

**Paradise Valley
Major Special Use Permit
Lincoln Medical Plaza
7125 E Lincoln Drive
-Compliance to Statement of Direction-**

The Major Special Use Permit for the redevelopment of Lincoln Medical Plaza located at 7125 E Lincoln Drive complies with the Statement of Direction (SOD) as follows:

SOD Focus Points	Description How Meet Focus Point
[1] INTENSITY-USE: While the use will not change, more information is needed on the type of medical office uses targeted for the site including overnight stays or other late hour use of the facility. Hours of operation for the facility shall also be reviewed and limited. Weekend hours may be a concern. The site's location at the border of the City of Scottsdale is adjacent to several existing high-density residential and commercial retail establishments. Traffic access and congestion issues are known to exist along this corridor. Also, the 2.1-acre site is more than half the size of the suggested minimum size for a medical plaza by the Town's Special Use Permit Guidelines that will limit the parking capacity at this facility. As such, the Council believes it may be prudent to limit some of the allowable uses and discourage uses that generate quick turn-around trips at this medical plaza. These discouraged uses include, but are not limited to, retail and medical marijuana dispensaries. Medical uses bring different safety considerations than other type of uses. There are risks associated with drugs used and stored at medical facilities, access to patient records, patient safety, possible targets for illegal acts, among other risks. Many of these security measures will be handled independently by the medical operator via security cameras, key card access, or other similar methods. There are other security measures that may have visual or other impact externally, such as the use of physical deterrents at entry points, that may require review by the Planning Commission and Town Council. It is encouraged that applicant work with the Town's Police Department on such security measures, including application of any pertinent Crime Prevention Through Environmental Design (CPTED) strategies.	The applicant's narrative and the stipulations address the allowable medical uses on the property. The uses listed follow Section 1102.2 of the Zoning Ordinance and/or the existing allowable uses on the property. The proposed stipulations prohibit retail uses, except for retail that is medically related to the pharmacy. Also, the proposed stipulations clarify that a medical marijuana dispensary is not presently allowed or part of the current application for the site. The narrative and proposed stipulations address various parameters for the pharmacy and urgent care. The stipulations identify the days and hours for the medical center/pharmacy as Monday through Friday, 7:00 a.m. to 8:00 p.m., with the days and hours for urgent care as Monday through Sunday, 7:00 a.m. to 10:00 p.m. The proposed pharmacy hours remove the existing Saturday allowance, but extends the existing hours Monday through Friday by one hour in the morning and two hours in the evening. The proposed urgent care extends the existing days to allow Saturday and Sunday, and extends the morning hours from 8:00 a.m. to 7:00 a.m. and the evening hours from 5:00 p.m. to 10 p.m. The adjoining resorts and AJs center have more permissive days and hours of operation. The applicant was asked to respond to pharmacy hours outside the SUP provision of 8:00 a.m. – 6:00 p.m., Monday – Saturday. The narrative and proposed stipulations address security measures.

[2] HEIGHT:

It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'.

Finished floor is not an appropriate measurement point. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 29,4", with portions of the mechanical screening parapets at 30'4" and 35'0" in height measured from finished floor. Finished grade adds another 8". The parapet that makes the building almost 36' tall is setback 25' from the dripline of the roof. The compelling reasons to support the height includes:

- The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
- The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
- The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/mechanical equipment.
- There is an additional 6 to 12 inches of roof height to accommodate proper storm water drainage for flat roofs. This is generally one inch for every four feet.
- The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.

Pursuant to the parenthetical text in Stipulation F.2 by the Planning Commission, the applicant has submitted an elevation plan that established 1,309.86' as the finished grade, with finished floor at 8" above finished grade. The applicant also reduced the overall height of the building measured from finished floor elevation by one foot from 36' to 35'.

[3] VIEWSHEDS: The Planning Commission shall evaluate the impact to adjoining properties by the additional encroachment outside of the imaginary plane suggested by the Open Space Criteria. However, due to the small size of this lot, it's location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.	The existing building and proposed building both do not fully meet the Open Space Criteria, but do meet the intent of that provision in massing the tallest part of the structure toward the center of the site. Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.
[4] SETBACKS: Setbacks meet SUP Guidelines but may need to be increased along Lincoln Drive to accommodate the recommended 50-foot wide landscape buffer adjoining a major arterial. If covered parking is provided, setbacks from these structures will also need to be reviewed. In evaluating the appropriate depth of the landscape buffer relative to the Special Use Permit Guidelines, the Planning Commission shall take into consideration, at a minimum, the property's irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town's desire for additional right-of-way along Lincoln Drive.	The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The building is setback 43'2" from the 65-foot half width right-of-way along Lincoln Drive. The Guidelines only identify a 40' setback along a public street since this site adjoins all non-residential properties. The same setback guidelines would also apply to the parking canopies. In this instance, that would be a minimum of a 40' setback from the Lincoln Drive property line. The canopies have a 295' minimum front setback. There was no concern over the proposed internal rear covered parking as there is existing covered parking in a similar location and it being setback 42' to the nearest side or rear property line. There was discussion with the covered parking proposed along the perimeter of the site since this setback is only 4' to 5'. However, based on the commercial use of the adjoining sites and that distance the nearby resort units are from the shared property line, the Planning Commission finds the setback acceptable.

