



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, December 18, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller (executive session)
Deputy Town Attorney Deborah Robberson
Community Development Director Jeremy Knapp
Senior Planner Paul Michaud
Planner George Burton

2. ROLL CALL

Present 6 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Jonathan Wainwright
Absent 1 - Commissioner Thomas G. Campbell

3. EXECUTIVE SESSION

A motion was made at 6:02 p.m. by Commissioner Anton, seconded by Commissioner Lewis, to go into Executive Session to update the Planning Commission on Town Council discussion regarding the Smoke Tree Resort application and Lincoln Drive improvements. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright
Absent: 1 - Commissioner Campbell

A motion was made at 6:20 p.m. by Commissioner Anton, seconded by Commissioner Covington, to go out of Executive Session. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

4. PUBLIC HEARINGS

- A. [18-491](#) Consideration of Intermediate Special Use Permit Amendment (SUP-18-10). 5410 N. Scottsdale Road - Paradise Valley Medical Plaza
Chairman Wastchak reconvened the regular meeting. He introduced the public hearing item.

George Burton, Planner, showed a vicinity map of the property and noted that it is off Scottsdale Road and Jackrabbit Road. At the December 4, 2018 work session, the applicant was asked to reduce the size of the monument sign to meet Special Use Permit (SUP) guidelines and to include the address on the sign. Additional landscaping near the west property line should be included to screen the new building. A screening wall should be added around the equipment area of the existing surgery center.

He indicated that the request includes a new medical building, parking area, two covered parking canopies, landscape/hardscape improvements and new signage. The SOD proposes consideration of the use, traffic parking and circulation, signage and impact to adjacent properties. The Commission shall complete their review by February 4, 2019. He then reviewed details of the medical building. The building will contain 10,000 square feet and have a height of 20'-1" with one story. He reviewed the elevations and indicated where a covered roof would be located. He identified on photos showing areas of improvement. The new screen wall will be added around the existing surgery building equipment. It will be five feet in height and contain stucco and paint finished to match the existing color of the building. There will be an additional 33 parking spaces added to accommodate the new square footage. The site will total 276 parking spaces. Four pole lights will be added in the parking area and will match existing lights. Two parking canopies will be added to the east side of the campus and contain a combined square footage of 1,157 square feet. They will be 11 feet tall with a metal roof and setback 23 feet from the property line adjacent to the church. Three lights fixtures will be included per canopy.

He reviewed the new landscaping plan and indicated that plants will be included around the building and on the west property line. Nine trees were added on the property line. The applicant is requesting four sign types which include a new monument sign, tenant/directional sign, tenant identification signs and a building sign. The new monument sign will be located adjacent to Building C. It will be double faced and contain a height of eight feet and width of 8'-4". It was reduced in size from 82 square feet.

The sign will be finished to match the buildings on campus and will not be illuminated. It will identify the address and name of tenants. He provided a photo simulation of the new sign.

Chairman Wastchak asked if the new building identification signs will match the rest of the development.

Mr. Burton indicated that they would. He commented that the new directional sign will be located between the new building and parking area. This sign exceeds the SUP guidelines as it contains a square footage of 22.5 feet.

Chairman Wastchak asked where the existing directional sign is located.

Mr. Burton replied that it is near Building D. A letter "I" will be placed on the building.

Mr. Burton stated that staff received two letters in support. One from the Southern Baptist Church and another from the northwest neighbor. Concerns noted were drainage, patient drop-off area, hours of operation, traffic, construction improvements and garbage pickup.

Chairman Wastchak requested that the Planning Commission discuss the stipulations.

Mr. Burton reviewed each of the stipulations.

Commissioner Lewis asked for the hours of operation.

Mr. Burton stated that currently they are 8:00 a.m. - 6:00 p.m. Monday through Friday. On Saturday they are 8:00 a.m. to 1:00 p.m. They are not proposing to modify these hours.

Chairman Wastchak invited the applicant to speak.

Doug Jorden, representing the applicant, commented that he wants to point out the things that are different in this new submittal. He indicated that the green highlighted trees in the landscaping plan have been added. The sign has been downsized and the number of tenants was reduced. The address was included. He reviewed the sign graphic. He suggested that they allow the public to speak. They did have a neighborhood meeting with two in attendance.

