



Legislation Text

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TO: Chair and Planning Commission

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DATE: December 18, 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 for the Planning Commission to continue their review of the application request focusing on the Statement of Direction (SOD) points of use, setbacks impact on nearby residential properties, and lot coverage.

BACKGROUND

Update from Prior Meeting(s)

The Planning Commission discussed this application at the December 4, 2018 work session. It was noted that the Planning Commission will postpone discussion on the following two items until after the Town Council provides direction as part of the Lincoln Plaza Medical Center application. These items include allowance of Schedule I and Schedule II drugs and consideration of pharmacy hours outside hours of operation specified in Section 1102.2 of the Zoning Ordinance not earlier than 8:00 a.m. and not later than 6:00 p.m. - Monday through Saturday.

In reviewing the SOD and the height of the two 2-story buildings, the applicant stated they would design these buildings at grade and without the garden level as suggested in the SOD. To provide the applicant time to prepare revisions to the plan set, height will be discussed at a January 2019 work session. However, the applicant might provide some preliminary renderings at the upcoming work session.

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.

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

Some possible points for the Planning Commission to consider for the upcoming work session are as follows:

- Regular hours of operation. This is not addressed in the existing stipulations or the proposed narrative.
- Sleep center. Discussion on any necessary parameters such as limiting the location of this use to certain building(s), limiting parking location after hours, identifying drop off areas, or other parameters could be discussed.
- Veterinary practices. Discussion on any necessary parameters such as limiting the location of

this use to certain building(s), limiting hours of operation, limiting parking location after hours, identifying drop off areas, limiting type of animals, or other parameters could be discussed.

- Urgent care. Discussion on any necessary parameters such as the proposed hours of operation of 6:00 a.m. to 6:00 p.m. Mon-Sat, limiting the allowable number of urgent care at the site, limiting the location of this use to certain building(s), limiting parking location after hours, identifying drop off areas, or other parameters could be discussed.
- Surgery center. Discussion on any necessary parameters such as limiting the allowable number of centers at the site, limiting the location of this use to certain building(s), limiting parking location after hours, identifying drop off areas, or other parameters could be discussed.
- Pharmacy. Discussion on any necessary parameters such as having the applicant explain why they request operation outside the 8:00 a.m. to 6:00 p.m. Mon-Sat allowance of the Zoning Ordinance (request is 7:00 a.m. to 7:00 p.m. seven days a week), limiting the allowable number of pharmacies at the site, limiting the location of this use to certain building(s), limiting parking location after hours, identifying drop off areas, or other parameters could be discussed. Discussion on maximum size and allowance of Schedule I and II drugs will be a later discussion once Council provides direction with Lincoln Plaza Medical Center.
- Parking canopies. The parking canopies along Tatum Boulevard have a 40-foot setback. The parking canopies along Shea Boulevard have a 32.5-foot setback. The minimum parking canopy setback to the residential lots is 50 feet. These structures are 9-foot tall. Planning Commission may want to discuss the setback, design, height, and any impact of the parking canopies as viewed from the adjoining residential homes and the public street.
- Site walls. The request proposes 8' tall site walls in front of the parking spaces along the public roadways. Discussion on the design, impact to openness and loitering, or other impacts could be discussed.
- Impact to adjacent residential. There are several aspects of the proposed project for discussion that could be viewed as impactful. Some of these like traffic will be reviewed at a later work session. Items for this upcoming meeting include outdoor employee areas, HVAC/mechanical, trash enclosures, and construction phasing.
- Lot coverage. The existing and proposed lot coverage are less than the 25% guideline, but the Planning Commission may want to review any impact to the larger building footprint of Buildings A and F, any concerns with adding second story space at Buildings C and D, or other points.

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, comments received include the following:

- 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.
- Council Member Pace forwarded an e-mail on December 5, 2018 from a nearby resident concerned with the proposed development. This resident references a preliminary 2016 plan that the owner of the medical center approached with the nearby residents and never made application to the Town. The resident's concern with traffic is an item reviewed as part of the current application request.

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.

Future items for discussion at upcoming work sessions may include

ATTACHMENT(S):

- Attachment A - Application
- Attachment B - Vicinity Map & Related Maps
- Attachment C.1 - Narrative
- Attachment C.2 - Plan Set
- Attachment C.3 - Drainage & Utility
- Attachment C.4 - 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
- Attachment J - Comments

C: - Applicant
 - Case File