

TOWN OF PARADISE VALLEY

Mountain View Medical Center Major Special Use Permit Amendment Statement of Direction Work Study #1



Town Council
October 11, 2018

TODAY'S GOAL

Receive information regarding the Statement of Direction for the Mountain View Medical Center Major Special Use Permit Amendment and identify additional information necessary for Council to approve a Statement of Direction on November 15, 2018



October 11, 2018

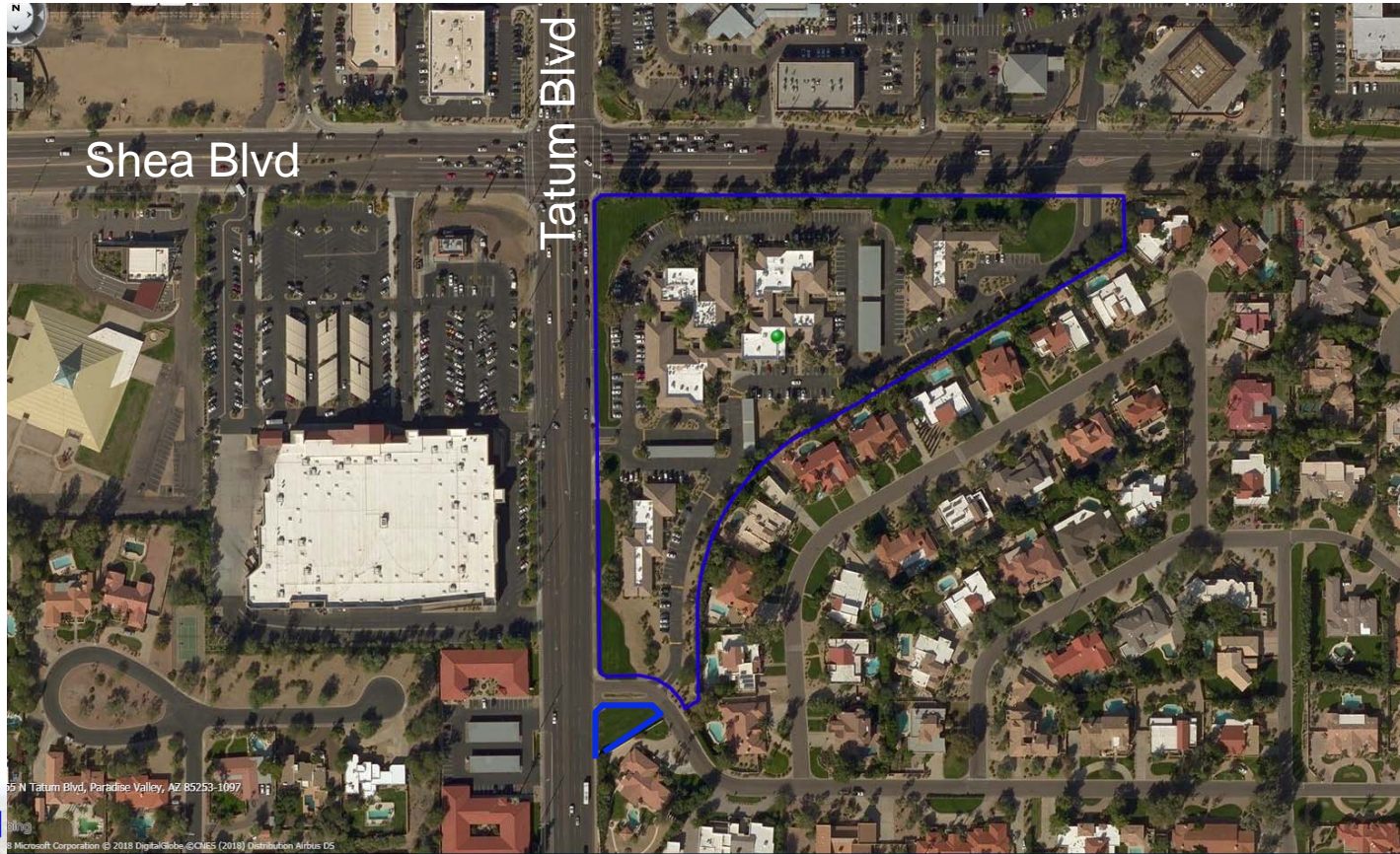
AGENDA

- **Summary of Request**
- **General Plan Policies**
- **SOD Consideration Points**
- **Draft SOD**
- **SOD Timeline**



