

SUP-18-12 Mountain View Medical Center -Statement of Direction- November 2018 (DRAFT 10-25-18)

The Mountain View Medical Center submitted a Major Special Use Permit amendment application for redevelopment of the property located at 10535, 10555, 10565, 10575, 10595, and 10599 North Tatum Boulevard (southeast corner of Tatum Boulevard and Shea Boulevard). The 9.8-acre property has been approved as a medical office since 1980. A complete renovation of the site is proposed with the continued use as a medical office. The renovation will be constructed in phases, the first phase to begin in 2019 and the last phase completed by 2024.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before November 25, 2018.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the Mountain View Medical Center:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 1. Use. The property is currently utilized as a medical office. The proposed uses listed in the applicant's narrative comply with the allowable medical uses listed in Section 1102.2(B) of the Zoning Ordinance. The narrative notes that retail and medical marijuana dispensaries will not be allowed. Additional parameters may need to be addressed for the proposed uses, particularly for sleep centers, veterinary practices, pharmacy and urgent care uses.
 2. Height. The applicant is proposing both one and two-story structures with a maximum height of 21 feet (one-story) and 30 feet (two-story). Special attention shall be given to the two-story buildings ~~due to the proposed below grade garden level. The garden level extends five feet below finished grade. Grade shall be fully restored and the garden level not visible so that the height may be measured from finished grade with only 30 feet of façade visible. The Planning Commission may consider allowing the proposed two-story Buildings C and D near the Tatum Boulevard and Shea Boulevard intersection up to 36 feet in height as measured from existing grade to avoid negative impacts of the proposed below grade garden level open to the outside. Such negative impacts include places for persons to loiter afterhours unseen from public view, storm drainage constraints of a fully enclosed outdoor area below grade and barriers of additional stairs/elevators to access the lower level to patrons of the medical center.~~
 3. Setbacks. The proposed setbacks for the buildings meet Special Use Permit Guidelines of 40' setback from public streets and 60' setback from residential properties. However, two of the proposed covered parking structures are only 50 feet from the adjoining residential lot lines. Attention shall be given to buffering between the subject property and residential properties to mitigate any adverse effects.

4. Impact on Nearby Residential Properties ~~Impact to Adjacent Uses~~. Adjacent uses include R-18A zoned residential to the southeast and commercial uses along the major arterials of Tatum Boulevard and Shea Boulevard to the west and north. The Planning Commission shall focus on mitigating impacts above existing ambient levels. These impacts may include such items as lighting, noise, smells, and related effects. Ways to mitigate such impacts include appropriate setbacks, building heights, location of uses, landscaping material and any other related design aspects. ~~of the project may negatively impact nearby properties located outside the subject site.~~ Of particular concern are the following items:
 - a. Outdoor employee areas and service uses such as maintenance, trash collection, and mechanical equipment (roof/ground), etc. that may face the R-18A residential.
 - b. Better understanding of the impacts related to the construction phasing of the project. The intent is to lessen the length of construction impacts such as visual clutter, light trespass, noise, dust, traffic and related effects.
 - c. Consideration of design requirements for uses that are open in the early morning or evening hours; such as urgent care, veterinary practices and sleep centers. This may include identifying drop off and parking for such uses away from the adjoining residential homes and/or limiting such uses to buildings closer to Tatum Boulevard and Shea Boulevard
5. Lot coverage. The proposed lot coverage increases from 22.3% to approximately 25%, within the 25% Special Use Permit Guideline. The floor area ratio increases from 22.3% to 29%. There are no guidelines for floor area ratio.
6. Landscaping. The Special Use Permit Guidelines recommend a 50-foot landscape area adjacent to Tatum and Shea Boulevards and 40-foot landscape area from the adjoining residential lot lines. The existing landscape areas along the public streets varies at 24 feet, 55 feet and 100 feet. Whereas, the proposed landscaping along the public streets will see some reduction and vary between 28 feet and 42 feet. The existing and proposed landscape area adjoining the residentially-zoned properties remains at 25 feet. The Planning Commission shall focus on the following items:
 - a. Attention shall be paid to the landscape area along Tatum Boulevard as this is along a Visually Significant Corridor and a known area of loitering. The landscape plan is in substantial compliance with the proposed Visually Significant Corridors Plan (VSC). Major amendments to SUPs are encouraged to use the "Best" option in the VSC. However, application of any "Best" options shall not conflict with the heightened provision of security necessary at a medical center.
 - b. Consideration of design elements that discourage loitering, near and on the site, for safety and security. This may include the use of spiny desert landscaping in strategic locations where persons may loiter and attention to the location of screen walls that may become an attractive nuisance.
 - c. Hardscaping and pedestrian access shall be considered with the landscape plan.
 - d. A stipulation may be considered to ensure replacement of any dead landscaping.
 - e. Attention shall ~~also~~ be paid to the southeast side of the property to screen the residential homes from any adverse effects of the proposed development.
7. Infrastructure and Utility Improvements. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated. Water impact, utility information, and hydrology report shall be reviewed.

8. Traffic, Parking, and Circulation.

The primary concern when evaluating impact of this project is safety and mitigating impacts above existing ambient levels to adjacent homeowners such as excessive lighting, noise, and bad smells. The applicant's traffic/parking analysis indicates a few intersections at certain times of day will have some additional traffic delay. Some considerations for review shall include:

- a. Number of access points in/out of the site
- b. Emergency access to the site
- c. Sidewalk and other pedestrian circulation
- d. Loading/unloading areas and trash collection
- e. Number of parking spaces, use of shared parking, and ride-share
 - i. The applicant's traffic/parking assumes a parking calculation 0.8 parking space per 200 leasable square footage instead of the suggested 1.0 parking space per 200 leasable square footage. Attention shall be given to alternate studies to assure the proposed parking will meet the needs of the medical center and not negatively impact safety.
 - ii. Attention shall also be given to the phasing of the project and assuring that at all times parking will meet the demands of both the medical center and the construction vehicles.

9. Signage. The Special Use Permit Guidelines suggest medical use properties have one ground sign no higher than 8 feet and no larger than 40 square feet at each principal entrance, no moving elements or animation, and traffic/directional signs not exceed 5 feet tall and 12 square feet. Several of the proposed signs will not be in compliance with the Special Use Permit Guidelines and the site will have more signs than the existing medical center. Attention shall be paid to building mounted signage and the resulting impact to the streetscape including the location, dimensions, and illumination of the signs. The review shall be balanced with the need for visibility of the signs, and the location at a busy intersection with prominent signage on the other three corners.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application no later than March 5, 2019; with a preference that the Planning Commission hearing take place by February 5, 2019.