

TOWN OF PARADISE VALLEY

Lincoln Medical Plaza
Statement of Direction

Town Council Meeting
May 24, 2018



REQUEST

- Statement of Direction (SOD) for Major Special Use Permit (SUP) amendment for Lincoln Medical Plaza at 7125 E Lincoln Drive
 - Council Work Sessions May 24th & May 31st
 - SOD Action (Tentative) June 14th
- Points to keep in mind
 - Several aspects of project do not meet SUP Guidelines and/or may be in conflict with General Plan policies
 - Height, traffic and circulation, and depth of the perimeter landscape buffers are of particular concern
 - Many application submittal items are not fully complete, but do provide the nature of the proposed redevelopment



GENERAL PLAN

- Several policies apply (refer to attachment)
- Primary policies include:
 - Policies in Goal LU 2.1.2, Special Use Permit Property Revitalization
 - Policies of Goal DA 2.2.1, Development Area Policy

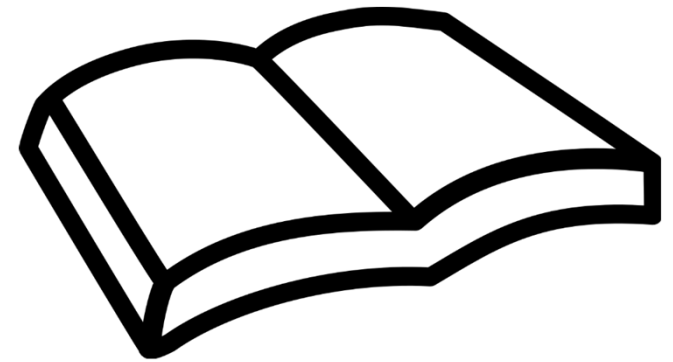
LU 2.1.2.1 Encourage Revitalization. The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.

DA 2.2.1.2 Balanced Consideration. Consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life.

M 4.4.3.2 Visually Significant Corridor Treatment. Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.

SOD CODE PROVISIONS

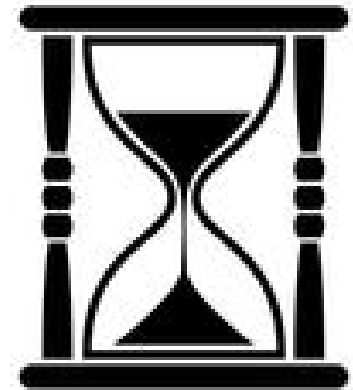
- SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review
- SOD issuance begins the SUP review process
- The SOD is not a final decision of the Council
- It creates no vested right to a SUP approval
- Applicant shall not rely on the SOD as the same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



