

TOWN OF PARADISE VALLEY

Lincoln Plaza Medical Center Major Special Use Permit Amendment Work Study Session



Town Council
November 1, 2018

TODAY'S GOAL

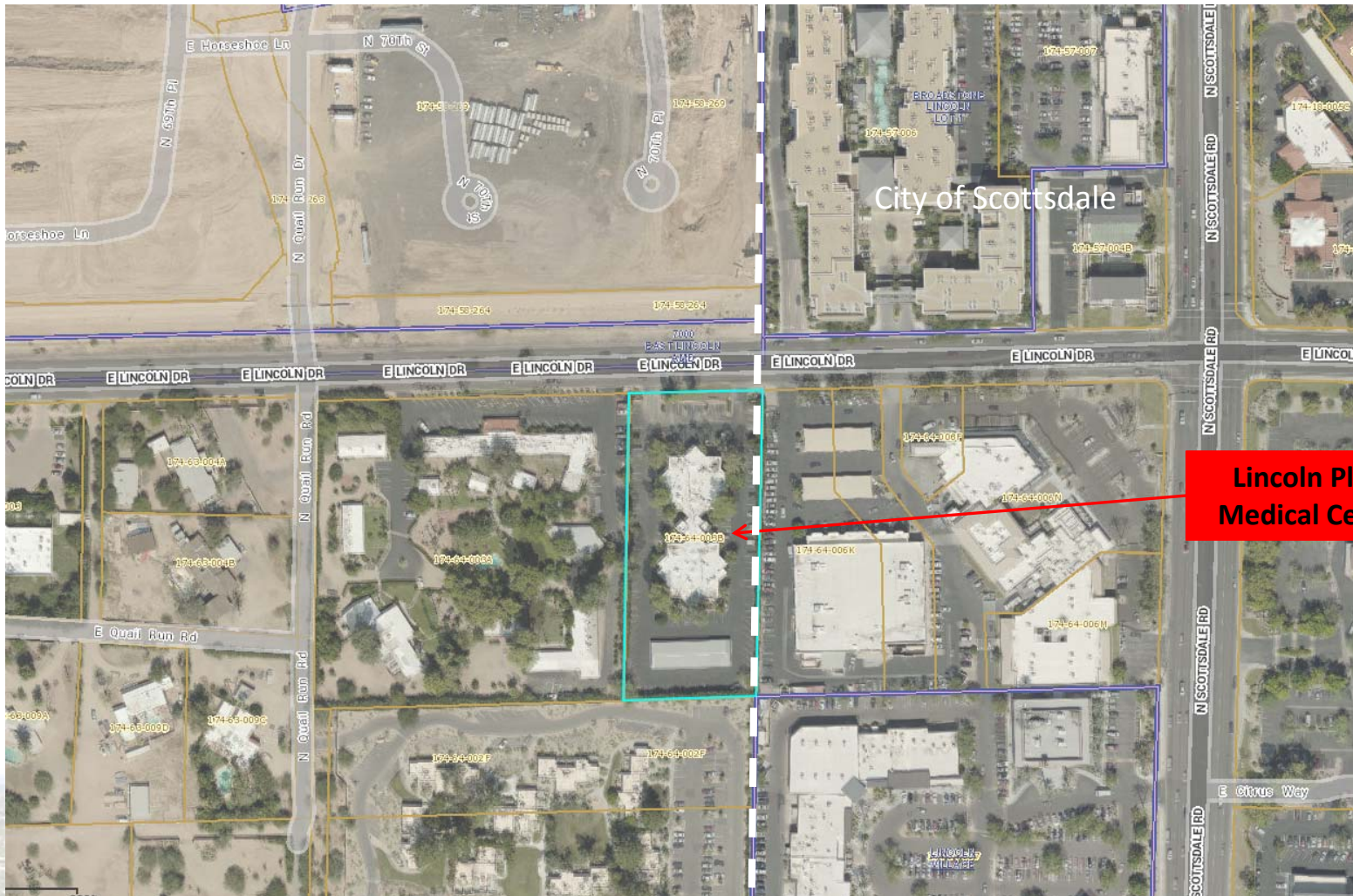
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Update the Town Council on the Planning Commission recommendation of approval for the Lincoln Plaza Medical Center Major Special Use Permit Amendment and discuss any necessary edits or direction



11/01/2018

SITE LOCATION



**Lincoln Plaza
Medical Center**



REQUEST

- Major Special Use Permit (SUP) amendment of the medical center at 7125 E Lincoln Drive to demolish all structures and construct new 2-story medical building



