

September 3, 2021

**RE: Phoenix Children's Hospital PUD  
Request for PUD Zoning and Minor General Plan Amendment  
Case Nos.: Z-25-2 & GPA-EN-1-20-4;  
2<sup>nd</sup> Neighborhood Meeting; Village Planning Committee Meeting INFORMATION  
Meeting**

Dear **Property Owner** or **Neighborhood Association President/Member**:

This letter is a follow up to a prior last year regarding a new and exciting redevelopment proposal for Phoenix Children's Hospital. We are notifying you regarding two upcoming meetings, the details of which are below.

On behalf of Phoenix Children's Hospital ("PCH"), we have filed two companion applications with the City of Phoenix related to the PCH Campus. As you may know, development on the hospital campus occurred over many years, section by section as land was acquired and as needs arose. This process resulted in a collection of different parcels and a variety of different zoning designations, including C-2HGT/WVR, C-2HR, P-1 and C-O/GO. With different zoning designations comes different development standards and that has made it more difficult to administer the campus effectively.

Because of these conditions, our first request to the City is to rezone the campus from its various zoning designations to what is known as "Planned Unit Development" ("PUD"). The PUD district will allow PCH to consolidate all of the existing zoning entitlements under one umbrella. Had the PUD zoning district been available to the hospital back in 1999, a significant amount of time and money would have been saved in the effort to entitle past work on new and renovated medical and related facilities. We wish to note that **no specific changes are proposed to the campus in terms of existing uses.**

Our companion request is a Minor General Plan amendment to amend the general plan land use map to "Public/Quasi Public" for these properties to reflect the existing and future hospital uses on the land.

A copy of the entire draft PUD Development Narrative containing the complete details of this request is on file with the City of Phoenix Planning and Development Department and should be available on-line at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases> look under 2020 cases for Z-25-20.

We have also posted information regarding our application at the following website: [www.earlcurley.com/pch2020pud](http://www.earlcurley.com/pch2020pud). You may review the material on this website as well as leave comments/questions for us.

The boundaries of the PCH Campus are shown on the attached aerial image. The existing uses of the land in question are hospital, parking structures, office and medical offices and interim surface parking.

## **Our Next 2<sup>nd</sup> Neighborhood Meeting**

Because of Covid-19, we are hosting a virtual neighborhood meeting to provide information and answer questions regarding this request on **Thursday, September 23, 2021**, at **6:00 p.m.**

During the meeting we will provide a presentation to explain our proposal and there will be an opportunity to submit questions. Questions may also be submitted to us anytime via email at [tearl@earlcurley.com](mailto:tearl@earlcurley.com) or [rtois@earlcurley.com](mailto:rtois@earlcurley.com). You may also contact us for information at (602) 265-0094.

The details of the online virtual meeting are listed below. As you'll note, you may join by digital device or telephone. If you have any technical issues joining the meeting, please contact me at the contact information at the bottom of this letter. Any time prior to the meeting you may test your equipment and try to log into the meeting. Although you will not be able to completely join the meeting, because it will not be opened until the meeting times comes, it should show the meeting titled **“Virtual Neighborhood Meeting – Phoenix Children’s Hospital PUD.”**

**Date/Time:** Thursday, September 23, 2021, at 6:00 PM

**Online Access:** Zoom Webinar Meeting  
*Meeting ID:* 819 9538 7554  
*Password:* 176657  
**“Virtual Neighborhood Meeting – Phoenix Children’s Hospital PUD”**



[www.zoom.us](http://www.zoom.us)  
 or scan QR Code if you already have the app installed.

If you have not used zoom before, you will need to download the ZOOM Cloud Meeting app onto your phone or tablet wherever you normally download apps. Or if you're using a laptop or computer, you can go to [www.zoom.us](http://www.zoom.us) and click on “Join a Meeting.” You should be able to type in the meeting ID and password listed above to join the webinar meeting as an attendee. As part of this process, it may prompt you to download the zoom desktop client, which you will need to install.

**Telephone Access:** US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799  
 Canada: +1 587 328 1099 or +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799

International numbers available: <https://us02web.zoom.us/j/kde574Q9mU>

Note that telephone users will not be able to see any additional exhibits (beyond those shared in this letter) and will not be able to submit questions within the meeting itself. However, they may submit question before and during the meeting via email to [tearl@earlcurley.com](mailto:tearl@earlcurley.com)

### **Informational Village Meeting**

We are also scheduled to present our zoning request to the Encanto Village Planning Committee as part of an INFORMATION-ONLY presentation (meeting details below). No recommendation/vote will be taken by the Village at this meeting. This is a special type of Village presentation that occurs with PUD rezoning cases. It will provide the village with information related to our request and allow our team to answer questions and receive feedback. See details below:

<b>Encanto Village Planning Committee (Information Meeting)</b>	
<b>Location</b>	<p>Meeting will be held virtually.</p> <p>To participate, see the instructions on the agenda available on the Public Meeting Notices website: <a href="https://www.phoenix.gov/cityclerk/publicmeetings/notices">https://www.phoenix.gov/cityclerk/publicmeetings/notices</a></p> <p>Agendas will be posted on the website one week prior to the meeting. For questions regarding the format of this meeting, please contact the village planner listed below.</p>
<b>Date and Time</b>	September 13, 2021 at 6:15 pm

You are welcome to attend this meeting to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, AZ 85003, referencing the case number. Your letter will be made part of the case file.