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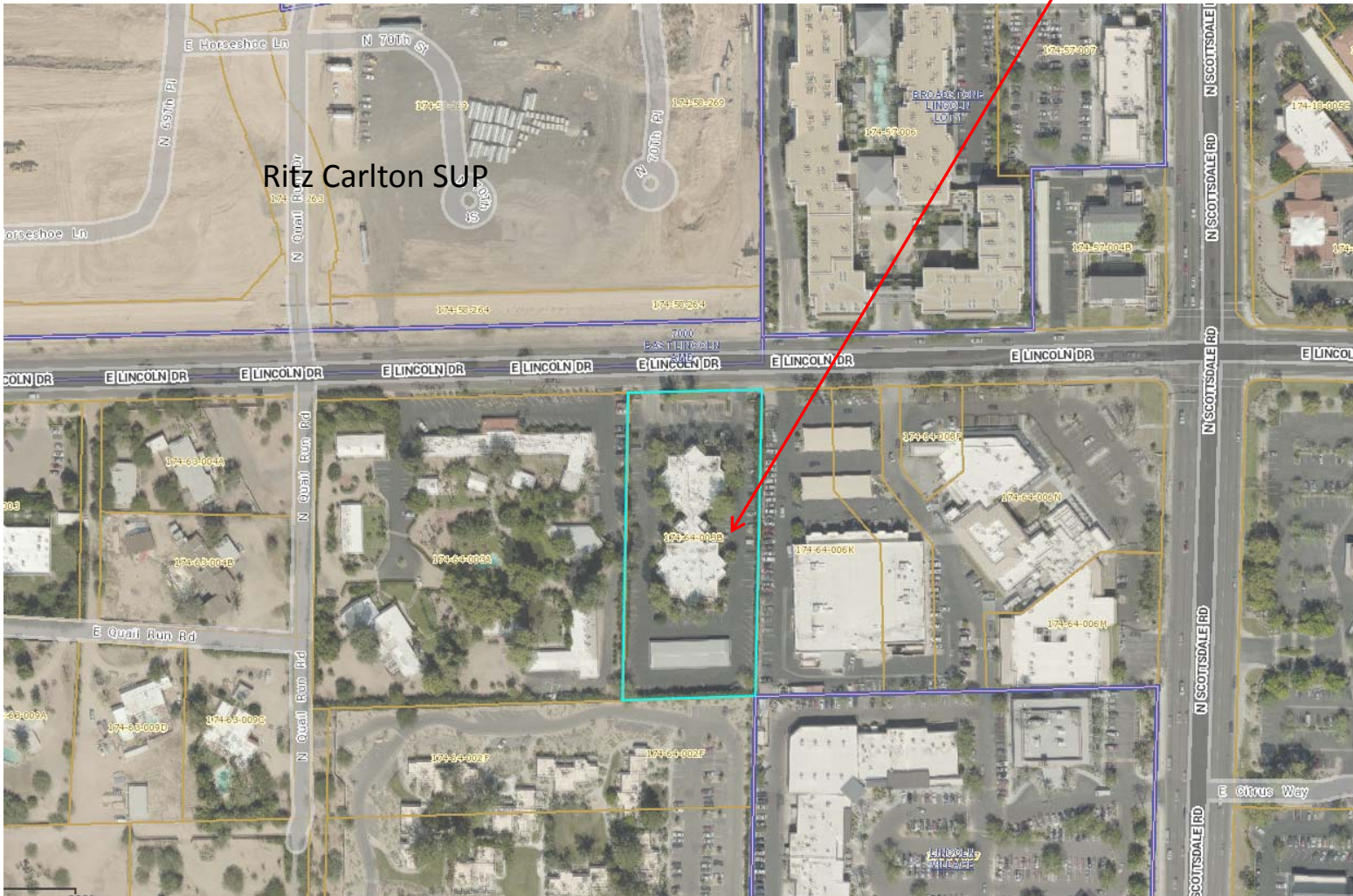
TIMING CODE PROVISIONS

- 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 specified time period since 90-day period falls early Sept 2018
 - Suggest Commission date of Oct 16th or Oct 2nd
- Council must issue SOD within 45 days from the date of staff presentation
 - Dependent upon application completeness
 - If use May 24th, then issuance is by July 8th



