



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, August 7, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:00 p.m.

STAFF MEMBERS PRESENT

Deputy Town Attorney Deborah Robberson
Interim Community Development Director Paul Michaud
Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Present 5 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Orme Lewis
Absent 2 - Commissioner Pamela Georgelos
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. 18-304 Citizen Review of Hillside Code Amendments to Article XXII of the Zoning Ordinance.
Draft Ordinance 2018-15.
Chairman Wastchak introduced the item and turned the time over to George Burton, Planner.

Mr. Burton stated that the Hillside Code Amendment is comprised of three areas: updating definitions; identifying expiration of hillside applications; and adding a preapplication submittal process. The Commission reviewed this at the last meeting on July 17, 2018. He explained that there were

some changes to Article 22 adopted by the Council on May 10, 2018. The Hillside Safety Manual was adopted on June 14, 2018. He then reviewed the scope of the three amendments.

- Definitions: Removing several definitions that are no longer in use in the code; modifying some definitions to be in accordance with the recent amendment adopted in the safety manual and code update. He directed the Commission to the new and modified definitions presented in bold. These included:
 - o Adding a definition for Chair.
 - o Adding clarification of the Hillside Committee.
 - o Defining Storm Drainage Design Manual
- Expiration of Hillside Applications: Language has been added to the code requiring the applicant to receive committee or chair approval within 18 months from the date of the application. They can request a one-time six-month extension and the Town Manager may grant two six-month extensions based on circumstances out of the applicant's control.
- Pre-application Submittal: The recently adopted Hillside Manual has a pre-application process so this amendment will align the code with the manual. This is similar to what staff does now.

Mr. Burton indicated that today is a citizen review hearing and they can take public input. A public hearing will be held on August 21, 2018, and the Commission's recommendation will then be forwarded to the Council.

Chairman Wastchak thanked Mr. Burton for his presentation. He then asked for public input. There was none. He requested that the Hillside Ordinance be included in the next meeting's packet.

No Reportable Action

B. 18-306

Discussion of Major Special Use Permit Amendment (SUP-18-06)
7125 E Lincoln Drive - Lincoln Medical Plaza

Paul Michaud, Interim Community Development Director, presented the staff report regarding the SUP 18-06 Lincoln Medical Plaza. He explained that the applicant is proposing to demolish all of the two-story medical structures and build a new structure. The property contains 2.1 acres and the new building will be approximately 5,500 square feet larger. The building will have two stories and covered parking will be provided behind the building. The use of the site will remain medical.

There is a lot more information in the narrative than was provided in the last work session meeting. They removed reference to the single tenant as they are retaining the allowance for multiple tenants. A pedestrian connection is

provided from the building to the street. They have not spelled out which specific uses will be in the building. It would be helpful for them to cite a specific section of the zoning ordinance.

Chairman Wastchak asked if the Special Use Permit will limit the list of uses or will they have the freedom to put anything in the building.

Mr. Michaud stated that they will need to detail the types of uses being proposed and reference the code. They may want to restrict specific types of uses as well. They are proposing to keep the pharmacy which is already allowed on this property. Some of the existing uses are tied to a specific suite number, so they will have to be tied back to something specific in the new building like square footage. There are hours that are restricted under the existing Special Use Permit. The existing Special Use Permit stipulations mimic the zoning ordinance.

Chairman Wastchak asked if the Special Use Permit allowance for a pharmacy was included in the documentation.

Mr. Michaud responded that was provided in the last meeting.

Chairman Wastchak commented that if they are going to allow the pharmacy they will need some general parameters.

Mr. Michaud commented that there is a requirement for public amenities in association with the Special Use Permit. The applicant will need to address this in the narrative as to how they are going to meet this or align it with the vision of the Commission.

Commissioner Covington asked him to be more specific.

Mr. Michaud likened amenities to something you would find in a resort development. As this is a medical facility, public amenities are limited but the applicant could propose the incorporation of public art.

Chairman Wastchak asked if any of the Commissioners feel strongly about having public amenities.

Commissioner Lewis commented that with his experience with the children's hospital, art was extremely important. He is not sure if a medical office necessitates that level of art. He would like to see some art throughout the premises so it does not become a sterile environment.

Mr. Michaud indicated that the applicant has provided more information in the narrative to justify the 36-foot height. The buildings will meet the Class A

building standards and contain 15-foot floor to floor, with five-foot ceiling space. They have related their context to other buildings nearby that are 36 feet or taller in height. They provided information regarding view sheds that are being blocked by existing trees on the Smoke Tree resort side. The existing structure does not meet the open space criteria and neither will the proposed structure. They mentioned this in the narrative. He believes that a rendering would be helpful to show the criteria. The Commission requested a roof plan to show parapets and equipment location.

