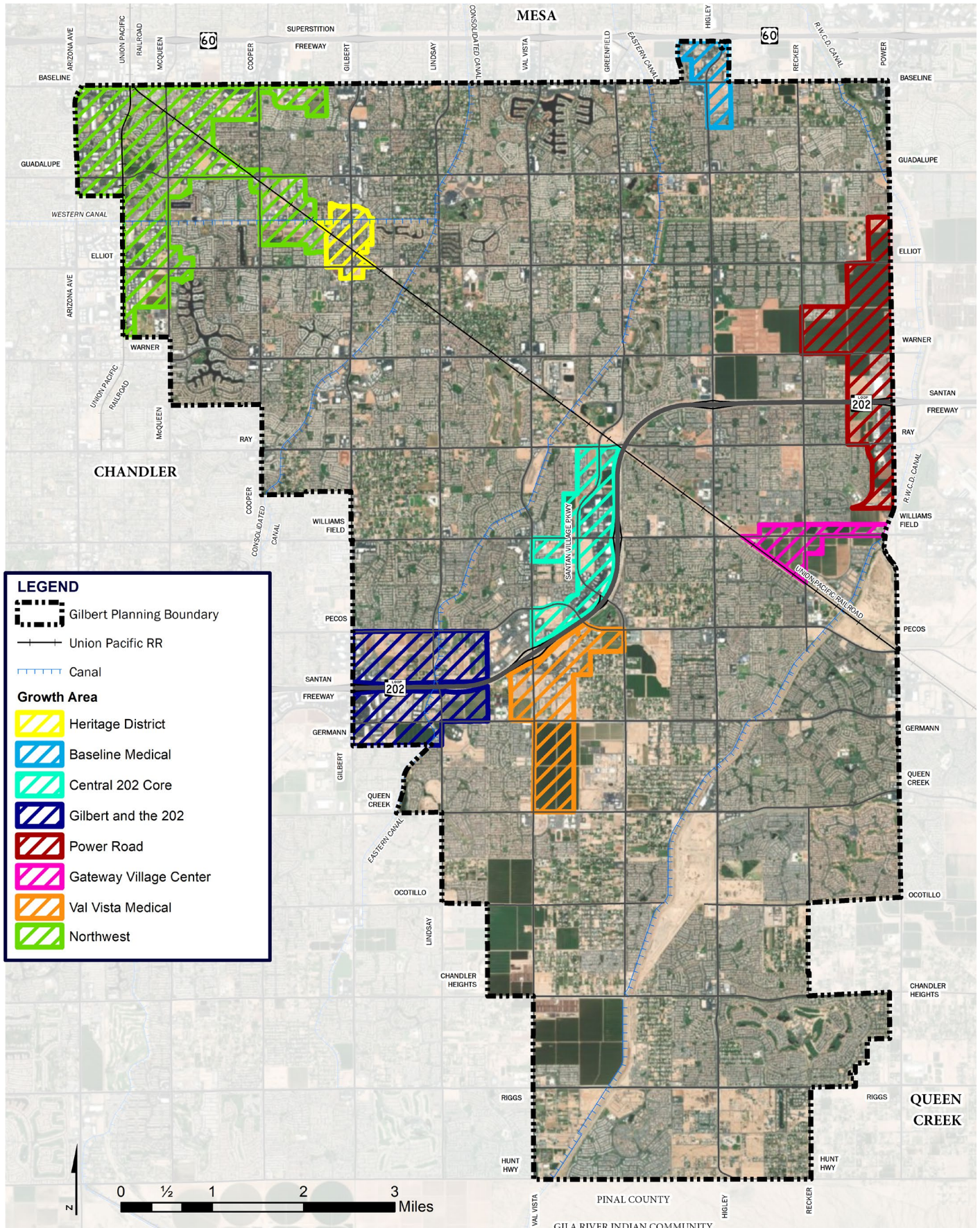
0 170 340 680 Feet



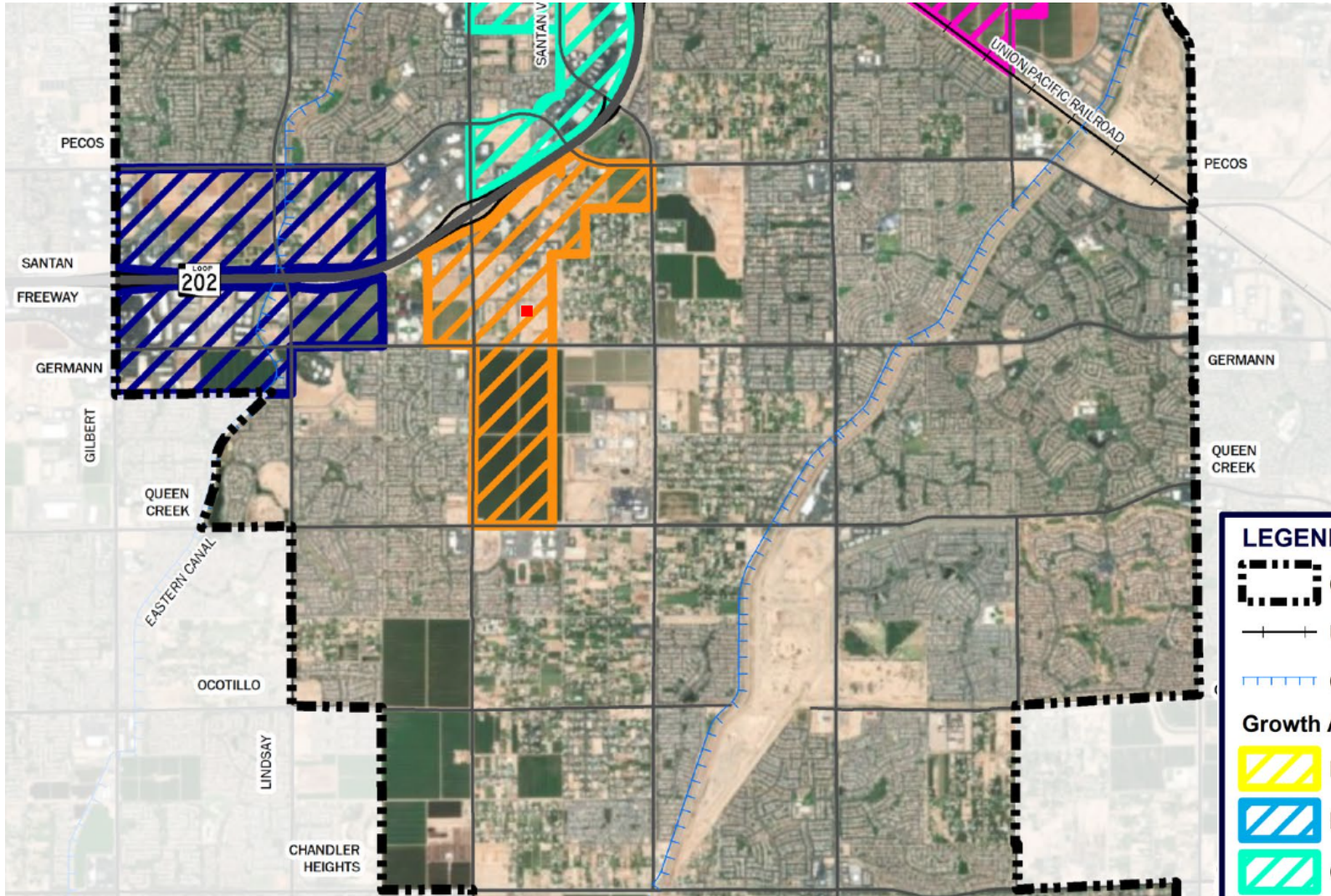
APPLICANT: Evolve Ventures, LLC
CONTACT: Amy Malloy
ADDRESS: 13348 W. Via Caballo Blanco
Peoria, AZ 85383

TELEPHONE: 602-531-7762
E-MAIL: amalloy@evolveventuresphx.com

Exhibit 3. Growth Areas



UP21-36 Talas Harbor Attachment 4 - Val Vista Growth Area



LEGEND

- Gilbert Planning Boundary
- Union Pacific RR
- Canal