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SUMMARY OF REQUEST



55 N Tatum Blvd, Paradise Valley, AZ 85253-1097
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SUMMARY OF REQUEST - USES

- **Allow for medical uses**
 - No retail
 - No medical marijuana dispensary
 - Pharmacy/urgent care/veterinarian practices with conditions

Possible Tenant Types:

Possible Tenant Occupancy Types Allowed at All Building Locations (A, B/C, D/E, F):
(Note – Retail Service Uses are not allowed at this site. Unless noted below all services shall be Medical in use, with a Licensed or Certified Staff Member and all visits shall be scheduled)

- Physicians Practices
- Dental Offices/Service
- Ophthalmic Specialties and Services
- Physical and Occupational Therapy Services
- Out-Patient Imaging Services
- Sleep Centers (Will be 24 Hour/7 Day Operating Hours)
- Pain Centers
- Chiropractic Services
- Apothecary/Pharmacy's limited to a maximum of 2,500 sf each, 7am-7pm operating hours*
*Medical Marijuana Dispensaries are not allowed, Special User Permit Required by Town of Paradise Valley
- Durable Medical Equipment Retail Sales
- Hospice Administrative Services
- Hospital Services Organizations
- Administrative offices for Medical Practices (Private or Hospital owned)
- Nutritional Support and Counselling
- Veterinarian Practices – Limited to Non- Emergency Hospital Practices only with no outside access for animals
- Aesthetician Offices
- Medical and Dental Laboratory Services
- Behavioral Health / Counseling Offices*
*Drug, alcohol, other substance abuse, or mental health rehabilitation programs are not be allowed
- Administrative Offices for property management

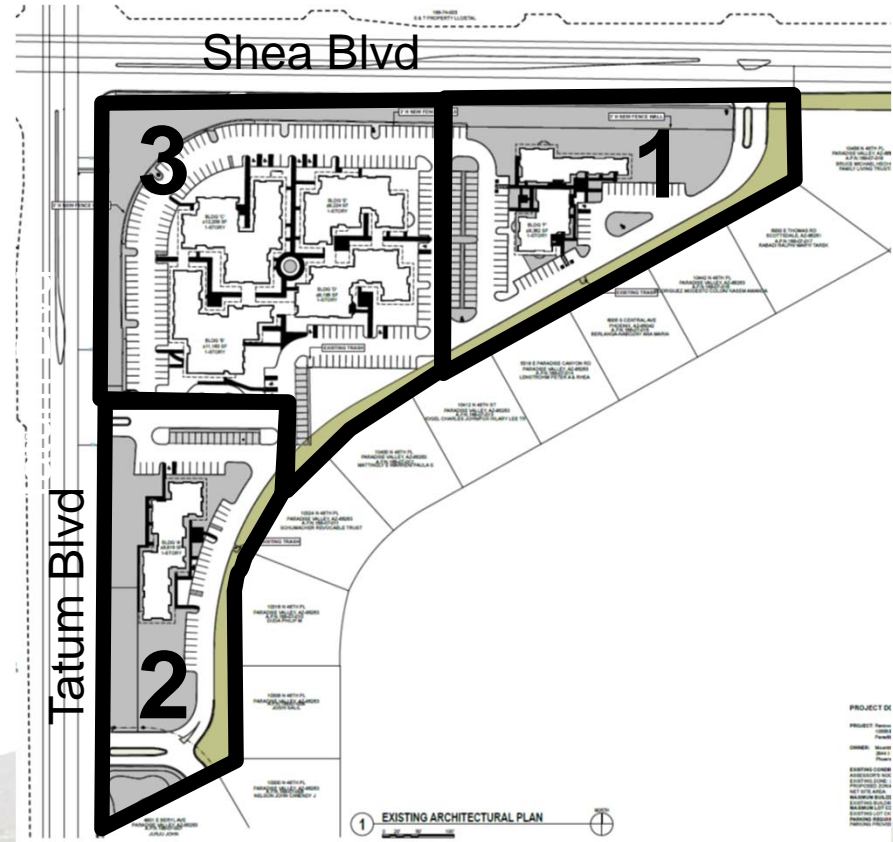
Possible Tenant Occupancy Types Allowed at Specific Building Locations (A, F):

- Ambulatory / Outpatient Surgery Centers (Will be 6am to 6pm Monday – Saturday Operating hours). No emergency vehicles permitted in/out; patients transport self to/from the center.
- Urgent Care Center, (6am to 8pm operating hours 7 Days Week - extended hours and days may depend on business operator). No emergency vehicles permitted in/out; patients transport self to/from the center.