A Commissioner asked how they prioritize which tenants are placed on the sign.

Bill Cook, representing the property management of Paradise Valley Medical, stated that priority is determined by the size of square footage occupied by the tenant.

Chairman Wastchak opened the public hearing. He asked those speaking to fill out a speaker request form.

Scott Kiburz stated that he backs near the area of the drop off on the west side of the property line. He indicated that in 2003, they went through this process. He asked about the notice radius.

Mr. Burton responded that it is 1,500 feet.

Mr. Jorden mentioned that they sent notices to approximately 500 people.

Mr. Kiburz stated that in the past this did not happen. This project is important to the neighbors. He is not against the expansion but wants communication with the applicant. He stated that he would like to learn more about the proposal. He suggested that the drop-off and pick-up be located on the other side of the building. He is in favor of additional trees. He would like the block wall to be raised.

A Commissioner asked if he has a block wall currently on his property.

Mr. Kiburz indicated that he does and identified his property on the map.

Mr. Wastchak asked Mr. Jorden to respond to Mr. Kiburz comments.

Mr. Jorden indicated that he traded calls with Mr. Kiburz before Thanksgiving and stated that he will follow up with him. He stated that the area noted in the map is more of a pick-up area as opposed to a drop-off area. They are planning to move this area a few feet to the east. It will be placed under a roof and screened by an eight-foot-tall screen wall. It will provide a better condition regarding noise volume than current conditions. They wanted the pick-up area in a location to serve both buildings with operating rooms. They average 15 pick-ups per day and this could increase by 50%. He feels that they were sensitive in their proposed design.

Mr. Wastchak then closed the public hearing.

Commissioner Lewis asked on the size of box for the trees.

Mr. Burton responded that the plans do not identify the box size but indicate

that a two-inch caliper will be utilized.

Commissioner Anton indicated that most people are going to try and leave the site as soon as possible and will not be making a lot of noise. Traffic is slow through the property. He is concerned that Paradise Valley Medical Center has been taken off the sign.

Mr. Jorden passed around a Plan B for the sign. He stated that he is fine with either option.

Mr. Burton stated that this will add more square footage to the sign.

Mr. Wastchak asked how this option is different than the one in the packet.

Mr. Jorden stated that it is the same size but with the name added.

Commissioner Georgelos suggested that they lose one of the tenant signs to reduce the overall sign size.

Mr. Jorden indicated that he would rather have them chose one of the two options.

Commissioner Georgelos stated that the sign exceeds the guideline.

Commissioner Lewis stated that the sign with "PV" medical wording, does not sit well with him. The Town is not named "PV".

Chairman Wastchak asked if the other signs on the property say "Paradise Valley."

Mr. Jorden indicated that one sign says "Paradise Valley Cosmetic Surgery."

Commissioner Wainwright indicated that the Planning Commission request the address to be included on the sign and does not want to penalize them by removing a tenant name.

A motion was made by Commissioner Lewis, seconded by Commissioner Anton, to forward to the Town Council approval of Ordinance #2019-01, approving the proposed Paradise Valley Medical Plaza Intermediate SUP Amendment request to allow for the addition of a new 10,000 square feet medical building, a new parking area, two new covered parking canopies, and new signage. This motion included the track change edits of the ordinance that deleted reference to prior plans no longer in effect and the monument sign option 'B' shown to the Planning Commission by the applicant that has both the site address and name of the medical plaza at the top of the sign. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

5. STUDY SESSION ITEMS

- A. [18-493](#) Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #3

Indexes: Smoketree Resort

Jeremy Knapp, Community Development Director, reviewed the proposed application. This is the third work session on this application. The property is on the south side of Lincoln Drive and is 5.3 acres in size. On December 4, 2018, the Commission discussed use and density, lot coverage and floor area ratio, heights and viewsheds, setbacks, impacts to adjacent uses and traffic, parking and circulation. Based on prior comments staff requested additional information. He noted that the Commission did not get through all of the comments in the last meeting. More material will be provided in the next meeting.