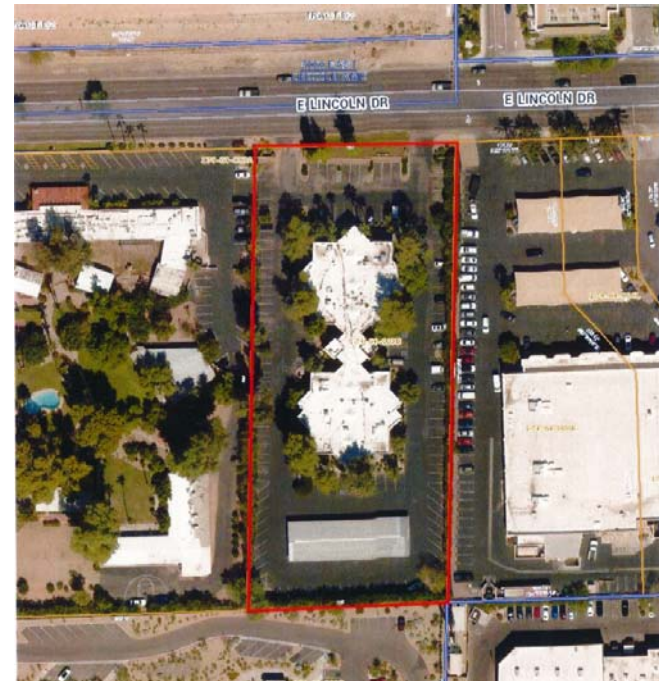
VICINITY MAP

Lincoln Medical Plaza



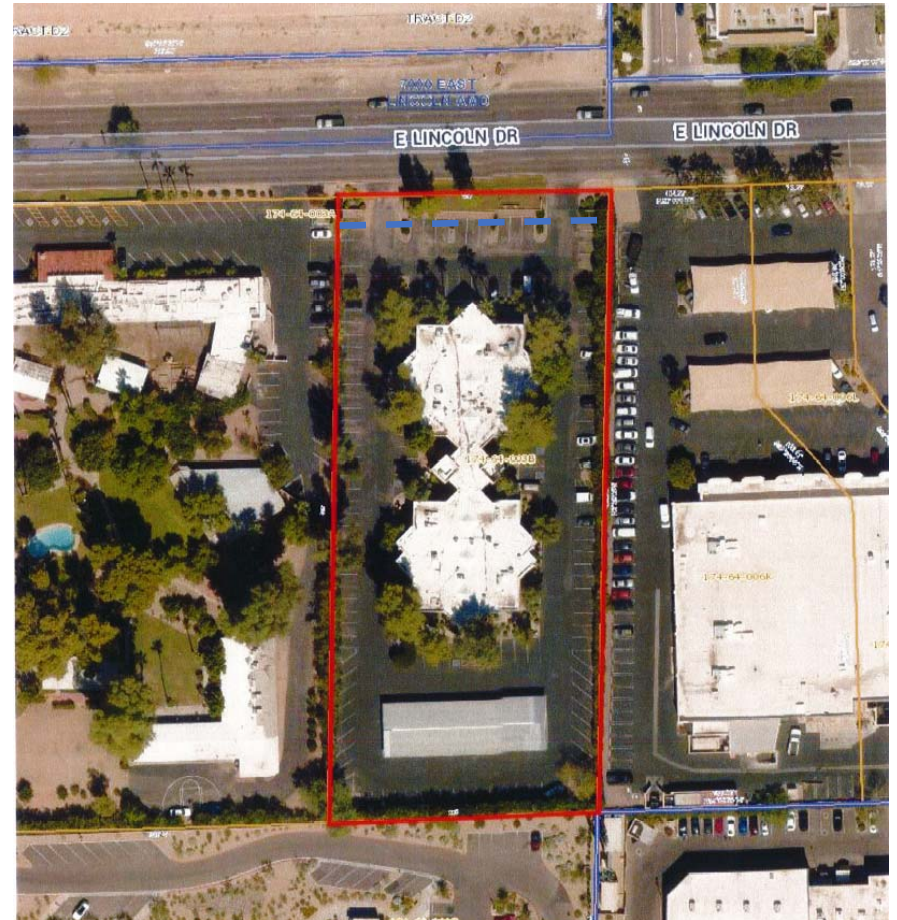
EXISTING CONDITIONS

- 25,444 square foot medical facility
- Essentially the same buildings/condition since 1974
- Last SUP amendment in 2011 for a pharmacy and urgent care
- Site designated for SUP-Medical and zoned SUP-Medical
- 2012 General Plan designating site in a Development Area
- Development area is encouraged to have moderate intensity, mixed-use, and context-appropriate development



