

TOWN OF PARADISE VALLEY

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



Town Council
March 14, 2019



TODAY'S GOAL

2

Update the Town Council on the discussion points from the December 6th Council Study Session for the Lincoln Plaza Medical Center Major Special Use Permit Amendment and discuss any necessary edits or direction



03/14/2019

3



03/14/2019

REQUEST

4

- 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



03/14/2019

DISCUSSION POINTS

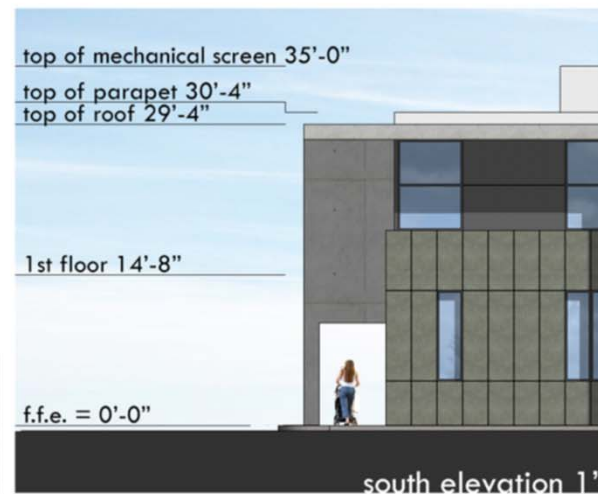
- Height
- Building Footprint
- Pharmacy
- Urgent Care
- Lighting
- Draft Ordinance
- Right-of-Way/Easement
- Parking
- Development Agreement (Postpone Discussion)
- Traffic/Access (Postpone Discussion)
- Next Steps



HEIGHT – PLANNING COMMISSION

6

- Commission's reasons to support height
 - Entire roof area not 36' tall
 - 30' to top of roof
 - Parapets setback 10' and 25' that mitigate views of building > 30' offsite
 - Class A building standards 15' floor to floor, with 5' ceiling (at 14'8")
 - 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/taller structures in vicinity up to 48'
 - Site is in a development area
 - Entry atrium height lowered/redesigned from initial submittal



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HEIGHT - UPDATE

7

- Applicant provided additional explanation in Attachment P
 - Reiterate same points as previously stated
 - Emphasis there is no public opposition given during the review process
 - Smoke Tree Resort proposal is 36' to 44' tall 3-story at 20' setback to the west
 - Alternative to remove parapets that cause height over 30' since 25' mechanical setback screens equipment



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HEIGHT – PARAPET FROM 150' AWAY

8

No parapet



Parapet



HEIGHT – PARAPET FROM 200' AWAY

9

No parapet



Parapet



FOOTPRINT – EXISTING/PROPOSED

10

Existing

- Site 93,023 sf (2.13-acres)
- Bldg 12,322 sf (13.2%)
- Canopies 4,720 sf

- Lot Coverage 17,042 sf (18.3%)
- FAR 30,164 sf (32.4%)

Proposed

- Site 93,023 sf (2.13-acres) [less after ROW dedication]
- Bldg 21,620 sf (23.2%)
- Canopies 14,040 sf

- Lot Coverage 35,660 sf (38.3%)
- FAR 51,530 sf (55.4%)

