

Mountain View Medical Center
Existing & Proposed Comparison
~~December 4, 2018~~ June 4, 2019 **Planning Commission**
Work Session

No.	Topic	Guideline/Code	Existing	Proposed
1	Uses	Section 1102.2 of the Zoning Ordinance defines medical office and lists various medical office uses that may be permissible via a Special Use Permit such as offices for medical practitioners, outpatient surgical for patient stays not exceeding 48 hours, medical laboratories, physical therapy, among other uses.	<p>An existing stipulation requires that “The Property may be used for a medical clinic only, and no changes, additions, expansions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit”</p> <p>There was a 2017 staff interpretation that clarified that existing spa uses on this site were deemed allowable provided all clients receive medically-related services and treatments. Non-medical services, such as spray tanning, waxing, tinting, manicures and pedicures are not allowed, unless prescribed, ordered or otherwise requested by a legally qualified physician, dentist, optometrist, chiropodist, chiropractor, osteopath, or occupational therapist. All clients must be by appointment only; no walk-in clients or services are allowed.</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 Town 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.</p> <p><u>The Planning Commission has considered additional parameters for uses like sleep centers, pharmacy, and urgent care. These parameters include limiting the hours of operation to the regular hours of operation of M-F 7:00 a.m. to 7:00 p.m. and Sa 8:00 a.m. to 4:00 p.m. to effectively prohibit late night/overnight uses, limiting the above uses to certain buildings, limiting the allowable number to one pharmacy and urgent care, prohibiting Schedule I and II drugs, limiting the maximum size, and requiring certain operational procedures. The applicant has stated veterinary, retail and medical marijuana dispensary are not allowed.</u></p>

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2	Urgent Care & Pharmacy	<p>Urgent care is deemed allowable via the general terms “for the purpose of consultation, diagnosis, and treatment of patients” in the Medical Office definition of Section 1102.2 of the Zoning Ordinance. There are no specific parameters outlined in the Zoning Ordinance or SUP Guidelines.</p> <p>Pharmacies are specially called out in the allowed uses of Section 1102.2 of the Zoning Ordinance, subject to 3 requirements (no external signage, approval through at least an Intermediate amendment, and hours 8 a.m.- 6 p.m., M-SA). An apothecary is associated with a pharmacy.</p>	<p>Urgent Care is currently not permitted.</p> <p>Pharmacy is permitted per the following stipulation: “A pharmacy shall be allowed. The total square footage for the pharmacy shall not exceed 1,500 square feet and the pharmacy shall be located only in the easternmost portion of Building “B” identified on Exhibit “H”, “Site plan Showing Pharmacy.” The primary function of the pharmacy shall be the retail dispensation of prescription drugs. The pharmacy shall not sell, dispense, lease or market any non-medically related items, which include, but are not limited to, the following: cigarettes, cigars, tobacco, liquor, beverages, candy, food, ice, ice cream, cameras, film, toys, sporting goods, dry goods, home or garden supplies, clothes, lottery tickets, colognes, cosmetics, beauty aids, furniture, greeting cards or stationery, books or magazines, and non-medically-related sundries. The sign for the pharmacy shall be no larger than the signs for other tenants of the building; no sign, which identifies the existence of a pharmacy, shall be visible from Tatum Boulevard or Shea Boulevard. Violation of any provision of this paragraph shall result in a fine of \$300 a day for each day the violation continues...” <u>The existing pharmacy (Kiernan Apothecaries) is a long-time tenant that specializes in compounding, pulling most of their clientele from off-site. The intent is that this tenant will remain.</u></p>	<p>The proposed narrative identifies urgent care and apothecary/pharmacy as allowable uses. The Town will likely want to add parameters for these uses similar to other SUP properties and/or as suggested in Section 1102.2(B) of the Zoning Ordinance.</p> <p><u>Urgent care and pharmacy are both proposed.</u></p> <p><u>Stipulations D.1 to D.9 address urgent care. This includes prohibiting urgent care in Buildings A and F nearest Firebrand Ranch, limiting the urgent care size, limiting the urgent care to one, limiting hours of operation within the regular hours of 7 a.m. to 7 p.m. M-F and 8 a.m. to 4 p.m. Sa, limiting use of sound generating vehicles and several security measures.</u></p> <p><u>Stipulations C.1 – C. 10 address pharmacy. This includes prohibiting the pharmacy in Building A nearest Beryl Ave, limiting the pharmacy to only one, prohibiting the sale of Schedule I and II drugs, limiting on-site signage, limiting hours of operation within the regular hours of 7 a.m. to 7 p.m. M-F and 8 a.m. to 4 p.m. Sa, and several security measures.</u></p>

