

TOWN OF PARADISE VALLEY

Lincoln Plaza Medical Center Major Special Use Permit Amendment Work Study Session



Town Council
December 6, 2018



TODAY'S GOAL

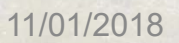
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Update the Town Council on the discussion points from the November 1st Council Study Session for the Lincoln Plaza Medical Center Major Special Use Permit Amendment and discuss any necessary edits or direction



11/01/2018

3



REQUEST

4

- Major Special Use Permit (SUP) amendment of the medical center at 7125 E Lincoln Drive to demolish all structures and construct new 2-story medical building



Proposed



Existing



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ITEMS TO BE COVERED

5

- DISCUSSION POINTS
- NEXT STEPS



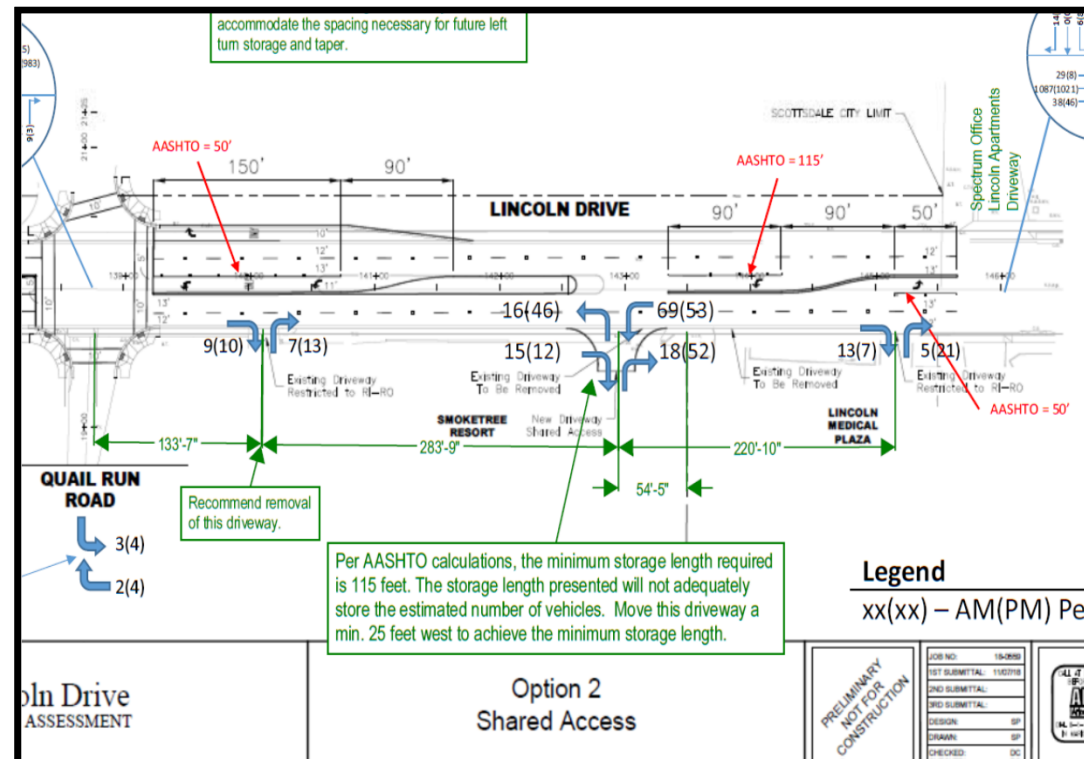
DISCUSSION POINTS



TRAFFIC DOCUMENTATION

7

- Planning Commission forwarded with understanding Council working on access for Lincoln Drive corridor
- Town Engineer to update Council
 - Recommends shared full median access option with modifications
 - Extension of left turn storage length on Lincoln Drive from 90' to 115'
 - Relocation of shared access driveway location onto Smoke Tree Resort property
 - Addition of a dedicated right turn lane
 - Elimination of western Smoke Tree and Lincoln Plaza driveways
 - Recordation of non-vehicular access easement along eastern/southern property lines of Lincoln Plaza