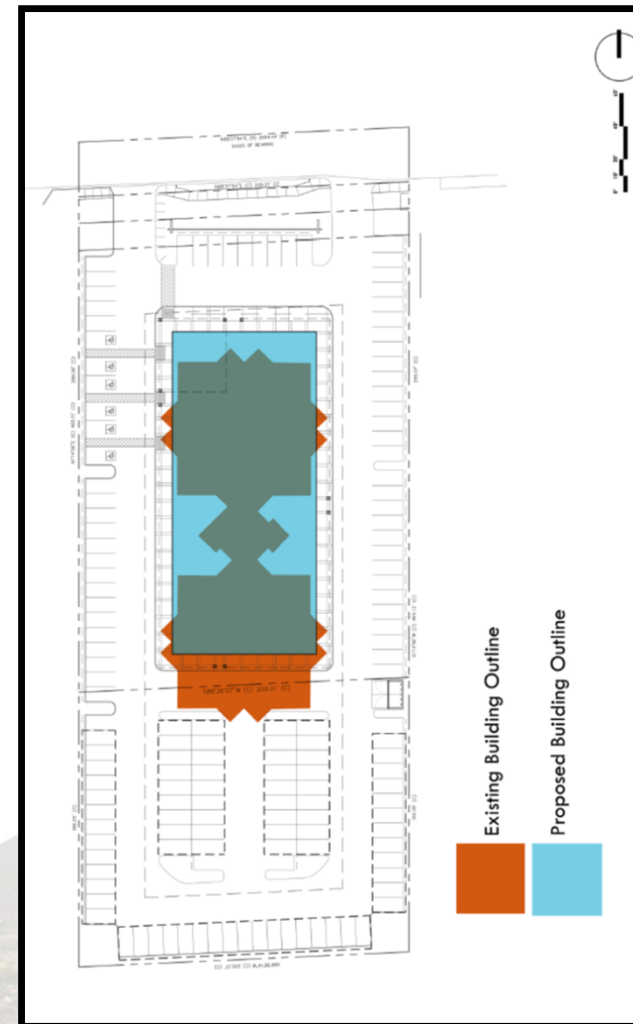


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FOOTPRINT – UPDATE

11

- No change from last study session
- Planning Commission was supportive of the proposed lot coverage
 - Increase due to covered parking
 - 2.1-acre site is undersized from the typical 5.0-acre site in the SUP guideline
 - Site is in a Development Area
- Typically, ancillary structures are included in lot coverage
- Council has the discretion to modify development standards
 - Promotes General Plan goals/policies
 - Improves overall site design
 - Promotes best interests of the Town



03/14/2019



PHARMACY – EXISTING/PROPOSED

12

Existing

- One allowed
- Apothecary allowed
- 2,079 sf max area
- Entry access direct from outside
- No limit on retail/patient area size
- Cannot sell non-medical items
- Cannot sell Schedule I & II drugs
- Mon – Sat 8:00 a.m. – 6:00 p.m.
- Security measures in narrative

Proposed

- One allowed
- Apothecary allowed
- 2,079 sf max area (Reduced from 2,500 sf)
- Entry access internalized within building
- 150 sf limit on retail/patient area size
- Cannot sell non-medical items
- Propose to sell Schedule I & II drugs
- Mon – Fri 7:00 a.m. – 8:00 p.m.
- Security measures expanded/put in ordinance

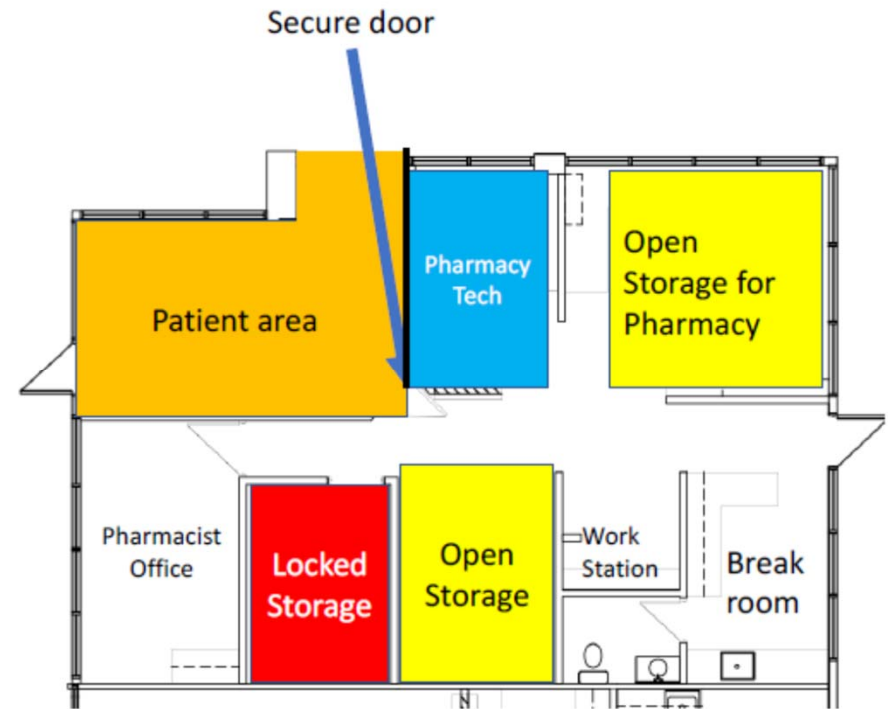


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PHARMACY – UPDATE

13

- Applicant contends proposed security measures and pharmacy serving on-site patients satisfies concerns in the sale of Schedule I and II drugs
- Policy question is whether the proposed pharmacy maintains/improves safety and promotes the best interests of the Town



03/14/2019

URGENT CARE – EXISTING/PROPOSED

14

Existing

- One allowed
- 2,170 sf max area
- Entry access direct from outside
- No out-patient surgical/ambulatory
- Cannot sell prescription drugs
- Mon – Fri 8:00 a.m. – 5:00 p.m.
- No security measures

Proposed

- One allowed
- 5,000 sf max area
- Entry access internalized within building
- No out-patient surgical/ambulatory
- Cannot sell prescription drugs
- 7 days a week 7:00 a.m. – 10:00 p.m.
- Added security measures on signage/deliveries
- Council suggested adding no use of vehicles generating sound and light in connection with the regular operation



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URGENT CARE - PLANNING COMMISSION

15

- Support since provides a benefit to residents/guests
 - Site not directly adjoining residential uses
 - Nearest urgent care is not close to the Town limits
(approximately 2 miles away at Scottsdale Road/Camelback)
 - Town resident/hotel guest density nearby will be higher than other parts of Town