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3	Height	<p>The Special Use Permit Guidelines (SUP Guideline(s)) for medical office suggest a maximum height of 30 for principal structures, with possible consideration for higher height to accommodate architectural features. The SUP Guidelines also suggest a maximum height of 24' for accessory structures and 18' for service structures. Except for the parking canopies, all of the existing and proposed structures are principal structures since they contain medical uses.</p>	<p>The site has six existing single-story buildings with mostly pitched roofs that vary in height from adjacent grade between 16' and 21'. The pitched roof elements act as the parapet to screen roof-mounted HVAC and mechanical equipment.</p> <p>The site has four existing parking canopies. These canopies are approximately 8' tall.</p>	<p><u>The proposed heights comply with SUP guidelines.</u></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.</p> <p>There are 9 proposed covered parking canopies. 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'. The parking canopies have a maximum 9' height.</p>
4	Viewsheds	<p>The Open Space Criteria is a SUP Guideline to preserve viewsheds, encouraging the massing of tall structures in the center of the site. The maximum height is 16' at the 20' setback, with an increase of 1' of height for every 5' of setback.</p>	<p>The existing structures meet the Open Space Criteria.</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>

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5	Building Setbacks	The SUP Guidelines for medical office suggests a 40' building setback adjoining public streets and 60' setback adjoining residentially-zoned property. These above setbacks are assumed for principal, accessory and service structures.	<p>The subject site is generally triangular in shape and adjoins Tatum Boulevard and Shea Boulevard. R-18A zoned residential lots border the rear southern part of the site. These adjoining lots are 18,000 sf to 20,000 sf in size and restricted to single story.</p> <p>The existing buildings comply with SUP Guidelines. The minimum setback along Shea Boulevard is 59'. The minimum setback along Tatum Boulevard is 55'. The minimum setback along the R-18A lots is 81'.</p> <p>There are 4 existing covered parking structures. The minimum setback to the public street is 90'. The minimum setback to the R-18A lots is 14' (These covered parking have the short side facing the residential lots.)</p>	<p>The proposed principal buildings comply with SUP Guidelines.</p> <p>The minimum setback along Shea Boulevard is 40' (Building F, single story, 21' tall). The minimum setback along Tatum Boulevard is 40' (Building A, single story, 21' tall). 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). <u>Buildings D and E have a minimum 101' setback from Shea Blvd. Buildings B and C have a minimum setback of 107' from Tatum Blvd.</u></p> <p><u>The minimum setback along the R-18A lots is 74'11" (Building F, single story, 21' tall), 82.7'(Building A, single story, 21' tall) and 240' to 310' for Buildings C & D, both two story and 30' tall.</u></p> <p><u>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, 26 covered parking spaces of the total 94 covered parking spaces would partly encroach into those setbacks. The minimum setback to the public street is approximately 75'. The minimum setback to the R-18A lots is 50' on four of the canopies.</u></p> <p>The proposed plan shows 9 covered parking canopies. 6 of the canopies are designed with the short side facing the residential lots. The minimum setback to the public street is 28' on one of the canopies along Shea Boulevard. The minimum setback to the R-18A lots is 50'.</p>

