

TOWN OF PARADISE VALLEY

Paradise Valley Medical Plaza

Intermediate Special Use Permit Amendment

Town Council

Public Hearing

February 14, 2019



TODAY'S GOAL

- Take Public Comment on Request:
 - PV Medical Plaza Intermediate SUP Amendment for New Medical Building, New Covered Parking Canopies & New Signage
- Action – Continue Public Hearing to February 28, 2019 Meeting



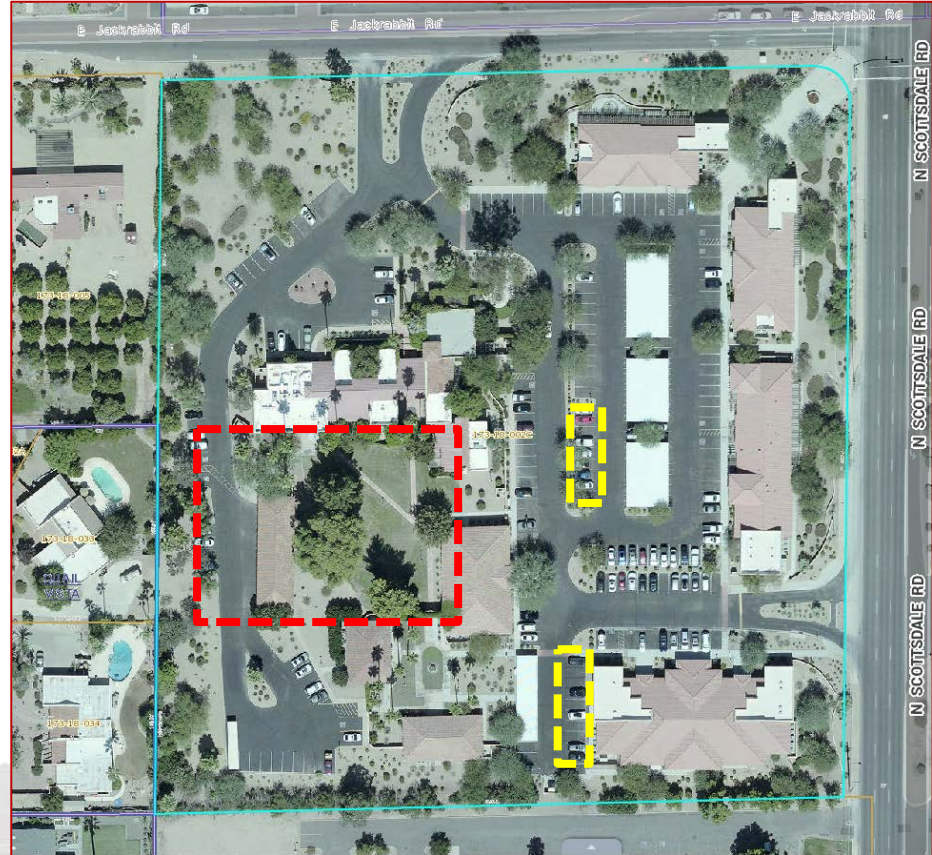
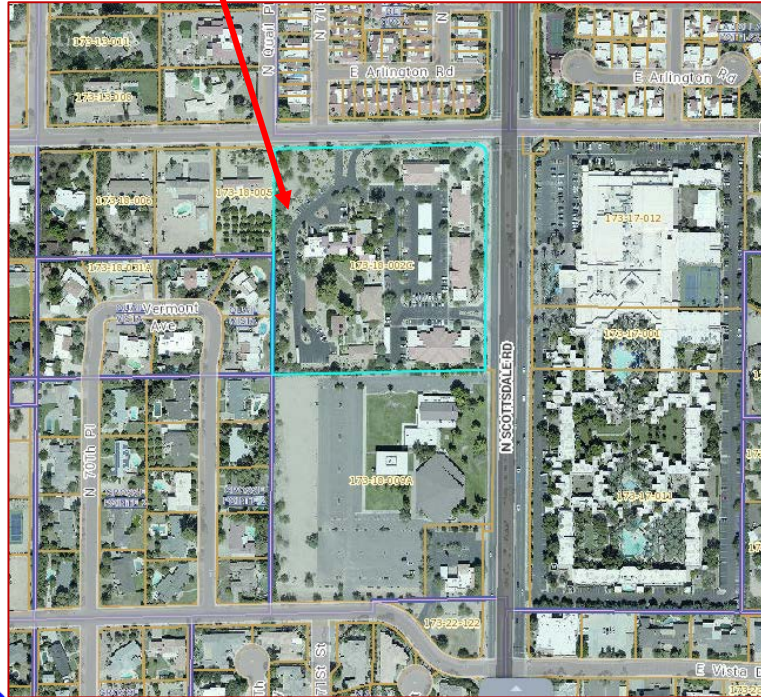
AGENDA

