

TOWN OF PARADISE VALLEY

Paradise Valley Medical Plaza

Intermediate Special Use Permit Amendment

Statement of Direction

Public Meeting

November 15, 2018



TODAY'S GOAL

- Review and approve the Statement of Direction (SOD) for PV Medical Plaza Intermediate SUP Amendment



AGENDA

- Scope of Request
- General Plan Policies & Purpose of SOD
- Draft SOD
- SOD Timeline



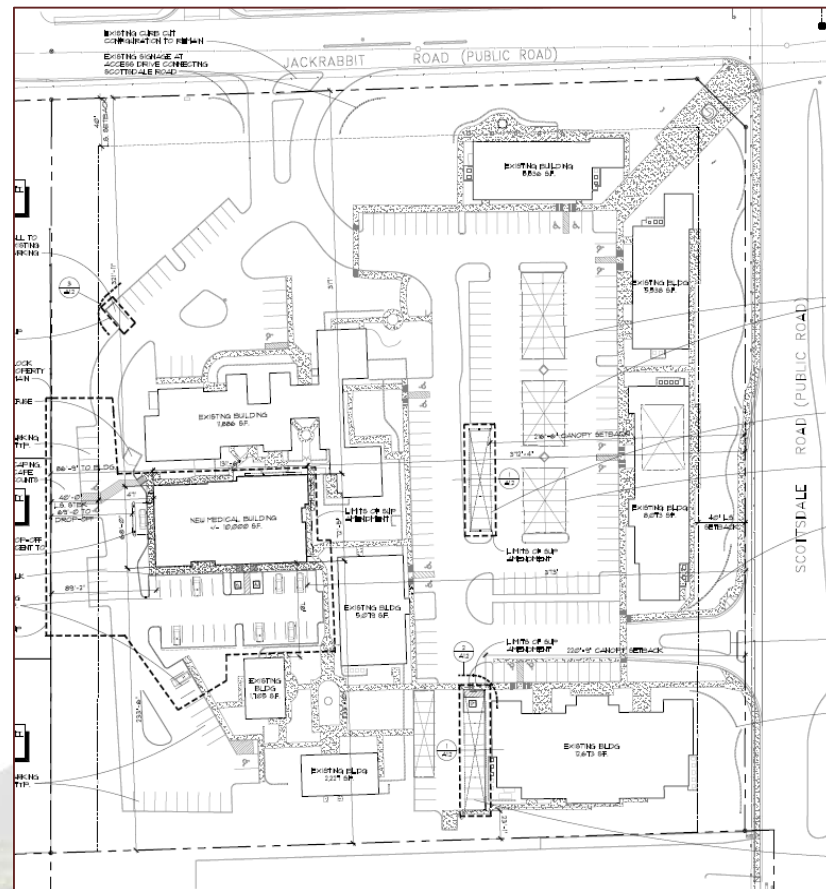
BACKGROUND

- October 25th TC WS:
 - No recommended edits to SOD



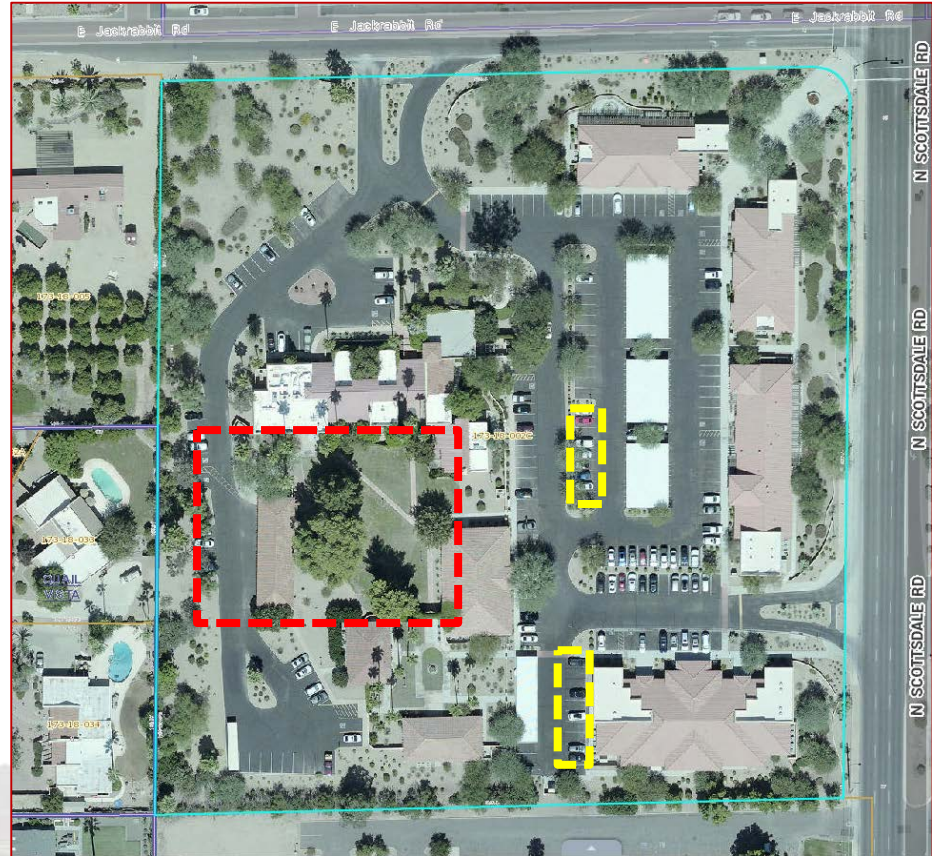
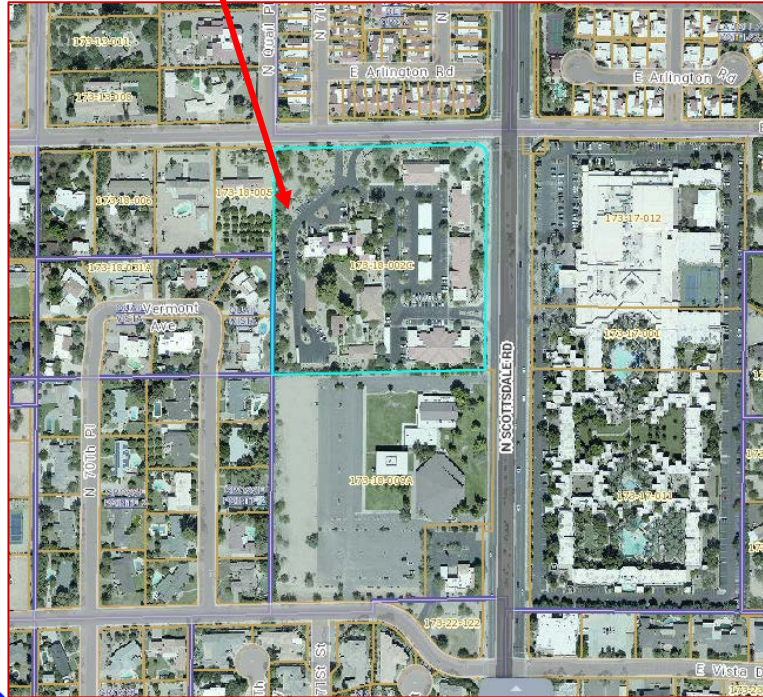
SUMMARY OF REQUEST

- Intermediate SUP Amendment:
 - Medical Building
 - New Parking Area
 - 2 Covered Parking Canopies
 - Landscape/Hardscape Improvements