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LIGHTING – GUIDELINES

16

Guidelines

- No SUP guideline on maximum foot-candle at the property line when the site adjoins all commercial uses
- Guideline suggests parking lots at 1.6 foot-candles and driveway entrances at 5.0 foot-candles
- If SUP property adjoins residential property, guideline is 0.5 foot-candles at property line
- Internally-illuminated signs like proposed at this site have a maximum illumination at property line of 0.75 foot-candles

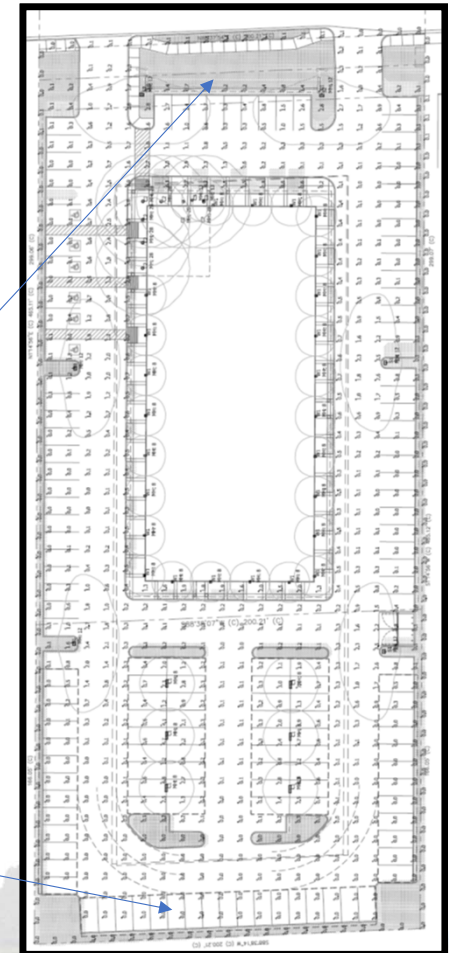
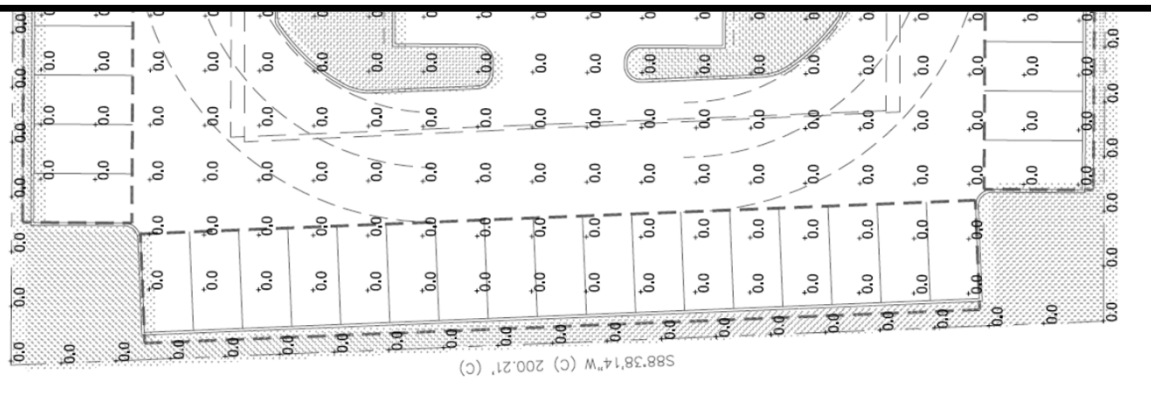
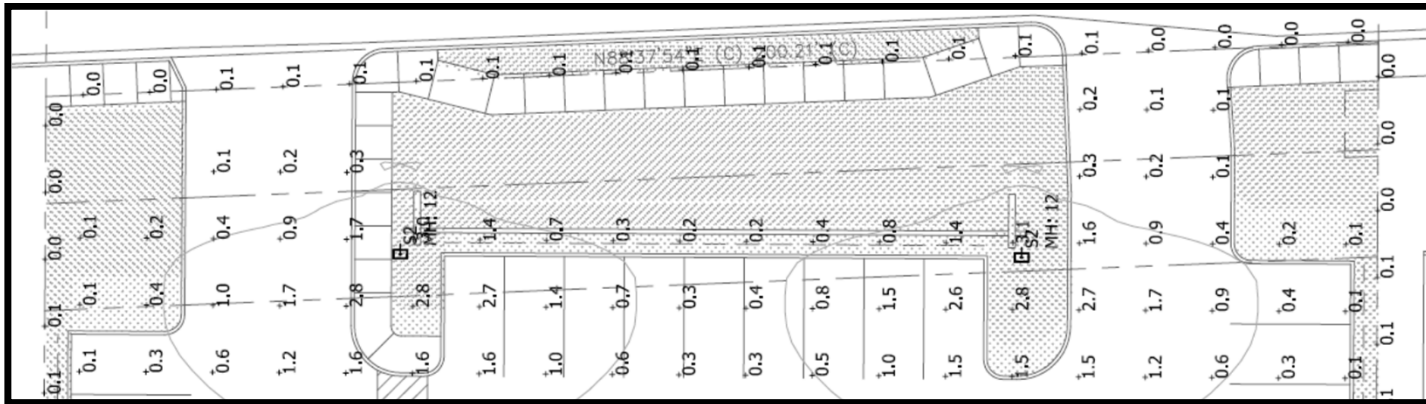