6	Lot Size Coverage FAR Footprint	The SUP Guidelines suggest a minimum of 5.0 acres and 25% lot coverage. There is no guideline on floor area ratio.	<p>The 9.8-acre site is almost double the recommended SUP Guideline of 5.0 acres.</p> <p>Existing lot coverage at <u>21.6%</u></p> <p>22.3% -</p> <p>Existing floor area ratio at</p> <p>21.6%22.3%</p> <p>Existing total square footage is at 59,969 sf building footprint, 23,500 sf roof dripline and approximately 11,700 sf parking canopy dripline.</p> <p><u>The existing development has a lot coverage of 21.6% (91,966 square feet). This is comprised of 59,969 square feet of interior building space, 20,255 square feet of roof overhang and 11,742 square feet of parking canopies. With no second story buildings, the floor area ratio is 21.6%.</u></p>	<p>Proposed lot coverage is approximately 106,217 sf and 24.89% at final buildout in Phase 3 (includes parking canopies and roof overhang)</p> <p>Proposed floor area ratio is 124,517 sf and 29% (adds in the garden level for the 2-story portions of the project)</p> <p>Proposed total square footage is at 89,217 sf buildings (lot coverage), 107,517 sf buildings (includes garden level) and approximately 17,000 sf for parking canopies</p> <p>The site data needs to be clearer on the total lot coverage and floor area (% and sf) for each phase and broken down more clearly for total building footprint, overhangs, and parking canopies. Staff estimates that the total lot coverage/FAR in Phase 1 is approximately 78,100 sf/18%; Phase 2 is approximately 93,325 sf/22%; and Phase 3 as shown above.</p> <p><u>The proposed plans meet SUP Guideline on lot size and lot coverage.</u></p> <p><u>The final phase of the proposed development has a lot coverage of 23.7% (100,951 sf). This is comprised of 73,918 square feet of interior building space (excludes 19,200 square feet of second story space), 11,813 square feet of roof overhang and 15,220 square feet of parking canopies.</u></p> <p><u>The final phase of the proposed development has a floor area ratio of 28.9% (123,445 sf). This is comprised of 93,118 square feet of interior building space (includes 19,200 square feet of second story space), 15,107 square feet of roof overhang and the upper floor balcony walkways and 15,220 square feet of parking canopies.</u></p>
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7	Landscaping	<p>The SUP Guidelines suggest a 50' wide landscape area along major roads and a 40' wide landscape area adjoining residentially-zoned properties.</p> <p>Roadway frontage is within Rural Elegance Character Zone per draft Visually Significant Corridor (VSC) Plan. Characteristics of this Zone include Picturesque and expansive views of Camelback, Mummy, and Phoenix Mountains; Accentuated horizontal forms and a rural setting. Minimize tree planting to maintain views. Emphasize horizontal, low, and colorful landscape planting. Turf where appropriate outside the right- of-way; Use of Saguaro and boulders to emphasize character while not obstructing mountain views.</p> <p><u>VSC Plan suggests 1 tree per 50 lf to 100lf and 55% live coverage on the best option. The VSC plan shows 4 special Town gateway entry features. This site is not listed for a special entry feature but does have an existing Town monument sign to remain.</u></p> <p><u>Section 5-10-7 of the Town Code calls for one 15-gallon native tree per 100 lf and five 1-gallon shrubs per 100 lf.</u></p> <p><u>The 1996 Landscape Guidelines suggests 1 canopy tree at 30' intervals, with 20% being ironwood trees and 1 shrub at 20' intervals. For parking areas, planted areas suggested at 25% of interior area, 1 canopy tree per 10 spaces, space at least 50' to a tree and planter area minimum 300 sf.</u></p>	<p>Approximately 220 lf of the total 950 lf along Tatum Blvd and 330 lf of the 925 lf along Shea Blvd does not meet the 50' landscape width guideline. The landscape area adjoining these streets varies 24', 55', up to 100' at the Tatum Blvd/Shea intersection (measured from the property line).</p> <p>Existing development does not meet the 40' landscape width guideline adjoining residentially- zoned properties. There is a 25' wide landscape area adjoining the residential lots along south property line.</p> <p>Except for the Desert Willow and Palo Verde, the existing trees are not in harmony with the Rural Elegance Character Zone. The turf is generally in harmony.</p> <p><u>1,025' along Tatum (140' driveway/Beryl – 885') and 960' along Shea (50' driveway – 910')</u></p>	<p><u>Type and number of landscape material meets guidelines, landscape setbacks remain less than the suggested guidelines.