VICINITY MAP

Subject Property

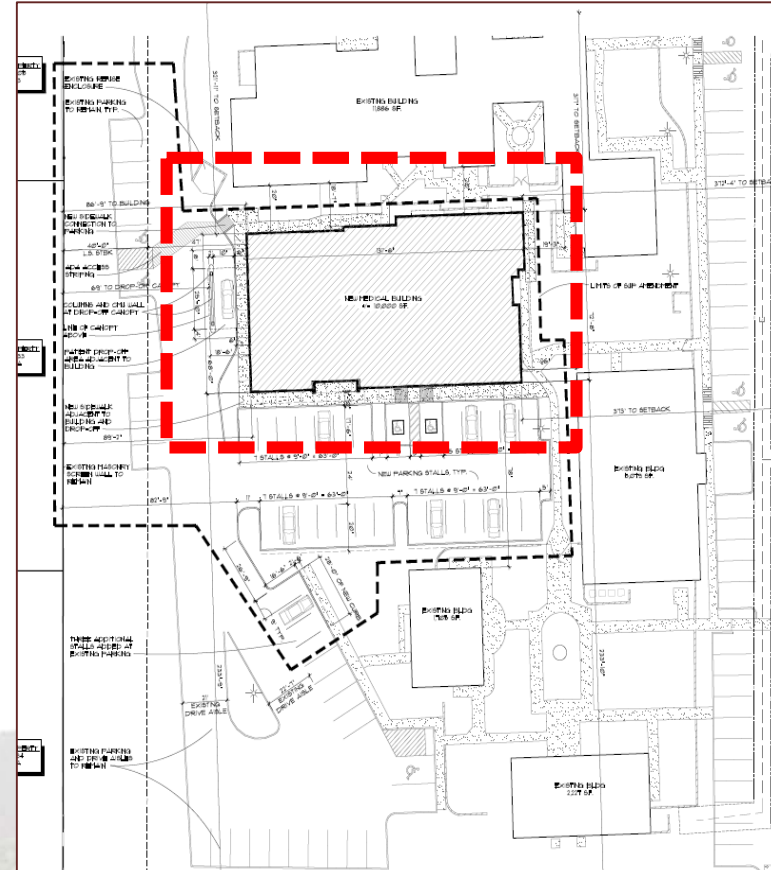


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MEDICAL BUILDING

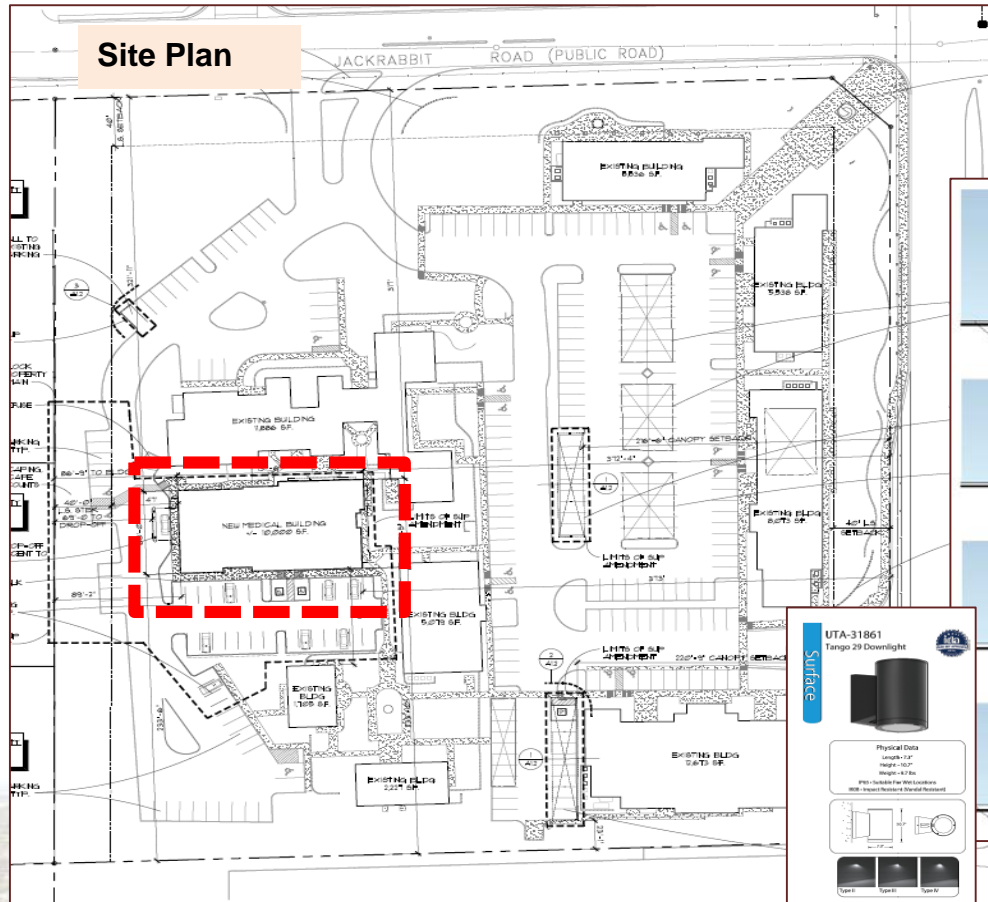
- 10,000 sq ft
- Single Story - 20'1" Tall
- 65' setback from west/closest p.l.
- Uses:
 - Medical Office
 - Surgical Facility
- Screen wall at patient drop-off area
- Wall mounted sconces (0-ft candles at property line)
- Architecture to match existing on campus



