



Legislation Text

File #: 19-035, **Version:** 1

TO: Mayor Bien-Willner and Town Council Members

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

DATE: February 14, 2019

DEPARTMENT: Community Development

AGENDA TITLE:

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

Town Value(s):

- ☒ Primarily one-acre, residential community
- ☐ Limited government
- ☐ Creating a sense of community
- ☐ Partnerships with existing schools and resorts to enhance recreational opportunities
- ☒ Improving aesthetics/creating a brand
- ☐ Preserving natural open space

RECOMMENDATION:

Approve the requested Statement of Direction extension.

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 and the Planning Commission agree more time is needed.

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.

REQUEST:

The Planning Commission and applicant are requesting an extension on the Statement of Direction action date, from March 5, 2019 to April 16, 2019. This will allow the applicant and Commission more time to discuss the proposed amendment.

ATTACHMENT(S):

Attachment A - SOD Approved

Attachment B - SOD Amended

Attachment C - Applicant E-mail Correspondence

Attachment D - Planning Commission Recommendation