- Summary of Request
- Background
- Action & Next Steps



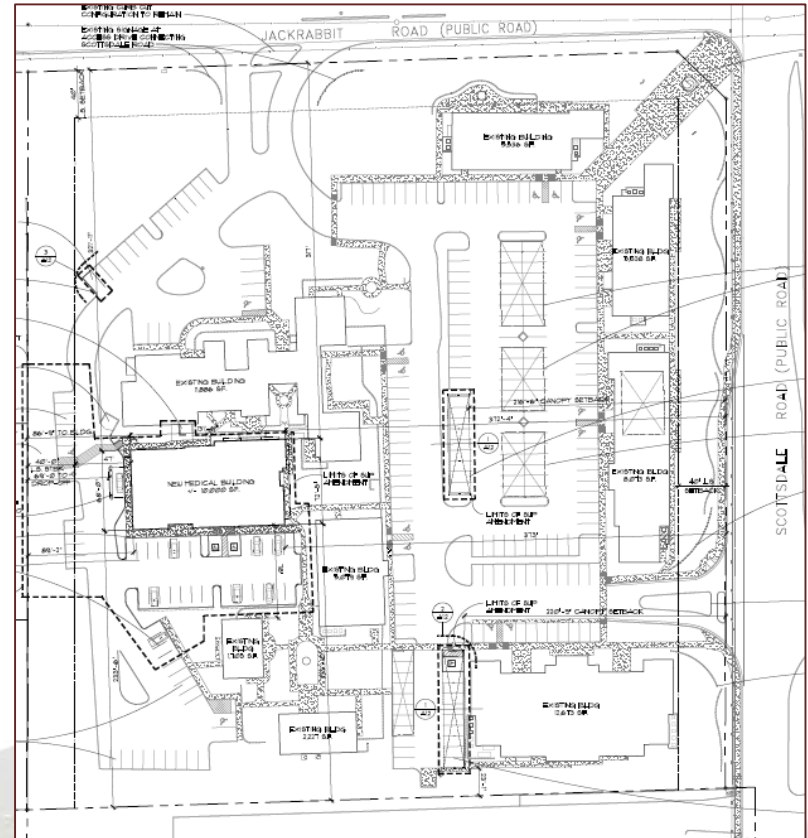
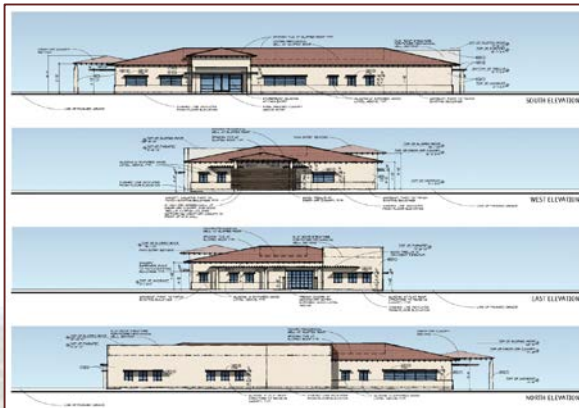
VICINITY MAP

Subject Property



SUMMARY OF REQUEST

- Intermediate SUP Amendment:
 - Medical Building
 - New Parking Area
 - 2 Covered Parking Canopies
 - Landscape/Hardscape Improvements
 - New Signage



BACKGROUND

- January 24th TC WS:
 - Council requested applicant to provide traffic report addressing:
 - Amount of traffic generated from improvements
 - Trip generation produced by improvements



BACKGROUND (CONT.)

- Continuance:
 - Staff recommends continuing application to February 28th meeting
 - Applicant was in process of updating plans and missed submittal deadline
 - Updated plans and documents will include the following:
 - New 8' screen wall along west property line to help buffer noise,
 - New landscaping along west property line to help screen new building,
 - Place 5' tall screen wall with access-controlled gate around medical waste, and
 - Traffic report evaluating number of trips and amount of traffic generated by improvements



PUBLIC COMMENT

- Neighborhood notification performed in accordance with the public hearing process:
 - 1,500' mailing radius
 - Posted property
- Staff received comments from neighboring property owners expressing concern and opposition regarding proposed improvements
- Copies of emails and letters included in packet



ACTION

- Recommendation:
 - Taking public comment
 - Taking comment from applicant
 - Continuing application to February 28th Meeting