Proposed



Existing



ITEMS TO BE COVERED

- **BACKGROUND**
- **PROJECT SUMMARY**
- **RECOMMENDATION**
- **COMPLIANCE TO SOD**
- **STIPULATIONS**
- **NEXT STEPS**



BACKGROUND



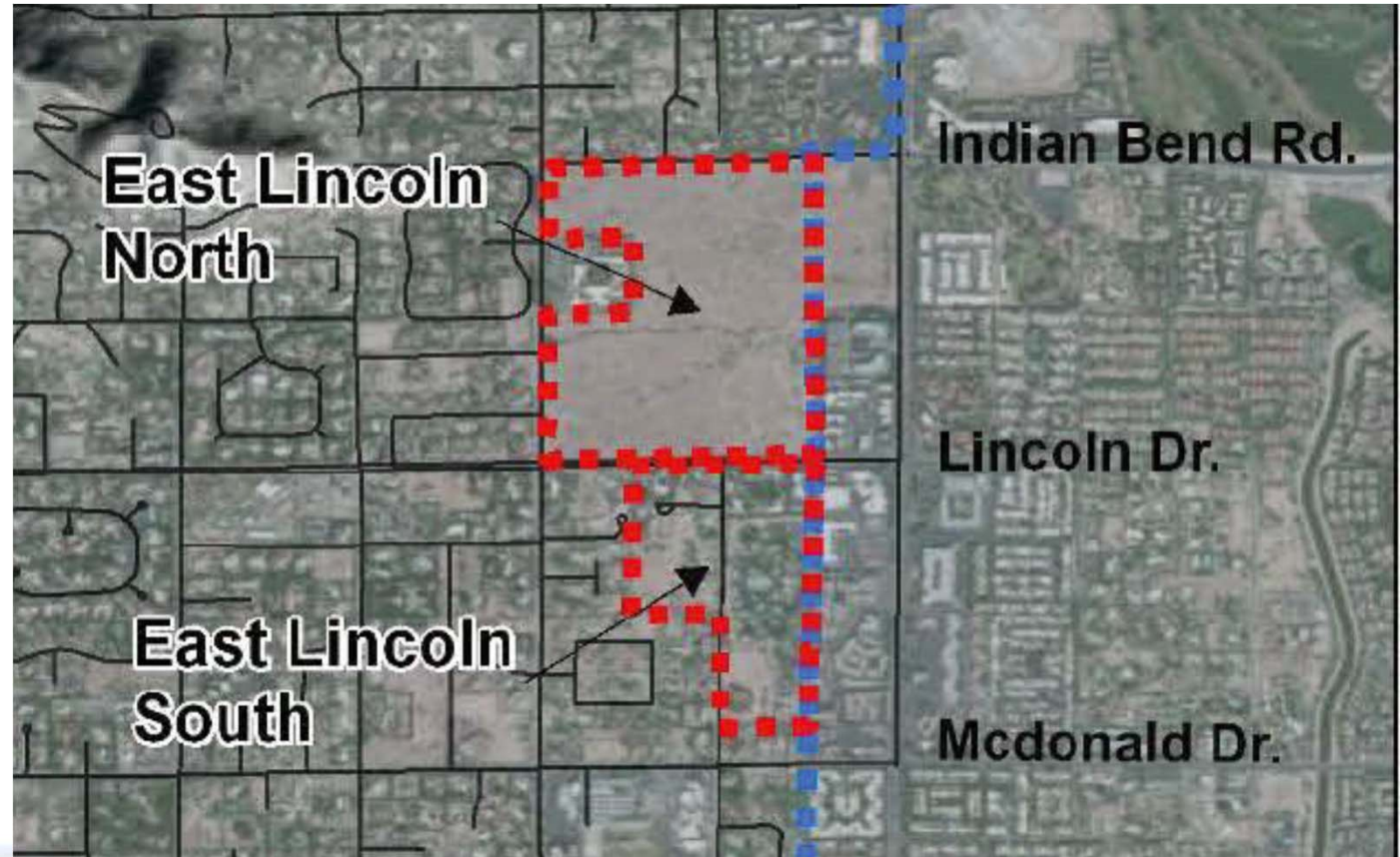
EXISTING CONDITIONS

- Surrounded by commercial zoned uses
- 25,444 square foot medical facility
- 2 story
- Essentially the same buildings/condition since 1974
- Last SUP amendment in 2011 for a pharmacy and urgent care
- Site designated for SUP-Medical and zoned SUP-Medical
- Site is within a Development Area per 2012 General Plan



DEVELOPMENT AREA

- Development Area encourages moderate intensity, mixed use, and context-appropriate resort development
- Medical office, resort, and residential within Development Area



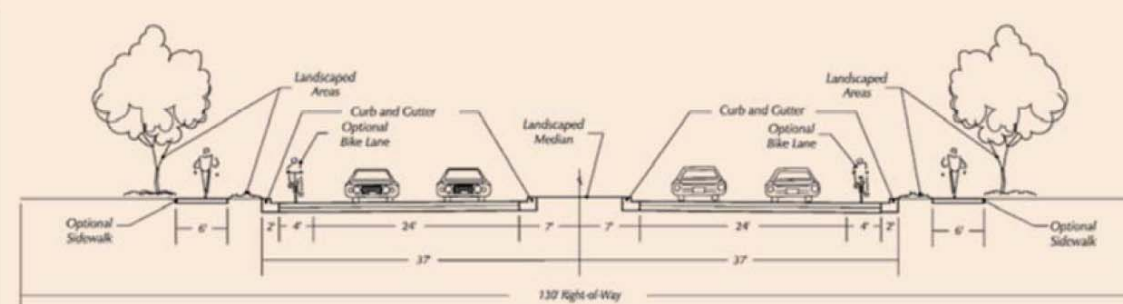
RIGHT-OF-WAY

- Lincoln Drive is Major Arterial
- Typical is 130' wide ROW, 65' half width
- Existing half-width adjoining site at 33'



