



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, November 19, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Jeremy Knapp
Senior Planner Paul Michaud
Town Engineer Paul Mood

2. ROLL CALL

Commissioner Campbell attended by phone.

Present 6 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Daran Wastchak
Absent 1 - Commissioner Charles Covington

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** 19-403 Discussion of a Minor Special Use Permit Amendment
Minimum parking requirements and construction of an outdoor tank enclosure
7125 E Lincoln Drive - Lincoln Plaza Medical Center (SUP-19-05)
- Paul Michaud, Senior Planner, stated that the amendment was located on the east end of Town on Lincoln Drive. The request had two main components. They wanted a clarification of the required minimum number of parking spaces and wanted approval to construct a 315 square foot enclosed yard to house bulk liquid oxygen. The existing building is two stories and 25,444 square feet. It is in about the same condition as it had

been since 1976. The current owner withdrew a major Special Use Permit (SUP) amendment in 2019 and the last SUP amendment was in 2011 for a pharmacy and urgent care.

The site is zoned for SUP Medical. The 1976 plan requires strict compliance to the site plan which states the site have 169 parking spaces. The enclosure requires the removal of some parking which would not be in strict compliance to the 1976 site plan. Mr. Michaud described the current remodeling on the property. He also reviewed over time how the site lost parking spaces due to required accessible parking and angled parking. Commissioner Wastchak asked if the changes in parking over the years to this SUP had Town approval.

Mr. Michaud replied that it was hard to tell if they had received approval because the available records are not detailed. Staff used aerial records to identify the changes.

Commissioner Wastchak asked if the change to the amount of parking spaces was something that needed approval.

Mr. Michaud replied that it did need approval. Mr. Michaud then described the parking space dimensions and drive aisle widths being less than the typical standard today. He noted that the proposed plan will bring the majority of the parking spaces to current standards, increase the accessible parking, and that some of the accessible parking areas will require a '3'6" tall guardrail due to areas of uneven walking surfaces. Commissioner Wastchak asked if it was a part of the plan to change the curbing within the parking lot.

Jeremy Knapp, Community Development Director, explained that the red overlay plan in the packet shows the existing curbing and that it will not be changed, except where there are needed repairs.

Commissioner Lewis asked how the oleanders were going to be dealt with. He wanted to know if there were going to be removed.

Mr. Michaud replied that the oleander bushes will remain, but the owner had trimmed them down.

Commissioner Lewis asked how much the oleanders had been trimmed down.

Mr. Michaud replied to his knowledge three feet.

Commissioner Lewis asked if they had been trimmed on the east and the west side of the site.

Mr. Michaud replied that the last time he had been out there it had just been the east side that had been trimmed and that the approved landscape plan does not specify a specific height for the oleander bushes but needed to remain as oleander bushes.

Commissioner Georgelos asked if staff knew why the parking spaces changed from being perpendicular to angled in the rear yard area.

Mr. Michaud replied that it would just be a guess because of the lack of information on this matter in Town records, but it may be due to the proximity of the covered parking and reduced drive aisle width in this area.

Chairman Wainwright asked if anyone had questions.

Commissioner Lewis asked if the proposed tank will be suitably screened.

Mr. Michaud replied the enclosure will fully screen the tank.

Chairman Wainwright asked if the parking requirements had changed regarding Uber and Lyft.

Commissioner Campbell replied that the parking requirements have not changed in the industry, even though they should change.

Chairman Wainwright clarified that he meant from a practical standpoint and not just codes.

Commissioner Campbell replied that the parking requirements should lessen, considering people going to a medical facility usually are not mobile and many now take ridesharing options. He asked what the Town guidelines are for parking.

Mr. Michaud replied that the guideline for general medical is one parking spot for every 200 square feet of interior space.

Chairman Wainwright asked if Commissioner Campbell thought reduction of parking was a bad idea from a business stand point.

Commissioner Campbell replied that it was not a bad idea.

Commissioner Anton asked if the applicant provided a traffic flow plan to prevent backing up onto Lincoln Drive and pedestrian connection from the

parking to the building.

Mr. Michaud replied that the site has walk paths around the building perimeter and the building is setback a good distance from Lincoln Drive that should not create a backup.

Mr. Anton clarified that he meant people walking from their cars from the building. wanted to know for it.

Commissioner Georgelos stated that there are several entrances, so traffic flow should not be an issue.

Commissioner Anton stated he was relieved it would be dispersed enough for them to not have a problem.

Commissioner Anton asked how many accessible (ADA) spaces the site is required to have.

Mr. Michaud replied that the site is required to have six spaces and the proposed site plan shows seven spaces.

Commissioner Anton stated that the owner should consider adding more ADA spaces.

Chairman Wainwright stated that the applicant is present to answer this request.

Commissioner Lewis asked if there was a pharmacy.

Mr. Michaud replied that the pharmacy is approved, but not in operation.