SUMMARY OF REQUEST - PHASES

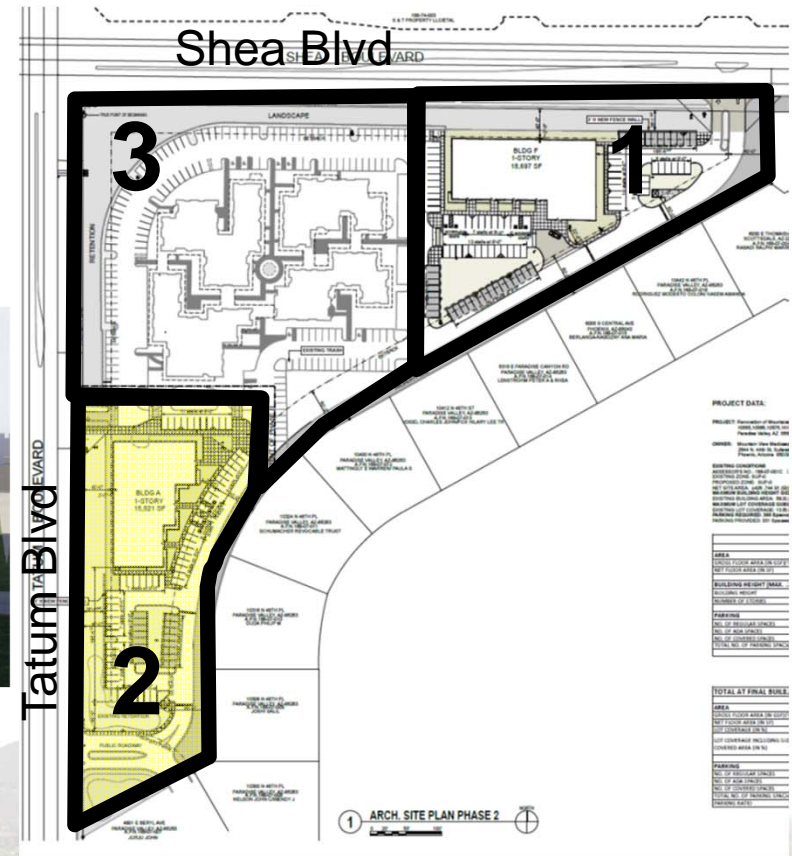
- Demo and redevelop site in 3 phases
- Replace the 6 existing 1-story buildings with 6 new 1 & 2-story buildings
- Add more parking
- Replace existing parking canopies with new parking canopies
- Increase total lot coverage 22.3% to 25%



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SUMMARY OF REQUEST - PHASE 2

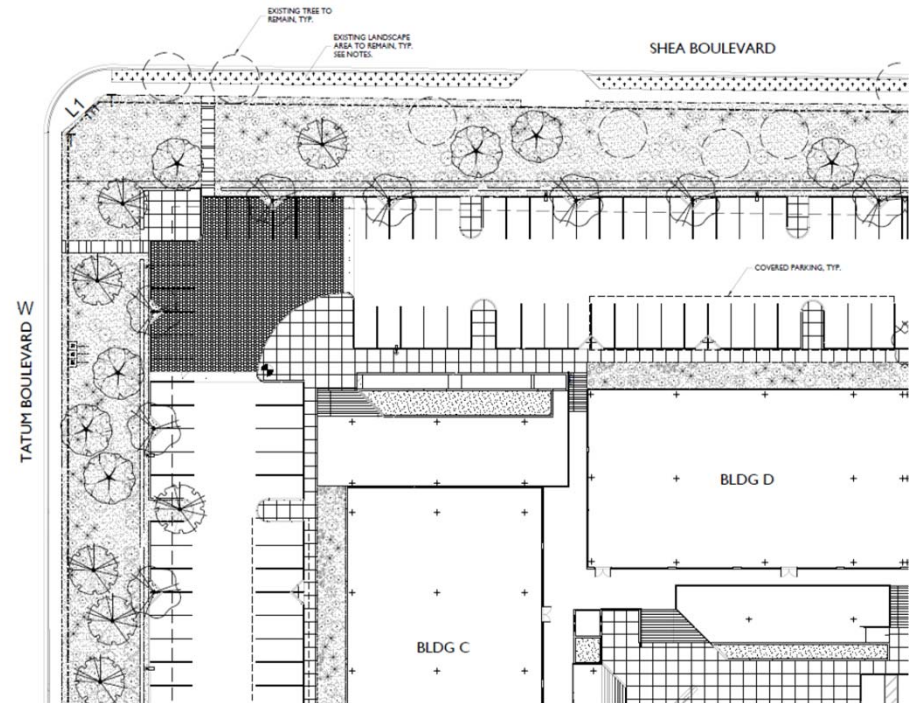
- **Phase 2**
 - Replace Building A
 - 8,816 sf to 15,821 sf (16,131 sf gross)
 - 16' to 21' height
 - 55' to 42' min street setback
 - 81' to 82' min setback to residential
 - Construct 2020



