

TOWN OF PARADISE VALLEY

Lincoln Medical Center Development Agreement

Town Council

February 27, 2020



Key Question

- Does the Council wish to adopt Resolution No. 2020-03, approving the Phase I Development Agreement for Lincoln Medical Center?



Background of Lincoln Medical

- Lincoln Medical contains a medical office plaza which was approved in 1976 with a Special Use Permit
- In 2018 Jamel Greenway purchased the property and applied for a Major Special Use Permit amendment for a complete renovation of the site as a medical office under a single tenant
- In 2019 the Major SUP amendment was withdrawn and a Minor Special Use Permit Application approved changes in parking, circulation, and the installation of large oxygen storage tanks on the LMC Property



Background of Town

- Directly north of Lincoln Medical, at 7000 East Lincoln Drive, Five Star Development entered into a Development Agreement with the Town in January 2016 related to the development of 105 acres of property, amending a previous DA approved in 2008
- The Five Star Development Agreement obligates the Town to construct the 'perimeter roads' (Lincoln Drive, Mockingbird Lane, Indian Bend Rd) within 18 months of the final plans for the road construction
- In preparation of that construction, many utilities have replaced and/or upgraded equipment or installed new service to Five Star or as necessary prior to the start of the road construction (e.g., Cox, EPCOR, Century Link, SWG, APS, and Phoenix Water)

