



Legislation Text

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TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
George Burton, Planner

DATE: November 15, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

**Consideration of Paradise Valley Medical Plaza Intermediate Special Use Permit Amendment
Statement of Direction - 5410 N. Scottsdale Road**

Town Value(s):

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics/creating a brand
- Preserving natural open space

The proposed improvements are consistent with Section 2.1.2 of the Town's General Plan which encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods.

RECOMMENDATION:

Approve the Special Use Permit Amendment Statement of Direction for Paradise Valley Medical Plaza.

REQUEST:

Paradise Valley Medical Plaza is requesting an amendment to their Special Use Permit (SUP) to allow for the addition of a new 10,000 square foot medical building, a new parking area, and two new covered parking canopies.

BACKGROUND:

Town Council Review

The Town Council reviewed the application and draft Statement of Direction (SOD) at the October 25, 2018 work session. There were no recommended edits or changes the draft SOD.

History and Conditions

The original Special Use Permit (SUP) was issued on June 14, 1979 and has been amended several times. The most recent amendment was approved in 2003, which added five new buildings, new parking, signage, landscaping, and lighting. The property is approximately 8.5 acres in size and is located at the southwest corner of Scottsdale Road and Jackrabbit Road.

SCOPE OF REQUEST:

New Medical Building

The new medical building will be located at southwestern part of the campus. It is setback 321' from the north property line, 69' from the west property line, 233' from the south property line, and 373' from the east property line. The new building is 10,000 square feet in size, 20'1" tall, and is a single-story building. Also, an existing covered parking structure will be demolished in order to accommodate the new building and parking area.

The new building will be used for surgical facilities, traditional medical offices, or a combination of both uses (depending upon the tenant that occupies the building). Currently, there are two surgical facilities located in the existing/northern building. The medical center will be limited to a maximum of three surgical facilities, in which the new building may hold all three surgical facilities or the surgical facilities may be split between the new and existing buildings.

The patient drop-off area will serve all surgical facilities. The patient drop-off area will have a covered roof that is attached to the new building and will be setback 69' from the west property line (adjoining residential properties). An 8' tall screen wall will be placed at the west side of the drop-off area to help mitigate any noise from this area. The applicant provided a report from an acoustical consultant, identifying that the screen wall will reduce noise levels (e.g. car engine, door slams, etc.) by 6.1 decibel.

The new building will have a stucco finish and tile roof to match the architecture of the existing buildings on campus. Wall mounted sconces will be placed around the building and have an output of 0-foot candles measured at the property line. Also, the hours of operation of the new building will comply with the current SUP, which is limited to:

Hours of operation for the Medical Offices shall be Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with occasional use outside these hours limited to exigent patient treatment and as necessary by physicians and staff for work activities other than patient treatment; the surgical center shall be Monday through Friday 6:30 a.m. to 5:00 p.m., and, the recovery center shall be Monday through Friday 24 hours, with no overnight stays on Saturday or Sunday. Emergency, 24-hour care shall not be a permitted use.

New Parking

Thirty-three new parking spaces will be added to accommodate the new building (which will increase the total parking count from 243 spaces to 276 spaces). The parking spaces are 180 square feet in size, which includes the overhang area between the wheel stop and curb.

The SUP Guidelines recommend 1 space for 200 square feet of medical office and 1 space for each 2 employees plus 1 space for each surgical room. However, the new building does not have a defined break-down of how much of the building will be used for medical office. As a result, the applicant provided a parking analysis which identifies that 276 total parking spaces are needed to accommodate the new building and associated uses. The SOD was updated to note that the

Planning Commission shall review and evaluate the parking analysis.

Four pole lights will also be placed in the new parking area. The parking lot lights match the existing light poles on campus, are 8' tall, and have an output of 0-foot candles measured at the property line. The hours of operation of the new parking lot lights will comply with the current SUP stipulation, which limits the operation of the lights from 6 a.m. to 9 p.m.

Covered Parking Canopies

Two new covered parking canopies will be added to the existing parking lot. The canopies will be located at the eastern part of the campus, have a combined square footage of 1,157 square feet, and are setback 23' from the south property line (adjoining the First Southern Baptist Church) and setback 216' from the east property line (adjoining Scottsdale Road). The parking canopies are 11' tall and are designed to match the existing covered parking structures. Three light fixtures will be placed under each parking canopy with a maximum output of 0.2-footcandles measured at the property line (the SUP Guidelines recommended a maximum output of 0.5-footcandles measured at the property line). The hours of operation of the covered parking canopy lights will comply with the current SUP stipulation, which limits the operation of the lights from 6 a.m. to 9 p.m.