He reviewed the Statement of Direction (SOD) requirements for landscaping. The landscape guidelines call for a combination of a wall or berm when adjacent to residential. This will be applicable on Quail Run Road. The right-of-way on Quail Run Road makes installing a wall problematic. The narrative states that they will adhere to the Resort Living character zone of the Visually Significant Corridors Plan.

Attention shall be paid to landscaping on Lincoln Drive and Quail Run Road. Pedestrian access needs to be considered within landscape areas. Lincoln Drive is a gateway into the Town requiring additional consideration. The Visually Significant Corridors Plan shall be considered as well as cohesion with the planned landscape improvements along the north side of Lincoln Drive. A stipulation may be considered to ensure replacement of landscaping should it die. The applicant has indicated that they will comply with this plan. The landscaping is general. They provided a list of the plant types and commented that these will be incorporated into the landscaping of the site.

Chairman Wastchak asked if they need to have the applicant show all of the landscape species in this plan.

Mr. Knapp stated that they can require a specific landscaping plan or have the location of trees noted with a requirement that the species come off of the list provided.

The Planning Commission indicated that they are okay with a flexible plan.

Mr. Knapp noted that 50 feet of landscaping buffer is required along Lincoln Drive. This is not shown because they are trying to maintain the frontage of the existing building. Right now, they have 16 feet of landscape buffer. This can be adjusted depending on the access.

Chairman Wastchak indicated that there will be 33 feet of landscaping easement and 16 feet for parking and circulation. He asked if they will see any adjustments during the next revision.

Mr. Knapp stated that he is not sure. It will be up to the applicant on what they are going to present.

The applicant's attorney representative stated that Paul Gilbert and her met with Andrew Miller to discuss open space, property lines and post dedication. They were advised to leave the property line where it is shown.

Chairman Wastchak pointed out that the proposed site plan shows 33 feet of dedicated roadway, 16 feet of landscaping and 16 feet of parking and circulation. He asked when they come back, are they going to show this same layout.

The applicant's attorney representative indicated that this will stay the same.

Chairman Wastchak indicated that the parking can stay within an easement, but the 16 feet of landscaping will be dedicated.

The Planning Commission agreed that this should be consistent with Lincoln Plaza Medical Center.

Taylor Robinson with Smoke Tree Resort indicated that they have been in conversations with Lincoln Plaza Medical Center regarding access. This topic will require further discussion with the Town Council. Their goal is safety in the area.

Mr. Knapp commented that the SOD directs the Planning Commission to consider signage and its impacts on adjacent properties and streetscape. They should look at the broader signage plan for Lincoln Drive. The Special Use Permit (SUP) guidelines allow for one identification sign per entrance with a maximum height of eight feet and sign area of 40 square feet on major arterials. Other streets allow for one identification sign per entrance, a maximum of four feet of height with a sign area of 32 square feet. The signs may be backlit or internally illuminated.

Chairman Wastchak stated that signs that are on Lincoln Drive need to be uniform.

Mr. Knapp showed graphics of the proposed signs. Three are proposed on Quail Run Road and one sign is proposed at each entrance on Lincoln Drive. He reviewed the design of the proposed signs.

Commissioner Lewis commented that the exterior signs need to be consistent in size with the nearby redeveloping properties. If the signs are designed the same, they will become unduly redundant.

Chairman Wastchak explained that he was only talking about the signs having a similar size and not a similar design.

Commissioner Anton asked what the distance is between the two entrances on Lincoln Drive.

Chairman Wastchak commented that the No. 3 sign serves more as a partial wall. It will provide sound buffering from the street.

Mr. Knapp commented that the entrances are 180 feet apart.

Chairman Wastchak asked if they have restriction on walls by the street.

Mr. Knapp commented that there are landscape buffers but he is not sure if there are specific requirements for walls.

George Burton, Planner, responded that walls in residential districts may be three feet in height and setback 10 feet.

Commissioner Georgelos noted that the architectural element on the sign will increase the height to eight feet.

Chairman Wastchak asked for justification on why they need a large sign at both entrances.

Mr. Robinson stated that the sign on the west will serve as more of a corner sign for Quail Run Road and Lincoln Drive. The sign further to the east is for the main entrance.

Chairman Wastchak requested that they provide a blow-up of the sign areas during the next meeting.