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LIGHTING - PROPOSED

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- Foot-candle measurements are 0.0 and 0.1 along all property lines

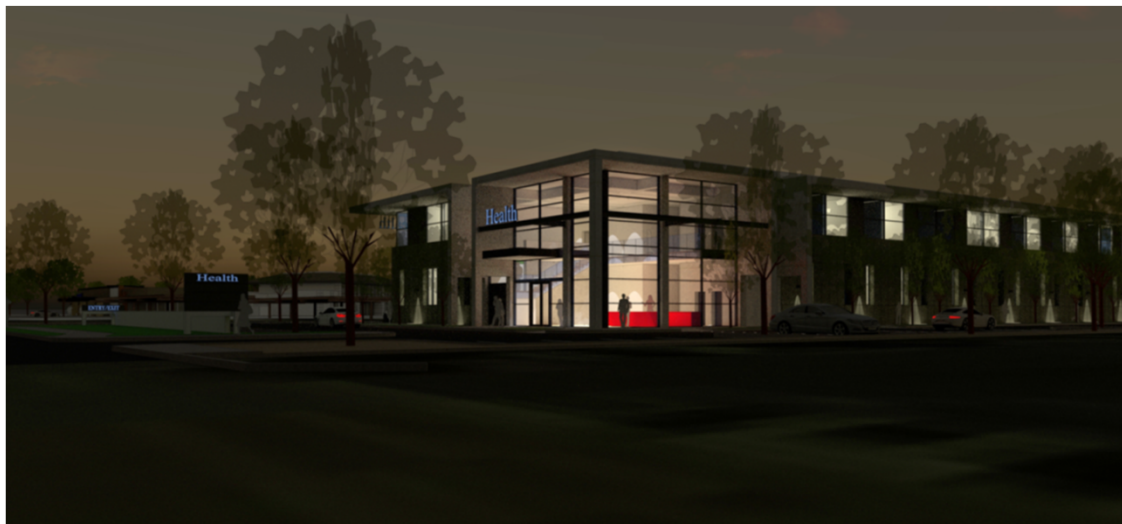


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LIGHTING – UPDATE

18

- Ambient light from the glass entry atrium was raised at the last Council study session
- Applicant provided a photometric plan at Planning Commission
- As part of this submittal applicant provided a nighttime rendering of the building



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DRAFT ORDINANCE

19

Edits since left Planning Commission

- Added definition of retail
- Modified medical marijuana stipulation
- Clarified pharmacy
 - Primary function sale of prescription drugs
 - Lowered back to existing 2,079 sf size
 - Lobby/retail patient area max 150 sf
- Added stipulation regarding vehicles generating noise/light under urgent care
- Modified sign illumination off at 10:00 p.m.
- Added new stipulations related to security
- Refer to Attachment Q
- Edits do not reflect ongoing Council discussion

Date: 01-09-19 12:06:48

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ORDINANCE NUMBER 2018-19

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE SPECIAL USE PERMIT FOR LINCOLN PLAZA MEDICAL CENTER, 7125 E LINCOLN DRIVE, PROVIDING FOR REDEVELOPMENT WITH DEMOLITION OF ALL EXISTING STRUCTURES AND CONSTRUCTION OF A NEW TWO-STORY MEDICAL CENTER WITH COVERED PARKING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley (the "Town") Council held a public hearing on _____, in the manner prescribed by law, to hear and to take action on the amendment to the Special Use Permit for Lincoln Plaza Medical Center, as recommended by the Planning Commission; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on October 16, 2018, in the manner prescribed by law, for the purpose of considering an amendment to the Special Use Permit for Lincoln Plaza Medical Center, and recommended approval to the Town Council in a vote of 6 to 0; and

WHEREAS, the Town Council finds that the requirements of Section 2-5-2.F, Citizen Review Process, including holding a Citizen Review Session on October 3, 2018 to provide a reasonable opportunity for the applicant, adjacent landowners, and other potentially affected citizens to discuss issues or concerns they may have with the application has been met; and

03/14/2019



II. DEFINITIONS

“**Approved Plans**” means the plans and documents associated with SUP 18-06 and described in Subsection IV “Approved Plans” of this Ordinance.

“**Owner**” means Jamel Greenway L.L.C., an Arizona Limited Liability Company, its successors and assigns. An Owner may be an individual, corporation, partnership, limited liability company, trust, land trust, business trust or other organization, or similar entity, which in turn may be owned by individuals, shareholders, partners, members or benefitted parties under trust agreements, all of which may take any legal form, and may allocate interests in profits, loss, control or use.