2018 County Website

Figure 4.2: Typical Major Arterial Cross-Section



PROJECT SUMMARY



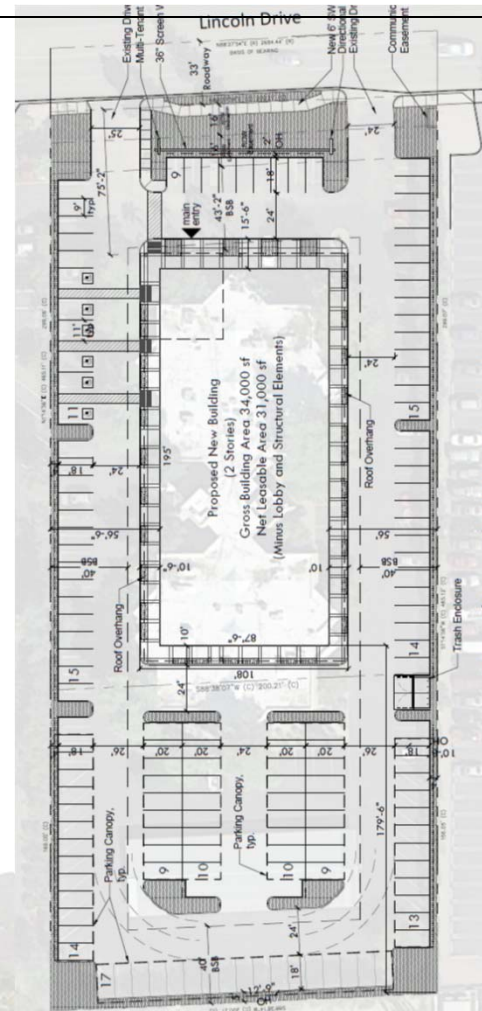
USES

- Same uses
 - Offices for medical practitioners
 - Urgent care per conditions
 - Outpatient surgical facilities where stays do not exceed 48 hours
 - Physical therapy facilities
 - Pharmacy per conditions
 - Retail sales incidental to pharmacy, other retail prohibited
 - Medical marijuana dispensary not presently allowed or part of the current application for the site
- Similar hours, expansion of urgent care hours
 - Regular hours Monday - Friday
7:00 a.m. – 8:00 p.m.
 - Urgent care hours – 7 days week
7:00 a.m. – 10:00 p.m.



SIZE

- Structures in similar location, massed in middle of the site
- Design change
 - 2 buildings with outside suite access to
 - 1 building with internal suite access
 - Enclosed entry area
- More total square footage
 - 25,444 sf to 37,490 sf building
 - 4,720 sf to 14,040 sf parking canopies
 - Lot coverage from 18.0% to 38.3%
 - Lot coverage (minus parking canopies) from 13.2% to 23.2%



Proposed



Existing

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HEIGHT & SETBACKS

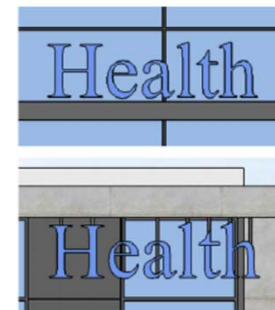


- Taller height
 - 24'-27' to 30', 32' and 36'
 - Measured from finished floor
 - Parapet that makes the building 36' is setback 25' from roof dripline
- Greater/less setbacks
 - 90' to 80' back of Lincoln Drive curb
 - 20'-24' to 27'-32' Lincoln landscape area
 - 49' to 56' (49') side yard setback
 - 130' to 180' (172') rear setback



CIRCULATION & SIGNS

- No change in circulation/access
- 32' right-of-way to be deeded to Town
- Slight reduction in parking
 - 153 to 146 spaces
- Larger parking space size
 - 9'x17.5' to 9'x18'(2' overhang) and 9'x20'
- Estimated increase of 14 to 20 trips
- Larger monument sign with tenant names, but meets SUP Guidelines
- New building signs
 - 40 sf, mounted at 25' and 29' in height
 - Face north and east

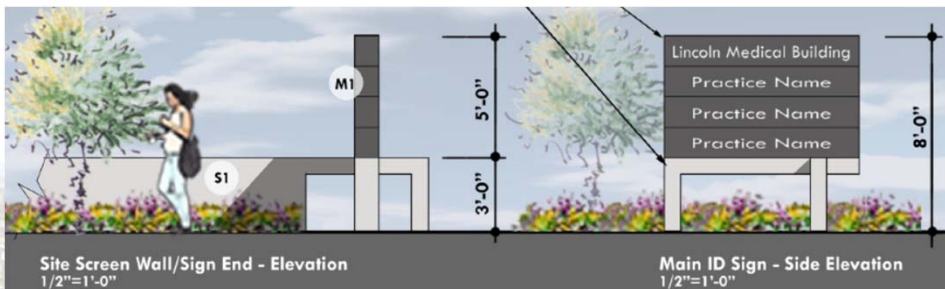


BUILDING SIGN 1 - North

Individual, 8" Deep Pan Channel Letters with Internal Illumination and Acrylic Faces. Light Source to be 3000K, Max. Mounted to Steel Facia Beam, Max Area of sign to not exceed 40 sf