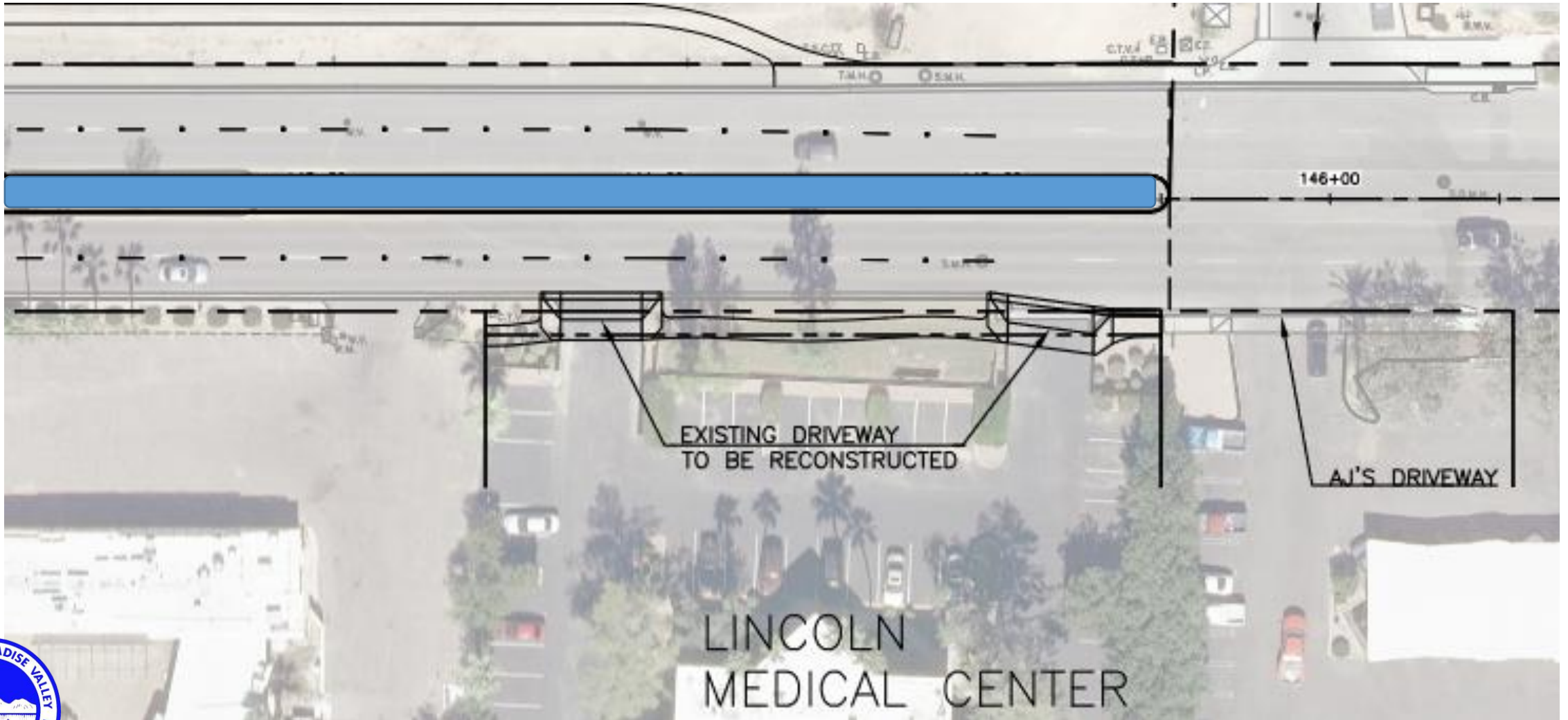


Existing Situation for Lincoln Medical

- Lincoln Medical has two existing driveways near both its east and west property lines
- The Town has commenced a condemnation action for the northern 33' of property on Lincoln Drive and asserted a claim to quiet title for the 33' and an additional 7'
- The median plans for Lincoln Drive, as part of the Five Star perimeter road improvements, currently include a solid median that will cut off the existing “left in/left out” at both existing LM driveways
- Lincoln Medical is currently upgrading its property with exterior improvements, new landscaping and tenant improvements
- Lincoln Medical and Smoke Tree desire to retain an existing “left in/left out” from their properties



Current Proposed Roadway Improvements



Terms of the Agreement with Lincoln Medical

Lincoln Medical will:

- Dedicate 40' of Lincoln Drive to the Town
- Grant the Town a sidewalk and utility easement for an enhanced sidewalk plan
- Execute and record a Shared Access Agreement with Smoke Tree (Gentree) to construct and pay for a shared driveway serving both properties
- Construct at its own cost sidewalks, landscaping, shared driveway and closure of driveways

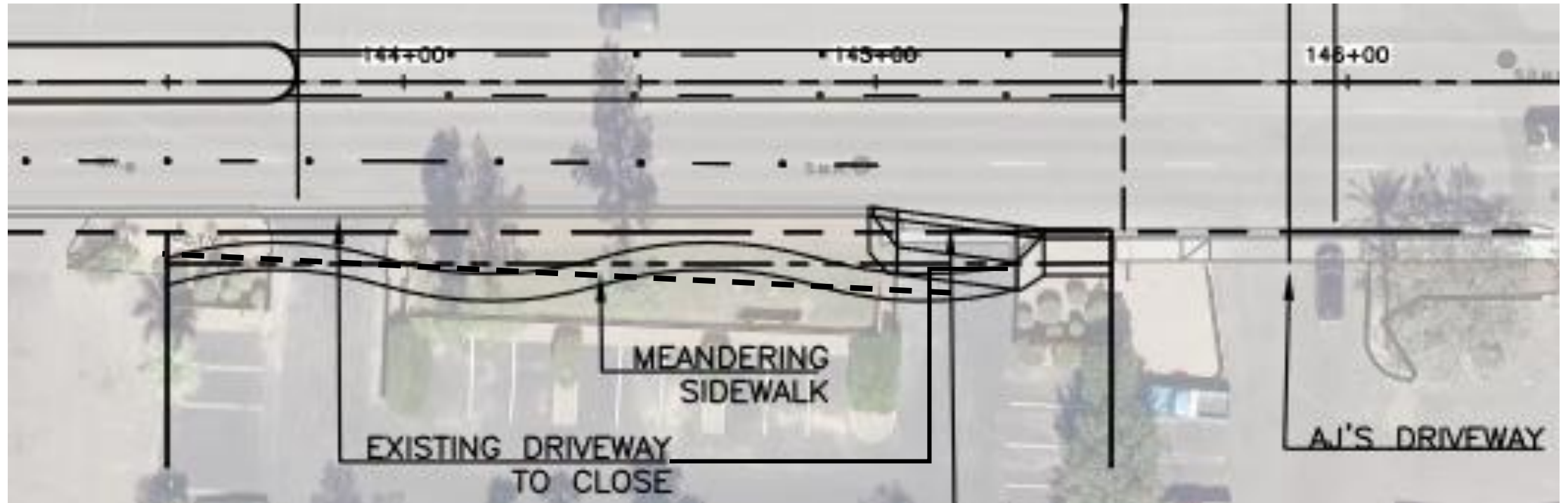
Town will:

- Dismiss its quiet title/condemnation action related to the 40' dedicated roadway
- Provide for existing monument sign to remain within the sidewalk easement area (with future alterations through normal SUP procedures)
- Include Sidewalk Easement Area in future FAR and lot coverage calculations

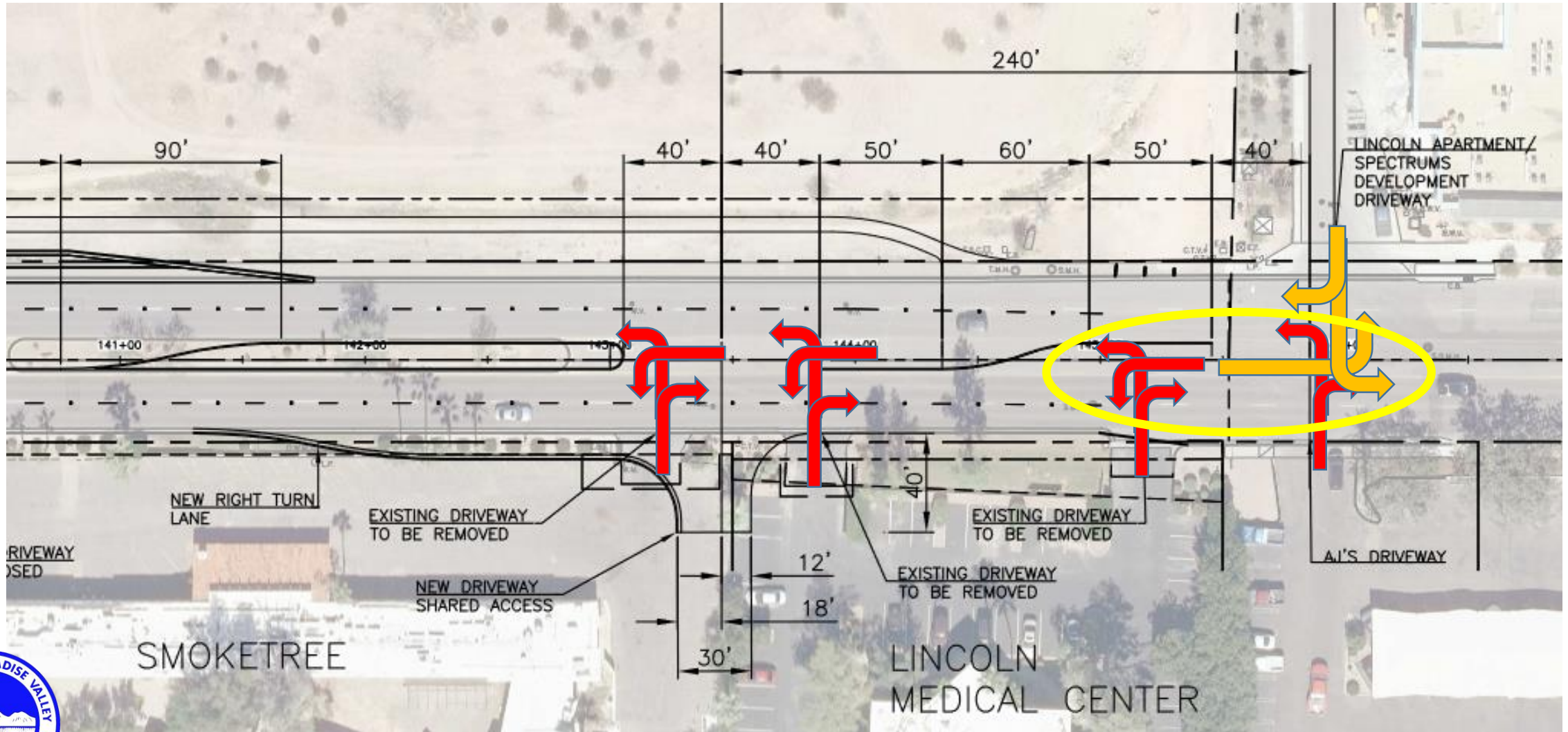
Provide median for Left In/Left Out access from shared driveway



