



## Legislation Text

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**TO: Chair and Planning Commission**

**FROM: Dawn-Marie Buckland, Deputy Town Manager  
Jeremy Knapp, Community Development Director  
Paul Michaud, Senior Planner**

**DATE: October 2, 2018**

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

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

**REQUEST**

Jamel Greenway L.L.C., the property owner of the Lincoln Medical Plaza, is seeking redevelopment of the existing medical plaza located at 7125 E Lincoln Drive (Assessor Parcel No. 174-64-003B). The proposed redevelopment of this property will be a complete demolition of all existing structures for medical office uses.

**MEETING PURPOSE**

The primary purpose of this study session is to present updates received since the last meeting, to describe additional material still needed, and to continue to review the application request.

**DISCUSSION**

The Planning Commission last discussed this application at the September 18<sup>th</sup> Work Session. Below is a summary of the main discussion points.

- Revise the description in the narrative about a medical marijuana dispensary not allowed on the site today and not part of the current application.
- Provide a section view from Lincoln Drive related to the 36' tall entry atrium height and this blocking the HVAC equipment.
- Provide alternative rendering(s) of the entry atrium at a 30' height to help the Commission better understand the height.
- Consider perimeter covered parking away from the west and south, but along the east seemed more receptive.
- Work with staff on the right-of-way dedication/easement mix and continued discussion on access.
- Consider an earth berm instead of wall for screening the headlights on the parking spaces in

the front along Lincoln Drive to avoid having a structure in the right-of-way dedication and/or right-of-way easement.

- Reduce the landscape tracts in the parking lot in the rear to shift the building in an attempt to get the parking spaces outside the 65' right-of-way area.
- General agreement that the Traffic Impact Analysis may not cover the shared access at this point, but it needs to address all the other points (i.e. parking).
- Provide more information on the uses in the narrative, such as maximum square footage for pharmacy and urgent care and more explanation about the apothecary and whether this would include making of compounds on premises.
- The applicant would submit all missing/updated material the week of September 24<sup>th</sup> and as soon as possible. If Planning Commission determines the October 16<sup>th</sup> Statement of Direction date to act on the application requires a continuance, the Town Council will be required to act on this request. Staff preferred to bring this request to Council for their meeting of September 27<sup>th</sup>. However, the latest Council can act on this matter is at their October 11<sup>th</sup> meeting. As such, if additional review time is needed, the Planning Commission must state this at the October 2<sup>nd</sup> Planning Commission meeting.

The applicant is working on the additional and missing material. As it becomes available, this material will be e-mailed to the Planning Commission before or presented at the work session. Staff has drafted the SOD compliance document and Ordinance with draft stipulations based on the material to date that can be reviewed at this work session.

## **PUBLIC COMMENT & NOTICING**

The newspaper advertisement for the October 16<sup>th</sup> Planning Commission hearing has been sent to the newspaper. The applicant has set the date for their required neighborhood meeting for October 3<sup>rd</sup> between 6:00 p.m. and 7:00 p.m. at the Andaz resort. Mailing notification of this neighborhood meeting and the hearing has been done.

## **NEXT STEPS**

The Planning Commission is set to hold a hearing on the application on October 16<sup>th</sup>.

## **ATTACHMENTS**

1. Vicinity Map/Aerial/General Plan/Zoning
2. Application
3. General Plan Policies
4. SUP Section 1102.2
5. SUP Medical Guidelines
6. East Lincoln Development Area Boundary Map
7. Existing - Proposed Comparison
8. 2011 SUP Narrative
9. Existing SUP Stipulations
10. Compliance to SOD
11. SOD
12. Draft Ordinance
13. Applicant Material

C:     - Applicant  
       - Case File