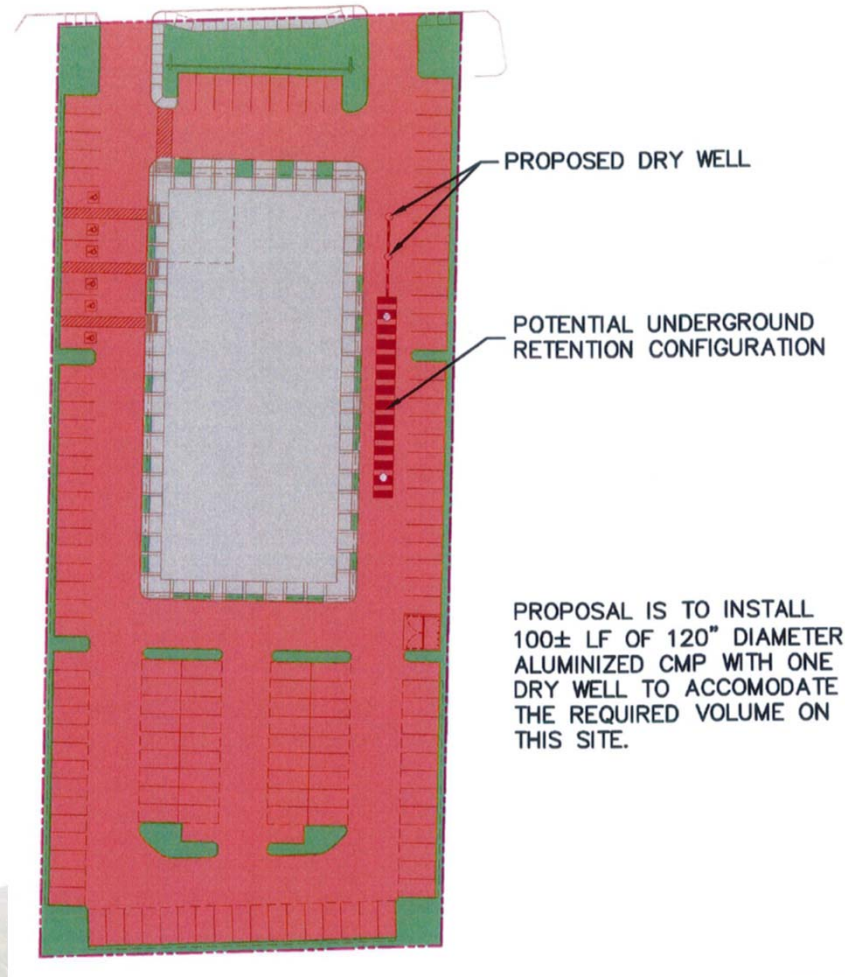
BUILDING SIGN 2 - East

Individual, 8" Deep Pan Channel Letters with Internal Illumination and Acrylic Faces. Light Source to be 3000K, Max. Suspended from Overhang, Max Area of sign to not exceed 40 sf



DRAINAGE

- Improvement in storm water management
 - None to retaining 100-year event
 - Underground pipe/drywell



RECOMMENDATION



PLANNING COMMISSION

- 6 to 0 vote on October 16th to forward approval
- 4 work sessions



- Highlighted recommendations
 - Owner grant Town right-of-way of 65' on Lincoln Drive (49' dedication/16' easement)
 - Reservation of uses in roadway easement be determined in a development agreement
 - Recommendation to explain shared left turn ingress/egress with adjoining properties
 - Signage is acceptable due to site location
 - Support for urgent care/pharmacy based on area caps and stipulations
 - Support for 38.3% lot coverage since overage due to covered parking, site undersized and in Development Area
 - Compelling reasons support 36' height
 - Landscape area along Lincoln Drive wider than the existing condition, but still under guideline
 - Applicant provide correct site topography/ elevations prior to Council consideration so fixed finished grade elevation can be specified



COMPLIANCE TO SOD

- Refer to Attachment L in action report for detailed information



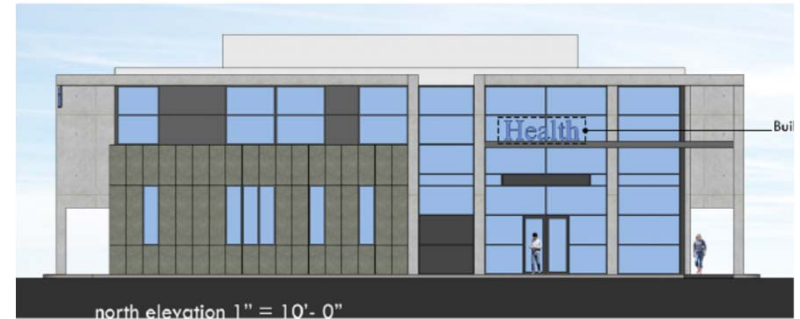
USES

- Uses are in compliance with Section 1102.2 of the Zoning Ordinance
- Except retail incidental to pharmacy, retail is prohibited
- Medical marijuana dispensary is not presently allowed
- Various stipulations are required for pharmacy and urgent care



