

TOWN OF PARADISE VALLEY

Paradise Valley Medical Plaza

Intermediate Special Use Permit Amendment

Statement of Direction

Work Study #1

October 25, 2018



TODAY'S GOAL

Receive information regarding the Statement of Direction (SOD) for the PV Medical Plaza Intermediate SUP Amendment and identify additional information necessary for Council to approve a SOD on December 9th, 2018



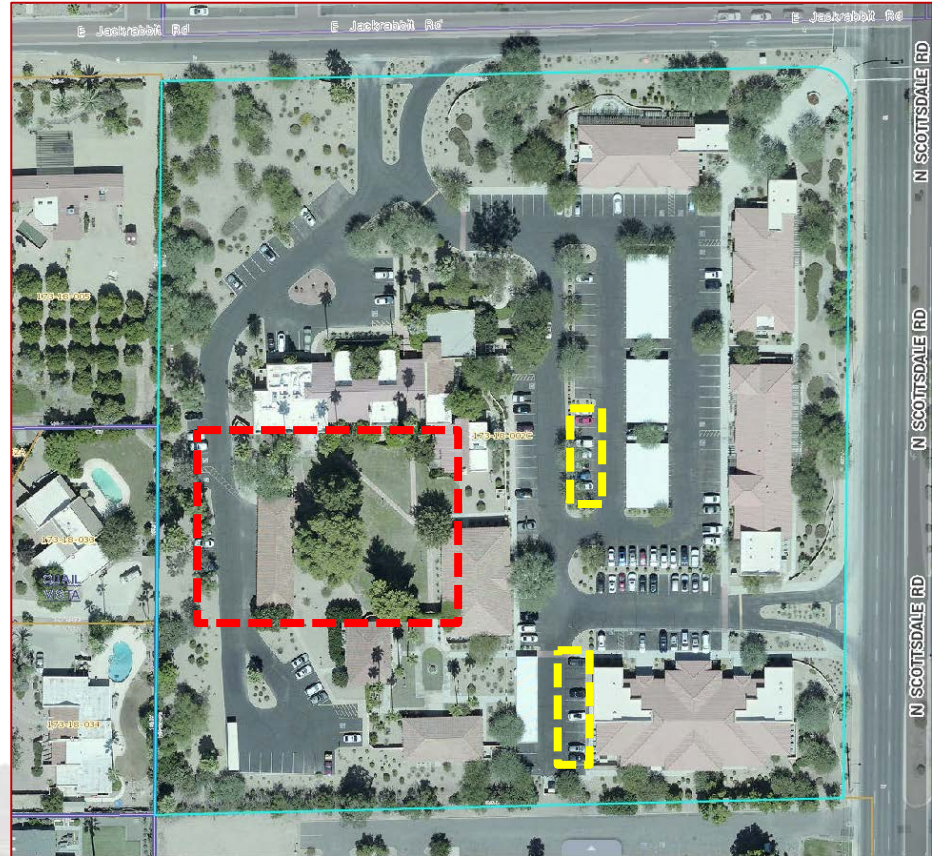
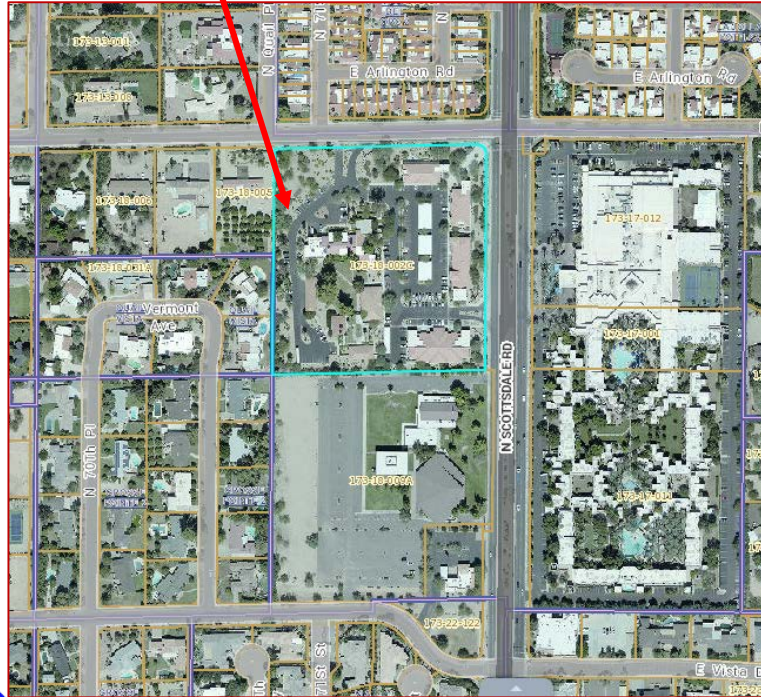
AGENDA