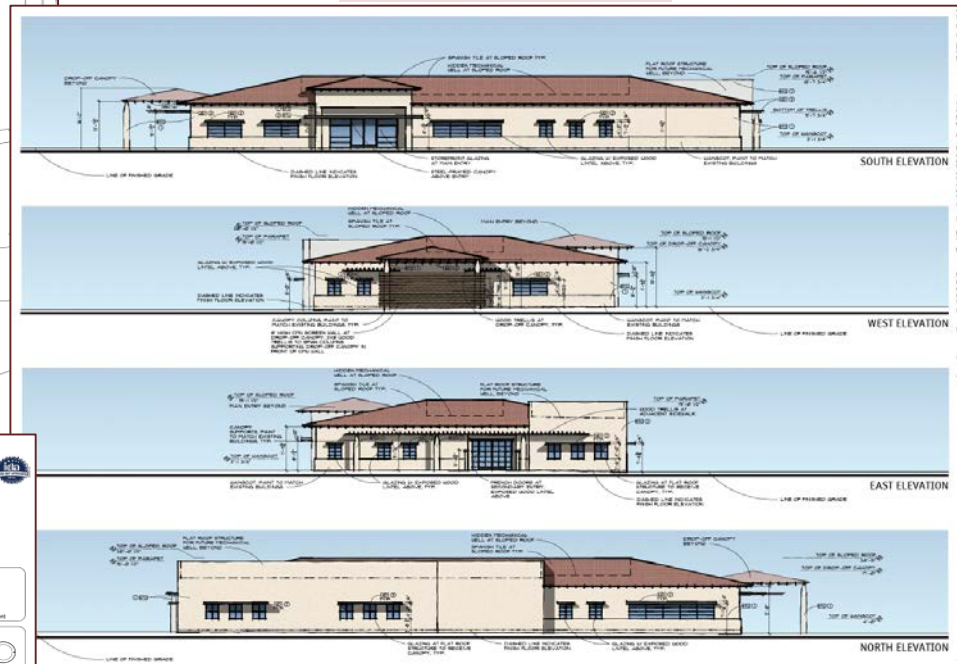
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MEDICAL BUILDING