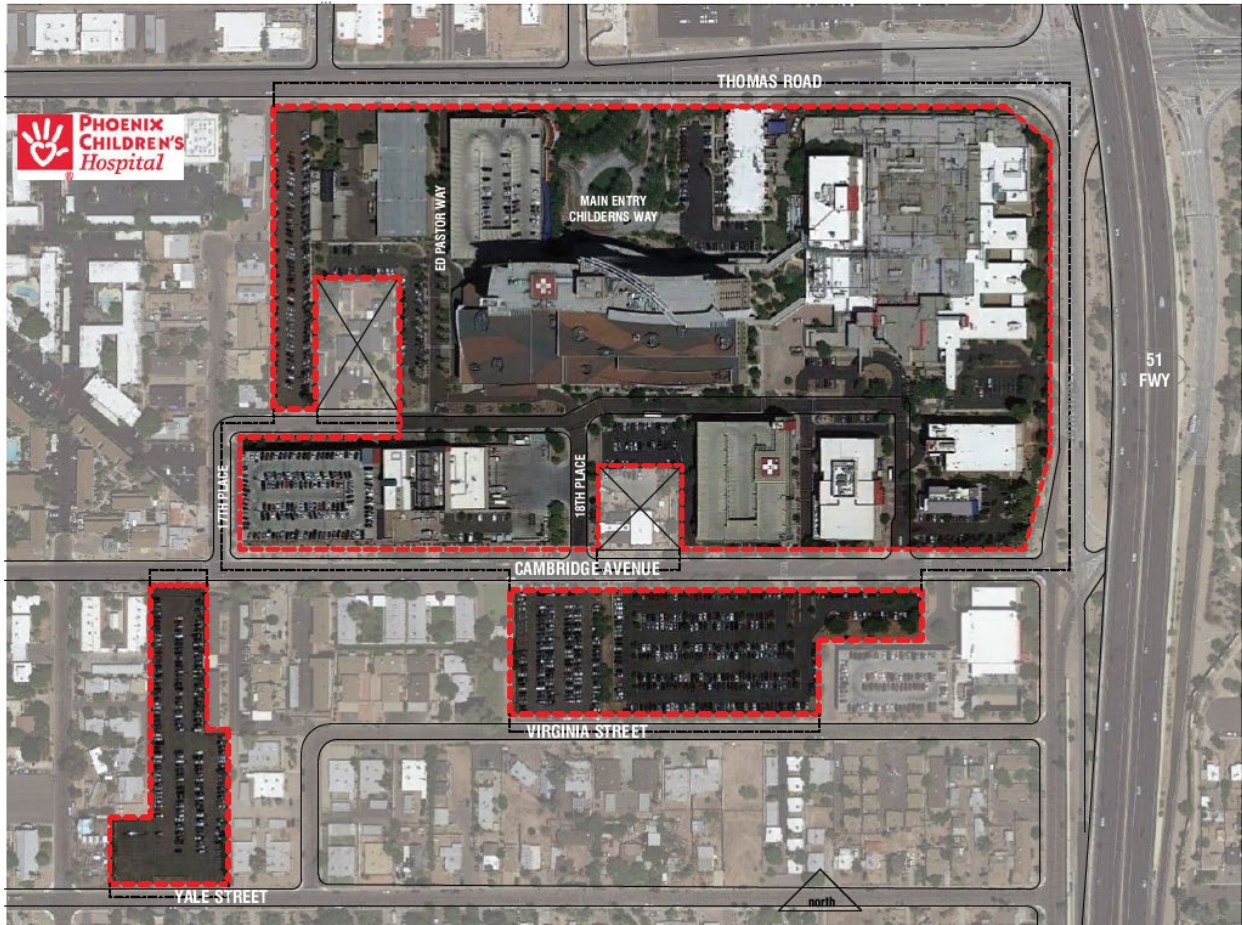
Following our second neighborhood meeting, the Encanto Village Planning Committee will review the case again and provide a recommendation. This meeting and future meeting/hearings have not yet been scheduled. We will send out a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

We are also happy to talk with you about the project outside of any of these scheduled meetings. We sincerely value the feedback of the community, as does Phoenix Children's Hospital. You can contact me or our Principal Planner Ric Toris at (602) 265-0094. The City of Phoenix Village Planner assigned to this case is Nick Klimek and can be reached at (602) 534-7696 email: [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov). This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete.

Sincerely,



**Taylor C. Earl**  
 o (602) 265-0094  
[tearl@earlcurley.com](mailto:tearl@earlcurley.com)



Aerial and Zoning Boundary