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SUMMARY OF REQUEST – LANDSCAPING

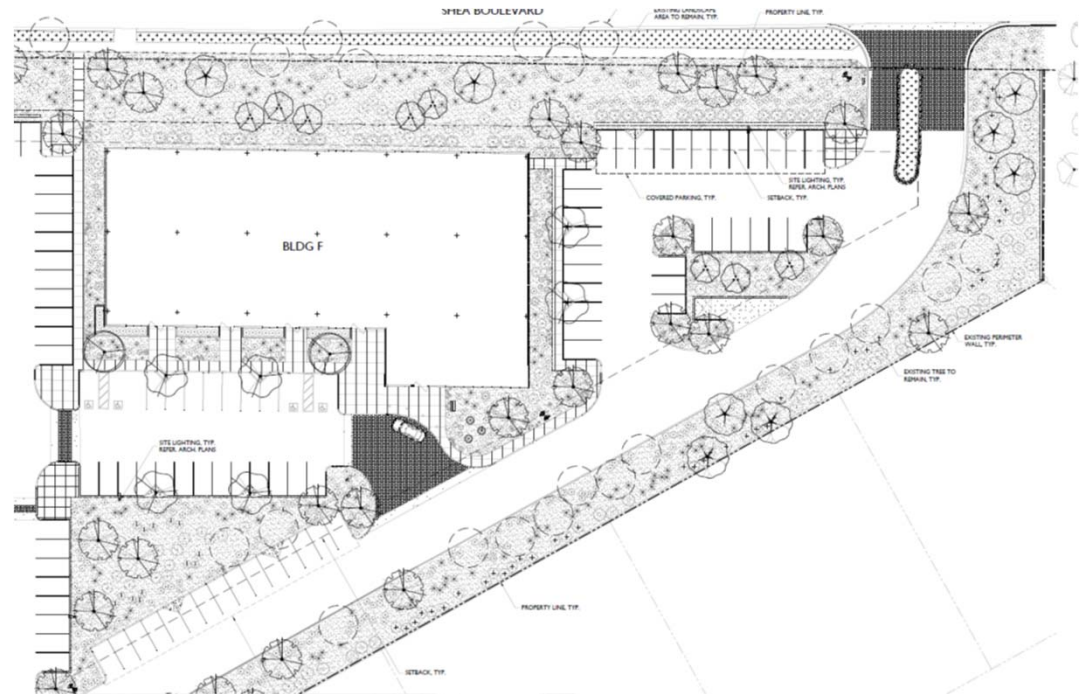
- **Street Landscape Areas**
 - The existing and proposed landscape areas along streets are not in compliance with the SUP 50' width
 - 550 lf of the total 950 lf of frontage not meet 50' today
 - Proposed width ~28' to 42'
 - Tatum Blvd a Visually Significant Corridor. Proposed trees are all trees listed for the Rural Elegance zone (e.g. Mesquite, Palo Verde, Ironwood)



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SUMMARY OF REQUEST – LANDSCAPING

- **Residential Landscape Area**
 - The existing and proposed landscape areas adjoining residential is not in compliance with the SUP 40' width
 - Remains at 25'



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SUMMARY OF REQUEST – SIGNAGE