- Summary & Scope of PV Medical Plaza Request
- General Plan Policies
- SOD Consideration Points
- Draft SOD
- SOD Timeline

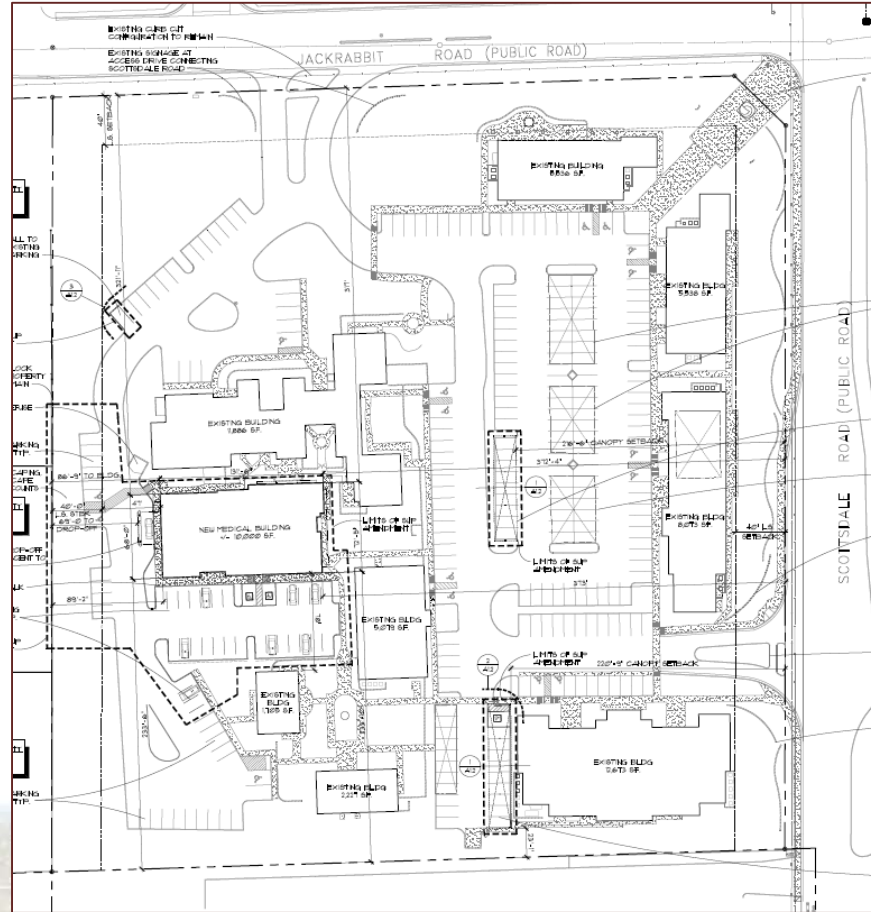


VICINITY MAP

Subject Property

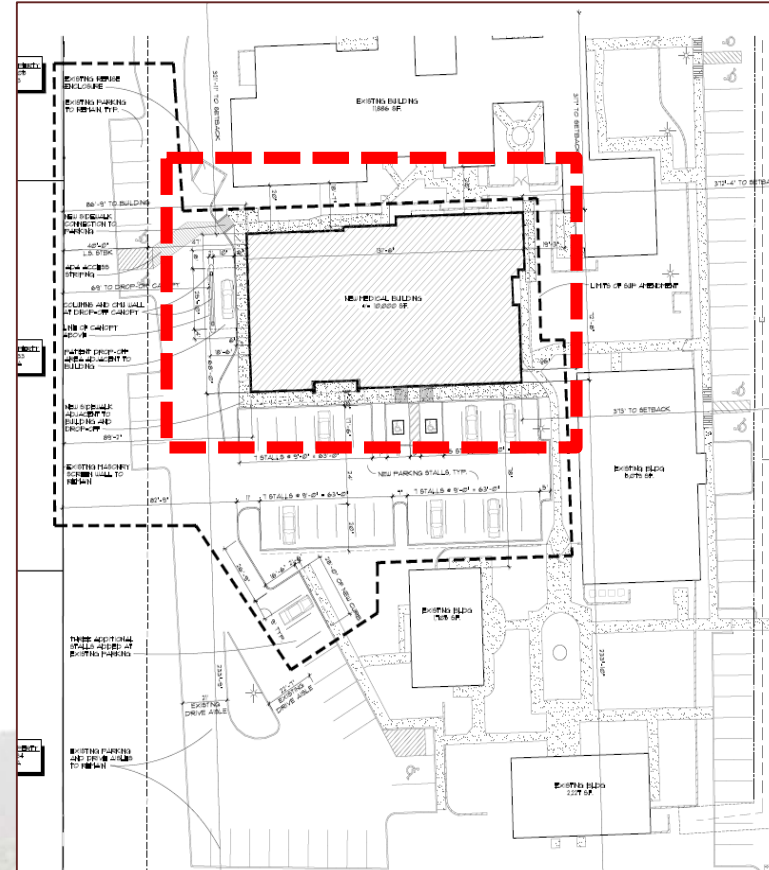


SCOPE OF REQUEST



MEDICAL BUILDING

- 10,000 sq ft
- Single Story - 20'1" Tall
- 65' setback from west/closest p.l.
- Uses:
 - Medical Office
 - Surgical Facility
- Screen wall at patient drop-off area
- Wall mounted sconces (0-ft candles at property line)
- Architecture to match existing on campus