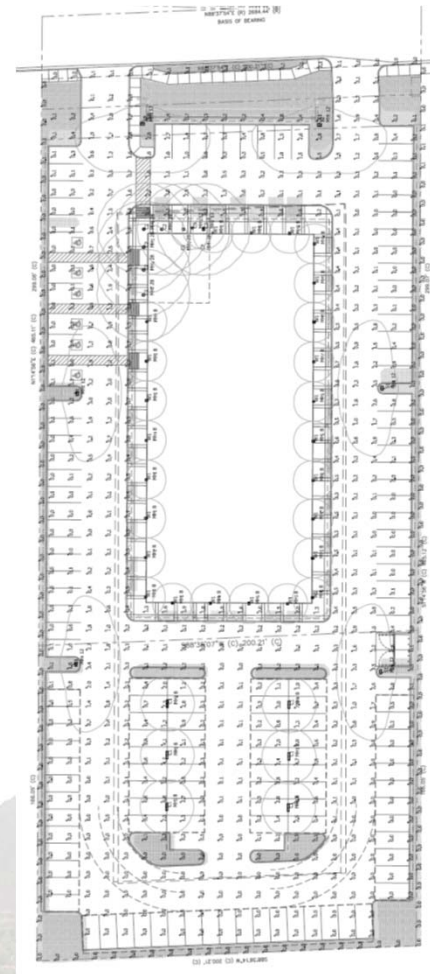
HEIGHT & VIEWSHEDS

- Compelling reasons to support height
 - Entire roof area not 36' tall
 - Class A building standards 15' floor to floor, with 5' ceiling
 - Additional height over 30' guideline is to screen HVAC/ mechanical equipment
 - Additional 6" to 12" to accommodate proper storm water drainage for flat roofs
 - Site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48'
 - Site is in a development area
 - Redesign by applicant with entry atrium height
- Existing/proposed building both not meet Open Space Criteria
 - Meet intent in massing the tallest part toward center
 - No discernible effect to view corridors



SETBACKS & IMPACTS

- **Setbacks**
 - Meets SUP Guideline of 40' adjoining Lincoln Drive
 - Commission support noted for parking canopies at 4' to 5' setback since in rear yard, adjoins commercial and large setback of nearby resort units
- **Impact to adjacent uses**
 - Adjoins commercial/resort uses
 - Increase in parapet setbacks for roof-mounted mechanical equipment
 - Reduction of area enclosed by the parapet that makes the building 36' tall
 - Relocation of trash enclosure from west to east side
 - Various site plan iterations in building setback from Lincoln Drive by approximately 8'
 - Various stipulations required, such as site security measures and turning off exterior lighting



RUBIX - model: WS-W25
LED Wall Mount



LOT COVERAGE & LANDSCAPING

- Lot coverage
 - Exceeds 25% SUP Guideline, but supported since coverage is due to covered parking/roof overhang, the site is undersized from the typical SUP Guideline, and the site is in a development area
- Landscaping
 - Both existing and proposed landscape area along Lincoln Drive are within 65' half width ROW
 - Increase from existing from 20'-24' to 27'-32'
 - Measured back curb to screen wall
 - Complies with draft VSC Plan