Mr. Robinson stated that they are using the 33-foot sight triangle on the corner and will include this in the next meeting.

Commissioner Lewis indicated that he would like the proposed western sign addressed as well.

Commissioner Anton asked if there are other signs that will be visible from the street.

Mr. Robinson stated that there may be building signs visible from the street.

Chairman Wastchak stated if they intend to have more signs then they should submit these now instead of waiting.

Mr. Knapp commented the applicant will be required to address and show how they will meet onsite retention. Staff is waiting for a drainage study and water impact study. The site engineer has contacted the town engineer regarding water service to the site.

A Commissioner asked how the underground parking drainage will tie into the site system.

Mr. Robinson commented that their engineer is working on this point.

Commissioner Georgelos asked where they are regarding the plans for the underground parking garage and the employee break room and other uses.

Mr. Robinson indicated that they are still working on it and do not have it nailed down.

Chairman Wastchak asked if she would like to see a plan or is she comfortable knowing that these uses will be down there.

Mr. Robinson commented that they can work off what is approved from the Town Council. They can bring back a working drawing. The basement plan will be conceptual and may change a little.

Mr. Knapp stated that the last items to address are site context appropriate design, site lighting, screening of mechanical equipment, material palette of improvements and providing renderings from adjacent properties. They have provided five renderings. The lighting plan shows all fixtures are full cut off. There are some areas that exceed the number of foot candles per the guidelines. They are going to address these. They need to provide setbacks for pole lighting in the parking lot. The guidelines require setbacks, at a minimum, to meet the height of the pole. They need more information on landscape lighting.

Commissioner Lewis asked what are the stipulations for the lumens in the parking garage. He mentioned that natural lighting in the garage will be much more compatible.

Mr. Knapp explained that the parking garage will need to meet building code requirements. There are no SUP guidelines regarding lighting. The Planning Commission could grant a stipulation to address this point.

Commissioner Georgelos asked if there is something else, they can do on the west side without using poles.

Mr. Knapp responded if the spacing works out they could put these at the end of the landscape islands. They could add an additional landscape island to pull the lighting further inward.

Commissioner Georgelos stated that it appears certain lights will wash the wall.

Mr. Knapp stated that he will have to talk with the applicant about this point.

Commissioner Wainwright indicated that they require down, not up lighting.

Mr. Knapp reviewed a rendering of the site from Lincoln Road, Quail Run Road and the fire entrance for Andaz Resort. He then reiterated each of the items staff is waiting for. The next work study will be on January 9, 2019. The hearing could happen on January 22, 2019 or February 5, 2019.

Commissioner Anton asked what the requirements are for flag poles and referenced the proposed flag pole on page 32.

Mr. Burton provided the residential standards for flag poles. There are no standards for flag poles at resorts.

Mr. Robinson stated that they do not have any plans for flag poles.

Commissioner Anton commented that there needs to be a convenient place for employees to go and have a break without going underground.

Mr. Knapp stated that staff has requested more information regarding this point.

Commissioner Anton stated that he has not seen a compelling reason to go over 36 feet in height.

Commissioner Covington stated that they need to address this point.

Chairman Wastchak stated that he is concerned about the open space criteria and encroachments into the site triangle on corners. He wants them to stay out of the viewsheds and place height in the center of the property. He is okay with height above 36 feet if it is in the center of the property.

Commissioner Georgelos commented that she agrees with his points on viewsheds. She would like to see information on why they need to go above 36 feet.

Commissioner Wainwright stated that he needs a compelling reason to go above 36 feet. He wants to see some undulation and is okay with some features going above 36 feet. People do need a place to take a break.

Commissioner Lewis stated he does not want the over development of the site to over power the property. He feels that less is more.

No Reportable Action

B. [18-490](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Chairman Wastchak introduced the item. He indicated that residents Marjorie Schumacher and Robert Kramer would like to speak and suggested that they speak prior to staff's report.

