

Cedar Medical Collaborative Phase 2 Citizen Participation Plan

June 8, 2021

Introduction

Apricus Health (“Apricus” or the “Applicant”) is submitting a Conditional Use Permit application for the approximate 4.77 net acres of property located at 1895 N. Jasper Drive, also known as Coconino County Assessor Parcel Number 101-46-012B (the “Property”).

Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus has established a large network comprised of Arizona’s leading primary care and specialist providers to provide a full spectrum of care for its patients.

This Citizen Participation Plan is being submitted to the City of Flagstaff in accordance with Section 10-20.30.060.C of the Zoning Code to document how the Applicant intends on conducting the neighborhood meeting.

Neighborhood Meeting

In accordance with Section 10-20.30.060.A of the Zoning Code, Apricus will hold a minimum one (1) Neighborhood Meeting on June 28, 2021 at 6:00 p.m. The Neighborhood Meeting will include an introduction and presentation, and conclude with questions/answers. The Neighborhood Meeting will be held via the Zoom virtual meeting platform. Details of the noticing and posting are as follows:

Mailing Notification. In accordance with Section 10-20-30.060.D.3-.5 of the Zoning Code, a Notice of Neighborhood Meeting letter will be mailed via first class mail fifteen (15) or more calendar days prior to the Neighborhood Meeting to: (1) each real property owner within 1,000-feet of the Property, as shown on the last assessment of the property; (2) the owner of the Property; (3) property owners’ associations and homeowners’ associations within 1,000-feet of the Property; and (4) individuals, groups, etc. on the City’s “Registry of Persons and Groups,” as provided by the City (collectively, “Affected Parties”). The Notice of Neighborhood Meeting letter will set forth the purpose and substance of the proposed application, the time, date, and virtual meeting access instructions of the Neighborhood Meeting, and contact information for Mr. Patrick St. Clair, City Planning Development Manager assigned to the application, and Gammage & Burnham PLC, the Applicant’s representative.

See Tab A—Notification Letter and Tab B—Affected Parties Mailing List and Map.

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Site Posting. In accordance with Section 10-20.30.060.D.6 of the Zoning Code, the Applicant will install one sign along the Jasper Drive frontage setting forth the purpose, time, date, and virtual meeting access instructions for the Neighborhood Meeting, with an attached information tube containing copies of the meeting notice. The site posting will be installed a minimum of ten (10) days prior to the neighborhood meeting.

See Tab C—Site Posting.

Opportunities for Input

Interested parties may call or email Lindsay C. Schube of Gammage & Burnham PLC at (602) 256-4471 or lschube@gblaw.com for more information.

Record of Proceedings

Upon completion of the Citizen Review Process, a Citizen Participation Report will be submitted to the City of Flagstaff in accordance with Section 10-20.30.060.F of the Zoning Code, documenting sign-in sheets/registration from the Neighborhood Meeting(s); results/summary of the Neighborhood Meeting(s); correspondence, telephone calls, meetings, etc. with Affected Parties or other interested citizens; and affidavits/certification of Neighborhood Meeting notification and site posting.

TAB A

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

June , 2021

Lindsay C. Schube
lschube@gblaw.com

(602) 256-4471

Dear Property Owner, Neighborhood Association, or Interested Citizen,

We represent Apricus Health (“Apricus”). Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus is proposing to develop the approximate 4.77 acres located at 1895 North Jasper Drive (“Property”) with a single-story combined medical office/micro-hospital (“Facility”). An Aerial Map of the Property is enclosed with this letter for your reference.

In order to facilitate development of the Property, we filed Conditional Use Permit application no. PZ-19-00022-05 (“Application”) with the City of Flagstaff to allow for the “Hospital” (micro-hospital) use on the Property. Because the Facility will be equipped to provide occasional inpatient (overnight) care, under the City’s Zoning Code this ancillary component of the Facility is classified as a “Hospital,” rather than “Medical Office,” thus requiring a Conditional Use Permit. From a practical standpoint, the Facility will not function like a traditional hospital. Rather, this micro-hospital will include approximately 6-8 emergency rooms for initial triage and examinations, plus approximately 8-10 patient rooms for recovery and stabilization. A medical office is permitted by right under the Property’s existing RD (Research and Development) zoning. This Application is simply to allow the Facility’s ancillary “Hospital” (micro-hospital) use. We have enclosed with this letter a Site Plan and Building Elevations so that you may see the proposed design of the Facility.