Growth Area

- Heritage District
- Baseline Medical
- Central 202 Core
- Gilbert and the 202
- Power Road
- Gateway Village Center
- Val Vista Medical
- Northwest



ARCHITECTURE | INTERIORS | PLANNING
 address: 707 Fremont St. Suite #3320
 Las Vegas, NV 89101
 contact: email: ryan@roadstudio.lv.com
 phone: 702.340.6180

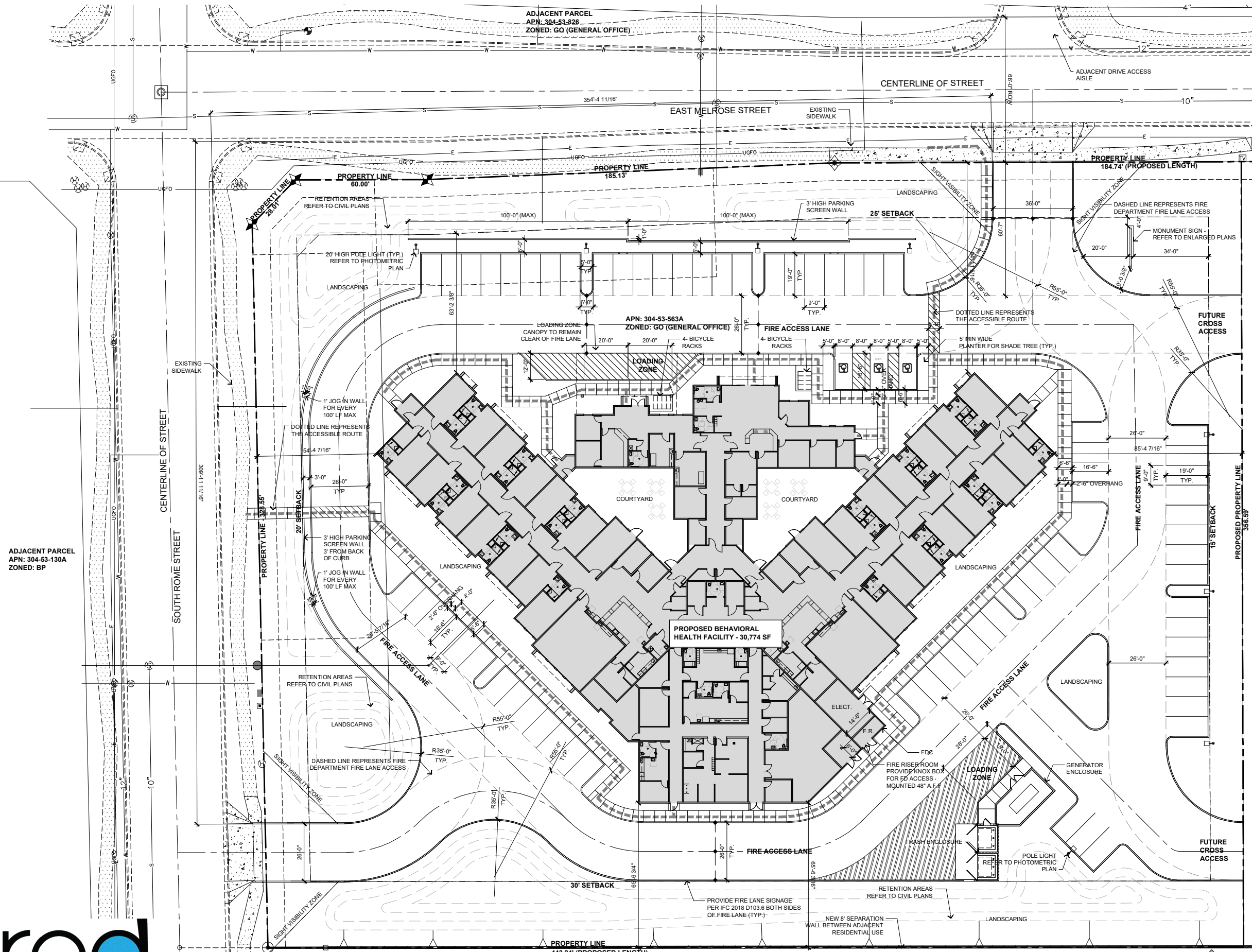
Talas Harbor Behavioral Health Facility - Conceptual Site Plan

