

**Paradise Valley
Major Special Use Permit
Mountain View Medical Center
10555 N Tatum Boulevard
-Compliance to Statement of Direction-**

The Major Special Use Permit for the redevelopment of Mountain View Medical Center located at Lincoln Medical Plaza located at 10535, 10555, 10565, 10575, 10595, and 10599 North Tatum Boulevard complies with the Statement of Direction (SOD) as follows:

SOD Focus Points	Description How Meet Focus Point
<p>[1] USE: The property is currently utilized as a medical office. The proposed uses listed in the applicant’s narrative comply with the allowable medical uses listed in Section 1102.2(B) of the Zoning Ordinance. The narrative notes that retail and medical marijuana dispensaries will not be allowed. Additional parameters may need to be addressed for the proposed uses, particularly for sleep centers, veterinary practices, pharmacy and urgent care uses.</p>	<p>The proposed narrative has a descriptive list of uses. The proposed uses align with the broad list of uses in Section 1102.2(B) of the Zoning Ordinance. The Planning Commission may wish to consider additional parameters for uses like veterinarian practices, sleep centers, pharmacy, and urgent care other than those identified by the applicant. The applicant has stated retail and medical marijuana dispensary are not allowed. These parameters might include limits on what building the use is allowed, limits on after hour parking locations, limits on Schedule I and II drugs, evaluation of hours of pharmacy being increased from 8:00 a.m. to 6:00 p.m. to longer hours, among others.</p>
<p>[2] HEIGHT: The applicant is proposing both one and two-story structures with a maximum height of 21 feet (one-story) and 30 feet (two-story). Special attention shall be given to the two-story buildings. The Planning Commission may consider allowing the proposed two-story Buildings C and D near the Tatum Boulevard and Shea Boulevard intersection up to 36 feet in height as measured from existing grade to avoid negative impacts of the proposed below grade garden level open to the outside. Such negative impacts include places for persons to loiter after hours unseen from public view, storm drainage constraints of a fully enclosed outdoor area below grade and barriers of additional stairs/elevators to access the lower level to patrons of the medical center.</p>	<p>The proposed redevelopment replaces each of the 6 existing buildings with new buildings. These new buildings will have flat roofs, generally are larger than the building it replaces, and are roughly in the same locations.</p> <p>The heights of 4 of the 6 buildings are 21’ from adjacent grade. The other 2 buildings (Buildings C and D) are two story and set close to the Tatum Blvd/Shea Blvd intersection. These two buildings are 30’ from finished grade, but extend 5’ further below grade and are accessed via stairs/elevators to the lower garden level. Since the grade is fully restored around this garden level, height is measured from grade and in compliance with the SUP Guidelines. This garden level would be included in lot coverage/floor area ratio. The SOD does allow for consideration of up to 36’ on the two-story buildings to remove the garden level. The Planning Commission will want to review the impact of this change in</p>

	<p>height. Some of the reasons used to support the 36’ tall height might include:</p> <ul style="list-style-type: none"> • The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space. • 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. <p>There are 9 proposed covered parking canopies. The proposed typical canopy is 9’ tall. However, the parking canopies nearest the two-story buildings appear to be integral to the building and slope with the lower edge at a height of 8’ and the taller height at approximately 12’.</p> <p>Except for approximately 1’ of the street-facing roof parapets on Buildings A and F, the proposed structures meet the Open Space Criteria.</p> <p>The submitted plans show height from natural grade, which is common for Special Use Permit properties and is a fixed ground point compared to using the finished floor elevation.</p>
<p>[3] SETBACKS: The proposed setbacks for the buildings meet Special Use Permit Guidelines of 40’ setback from public streets and 60’ setback from residential properties. However, two of the proposed covered parking structures are only 50 feet from the adjoining residential lot lines. Attention shall be given to buffering between the subject property and residential properties to mitigate any adverse effects.</p>	<p>The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The minimum setback along Shea Blvd is 40’ (Building F, single story, 21’ tall). The minimum setback along Tatum Blvd is 40’ (Building A, single story, 21’ tall). The minimum setback along the R-18A lots is 82.7’.</p> <p>The Special Use Permit Guidelines do not differentiate whether there are different setbacks for primary, accessory and service structures as done for resorts and other uses. Assuming the 40’ and 60’ setback apply, 5 of 9 parking canopies would partly encroach into those setbacks. The minimum setback to the public street is 28’ on one of the canopies along Shea Blvd. The minimum setback to the R-18A lots is 50’ on four of the canopies. Also, most of the proposed canopies are designed with the long side facing the residential lots. Only one existing parking canopy does not have a 60’ setback. It has a 14’ setback.</p>