11/01/2018



CODE PROVISIONS

8

- Section 5-10-17 of Town Code requires with Major SUP Amendment to dedicate ROW in conformance with General Plan. If dedication renders site in violation of Town zoning laws, the Town may, in lieu of dedication, accept an easement for public right-of-way over the same amount of land as would be required by dedication
- Section 1102.1 of Zoning Ordinance states that Council may modify the development standards or permit additional related uses to promote the goals and policies of the General Plan, in exchange for site enhancements that improve overall site design or promote the best interests of the Town or its residents

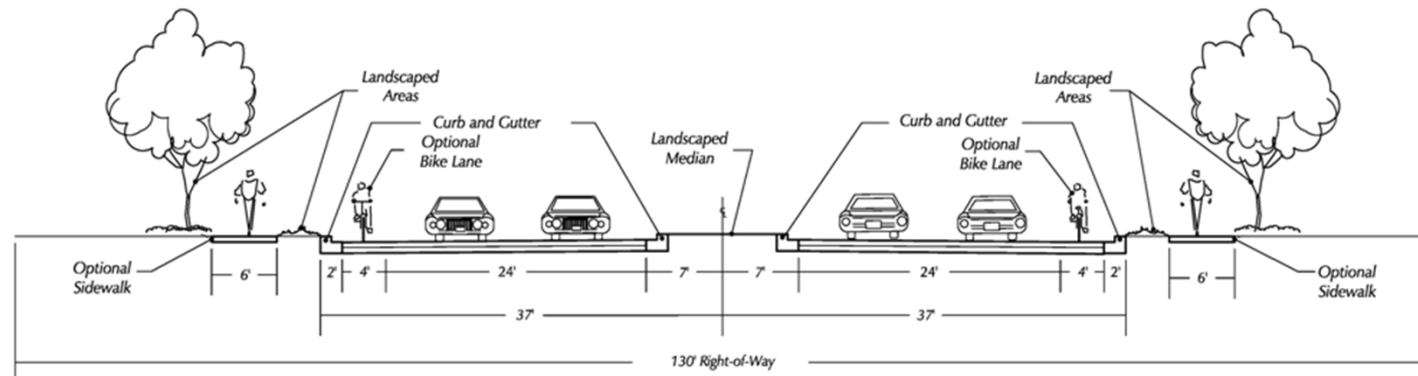


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POLICY DIRECTION – RIGHT-OF-WAY