S.E. Corner of South Rome Street & East Melrose Street
 Gilbert, Arizona

ADJACENT PARCEL
 APN: 304-53-785
 ZONED: MF/L

ADJACENT PARCEL
 APN: 304-53-130A
 ZONED: BP

ADJACENT PARCEL
 APN: 304-53-826
 ZONED: GO (GENERAL OFFICE)



Site Data

JURISDICTION:	TOWN OF GILBERT, AZ
PARCELS #:	MARICOPA COUNTY 304-53-563A
ZONING CLASSIFICATION:	GO - GENERAL OFFICE
LAND USE:	GENERAL OFFICE
SETBACK:	FRONT - 25' SIDE - 20' COLLECTOR STREET SIDE - 15' NON RESIDENTIAL REAR - 30' FROM RESIDENTIAL
PARCEL AREA:	15.0 ACRES - PROPOSED PARCEL USE 3.62 ACRES (157,600 SF)
PROPOSED USE:	HOSPITAL - BEHAVIORAL HEALTH FACILITY CONDITIONAL USE PERMIT
BUILDING HEIGHT:	29'-0" MAX HEIGHT
BUILDING STORIES:	1 STORY
BUILDING AREA:	30,774 S.F.
LANDSCAPE:	15% OF NET LOT = 157,600 S.F. REQ'D/23,642 SF MIN 44,285 S.F. MIN. PROVIDED (28% NET SITE)

Parking Analysis

PER TABLE 4.204 HOSPITAL	1.5 SPACES PER BED X 48 BEDS
TOTAL PARKING REQUIRED	72 REQUIRED
TOTAL PARKING STALLS PROVIDED	72
4.2014 - ACCESSIBLE PARKING TBS - 2018 IBC TABLE 1106.1 and TABLE 208.2 OF 2010 ADA REQUIRES 3 SPACES WHERE TOTAL PARKING PROVIDED IS BETWEEN 51 TO 75. WHERE 1 FOR EVERY 6 PROVIDED SHALL BE VAN ACCESSIBLE	
TOTAL ACCESSIBLE REQUIRED	3 SPACES REQUIRED - 1 OF WHICH TO BE VAN ACCESSIBLE
TOTAL ACCESSIBLE PROVIDED	3 TOTAL - WITH 1 VAN ACCESSIBLE
PER TABLE 4.2011	
TOTAL LOADING ZONES REQUIRED	2 REQUIRED - 12' X 20' MIN
TOTAL LOADING ZONES PROVIDED	3
BICYCLE PARKING - 1 FOR EVERY 10 REQUIRED VEHICULAR SPACES	73/10 = 7.3 OR 8 BICYCLE SPACES - 8 PROVIDED

Site Plan Symbol Legend

- ACCESSIBLE ROUTE (REFER TO CIVIL DRAWINGS FOR PRECISE GRADING INFORMATION)
- 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL
- 2% MAXIMUM CROSS SLOPE