INFRASTRUCTURE & CIRCULATION

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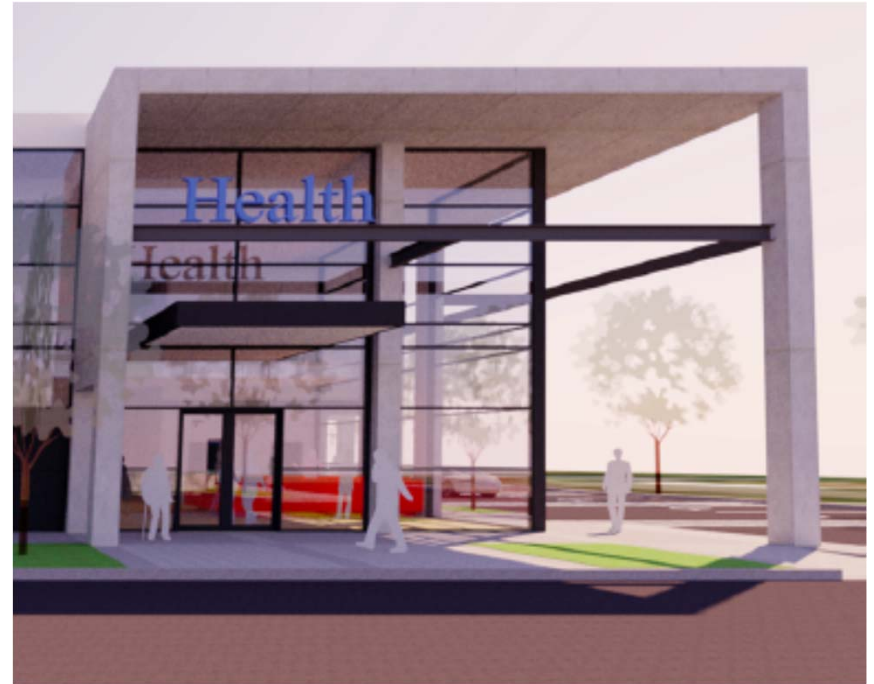
- Infrastructure
 - Improved storm drainage
 - No impact on utilities
- Right-of-way (ROW)
 - Commission support for ROW of 49' dedication and 16' easement
 - Constraints on the site (e.g., 2.13 acres)
 - Town only has 33' ROW today
 - Additional 16' dedication covers any future travel lane/deceleration lane and meandering sidewalk
 - Town has a right in the future to use easement
- Traffic, Circulation & Parking
 - Parking analysis supports calculation less than 1 space/200 sf
 - Traffic statement shows 25% increase in traffic, but 14-20 trips
 - Ongoing discussion addressing traffic and circulation beyond the subject site
 - Reservation of uses in roadway easement be determined in a development agreement
 - Recommendation to explain shared left turn ingress/egress with adjoining properties



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SIGNAGE

- Signage
 - Commission support that signs are appropriate for this site
 - Development Area
 - Adjoins commercial
 - Signs meet SUP Guidelines
 - Sign illumination will be turned off 11 p.m. – 6 a.m.
 - Broader sign plan for area discussed, but still an ongoing discussion beyond this application
 - Andaz sign
 - Town entry monument