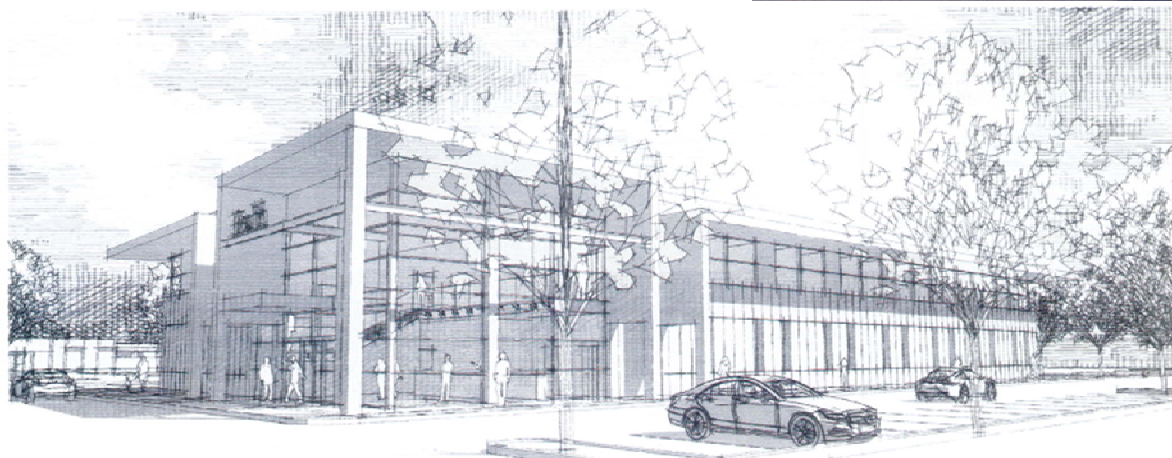
EXISTING RIGHT-OF-WAY (ROW)

- Lincoln Drive
 - Major Arterial
 - General Plan suggests 130' ROW
 - Existing 65' dedication on north side (Ritz)
 - Existing 33' ROW on south side (Lincoln Medical)
 - Clarification needed if 33' ROW dedicated
 - Unclear if applicant desires to dedicate additional 32' of ROW
 - Town typically requires dedication/easement