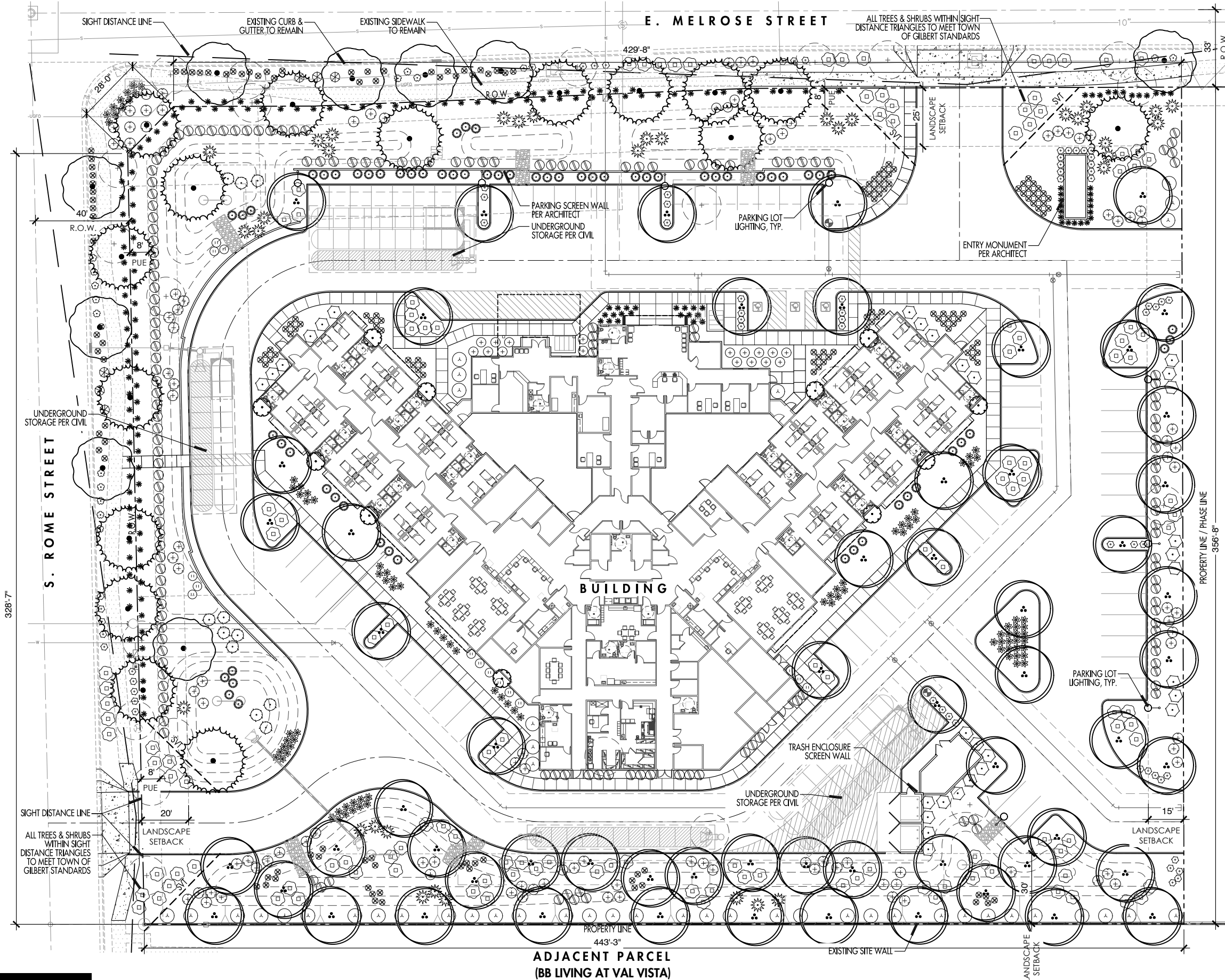
Standard Commercial Site Plan Notes

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL.
- SES PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS
- ROOF MOUNTED MECHANICAL EQUIP. SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIP. BEHIND THE ROOF PLANES IN THE CASE OF MANSARD HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECH EQUIP. ENCLOSURES OR EQUIP. SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET.
- GROUND MOUNTED MECH. EQUIP. SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIP.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR
 - ROUTED UNDERGROUND
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDED A MAX. FREESTANDING LIGHT FIXTURE HEIGHT OF 25'
- LANDSCAPED AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL BE MOUNDING AND NATURALLY CONTIGUOUS. NO MORE THAN 50% OF THE REQUIRED (RIGHT OF WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

Vicinity Map



Date: May 19 2022
 Scale: 1" = 20'-0"



PLANT SCHEDULE

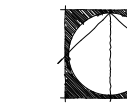
SYMBOLS	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
(circle with cross)	EXISTING TREE TO BE REMOVED			
(circle with 3 dots)	TREES DESERT MUSEUM	PARKINSONIA x 'DESERT MUSEUM'	24" BOX	60
(circle with 2 dots)	RED PUSH PISTACHE	PISTACIA x 'RED PUSH'	24" BOX	9
(circle with 4 dots)	ANACACHO ORCHID	BAUHINIA LUNAROIDES	15 GAL	11
(circle with 1 dot)	EVERGREEN ELM	ULMUS PARVIFOLIA	15 GAL	16
SHRUBS				
(circle with 5 dots)	GREEN HOPSEED	DODONEA VISCOSA	5 GAL	34
(circle with 6 dots)	BLUE BELLS	EREMOPHILA HYGROPHANA	5 GAL	11
(circle with 7 dots)	COMPACT TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL	163
(circle with 8 dots)	DWARF OLIVE	OLEA EUROPAEA 'MONTRA'	5 GAL	20
(circle with 9 dots)	BRITISH RUELLIA	RUELLIA BRITTONIANA	5 GAL	15
(circle with 10 dots)	YELLOW BELLS	TECOMA STANS	5 GAL	44
ACCENTS				
(circle with 11 dots)	YELLOW BLOOMING ALOE	ALOE BARBADENSIS	5 GAL	109
(circle with 12 dots)	MEXICAN GRASS TREE	DASYLIRION LONGISSIMUM	5 GAL	35
(circle with 13 dots)	GIANT HESPERALOE	HESPERALOE FUNIFERA	5 GAL	36
(circle with 14 dots)	LIONHEART HESPERALOE	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON'	5 GAL	15
(circle with 15 dots)	DEER GRASS	MUHLENBERGIA RIGENS	5 GAL	65
(circle with 16 dots)	TWISTED LEAF YUCCA	YUCCA RUPICOLA	5 GAL	174
GROUNDCOVERS				
(circle with 17 dots)	OUTBACK SUNRISE EMU	EREMOPHILA GLABRA 'MINGENW GOLD'	1 GAL	132
(circle with 18 dots)	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL	65
(circle with 19 dots)	TRAILING ROSEMARY	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	1 GAL	102
(circle with 20 dots)	REGAL MIST	MUHLENBERGIA CAPILLARIS	1 GAL	170
ROCK MULCH				
(square)	PALOMINO GOLD (MATCH EX. PROPERTY)		3/4" SCREENED (2" DEPTH MIN.)	