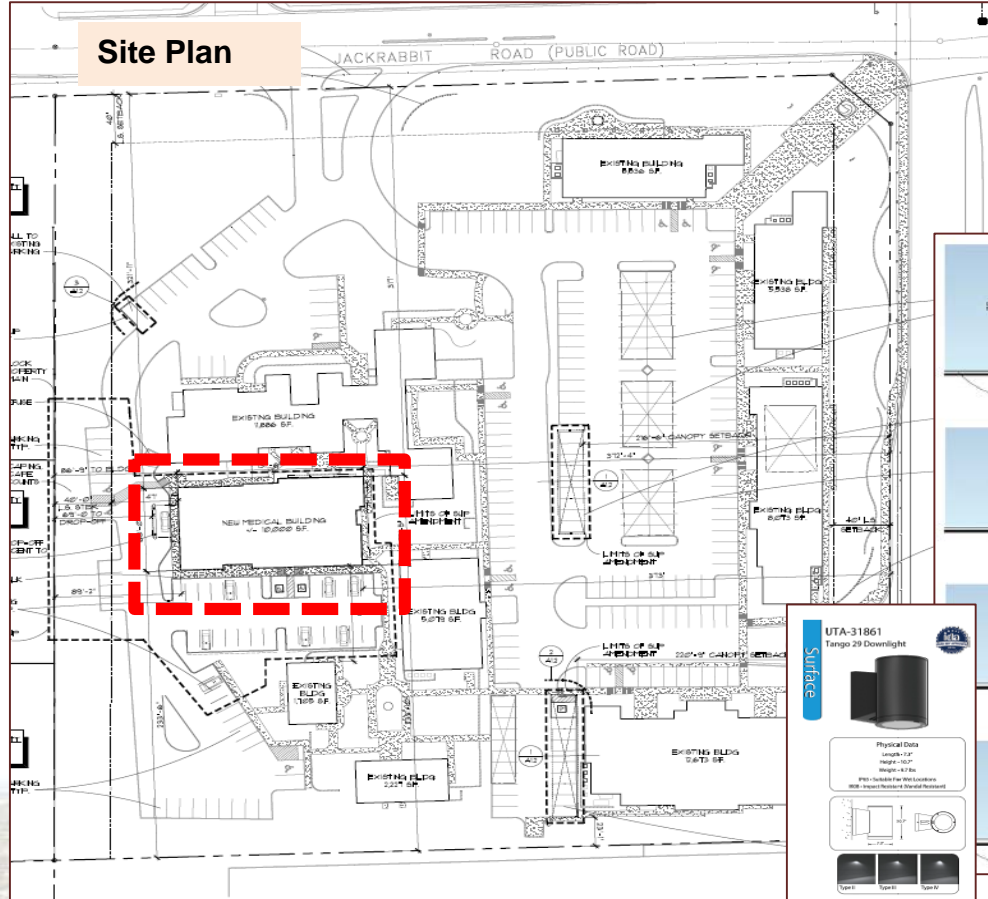


October 25th, 2018

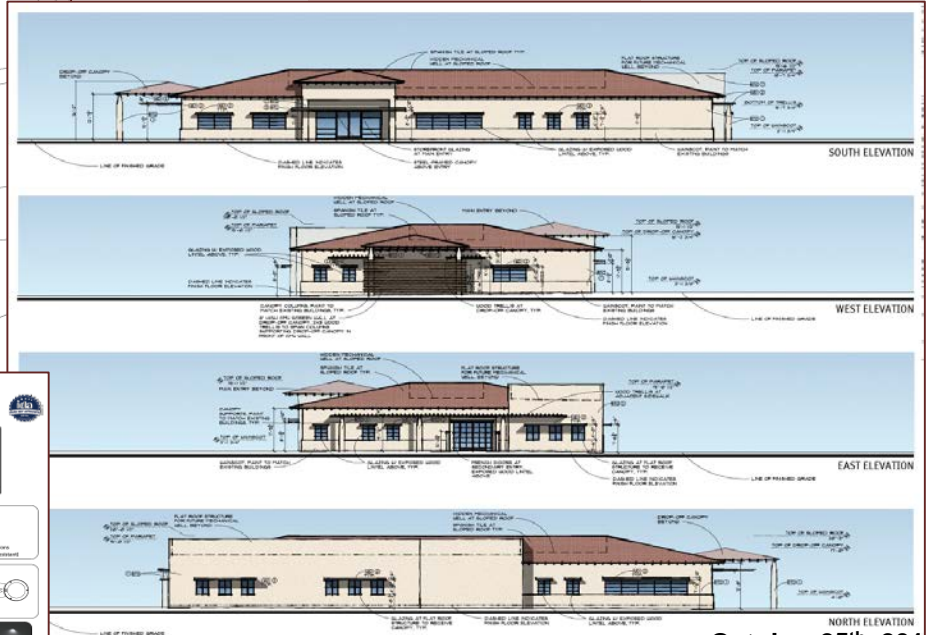
MEDICAL BUILDING

Site Plan

JACKRABBIT ROAD (PUBLIC ROAD)



Building Elevation



UTA-31861
Tango 29 Downlight

Surface

Physical Data
Length: 12"
Height: 102"
Diameter: 4.18"

