

**Paradise Valley Medical Plaza  
-Statement of Direction (SOD)-  
Consideration Points  
November 15, 2018  
Town Council Public Meeting**

Below is an initial list of points for Council consideration for its SOD on the Paradise Valley Medical Plaza Major Special Use Permit amendment application for a new 10,000 square foot medical building on this 8.5-acre medical use property. Edits and/or additional points may be discussed and considered.

No.	Topic	Town Code/Special Use Permit Guideline/Town Policy	Proposed by Applicant and/or Suggested SOD Focus
1	<b>Height</b>	<p>The SUP Guidelines for medical office recommend a maximum building height of 30' for principal structures and 24' for accessory structures.</p> <p>Existing Building Heights:</p> <ul style="list-style-type: none"> <li>○ 24'</li> </ul> <p>Existing Covered Canopy Heights:</p> <ul style="list-style-type: none"> <li>○ 9'</li> </ul>	<p>New Medical Building Height:</p> <ul style="list-style-type: none"> <li>○ 20'1" (from finished grade)</li> </ul> <p>New Covered Parking Canopy Heights:</p> <ul style="list-style-type: none"> <li>○ 11' (from finished grade)</li> </ul>
2	<b>Open Space Criteria (OSC) - Viewshed</b>	<p>The SUP Guidelines recommend that the buildings meet the Open Space Criteria (OSC). The OSC is a means to preserve viewsheds by massing the height of structures towards the center of the property.</p> <p>Existing structures are setback 80' from west property line (adjoining the residence) and 20' from southern property line (adjoining the First Southern Baptist Church SUP).</p> <p>Several of the existing structures do not meet the Open Space Criteria</p>	

		<p>In accordance with the OSC, the setback will determine the recommended height of:</p> <ul style="list-style-type: none"> <li>o 16' height at a 20' setback</li> <li>o 20' height at a 40' setback</li> <li>o 24' height at a 60' setback</li> </ul>	<p>Medical Building meets the OSC since it is beyond the 60' setback (with minimum setback of 69' from west property line) and a maximum height of 20'1".</p> <p>Covered Parking Canopies meet the OSC. The closest canopy is setback 23' from south property line and is 11' tall.</p>
--	--	--	---

<p><b>3</b></p>	<p><b>Landscape/ Buffering</b></p>	<p>The SUP Guidelines recommend a 50' landscape buffer along major roads, 40' buffer adjoining residential property, and 30' buffer adjoining a local street .</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>Existing buffers</p> <ul style="list-style-type: none"> <li>o 20' to 160' buffer adjoining residential lots to the west</li> <li>o 20' to 40' buffer adjoining SUP property to the south</li> </ul> <p>Existing 6' tall block wall and existing vegetation at west property line. Existing mature vegetation along the south property line.</p>	<p>New plants will be placed around the new medical building, the new parking area, and along the west side of the property.</p>
-----------------	------------------------------------	---	--

<p><b>4</b></p>	<p><b>Traffic, Parking, and Circulation</b></p>	<p>SUP Guidelines recommend the following:</p> <ul style="list-style-type: none"> <li>o Medical Office - 1 parking space per 200 of office space</li> <li>o Surgical Facilities - 1 parking space for each</li> </ul>	<p>The applicant is adding 33 more parking spaces to accommodate the new medical building. Since a new surgical facility will be added and the new building does not have a defined break-down of how much of the building will be used for medical office or surgery</p>
-----------------	---	---	---

		<p>two employees and 1 space for each surgical room</p>	<p>facility, the applicant must provide a parking analysis to determine if the total number of parking spaces will accommodate the improvements.</p>
<p><b>5</b></p>	<p><b>Uses</b></p>	<p>Section 1102.2 of the Zoning Ordinance identifies allowable uses.</p> <ul style="list-style-type: none"> <li>○ Offices for medical practitioners</li> <li>○ Outpatient surgical facilities where patient stays do not exceed 48 hours</li> <li>○ Medical laboratories</li> <li>○ Physical therapy facilities</li> <li>○ Pharmacies, subject to specific criteria</li> <li>○ Medical Marijuana Dispensaries, subject to restrictions</li> </ul>	<p>Applicant is maintaining the existing uses of medical offices and surgical facilities. There are currently 2 surgical facilities on campus and this amendment will add 1 more surgical facility and additional office space.</p> <ul style="list-style-type: none"> <li>○ Applicant to use existing SUP stipulation regarding use and operation - Hours of operation for the Medical Offices shall be Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with occasional use outside these hours limited to exigent patient treatment and as necessary by physicians and staff for work activities other than patient treatment; the surgical center shall be Monday through Friday 6:30 a.m. to 5:00 p.m., and, the recovery center shall be Monday through Friday 24 hours, with no overnight stays on Saturday or Sunday. Emergency, 24-hour care shall not be a permitted use.</li> </ul>