PROJECT DATA:

SQUARE FOOTAGE OF ON-SITE LANDSCAPING:
 MIN. REQUIRED - 23,642 SQ. FT. (1.5% NET SITE)
 PROVIDED - 44,285 SQ. FT. (28% NET SITE)
 INSIDE OF REQUIRED LANDSCAPE SET BACKS - 26,033 SQ. FT. (1.6% NET SITE)
 OUTSIDE OF LANDSCAPE SET BACKS - 18,252 SQ. FT. (1.2% NET SITE)
 REAR & SIDE LANDSCAPE TREES REQUIRED MIN - 36 TREES
 REAR & SIDE LANDSCAPE TREES PROVIDED - 36 TREES
 REAR & SIDE LANDSCAPE SHRUBS @ 5 GAL REQUIRED MIN - 90 5 GAL
 REAR & SIDE LANDSCAPE SHRUBS @ 5 GAL REQUIRED MIN - 91 5 GAL
 REAR & SIDE LANDSCAPE GROUNDCOVER @ 20% COVERAGE REQUIRED MIN - 3,644 SQ. FT.
 REAR & SIDE LANDSCAPE GROUNDCOVER @ 20% COVERAGE PROVIDED MIN - 3,677 SQ. FT.

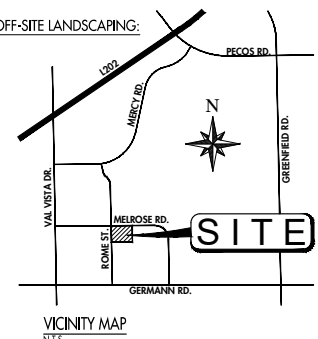
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY (OFF-SITE) LANDSCAPING:
 MIN. REQUIRED - 1,922 SQ. FT. (25% WITHIN R.O.W.)
 PROVIDED - 1,964 SQ. FT. (26% WITHIN R.O.W.)
 STREET TREES @ 30' O.C. REQUIRED MIN - 23 TREES
 STREET TREES @ 30' O.C. PROVIDED - 23 TREES
 5 GALLON SHRUBS REQUIRED @ 6 PER TREE MIN - 138
 5 GALLON SHRUBS PROVIDED @ 6 PER TREE - 138

TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING:
 MIN. REQUIRED - 27,056 SQ. FT.
 PROVIDED - 35,472 SQ. FT.



Scale: 1" = 20'-0"
 Date: MAY 20, 2022

Revisions:



collectiV
 landscape architects
 1426 N. 2nd Street, Suite 200
 Phoenix, Arizona 85004
 www.collectivla.com
 Telephone: 602.358.7711
 info@collectivla.com

Professional Seal: 36932 JIM SMITH 05/20/22 ARIZONA, U.S.A. EXPIRES 12.31.22

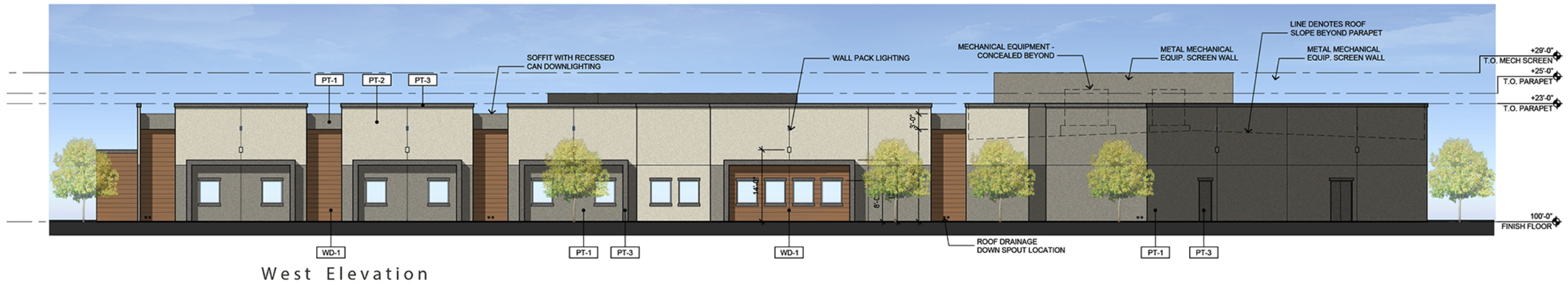
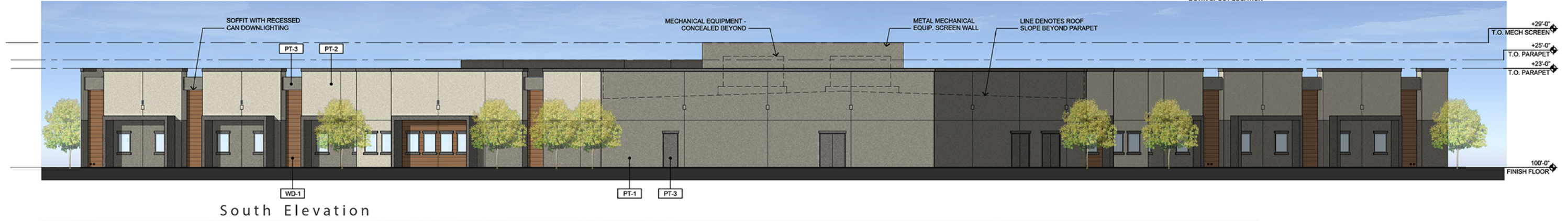
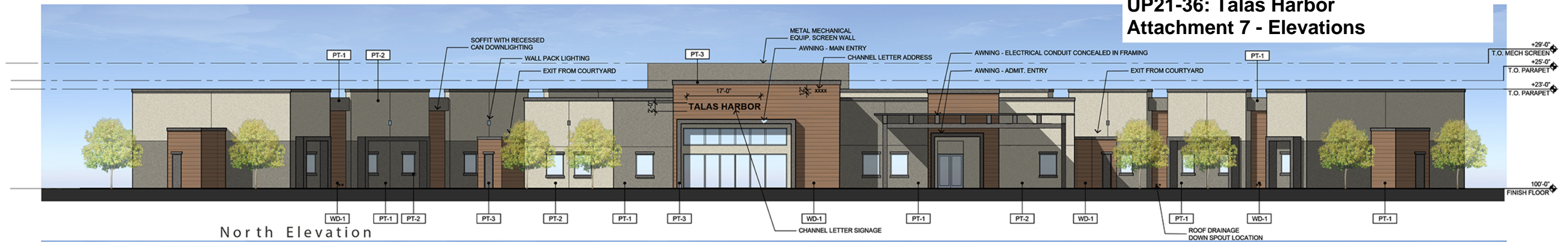
Talas Harbor Behavioral Health Facility - Conceptual Landscape Plan