Marjorie Schumacher stated that she is a resident of the Firebrand Ranch neighborhood. She stated that the neighborhood was not fully notified of this project. She indicated that she will read a letter from JoAnn Ceimo. She then read the letter which indicated that due to out-of-state family obligations, she could not be in attendance tonight. Firebrand Ranch is under siege by developers. The investment in their homes and peace and quiet is being threatened. The development proposal is a travesty. She moved to the area for the lifestyle. There will be noise pollution from construction, increased traffic congestion and added air pollution. She asked if there are health mitigations that have been considered. Construction raises dust and impacts health. There are children and retirees within the development that will be at increased risk of the construction. There will be light and traffic pollution in the neighborhood. There will be a decrease in parking spaces.

Ms. Schumacher commented that she has several letters that she will leave with Mr. Michaud.

Robert Kramer provided an anonymous letter to the Planning Commission

and suggested that they include these in the minutes. The letter sounds the alarm that something drastic is going to happen on the corner. He referenced the PV Independent newspaper with an invitation to talk about the Ritz Carlton. The neighborhood does not know what is going on. He does not know if he is for or against the project. They will protest until they find out. He hopes the stipulations will help with this project.

Chairman Wastchak indicated that they wanted to have the neighbors speak and hear their information. The Town wants to hear from the citizens.

Mr. Michaud explained that there are four levels of amendments to Special Use Permit (SUP) amendments. This project is the highest level because they are demolishing the site and rebuilding. This requires them to first go to the Town Council to receive a Statement of Direction (SOD). Those meetings are not publicly noticed but posted on the Town website agenda. He stated staff encourages the applicants to do public outreach early. The applicant has been trying to reach out. The Town Council holds two work study sessions and then acts on the SOD at their third meeting. The Planning Commission will then discuss the project at multiple work study sessions. A neighborhood meeting will be required prior to the Planning Commission recommendation going back to the Town Council. This will happen in the second or third week of January. Code requires notice to be sent ten days prior to the neighborhood meeting. The public hearing will require 15 days prior notice. Once it goes to the Town Council there will be more work-study sessions and a public hearing. A notice will go out to the neighborhood again.

Chairman Wastchak stated that this item will be on their agenda moving forward. He asked them to stay connected to the project. Comments are always taken in writing.

Commissioner Anton suggested that they watch it online if they cannot make it to the meeting.

Commissioner Wainwright commented that the Planning Commission does not make the final decision. It is good to have old sites to be redeveloped. The applicant hired Technical Solutions to do outreach for the project.

Mr. Michaud stated that the applicant is requesting to demolish and redevelop the site into three phases. Six one-story buildings will be replaced with four new one-story and two two-story buildings. More parking will be added and existing parking will be replaced with new canopies. They will increase the total lot coverage from 22.3% to 25%. He then reviewed the sequence of the three phases. He continued that the original plan proposed a garden level, but the Town Council was concerned with

the potential for loitering. They are requesting a possible height of up to 36 feet from grade for the two buildings on the corner.

Chairman Wastchak clarified that the two center buildings in phase three are losing the garden level and will pop up to 36 feet.

Mr. Michaud indicated that today they will discuss the use of the property, setbacks, impacts on nearby residential properties and lot coverage. They will postpone discussion on Schedule I and II drugs and the pharmacy hours.

Chairman Wastchak stated that he likes staff's comparisons between what is being proposed and what is existing. He requested that anything that is changed between meetings have the text noted in red or underlined.

Mr. Michaud commented that there was no new information but that he will do this for future meetings. The existing SUP uses require the property to be used for medical clinics only and if there are changes that they come back for approvals. He reviewed the pharmacy detail of the existing SUP. The narrative does not propose retail or medical marijuana dispensaries. There will be a pharmacy, urgent care and veterinary care with conditions. The applicant proposed a list of uses that will be allowed in all of their buildings. Under buildings A and F they are proposing ambulatory and outpatient surgery centers with hours ranging from 6:00 a.m. to 6:00 p.m. Monday through Saturday. There will be a maximum of 48 hours patient stays. The urgent care center will operate from 6:00 a.m. to 8:00 p.m. seven days per week. No emergency vehicles are permitted. Patients will transport themselves to and from the center. The overall hours of operation for the entire facility are not specified. He compared Lincoln and Paradise Valley Medical Centers hours and suggested that this may provide guidance.

Chairman Wastchak stated that there should be an overarching time frame. He suggested that they consider using the Paradise Valley Medical hours of 8:00 a.m. to 6:00 p.m. due to the adjacency of residential uses.