We have scheduled a **virtual neighborhood meeting** to discuss the Application and proposed Facility. The meeting details are as follows:

| | |
|---------------------------|--|
| Meeting: | 1895 North Jasper Drive Virtual Neighborhood Meeting |
| Location: | Meeting to be held <u>virtually in Zoom</u> . |
| Registration Link: | www.gblaw.com/1895jasper |
| Date and Time: | Monday, June 28, 2021 at 6:00 PM |

Instructions for Access to Virtual Neighborhood Meeting. The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact **Ellie Brundige, Land Use Planner** at (602) 256-4409 or ebrundige@gblaw.com.

1895 North Jasper Drive
Neighborhood Meeting Notice
June , 2021
Page 2

Please note, to participate in the meeting, you will be required to first access the above **Registration Link**. The meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that a future hearing before the Planning & Zoning Commission will be scheduled to review this case. A specific hearing date has not yet been set. An additional notification letter will be provided identifying the date, time, and location of this hearing.

The City Planner assigned to this case is Patrick St. Clair. Mr. St. Clair can be reached at (928) 213-2612 or pstclair@flagstaffaz.gov. He can answer your questions regarding the City's review and hearing process.

Should you have any questions, please do not hesitate to contact me at (602) 256-4471 or lschube@gblaw.com. Thank you.