Mr. Michaud next reviewed the liquid oxygen tank enclosure details. The enclosure is 315 square feet. It has 10-foot tall block walls with a gate and protective bollards within the enclosure 3.83 feet apart from the tank. There will be one exterior light mounted eight feet above the concrete slab at 3489 lumens.

Commissioner Georgelos asked if there were any environmental requirements.

Mr. Knapp replied that staff would follow up with Bob Lee, Fire Marshal/Building Official.

Mr. Anton stated that it was not a concern because the tanks were above ground.

Commissioner Campbell commented that the applicant would have to meet local and state requirements.

Mr. Michaud replied that the enclosure also requires the building review process.

There was discussion on the delivery schedule different from the proposed exclusion of sunset to sunrise.

The Planning Commission had a full discussion regarding the safety of the enclosure, including the grouting of the block walls, in the event of an explosion. Comments from the project architect were allowed. It was established that the proposed enclosure is not fully grouted by design.

Commissioner Campbell stated the enclosure is likely not solid grout in case a vehicle ran into it.

Commissioner Georgelos replied that the Building Official comment on this matter.

Mr. Michaud stated that there are four Minor SUP amendment criteria the Planning Commission must find the request meets to approve. He stated that the hearing is set for December 17, 2019. The four criteria are: The request cannot change or add any uses; it cannot increase the floor area by more than fifteen percent or 5,000 square feet, whichever is less; any negative effects are able to be mitigated; and it cannot change the architectural style. Mr. Michaud reviewed aspects of the request that met these criterion.

Mr. Michaud reviewed the proposed seven stipulations detailed in the action report.

Commissioner Georgelos asked if the owner could make repairs in the event of an emergency without a building permit.

Mr. Knapp replied yes. The owner would just need to get a permit after the fact.

Commissioner Georgelos asked if the site will only have 123 parking spaces.

Mr. Michaud replied, if agreed upon by the Planning Commission, that the site is required to have 123 minimum parking spaces based on the submitted parking study, but it will have 154 parking spaces.

Commissioner Lewis asked if the hyperbaric chamber will be in use past sunset.

Mr. Michaud replied that the request did not include hours of operation.

Chairman Wainwright commented that he would have the applicant answer that question at the end of this discussion.

Chairman Wainwright replied that since the applicant was present, the Planning Commission could ask him questions.

James Shough, owner, stated that parking circulation is not an issue. He did not think that oxygen tanks are dangerous and is confident that the safety matters designed meet code based on the various professional advice. He explained that the previous SUP application was withdrawn due to tenant leasing factors, but that the current remodel is a better design. He explained parking in more detail, noting the site will have surplus parking.

Commissioner Georgelos asked if the bollards would be enough to make sure no one backed into the enclosure.

The project architect replied that the number of bollards they had was standard and would be enough.

Chairman Wainwright stated that Mr. Jorden, representing the tenant, is present to ask him questions.

Mr. Jorden replied that he would get the information on the hours of operation by the public hearing on December 17, 2019.

Chairman Wainwright asked the Commissioners if they had any questions. He noted that more ADA spaces would be welcomed.

Commissioner Anton commented that the building already looked better. He believed it was good what they are doing.

Chairman Wainwright agreed.

Mr. Miller brought up the issue of hours of operation. He saw that the pharmacy was 8 a.m. to 6 p.m., the urgent care was 8 a.m. to 7 p.m., and the refilling of tanks was during daylight hours. He did not see any limitations on office hours.

Commissioner Georgelos asked when the garbage was picked up and if it made sense to limit the hours that the tanks could be refilled around that time.

Mr. Miller reiterated the filling hours and stated there were no limitations besides that.

Mr. Michaud replied that the Commission could tighten those limitations if they felt they needed to be limited.

Commissioner Anton asked how big the truck was that filled up the tanks.

Mr. Jorden stated they could find out that information and get back to the Commission.

Commissioner Campbell replied that those trucks usually went early to easily get through the parking lot. He did not want to restrict hours any further.

Chairman Wainwright summarized the input that the request appears to be a minor SUP amendment.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. 19-429 Approval of November 5, 2019 Planning Commission Minutes

No Reportable Action, this item was moved to the next agenda due to a required posting matter.

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp stated the December 3, 2019 meeting, they would discuss an amendment for the Five Star Development Parcel C, discussing light wells, and chimney heights.

Commissioner Wastchak asked where the parcel was located.

Mr. Knapp replied that it is at the southwest corner of the site.

Mr. Knapp noted there will be a public hearing on December 17, 2019 on the Lincoln Plaza Medical that they just discussed.

Commissioner Wastchak asked if Scottsdale Plaza would be coming in.

Mr. Knapp replied that they had submitted a pre-application and , but he was not sure when.

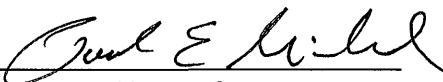
11. ADJOURNMENT

A motion was made by Commissioner Wastchak at 7:05 p.m., seconded by Commissioner Anton, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Absent: 1 - Commissioner Covington

Paradise Valley Planning Commission

By: 
For _____
Jeremy Knapp, Secretary