<p>[4] IMPACT ON NEARBY RESIDENTIAL PROPERTIES: Adjacent uses include R-18A zoned residential to the southeast and commercial uses along the major arterials of Tatum Boulevard and Shea Boulevard to the west and north. The Planning Commission shall focus on mitigating impacts above existing ambient levels. These impacts may include such items as lighting, noise, smells, and related effects. Ways to mitigate such impacts include appropriate setbacks, building heights, location of uses, landscaping material and other related design aspects. Of particular concern are the following items:</p> <ul style="list-style-type: none"> a. Outdoor employee areas and service uses such as maintenance, trash collection, and mechanical equipment (roof/ground). b. Better understanding of the impacts related to the construction phasing of the project. The intent is to lessen the length of construction impacts such as visual clutter, light trespass, noise, dust, traffic and related effects. c. Consideration of design requirements for uses that are open in the early morning or evening hours; such as urgent care, veterinary practices and sleep centers. This may include identifying drop off and parking for such uses away from the adjoining residential homes and/or limiting such uses to buildings closer to Tatum Boulevard and Shea Boulevard. 	<p>The circumstance that the site adjoins commercial retail on two of its three sides mitigates many of the impacts typically reviewed with a Special Use Permit. However, there are single-family homes to the rear of this medical plaza and this residential subdivision accesses their lots via Beryl Avenue which adjoins the southern driveway into the medical center.</p> <p>The Planning Commission will want to evaluate and discuss the points addressed in the SOD over the various work sessions on this application request.</p>
<p>[5] LOT COVERAGE: The proposed lot coverage increases from 22.3% to approximately 25%, within the 25% Special Use Permit Guideline. The floor area ratio increases from 22.3% to 29%. There are no guidelines for floor area ratio.</p>	<p>The proposed lot coverage increases from 22.3% to 24.89%, less than the 25% Special Use Permit Guideline. Lot coverage calculation needs to be verified. The floor area ratio increases from 22.3% to 29%.</p>

<p>[6] LANDSCAPING: The Special Use Permit Guidelines recommend a 50-foot landscape area adjacent to Tatum and Shea Boulevards and 40-foot landscape area from the adjoining residential lot lines. The existing landscape areas along the public streets varies at 24 feet, 55 feet and 100 feet. Whereas, the proposed landscaping along the public streets will see some reduction and vary between 28 feet and 42 feet. The existing and proposed landscape area adjoining the residentially-zoned properties remains at 25 feet. The Planning Commission shall focus on the following items:</p> <ul style="list-style-type: none"> a. Attention shall be paid to the landscape area along Tatum Boulevard as this is along a Visually Significant Corridor and a known area of loitering. The landscape plan is in substantial compliance with the proposed Visually Significant Corridors Plan (VSC). Major amendments to SUPs are encouraged to use the “Best” option in the VSC. However, application of any “Best” options shall not conflict with the heightened provision of security necessary at a medical center. b. Consideration of design elements that discourage loitering, near and on the site, for safety and security. This may include the use of spiny desert landscaping in strategic locations where persons may loiter and attention to the location of screen walls that may become an attractive nuisance. c. Hardscaping and pedestrian access shall be considered with the landscape plan. d. A stipulation may be considered to ensure replacement of any dead landscaping. e. Attention shall be paid to the southeast side of the property to screen the residential homes from any adverse effects of the proposed development. 	<p>The proposed landscape areas along Tatum Blvd and Shea Blvd are not in compliance with the Special Use Permit Guideline of 50’ in width. 550 lf of the total 950 lf of frontage does not meet the guideline today. The proposed width is approximately 29’ up to 42’ (measured from the property line).</p> <p>The approximate 25’ wide landscape area adjacent to the residential lots is proposed to remain at the same width. This is less than the 40’ width suggested in the Special Use Permit Guideline. Although, the additional triangular landscaped area nearest to parcel 168-07-012 will be replaced with parking in Phase 3. The existing shared wall could be raised to a maximum 8’ tall wall.</p> <p>The proposed trees are all trees listed for the Rural Elegance zone (e.g. Mesquite, Palo Verde, Ironwood). Properties requesting a Major SUP are encouraged to use the best option in this plan. This best option would include having approximately 55% live coverage, incorporation of year-round color, accent walls using with weathered steel sculptural split rail – stone veneer, screen walls that include desert motifs to hide utility boxes such as those along Tatum Boulevard and Shea Boulevard, incorporating shade, among other design elements.</p> <p>The Planning Commission will want to evaluate and discuss the points addressed in the SOD over the various work sessions on this application request.</p>
<p>[7] 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, utility information, and hydrology report shall be reviewed.</p>	<p>The applicant has provided correspondence from the utility providers they will provide service. There are no anticipated major system improvements to service the site. Fire flow wells exceeds the Town’s minimum 1,500 gallon per minute standard. It is at 3,842 gpm.</p> <p>The conceptual drainage plans submitted is designed such that each of the three phases will function independently. There will be above-ground retention basins at a maximum depth of 3’ and underground storage/drywells that will retain a total of 12,500 cubic feet of storm water.</p>

[8] TRAFFIC, PARKING, AND CIRCULATION:

The primary concern when evaluating impact of this project is safety and mitigating impacts above existing ambient levels to adjacent homeowners such as excessive lighting, noise, and bad smells. The applicant's traffic/parking analysis indicates a few intersections at certain times of day will have some additional traffic delay. Some considerations for review shall include:

- a. Number of access points in/out of the site
- b. Emergency access to the site
- c. Sidewalk and other pedestrian circulation
- d. Loading/unloading areas and trash collection
- e. Number of parking spaces, use of shared parking, and ride-share
 - i. The applicant's traffic/parking assumes a parking calculation 0.8 parking space per 200 leasable square footage instead of the suggested 1.0 parking space per 200 leasable square footage. Attention shall be given to alternate studies to assure the proposed parking will meet the needs of the medical center and not negatively impact safety.
 - ii. Attention shall also be given to the phasing of the project and assuring that at all times parking will meet the demands of both the medical center and the construction vehicles.

No additional right-of-way is required. The Tatum Blvd and Shea Blvd right-of-way are fully within the City of Phoenix. The half width of right-of-way varies between 50' and 60', which is less than the Town standard but within the City of Phoenix standard. Correspondence with the engineering division at the City of Phoenix is ongoing. Initial comments from Phoenix resulted in the City does not currently have any plans for Tatum Blvd or Shea Blvd at that location and has no comments on the redevelopment plans.

The applicant submitted a parking analysis. Based on the proposed leasable square footage, 456 parking spaces are suggested by the Special Use Permit Guidelines. The applicant proposes 411 parking spaces. The analysis supports a reduction of the suggested one parking space/ 200 sf based upon 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 one parking space/ 200 sf and neighboring jurisdictions have a parking standard of one parking space/ 250 sf.

Parking space size is 9' x 18' (with 2' overhang in landscape area or extended walkway). The Special Use Permit can allow for the 9' x 18' (with 2' overhang). A stipulation will be drafted to make sure the overhang remains clear of obstacles.

Per the study submitted, existing Level of Service (LOS) at the various intersections adjacent to the site operate at an overall LOS of D or better, with the exception of Tatum Blvd/Shea Blvd intersection and Tatum Boulevard/Beryl Avenue intersection which are worse in the evening commute. The proposed buildout generally maintains the existing LOS, except for some movements in the evening that worsen (i.e., northbound right turn lane at Tatum Blvd/Shea Blvd intersection). The additional daily trips added at buildout is 1,204. The existing access driveways will remain in their current locations. The Planning Commission may want to discuss the findings of this study and its impact.

[9] SIGNAGE:

The Special Use Permit Guidelines suggest medical use properties have one ground sign no higher than 8 feet and no larger than 40 square feet at each principal entrance, no moving elements or animation, and traffic/directional signs not exceed 5 feet tall and 12 square feet. Several of the proposed signs will not be in compliance with the Special Use Permit Guidelines and the site will have more signs than the existing medical center. Attention shall be paid to building mounted signage and the resulting impact to the streetscape including the location, dimensions, and illumination of the signs. The review shall be balanced with the need for visibility of the signs, and the location at a busy intersection with prominent signage on the other three corners.

The 2 proposed double-sided monument signs will replace 2 existing monument signs. The new signs are lower and smaller in sign area, but still do not meet the Special Use Permit Guideline on number and sign area since double-sided signs are considered two signs by the Zoning Ordinance. The proposed signs are 5' tall, 30 sf sign area each side, indirectly illuminated, address, and have the name of center and tenant names.

Each tenant suite will have a sign near the suite doors, illuminated indirectly from soffit lights, and each building will have letters identifying the building. This is similar to the existing plaza and not unlike other medical Special Use Permit sites. There are no Special Use Permit Guidelines for tenant signage.

The site includes 3 primary directory signs. These signs comply with the maximum 5' tall Special Use Permit Guideline, but are greater than the 12 sf sign area. Building A & F will have a monument directory that is 5' tall, 22.5 sf, lists the tenants, and is illuminated from up-lighting in the base. Buildings B-E have one directory that is 5' tall, 85 sf, lists the tenants, and is illuminated from up-lighting in the base.

There are 7 building signs mounted near the parapet. The Special Use Permit Guidelines do not address this type of signage. However, the recent Lincoln Plaza Medical Center site and the commercial businesses in the City of Phoenix across from the subject site have similar signage. Also, Phoenix Country Day School and Paradise Valley United Methodist have similar illuminated building signs near the roof line, but not at this amount. The proposed signs include 5 signs that face Shea Blvd that are 20' tall to the top of the sign, 2' tall letters/logo, 20 sf to 40 sf in size, and internally illuminated. There is one sign along Tatum Blvd on Building A matches the Shea Blvd signs. The sign facing Shea Blvd on the 2-story building is 30' tall to the top of the sign, 2' tall letters, 46 sf, and internally illuminated. It would be recommended that all or some of these signs be turned off pursuant to Section 2506.H of the Lighting Code that states "Signs may be illuminated only during the hours that the associated establishment is open for business."