</u></p> <p>The proposed landscape areas along Tatum Blvd and Shea Blvd are not in compliance with the SUP 50' width guideline. The proposed width is approximately 28' 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. Although, the additional triangular landscaped area nearest to parcel 168-07-012 will be replaced with parking in Phase 3. <u>To address this matter the applicant proposes to increase the number of trees on the site from 101 to 233, that includes increasing the total number of trees along Firebrand Ranch from 36 to 78. The plan also uses up to 36" box trees for the new trees. The applicant further changed the tree type to denser canopy trees and is allowing the adjoining residential property owner to select the tree type and will pay to raise the perimeter wall to 8' tall for those who want to raise their wall. The existing shared wall could be raised to a maximum 8' tall wall.</u></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</p>

			<p>veneer, screen walls that include desert motifs to hide utility boxes such as those along Tatum Boulevard and Shea Boulevard, incorporating pedestrian seat walls/shade, among other design elements.</p> <p><u>The proposed revised plan more than doubles the tree count to 233 trees. The proposed trees along the streets are all trees listed for the Rural Elegance zone (e.g. Mesquite, Palo Verde, Ironwood). Application of the VSC plan to both Tatum Blvd and Shea Blvd suggests each street frontage provide approximately 9 to 19 trees per street frontage. The proposed plan indicates 28 trees along Tatum Blvd and 39 trees along Shea Blvd. Both street frontages far exceed the 46 to 48 shrub counts. Each frontage has over 400 shrubs. The plan proposes 13 saguaros along Tatum Blvd per the VSC plan. The plan provides two ironwood trees along Shea Blvd and 6 ironwood trees along Tatum Blvd.</u></p> <p><u>The proposed plan meets the VSC “best” guidelines by having the area between the property line along the street and the front of the buildings at over 55% live coverage, incorporating saguaros and ocotillo, the use of exposed aggregate concrete for walkways and decorative pavers at drop off/driveway entries. Due to the modern architecture, the plan does not include split rail fencing or desert motif patterns on the parking lot screen walls.</u></p>
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8	Traffic Parking Circulation Access	Section 1102.3C.5 lists some possible plans and studies that may be deemed necessary. One is a traffic study to address the impact on adjacent properties/roadway system, internal circulation, parking analysis, and any necessary dedication. The Special Use Permit Guidelines suggest 1 parking space for each 200 sf of interior floor area, along with some other parking calculation metrics for other uses.	<p>The Tatum Blvd and Shea Blvd rights-of-way are within the City of Phoenix.</p> <p>The existing right-of-way width on Tatum Blvd adjoining the subject site is 110' and 122', with the half width along the site at 55'. The existing right-of-way width on Shea Blvd adjoining the subject site is 125' and 130', with the half width along the site at 60'. The City of Phoenix has different roadway cross- sections for major arterials that vary between a half- width of 55', 65' or 70'.</p> <p>The existing site meets the Special Use Permit Guidelines for parking. There are 331 existing spaces, that includes 26 accessible parking spaces. Based on 59,969 sf of existing space and 1 space/200 sf; the minimum number of parking spaces suggested is 300. ADA guidelines are based on the total number of parking spaces provided. At 331 spaces, 8 accessible spaces are required. Parking space size is 9' x 20'.</p> <p>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 Blvd/Beryl Ave 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.</p>	<p>The applicant submitted a parking and traffic analysis. Preliminary review of these studies were done by the Town Engineer. 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 or Shea at that location and has no comments on the redevelopment plans. <u>The City is agreeable to the traffic study findings to stripe a deceleration lane onto northbound Tatum at Beryl Ave and reconsider the signal timing.