Mr. Michaud stated that the applicant requests allowance of sleep centers in all buildings. There are no guidelines for sleep centers. The Planning Commission could set stipulations on the use or allow it outright.

Chairman Wastchak stated that he does not see one particular building that may be more suitable for this use than the others.

Commissioner Anton indicated that someone may come late at night to visit.

Chairman Wastchak responded that the patients will be sleeping.

Commissioner Anton suggested that the driveway be shut down behind the homes at night. They could place an arm to control traffic. It would still allow people to come in off of Tatum Boulevard.

Commissioner Georgelos stated that she agrees with this suggestion.

Mr. Knapp suggested that they check with the fire department to see if this would create problems.

Commissioner Covington asked what the sleep center guidelines were for Paradise Valley Medical.

Commissioner Anton responded that they were restricted from Monday to Friday.

Mr. Michaud stated that this was for surgical recovery.

Commissioner Georgelos stated that they could segregate this use to the corner and limit it on weekends. She wants the roadway closed off at night.

Commissioner Anton suggested that the garbage be located internally in the complex and not on the roadway adjacent to the homes.

Chairman Wastchak reiterated that the sleep center will need to be limited to certain buildings.

Mr. Michaud explained the veterinary use will be for non-emergencies only. They can limit hours, types of animals, boarding, building locations, drop off area and limit parking location after hours.

Chairman Wastchak agreed that they should limit hours. He asked the applicant to take a look at this and to think which building this use should be allowed.

Commissioner Lewis indicated that this property is a major entrance into the Town. He listed several concerns regarding the veterinary use. The Planning Commission should sleep on this and think about what is the highest and best use of the property in the context of Paradise Valley.

Chairman Wastchak suggested that he meet with the applicant and share his concerns.

Mr. Michaud commented that the applicant is requesting urgent care from 6:00 a.m. to 6:00 p.m. from Monday through Saturday. No emergency vehicles will be permitted. This use is proposed for building A and F only.

Chairman Wastchak indicated that there should only be one urgent care on the property.

Commissioner Wainwright stated that he would prefer that there be no urgent care as they are trying to construct a Class A medical complex.

Chairman Wastchak invited the applicant to speak regarding the proposed uses.

John Bozzo, with the ownership group and John Cantrell, Architect introduced themselves.

Mr. Bozzo stated that it is unlikely they will have veterinary care and he is fine if they eliminate this use. They currently do not have urgent care. They may have a lot of interest in urgent care. They are okay with limitation to only one facility, hours of operation and location.

Commissioner Anton asked where the nearest urgent care is located.

Mr. Cantrell noted that there is one across the street. He mentioned that there is not a veterinary clinic nearby and this may be a good service for the adjacent neighborhood.

Commissioner Wainwright stated that boarding should not be allowed.

Mr. Bozzo stated that it would only be a day time use.

Commissioner Anton commented that he would like to know where both uses will be located.

Commissioner Covington asked where the pharmacy is located on the property.

Mr. Michaud indicated that it is located in the building by the main entrance off Tatum Boulevard.

Mr. Bozzo stated that they will move the current pharmacy into building F.

Commissioner Lewis asked if there will be any extended care.

Mr. Cantrell responded that there will be none.

Commissioner Lewis encouraged them to think outside of the box and to stay away from conventional medical complexes.

Commissioner Georgelos commented that they need to be creative and thoughtful.

Commissioner Covington asked if the renderings are indicative of the actual design. He does not want to see block buildings.

Mr. Cantrell commented that they will have more details in the future.

Chairman Wastchak asked why they need the eight-foot perimeter walls.

Mr. Cantrell indicated that this is a typo and it should say three feet.

Mr. Michaud stated that a surgery center is proposed. The hours of operation are from 6:00 a.m. to 6:00 p.m., Monday through Saturday. The maximum patient stay would be 48 hours. No emergency vehicles where be permitted. Lincoln Medical has similar stipulations.

Chairman Wastchak stated that they should have the stipulations match up with similar projects. There should be no overnight stays on Saturday and Sunday.

Commissioner Anton asked if this will create conflicts making the stipulation overly restrictive.

