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2 When recorded, return to:  
3 Paradise Valley Town Attorney  
4 6401 East Lincoln Drive  
5 Paradise Valley, Arizona 85253  
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10  
11 **ORDINANCE NUMBER 636**  
12

13 **AN ORDINANCE OF THE TOWN OF PARADISE**  
14 **VALLEY, ARIZONA, AMENDING THE SPECIAL USE**  
15 **PERMIT FOR LINCOLN PLAZA MEDICAL CENTER,**  
16 **7125 EAST LINCOLN DRIVE, PROVIDING FOR THE USE**  
17 **OF A PHARMACY AND AN URGENT CARE CENTER,**  
18 **PROVIDING FOR SEVERABILITY; AND PROVIDING**  
19 **FOR AN EFFECTIVE DATE.**

20 WHEREAS, the Town of Paradise Valley Planning Commission held public hearings on  
21 June 21, 2011 and September 20, 2011, in the manner prescribed by law, for the purpose  
22 of considering an Intermediate Amendment to the Special Use Permit for Lincoln Plaza  
23 Medical Center, and recommended approval to the Town Council; and

24 WHEREAS, the Town of Paradise Valley Council held a public hearing on November  
25 17, 2011, in the manner prescribed by law, to hear and to take action on the Intermediate  
26 Amendment to the Special Use Permit for Lincoln Plaza Medical Center, as  
27 recommended by the Planning Commission.  
28

29 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN**  
30 **COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**  
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32 **SECTION I. In General**

- 33 1. The Special Use Permit for the Lincoln Plaza Medical Center is on the land  
34 legally described as the east 200 feet of the north half of the northwest quarter  
35 of the northeast quarter of the southeast quarter; and the east 200 feet of the  
36 north half of the south half of the northwest quarter of the northeast quarter of  
37 the southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila  
38 and Salt River Base and Meridian, Maricopa County, Arizona. Assessor Parcel  
39 Number 174-64-003-B (hereinafter "the Property").  
40 2. The Special Use Permit for the Property is hereby amended to permit the  
41 additional uses of a pharmacy and an urgent care center on the Property, subject  
42 to the stipulations set forth in Exhibit A, attached hereto.  
43 3. The Intermediate Amendment to the Special Use Permit for Lincoln Plaza  
44 Medical Center is approved in accordance with Section 1102.7 of the Zoning  
45 Ordinance.  
46

47 **SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase or portion  
48 of this ordinance is for any reason held invalid or unconstitutional by a court of

1 competent jurisdiction, such portion shall be deemed a separate, distinct and independent  
2 provision and such holding shall not affect the validity of the remaining portions thereof.

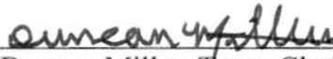
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4 SECTION 3. Effective Date. This ordinance shall become effective at the time and in  
5 the manner prescribed by law.

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7 PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise  
8 Valley, Arizona, this 17<sup>th</sup> day of November, 2011.

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17 Scott P. LeMarr, Mayor

18 SIGNED AND ATTESTED TO THIS 17 DAY OF November 2011

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21 ATTEST:

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25 \_\_\_\_\_  
26 Duncan Miller, Town Clerk

27 APPROVED AS TO FORM:

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32 Andrew Miller, Town Attorney

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**EXHIBIT A  
TO  
ORDINANCE NUMBER 636**

**STIPULATIONS**

**TOWN OF PARADISE VALLEY  
INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR  
LINCOLN PLAZA MEDICAL CENTER  
SUP-11-2**

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1. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-11-2.

**Pharmacy**

2. Only one (1) pharmacy shall be allowed.
3. The pharmacy shall be located in Suite A-101 as identified on the Site Plan and the Floor Plan (Exhibit A and Exhibit C, respectively). The pharmacy floor plan and usable square footage shall be substantially compliant with the narrative and Exhibit C.
4. Tenant signage shall be permitted on Building A at the entrance to the pharmacy, but such sign shall be no larger than the signs for other tenants of the building or for similar buildings at the Lincoln Plaza Medical Center.
5. The pharmacy shall not sell, dispense, lease or market any non-medically related paraphernalia, products and sundries.
6. The pharmacy's days and hours of operation shall be limited to Monday through Saturday, 8:00 am to 6:00 pm.
7. All activity related to the pharmacy shall be conducted in compliance with State and Federal rules and regulations; and other implementing state statutes and administrative regulations.
8. The pharmacy security measures shall be substantially compliant with the Floor Plan and the narrative.
9. An apothecary may be located in Suite A-101. The apothecary must comply with all State and Federal rules and regulations, and all SUP pharmacy stipulations.

**Urgent Care Center**

10. The urgent care center shall be located in Suite A-103 as identified on the Site Plan and the Floor Plan (Exhibit A and Exhibit D, respectively). The urgent care center
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1 floor plan and usable square footage shall be substantially compliant with the  
2 narrative and Exhibit D.

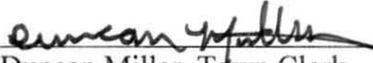
- 3
- 4 11. The urgent care center shall not have any out-patient surgical facilities,  
5 ambulatory services or sell any prescription drugs.
- 6
- 7 12. The urgent care center's days and hours of operation shall be limited to Monday  
8 through Saturday, 8:00 am to 7:00 pm.
- 9
- 10 13. The east and west monument sign copies shall be substantially compliant with the  
11 sign elevation plans and the narrative.
- 12
- 13 14. Tenant signage shall be permitted on Building A at the entrance to the urgent care  
14 center, but such sign shall be no larger than the signs for other tenants of the  
15 building or for similar buildings at the Lincoln Plaza Medical Center.
- 16
- 17 15. Directional signs for the urgent care center shall not be substantially visible from  
18 off site, must comply with the Special Use Permit Guidelines and shall be limited  
19 to a maximum/total number of three (3) signs.

STATE OF ARIZONA                    )  
  :SS.  
COUNTY OF MARICOPA            )

**CERTIFICATION**

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the foregoing is a full, true, and correct copy of Ordinance Number 636 duly and regularly passed and adopted by a majority vote of the Town Council at a meeting duly called and held on the 17<sup>th</sup> day of November, 2011. Said Ordinance appears in the minutes of said meeting, and it has not been rescinded or modified and is now in full force and effect.

I further certify that said municipal corporation is duly organized and existing, and has the power to take the action called for by the Ordinance.

  
Duncan Miller, Town Clerk



**VOTE**

- AYES: LeMarr, Hamway, Collins, Dembow, Kirby, Parker, Trueblood
- NAYES:
- NOT PRESENT:
- ABSTAIN: