



Legislation Text

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TO: Chair and Planning Commission

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DATE: May 21, 2019

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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 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 phased demolition of all existing structures. The present site has 6 single-story medical buildings that will be replaced with 4 one-story and 2 two-story medical buildings in approximately the same locations as the existing buildings. Refer to Attachments C.1 through C.9 for more information. Attachment C.2, Site Plans, have been revised to refine the site data tables. These tables indicate that the total lot coverage in the final phase will be 23.7% below the Special Use Permit Guideline of 25%. The total floor area ratio in the final phase will be 28.9%. Attachment C.3, Landscaping, has been revised. The landscape plans will need to be updated to provide a 3' tall screening of the 6 parking spaces that face Beryl Avenue. The revision shows that 26 of the new 56 trees along Firebrand Ranch will be 36" box and the remaining 30 new trees will be 24" box. Attachment C.4, Elevations, are revised to show the two-story buildings at grade along with the architectural features on the buildings in more detail. Attachment C.5, Open Space Criteria and Viewsheds, are revised to include the site section and viewsheds presented at past work sessions. The applicant did provide revised sign plans that staff is still reviewing and not included as part of this action report. There have been no other changes to Attachments C.1 through C.9 since the May 7, 2019 work session. The ordinance with draft stipulations are in Attachment L that includes a few minor edits based on input from the last work session.

MEETING PURPOSE

The primary purpose of this work session is for the Planning Commission to continue their review of the application request focusing on reviewing the draft stipulations in Ordinance 2019-06. The last part of the work session will be open for public comment.

BACKGROUND

Update from Prior Meeting(s)

The Planning Commission discussed this application at the May 7, 2019; March 19, 2019; March 5, 2019; February 19, 2019; January 22, 2019; January 9, 2019; December 18, 2018; and December 4, 2018 work sessions. The Planning Commission requested additional time to review this application at its April 2, 2019 meeting. Council granted this time extension on April 11, 2019 until June 18, 2019. The Planning Commission on April 16, 2019 approved a continuance of the public hearing until its June 18, 2019 meeting.

Direction from the May 7th work session included the following points:

- On the matter of the garden level versus at grade on the two-story buildings, the Planning Commission prefers the garden level as a means to address neighborhood preferences. It was noted that the proposed height at 30 feet complies with the Special Use Permit (SUP) Guidelines. The applicant has stated to staff that due to several design changes that include adding more trees, using denser canopy trees, reducing the building height to meet the 30' tall SUP guideline and designing the buildings so that the setback of the two-story building is generally setback over 300' from neighboring residential properties that they intend to propose the two-story buildings at grade and 30' tall height.
- On the exterior lighting, the Planning Commission generally preferred Option 2 with the 13 bollards in the rear landscape tract. It was noted that should the 12' tall light poles be recommended by the Planning Commission that the 13 pole lights would have a shield to prevent light trespass beyond the property line and the trees within the landscape tract adjoining Firebrand Ranch would obstruct the view of the poles. Stipulation I.2 provides the Town the ability to have the medical plaza ownership shield light fixtures at any time after the initial SUP approval should it be warranted. Except for the 13 light poles noted above, the proposed lighting plan fully complies with the SUP Guidelines. The SUP Guidelines suggest light fixture height not exceed 3' tall within the suggested setback to residential property, which for medical office is 60'. The applicant has stated to staff they will propose Option 2 with the 13 bollards in the landscape tract adjoining Firebrand Ranch.

Council Statement of Direction

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

Background

Background information on the history and conditions on the subject property, its General Plan and Zoning, and enforcement are available in Attachment F.

DISCUSSION/FACTS

The attached SOD covers a variety of aspects the 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, Compliance to SOD, describes how the redevelopment meets the SOD. This document has not been updated. It will be revised prior to Planning Commission action. Any updates will be shown in track change format.

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

Draft Stipulations

Draft stipulations have been prepared in Ordinance 2019-06 available in Attachment L. Staff and the applicant have reviewed these stipulations. Several stipulations include notes in brackets that indicate the applicant edits where staff finds the Planning Commission may want to discuss the draft stipulation in more detail. Stipulations the Commission may wish to focus on include the following:

- Allowable uses in Stipulation B.1;
- Pharmacy regulations; specifically, Stipulations C.1, C.2, C.4, C.9.c, C.9.d, C.9.e, C.9.g, C.9.h and C.9.i;
- Urgent care regulations; specifically, Stipulations D.4, D.5 and D.7;
- Construction phasing and assurances, Stipulation F.6;
- Solar panels and electric charging stations, Stipulations G. 3 and G.4 will need to be modified or removed. The applicant intends to provide details at the next work session for the Commission to review;
- Noise; specifically, Stipulations J.1, J.3 and J.4 and
- Signage, Stipulation L.2.

Items for Continued Discussion

Known items remaining for discussion at the June 4th work session include the following points:

- Continued edits of proposed stipulations;
- Review of the updated signage plan;
- Evaluation of the solar panel design details for the parking canopies;
- Review of the proposed electric charging stations;
- Additional detail on the zoning/phasing of the exterior lighting;
- Reexamination of all the submittal material including the narrative, existing and proposed comparison tables and compliance to SOD table; and
- Any other information noted by the Planning Commission.

PUBLIC COMMENT & NOTICING

Notification of the required citizen review meeting of March 26, 2019 (with a voluntary neighborhood meeting also held on March 14, 2019) and the April 16, 2019 Planning Commission hearing was done in accordance with Town Code. Attachment J includes a copy of this noticing and Attachment K includes all written comments given to staff up to the week prior to the Planning Commission meeting. There has been one new comment provided since April 8, 2019.

NEXT STEPS

There will be continued discussion on this application request at the May 21st and June 4th work sessions. Planning Commission recommendation is set for June 18, 2019.

ATTACHMENT(S):

Attachment A - Application
Attachment B - Vicinity Map & Related Maps
Attachment C.1 - Narrative
Attachment C.2 - Site Plans (Revised)
Attachment C.3 - Landscape (Revised)
Attachment C.4 - Elevations (Revised)
Attachment C.5 - Open Space Criteria and Viewsheds (Revised)
Attachment C.6 - Signage
Attachment C.7 - Lighting
Attachment C.8 - Drainage & Utility
Attachment C.9 - Parking & Traffic
Attachment D - SUP Guidelines & VSC
Attachment E - General Plan Policies
Attachment F - Background & SUP History
Attachment G - Existing- Proposed Comparison
Attachment H - SOD
Attachment I - Compliance to SOD
Attachment J - Noticing
Attachment K - Comments (Revised)
Attachment L - Ordinance - Stipulations (Revised)
Attachment M - Misc Material

C: - Applicant
 - Case File