“**Property**” means the real property described in Exhibit “A” to Ordinance #2018-19.

“**Retail**” means the dispensation of prescription drugs, along with any secondary associated sale of medically-related items, paraphernalia, or products specific to the care of the patient (e.g. crutches, diabetic needles, orthopedic braces).

“**Special Use Permit**” or “SUP-18-06” or “SUP” shall mean this special use permit as approved by Town Ordinance #2018-19.

“**Town**” means the Town of Paradise Valley.



19 prohibited.

- 20
- 21 3. Except as modified in this Special Use Permit, the regular days and
- 22 hours of operation on the Property shall be Monday through Friday
- 23 from 7:00 a.m. to 8:00 p.m.
- 24
- 25 4. A medical marijuana dispensary is ~~presently~~ not a permitted use under
- 26 the existing Special Use Permit for Lincoln Plaza Medical Center, and
- 27 a medical marijuana dispensary is neither being requested nor
- 28 approved as a permitted use ~~allowed on the Property and is not to be~~
- 29 ~~allowed~~ as part of the Special Use Permit (SUP-18-06). ~~A medical~~
- 30 ~~marijuana dispensary is subject to the restrictions outlined in Article~~
- 31 ~~XI of the Paradise Valley Zoning Ordinance and approval of a separate~~
- 32 ~~amendment to this Special Use Permit is required before a medical~~
- 33 ~~marijuana dispensary would be a permitted use on the Property.~~
- 34



C. PHARMACY

1. Only one (1) pharmacy shall be allowed.
2. The primary intent of the pharmacy is to cater to the medical staff and patients of Lincoln Plaza Medical Center. The primary function of the pharmacy shall be the retail dispensation of prescription drugs as defined under Retail in Section II, Definitions.
3. The pharmacy may include a lobby, over the counter ~~R~~retail area (with retail as limited by this Special Use Permit), a compounding area, a dispensing area, and a cashier area.
4. The area of the pharmacy shall not exceed 2,079 ~~2,500~~ square feet in total area, with the lobby/Retail (patient area) not to exceed 150 square feet.
5. There shall be no external signage, other than tenant identification on a directory and/or at the doorway to the pharmacy. This includes the following limitations: no allowance for vehicle wraps and/or other means of identifying the pharmacy.
6. The pharmacy shall not sell, dispense, lease or market any non-medically related items, paraphernalia, or products, ~~and sundries.~~



Continued Pharmacy Stipulations

23

- g. A time-delay safe in the locked storage room and a time-delay safe in the pharmacy tech area for the storage of Schedule I and II drugs.
- h. Signage in the pharmacy providing notice that controlled substances are stored in time-delays safes.

6

03-14-19 ~~12-06-18~~

- i. A 48-inch tall by 36-inch wide pharmacy counter.
- f.j. An additional barrier or obstacle between the parking lot and main entrance to the building, such as raised planters or something similar to deter someone from attempting to crash a vehicle through the lobby glass.

03/14/2019



URGENT CARE

9. There shall be no use of vehicles generating sound and light in connection with the regular operation of the urgent care center. This excludes emergency situations such as -in which an ambulance or other emergency vehicle may be on the Property to take a person in need of immediate medical treatment from the Property to an emergency facility or a fire truck is on the Property to put out a fire.

CONSTRUCTION

E.

2. ~~[Correct site topography and elevations shall be supplied by the Owner prior to Council consideration of the final Ordinance so that a fixed finished grade elevation can be specified in the Ordinance.]~~ Final grading and drainage plans and documents, prepared by a registered civil engineer, must be submitted for review and approval by the Town Engineering Department prior to issuance of a building permit for the improvements associated with SUP 18-06. The lower finished grade elevation is 1309.86 feet in accordance with the FFE Exhibit prepared by Suite Six Architecture + Planning, dated November 5, 2018.



K. SIGNAGE

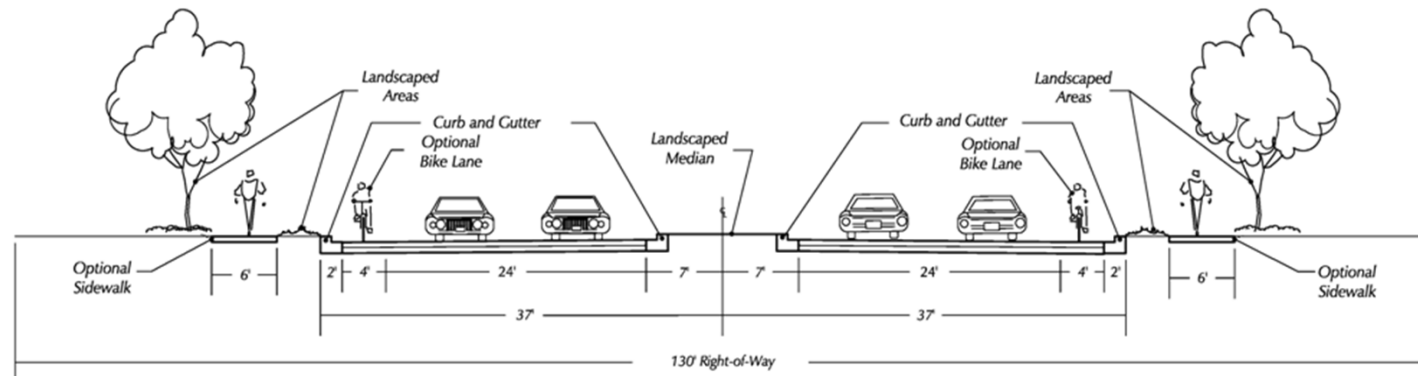
1. All signs shall be installed only as shown on the Approved Plans.
2. The lighting for the signs on the Property shall be placed on a timer to shut off between the hours of 10:00 ~~11:00~~ p.m. and 6:00 a.m., unless otherwise approved by the Town Manager or designee for special events.



RIGHT-OF-WAY – GENERAL PLAN

26

- General Plan designates Lincoln Drive as Major Arterial at 130' wide
- Attachment O provides detail on ROW width from Town Hall to Scottsdale Rd
- Existing ROW width 73' to 105'
- Proposed ROW width 83' to 130'

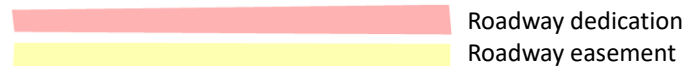
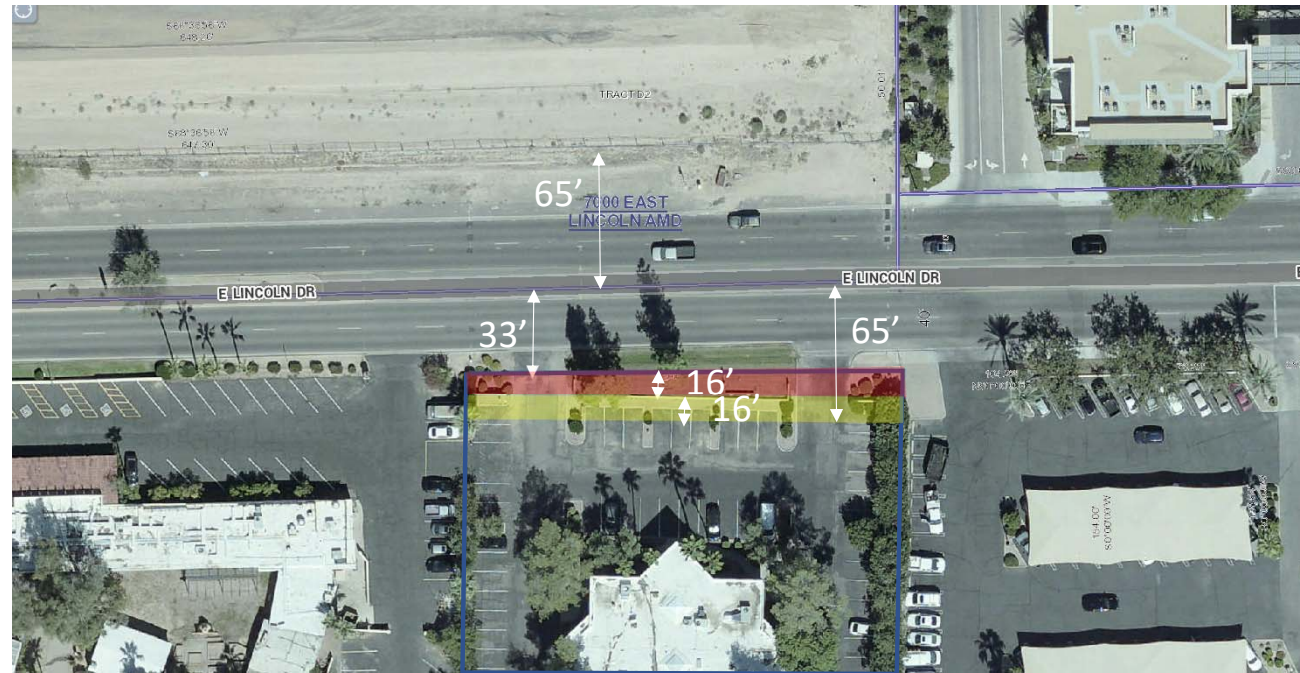


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RIGHT-OF-WAY - PLANNING COMMISSION

27

- Existing 33' ROW
- 16' additional dedication
- 16' roadway easement
- Total south half ROW at 65'
- Total ROW at 130'
- Commission discussion centered around deeded ROW should include the physical improvements such as travel lane, curb, sidewalk