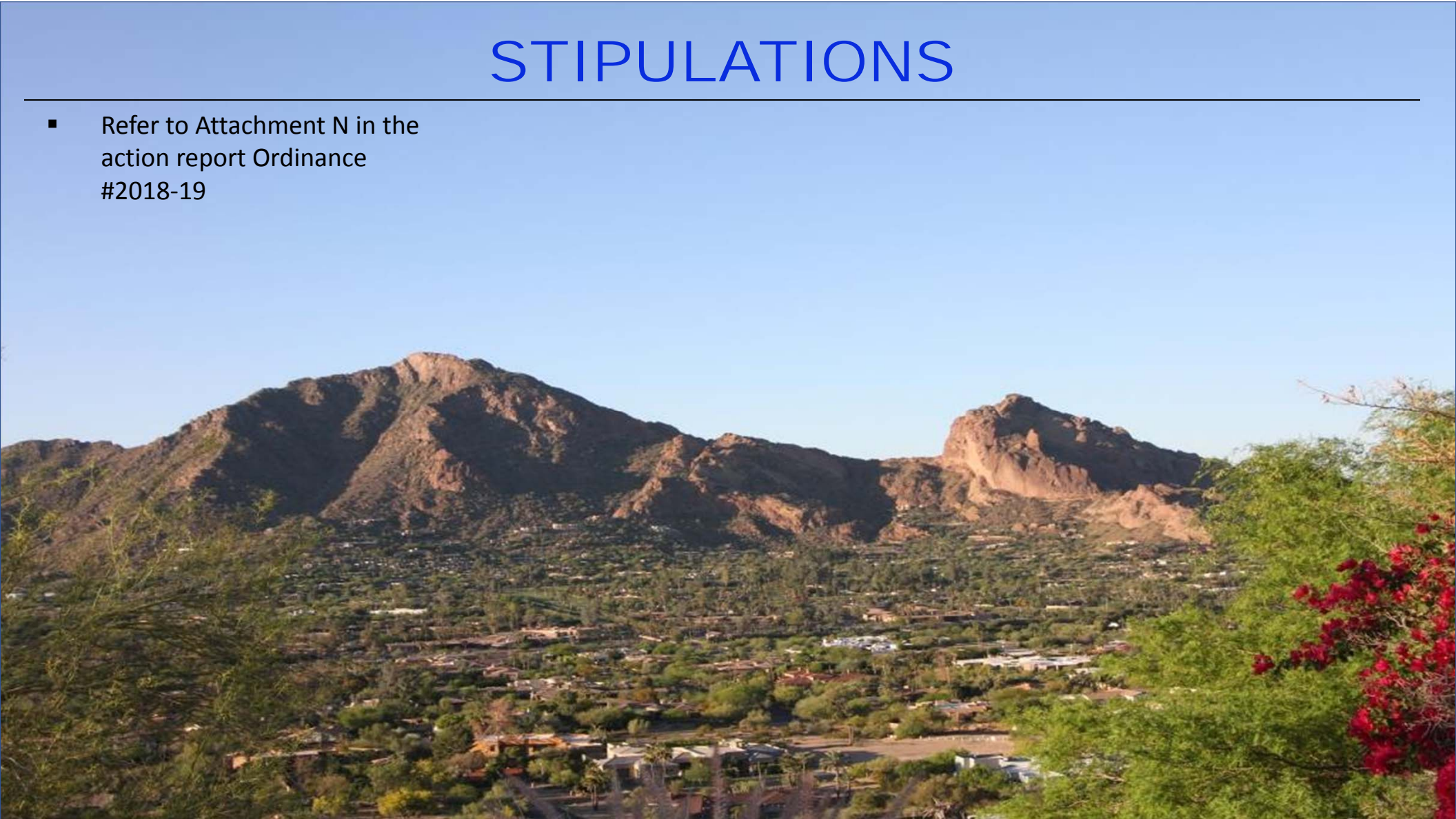
PUBLIC BENEFIT & CONTEXT

- Public Benefit
 - No strong stance to provide public gathering areas or pedestrian amenities for medical use
 - Public art is encouraged, but not required
- Design
 - Focus to screen roof mechanical equipment
 - Moved trash enclosure away from resorts
 - Designed Lincoln Drive building setback within site constraints
 - Building architecture provides visual interest and enhance site security



STIPULATIONS

- Refer to Attachment N in the action report Ordinance #2018-19



A. GENERAL

- 10 stipulations
- Cover points applying to most SUP sites
 - Allowable to change center name without SUP amendment
 - SUP runs with land
 - Stipulations govern if conflict with approved plans
 - All prior SUPs on this site rescinded
 - Provide mylar/electronic record
 - Site to comply with all codes
 - Describes violation provisions
 - Submit 207 waiver



B. USES

- 4 stipulations
 - Define uses as per Zoning Ordinance
 - Retail sales incidental to pharmacy, other retail prohibited
 - Medical marijuana dispensary not presently allowed or part of the current application for the site
 - Defines hours



C. PHARMACY

29

- 10 stipulations
 - Only one allowable
 - Caters to onsite staff and patients
 - Defines the areas (cashier/lobby etc.)
 - Max 2,500 sf
 - Limitations on exterior signs
 - Not sell, dispense, lease or market any non-medically related paraphernalia, products, and sundries
 - Same as regular center hours
 - Pharmacy and apothecary must meet state/federal regulations
 - Various on-site security measures



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D. URGENT CARE

30

- 8 stipulations
 - Only one allowable
 - Caters to immediate care needs
 - Defines the areas (cashier/lobby etc.)
 - Max 5,000 sf
 - Limitations on exterior signs
 - Not have any out-patient surgical facilities, ambulatory services or sell any prescription drugs
 - Open 7 days a week, 7a-10p
 - Various on-site security measures



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E. MANAGEMENT - MAINTENANCE

31

- 5 stipulations
 - Property be under unified management
 - Property be under unified ownership and not subdivided for sale
 - Lease to a single tenant or multiple office suites
 - Maintain site in good condition and repair
 - Use of outdoor space by employees located near sides/rear of building



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F. CONSTRUCTION

32

- 5 stipulations
 - Building interiors may be remodeled without a SUP amendment
 - Submit correct site topography/ elevations prior to Council consideration
 - Prior to issuance of any building permit
 - Submit final grading/drainage plans
 - Submit construction schedule
 - All new construction shall satisfy all fire department requirements
 - Provide adequate fire/emergency access prior to the issuance of a certificate of occupancy



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G. DESIGN

- 5 stipulations
 - Building architecture, materials, and colors meet Approved Plans
 - Exterior material/ color modification approved by Town Manager
 - Architectural style modification by SUP amendment
 - Roof color LRV 50% or less
 - Solar panels require future SUP amendment, encourage on parking canopies
 - All mechanical equipment shall be screened so not visible from adjoining properties/ROW
 - Screening of backflow preventers etc. shall be located to minimize visual impact