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

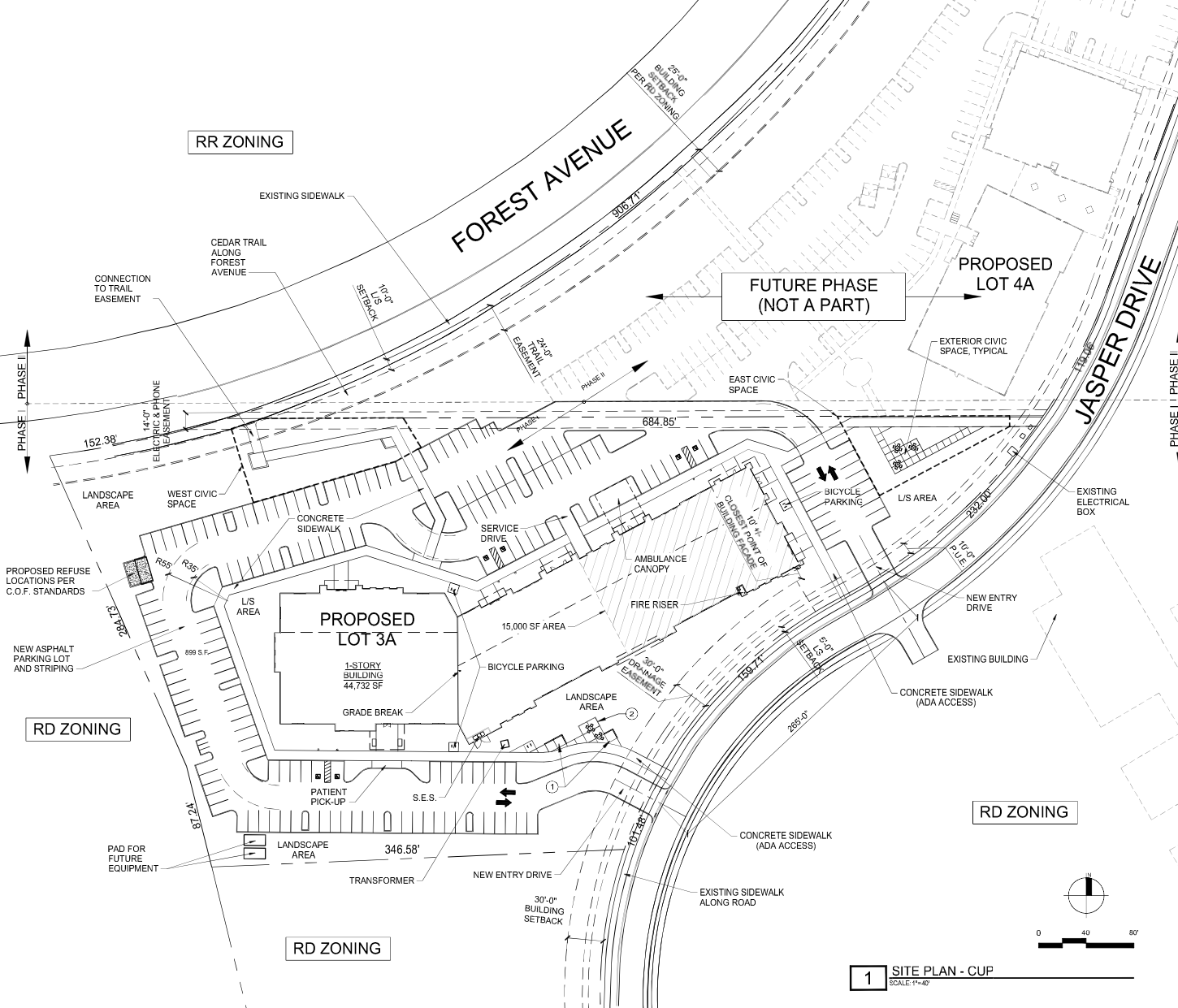


By

Lindsay C. Schube

LCS/nas
Enclosure

- KEY NOTE:**
1. CIVIC SPACE NODE ALONG PEDESTRIAN ACCESS, MASONRY TO MATCH BUILDING MATERIALS, BIKE RACK TO MATCH BUILDING STANDARD / CITY APPROVED DESIGN.
 2. WOOD ARBOR STRUCTURE ABOVE PER DESIGN SK DATED 4/13/21.



PROJECT INFORMATION

PROJECT NAME: CEDAR MEDICAL COLLABORATIVE PHASE 2
 PROJECT ADDRESS: 1895 N JASPER DRIVE FLAGSTAFF, AZ
 PROPERTY OWNER: MMV DEVCO LLC
 15300 N 90TH ST #200
 SCOTTSDALE, AZ 85260
 DEVELOPER: CYPRESS WEST PARTNERS, LLC
 JASON ANZALONE
 30021 TOMAS ROAD, SUITE 130
 RANCHO SANTA MARGARITA, CA 92688
 ARCHITECT: DALKE DESIGN GROUP, LLC
 2039 E. RICE DRIVE
 TEMPE, AZ 85283
 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

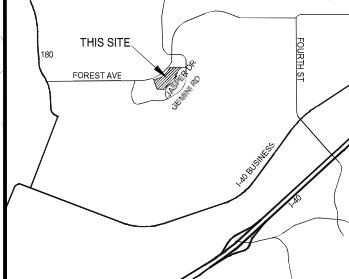
PROJECT DATA

PARCEL NUMBERS: 101-46-0128
 CURRENT ZONING: RD (RESEARCH AND DEVELOPMENT)
 NET SITE AREA: 4.77 ACRES (207,745 S.F.)
 BUILDING AREA: 44,702 S.F.
 LOT COVERAGE: 21.5%
 F.A.R.: .215
 STORIES: ONE
 OCCUPANCY: B
 CONSTRUCTION TYPE: TYPE IIB (NON-COMBUSTIBLE)

