



Legislation Text

File #: 18-306, **Version:** 1

TO: Chair and Planning Commission

FROM: Dawn-Marie Buckland, Deputy Town Manager
Paul Michaud, Interim Community Development Director

DATE: August 7, 2018

CONTACT:

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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 review the Council Statement of Direction (SOD), to describe additional material still needed, and to continue to review the application request.

BACKGROUND

Planning Commission Discussion and Revisions

The Planning Commission discussed this application at the July 17th Work Session. At that time the Commission expressed concern and/or requested additional information on:

- Building height,
- Building signage,
- Landscape buffer along Lincoln Drive,
- Right of Way dedication along Lincoln Drive,
- Parking and traffic impact, and
- Circulation in and out of the property.

The applicant has revised their submittal to address some of the above items:

- Renderings and elevations of the building have been updated and the narrative revised to provide a technical explanation for the building height
- A conceptual landscape plan has been submitted and the narrative revised to further explain

the spatial limitations on the property

- Narrative details landscape buffer and requests placement of the landscape buffer within the area requested for ROW dedication
- Site plan has been updated to reflect the applicant's desire to utilize both existing driveways onto Lincoln Drive (the applicant is no longer proposing to close the existing eastern driveway onto Lincoln Drive).
- An Andaz sign has been placed on the Site Plan along the eastern most entrance to the site.
- A drainage statement has been submitted
- CivTech is working on a traffic analysis but it is not complete at this time

Due to the late submittal of the revisions, staff has not had adequate time to fully review the changes and provide detailed comments in this action report. Staff will provide additional detail during the work session presentation and provisional comments are provided below.

DISCUSSION/FACTS

Site Location/Size

Minor modifications have been made to the property size since the last meeting. The lot size decreased from 2.14 acres to 2.13 acres. This created slight modifications in the lot coverage and Floor Area Ratio calculations. The proposed lot coverage is 18.3-percent. The proposed floor area ratio is 33-percent. The existing and proposed lot coverage are within the Special Use Permit Guideline of 25-percent. There is no guideline for Floor Area Ratio.

Landscaping/Buffering

The applicant's revised narrative addresses the landscape buffer. The applicant is proposing a 24 foot landscape buffer within the right-of-way dedication area. The narrative states that the plantings in the buffer will be consistent with the Visually Significant Corridors Master Plan and a detached six-foot meandering sidewalk is proposed. However, along Lincoln Drive the predominant tree species is Arizona Ash and this is not within the Visually Significant Corridors Landscape Guidelines, nor is barrio ruella or turf grass which are both proposed along Lincoln Drive. The granite size and color should match the granite used along 56th Street and Mountain Shadows Resort frontage. The buffer is also half the width of the 50' guideline.

Height

The applicant has modified the narrative to more accurately describe the proposed height of the two-story structure. The maximum height of 30 feet to the top of the roofline remains the same but the 36' height now includes both the mechanical roof equipment screening and entryway feature. Height is still measured from the finished floor elevation. Finished floor is not an appropriate measurement point. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

Additional Information

The applicant has been reminded that there are additional information/submittal items noted at time

of submittal and during the SOD. These items include a title report, updated site plan, traffic-circulation-parking study, drainage study, water impact service study, exterior lighting plan, exterior wall/fence details, exterior sign plan, and updated elevations/cross sections/renderings.

PUBLIC COMMENT & NOTICING

Mailing notification will be done in advance of the scheduled hearing to all property owners within a radius of 1,500 feet, along with a newspaper advertisement and property posting. There is no required notification for work sessions. To date, no comments have been received to the Planning Division on this application request.

NEXT STEPS

The SOD provides the Planning Commission until October 16, 2018 to act on the application. However, the Planning Commission does have the ability to request an extension from the Council should more time be necessary. It is anticipated that there will be multiple work sessions by the Planning Commission to review this request. The next work session will be August 21, 2018.

ATTACHMENTS

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

C: - Applicant
 - Case File