<p><b>6</b></p>	<p><b>Context-appropriate site/building design</b></p>	<p>Several General Plan policies relate to context-appropriate design, including:</p> <p>LU 2.1.2.5 Building Design and Site Planning, The Town shall encourage context-appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.</p> <p>LU 2.1.3.1 Visual Openness. The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights.</p>	<p>The new medical building meets the Open Space Criteria, is below the recommended height limit, and matches the architecture of the existing buildings on campus.</p> <p>The new covered parking canopies meet the Open Space Criteria, are below the recommended height limit, and match the design of the existing covered parking structures.</p>
<p><b>7</b></p>	<p><b>Impact to adjacent uses</b></p> <p><b>Noise &amp; Lighting</b></p>	<p>Several General Plan policies relate to mitigation of nuisances to residential neighborhoods and adjacent land uses (Policies LU 2.1.2.2 Require Impact Assessments, LU 2.1.2.3 Compatibility of Adjoining Uses, et al.)</p> <p>The SUP Guidelines recommend that parking lot light poles be limited to a maximum height of 16' tall and that all lighting have a maximum output of 0.5-foot candles measured at a residential property line.</p>	<p>The patient drop-off is setback 69' from the western property. Also, the applicant added an 8' tall screen wall at the drop-off area to help mitigate potential noise. An acoustical study was provided – which identifies that the screen wall will reduce noise (e.g. car engine, slamming doors) by 6.1 decibels.</p> <p>The parking lot light poles are 8' tall. Also, all new lighting (e.g. parking lot poles, building lights, and covered canopy lights) have a maximum output of 0.2-foot candles measured at all property lines.</p>

8	<b>Infrastructure Improvements</b>	General Plan policy DA 2.2.3.1 Public Infrastructure to direct orderly and well-planned development within Development Areas to support infrastructure improvements	No off-site infrastructure improvements are planned with this proposal. The new building will be connected to water, electric, and sewer.
---	------------------------------------	---	---

9	<b>Signage</b>	<p>The SUP Guidelines recommend:</p> <ul style="list-style-type: none"> <li>○ Monument Signage. One ground mounted sign no higher than 8' tall and no larger than 40 sq ft in area at each entrance.</li> <li>○ Direction Signage. Limited to 12 sq ft in area and 5' maximum height</li> </ul> <p>Existing Signage:</p> <ul style="list-style-type: none"> <li>○ There is existing monument sign located at the Jackrabbit Rd entrance.</li> <li>○ There are two wall mounted signs at the Scottsdale Rd entrance.</li> <li>○ 3' tall directional signs located throughout the campus.</li> <li>○ Building signage which varies in size from 2'x3' to 2'x7' in size.</li> <li>○</li> </ul>	<p>The applicant has not identified if any new or modified signage is associated with these improvements.</p> <p>Any new signage or modifications to existing signage shall be reviewed by staff, the Planning Commission, and Town Council.</p>
---	----------------	---	--

10	<b>Setbacks</b>	<p>The SUP Guidelines recommend:</p> <ul style="list-style-type: none"> <li>○ 60' building setback from residential property</li> <li>○ 40' building setback from street</li> <li>○ 60' parking lot setback from residential property</li> </ul>	<p>New Medical Building. Setback 317' from north property line, 69' from west property line, 233' from south property line, and 372' from east property line.</p> <p>New Covered Parking Canopies. Setback 290' from north property line, 345' from west property line, 23' from south property line, and 216'</p>
----	-----------------	--	--

			<p>from east property line.</p> <p>New Parking Area. Utilizing existing drive aisle. Setback 389' from north property line, 80' from west property line, 160' from south property line, and 360' from east property line.</p>
<b>11</b>	<b>Lot Coverage</b>	<p>SUP Guidelines recommend a maximum lot coverage of 25%.</p> <p>Existing Lot Coverage is 14.33%</p>	<p>Proposed Lot Coverage is 17.37%</p>
<b>12</b>	<b>SUP Timing</b>	<p>Per Section 2.5.2.D of the Town Code, the Planning Commission must complete their review within:</p> <ul style="list-style-type: none"> <li>○ Time period specified in SOD</li> <li>○ 90 days from SOD (February 14, 2019)</li> <li>○ 150 days from filing of SUP (January 2, 2019)</li> </ul>	<p>Recommend 90-day period from issuance of SOD – February 14, 2019 Planning Commission deadline.</p>