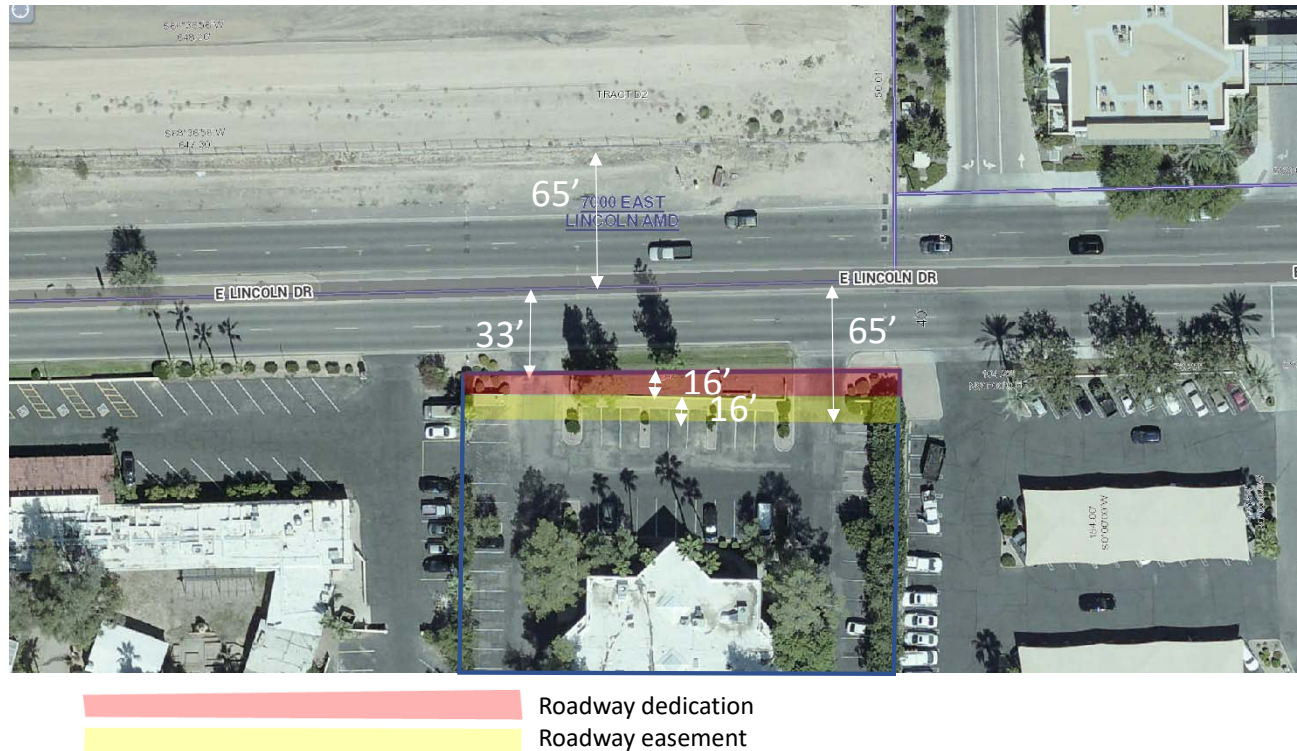
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- General Plan designates Lincoln Drive as Major Arterial at 130' wide
- Attachment O provides detail on ROW width from Town Hall to Scottsdale Rd
- Existing ROW width 73' to 105'
- Proposed ROW width 83' to 130'



PLANNING COMMISSION – RIGHT-OF-WAY 10

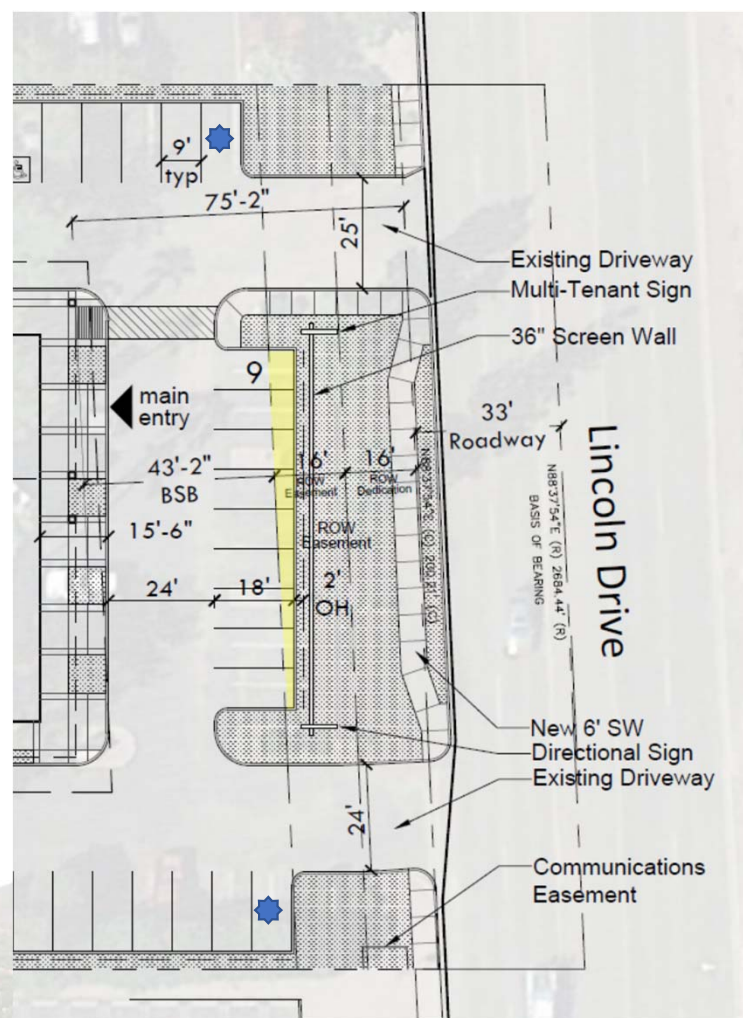
- Existing 33' ROW includes ~ 31' with a portion of the center turn lane, two travel lanes and curb
- 16' additional dedication
- Leaves an additional 18' for sidewalk and 3rd travel lane or deceleration lane within 49' ROW
- Plus 16' roadway easement
- Total south half ROW at 65'
- Total ROW at 130'