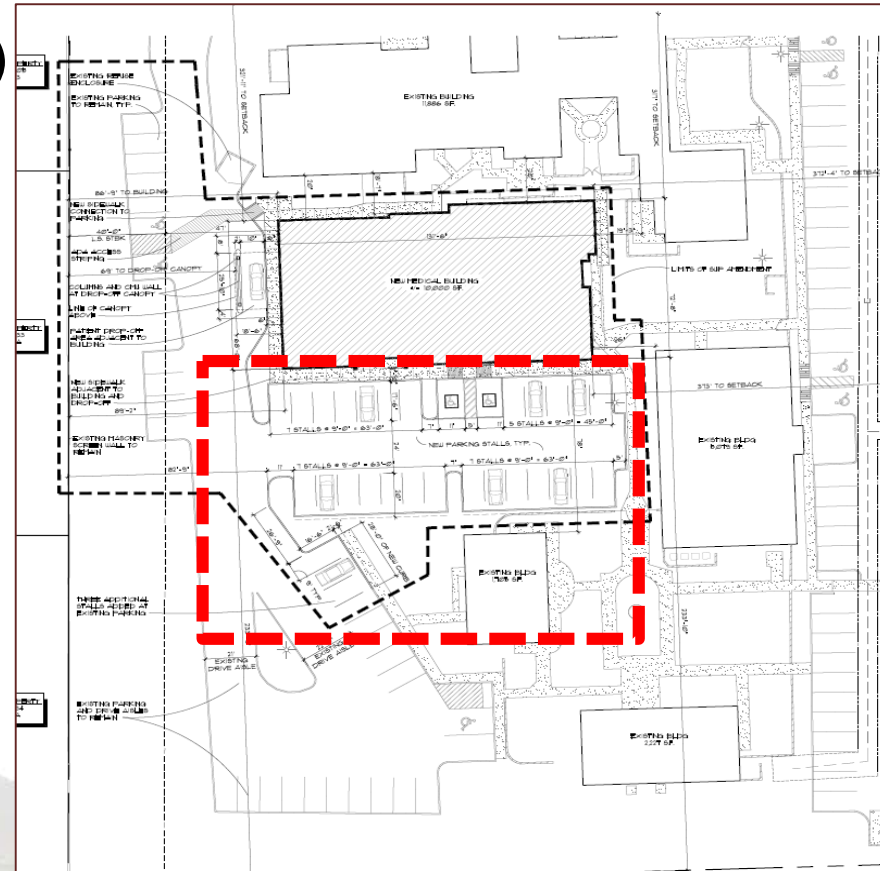
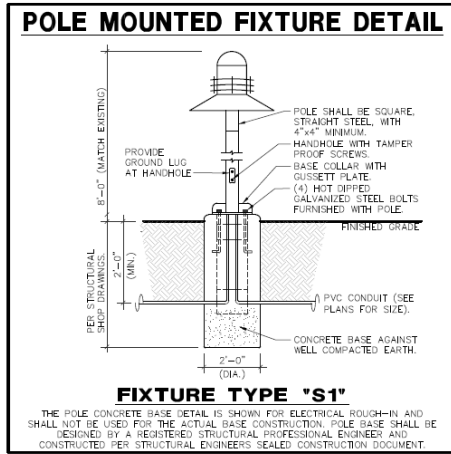
IP67 - Suitable for Wet Locations
NSF - Non-Sparking & Non-Arcing

Type I Type II Type III

October 25th, 2018

NEW PARKING

- 33 Spaces (243 exist to 276 proposed)
- Parking Analysis Required
- 4 Pole Lights:
 - 8' tall
 - Match Existing Lights
 - 0-ft candles at p.i.

