



Dignity Health Desert River III PAD ZON23-10

Planning Commission Hearing – March 27, 2025

Alex Lerma
Senior Planner





Request

Rezone from PAD (Planned Area Development) to PAD (Planned Area Development).

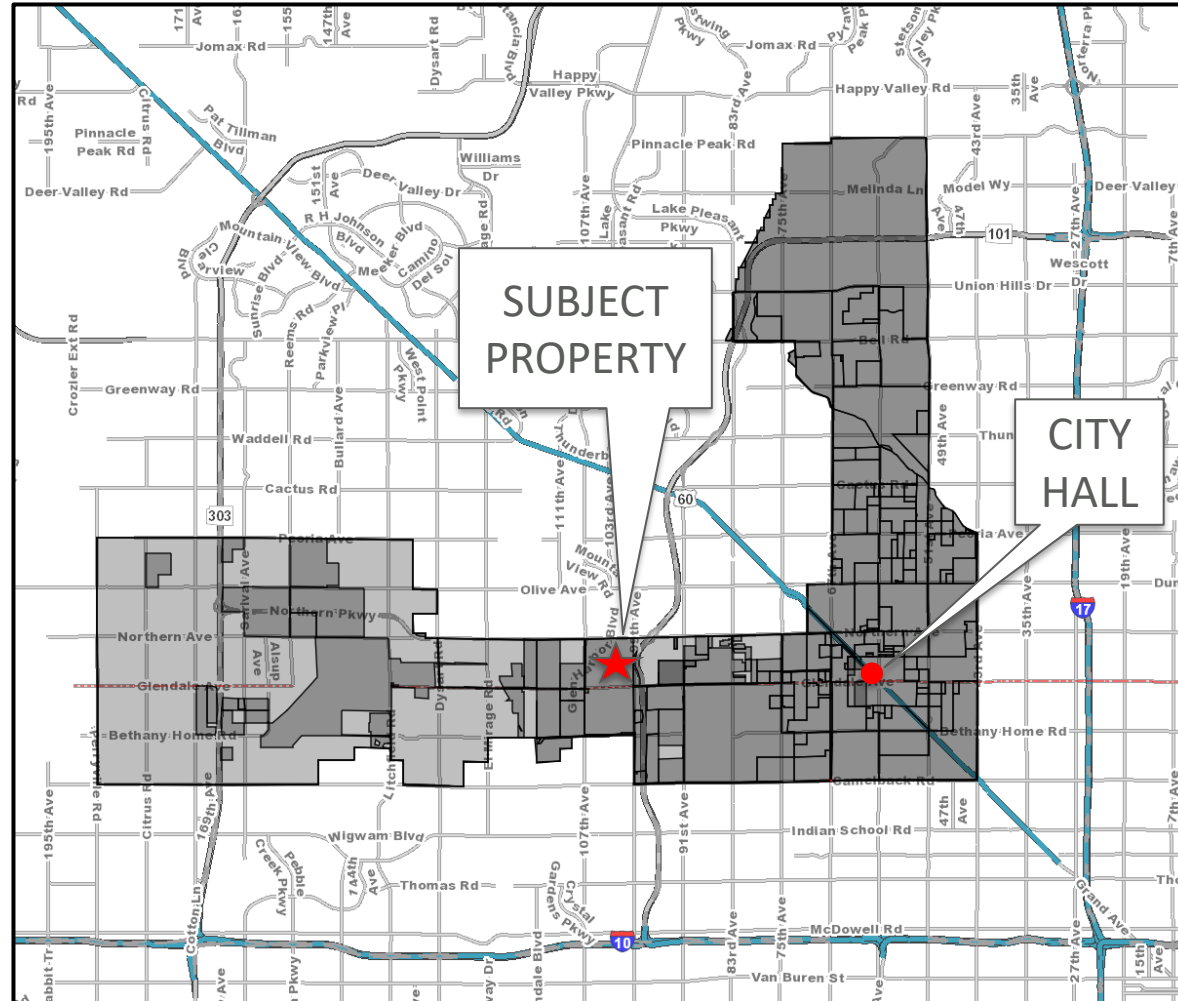
Applicant/ Owner:

Manjula M. Vaz, Gammage & Burnham, PLC, Dignity Health



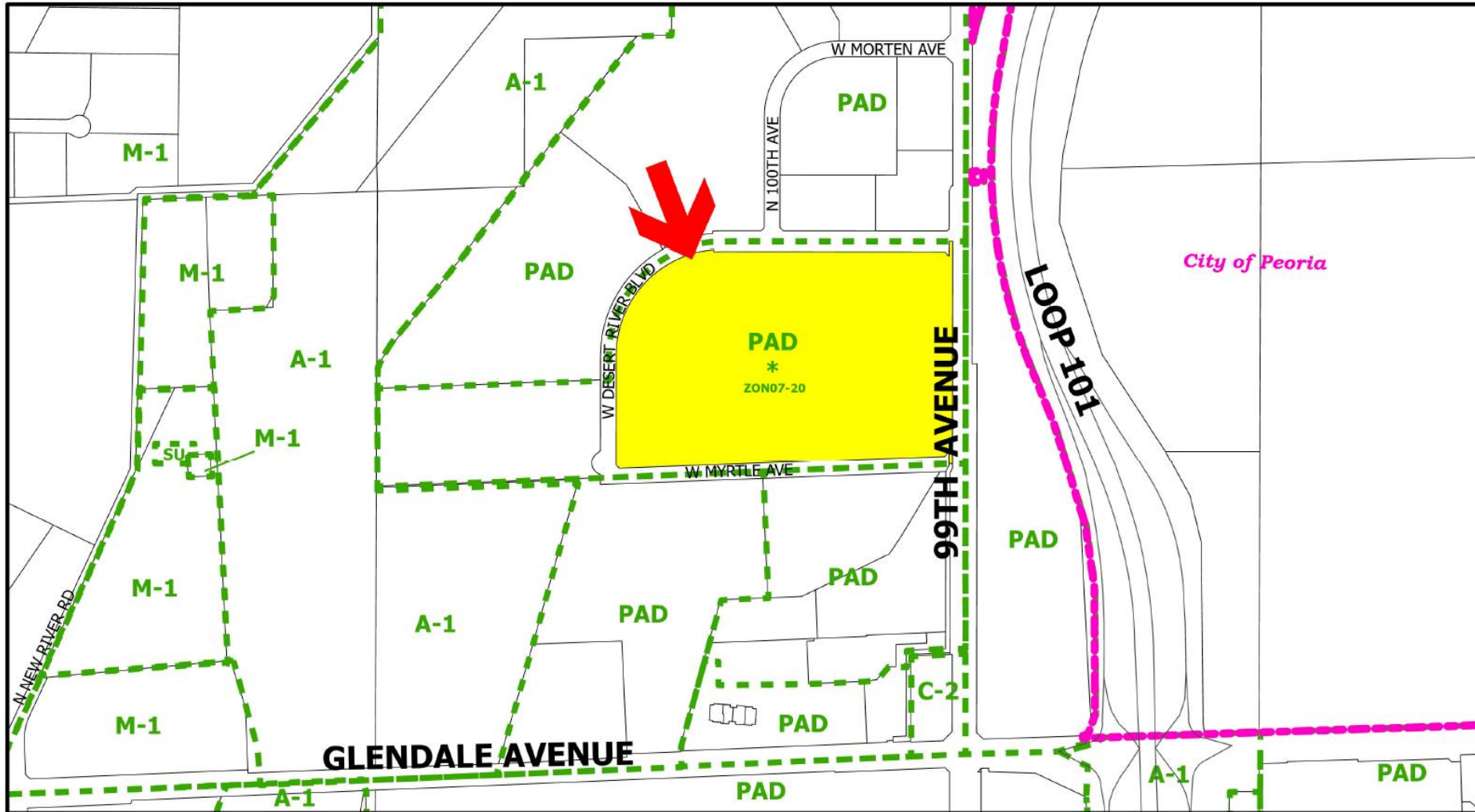
Vicinity Map

Located at the Northwest corner of 99th Avenue and Myrtle Avenue



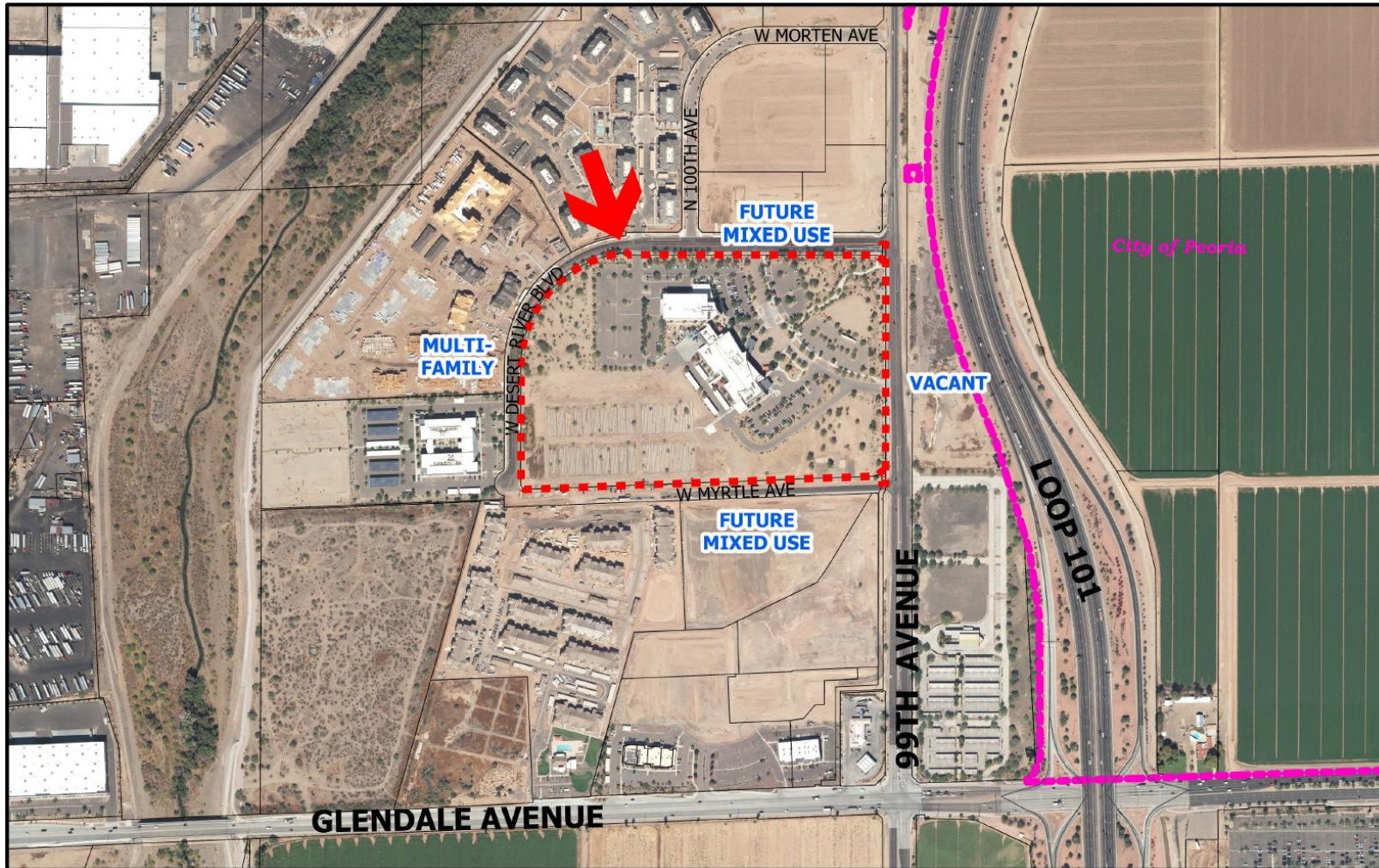


Zoning Map





Aerial Map





Conceptual Site Plan



SUBJECT PROPERTY

Address/Location:

7300 N. 99th Ave
Glendale, AZ 85307
APN: 142-57-005C

Applicant:

Gammage & Burnham, PLC
40 N. Central Ave, 20th Floor
Phoenix, AZ 85004

SR:

23-0508

Zoning:

PAD (ZON07-20)

Gross Acres:

35 acres



Public Involvement

- Notice mailed October 11, 2024.
- In-person neighborhood meeting held October 24, 2024.
- Hearing notices mailed on March 5, 2025.
- Advertised in *The Arizona Republic* on March 5, 2025.
- Property posted on-site March 7, 2025.



Findings & Analysis

- The project site plan demonstrates effective use of land, circulation and site arrangement.
- No residential uses are proposed for the site.
- The proposed development is an innovative and appropriate use for the site.



Findings & Analysis

- The PAD design standards will be the guiding tool to ensure that site design is of high-quality.
- Adequate utilities exist in the area.
- Proposal is consistent with General Plan goals & policies.



Recommendation

Staff recommends approval of ZON23-10 subject to the following stipulations:

1. Development shall be in substantial conformance with the Dignity Health Desert River III PAD Narrative, date stamped January 27, 2025.
2. Due to the site's proximity to the airport, review and approval from the City's Airport Administrator and Federal Aviation Administration (FAA) shall be required prior to the issuance of building permits for the site.



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