PARKING – RIGHT-OF-WAY

11

- 9 parking spaces encroach 2' to 5' in 16' roadway easement
- Monument sign and directional sign in 16' roadway easement
- 2 parking spaces may affect circulation – backing up as vehicles enter
- Development Agreement can stipulate costs for condemnation and disposition of parking spaces and other points
- Shared access will affect parking layout



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PARKING CALC – RIGHT-OF-WAY

12

- Removal of 9 to 11 parking spaces would meet only the Phoenix/Scottsdale parking standard
- Re-evaluate after access finalized

CALCULATION	EXISTING	PROPOSED
Interior Floor Area	25,000 sf	31,000 sf
Pharmacy	2,079 sf	2,500 sf
Total Parking Spaces	153	146
Total Parking Spaces Reduced (Remove front 11 spaces along Lincoln Drive)	142	135
SUP Guideline (1 space / 200 sf interior floor area)	125	155
SUP Guideline Pharmacy (1 space / 300 sf interior floor area)	122	151
Applicant's Parking Study (1 space / 216 sf interior floor area) or (4.62 spaces / 1,000 sf)	116	144
Phoenix/Scottsdale Standard (1 space / 250 sf interior floor area)	100	124



11/01/2018

REVISED STIPULATIONS

13

- Added definition of retail
- Modified medical marijuana stipulation
- Clarified pharmacy stipulation on intent that primary function is sale of prescription drugs
- Revised stipulation on pharmacy size to limit lobby/retail area
- Added stipulation regarding vehicles generating noise and light under urgent care
- Modified time sign illumination off to 10:00 p.m.
- Refer to Attachment Q

ORDINANCE NUMBER 2018-19

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE SPECIAL USE PERMIT FOR LINCOLN PLAZA MEDICAL CENTER, 7125 E LINCOLN DRIVE, PROVIDING FOR REDEVELOPMENT WITH DEMOLITION OF ALL EXISTING STRUCTURES AND CONSTRUCTION OF A NEW TWO-STORY MEDICAL CENTER WITH COVERED PARKING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley (the "Town") Council held a public hearing on _____, in the manner prescribed by law, to hear and to take action on the amendment to the Special Use Permit for Lincoln Plaza Medical Center, as recommended by the Planning Commission; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on October 16, 2018, in the manner prescribed by law, for the purpose of considering an amendment to the Special Use Permit for Lincoln Plaza Medical Center, and recommended _____ to the Town Council; and

WHEREAS, the Town Council finds that the requirements of Section 2-5-2.F, Citizen Review Process, including holding a Citizen Review Session on October 3, 2018 to provide a reasonable opportunity for the applicant, adjacent landowners, and other potentially affected citizens to discuss issues or concerns they may have with the application has been met; and