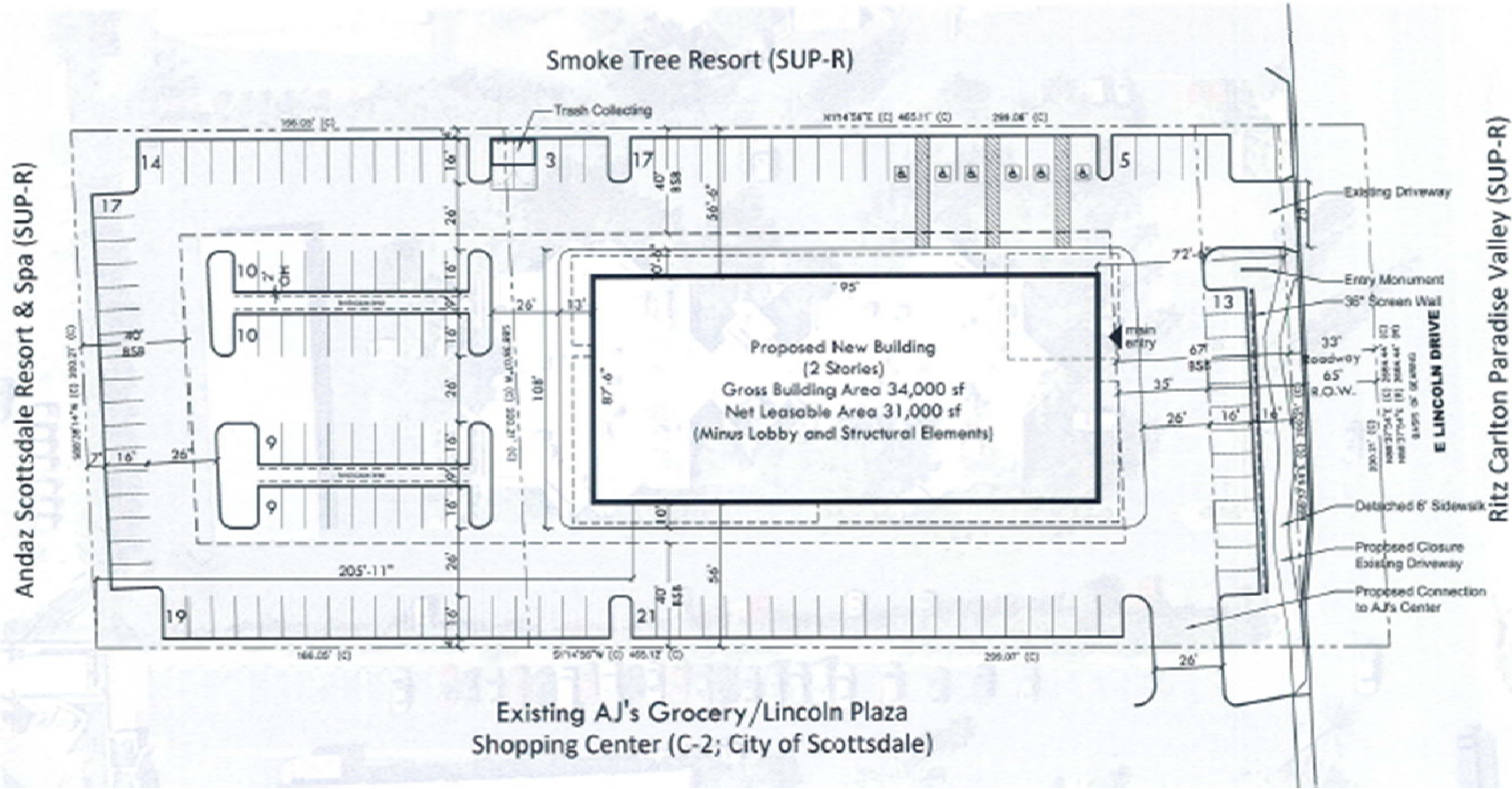


COMPONENTS – PROPOSED MAJOR SUP AMENDMENT

- Complete demolition of existing structures
- New, single-tenant medical office building
- 34,000 sf
- Two-story, 36' high structure
- 18.7% lot coverage
- 37% FAR
- Building mounted and ground-mounted signage
- 147 Parking spaces (some may be covered)



SITE PLAN



ALLOWABLE COVERED ITEMS IN SOD

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 — HEIGHT

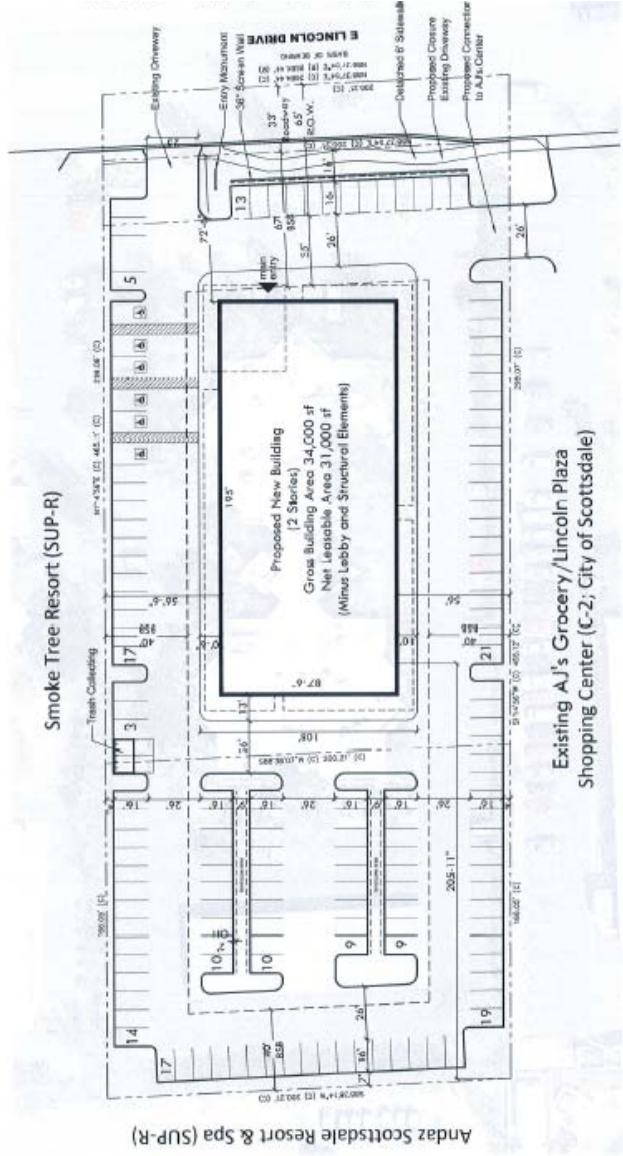
| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|--------|---|---|
| Height | <p>The Special Use Permit Guidelines for medical office suggest a maximum height of 30’0” for principal structures, with possible consideration for higher height to accommodate architectural features</p> <p>SOD to address heights (SUP Section 1102.3.B.4 Zoning Ordinance)</p> <p>Existing heights 24’0”, with some portion to mechanical screening at 27’0”</p> | <p>Plans show a maximum height of 36’0” to the top of the mechanical screening, 30’0” height to the top of the roof, and height measured from the finished floor elevation versus natural grade.</p> <p>Mechanical screen not typically considered an architectural feature.</p> <p>Applicant should provide reasons to support height (e.g. equipment clearances, how the building mass is broken up, etc.).</p> <p>Recommend Commission evaluate height’s impact to adjacent properties and operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing area of roof mechanical screening, and reduction of the overall height.</p> |