Site Plan



Building Elevation



UTA-31861
Tango 29 Downlight

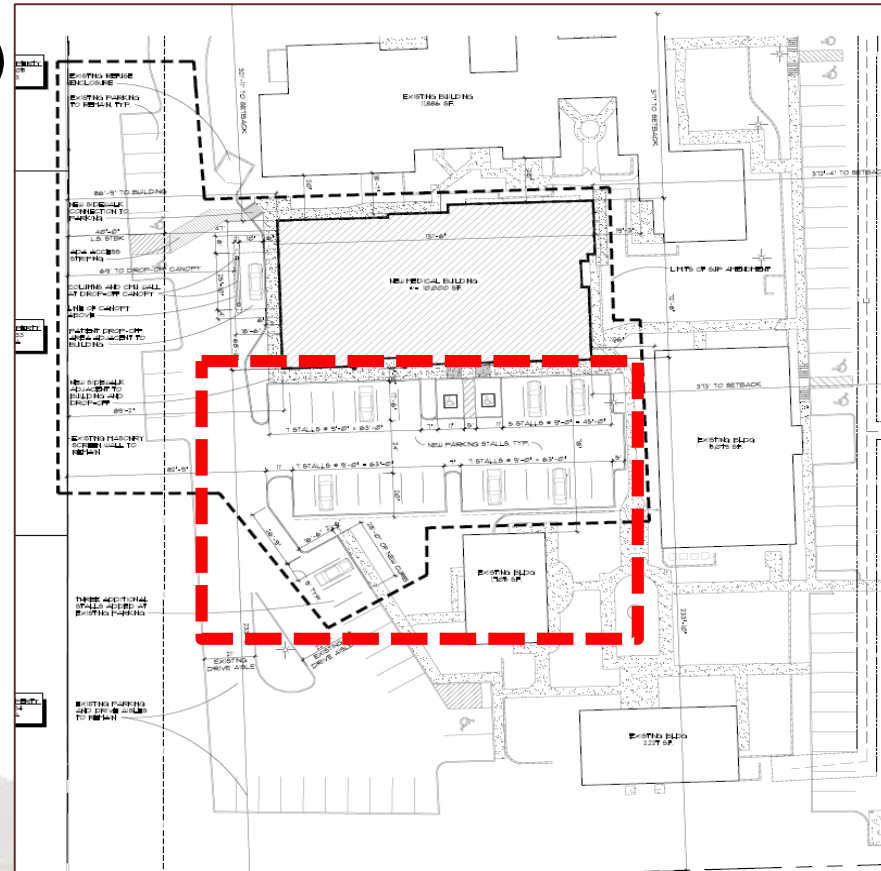
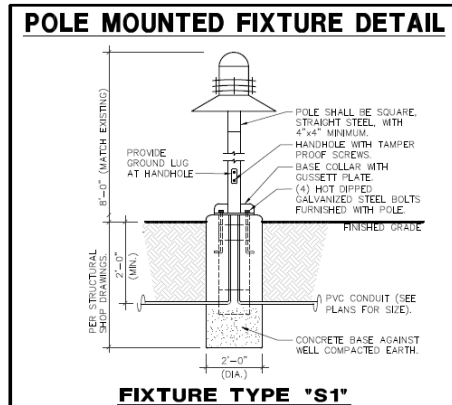
Physical Data
Length: 17"
Height: 107"
Weight: 4.1 lbs