Chairman Wastchak commented that in tab seven they show one picture of the roof which gives them a sense of what is being planned for the roof. He suggested that they get a few more angles to show the roof design.

Mr. Michaud commented that a little more information is needed to demonstrate that the whole roof is not at 36 feet.

Commissioner Anton asked what would happen if the applicant decided to come back later on to add solar on the roof.

Mr. Michaud responded that there are four levels of Special Use Permit amendments. The first level is a managerial amendment which can't be visible or above 1,000 square feet. The next level is a minor amendment.

Commissioner Lewis asked if the parapet is perpendicular or does it have a slight cant to it. He suggested that a canted design might soften the visual impact.

Chairman Wastchak stated that illustrations show the parapet straight up and down but a canted or battered design may be worth consideration.

Commissioner Lewis indicated that the height of the building will set a precedent to the neighboring parcel to the west.

Chairman Wastchak commented that on the issue with height the Commission needs to consider if the applicant has provided justification. The property to the west will need to justify their height as well.

Mr. Michaud commented that the elevation shows building height being measured from finished floor. It will need to be shown measured from grade on the elevations. The Planning Commission requested that the applicant shows the HVAC units in the elevations. He asked the Commission if they felt the applicant made enough justification on their building height in the narrative.

Commissioner Campbell stated that 15-foot floor to floor stories is a

modern standard for medical buildings. These buildings have a lot of equipment that require ceiling space. These duct spaces get really full. The second floor could require a drain that cannot be punched through duct work. He believes that the northeast entrance is over height. He does not see the necessity for more height in this location as it has a one-story element. He believes that the 30-foot height would be fine in this location. He suggested the parapet be setback. He is comfortable with the height throughout the rest of the building.

Commissioner Covington stated that the roof height for the other side of the building from the main entrance is only 30 feet.

Commissioner Anton agreed with Commissioner Covington and commented that the building should meet the 30-foot building height on the front. The HVAC units can be pushed back so the parapet wall is not as visible. He stated that the 15-feet per floor seems to justify going over the height allowance. It was noted that the additional space needed between the floors does not apply to the entrance.

Chairman Wastchak stated that there is justification for the height in regards to HVAC units and agreed with Commissioner Campbell that the entryway does not need to be 36 feet and should be brought down to 30 feet. He stated that he wants to see the height of the mechanical equipment and does not think they need six-foot high parapets. He asked what is staff's recommendation on how to measure height.

Mr. Michaud commented that they know what the grades are as they have been established in the Special Use Permit. They do not use finished floor.

Chairman Wastchak commented that he wants to know what is being installed on the roof and what the insets are and can they pull the parapet in more.

Commissioner Campbell suggested that they put the solar panels on the carports. He stated that even low sloped roofs need to drain and he assumes they will drain to the perimeter of the building.

Chairman Wastchak commented that the drain will usually be installed adjacent to the parapet.

Commissioner Campbell commented that the drain will be raised one inch for every four feet. He indicated that the additional six feet of height can be used up.

Mr. Michaud continued with the narrative. He indicated that they added

more information regarding the landscape buffer. The dimensions are the same for the buffer. The building will meet the 40-foot front setback using the 33-foot-wide right-of-way, which was confirmed in the title report. The Statement of Direction allows flexibility to consider something other than a 50-foot buffer measured from a 65-foot right-of-way. The larger buffer would result in parking loss and financial feasibility. A landscaping plan has been submitted. They stated in the narrative that it meets the draft Visually Significant Corridor plan palette. Staff does not feel that it meets this 100 percent.

He stated that elements not fully addressed included:

- Existing right-of-way was verified at 33 feet but staff would like them to get to a 65-foot right-of-way.
- The applicant could consider moving the building at least five feet south to meet the 40-foot setback with a 65-foot right-of-way and increase the landscape buffer.
- The applicant could do a reconfiguration of their parking lot to obtain more landscaping.
- The plant list does not include many of the Visually Significant Corridor plants.

Mr. Michaud presented the Commission a copy of the landscaping plan and stated that the visually significant corridor is located along Lincoln. There is a discrepancy between the landscape plan and the narrative.

Chairman Wastchak commented that the landscape plan has a row of ash trees. He asked what coordination is being done with the landscape architect and the Visually Significant Corridor plan.

The applicant stated that because this landscape plan was put together prior to their last work session it was not revised. They were trying to get their plans to staff prior to the work session so there may be some discrepancies that they can change and make consistent.

Mr. Michaud commented that they have not seen the parking study yet, but he is anticipating that it will meet the 144 spaces provided in the plan. The Town does not have parking standards but requires a parking study.

Commissioner Anton stated that he does not think the 144 spaces will be full at one time but believes there will be more demand for accessible spaces pursuant to the Americans with Disabilities Act. He suggested that they look at getting more accessible spaces.

