

**Mountain View Medical Center
Existing & Proposed Comparison
Mar 5, 2019 Planning Commission Work Session**

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.	An existing stipulation requires that “The Property may be used for a medical clinic only, and no changes, additions, expansions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit” There was a 2017 staff interpretation that clarified that existing spa uses on this site were deemed allowable provided all clients receive medically-related services and treatments. Non-medical services, such as spray tanning, waxing, tinting, manicures and pedicures are not allowed, unless prescribed, ordered or otherwise requested by a legally qualified physician, dentist, optometrist, chiropodist, chiropractor, osteopath, or occupational therapist. All clients must be by appointment only; no walk-in clients or services are allowed.	The proposed narrative 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 Town may wish to consider additional parameters for uses like veterinarian practices, sleep centers, pharmacy, and urgent care other than those identified by the applicant. The applicant has stated retail and medical marijuana dispensary are not allowed.
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.	Urgent Care is currently not permitted. Pharmacy is permitted per the following stipulation: “A pharmacy shall be allowed. The total square footage for the pharmacy shall not exceed 1,500 square feet and the pharmacy shall be located only in the easternmost portion of Building “B” identified on Exhibit “H”, “Site plan Showing Pharmacy.” The primary function of the pharmacy shall be the retail dispensation of prescription drugs. The pharmacy shall not sell, dispense, lease or market any non-medically related items, which include, but are not limited to, the following: cigarettes, cigars, tobacco, liquor, beverages, candy, food, ice, ice cream, cameras, film, toys, sporting goods, dry goods, home or garden supplies, clothes, lottery tickets, colognes, cosmetics, beauty aids, furniture, greeting cards or stationery, books or magazines, and non-medically-related sundries. The sign for the pharmacy shall be no larger than the signs for other tenants of the building; no sign, which identifies the existence of a	The proposed narrative identifies urgent care and apothecary/pharmacy as allowable uses. The Town will likely want to add parameters for these uses similar to other SUP properties and/or as suggested in Section 1102.2(B) of the Zoning Ordinance.

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			pharmacy, shall be visible from Tatum Boulevard or Shea Boulevard. Violation of any provision of this paragraph shall result in a fine of \$300 a day for each day the violation continues...”	
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 height 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 six existing single-story buildings with mostly pitched roofs that vary in height from adjacent grade between 16’ and 21’. The pitched roof elements act as the parapet to screen roof-mounted HVAC and mechanical equipment. The site has four existing parking canopies. These canopies are approximately 8’ tall.	The proposed redevelopment replaces each of the 6 existing buildings with new buildings. These new buildings will have flat roofs, generally are larger than the building it replaces, and are roughly in the same locations. The heights of 4 of the 6 buildings are 21’ from adjacent grade. The other 2 buildings (Buildings C and D) are two story and set close to the Tatum Blvd/Shea Blvd intersection. These two buildings are 34’ from finished grade There are 9 proposed covered parking canopies. The parking canopies nearest the two-story buildings appear to be integral to the building and slope with the lower edge at a height of 8’ and the taller height at approximately 12’. The other parking canopies have a maximum 9’ height.
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 meet the Open Space Criteria.	Except for approximately 1’ of the street-facing roof parapets on Buildings A and F, the proposed structures meet the Open Space Criteria.

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5	Building 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.	The subject site is generally triangular in shape and adjoins Tatum Boulevard and Shea Boulevard. R-18A zoned residential lots border the rear southern part of the site. These adjoining lots are 18,000 sf to 20,000 sf in size and restricted to single story. The existing buildings comply with SUP Guidelines. The minimum setback along Shea Boulevard is 59'. The minimum setback along Tatum Boulevard is 55'. The minimum setback along the R-18A lots is 81'. There are 4 existing covered parking structures. The minimum setback to the public street is 90'. The minimum setback to the R-18A lots is 14' (These covered parking have the short side facing the residential lots.)	The proposed principal buildings comply with SUP Guidelines. The minimum setback along Shea Boulevard is 40' (Building F, single story, 21' tall). The minimum setback along Tatum Boulevard is 40' (Building A, single story, 21' tall). The minimum setback along the R-18A lots is 82.7'. The proposed plan shows 9 covered parking canopies. 6 of the canopies are designed with the short side facing the residential lots. The minimum setback to the public street is 28' on one of the canopies along Shea Boulevard. The minimum setback to the R-18A lots is 50'.
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 9.8-acre site is almost double the recommended SUP Guideline of 5.0 acres. Existing lot coverage at 21.1% Existing floor area ratio at 21.1% Existing total square footage is at 59,969 sf building footprint, 20,255 sf roof dripline(building canopies) and 9,981 sf parking canopy dripline. This is a total square footage of 90,205 sf.	Proposed lot coverage is approximately 106,217 sf and 24.89% at final buildout in Phase 3 (includes parking canopies and roof overhang) Proposed floor area ratio is 124,517 sf and 29% (adds in the garden level for the 2-story portions of the project) Proposed total square footage is at 89,217 sf buildings (lot coverage), 107,517 sf buildings (includes garden level) and approximately 17,000 sf for parking canopies The site data needs to be clearer on the total lot coverage and floor area (% and sf) for each phase and broken down more clearly for total building footprint, overhangs, and parking canopies. Staff estimates that the total lot coverage/FAR in Phase 1 is approximately 78,100 sf/18%; Phase 2 is approximately 93,325 sf/22%; and Phase 3 as shown above.