[5] IMPACT TO ADJACENT USES: The Planning Commission shall consider how the proposed setbacks, building heights, location of uses, and any other related design aspect of the project may negatively impact nearby properties located outside the subject site with or regarding unwanted noise, light, traffic and other adverse impacts. Of particular concern, is any outdoor employee areas and service uses such as maintenance, trash collection, mechanical equipment (roof/ground), etc. They should be explained or shown. In particular, trash pickup/storage shall be studied.	The circumstance that the site adjoins all commercial uses mitigates many of the impacts typically reviewed with an SUP. The impacts focused on included the design and operation of the facility regarding safety on Lincoln Drive and to nearby resort guests. This resulted in increased parapet setbacks for roof-mounted mechanical equipment, moving the trash enclosure from the west property line to the east property line, having the applicant reduce the area enclosed by the parapet that makes the building under 36' tall, the various site plan iterations that resulted in setting the building back from Lincoln Drive approximately 8' from the first submittal, and the various stipulations on items such as site security measures and turning off/down exterior lighting.
[6] DENSITY AND LOT COVERAGE: The proposed lot coverage increases from 13.5% to 18.7%, still under the 25% Special Use Permit Guideline. The floor area ratio increases from 27.8% to 37%. There are no guidelines for Floor Area. The proposed density and lot coverage are consistent with Special Use Permit Guidelines, and are generally acceptable.	Through the review process, the existing lot coverage was found to not include the covered parking canopies and the proposed lot coverage reviewed during the Statement of Direction did not include roof overhang or the additional proposed covered parking. The proposed lot coverage increases from 18.0% to 38.3%, more than the 25% Special Use Permit Guideline. The floor area ratio increases from 32.4% to 55.4%. This increase was deemed acceptable by the Planning Commission since the overage is due to covered parking/roof overhang, the site is undersized from the typical SUP Guideline, and the site is in a Development Area.

[7] LANDSCAPING: The Special Use Permit Guidelines recommend a 50-foot buffer adjacent to Lincoln Drive. Particular attention shall be paid to the buffer along Lincoln Drive based on the Ritz property just to the north. A stipulation may be considered to ensure replacement of any buffer should the landscaping die. A landscape plan shall be required. The Commission shall evaluate the proper balance of landscaping to soften the building while not obscuring it from the street. Hardscaping and pedestrian access shall be considered with the landscape plan.	The existing and proposed landscape areas are both within the 65-foot half width right-of-way. Measuring from back of curb to the parking space screen wall, the existing landscape buffer varies between 20 feet and 24 feet in width. In the proposed plan, this buffer varies between 27 feet and 32 feet in width from the back of curb to the parking space screen wall. This is an approximate 8-foot increase in width from the initial submittal. The proposed landscape plan substantially complies with the Visually Significant Corridor Plan landscape palette for the Resort Living Character Zone. The Mesquite, Palo Verde, and Chinese Pistache trees within the Lincoln Drive landscape area are all on the recommended plant list. With the use as medical office, the pedestrian focus is limited to providing shade trees and sidewalk. If needed, the parking screen wall could serve as a place to rest.
[8] INFRASTRUCTURE AND UTILITY IMPROVEMENTS: The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated. Water impact service study, utility information, and hydrology report shall be reviewed.	The applicant has provided correspondence from the utility providers they will provide service. There are no anticipated major system improvements to service the site. The drainage statement submitted requires the site to retain 7,810 cubic feet of storm water which will be done via an underground storage system and drywell. This is an improvement, as no such drainage system exists on the property today.

[9] TRAFFIC, PARKING, AND CIRCULATION:

The primary concern when evaluating impact of this project is safety. Safety for motorists, pedestrians, and any persons that access Lincoln Drive or the properties nearby. Attention shall be beyond the subject site. Staff and/or applicant shall present relevant information to the Planning Commission for consideration that may include:

- Number of access points in/out of the site
- Emergency access to the site
- Design of entry/exit and roadway medians related to the restriction of vehicular movements in/out of site (e.g. right in/right out movements)
- Deceleration turn lane for eastbound traffic entering the site
- Any cross-access easement(s) with the owners of the AJs to the east/Andaz to the south/SmokeTree to the west.
- Sidewalk and other pedestrian circulation
- Necessary roadway dedication/easement, with consideration of what may be necessary in the short term and long-term
- Number of parking spaces, use of shared parking, and ride-share
- Full build-out of the Ritz Special Use Permit
- Coordination of improvements/impacts with neighboring non-residential properties
- Coordination with Town improvements along Lincoln Drive

The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.

