

**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:

[Note: The portion of how the application request complies with the SOD will be completed as the Planning Commission continues its review]

SOD Focus Points	Description How Meet Focus Point
<p>[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.</p> <p>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.</p> <p>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.</p>	<p>The applicant's narrative and the stipulations address the allowable medical uses on the property. The uses listed are in compliance with Section 1102.2 of the Zoning Ordinance and/or the existing allowable uses on the property.</p> <p>The proposed stipulations prohibit retail uses, except for an existing stipulation that remains regarding 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.</p> <p>The stipulations identify the days and hours for the medical center 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, 8:00 a.m. to 5:00 p.m. The proposed hours for most uses are now defined, whereas the existing stipulations only had defined hours for pharmacy and urgent care. 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 Sunday, and reduces the existing hours by two hours in the evening. The adjoining resorts and AJs center have more permissive days and hours of operation.</p> <p>The narrative and proposed stipulations address security measures.</p>

<p>[2] HEIGHT:</p> <p>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'.</p> <p>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.</p>	<p>The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 30' meeting the SUP guideline, with portions of the mechanical screening parapets at 32' and 36' in height. The 36' entry atrium height had the most discussion (<i>unresolved issue</i>). The compelling reasons to support the height includes:</p> <ul style="list-style-type: none"> • The entire roof area is not at the maximum 36-foot tall height. Except for the entry atrium, the edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would 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 views 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.
<p>[3] VIEWSHEDS:</p> <p>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.</p>	<p>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.</p>

<p>[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.</p> <p>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.</p>	<p>The building setbacks meet Special Use Permit Guidelines. Landscape buffer setbacks are described under Landscaping. The building is setback 40' 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.</p> <p>The Guidelines also have no specified setbacks for the covered parking structures. 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 feet to the nearest property line. There was concern expressed with the covered parking proposed along the perimeter of the site since the landscape buffer is only 4' to 5' in width. The applicant was asked to only have perimeter covered parking along the east property adjoining AJs to mitigate possible nuisances with guests that stay overnight at the adjoining resorts.</p>
<p>[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.</p>	<p>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 along the east property line, and moving covered parking away from the adjoining resorts. <i>[More information to be added once Commission completes its review]</i></p>
<p>[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.</p>	<p>The lot coverage meets the Special Use Permit Guidelines.</p>

<p>[7] LANDSCAPING/BUFFERING: 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.</p>	<p>The existing and proposed landscape buffers 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 most recent submittal, this buffer varies between 22 feet and 27 feet in width from the back of curb to the parking space screen wall.</p> <p>This plan now substantially complies with the Visually Significant Corridor Plan landscape palette for the Resort Living Character Zone.</p> <p>The Planning Commission has not voiced if the proposed buffer along Lincoln Drive is acceptable.</p>
<p>[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.</p>	<p>Staff is awaiting information from the applicant to assess this SOD point. The drainage statement submitted in early August 2018 incorrectly calculated the "pre" development storm water retention volume. The applicant needs to resubmit the drainage documents, along with water impact and utility information.</p>
<p>[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:</p> <ul style="list-style-type: none"> • 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 	<p>More information is needed from the applicant to complete this review. The only submittal included a trip generation for the medical use comparing the existing and proposed use.</p>

<ul style="list-style-type: none"> • 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 <p>The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.</p>	
<p>[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.</p> <p>The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.</p>	<p>More information is needed from the applicant to complete this review.</p>
<p>[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.</p>	<p>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.</p>

[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.