S.E. Corner of South Rome Street & East Melrose Street
 Gilbert, Arizona

EDWARD HOMES

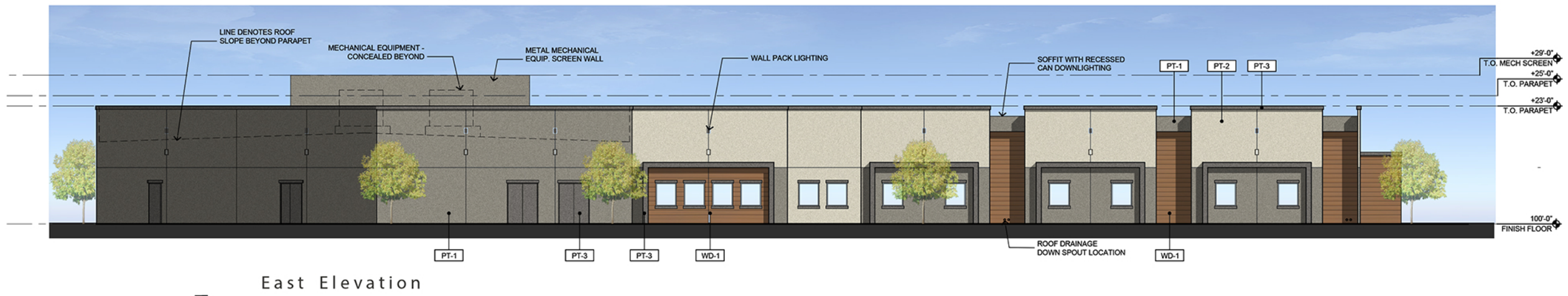
address: 8475 Eastern Ave., Suite 105
 Las Vegas, NV 89123
 contact: email: bmetzka@yahoo.com
 phone: 702.665.6989

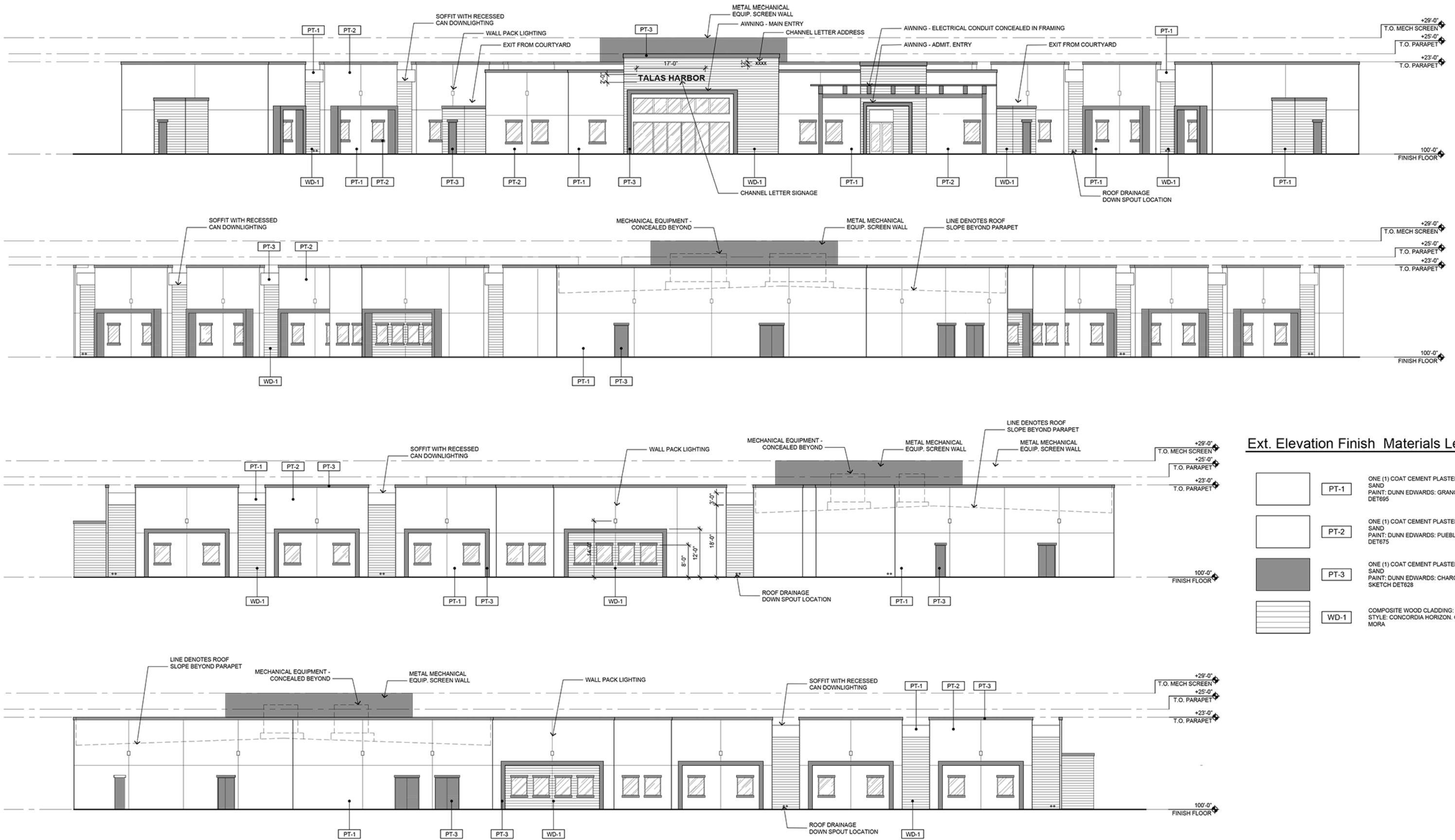
UP21-36: Talas Harbor Attachment 7 - Elevations