- **Monument Signs**

- Zoning Ordinance counts double-faced sign as 2 signs
- SUP Guideline
 - 1 ground sign no higher than 8'
 - No larger than 40 sf at each principal entrance
- 2 existing (double-sided)
 - 8' tall and 58.6 sf each side
- 2 proposed (double-sided)
 - As existing, exceeds Guideline on total number and sf since double-sided counts as 2 signs
 - Proposed lower/smaller than existing
 - 5' tall
 - 30 sf sign area each side
 - Indirectly illuminated, address, name of center and tenant names

Proposed



Existing



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SUMMARY OF REQUEST – SIGNAGE

- **Tenant Suite Signs**
 - No Zoning Ordinance/SUP Guideline
 - Existing suites have signs on glass doors of each suite
 - Proposed on column screening near doors at each suite

Proposed



Existing

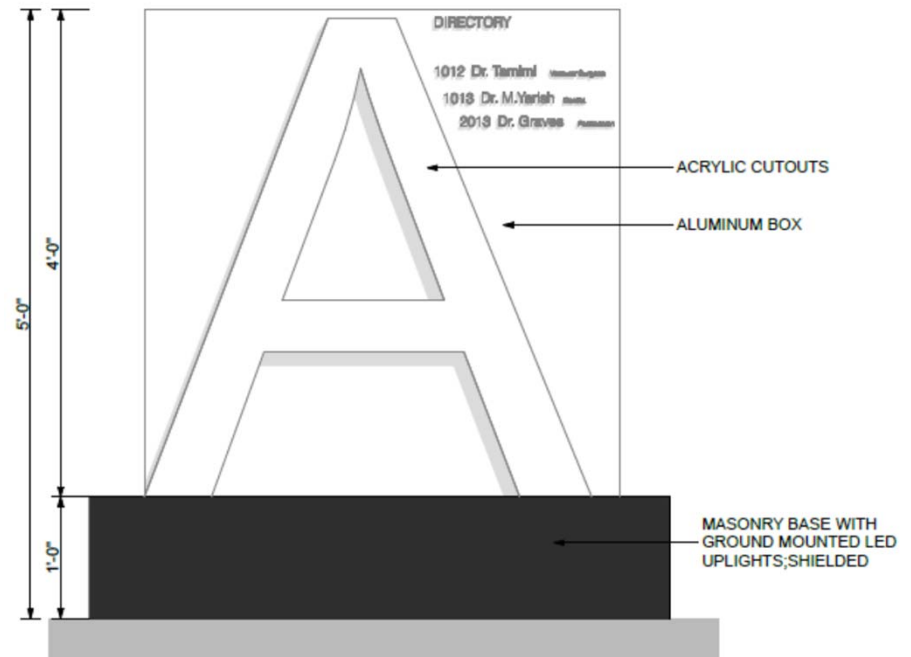


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SUMMARY OF REQUEST – SIGNAGE

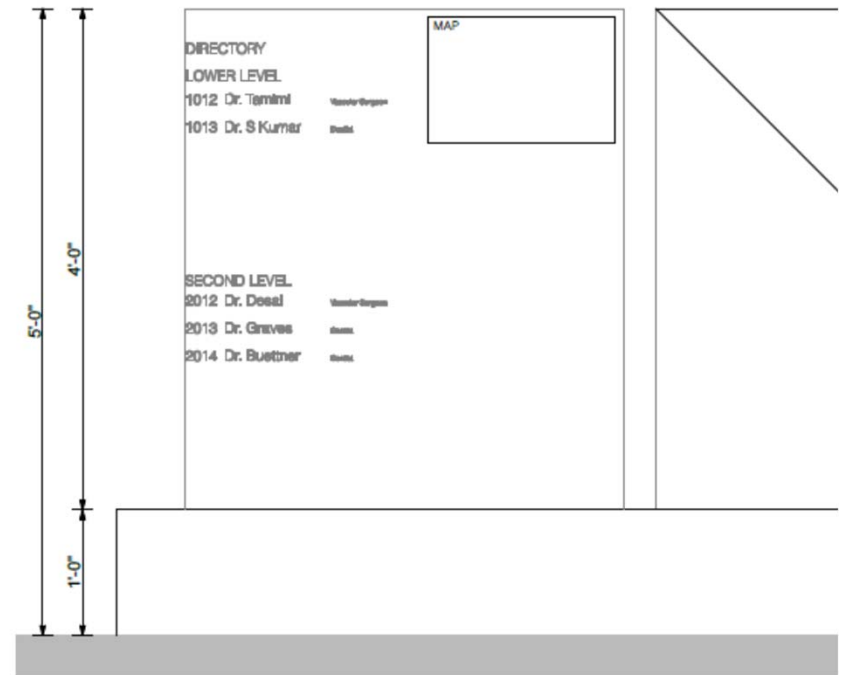
- **Directory Signs**
 - SUP Guideline
 - Not exceed 5' tall and 12
 - 3 campus directories near each of the 3 driveways that meet SUP Guideline
 - Proposed - Buildings A & F
 - 2 signs
 - 5' tall, 22.5 sf, lists the tenants, and is illuminated from up-lighting in the base
 - Proposed - Buildings B-E
 - 1 sign
 - 5' tall, 85 sf, lists the tenants, and is illuminated from up-lighting in the base



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SUMMARY OF REQUEST – SIGNAGE

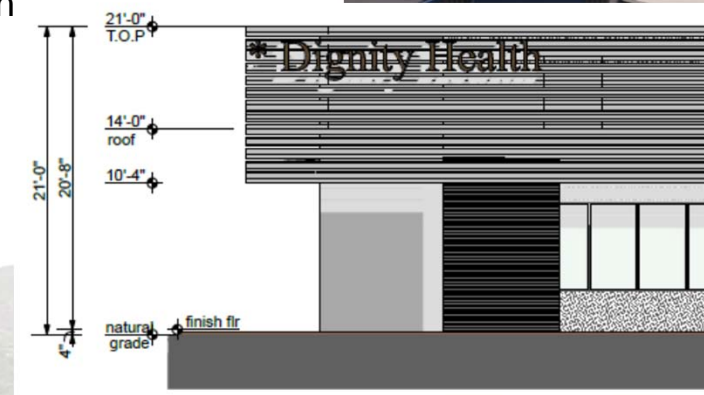
- Directory Signs



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SUMMARY OF REQUEST – SIGNAGE

- **Building Signs Near Parapet**
 - No Zoning Ordinance/SUP Guideline
 - No existing similar building signs
 - Proposed – Shea Blvd
 - 5 maximum signs
 - 20' tall to the top of the sign
 - 2' tall letters/logo
 - 20 to 40 sf – up to 46 sf
 - Backlit
 - Proposed – Tatum Blvd
 - 2 maximum signs
 - 1 sign on Bldg A matched Shea sign
 - 2-story bldg.
 - 30' tall to the top of the sign
 - 2' tall letters/logo
 - 46 sf
 - Backlit



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GENERAL PLAN POLICIES

- **Primary policies include:**
 - **Policies in Goal LU 2.1.2, Special Use Permit Property Revitalization**

LU 2.1.2.1 Encourage Revitalization. The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.

LU 2.1.2.4 Special Use Permit Property Maintenance. The Town shall encourage, and where subject to redevelopment require, owners of closed or poorly maintained Special Use Permit properties to upgrade existing structures and properties to improve their physical condition to acceptable standards or require such structures to be removed or demolished.



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SOD CONSIDERATION POINTS

- **SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review**
- **SOD issuance begins the SUP review process**
- **The SOD is not a final decision of the Council**
- **It creates no vested right to a SUP approval**
- **Applicant shall not rely on the SOD as the same as what may be part of an approved SUP**
- **Commission, by majority vote, can request clarification and/or expansion of SOD to Council**



SOD CONSIDERATION POINTS

General Items

- Anticipated time frame for completion
- When and if drafts should be referred back to Council
- Expectations for public participation
- Process for new policy considerations
- Policy preferences, undesired outcomes, or areas where no further review is necessary

SUP Items

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights
- View Corridors
- Circulation
- Known issues, if any



SOD CONSIDERATION POINTS

Discuss Council Action Report Attachments:

Attachment G – SOD Consideration Points

Attachment H – Draft SOD



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SOD TIMELINE

- **Commission must hear, approve or disapprove, and forward the SUP within time period specified in SOD or the lesser of 90 days from SOD or 150 days from the SUP filing, suggestion is Mar 5, 2019 (with preference action be taken by Feb 5, 2019)**
- **Council must issue SOD within 45 days from the date of staff presentation which is November 25, 2018**
- **Current Schedule is**
 - **Second Work Study is Oct 25th**
 - **SOD Issuance is Nov 15th**



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