IP65 - Suitable for Wet Locations
5000 - Instantaneous Flood Protection

Type I Type II Type III

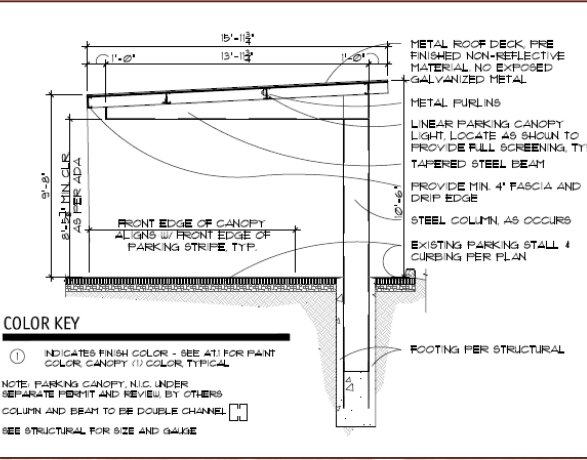
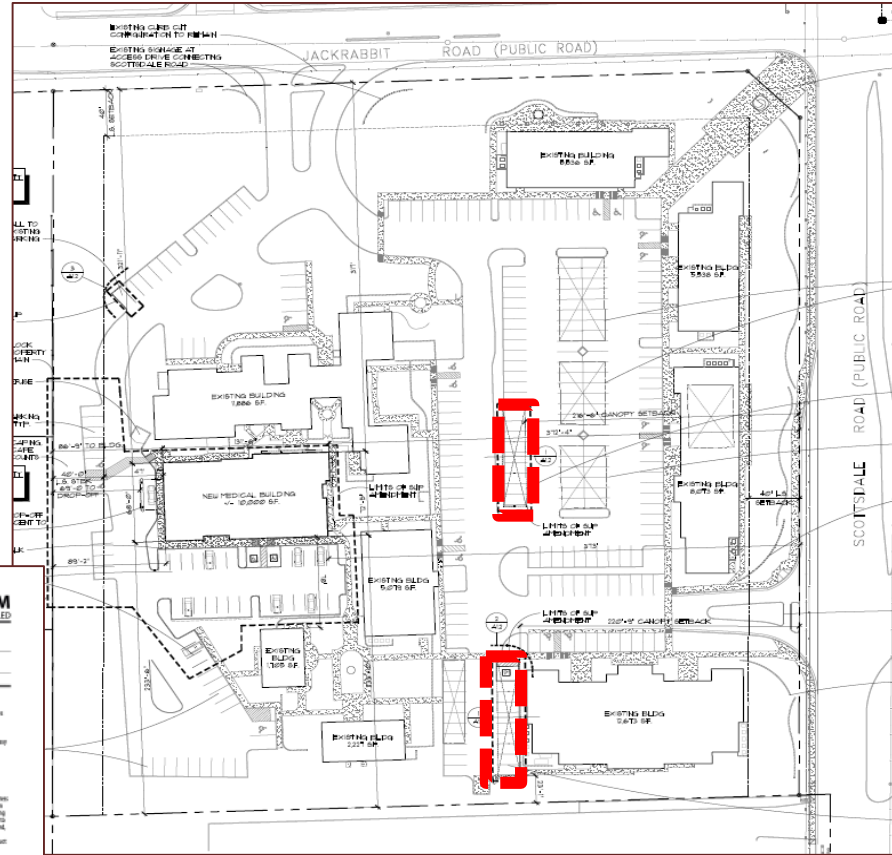
NEW PARKING

- 33 Spaces (243 exist to 276 proposed)
- Parking Analysis Provided:
 - 276 spaced needed
- 4 Pole Lights:
 - 8' tall
 - Match Existing Lights
 - 0-ft candles at p.l.



COVERED PARKING CANOPIES

- 2 Canopies on east side of campus
- 1,157 combined sq ft
- 11' tall with metal roof
- Setback 23' from closest property line (adjoining church)
- 3 Light fixtures per canopy:
 - 0.2 ft candles at p.l.



Columbia LIGHTING **LXEM**
 Bio-cured and Gasketed Fiberglass Extreme Emulsion / LED

PRODUCT INFORMATION

Project Name	Type
Listing No.	Rev

FEATURES

- LED
- DLG
- DLG

CONSTRUCTION

Single 10' x 10' Bio-cured Fiberglass Extreme Emulsion / LED fixtures are used for all LED fixtures in this system. They are designed to be used in any environment and are suitable for outdoor use. They are designed to be used in any environment and are suitable for outdoor use.

ELECTRICAL

LED fixtures are used for all LED fixtures in this system. They are designed to be used in any environment and are suitable for outdoor use.