Landscaping

New landscaping will be placed around the new medical building, new parking area, and along the west property line (adjoining the residential properties). The plant palette consists of native plants such as Palo Verde trees, red yucca, desert spoon, and baja ruellia. No new landscaping lighting is associated with this project.

DISCUSSION:

Statement of Direction (SOD)

Per Section 2-5-1.C of the Town Code, Town Council shall issue a Statement of Direction for Intermediate SUP Amendments. A Statement of Direction is intended to provide general guidelines or project parameters as the application progresses through the Planning Commission and Town Council review. A Statement of Direction is not a final decision and shall create no vested rights to the approval of a Special Use Permit. Nor shall the applicant rely on the matters addressed in the Statement of Direction as those that may become part of an approved Special Use Permit. A SOD may address, but is not limited to, the following items:

- Anticipated time frame for completion;
- When and if drafts should be referred back to Mayor and Council;
- Expectations for public participation;
- Process for new policy considerations; and,
- Policy preferences, undesired outcomes, or areas where no further review is necessary.

Per Section 1102.3.B.4 of the Zoning Ordinance, a SOD may address, but is not limited to the following items:

- Uses
- Lot coverage/density
- Massing/Scale
- Perimeter setbacks
- Maximum heights

- View Corridors
- Circulation
- Known issues, if any (for intermediate amendments this may include issues outside of the geographic area)

Based upon the submittal and Council input from the October 25th work session, the SOD addresses the following items:

1. Use. The current use is medical office and this use will not change. However, one additional surgical facility will be added to the center. The SOD shall direct the Planning Commission to evaluate if additional changes or measures are needed to mitigate any adverse effects created by the patient drop-off area and/or increased intensity of use.
2. Traffic, Parking, and Circulation. The existing ingress/egress points and drive aisles will remain and thirty-one new parking spaces will be added to accommodate the new medical building. Attention shall be given to parking lot location, number of parking spaces, and the dimension of the parking spaces. Since a new surgical facility will be added and the new building does not have a defined break-down of how much of the building will be used for medical office or surgery facility, the Planning Commission shall evaluate the parking analysis to determine if the total number of provided parking spaces will accommodate the improvements.
3. Signage. The existing monument signage will remain. However, the Planning Commission shall evaluate any proposed signage associated with these improvements. New direction signage shall meet the SUP Guidelines standards and the building signage (such as office or suite numbers) must match the current signage on the campus (in terms of size, height, and design).
4. Impact to Adjacent Uses. The Planning Commission shall evaluate any neighborhood concerns regarding noise or lighting associated with these proposed improvements.

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing medical office use. The new medical building and covered parking canopies will be designed in accordance with the existing architectural style of the SUP and meet the recommended setbacks, heights, and lot coverage standards.

Timing

Section 1102.3.C.3.c of the Zoning Ordinance requires the Town Council to issue a SOD within 45 days from the date of the first staff presentation (which is December 9, 2018). Also, Section 2.5.2.D of the Town Code provides time limits for the Planning Commission to hear, approve or disapprove, or forward the SUP amendment to the Council within a time period specified by the Council in its SOD, in a time period of less than 90 days from the approval of the SOD, or 150 days from the filing of the application for the Special Use Permit. If the Council acts on the SOD at the November 15th meeting, then the 90-day Planning Commission review/time period ends on February 14, 2019. As such, the Planning Commission hearing must occur on or before the February 14th date.

INTERMEDIATE AMENDMENT CRITERIA:

An Intermediate Amendment to a Special Use Permit shall include any proposal which does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 40% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, with any such increase to be measured cumulatively over a sixty-month period; or
3. Have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

The Intermediate SUP Amendment process applies to this project due to the amount of square footage that is being added. The new medical building is 10,000 square feet and the covered parking canopies have a combined area of 1,157 square feet. Since a Minor SUP Amendment limits the amount of additional square footage to a maximum of 5,000 square feet, this application must be processed as an Intermediate SUP Amendment.

Attached is a copy of the draft Statement of Direction (SOD) for Town Council review.

ATTACHMENT(S):

1. Application
2. Vicinity Map & Aerial Photo
3. Project Narrative & Plans
4. ACS Acoustical Report
5. Parking Analysis
6. SOD Consideration Points
7. Statement of Direction (SOD - Track Change & Clean Versions)
8. Existing PV Medical Center SUP Stipulations
9. SUP Guidelines
10. Power Point Presentation