

**Lincoln Medical Plaza
Comparison Existing & Proposed
October 16, 2018 Planning Commission Hearing**

No.	Topic	Guideline/Code	Existing	Proposed
1	Uses	Section 1102.2 of the Zoning Ordinance defines medical office and lists various medical office uses that may be permissible via a Special Use Permit such as offices for medical practitioners, outpatient surgical for patient stays not exceeding 48 hours, medical laboratories, physical therapy, among other uses.	The existing stipulations do not define medical office and grants construction of a medical clinic. The existing stipulations do allow for a pharmacy/apothecary and urgent care center within parameters.	The proposed narrative and stipulations has a descriptive list of uses. The proposed uses align with the broad list of uses in Section 1102.2(B) of the Zoning Ordinance. The proposed stipulations prohibit retail uses, except for an existing stipulation that remains regarding retail that is medically related to the pharmacy. Also, the proposed stipulations clarify that a medical marijuana dispensary is not presently allowed or part of the current application for the site. The narrative and proposed stipulations address various parameters for the pharmacy and urgent care
2	Urgent Care & Pharmacy	Urgent care is deemed allowable via the general terms “for the purpose of consultation, diagnosis, and treatment of patients” in the Medical Office definition of Section 1102.2 of the Zoning Ordinance. There are no specific parameters outlined in the Zoning Ordinance or SUP Guidelines. Pharmacies are specially called out in the allowed uses of Section 1102.2 of the Zoning Ordinance, subject to 3 requirements (no external signage, approval through at least an Intermediate amendment, and hours 8 a.m.- 6 p.m., M-SA). An apothecary is associated with a pharmacy.	2011 Council approval allowed one pharmacy, 2,079 sf in size, not sell non-medical items, Mon – Sat, 8:00 a.m. – 6:00 p.m., Apothecary allowed 2011 Council approval allowed one urgent care center, 2,170 sf in size, specific to Suite A-103, no out-patient surgical facilities, ambulatory facilities or sell prescription drugs, Mon -Fri, 8:00 a.m. – 5:00 p.m.	The proposed narrative and stipulations identifies urgent care and apothecary/pharmacy as allowable uses with detailed parameters of operation.

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3	Height	The Special Use Permit Guidelines (SUP Guideline(s)) for medical office suggest a maximum height of 30 for principal structures, with possible consideration for higher height to accommodate architectural features. The SUP Guidelines also suggest a maximum of 24' for accessory structures and 18' for service structures. Except for the parking canopies, all of the existing and proposed structures are principal structures since they contain medical uses.	The site has two existing two-story buildings with flat roofs/parapets of 27' to the top of the mechanical roof screening – screening varies in height, 24' to the top of the roof deck, and height measured from finished floor. The site has one existing parking canopy in the rear yard. This canopy covers 24 parking spaces. It is approximately 4,720 sf and 9' tall.	The building has a roof height of 30' meeting the SUP guideline, with portions of the mechanical screening parapets at 32' and 36' in height. The parapet that makes the building 36' is setback 25' from the dripline of the roof. Compelling reasons to support the height were provided in the narrative.
4	Viewsheds	The Open Space Criteria is a SUP Guideline to preserve viewsheds, encouraging the massing of tall structures in the center of the site. The maximum height is 16' at the 20' setback, with an increase of 1' of height for every 5' of setback.	The existing structures do not meet the Open Space Criteria.	The existing building and proposed building both do not fully meet the Open Space Criteria, but do meet the intent of that provision in massing the tallest part of the structure toward the center of the site. Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.

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5	Setbacks	The SUP Guidelines for medical office suggests a 40' building setback adjoining public streets and 60' setback adjoining residentially-zoned property. These above setbacks are assumed for principal, accessory and service structures.	Site adjoins are all non-residential. As such, the only SUP Guideline that applies on setback is the suggested 40' setback from a public street (Lincoln) 80' front yard (closest point), 94' (other portions) based on 40' wide existing right-of-way 55' front yard (closest point), 69' (other portions) with full 65' half right-of-way 49' side yards 130' rear yard (45' to covered parking)	The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The building is setback 42.2' from the 65-foot half width right-of-way along Lincoln Drive. The Guidelines only identify a 40' setback along a public street since this site adjoins all non-residential properties. The same setback guidelines would also apply to the parking canopies. In this instance, that would be a minimum of a 40' setback from the Lincoln Drive property line. The canopies have a 295' minimum front setback.
6	Lot Size Coverage FAR Footprint	The SUP Guidelines suggest a minimum of 5.0 acres and 25% lot coverage. There is no guideline on floor area ratio.	The 2.13-acre site (93,023 sf) is slightly more than half the recommended SUP Guideline of 5.0 acres. Existing lot coverage at 17,042 sf or 18.0% (includes parking canopy, roof overhang, & building footprint) Existing floor area ratio at 30,164 sf or 32.4% (adds 2nd story to lot coverage) Existing total building square footage at 25,444 sf (includes roof overhang & building footprint) Existing building footprint at 12,322 sf Existing parking canopy at 4,720 sf	Proposed lot coverage at 35,660 sf or 38.3% (includes parking canopy, roof overhang, & building footprint) Proposed floor area ratio at 51,530 sf or 55.4% (adds 2nd story to lot coverage) Proposed total building square footage at 38,680 sf (includes roof overhang & building footprint) Proposed building footprint at 17,060 sf Proposed parking canopies at 14,040 sf