| REQUIRED PARKING: | USE: | AREA: | RATIO: | SPACES: |
|--------------------------|-------------|---------------------|--------|--------------------|
| MEDICAL OFFICE: | 27,732 S.F. | 4/1000 | | 111 SPACES |
| MICRO HOSPITAL: | 17,000 S.F. | 2 SPACES PER 3 BEDS | | 6 SPACES |
| | | 9 BEDS / 3 X 2 = 6 | | 6 SPACES |
| | | 1 PER 3 EMP/GUEST | | 50 SPACES |
| | | 150 / 3 = 50 | | 50 SPACES |
| TOTAL REQUIRED: | | | | 167 SPACES |
| PROVIDED PARKING: | | | | |
| TOTAL REGULAR SPACES: | | | | 163 SPACES |
| TOTAL ACCESSIBLE SPACES: | | | | 6 SPACES |
| MOTORCYCLE SPACES: | | | | 6 SPACES |
| TOTAL PROVIDED: | | | | 175 SPACES |
| PARKING RATIO: | | | | 3.9 CARS/1000 S.F. |

PER PARKING ANALYSIS
 BIKE PARKING REQ. = 175 X .05 = 9 SPACES (12 SPACES PROVIDED)
 CIVIC SPACE QUANTITIES
 TOTAL SITE AREA = 207,745 S.F.
 CIVIC SPACE REQUIRED = 10,387 S.F. (5.0% OF SITE)
 WEST CIVIC SPACE PROVIDED = 7,483 S.F. (3.60% OF SITE)
 EAST CIVIC SPACE PROVIDED = 5,305 S.F. (2.55% OF SITE)
 TOTAL CIVIC SPACE PROVIDED = 12,788 S.F. (6.15% OF SITE)

VICINITY MAP



1 SITE PLAN - CUP
 SCALE: 1"=40'



cedarmedical
CEDAR MEDICAL COLLABORATIVE PHASE 2
 1895 N. JASPER DRIVE, FLAGSTAFF, AZ

| NUMBER | REVISION | DATE |
|--------|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



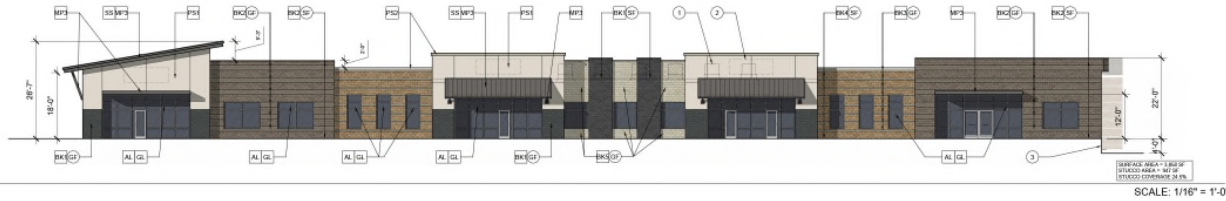
SHEET TITLE: SITE PLAN - CUP
 ISSUE DATE: 5/20/21
 DRAWN: KAW
 CHECKED BY: VDD
 PROJECT NUMBER: -
 DRAWING NO.:

A0.1
 REV

ELEVATION KEYED NOTES:

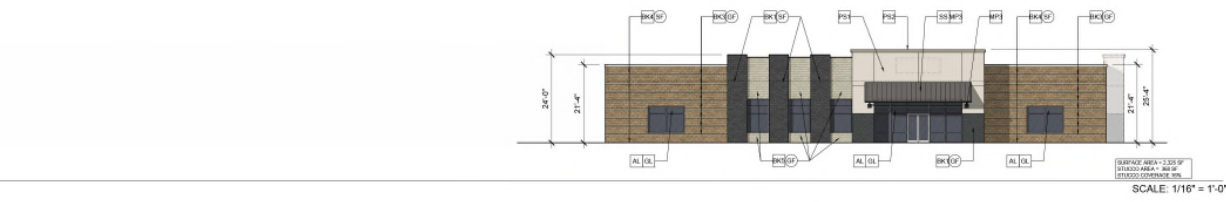
1. HVAC UNIT BEYOND.
2. FUTURE SIGNAGE UNDER SEPARATE PERMIT.
3. EXPOSED STEM WALL NOT TO EXCEED 5'-0".

① **NORTHEAST ELEVATION**



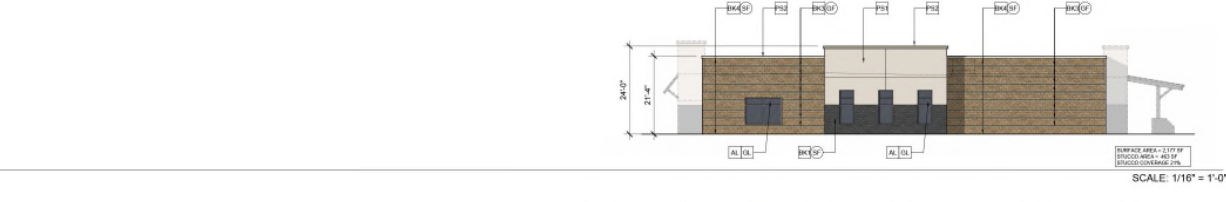
SCALE: 1/16" = 1'-0"

② **NORTHWEST ELEVATION**



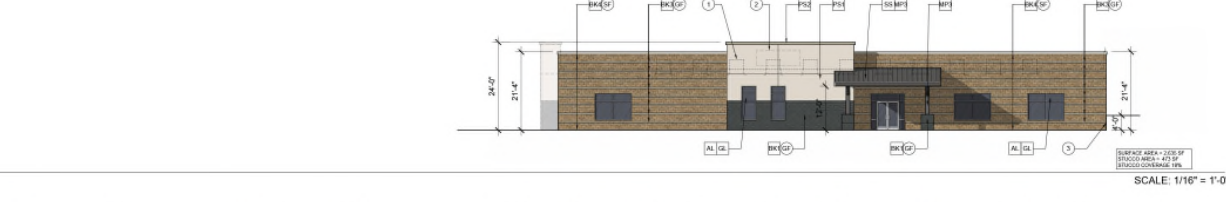
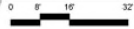
SCALE: 1/16" = 1'-0"

③ **NORTH ELEVATION**



SCALE: 1/16" = 1'-0"

④ **WEST ELEVATION**



SCALE: 1/16" = 1'-0"

⑤ **SOUTH ELEVATION**



SCALE: 1/16" = 1'-0"

⑥ **SOUTHEAST ELEVATION**



MATERIALS

- BK1 8"X16"X8" INTEGRAL BLOCK BLOCKLITE "EBONY #15"
- BK2 8"X16"X8" INTEGRAL BLOCK BLOCKLITE "BARK #12"
- BK3 8"X16"X8" INTEGRAL BLOCK BLOCKLITE "DOESKIN #4"
- BK4 4"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
- BK5 8"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
- SF SPLIT FACE FINISH
- GF GROUND FACE (HONED) FINISH
- MP METAL - PAINTED "SEE PAINT SCHEDULE FOR COLOR"
- SS MBCI, 22 GA. LOK SEAM 16" PANEL ROOFING SYSTEM "SLATE"
- PS PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"

STOREFRONT

- AL CLEAR ANODIZED ALUMINUM
- GL SOLAR BAND "GRAY"

PAINT SCHEDULE

- 1 DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
- 2 DUNN EDWARDS - DE6229 "CALICO ROCK" LRV - 28
- 3 DUNN EDWARDS - DE6378 "JET" LRV - 9

FINISH PERCENTAGES

| ELEVATION | QTY |
|-----------------------------|-------|
| NORTHEAST | |
| TOTAL AREA MINUS STOREFRONT | 1,225 |
| BLOCK | 83.0% |
| STUCCO | 17.0% |
| NORTHWEST | |
| TOTAL AREA MINUS STOREFRONT | 3,858 |
| BLOCK | 76.5% |
| STUCCO | 24.5% |
| NORTH | |
| TOTAL AREA MINUS STOREFRONT | 2,325 |
| BLOCK | 84.0% |
| STUCCO | 16.0% |
| WEST | |
| TOTAL AREA MINUS STOREFRONT | 2,177 |
| BLOCK | 79.0% |
| STUCCO | 21.0% |
| SOUTH | |
| TOTAL AREA MINUS STOREFRONT | 2,635 |
| BLOCK | 82.0% |
| STUCCO | 18.0% |
| SOUTHEAST | |
| TOTAL AREA MINUS STOREFRONT | 4,942 |
| BLOCK | 83.0% |
| STUCCO | 17.0% |