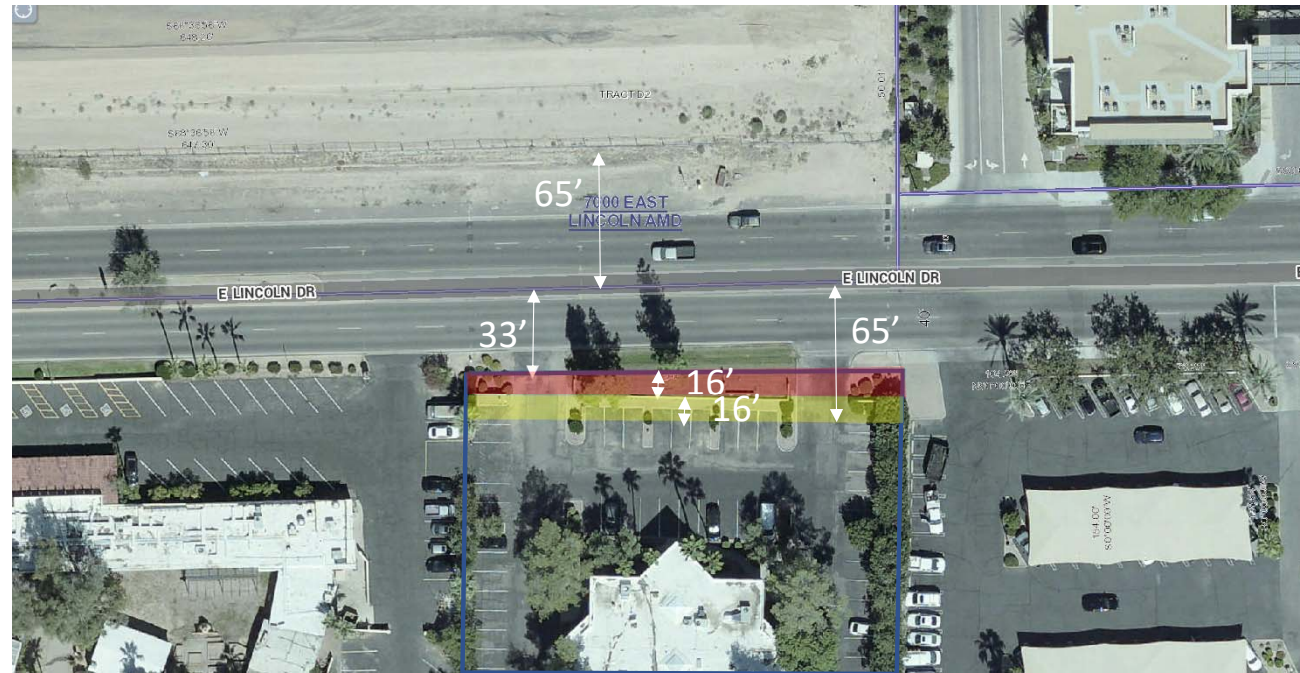


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RIGHT-OF-WAY - UPDATE

28

- Applicant remains in support of the Planning Commission right-of-way recommendation for 49 feet by deed and 16 feet by easement



Roadway dedication
Roadway easement

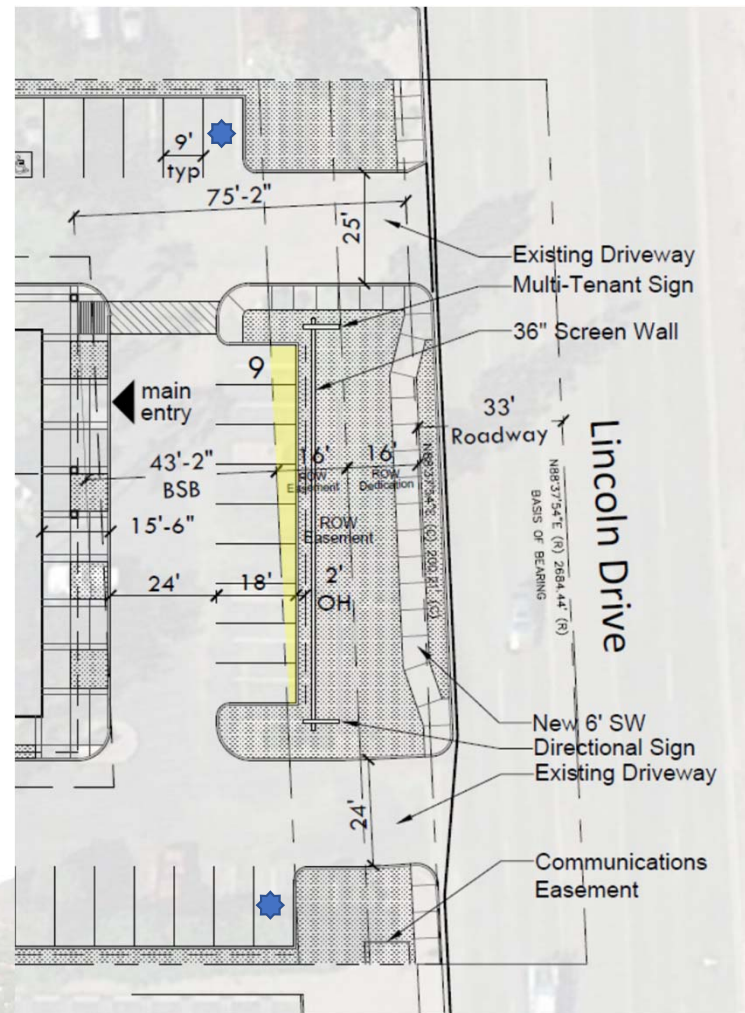


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PARKING – RIGHT-OF-WAY IMPACT