SOD CONSIDERATION POINTS — OPEN SPACE CRITERIA

| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|---|--|---|
| <p>Open Space Criteria - Viewshed</p> | <p>Open Space Criteria is reviewed as a means to preserve viewsheds, encouraging the massing of tall structures in the center of the site (SUP Guideline).</p> <p>SOD to address massing/scale (SUP Section 1102.3.B.4 Zoning Ordinance)</p> | <p>Applicant did not provide any Open Space Diagram Site Sections. However, based on the proposed setback, height, and right-of-way dedication; the proposed structure will be more out of compliance with the open space criteria.</p> |
| | <p>Existing structures do not fully comply. A setback of 60' is required to have a 24' height and 75' for a 27' height. If the full 65' half width right-of-way dedication is provided, this further makes the existing structures out of compliance with the open space criteria.</p> | <p>The Planning Commission should evaluate the impact to adjoining properties by the additional encroachment outside of the imaginary plane suggested by the Open Space Criteria.</p> |

SOD CONSIDERATION POINTS — LANDSCAPE/BUFFERING

| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|---------------------------------|---|---|
| Landscape/ Buffering | <p>50' buffer along major roads (SUP Guideline)</p> <p>General Plan Policy EP 6.1.1.3 Mature Landscape Preservation. The Town shall require new development and redevelopment to preserve mature indigenous and compatible landscaping on-site where feasible. Several large trees on the site.</p> | <p>16' and 30' along Lincoln Dr (includes portion of future right-of-way) 4' buffer on sides and 7' buffer in rear</p> <p>Based on the proposed building design, the large trees in the center of the site will be removed</p> |
| | <p>Existing buffers 34' Lincoln Dr (16' in existing ROW) 3'6" sides and rear yard Existing tall hedges and 3' to 6' tall block wall act as perimeter buffers</p> | <p>In addition to rear/side property line buffering, particular attention shall be paid to the buffer along Lincoln Drive based on the proposed Visually Significant Corridor study and the improvements proposed at the Ritz property just to the north, including replacement of any buffer should the landscaping die.</p> |