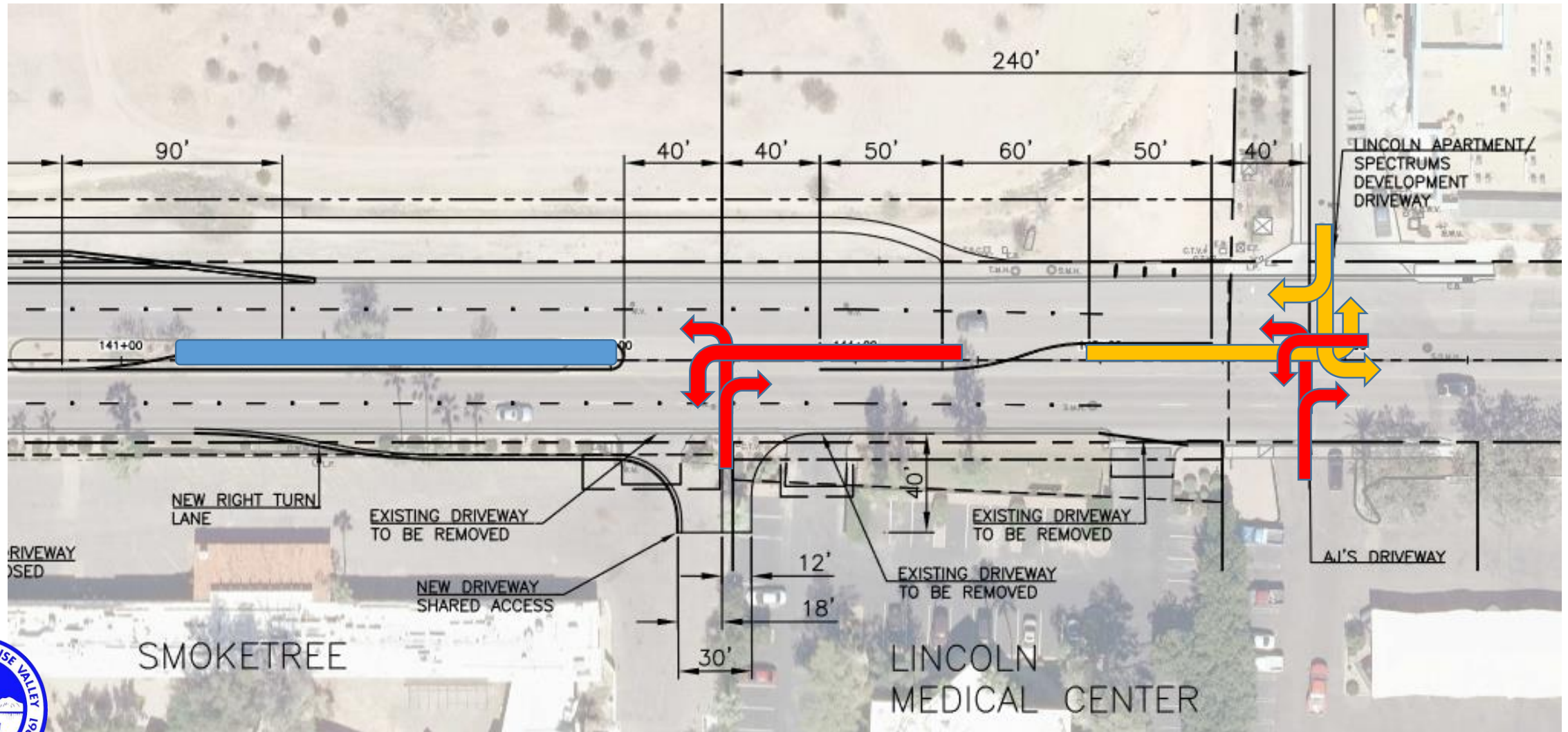
Conceptual Sidewalk Easement Area



Existing 5 Driveways Left In/Left Out



Existing 5 Driveways Left In/Left Out



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Questions/Comments?

