

Parking Background – November 2019
Lincoln Plaza Medical Center (SUP-19-05)

The Lincoln Plaza Medical Center located at 7125 E Lincoln Drive presently has 153 striped parking spaces according to the submitted site plan with the SUP-19-05 application. The exact number of parking spaces shifted over the last two to three decades depending on various factors. The total number of available parking spaces ranged from 151 to 159 parking spaces. These total parking space changes relate to different time periods when there was a shed on the south parking area removing 4 parking spaces, different times the parking lot striping included the 2 parking spaces in front of a voluntary shared access with SmokeTree Resort at the northwest corner of the site, the removal of 1 parking space for an accessible parking space aisle along the west side between the two buildings and other factors.

The medical center operates under the SUP approved on January 8, 1976 (reference recorded document Book 11624 Page 893). This 1976 SUP references a site plan that states the required parking space calculation is 1 parking space/ 150 square feet and includes a statement that this site have a minimum of 169 parking spaces. Based on early aerial records, this medical center met the 169 parking spaces as configured on the approved 1976 site plan. However, three primary changes occurred that reduced the total number of parking spaces by 14 parking spaces.

- Angled Parking. The result of the 60-degree parking space modification was a loss of 6 total parking spaces. The 11 southernmost rear west and the 11 southernmost rear east 90-degree angled parking spaces were restriped to approximate 60-degree angled parking sometime between January 1980 and January 1986 based on aerial records. There is no documentation in the SUP files for this site or the building permit files noting this modification.
- Accessible Parking. The result of the required accessible parking space modification was a loss of 6 total parking spaces. Accessible parking was not part of the 1976 approval. Accessible parking spaces became required after a change in Federal law in 1990. Depending on the actual number of parking spaces, a business has a minimum number of required accessible parking spaces. Such spaces must have a 60" wide aisle, with one parking space van accessible having a 96" wide aisle. At 151 to 200 parking spaces, the minimum requirement are 6 accessible parking spaces. The available historical aerials and the proximity of the large trees near the existing accessible parking spaces make it difficult to determine when the accessible parking was added. However, the accessible parking spaces are noted in a compliance review from June 2003. Two of these existing accessible spaces lack the required aisle. There is no documentation in the SUP files for this site or the building permit files noting this modification.
- Access to SmokeTree Resort. The result of the voluntary cross access was a loss of 2 total parking spaces. The 1976 site plan shows an accessway between SmokeTree Resort and the medical center near the northwest corner of the site. The Council minutes from January 8, 1976 and Planning Commission minutes from January 6, 1976 reference the connection between SmokeTree Resort and

the medical plaza by a chain allowing access for patrons of the resort restaurant using the medical center lot in overflow circumstances. The 1976 Council approval had 2 parking spaces in front of this access and noted that this connection be worked out between the two parties. At a staff site inspection in June 2003, these 2 parking spaces were not striped. There is no clear record in the Town files on the details.

The proposed 154 total parking spaces will result in a total parking space count that is near the midpoint of the total parking spaces the site has had over the 25 or so years. The reduction in parking spaces is a result of the proposed tank enclosure and the addition of another accessible parking space as described below.

- Tank Enclosure. The proposed enclosure to house bulk oxygen is necessary to comply with safety separation requirements as described in more detail in the applicant's narrative and memo from the Town Fire Marshal. The proposed placement of the tank enclosure along the east property line adjoining the AJ's center reduces the angled parking area by 4 parking spaces. However, the result of the tank enclosure is a loss of 2 total parking spaces. There is an offset created in adding back the parking striping for the 2 parking spaces in front of the voluntary private accessway with Smoke Tree Resort. If desired by the two property owners, cross access could still be possible with these spaces striped, particularly if such access is used in an overflow parking circumstance when the medical center is not open.
- Accessible Parking. The result of compliance to accessible parking is a loss of 2 total parking spaces. The proposed restriping of the parking lot will be in full compliance to Federal law such that all the accessible parking spaces will adjoin an aisle, will have accessible parking that is more evenly distributed to building entry points and will provide one additional accessible parking space to meet the needs of the medical office patients. There is a new accessible parking space underneath the rear covered parking that results in the loss of a standard parking space to accommodate the larger ADA dimensions/aisle. Similarly, there is a loss of a second standard parking space to accommodate the required ADA access aisle in the parking area adjoining the northern building due to the relocation of the 2 accessible parking spaces presently on the west side between the two buildings.

Below is a table summarizing how the medical center meets various sources to evaluate parking, traffic and circulation when evaluating non-residential uses approved by Special Use Permit zoning. These sources include statements/studies submitted from registered professionals provided by the applicant, the expertise of staff, Town guidelines and any Town Code requirements.

Parking Background – November 2019
Lincoln Plaza Medical Center (SUP-19-05)

Source	Existing	Proposed
Interior Floor Area	24,524 sf	24,524 sf
<i>Pharmacy</i>	2,079 sf	2,079 sf
<i>Urgent Care</i>	2,170 sf	2,170 sf
TOTAL PARKING	151 to 159	154
<i>Accessible Parking</i>	6	7
Typical Standards		
<i>1976 Approval 1 space/150 sf</i>	169	169
<i>Current SUP Guideline 1 space/200 sf</i>	123	123
<i>Nearby Scottsdale Guideline 1 space/250 sf</i>	100	100
<i>2019 Parking Statement</i>	Not applicable	123