Ext. Elevation Finish Materials Legend

	PT-1	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: DUNN EDWARDS: GRANGE HALL DET695
	PT-2	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: DUNN EDWARDS: PUEBLO WHITE DET675
	PT-3	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: DUNN EDWARDS: CHARCOAL SKETCH DET626
	WD-1	COMPOSITE WOOD CLADDING: FIBERON STYLE: CONCORDIA HORIZON. COLOR: MORA



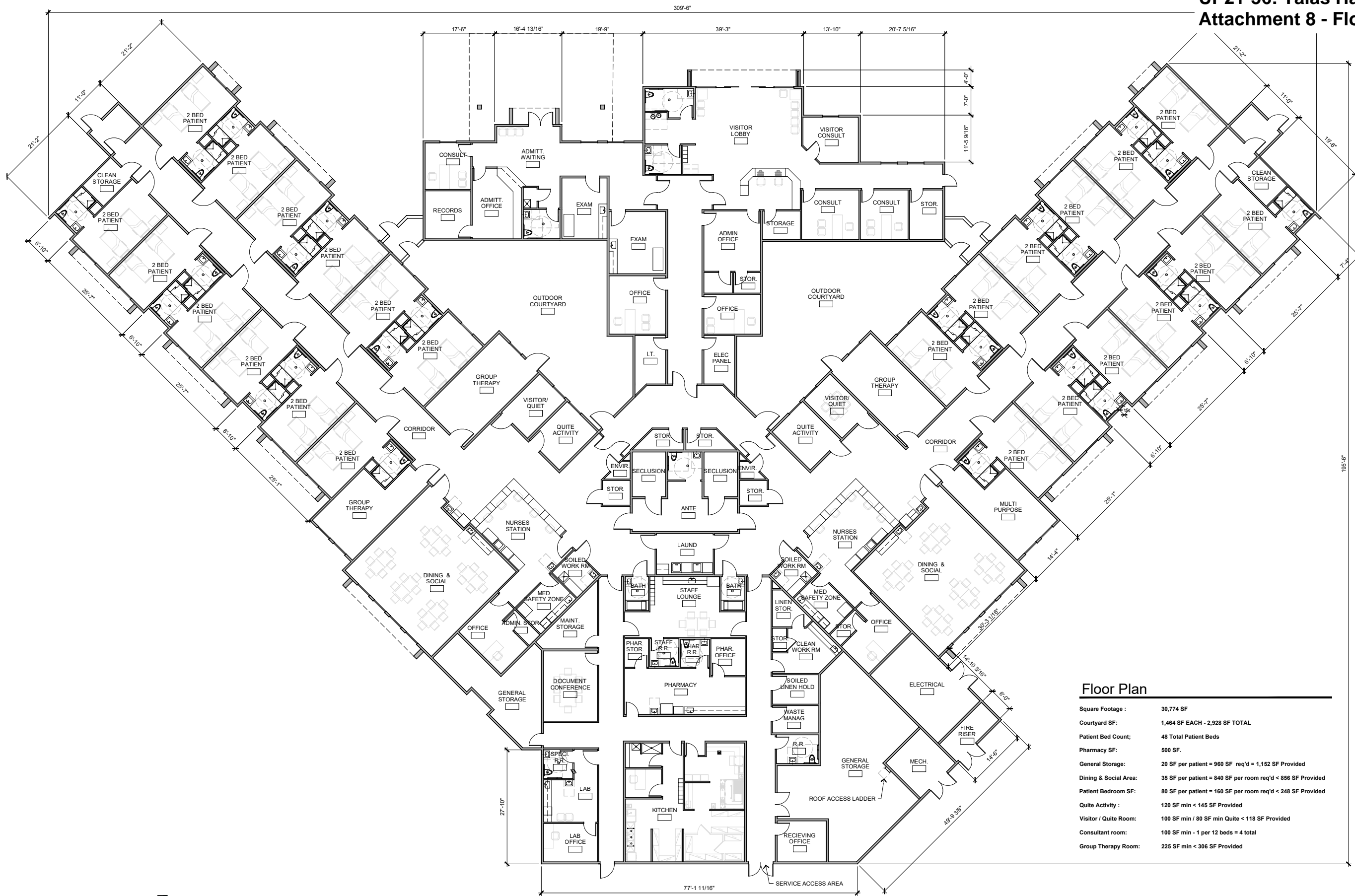


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	WD-1	COMPOSITE WOOD CLADDING: FIBERON STYLE: CONCORDIA HORIZON. COLOR: MORA

Talas Harbor Behavioral Health Facility - Conceptual Building Elevations

S.E. Corner of South Rome Street & East Melrose Street
Gilbert, Arizona



Floor Plan

Square Footage :	30,774 SF
Courtyard SF:	1,464 SF EACH - 2,928 SF TOTAL
Patient Bed Count:	48 Total Patient Beds
Pharmacy SF:	500 SF.
General Storage:	20 SF per patient = 960 SF req'd = 1,152 SF Provided
Dining & Social Area:	35 SF per patient = 840 SF per room req'd < 856 SF Provided
Patient Bedroom SF:	80 SF per patient = 160 SF per room req'd < 248 SF Provided
Quite Activity :	120 SF min < 145 SF Provided
Visitor / Quite Room:	100 SF min / 80 SF min Quite < 118 SF Provided
Consultant room:	100 SF min - 1 per 12 beds = 4 total
Group Therapy Room:	225 SF min < 306 SF Provided

Talas Harbor Behavioral Health Facility - Conceptual Floor Plan

S.E. Corner of South Rome Street & East Melrose Street
Gilbert, Arizona

Date: December 15, 2021
Scale: 3/32" = 1'-0"



Family-8 (SF-8) to Neighborhood Commercial (NC). The effect will be to allow a larger electronic sign along E Warner Road.