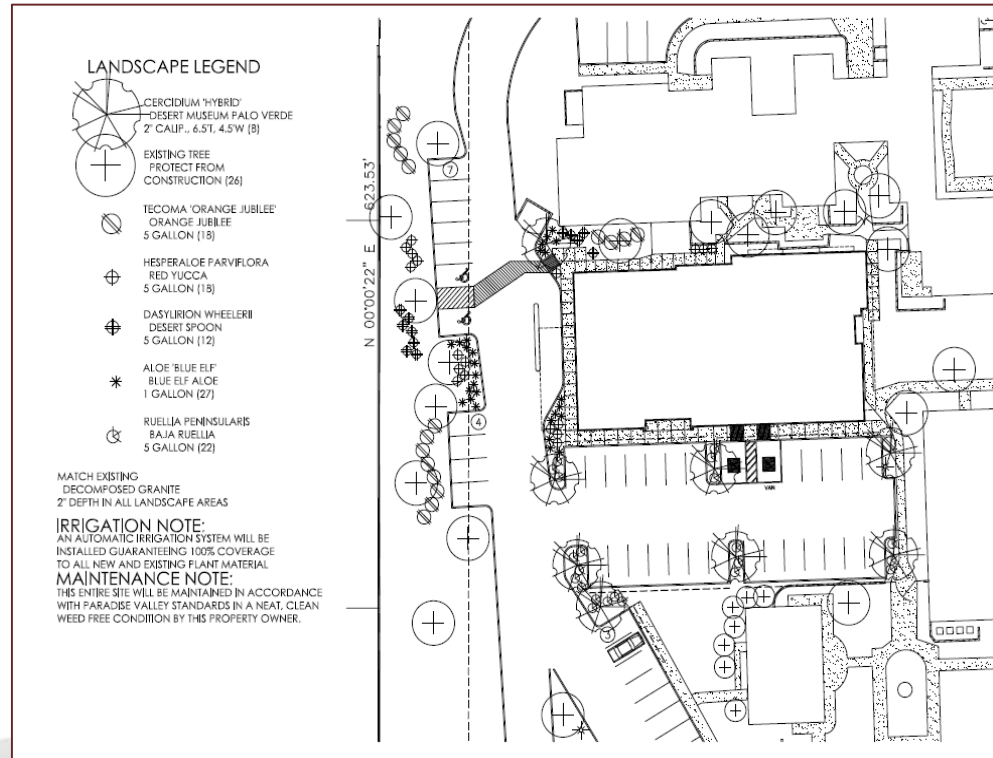


October 25th, 2018



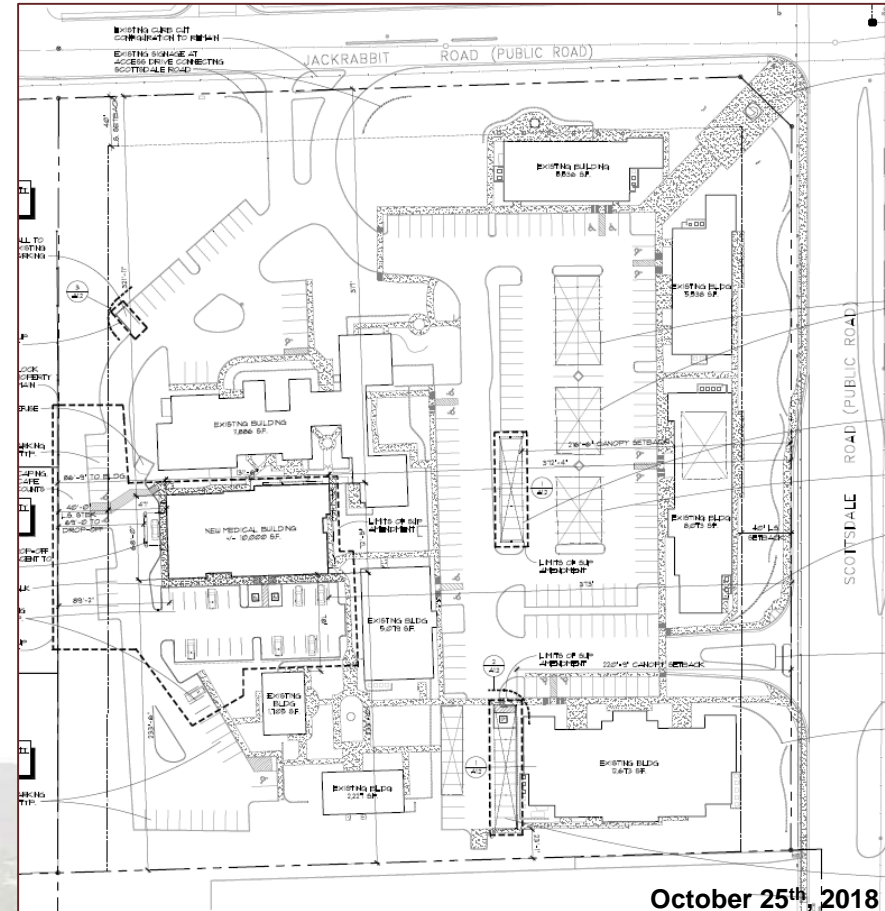
NEW LANDSCAPING

- Placed around new building and parking area
- No new landscape lighting
- Palette:
 - Palo Verde Trees
 - Red Yucca
 - Desert Spoon



SOD CONSIDERATION POINTS

- Purpose of SOD
- Scope of SOD



October 25th, 2018



PURPOSE OF SOD

- SOD intended to provide general guidelines or project parameters through PC and TC review
- SOD is not final decision and creates no vested rights of SUP
- General Plan - Special Use Permit Property Revitalization. To encourage continued revitalization and improvement of Town's SUPs while protecting the adjacent residential neighborhoods



SCOPE OF SOD

- SOD may address:
 - Policy Preference
 - Undesired Outcomes
 - Identify areas where no further review is needed
 - Uses
 - Lot Coverage/FAR
 - Scale/Massing
 - Setbacks
 - Heights
 - Circulation



SOD CONSIDERATION POINTS

Discuss Council Action Report Attachments:

Attachment 5 – SOD Consideration Points

Attachment 6 – Draft SOD



DRAFT SOD

- PC shall focus review on visible, audible, and operational effects amendment may have on neighbors. In particular, PC shall focus their review on:
 1. **Use.** Current use is medical office and this use will not change. However, one additional surgical facility will be added to the center. The PC shall evaluate if additional changes or measures are needed to mitigate any adverse effects created by the patient drop-off area and/or the increased intensity of use.