Chairman Wastchak stated that they should wait for comments from the neighbors to see how they feel about it.

Commissioner Georgelos noted that surgery centers are very broad and usually patients do not stay overnight.

Chairman Wastchak asked what are the plans for drop off areas.

Mr. Michaud noted the locations of these areas. There are three within the proposed project.

Commissioner Wainwright indicated that they should give some thought to where an Uber could pick someone up.

Chairman Wastchak suggested that they place the drop-offs internally or near the major streets.

Mr. Michaud noted that the applicant is requesting a pharmacy with a maximum square footage of 2,500 with hours from 7:00 a.m. to 7:00 p.m. There will be no marijuana dispensary or retail. The SOD requests an explanation for going outside of the hours from 8:00 a.m. to 7:00 p.m., Monday through Saturday. They will need to discuss allowances and security measures for schedule I and II drugs.

Chairman Wastchak stated that the pharmacy for Lincoln Plaza Medical Center is for onsite patients only. He asked if this pharmacy is open for all people.

The applicant indicated that currently the pharmacy allows for both onsite and offsite people. It also acts as an apothecary. He believes there will be issues for schedule I and II drugs if anyone can walk off the street. If that is the way it is now and there are no problems then maybe they no need to be restricted. He asked the applicant to figure out the hours.

Mr. Michaud commented that they will need to have more details added to the narrative. He continued with setbacks and indicated that the SUP guidelines call for 40-foot setbacks from public streets and 60 feet from residential properties. The proposed plan does meet these setbacks. Two of the proposed parking structures are only 50 feet from the adjoining residential lot lines. The Planning Commission could consider an increased setback for the canopies, their height and design and the orientation near residential uses.

He reviewed SOD elements regarding impact on nearby residential uses. The Planning Commission should consider impact from lighting, noise and smells through setbacks, building heights, location of uses, landscaping material and other related design aspects. The Council highlighted areas of particular concern, including outdoor employee and service areas, understanding the impacts related to construction phasing and design requirements for uses that are open in the early morning or evening hours.

Neighbors have commented on noise and traffic. They are concerned with structures over one-story. The shared property wall is only five feet in height. The code allows by right residential to have eight-foot tall walls adjoining an SUP site. Employee areas have not been identified.

Commissioner Georgelos stated that she would like to know where employee areas are on the property. She wants to hear input from the neighbors on what they want done with the adjoining walls.

Commissioner Wainwright indicated that he believes the walls were put up by the medical building. The complex took care of its maintenance.

Commissioner Anton asked if there is a possibility to not locate the trash enclosures on the road behind the neighbors.

The applicant stated that they could place it on the other side of the road to get them a little further from residential. The neighbors are not bothered by the noise now, and it will decrease with the new proposal.

Commissioner Georgelos asked what they plan to do with hazardous waste material.

The applicant indicated that they deal with it in each tenant space.

Commissioner Lewis asked how the HVAC condensers will be handled.

The applicant stated that the condensers will be on the roof and screened.

Commissioner Lewis mentioned that he would prefer ground mounted units.

Chairman Wastchak stated that ground mounted units would be more impactful. The roof mounted units will be screened behind parapets.

Mr. Michaud stated that the applicant provided limited information in their narrative regarding construction phasing.

Chairman Wastchak stated that Maricopa County is very strict in regards to dust. They can levy tens of thousands of dollars in fines. He asked if they are moving tenants in and out into new buildings and can they complete the project in two phases instead of three phases.

The applicant indicated that they are trying to accommodate as many existing tenants as possible. They do have existing leases in place that have to be honored. They are ready with Phase 1 but Phases 2 and 3 are not ready. They are trying to roll one phase into the next. He then reviewed the time frames of each of the phases.

Commissioner Georgelos suggested that they look at the leases and see if they can reduce the phases to two phases.

The applicant stated that they have looked at the leases and are locked in.

Mr. Michaud stated that property complies with the SUP guideline for lot coverage.

He then reviewed a list of future discussion points including building heights, viewsheds, landscaping, traffic, parking, circulation, infrastructure, utilities, architectural design, signage, and SUP stipulations.

Commissioner Anton stated that he is against illuminated signs. He is concerned with building signs.