Planner Samantha Novotny stated that the site is within the Gateway character area and is currently a Valor Christian Center property. This is conventional rezoning with no requested deviations. The applicant proposes changing the land use designation from Residential to Neighborhood Commercial, and staff considers this an appropriate shift. The rezoning is between the second and third review, and the site is in conformance with regulations. The applicant's intent with this zoning request is to increase signage. Six citizens attended the required neighborhood meeting. There is a deed restriction that limits the use to place of worship only.

COMMISSION QUESTIONS/COMMENTS

Vice-Chair Mundt stated that switching from residential to commercial is refreshing, and having it be the lowest intensity will not overtly crowd homes in the area. He asked about the deed restriction. Planner Samantha Novotny responded that the deed restriction is a private transaction, with the Town having nothing to do with it; if they change to NC, they are allowed it by right.

Commissioner Jones asked about alternative uses if this is rezoned. Planner Samantha Novotny replied that there must be small-scale uses with minimal traffic/noise/scale impact under 25,000 square feet of lot coverage. It seems there is a vision for the church to remain. Commissioner Jones asked about sign size limitations. Planner Samantha Novotny responded that the max square footage for a free-standing monument sign is 32 square feet. In NC, this would increase to 60 square feet, with a max height of 12 feet.

Commissioner Bianchi asked if this allows for ancillary uses and if the applicant would use the new signage if they wanted to advertise it. Planner Samantha Novotny responded that she would double-check; however, temporary uses and seasonal events have to go through their own special permitting and licensing.

Vice-Chair Mundt asked if this affects the existing building. Planner Samantha Novotny responded that it is all one parcel, and the existing structures are counted toward 25,000 square feet.

Chair Simon stated that he does not have any issues with the difference in size or signage.

- UP21-36 TALUS HARBOR BEHAVIOURAL HEALTH HOSPITAL:** Request to approve a Conditional Use permit for approx. 3.0 acres located at the southeast corner of Rome and Melrose Streets and zoned General Officer (GO) with a Planned Area Development (PAD) overlay.

DR21-174 TALUS HARBOR BEHAVIORAL HEALTH HOSPITAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.0 acres located at the southeast corner of Rome and Melrose Streets and zoned General Officer (GO) with a Planned Area Development (PAD) overlay.

Planner Ashlee MacDonald stated that this property is located in the Val Vista medical center growth area. It is not off of an arterial roadway. South of the site, there is multi-family residential BB Living. This project is in Improvement District 20 and complies with the district.

This project is in the first review, and comments will not be provided to the applicant for a couple of weeks. This application was submitted under the old land development code, with a use permit required for Hospital in General Office and in-patient treatment of Behavioral Disorders. For the latter, the applicant has adhered to the 1,500-foot separation necessary for schools and daycares.

Talas Harbor is a 24-hour behavioral health hospital serving adult and geriatric patients. It is a 3-acre portion of the 14.4-acre parcel and is a 48-bed hospital on just over 30,000 square feet. Access stubs have been provided to the property to the east so that when it is developed, access is not limited. This is a secured facility. Staff needs additional details on the landscape plan to thoroughly review, but the setbacks and other elements adhere to requirements. There are three shades of cement plaster and composite detail with wood cladding. The building has a unique shape, and perspectives will be needed for staff to review. The mechanical screen on the roof is made of metal, which must be architecturally integrated. The applicant is holding a neighborhood meeting on February 10, 2022.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if geriatric behavioral health is similar to a memory care unit. Planner Ashlee MacDonald responded that this is not memory care but is for patients 55 and older. Commissioner Bianchi requested confirmation that there would be no unsupervised external access for patients, and Planner Ashlee MacDonald confirmed. Commissioner Bianchi expressed a preference for this not to back up to residential use, and the mechanical elements should blend better without as much contrast. There should be a break or accents along the flat façade above the windows.

Commissioner Blaser spoke in support of the use permit, as this service is needed in the community.

Commissioner Jones stated that he likes the design review and the mechanical screening could be better integrated. He asked if it could be tied into the Copper Springs Hospital to be more consistent. Planner Ashlee MacDonald responded that Copper Springs is quite different, which will be discussed with the applicant.

Commissioner Anderson stated that he liked the design. The undulations will help, as contrast helps buildings pop and identity. A 3D perspective of the building would be helpful. The mechanical screen is likely standard, but it could be more cohesive if they could bring it up.

Chair Simon stated that he is in favor of the use permit. The residential is a sticking spot but will not affect his support of the project. He does not have a problem with the metal flashing, as it is an everyday material use, but they could potentially increase the size of the parapet of the front to blend it in.

5. Discussion of Regular Meeting Agenda

Item 9 DR21-31 Marriott TownePlace Suites was continued to March 2, 2022, and will be removed from the Consent agenda. Item 12 GP21-06 Hopewell Industries and Item 13 Z21-08 Hopewell Industries have been continued to a special meeting on February 15, 2022, and will be removed from the Non-Consent agenda.

ADJOURN STUDY SESSION