</u></p> <p>The proposed parking analysis does not meet the SUP Guidelines of one parking space per 200 sf and 456 total parking spaces required based on the suggested parking calculations. The site exceeds the minimum required accessible spaces. The final build-out results in 411 parking spaces, that includes 14 accessible parking spaces. Parking space size is generally proposed at 9' x 18' with a 2' landscape overhang. The study concludes that actual parking conditions results in a 0.8 space/200 sf calculation, the SUP Guideline is lower on certain medical uses, and adjoining jurisdictions requirement is typically 1 space/250 sf.</p> <p><u>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. Half intersections operate less than LOS D during 1 or more peak hours (i.e. Northbound right turn lane at Tatum/Shea intersection worsens, Tatum/Beryl/Fry's remains poor LOS, and Shea/50th westbound worsens). Full build-out adds 1,204 additional daily trips, 64 additional AM peak trips and 107 additional PM peak trips.</u></p>

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9	Infrastructure Utilities	Section 1102.3C.5 lists some possible plans and studies that may be deemed necessary. This includes water flow and pressure impacts, grading and drainage, and any other plans or studies deemed necessary.	There are existing 6", 8" and 12" water lines served by the City of Phoenix; There are existing 12" and 18" sewer lines served by the City of Phoenix; Natural gas served by Southwest Gas and electric served by APS are at the site.	<p>Except for typical construction-related utility improvements, no needed off-site utility improvements are expected. The applicant is in the process of providing the fire flow information. Fire flow wells exceeds the Town's minimum 1,500 gallon per minute standard. It is at 3,842 gpm.</p> <p><u>The storm drainage capacity will be improved such that each phase will function independently. Both above-ground retention basins at a maximum depth of 3 feet and underground storage/drywells will be used to retain a total of 12,500 cubic feet of storm water</u></p>
10	Context Appropriate Design	Several General Plan policies encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates the scale of larger buildings through use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.	The existing development breaks the total medical office square footage into a park setting with smaller separate single-story buildings. These buildings have varying footprints and pitched roof parapets to screen roof-top mechanical equipment. This design is pedestrian-scaled. <u>The architectural style is stucco, large roof overhangs and tile roofs.</u>	Planning Commission and Council will need to determine whether the project is context appropriate. The proposal retains having 6 separate buildings. The pitched roofs change to flat roofs with vertical parapets. The 2 two-story buildings are located nearest the Tatum Blvd/Shea Blvd intersection. The proposed architecture is more modern style than the existing architecture. Various materials will be used from stucco, masonry, glass, and metal.

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11	Signage	<p>Except for sign lighting (0.75 fc at nearest property line) and double-sided signs considered as two signs, the Zoning Ordinance provides no specific specifications for signage on a property zoned Special Use Permit.</p> <p>The Special Use Permit Guidelines suggest medical use properties have 1 ground sign no higher than 8' and no larger than 40 sf at each principal entrance, no moving elements or animation, and traffic/directional signs not exceed 5' tall and 12 sf. No guidelines for building mounted signs.</p>	<p>Several existing signs are on the subject site today.</p> <p>Monument – Total of 2 double-sided signs at each principal driveway, 8' tall, 58.6 sf sign area each side, internally illuminated, space for <u>9</u> tenant names – 2010 Commission Special Use Permit amendment. Original sign was 3' tall, stone, name of center/logo</p> <p>Building Signs- tenant signs on glass doors, illuminated indirectly from soffit lights, and building letters identifying each building.</p> <p>Directory/Traffic Signs – 3 campus directories near each of the 3 driveways, directories at each building/group of buildings, and approximately 9 directional signs. These signs vary in height and sign area, but roughly not higher than 6' and 12 sf sign area.</p> <p><u>Tenant Building Signs - None</u></p>	<p><u>Meets some of the SUP guidelines.</u></p> <p>Monument – <u>Same height as existing and larger than the existing signs. Existing and proposed signs exceed SUP guideline. Lower/smaller than existing.