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7	Landscaping	The SUP Guidelines suggest a 50' wide landscape area along major roads and a 40' wide landscape area adjoining residentially-zoned properties. The site does not adjoin residentially-zoned property. Roadway frontage is within Resort Living Character Zone per draft Visually Significant Corridor (VSC) Plan. Characteristics of this Zone include green and lush landscaping, use of landscape materials with prominent colors and/or long lasting flowering periods, accent landscape lighting is encouraged, stylized accent features and furnishings that highlight a southwest resort setting, use natural materials in a modern way, pedestrian-scaled spaces to create outdoor rooms, landscape settings and frame views that are worthy of photographing, and landscape elements that visually encourage traffic to maintain slower speeds.	The existing landscape area width along Lincoln Drive does not comply with the SUP Guideline. It is 20' - 24' as measured from the back of curb to parking screen wall. This wall is bermed near the top of the wall on the Lincoln Drive side in the middle portion of the wall. Entire existing buffer within the full 65' half right-of-way Existing landscape width is 3'6" side yards and rear yard Except for the turf, the existing pine trees and oleanders are not in harmony with the Resort Living Character Zone.	The proposed landscape areas along Lincoln Drive is within the 65-foot half width right-of-way. Measuring from back of curb to the parking space screen wall, the proposed landscape area varies between 27' and 32' in width. This is an approximate 8' increase in width from the initial submittal. There will be no berm on either side of the parking screen wall. The proposed landscape width is 4' on the side yards and 5' in the rear yard The proposed landscape plan substantially complies with the Visually Significant Corridor Plan landscape palette for the Resort Living Character Zone. The Mesquite, Palo Verde, and Chinese Pistache trees within the Lincoln Drive landscape area are all on the recommended plant list. With the use as medical office, the pedestrian focus is limited to providing shade trees and sidewalk. If needed, the parking screen wall could serve as a place to rest.

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8	Traffic Parking Circulation Access	Section 1102.3C.5 lists some possible plans and studies that may be deemed necessary. One is a traffic study to address the impact on adjacent properties/roadway system, internal circulation, parking analysis, and any necessary dedication. The Special Use Permit Guidelines suggest 1 parking space for each 200 sf of interior floor area, along with some other parking calculation metrics for other uses.	The Lincoln Drive right-of-way is within the Town limits up to the east edge of the subject site, then this right-of-way is within the City of Scottsdale. The Town's General Plan designates this street a Major Arterial. The existing right-of-way width on Lincoln Drive is 98', with 33' being the half width along the property. The Town's General Plan cross-section for a Major Arterial would suggest a 65' half width of right-of-way. The existing site meets the Special Use Permit Guidelines for parking. At 25,444 sf of building area, the Guideline is 127 parking spaces. There are 153 parking spaces that includes 6 accessible parking spaces. Parking space size is 9' x 17.5', less than the code requirement of 200 sf (9' x 20'). Per the traffic statement submitted, it generally shows that the project will increase traffic about 20-percent more than the existing facility. Although, the difference in the total trips is 14 trips in the morning and 20 trips in the evening. The submittal does not address traffic or circulation beyond the subject site.	Although 65' half width of right-of-way dedication is preferred, the proposed right-of-way is 49' dedication and 16' easement. The applicant submitted a parking analysis. Based on the proposed leasable square footage, 155 parking spaces are suggested by the SUP Guidelines. The applicant proposes 146 parking spaces. The analysis supports a reduction of the suggested 1 parking space/ 200 sf based upon actual parking demand at a similar medical facility in Town, the circumstance that part of the square footage will be used for uses such as a pharmacy that have less restrictive parking standards than the suggested 1 parking space/ 200 sf, and neighboring Scottsdale uses a parking standard of 1 parking space/ 250 sf. Parking space size is 9' x 18' (with 2' overhang in landscape area) and 9' x 20'. The SUP can allow for the 9' x 18' (with 2' overhang in landscape area). Per the traffic statement submitted, it generally shows that the project will increase traffic about 20-percent more than the existing facility. Although, the difference in the total trips is 14 trips in the morning and 20 trips in the evening. The submittal does not address traffic or circulation beyond the subject site. This will be provided once the ongoing Lincoln Drive access along the corridor is more complete.

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9	Signage	The Zoning Ordinance states no signs on public property, no movement/animation, illumination confined to area of sign, all light sources shall be fully shielded, back lighting of freestanding letters limited to 100 lumens per square foot of sign area; backlit non-opaque panels not permitted, 0.75 at property line, 3000 Kelvins, signs may be illuminated only during hours the establishment is open for business, and double-faced sign considered 2 signs. The Special Use Permit Guidelines suggest medical use properties have 1 ground sign no higher than 8' and no larger than 40 sf at each principal entrance, no moving elements or animation, and traffic/directional signs not exceed 5' tall and 12 sf. No guidelines for building mounted signs.	There are two existing double-sided monument signs at each of the two entrances. There are no building signs. Monument – There are two single-sided monument signs at each of the two entrances and one single-sided sign on the parking screen wall between the two entrances. Under 3' tall and indirectly illuminated. Building Signs- tenant signs on glass doors Directory/Traffic Signs – Directory near the buildings, Building letter sand suite numbers	Monument – one double-sided sign at west driveway, 8' tall, 40 sf sign area each side, internally illuminated, address, name of center and tenant names. Meets SUP Guideline. Tenant Suite Signs - Inside the building, no external doors to the any suites. There will be one main entrance and a rear access. Directory/Traffic Signs – One directional sign at the east driveway, not to exceed 5' tall and 12sf, with name of medical plaza. Building Signs Near Parapet – One sign on north elevation facing Lincoln Drive, One sign on east elevation. Each 40 sf sign area, mounted 29' height to top of sign facing east, mounted 25' height to top of sign facing north, Internally illuminated