2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM



**CEDAR MEDICAL
COLLABORATIVE PHASE 2**
1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER REVISION DATE

| NUMBER | REVISION | DATE |
|--------|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SEAL



SHEET TITLE
COLORED ELEVATIONS

ISSUE DATE 3/31/21
DRAWN KAW
CHECKED BY VDD
PROJECT NUMBER

DRAWING NO.

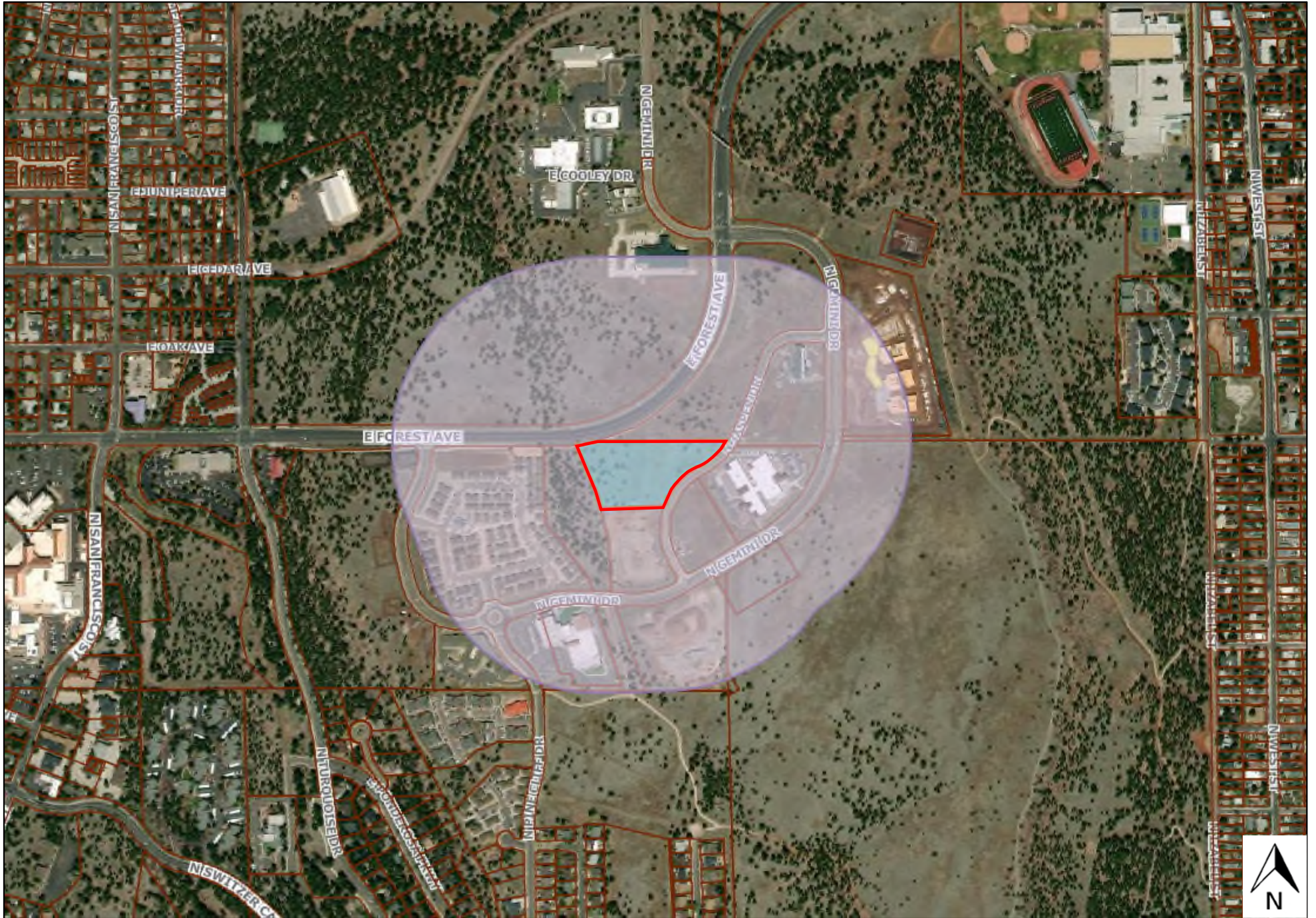
A3.2

REV


TAB B

| MAILING NOTIFICATION LIST - PZ-19-00022-05 | | | | | |
|--|--|------------------------|-------|----------------|---|
| PROPERTY OWNERS WITHIN 1,000-FEET | | | | | |
| PROPERTY OWNER | MAILING ADDRESS | CITY | STATE | ZIP | |
| FLAGSTAFF CITY OF | 211 W ASPEN AVE | FLAGSTAFF | AZ | 86001 | |
| MMV DEVCO LLC | 15300 N 90TH ST NO 200 | SCOTTSDALE | AZ | 85260 | |
| MPT OF FLAGSTAFF LLC | PO BOX 92129 | SOUTHLAKE | TX | 76092 | |
| FLAGSTAFF MEDICAL CENTER INC | PO BOX 1268 | FLAGSTAFF | AZ | 86002 | |
| ARIZONA STATE OF | 100 N 15TH AVE | PHOENIX | AZ | 85007 | |
| HIGHGATE FLAGSTAFF LLC | 1177 W HASTINGS ST NO 2133 | VANCOUVER | BC | V6E 2K3 CANADA | |
| BASIS SCHOOLS INC | 7975 N HAYDEN RD NO B-202 | SCOTTSDALE | AZ | 85258 | |
| CWRP CEDAR FLAGSTAFF MOB OWNER LLC | 30021 TOMAS RD NO 130 | RANCHO SANTA MARGARITA | CA | 92688 | |
| FLAGSTAFF TRANSITIONAL CARE LLC | 1107 HAZELTINE BLVD NO 200 | CHASKA | MN | 55318 | |
| CITY REGISTERED PERSONS OF INTEREST | | | | | |
| ORGANIZATION / CONTACT | MAILING ADDRESS | CITY | STATE | ZIP | EMAIL |
| FRIENDS OF FLAGSTAFF'S FUTURE | PO BOX 23462 | FLAGSTAFF | AZ | 86002 | INFO@FRIENDSOFFLAGSTAFF.ORG |
| NAT WHITE | 1120 N ROCKRIDGE RD | FLAGSTAFF | AZ | 86001 | WHITE@LOWELL.EDU |