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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. Roadway frontage is within Rural Elegance Character Zone per draft Visually Significant Corridor (VSC) Plan. Characteristics of this Zone include Picturesque and expansive views of Camelback, Mummy, and Phoenix Mountains; Accentuated horizontal forms and a rural setting. Minimize tree planting to maintain views. Emphasize horizontal, low, and colorful landscape planting. Turf where appropriate outside the right-of-way; Use of Saguaro and boulders to emphasize character while not obstructing mountain views.	Approximately 220 lf of the total 950 lf along Tatum Blvd and 330 lf of the 925 lf along Shea Blvd does not meet the 50' landscape width guideline. The landscape area adjoining these streets varies 24', 55', up to 100' at the Tatum Blvd/Shea intersection (measured from the property line). Existing development does not meet the 40' landscape width guideline adjoining residentially-zoned properties. There is a 25' wide landscape area adjoining the residential lots along south property line. Except for the Desert Willow and Palo Verde, the existing trees are not in harmony with the Rural Elegance Character Zone. The turf is generally in harmony.	The proposed landscape areas along Tatum Boulevard and Shea Boulevard are not in compliance with the SUP 50' width guideline. 1,025' along Tatum (140' driveway/Beryl – 885') and 960' along Shea (50' driveway – 910') 550 lf of the total 950 lf of frontage does not meet the guideline today. The proposed width is approximately 28' up to 42' (measured from the property line). The approximate 25' wide landscape area adjacent to the residential lots is proposed to remain at the same width. Although, the additional triangular landscaped area nearest to parcel 168-07-012 will be replaced with parking in Phase 3. The existing shared wall could be raised to a maximum 8' tall wall. The proposed trees are all trees listed for the Rural Elegance zone (e.g. Mesquite, Palo Verde, Ironwood). Properties requesting a Major SUP are encouraged to use the best option in this plan. This best option would include having approximately 55% live coverage, incorporation of year-round color, accent walls using with weathered steel sculptural split rail – stone veneer, screen walls that include desert motifs to hide utility boxes such as those along Tatum Boulevard and Shea Boulevard, incorporating pedestrian seat walls/shade, among other design elements.

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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 Tatum Boulevard and Shea Boulevard rights-of-way are within the City of Phoenix. The existing right-of-way width on Tatum Boulevard adjoining the subject site is 110' and 122', with the half width along the site at 55'. The existing right-of-way width on Shea Boulevard adjoining the subject site is 125' and 130', with the half width along the site at 60'. The City of Phoenix has different roadway cross-sections for major arterials that vary between a half-width of 55', 65' or 70'. The existing site meets the Special Use Permit Guidelines for parking. There are 331 existing spaces, that includes 26 accessible parking spaces. Based on 59,969 sf of existing space and 1 space/200 sf; the minimum number of parking spaces suggested is 300. ADA guidelines are based on the total number of parking spaces provided. At 331 spaces, 8 accessible spaces are required. Parking space size is 9' x 20'. Per the study submitted, existing Level of Service (LOS) at the various intersections adjacent to the site operate at an overall LOS of D or better, with the exception of Tatum Boulevard/Shea Boulevard intersection and Tatum Boulevard/Beryl Avenue intersection which are worse in the evening commute. The proposed buildout generally maintains the existing LOS, except for some movements in the evening that worsen (i.e, northbound right turn lane at Tatum Boulevard/Shea Boulevard intersection). The additional daily trips added at buildout is 1,204. The existing access driveways will remain in their current locations.	The applicant submitted a parking and traffic analysis. Preliminary review of these studies were done by the Town Engineer. Correspondence with the engineering division at the City of Phoenix is ongoing. Initial comments from Phoenix resulted in the City does not currently have any plans for Tatum or Shea at that location and has no comments on the redevelopment plans. Review will need to include that each phase can be adequately parked along with any existing uses that will remain in operation. Construction staging areas and construction parking will also need to be considered in the analysis of the phased development. The proposed parking analysis does not meet the SUP Guidelines of one parking space per 200 sf and 456 total parking spaces required based on the suggested parking calculations. The site exceeds the minimum required accessible spaces. The final build-out results in 411 parking spaces, that includes 14 accessible parking spaces. Parking space size is generally proposed at 9' x 18' with a 2' landscape overhang. The study concludes that actual parking conditions results in a 0.8 space/200 sf calculation, the SUP Guideline is lower on certain medical uses, and adjoining jurisdictions requirement is typically 1 space/250 sf.

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9	Infrastructure Utilities	Section 1102.3C.5 lists some possible plans and studies that may be deemed necessary. This includes water flow and pressure impacts, grading and drainage, and any other plans or studies deemed necessary.	There are existing 6", 8" and 12" water lines served by the City of Phoenix; There are existing 12" and 18" sewer lines served by the City of Phoenix; Natural gas served by Southwest Gas and electric served by APS are at the site.	Except for typical construction-related utility improvements, no needed off-site utility improvements are expected. The applicant is in the process of providing the fire flow information. The storm drainage capacity will be improved such that each phase will function independently. Both above-ground retention basins at a maximum depth of 3 feet and underground storage/drywells will be used to retain a total of 12,500 cubic feet of storm water
10	Context Appropriate Design	Several General Plan policies encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates the scale of larger buildings through use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.	The existing development breaks the total medical office square footage into a park setting with smaller separate single-story buildings. These buildings have varying footprints and pitched roof parapets to screen roof-top mechanical equipment. This design is pedestrian-scaled.	Planning Commission and Council will need to determine whether the project is context appropriate. The proposal retains having 6 separate buildings. The pitched roofs change to flat roofs with vertical parapets. The 2 two-story buildings are located nearest the Tatum Blvd/Shea Blvd intersection. The proposed architecture is more modern style than the existing architecture. Various materials will be used from stucco, masonry, glass, and metal.

11	Signage	Except for sign lighting (0.75 fc at nearest property line) and double-sided signs considered as two signs, the Zoning Ordinance provides no specific specifications for signage on a property zoned Special Use Permit. 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.	Several existing signs are on the subject site today. Monument – Total of 2 double-sides signs at each principal driveway, 8' tall, 58.6 sf sign area each side, internally illuminated, space for 9 tenant names – 2010 Commission Special Use Permit amendment. Original sign was 3' tall, stone, name of center/logo Building Signs- tenant signs on glass doors, illuminated indirectly from soffit lights, and building letters identifying each building. Directory/Traffic Signs – 3 campus directories near each of the 3 driveways, directories at each building/group of buildings, and approximately 9 directional signs. These signs vary in height and sign area, but roughly not higher than 6' and 12 sf sign area. Tenant Building Signs - None	Monument – Same height as existing and larger than the existing signs. Existing and proposed signs exceed SUP guideline. Total of 2 double-sided signs at each principal driveway, 8' tall, 82 sf sign area each side, indirectly illuminated, address, name of center and 7 tenant names. Both existing and proposed signs, exceed guideline on number and total sf since double-sided counts as 2 signs. Tenant Suite Signs - tenant signs on column screening near doors at each suite, illuminated indirectly from soffit lights, and building letters identifying each building. The proposed suite signs are approximately mounted 6 feet in height and are generally not larger than 6 square feet in size. Directory/Traffic Signs – Building A & F have a monument directory that is 4.5' tall, 18 sf, lists the suite numbers, has a site map and is illuminated from up-lighting in the base. Buildings B-E have 1 directory that is 5' tall, 75 sf, lists the suite numbers, has a site map and is illuminated from up-lighting in the base. No information provided on any traffic signage at this point. Any traffic signs will need to be SUP guidelines and/or engineering standards. Tenant Building Signs – 2 face Shea Blvd and 2 face Tatum Blvd. 1 sign on each street will be located on a 1-story building. The other sign will either be on the 2-story building or the 1-story building. Signs located on the 1-story building are 20' tall to the top of the sign, 2' tall letters/logo, up to 40 sf, and internally illuminated. Signs located on the 2-story building are 30' tall to the top of the sign, 2' tall letters, up to 40 sf, and internally illuminated.
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Comparison
SUP 18-12

12	Exterior Lighting Building Landscaping	The Special Use Permit Guidelines suggest • The light emitting element is shielded and that lighting units do not direct light unto adjacent property • Uplighting not be more than 250 lumens • Pole lighting not exceed 16' tall • Light fixtures are setback the height of the fixtures • Illumination not exceed the foot-candle levels based on uses (1.6 fc for parking lots, 5.0 fc on driveways/drop-off areas and 3.0 fc architectural lighting) • Illumination at the property to a residential property not exceed 0.5 fc and fixture be less than 3' tall within the setback (60' setback per the SUP Guideline)	The plans approved in 1980 provide limited information. The site uses 42" bollards and approximate 8" tall spot lights within the grounds of the site. Building lighting is recessed soffit fixtures. There are no illumination levels for the existing light fixtures provided. However, based on the approved 1980 plans and site visits, the existing exterior light fixtures appear to fully comply with the current Special Use Permit Guidelines.	There are two light fixtures that illuminate parking/driveway/walkways. Fixtures SA/SB are 16' tall pole lights up to 3,185 lumens and 3,000 Kelvins. The other, Fixture BL, is a bollard up to 42" tall at 728 lumens and 3,000 Kelvins. These fixtures comply with Special Use Permit Guidelines. However, the 16' tall pole light is taller than the existing 42" bollard lighting used today on the site. The building fixtures shown is Fixture W1. It is mounted at 12' from grade, 2,760 lumens and 3,000 Kelvins. These fixtures illuminate the adjoining entrances/walkways into the buildings. The fixtures comply with Special Use Permit Guidelines. The wall mounted fixtures may wash the building more giving a different character compared to the existing soffit fixtures. No landscape lighting is proposed.
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