The Commission generally agreed with this suggestion.

Chairman Wastchak asked about a drop-off area.

Commissioner Anton responded that they have wide drive aisles to accommodate drop-offs. He indicated that there will be a lot of emergency vehicles on site to take people to the hospital.

Chairman Wastchak commented that if someone is dropping off then it will block one of the drive lanes.

It was suggested that they provide drop-off stalls for customers.

Chairman Wastchak asked the applicant's attorney, Benjamin Tate, if he could comment on the right-of-way dedication and moving the building on the site.

Mr. Tate responded that the number being discussed for parking is five spaces per 1,000 square feet. They are already below this number at 4.7 spaces per 1,000 square feet. It will be hard to lose the additional spaces and still attract tenants they are seeking.

One of the Commissioners commented that five spaces per 1,000 square feet would equate to 155 spaces.

Mr. Tate explained that they have discussed this issue at length and even came up with multiple site plans showing more parking and even a concept with ground mounted mechanical equipment. If they had to do the full right-of-way dedication and landscape buffer it would result in a smaller building and fewer parking spaces. This would be a deal killer and the numbers would not make sense.

Chairman Wastchak commented that it is not the Town's job to make these deals profitable and they need to look out for the interest of the Town. These projects are typically not purchased until the zoning approval is in place. He asked Mr. Michaud if there were some options if they could not get the full right-of-way and a landscape buffer.

Mr. Michaud commented that one option is to get 40 feet of right-of-way and 25 feet of easement.

Paul Mood, Town Engineer, stated that they would have to get an easement and a stipulation to allow parking, site wall, and signage in the easement. He stated that the parking stalls are too small. They are only 16 feet in length and the code requires at least 180 square feet with a 9-foot by 20-foot dimension. If there is an overhang, the applicant can request to

make up two feet in the overhang. The driveway separation does not meet the Department of Transportation standards, as their centerlines are only 135 feet apart and the standard is 250 feet. There will be a center median installed on Lincoln Drive, so this property will only have a right-in right-out entry.

Chairman Wastchak stated that they need to have the conversation regarding the Smoke Tree resort for a shared driveway. He asked Mr. Tate if he has spoken with the owners of this resort.

Mr. Tate indicated that he spoke with Dawn Cartier prior to the meeting, as she is doing the traffic project and is in a position to understand their project.

Chairman Wastchak stated that there needs to be an owner-owner conversation because they will need an entrance on the Smoke Tree resort side and will eliminate the west entrance.

The Commission agreed that it would be in the best interest of property owners to work together.

Commissioner Campbell asked what the function of the landscape strip in the back.

Chairman Wastchak indicated that this is the top of the island.

Mr. Mood clarified that the dimensions of the islands did not get shifted in the plans. He will need to look at the turn distances in the parking lot to see if vehicles can make the turn.

Commissioner Lewis asked where are they on the issue regarding the alignment of the front curb. He expressed concern that there is only a hiatus of eight inches that someone could run into. This difference occurs between the Smoke Tree resort and the medical plaza.

Chairman Wastchak commented that he will have to go out and take a look. He asked if it juts out on the east side.

Commissioner Covington commented that this is the case.

Mr. Mood stated that their capital project will align the road.

The Commission then consulted Google Street View and inspected the property.

Commissioner Covington indicated that it may be on the Smoke Tree resort side.

Mr. Michaud continued with the narrative. He stated that the applicant included information on nuisances like noise. He suggested that they state if there are outdoor employee areas in the narrative. They show trash collection on the Smoke Tree resort side. Staff had suggested that they put this on the AJ grocery store side.

Chairman Wastchak commented that he would like to talk about this later on.

Mr. Michaud stated that they will need more information on the exterior lighting plan. Information related to walls and exterior fences needs to be outlined.

Commissioner Campbell commented that he is worried about the north to south landscape area and asked what is its function.

Mr. Michaud commented that it is for landscaping.

Commissioner Campbell suggested that the landscaping island be removed to get longer stalls.

A Commissioner asked why staff suggested moving trash to the other side.

Mr. Michaud responded that they wanted to get it away from the Smoke Tree side and the resort and put it on the commercial side of the property.

Commissioner Campbell expressed concern regarding the area that is being proposed. He feels that it will be awkward for the garbage truck. The geometry of the trash truck works better on the east side.

Mr. Michaud commented that the applicant submitted the drainage statement and they are waiting for water utility impacts. They will need to address Crime prevention through environmental design (CPTED) design aspects for the property.

Chairman Wastchak asked if there had been any reference to CPTED standards.

Mr. Tate commented that they have not made any reference to CPTED in what was submitted but they will address it.

Mr. Mood stated that they miscalculated the preexisting condition in the

drainage statement. They will need to recalculate this.