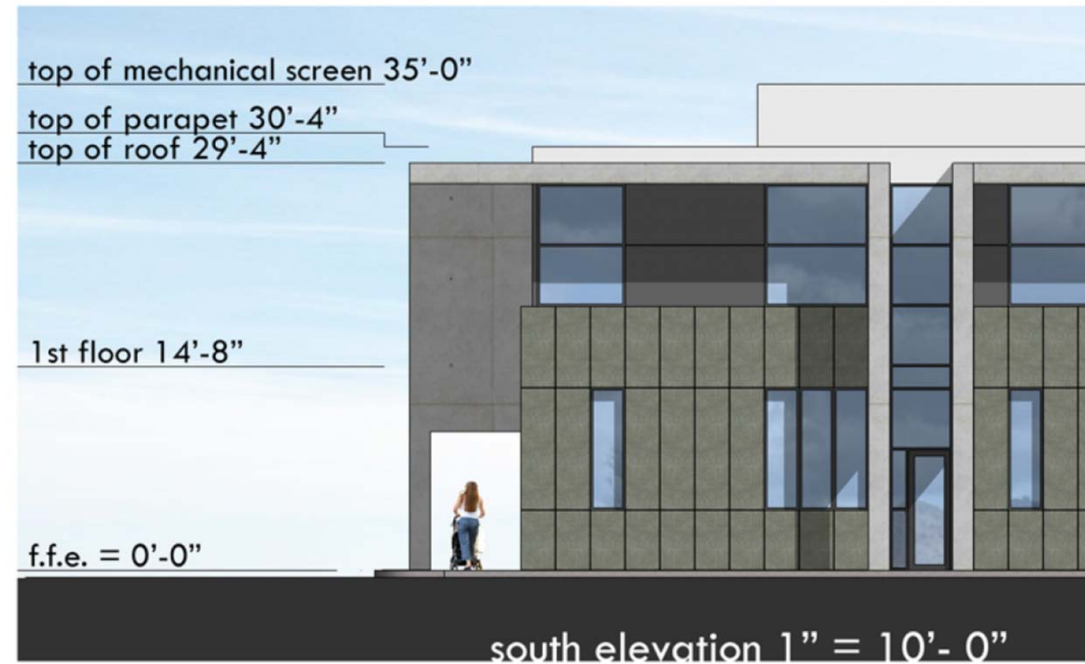
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HEIGHT

14

- Planning Commission's compelling reasons to support height
 - Entire roof area not 36' tall
 - Class A building standards 15' floor to floor, with 5' ceiling
 - Additional height over 30' guideline is to screen HVAC/ mechanical equipment
 - Additional 6" to 12" to accommodate proper storm water drainage for flat roofs
 - Site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48'
 - Site is in a development area
 - Redesign by applicant with entry atrium height



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HEIGHT

15

- Applicant's architect responded with letter in Attachment P
 - 15' floor to floor tenant market driven
 - Approximate 5' ground floor ceiling to upper floor space necessary to avoid utility and structural conflicts
 - Size of the building is best suited for roof mounted packaged/split system HVAC to minimize use of ground area and noise – other options discussed at Commission & narrative

November 15, 2018

Mr. Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, Arizona 852

RE: 7125 Lincoln Medical Office Building – Design Dimensions

Dear Paul,

As the Lincoln Medical building has progressed through design approvals, there have been questions raised about the assumptions made for various dimensions that determine the overall building height. As a professional with 32 years of experience designing commercial structures throughout the southwest, I would appreciate the opportunity to set out the logic for how we have arrived at this building's dimensions.

Floor to Floor Dimensions. The current industry standard for any Class A office building, be it for medical use, or any transactional business, is to allow for a suspended ceiling no lower than 10 feet in height on each and every floor. Some multi-story buildings even provide significantly higher ceilings on ground and mezzanine levels should the program or specific user require it. As a result, a very typical dimension of 14'-8" to 15'-0" feet from floor level to floor level provides an additional 4'-8" to 5'-0" in which floor slabs, decking, superstructure, fire sprinklers, conduit, air handlers, HVAC ductwork and other necessary utilities are routed to the various suites and offices. This interstitial dimension is critical to avoid conflicts between structural members and the numerous overhead utilities common in today's offices. Of the dozen or so recent office projects we have designed, this floor to floor dimension is the standard range demanded by builders and developers.