Commissioner Wainwright indicated that a Class A medical facility needs to have appropriate signage.

Commissioner Georgelos mentioned that she does not want glaring signs.

Chairman Wastchak commented that the Commission is concerned mainly with building signs.

Commissioner Anton stated that he only wants to see small signage on the buildings.

Chairman Wastchak commented that he wants to see where the signs will be located on each building and a rendering from Tatum Boulevard and Shea Boulevard on how the signs will look.

Mr. Michaud reviewed the next meeting dates for work study sessions and the public hearing.

No Reportable Action

- C. [18-492](#) Discussion of a Minor Special Use Permit Amendment (SUP 18-15)
Ritz-Carlton Area A1 - North East Corner of Mockingbird Lane and Lincoln Drive
6651 N. Palmeraie Blvd. (Assessor's Parcel Number 174-58-355)

Indexes: Ritz Carlton Paradise Valley

Mr. Burton reviewed the application and goals for the Planning Commission's review. The applicant is seeking to modify Area A1 regarding heights of five buildings to accommodate roof articulation and elevator overruns. He noted the location of the site on a vicinity map. There are seven buildings in area A1 and this request will affect five of the buildings: A, B, C, D and F. This modification will add between 3.5 feet and 5 feet of extra height. The following changes are proposed:

- Building A: From 28'0" in height to 32'-8" - Setback of 700 feet from Lincoln Drive.

Mr. Knapp commented that the pool adjacent to Building A is sunken. The front of the building appears to be 17 feet in height and the pool side has a

two-story height.

Chairman Wastchak asked if the height affects the interior of the site only.

Mr. Knapp stated that it only does for Building A. The rest of the buildings have the height affected on both sides.

- Building B: From 36'0" to 39'-6" - Setback 1,000 feet from Lincoln Drive. The elevator overrun adds 1'-2' extra height.

Mr. Knapp responded that staff made the interpretation that the elevator overruns could be approved on a staff level. Because they are coming in to ask for the roof articulations, they are seeing the elevator overruns as well.

Commissioner Georgelos asked if the roof articulations are for additional screening.

Mr. Knapp responded that it is for architectural purposes. It will provide higher ceiling above the living rooms.

Chairman Wastchak stated that this proposal is shorter than what Smoke Tree Resort requested. He is frustrated because the Planning Commission worked on the heights during the approval process and now, they are coming back for more.

Commissioner Anton stated that they are always given the SOD to have a compelling reason.

Mr. Knapp explained that there was a miscommunication on where the height would be measured from. The applicant has the right to add two feet of fill and bring the building up in height.

Chairman Wastchak invited the applicant to speak.

Richard Frazee, with Five Star Development, agreed with Mr. Knapp on the measurement of height. All of the buildings conform to the 1,345 elevation. They are complying within the vertical envelope but measurement of the façade from grade is higher than 36 feet.

Mr. Burton commented that the applicant is requesting a minor amendment. The Planning Commission will need to make this determination. This item is scheduled for a public hearing on January 9, 2019.

The Planning Commission agreed that this is a minor amendment.

No Reportable Action

6. ACTION ITEMS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

Mr. Knapp mentioned that they will provide Commissioners with I-Pads in January. There will be no more paper reports in the future.

Mr. Michaud stated that the Town Council has been doing this for three years.

Mr. Knapp commented that the Board of Adjustment and Planning Commission will get I-Pads first and possibly the Hillside Committee in the future.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp stated that next meeting they will have Smoke Tree and Mountain View Medical as well as a hearing on A-1. In the near future, Mr. Miller will have a managerial amendment process for discussion, consideration of a cell site, and a SUP amendment for Valley Presbyterian for a drop off area and landscaping and the addition of a music room.

Chairman Wastchak noted that they are trying to finish up with Smoke Tree by February 5, 2019.

Mr. Knapp stated that the SOD requires the Planning Commission to take action by February 5, 2019. They may request more time from the Town Council and he believes that Smoke Tree would support this request. Chairman Wastchak suggested that they be ready to ask for more time on January 24, 2019.

11. ADJOURNMENT

A motion was made by Commissioner Anton at 9:50 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Covington,
Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

Paradise Valley Planning Commission

By: 
Jeremy Knapp, Secretary