Mr. Michaud stated that the narrative has been revised to account for the second access onto Lincoln Drive. Access was added on the Andaz resort site to the south of the property, along with accommodation of the Andaz sign. A traffic/parking circulation study is needed. The parking spaces are under sized. Driveway aisle widths can be reduced from 26 feet to 24 feet.

Chairman Wastchak asked if they want patron of the Andaz resort driving through their property.

Mr. Tate responded that he is not sure and they will need to address this in the traffic impact analysis in light of the shared access consideration with Smoke Tree resort.

Chairman Wastchak was surprised that the Andaz monument sign was included in the drawing. He commented that the Council expressed a desire to have all of the entrances off Quail Run Road. He believes that it would be fantastic to have an Andaz entrance on Lincoln Drive but the problem is that they will be adding all of this traffic to a place that already has a lot of traffic. He feels that this is a big deal.

Commissioner Anton stated that he and Commissioner Covington spoke with the general manager of Andaz and he did not have any concern regarding building height. He does not see having his customers travel through the medical facility parking lot to get to the resort as a positive. He feels that there will be parking issues between the properties. He is 90 percent against the idea.

Mr. Michaud continued that the covered parking needs to be included in the lot coverage calculation. They should show the floor area ration and lot coverage of the existing site. They need to call out the dashed line as a roof overhang. They have an APS and telephone easement that needs to be shown. There are some new perspectives from different sides. He asked if they have any comments.

Chairman Wastchak commented that the perspectives are helpful.

Commissioner Lewis stated that he does not care for the architecture of the building. However, the landscaping does mitigate some of his issues. He does not want to lose the trees next to the building. He commented that he wished the building did not have a mundane grey color. The front of the building looks fun but the back of the building looks like a prison.

Chairman Wastchak commented that the trees around the building are

mostly Live Oaks.

Mr. Michaud indicated that the next Planning Commission meeting is on August 21, 2018 and September 4, 2018. The packets for the August 21st meeting will go out next week. If they do not get anything by Thursday, he is not sure staff will have enough time to review the plans.

Mr. Tate commented that having another submittal by Thursday is unlikely.

Mr. Michaud commented that he will let the Chairman know if they get something worth meeting on.

Mr. Tate explained some of his concerns with getting a shared access on Smoke Tree resort. Smoke Tree's application may be delayed and make coordination difficult.

Chairman Wastchak asked if Mr. Mood has any advice.

Mr. Mood responded that Smoke Tree resort could move their driveway now.

Mr. Michaud indicated that Smoke Tree resort is in operation and they may have interest in wanting to have a shared driveway due to the forthcoming median improvements.

Chairman Wastchak commented that this is a good point.

Mr. Tate asked if the new drive would require a Special Use Permit.

Chairman Wastchak asked the Community Development Director to comment.

Mr. Michaud indicated that it depends on how they are moving it. They could use this entrance. A minor amendment will move quickly through the process.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 18-305 July 17, 2018 Planning Commission Meeting Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to approve the July 17, 2018 minutes. The motion carried by the following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington and Commissioner Lewis

Absent: 2 - Commissioner Georgelos and Commissioner Wainwright

8. STAFF REPORTS

Paul Mood noted that the Hillside Building Committee meetign is tomorrow at 8:00 a.m.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that on the August 21, 2018 meeting, they may have a work session on Lincoln Medical if they submit material. There is a work session for Hermosa Inn and the public hearing will have to be continued the public hearing since it has already been advertised. There is a public hearing for the Hillside Code pre-application item.

Chairman Wastchak asked if they will have a substantive discussion.

Mr. Burton indicated that he spoke with Doug Jordan and he will be submitted towards the end of this week items that were brought up by the Commission. The home occupation text is scheduled for a citizen review meeting.

Mr. Michaud stated that the Valley Vista Lane plat probably won't happen on September 4, 2018. Lincoln Medical could come back. The second meeting in October is when the Commission must act on Lincoln Medical.

Chairman Wastchak stated that Lincoln Medical needs to submit the items requested by staff and the Planning Commission. The September 4, 2018 meeting will be decided on August 21, 2018. He feels that they can get a lot of review completed on the August 18th meeting without meeting on September 4, 2018.

11. ADJOURNMENT

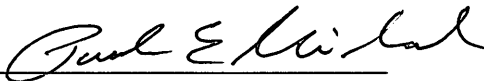
A motion was made by Commissioner Lewis at 7:30 p.m., seconded by Commissioner Campbell, to adjourn the meeting. The motion carried by the

following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell,
Commissioner Covington and Commissioner Lewis

Absent: 2 - Commissioner Georgelos and Commissioner Wainwright

Paradise Valley Planning Commission

By: 
Paul Michaud, Secretary