Mechanical Screening. The size and function of the proposed building allows us to consider the use of packaged and split system HVAC equipment, which is most conveniently located on the rooftop. The relatively small size of this building rules out central plant systems or variable air volume systems which can be large, noisy and unsightly. Therefore, in order to properly keep these smaller units from view, a small, architecturally integrated screen wall is necessary. Sensitive to the need for proper integration, the screening is held back from the building overhangs a depth of 25 feet, which will make them virtually unseen at the pedestrian level. Given roof slopes and curbing required to mount the equipment, we are comfortable that the 5 to 6 foot tall screen wall will be adequate.

Overall Height. Through our investigations and based on our considerable experience in this building type, we are comfortable that, with our client, we can design and construct a Class A medical/office building on this site within an overall dimension of 35'-0" from finished floor.

If you have any questions about our presentation of these facts, please let me know at your earliest convenience.

Sincerely,
SUITE 6 ARCHITECTURE + PLANNING, INC.


Dean William Munkachy, AIA, LEED AP
President

s u i t e 6
architecture + planning

6111 N. Cattletrack
Scottsdale, Arizona 85250
480.348.7800 p
480.874.2612 f
www.suite6.net



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SOLAR

16

- Stipulation G.3 encourages solar be placed on the parking canopies
- This was a Planning Commission addition
- Intent is to limit adding more height to main building and avoid visibility from Lincoln Drive as parking canopies are in the rear yard

3. Any future solar panels are subject to a separate amendment to this Special Use Permit and are encouraged to be placed as part of the parking canopy structures.