Although a 65-foot half width of right-of-way dedication is preferred, the proposed right-of-way is 49 feet of dedication and 16 feet of easement. This right-of-way combination was deemed acceptable by the Planning Commission based on the constraints on the site (e.g., 2.13 acres), that the Town only has 33 feet of right-of-way today, the additional 16 feet of right-of-way would cover any future travel lane/deceleration lane and meandering sidewalk, and there is a stipulation that the Town has a right in the future to use the right-of-way easement.

The applicant submitted a parking analysis. Based on the proposed leasable square footage, 155 parking spaces are suggested by the SUP Guidelines. The applicant proposes 146 parking spaces. The analysis supports a reduction of the suggested 1 parking space/ 200 sf based upon actual parking demand at a similar medical facility in Town, the circumstance that part of the square footage will be used for uses such as a pharmacy that have less restrictive parking standards than the suggested 1 parking space/ 200 sf, and neighboring Scottsdale uses a parking standard of 1 parking space/ 250 sf.

Parking space size is 9' x 18' (with 2' overhang in landscape area) and 9' x 20'. The SUP can allow for the 9' x 18' (with 2' overhang in landscape area).

Per the traffic statement submitted, it generally shows that the project will increase traffic about 20-percent more than the existing facility. Although, the difference in the total trips is 14 trips in the morning and 20 trips in the evening.

The Town Council is in the process of reviewing the updated traffic impact analysis/site access. The Planning Commission added to Stipulation J.1.b that the Owner's reservation of uses in the roadway easement area will be determined by the Council in a development agreement, or otherwise.

[10] SIGNAGE: Planning Commission review shall focus on the impact of project sign location, dimensions, and illumination on the resulting impact to the streetscape. Particular attention shall be paid to any building mounted signage. The Commission shall look at the broader signage plan for the whole of this area of Lincoln Drive including proposed gateway signs, identification signs, and Ritz-Carlton and Smoke Tree signage, as well as any Andaz signage that may be re-located to Lincoln Drive. The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.	The one double-sided monument sign will include the name of the plaza and tenants. It complies with the SUP Guidelines and is 8' tall, 40 sf sign area each side, and internally illuminated. The site includes one primary directory sign, with only the name of the medical plaza. It complies with the SUP Guidelines and will not exceed 5' tall and 12 sf. There are two building signs mounted near the parapet. One sign is on the north elevation facing Lincoln Drive. The other sign is on the east elevation. Each is 40 sf in sign area, mounted 29' feet in height to top of sign on the east elevation, mounted 25 feet in height to top of sign on the north elevation, and internally illuminated. A stipulation requires the sign illumination be turned off between the hours of 11:00 p.m. until 6:00 a.m. The broader sign plan for the whole area was discussed. The applicant is not proposing an Andaz access and the Town entry monument sign discussion is unresolved at this point, with possible monument location in a center median on Lincoln Drive.
[11] COMMUNITY SPACES/PUBLIC BENEFIT: More review and information shall be explored regarding community spaces/services that will provide public benefit(s) to Town residents. There is no defined connection from the future sidewalk on Lincoln Drive to the building. This area is important for pedestrian connections within the immediate vicinity. Pedestrian circulation shall be addressed, as well as any hardscape improvements.	Except for possible incorporation of art by a couple Commissioners, the Planning Commission did not express a strong stance on any provision for public gathering areas or pedestrian amenities. Based on this input, any public art is encouraged, but not required.
[12] CONTEXT -APPROPRIATE DESIGN: As necessary, the Planning Commission may require that the applicant provide more precise information to verify how the project meets the vision and policies of the General Plan related to context-appropriate design. This includes impact related to exterior lighting, screening of mechanical equipment, and the choice of material pallet of the improvements. This may include providing at least one west-east and one north-south building cross section and updating provided renderings.	The Planning Commission discussion focused on the screening of roof mechanical equipment and building setback, which the applicant addressed in moving the taller parapet away from the roof line and moving the building further south away from the property line along Lincoln Drive. An area of some concern was the design of the non-Lincoln Drive facades to provide visual interest. These facades do provide a mix of stone and glass, along with windows at the ground level. There are also trees and other landscaping proposed adjoining these facades.