

Paradise Valley Medical Plaza
-Statement of Direction-
November 15, 2018

The Paradise Valley Medical Plaza is located at 5410 N. Scottsdale Road. The property is approximately 8.5-acre in size and the original Special Use Permit (SUP) was approved as a medical office since 1979. The medical plaza submitted an Intermediate Special Use Permit Amendment application to add a new 10,000 square foot medical building, add a new parking area, add two new covered parking canopies, and add new landscaping and lighting.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before December 9, 2018.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the ~~Mountain View Medical Center~~ Paradise Valley Medical Plaza:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 1. **Use.** The current use is medical office and this use will not change. However, one additional surgical facility will be added to the center. The Planning Commission 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.** The existing ingress/egress points and drive aisles will remain and thirty-one new parking spaces will be added to accommodate the new medical building. Attention shall be given to parking lot location, number of parking spaces, and the dimension of the parking spaces. ~~The applicant must provide a parking analysis for review and to help~~ The Planning Commission shall evaluate the parking analysis to determine if the total number of provided parking spaces will accommodate the improvements.
 3. **Signage.** The Planning Commission shall evaluate any proposed signage associated with these improvements. Attention shall be paid to building

mounted signage, directional signage, and the resulting impact to the neighbors including the location, dimensions, and illumination of any new signs.

- 4. Impact to Adjacent Properties.** The Planning Commission shall consider how the proposed setbacks, heights, location of uses, and any other related design aspect (including, but not limited to noise and lighting) of the improvements that may negatively impact nearby properties.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application no later than ~~March~~ February 14, 2019.