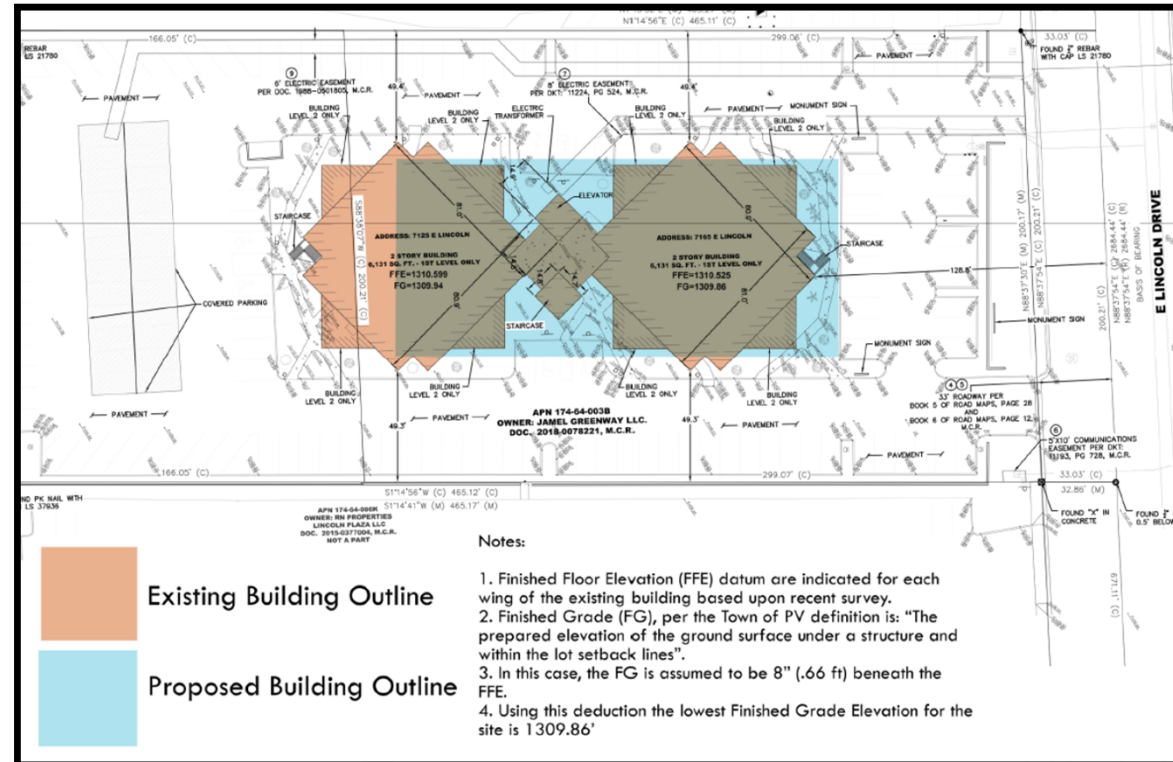


11/01/2018

GRADE ELEVATION

17

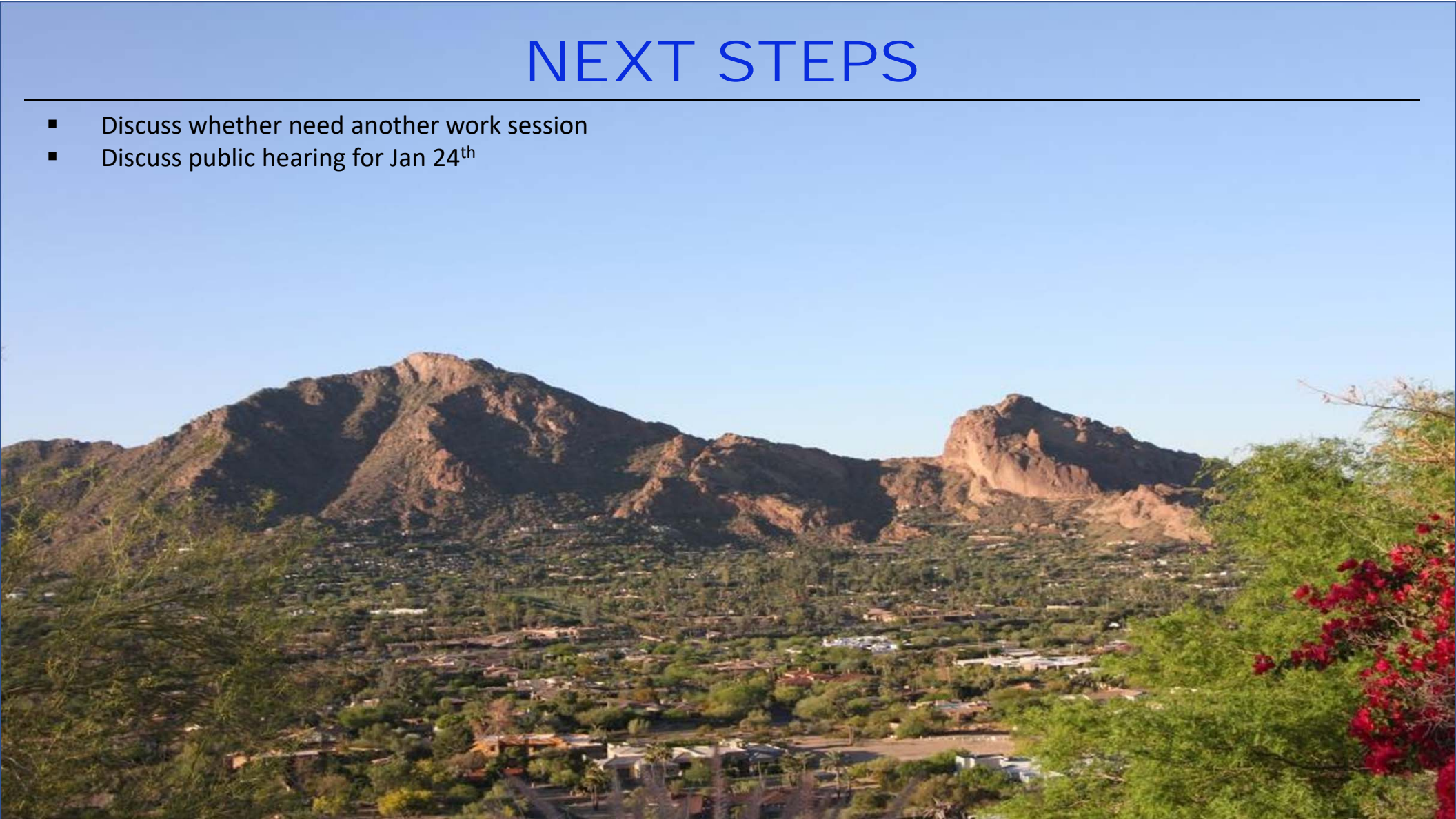
- Applicant lowered height of the building from 36' to 35' from finished floor elevation
- Provided a finished grade elevation exhibit at 1309.86'
- Difference between finished floor and finished grade is 8"