| FRIENDS OF FLAGSTAFF'S FUTURE ATTN: MICHELE A. JAMES | PO BOX 23462 | FLAGSTAFF | AZ | 86002 | NOT PROVIDED. |
| CHARLIE SILVER | 720 W ASPEN AVE | FLAGSTAFF | AZ | 86001 | CWS720@GMAIL.COM |
| NORTHERN ARIZONA BUILDING ASSOCIATION | 1500 E CEDAR AVE, STE 86 | FLAGSTAFF | AZ | 86004 | TBOCIUNG@NAZBA.ORG |
| BETSY MCKELLAR | 330 S ASH LN | FLAGSTAFF | AZ | 86004 | BIRDVEST8@GMAIL.COM |
| DAVID CARPENTER | 495 S RIVER RUN, STE 100 | FLAGSTAFF | AZ | 86001 | DC@HOPEAZ.COM |
| NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD | 1515 E CEDAR AVE, STE C-4 | FLAGSTAFF | AZ | 86004 | NAARFLAG@NAZREALTOR.COM NAARGOVAFFAIRS@OUTLOOK.COM |
| ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN | 5636 E MCDOWELL RD, M5330 | PHOENIX | AZ | 85008 | DORENDA.J.COLEMAN.NFG@MAIL.MIL |
| TISH BOGAN-OZMUN | 5721 MT. PLEASANT DR | FLAGSTAFF | AZ | 86004 | TISHFLAGSTAFF@GMAIL.COM |
| US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE | 850 PACIFIC HWY, BUILDING 1 5TH FL, STE 513 | SAN DIEGO | CA | 92132 | MARYBETH.DREUSIKE@NAVY.MIL |
| MARILYN WEISSMAN | 1055 E APPLE WAY | FLAGSTAFF | AZ | 86001 | MISSYMOET@AOL.COM |
| CELIA BAROTZ | 3354 N CREST ST | FLAGSTAFF | AZ | 86001 | CBAROTZ@GMAIL.COM |
| COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN | 3 N LEROUX ST | FLAGSTAFF | AZ | 86001 | MHERMAN@COASTANDMOUNTAIN.COM |
| NORM WALLEN | 3716 N GRANDVIEW | FLAGSTAFF | AZ | 86004 | NORMWALLENFLG@GMAIL.COM |
| COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN | 2500 N FORT VALLEY RD, BLDG 1 | FLAGSTAFF | AZ | 86001-1287 | JCHRISTELMAN@COCONINO.AZ.GOV |
| TYLER DENHAM | 800 W FOREST MEADOWS DR, APT 119 | FLAGSTAFF | AZ | 86001 | TYLER.B.DENHAM@GMAIL.COM |
| COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS MCNEELY | 2500 N FORT VALLEY RD, BLDG 1 | FLAGSTAFF | AZ | 86001-1287 | WMCNEELY@COCONINO.AZ.GOV |
| FLAGSTAFF LODGING, RESTAURANT, & TOURISM ASSN ATTN: STEVE FINCH | PO BOX 30622 | FLAGSTAFF | AZ | 86003 | SFINCH@FLRТА.ORG |
| ADRIAN SKABELUND | 819 W GRAND CANYON AVE | FLAGSTAFF | AZ | 86001 | ASKABELUND@AZDAILY SUN.COM |
| RACHEL BASS | 3083 W EASTERDAY LN | FLAGSTAFF | AZ | 86001 | RSILVERTON@GMAIL.COM |
| OTHER INTERESTED PARTIES | | | | | |
| ORGANIZATION / CONTACT | MAILING ADDRESS | CITY | STATE | ZIP | EMAIL |
| CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DEPT. ATTN: PATRICK ST. CLAIR | 211 W ASPEN AVE | FLAGSTAFF | AZ | 86001 | PSTCLAIR@FLAGSTAFFAZ.GOV |
| GAMMAGE & BURNHAM, PLC ATTN: MICHAEL T. MAEROWITZ | 40 N CENTRAL AVE, 20TH FL | PHOENIX | AZ | 85004 | MMAEROWITZ@GBLAW.COM |

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 1,000-FOET



 Subject Property

 1,000-Foot Buffer

TAB C

CITY OF FLAGSTAFF
NOTICE OF NEIGHBORHOOD MEETING FOR A
CONDITIONAL USE PERMIT (PZ-19-00022-05)

MMV Devco LLC / Apricus Health is requesting a Conditional Use Permit for +/- 4.77 acres located at 1895 North Jasper Drive to allow for a "Hospital" (Micro-Hospital) use within the Research & Development—RD zoning district.

| | |
|-------------------------|--|
| When: | June 28, 2021 at 6:00 PM |
| Where: | <u>Meeting to be held virtually.</u> Join Zoom Meeting: www.gblaw.com/1895jasper |
| Representative Contact: | Lindsay C. Schube, Gammage & Burnham PLC (602) 256-4471 |
| City Contact: | Patrick St. Clair, Planning Development Manager (928) 213-2612 |