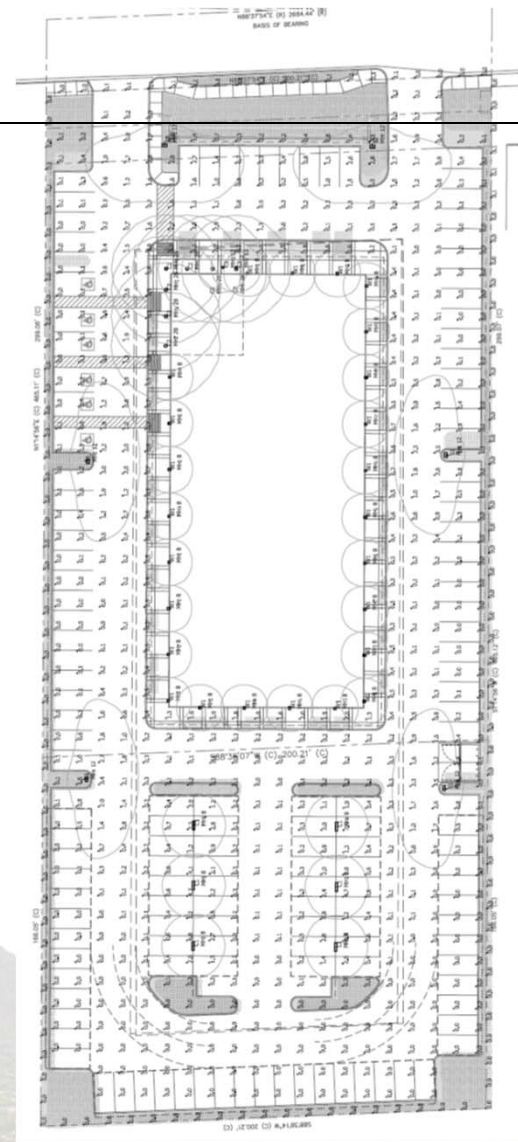
H. LANDSCAPING

- 3 stipulations
 - Landscaping on the property shall be in substantial compliance with approved plans
 - All landscaping that dies shall be replaced, be in general compliance with plans, and shall use material on approved plans, landscape guidelines, and/or the VSC plan
 - Allowable to convert parking spaces to landscape area with approval of Town Manager based on parking study/statement



I. LIGHTING

- 3 stipulations
 - All outdoor lighting shall be in compliance with the approved plans
 - Illumination device within an outdoor light fixture shall not be visible off property
 - Except for emergency lighting, turn off exterior lights between 11p – 6a, unless approved by Town Manager



J. RIGHT-OF-WAY

- 6 stipulations
 - Required to deed ROW along Lincoln Drive to the Town to total 65'
 - No above ground structures in ROW, except for approved Town structures or uses
 - Shared access allowable; demonstrate via professional study safe/no adverse impact
 - Acknowledges the 9'x18' (with 2' landscape overhang) parking spaces
 - Owner responsible for 6' meandering sidewalk adjoining site
 - Owner must ensure circulation functions safely, may require marking drop off areas



K. SIGNAGE

- 3 stipulations
 - All signs per approved plans
 - Sign lighting be placed on a timer to shut off between 11p and 6a
 - Any signage located within any easement portion of the ROW be constructed as a break-away sign

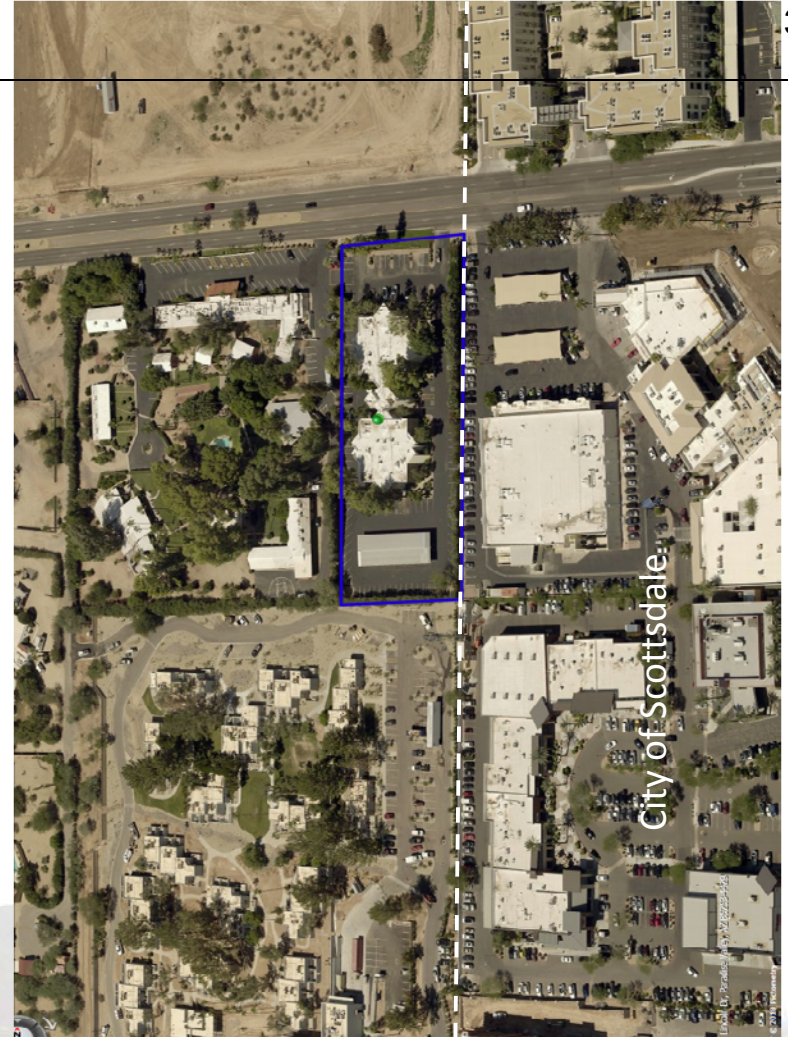


NEXT STEPS

- Study Sessions Nov 1st and Nov 15th
- Public Hearing Dec 6th



QUESTIONS



TODAY'S GOAL

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Update the Town Council on the Planning Commission recommendation of approval for the Lincoln Plaza Medical Center Major Special Use Permit Amendment and discuss any necessary edits or direction



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