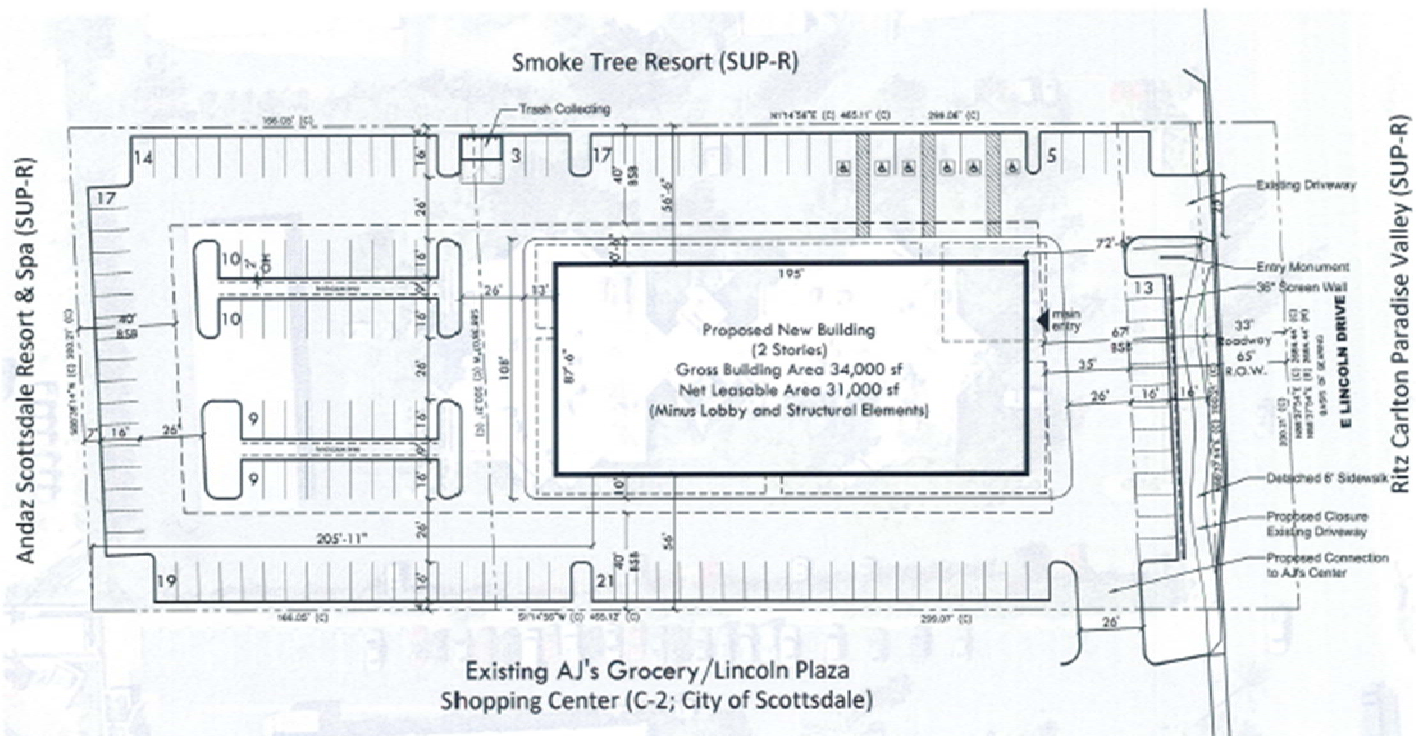


Buffering

SOD CONSIDERATION POINTS — SETBACKS

| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|-----------------|--|--|
| Setbacks | <p>This site is unique in that the adjoining properties are all non-residential. As such, the only Special Use Permit Guideline that applies on setback is the suggested 40' setback from a public street.</p> | <p>The proposed setbacks of 67' front yard (35' with full right-of-way dedication), 56' side yards, and 185' rear yard is consistent with Town Special Use Permit Guidelines</p> |
| | <p>The existing structure is setback 94' from Lincoln Dr (62' with full right-of-way dedication).</p> | <p>Applicant will need to provide plans for the proposed covered parking.</p> |
| | <p>The existing covered parking is south of the existing building, setback well beyond 40' from Lincoln Dr.</p> | <p>Setbacks meet SUP Guidelines but may need to be increased along Lincoln Drive to accommodate the recommended 50' wide landscape buffer adjoining a major arterial.</p> |

Setbacks



Andaz Scottsdale Resort & Spa (SUP-R)

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85018

7125 Lincoln
Medical Office
 Paradise Valley, Arizona

Development Services
 Survey
 City Submission
 Construction Set

Building cost will be reported when the project is completed. Planning by the design team and subject to the approval of the City of Scottsdale.

