



## Legislation Text

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**File #:** 19-037, **Version:** 1

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**TO:** Chair and Planning Commission

**FROM:** Dawn-Marie Buckland, Deputy Town Manager  
Jeremy Knapp, Community Development Director  
Paul Michaud, Senior Planner

**DATE:** February 5, 2019

**CONTACT:**  
Paul Michaud, 480-348-3574

**AGENDA TITLE:**

**Recommendation of a Statement of Direction Extension for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12)**

**RECOMMENDATION:**

Recommend that the Town Council modify the Statement of Direction issued on November 15, 2018 for the Mountain View Medical Center application SUP-18-12 to change the date the Planning Commission must make their recommendation from March 5, 2019 to April 16, 2019. This will allow the applicant and Commission more time to discuss the proposed amendment.

**BACKGROUND:**

On November 15, 2018 the Town Council issued a Statement of Direction (SOD) for a Major Special Use Permit Amendment regarding the redevelopment of Mountain View Medical Center. Since that time, the applicant and the Planning Commission have discussed the request at four work sessions and continue to make significant progress on the review. The Planning Commission has also allowed for public comment at two of the Planning Commission meetings. Based on the timing needed to produce necessary information for the applicant to present their application and the Planning Commission to review it, the applicant has requested that the SOD be extended. Staff agrees more time is needed and has therefore put forth this recommendation.

Some of the items being worked through include the following points:

- During the SOD, the Council allowed for consideration of maximum 36-foot tall two-story buildings to remove the lower garden level. This was to avoid having a recessed 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 for patrons of the medical center. The applicant is still working through different design options.
- Resident input generally supports a remodeling of the medical center, but frequent comments raised relate to concerns over increasing the total square footage from the existing condition and its impact on traffic and parking, a preference to keep the buildings at one-story, concern over the length of the construction phasing and allowing certain uses like urgent care and

veterinary.

- The applicant is updating their traffic analysis to address several points brought up by the Planning Commission and residents that requires additional time to prepare.
- The applicant is also considering design options related to comments in improving the buffer with the Firebrand Ranch neighborhood and addressing quantity and size concerns from the Planning Commission related to signage.
- Due to the various input, the applicant has either reworked aspects of the project or is still evaluating whether modifications are feasible for them to consider. This has now created delay in holding the required citizen review meeting.
- The Planning Commission will need a separate meeting to see all the revised plans/documents, along with time to review draft stipulations.

**ATTACHMENT(S):**

Attachment A - SOD Approved

Attachment B - SOD Amended

Attachment C - Applicant E-mail Correspondence