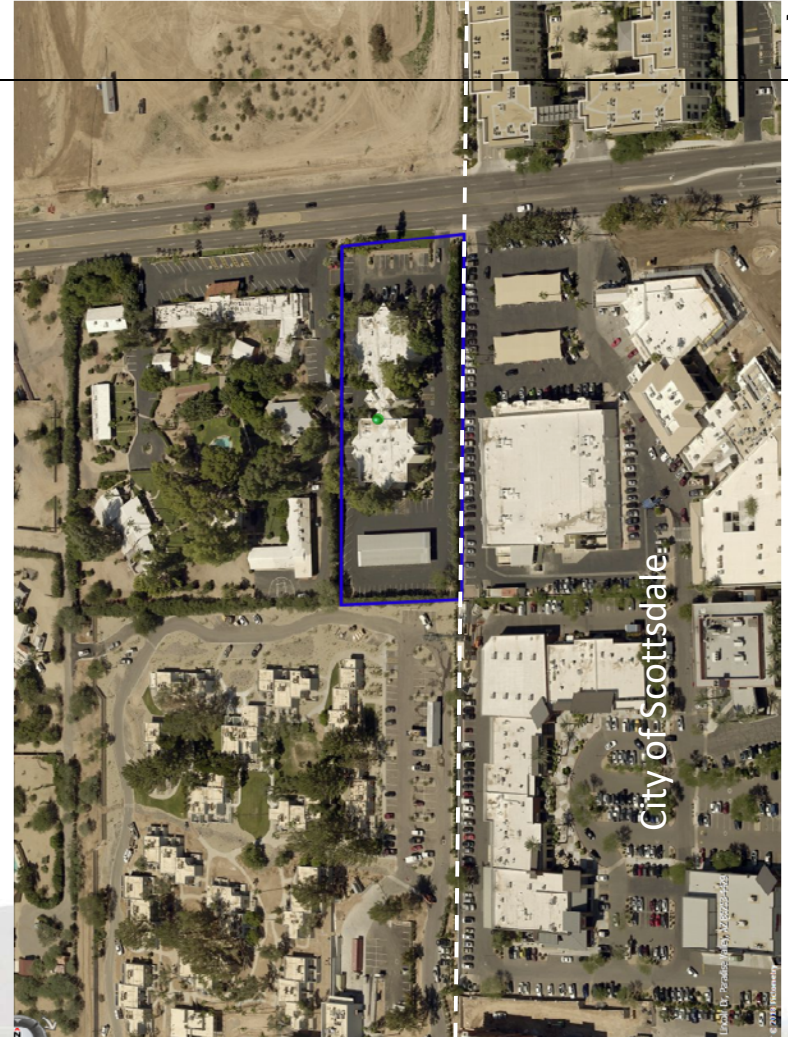
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NEXT STEPS

- Discuss whether need another work session
- Discuss public hearing for Jan 24th



QUESTIONS



TODAY'S GOAL

20

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