Master Site Plan



Legal Description

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Project Information

Project Name Lincoln Medical Plaza
Project Address 7125 E. Lincoln Drive
 Paradise Valley, AZ 85253
Owner Jamel Greenway, LLC
 4771 N. 20th Street, Suite B22
 Phoenix, AZ 85016
 Contact: Lynn Evans
 Tel: 602-710-2122
 Email: Lynn@andazshops.com
Architect suite6 architecture + planning
 6111 N. Cattletrack Road
 Scottsdale, AZ 85250
 Tel: 480-348-7800
 Email: dean@suite6.net

Project Data

| | | |
|--------------------|---------------|-----------|
| Net Site Area | +/- 93,023 sf | |
| | +/- 2.13 ac | |
| Lot Coverage | +/- 18.3% | |
| FAR | +/- 0.33 | |
| Net Leasable | existing | proposed |
| Building Footprint | 25,444 sf | 31,000 sf |
| Parking Std. | 147 sp | 141 sp |
| Parking ADA | 6 sp | 5 sp |
| Parking Total | 153 sp | 147 sp |
| Parking Ratio | 6.0/1000 | 4.7/1000 |



Date: July 15, 2011
 Project Number: 115
 Sheet No.: 01000
 Sheet Number:

A1.0

Master Site Plan

SOD CONSIDERATION POINTS — TRAFFIC/PARKING/CIRC

| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|--|---|--|
| <p>Traffic, Parking, and Circulation</p> | <p>Parking space calculations and parking lot screening guidelines in the SUP Guidelines.</p> <p>3' screening of parking lots</p> <p>Parking calcs by use (i.e. 1 space for each 200 sf interior floor space)</p> <p>No guidelines for landscape islands in parking lots or setback for load/unloading/trash.</p> | <p>Need to submit study</p> <p>Considerations for review should include:</p> <ul style="list-style-type: none"> • Number of access points in/out of the site • Fire access to the site • Design of entry/exit and roadway medians related to the restriction of vehicular movements in/out of site • Deceleration turn lane for eastbound traffic entering the site. • Any cross-access easement(s) with AJ's, Andaz, and Smoke Tree. |
| | <p>169 existing parking spaces</p> <p>2 driveways onto Lincoln Drive</p> | <ul style="list-style-type: none"> • Sidewalk and other pedestrian circulation • Roadway dedication/easement • Number of parking spaces for patrons, employees, overflow needs; use of shared parking, and ride-share • Full build-out of the Ritz SUP • Coordination of improvements/impacts with neighboring non-residential properties |

SOD CONSIDERATION POINTS — SIGNS

| Topic | Town Code/Special Use Permit Guideline/Town Policy Existing Condition | Proposal by Applicant Suggested SOD Focus |
|---------------------------------|--|---|
| <p>Signage - Gateway</p> | <p>1 ground-mounted sign at a maximum height of 8' and sign area of 40 square feet (SUP Guideline)</p> <p>Ritz SUP - an entry monument sign on the south side of Lincoln near Lincoln Medical</p> <p>CC&H 3.1.3.3 Enhanced Town Gateways. The Town shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the Town through consistent decorative elements such as signage, landscaping, and art that captures the values of the Town and its setting.</p> <p>Existing identification</p> <ul style="list-style-type: none"> • Monument sign between two entrances • Name of plaza on columns at each entry | <p>The elevation shows a sign on the front elevation of the building and the site plan shows an entry monument that is ground mounted.</p> <p>Focus shall be on impact of project sign locations, dimensions, and illumination.</p> <p>Direction needed regarding Town entry monument sign and potential allowance for off-site Andaz signage</p> |



SOD CONSIDERATION POINTS — OTHER ITEMS

- Evaluate impact to neighbors
- Review setbacks and floor area ratio
- Evaluate the project has context-appropriate site/building design
- Understand impact of any infrastructure improvements
- Review regarding potential community spaces/ services that will provide public benefit(s)
- SUP timing
- Drainage
- Refer to action report for more information



NEXT STEPS

- Find General Plan policies attached
- Find prior SODs attached
- Identify information needed for next work session and/or SOD action



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QUESTIONS?



VICINITY MAP

Lincoln Medical Plaza