 2. **Traffic, Parking, and Circulation.** Existing ingress/egress points and drive aisles will remain and 31 new parking spaces will be added to accommodate new medical building. Attention shall be given to parking lot location, number of parking spaces, and dimension of parking spaces. Applicant must provide a parking analysis for review and to help determine if total number of provided parking spaces will accommodate improvements.



DRAFT SOD

3. **Signage.** PC shall evaluate any proposed signage associated with these improvements. Attention shall be paid to building mounted signage, directional signage, and resulting impact to neighbors including the location, dimensions, and illumination of any new signs.

 4. **Impact to Adjacent Properties.** PC shall consider how proposed setbacks, heights, location of uses, and any other related design aspect (including, but not limited to noise and lighting) of improvements that may negatively impact nearby properties.
- PC may request clarification and/or expansion of SOD based on additional information that has evolved

SOD TIMELINE

- PC must hear, approve or disapprove, and forward SUP to TC within:
 - Time period specified in SOD
 - **90 days from SOD (March 5, 2019)**
 - 150 days from filing of SUP (January 2, 2019)
- Council must issue SOD within 45 days from date of staff presentation which – December 9, 2018
- SOD Schedule:
 - Second Work Study – November 15th
 - SOD Issuance – December 6th



TODAY'S GOAL

- Receive information regarding PV Medical Plaza's SOD
- Identify if additional information needed for Council to approve SOD on December 6th, 2018