INSTALLATION

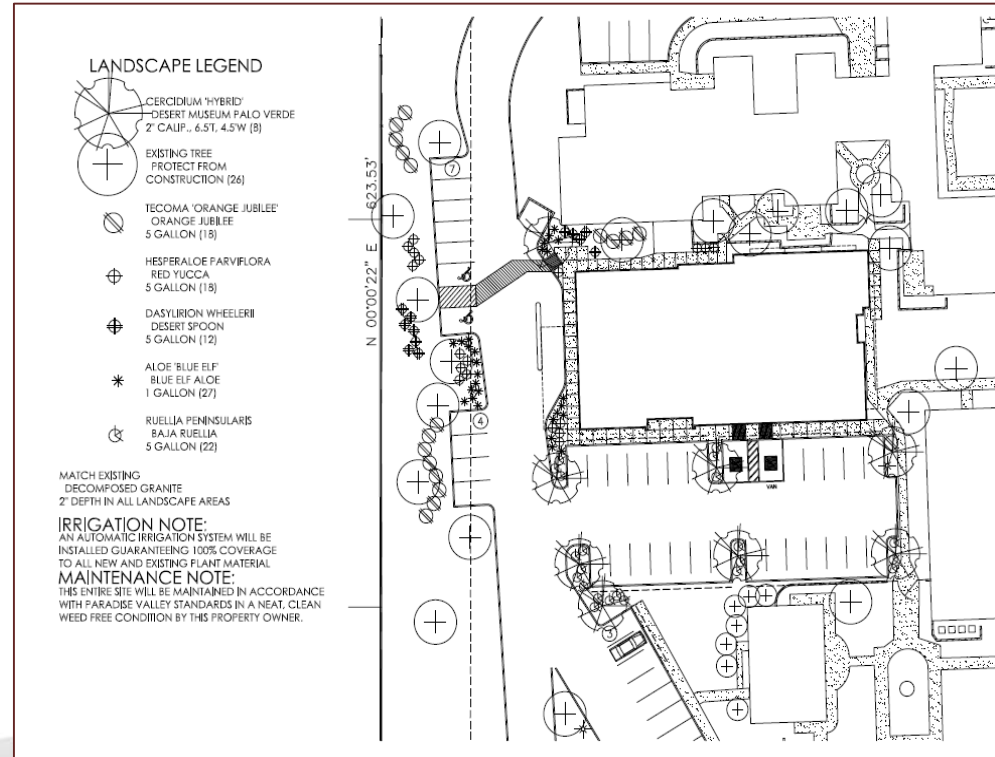
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WARRANTY

Five-year warranty (Terms and Conditions Apply).

NEW LANDSCAPING

- Placed around new building and parking area
- No new landscape lighting
- Palette:
 - Palo Verde Trees
 - Red Yucca
 - Desert Spoon



PURPOSE OF SOD

- SOD intended to provide general guidelines or project parameters through PC and TC review
- SOD is not final decision and creates no vested rights of SUP
- General Plan - Special Use Permit Property Revitalization. To encourage continued revitalization and improvement of Town's SUPs while protecting the adjacent residential neighborhoods



SCOPE OF SOD

- SOD may address:
 - Policy Preference
 - Undesired Outcomes
 - Identify areas where no further review is needed
 - Uses
 - Lot Coverage/FAR
 - Scale/Massing
 - Setbacks
 - Heights
 - Circulation



DRAFT SOD

- PC shall focus review on visible, audible, and operational effects amendment may have on neighbors. In particular, PC shall focus their review on:
 1. **Use.** Current use is medical office and this use will not change. However, one additional surgical facility will be added to the center. The PC shall evaluate if additional changes or measures are needed to mitigate any adverse effects created by the patient drop-off area and/or the increased intensity of use.
 2. **Traffic, Parking, and Circulation.** Existing ingress/egress points and drive aisles will remain and 33 new parking spaces will be added to accommodate new medical building. Attention shall be given to parking lot location, number of parking spaces, and dimension of parking spaces. Applicant must provide a parking analysis for review and to help **The PC shall evaluate the parking analysis to** determine if total number of provided parking spaces will accommodate improvements.



DRAFT SOD

3. **Signage.** PC shall evaluate any proposed signage associated with these improvements. Attention shall be paid to building mounted signage, directional signage, and resulting impact to neighbors including the location, dimensions, and illumination of any new signs.

4. **Impact to Adjacent Properties.** PC shall consider how proposed setbacks, heights, location of uses, and any other related design aspect (including, but not limited to noise and lighting) of improvements that may negatively impact nearby properties.
 - PC may request clarification and/or expansion of SOD based on additional information that has evolved

 - PC shall complete their review by **February 14, 2019**

TODAY'S GOAL

- Approve the SOD for PV Medical Plaza Intermediate SUP Amendment

