



Legislation Text

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TO: Chair and Planning Commission

FROM: Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
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DATE: December 4, 2018

CONTACT:

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AGENDA TITLE:

**Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center**

REQUEST

Mountain View Medical Center L.L.C., the property owner of the Mountain View Medical Center, is seeking redevelopment of the existing 9.8-acre medical plaza property located at 10535, 10555, 10565, 10575, 10595, and 10599 North Tatum Boulevard (Assessor Parcel No. 168-07-001C). The property owner is requesting a major amendment to the site's existing Special Use Permit - Medical Office zoning. The request includes a three-part phased demolition of all existing structures. The present site has six single-story medical buildings that will be replaced with four one-story and two two-story medical buildings in approximately the same locations as the existing buildings. Attachment C.1, C.2 and C.3 are the applicant's submittal items.

MEETING PURPOSE

The primary purpose of this work session is to give the applicant an opportunity to explain to the Planning Commission the nature of their request, to review the Council Statement of Direction (SOD), and to start to review the application request.

BACKGROUND

Council Statement of Direction

The Town Council issued a Statement of Direction (SOD) on November 15, 2018. Attachment H is the SOD.

History and Conditions

The property was annexed in 1961. The Town granted medical use on the property in 1980. Essentially, the structures and landscaping on the site are the same as in the 1980 approval. The property has been regularly maintained, with some minor improvements over the years. The last approval was the replacement of the two entry monument signs in 2010 and remodeling of these signs in 2012. Attachment F is a Special Use Permit History of the property.

General Plan/Zoning

The subject property has a General Plan designation of “Medical Office” pursuant to the Town’s General Plan Land Use Map. The zoning on the subject property is “Special Use Permit - Medical Office”. The proposed medical office use is in conformance with this designation and zoning.

Several General Plan policies apply related to the request for redevelopment of the Mountain View Medical Center property. Primary policies that apply include the policies of Goal LU 2.1.2, Special Use Permit Property Revitalization. Attachment E is a more exhaustive list of pertinent General Plan policies for consideration in review of this application request.

Enforcement

As of the date of this report, there are no known active code violations on the subject site.

DISCUSSION/FACTS

The attached SOD covers a variety of aspects the Town Council would like the Planning Commission to focus their review for this request. Please refer to the SOD for a complete list of items. The following items provide background information and describe some of the suggested focus points for the upcoming work session.

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. Address any proposed storage and distribution of Schedule I and II drugs including security, facility and environmental design. Evaluate hours of pharmacy being increased from 8:00 a.m. to 6:00 p.m. to longer hours.

Height

The Town Council approved the SOD for consideration of maximum 36-foot tall two-story buildings in an effort to remove the lower garden level on the proposed two-story buildings located near the Tatum Boulevard and Shea Boulevard intersection. This was to avoid having a recessed five-foot area where people could loiter after hours, 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. The applicant proposed sinking the ground level of the two-story buildings so that these buildings complied with the suggested 30-foot height limit of the Special Use Permit Guidelines.

Impact on Nearby Residential Properties

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 additional traffic, lighting, noise, smells, and related effects. Ways to mitigate such impacts include appropriate setbacks, building heights, location of uses, landscaping material and other related design aspects. Of particular concern are the following items:

- Outdoor employee areas and service uses such as maintenance, trash collection, and

- mechanical equipment (roof/ground).
- 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.
- 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.

Compliance to SOD.

Attachment I describes how the redevelopment meets the SOD. This document will be completed as the Planning Commission reviews the application request.

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, staff received a phone call from a homeowner that adjoins the medical center on October 18, 2018. She had concerns with the expansion related to traffic, potential accidents, and noise.

NEXT STEPS

The SOD provides the Planning Commission until March 5, 2018 to make a recommendation on this application request, with a preference that this recommendation occur by February 5, 2018. 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.

ATTACHMENT(S):

Attachment A - Application
Attachment B - Vicinity Map & Related Maps
Attachment C.1 - Narrative & Plans
Attachment C.2 - Drainage & Utility
Attachment C.3 - Parking & Traffic
Attachment D - SUP Guidelines
Attachment E - General Plan Policies
Attachment F - SUP History
Attachment G - Existing- Proposed Comparison
Attachment H - SOD
Attachment I - Compliance to SOD

C: - Applicant
 - Case File