29

- 9 parking spaces encroach 2' to 5' in 16' roadway easement
- Monument sign and directional sign encroach into easement
- 2 parking spaces may affect circulation – backing up as vehicles enter
- Shared access will affect parking layout



03/14/2019



PARKING - CALCULATIONS

30

- 153 existing spaces
- 155 spaces per SUP guideline
- 146 spaces proposed

CALCULATION	EXISTING	PROPOSED
Interior Floor Area	25,000 sf	31,000 sf
Pharmacy	2,079 sf	2,079 sf
Total Parking Spaces	153	146
Total Parking Spaces Reduced (Remove front 11 spaces along Lincoln Drive)	142	135
SUP Guideline (1 space / 200 sf interior floor area)	125	155
SUP Guideline Pharmacy (1 space / 300 sf interior floor area)	122	151
Applicant's Parking Study (1 space / 216 sf interior floor area) or (4.62 spaces / 1,000 sf)	116	144
Phoenix/Scottsdale Standard (1 space / 250 sf interior floor area)	100	124



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PARKING – UPDATE

31

- No change
- Applicant feels the parking study provides an accurate picture of expected parking demand

CALCULATION	EXISTING	PROPOSED
Interior Floor Area	25,000 sf	31,000 sf
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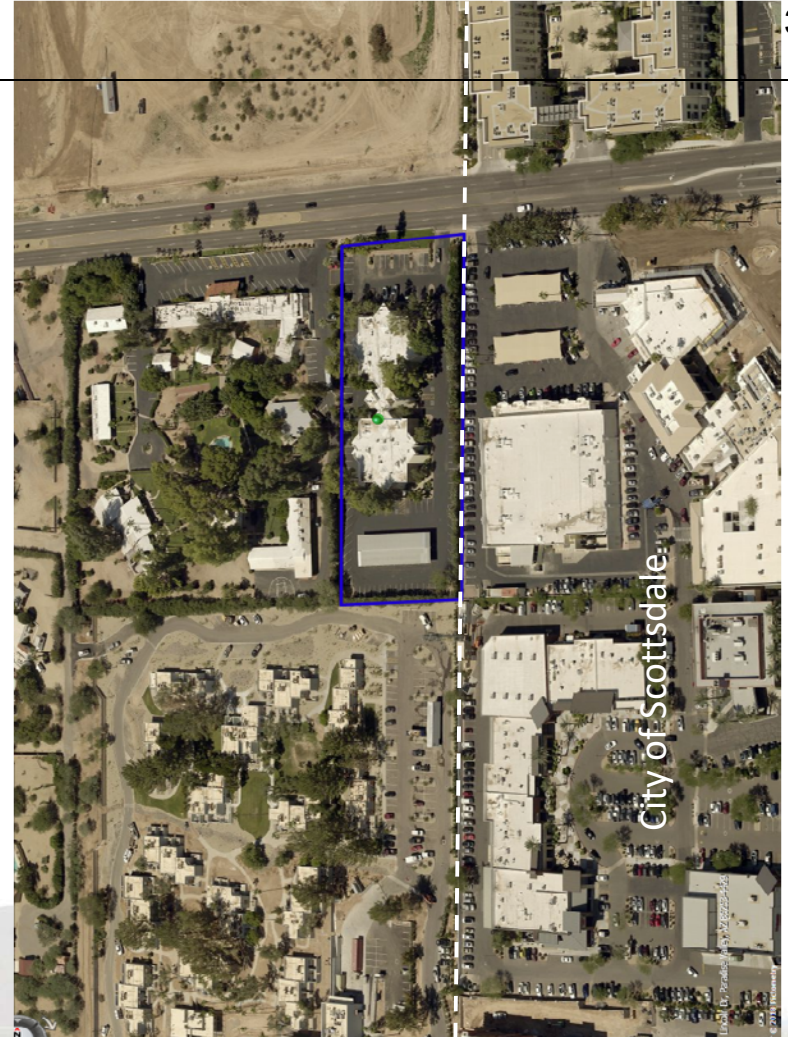
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NEXT STEPS

- Development agreement
- Make edits to ordinance as needed
- Applicant update plans as needed
- Direction on Lincoln Drive
- Set public hearing



QUESTIONS



33



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TODAY'S GOAL

34

Update the Town Council on the discussion points from the December 6th Council Study Session for the Lincoln Plaza Medical Center Major Special Use Permit Amendment and discuss any necessary edits or direction



03/14/2019