</u> Total of 2 double-sided signs at each principal driveway, <u>8'5'</u> tall, <u>81.33 sf 30-sf</u> sign area each side, indirectly illuminated, <u>site</u> address, name of center and <u>6</u> tenant names. <u>Both As-existing and proposed signs, exceeds guideline on number and total sf since double-sided counts as 2 signs.</u></p> <p><u>Tenant Suite Signs</u> - tenant signs on column screening near doors at each suite, illuminated indirectly from soffit lights, and building letters identifying each building. <u>The proposed suite signs are approximately mounted 6' in height and are generally not larger than 6 square feet in size.</u></p> <p>Directory/Traffic Signs – Building A & F have a monument directory that is <u>4.5'5'</u> tall, <u>18 22.5 sf</u>, lists the <u>suite numbers-tenants, has a site map</u> and is illuminated from up-lighting in the base. <u>These directories are setback 65' from Firebrand Ranch.</u> Buildings B-E have 1 directory that is 5' tall, <u>16.5 85 sf</u>, lists the <u>suite numberstenants, has a site map</u> and is illuminated from up-lighting in the base. <u>This directory sf excludes the "M" viewed as artwork during Commission discussion. This directory is setback 245' from Firebrand Ranch.</u></p> <p>No information provided on any traffic signage at this point. <u>Any traffic signs will need to be SUP guidelines and/or engineering standards.</u></p> <p><u>Tenant Building Signs-Near Parapet – Total of 4 maximum. 2 5-face Shea Blvd and 2 face Tatum Blvd. 1 sign on each street will be located on a 1-story building. The other sign will either be on the 2-story building or the 1-story building. The 5-sSigns located facing-on the 1-story building Shea Blvd are 20' tall to the top of the sign, 2' tall letters/logo, up 20 to 40 sf, and halo internally-illuminated. Signs located on the 2-story building The sign facing-Tatum Blvd on Building A matches the Shea Blvd signs. The sign-facing Shea Blvd on the 2-story building is are 30' tall to the top of the sign, 2' tall letters, up to 40 46-sf, and halo internally-illuminated. The sign plan sheet for all these signs is 2' x 23' (46-sf)</u></p>

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12	Exterior Lighting Building Landscaping	<p><u>The Special Use Permit Guidelines suggest</u></p> <ul style="list-style-type: none"> <u>The light emitting element is shielded and that lighting units do not direct light unto adjacent property</u> <u>Uplighting not be more than 250 lumens</u> <u>Pole lighting not exceed 16' tall</u> <u>Light fixtures are setback the height of the fixtures</u> <u>Illumination not exceed the foot-candle levels based on uses (1.6 fc for parking lots, 5.0 fc on driveways/drop-off areas and 3.0 fc architectural lighting)</u> <u>Illumination at the property to a residential property not exceed 0.5 fc and fixture be less than 3' tall within the setback (60' setback per the SUP Guideline)</u> 	<p><u>The plans approved in 1980 provide limited information. The site uses 42" bollards and approximate 8" tall spot lights within the grounds of the site. Building lighting is recessed soffit fixtures.</u></p> <p><u>There are no illumination levels for the existing light fixtures provided. However, based on the approved 1980 plans and site visits, the existing exterior light fixtures appear to fully comply with the current Special Use Permit Guidelines.</u></p>	<p><u>Lighting complies with the SUP Guidelines. The illumination of the proposed fixtures is within the SUP guidelines not exceeding an average of 1.6 foot-candles for parking lots and 5.0 foot-candles for driveways/drop-off areas. The maximum average driveway area is 1.59 foot-candles. The maximum average driveway/drop-off area illumination is 4.84 foot-candles. The proposed fixtures also comply with suggested maximum height. The maximum proposed height is 12' tall.</u></p> <p><u>There are two primary light fixtures that illuminate parking/driveway/walkways, a pole fixture and a bollard fixture. Fixtures SA/SB are 12' tall pole lights up to 4,221 lumens and 3,000 Kelvins. The other, Fixtures B1 and B2, is a bollard up to 3'4" tall at 2,232 lumens and 3,000 Kelvins.</u></p> <p><u>The building fixtures are a recessed can, Fixture SD. It is mounted under the roof overhand along walkways and at entries, 1,490 lumens and 3,000 Kelvins.</u></p> <p><u>The parking lot canopy fixture is Fixture SS. It is 1,984 lumens, mounted at a height of 9' and 3,000 Kelvins.</u></p> <p><u>The landscaping fixture is Fixture L. It is 176 lumens, ground mounted and 3,000 Kelvins.</u></p>