



Legislation Text

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TO: Chair and Planning Commission

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DATE: June 4, 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. There is no new information/revisions as the applicant is requesting an extension in Attachment M. The ordinance with draft stipulations are in Attachment L that includes the edits discussed at the May 21, 2019 work session.

MEETING PURPOSE

The primary purpose of this work session is to first discuss the applicant's requested extension. If warranted, the Planning Commission may wish to continue review of the application request focusing on review of the application as a whole. There has been an action item placed on the June 4th agenda for Planning Commission consideration to ask Council for an extension. If the Planning Commission moves to request an extension, the Town Council will act on this request to modify the Statement of Direction (SOD) to extend the Planning Commission hearing date for the Mountain View Medical Center application (SUP-18-12) from June 28, 2019 to another date in the fall 2019 (the applicant suggested November 5, 2019) at their meeting on June 13, 2019. The Planning Commission hearing scheduled for June 18, 2018 must be held. The Planning Commission would need to vote to continue the Planning Commission hearing from June 18th to a later date provided Council approved the extension request, recommend that Council deny the application or recommend that Council approve the application with stipulations.

BACKGROUND/DISCUSSION/FACTS

Update from Prior Meeting(s)

The Planning Commission discussed this application at the May 21, 2019; 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 21st work session included the following points:

- Planning Commission suggested to limit hours of operation outside the proposed regular hours of operation stated in Stipulation B.4 (Monday - Friday 7:00 a.m. to 7:00 p.m., Saturday 8:00 a.m. to 4:00 p.m. and no Sunday hours). This will likely eliminate the sleep center use, but as directed was left in as an allowable use. Also, the allowance for stays up to 48 hours was removed for ambulatory/outpatient surgery centers in Stipulation B.1.
- Planning Commission suggested more restrictive hours on when signs and non-emergency exterior lighting can be illuminated than requested. The direction was to shut off or reduce illumination levels one hour after and one hour before the regular hours of operation. Stipulations I.3 and L.2 were revised accordingly.
- Planning Commission suggested the removal of Class I and II Controlled Substances under pharmacy. Stipulations C.9.d, C.9.f, and C.9.g were revised accordingly.
- Planning Commission asked that the Police Department weigh in on whether Stipulations C.9.h, regarding the 48" tall counter, and C.9.i, regarding the exterior barriers, are necessary if Class I and II Substances are removed. Chief Wingert stated that Stipulation C.9.i may be removed. However, staff suggest leaving in Stipulation C.9.i as these barriers would be added protection should someone mistaking try to force their way into the building.
- There was a lot of back and forth whether to allow urgent care, but direction was to keep it in and restrict building location and hours to regular proposed hours. Revisions were made to Stipulations D.1, D.4, D.5, and D.7.
- Planning Commission asked for direction from the Town Attorney on Stipulation F.6 regarding the assurances to secure completion due to the phased development. He will be present at the June 4th work session to address this stipulation.

Aspects of the application that the Planning Commission may want to discuss again based on continued public input and/or Planning Commission discussion are as follows:

- Planning Commission and the resident input reiterated a desire to see the 2-story buildings lowered to 25' tall using the garden level instead of the 30' tall at grade option. Many residents preferred option is to have all buildings at one-story as has existed since the medical center was approved in 1980. The applicant viewpoint is that the two proposed two-story buildings, Buildings C and D, fully comply with the Town SUP guidelines on height and setback. This is accurate as the SUP guideline on building height is a suggested maximum of 30'. Two of the six proposed buildings are 30' tall. The other four buildings are 21' tall. The SUP guidelines on building setback are 40' from the public streets and 60' from Firebrand Ranch. The buildings are setback at the minimum 40' street setback. The minimum setback for the one-story buildings is 82.7' from Firebrand Ranch. The two-story buildings vary in setback from Firebrand Ranch from 240' to 310'. Building C is the nearest at a distance of 240', but has the one-story Building B located mostly in front of it. The SUP guideline for a suggested 60'

setback for the interior drive aisle and 40' landscape setback from Firebrand Ranch is not met. This is the same setback that was approved in 1980. To address this matter the applicant proposes to increase the number of trees on the site from 101 to 233, that includes increasing the total number of trees along Firebrand Ranch from 36 to 78. The applicant further changed the tree type to denser canopy trees and is allowing the adjoining residential property owner to select the tree type and will pay to raise the perimeter wall to 8' tall for those who want to raise their wall.

- Many residents continue to bring up a concern over the increase in square footage due to impact on increased use of the site, traffic and other possible nuisances. This matter has been discussed at prior work sessions. However, as the Planning Commission may wish to revisit this point. Sheet AS104, Architectural Site Plan Phase 3, includes a table with square footage data. Below is a summary of pertinent information.
 - The total site is 9.8 acres (426,744 square feet). The site is almost twice the size of the suggested minimum 5.0 acres of the SUP guideline.
 - The SUP guideline uses a suggested maximum 25% lot coverage as a measurement and not floor area ratio. Lot coverage does not include second story square footage. The proposed development has a lot coverage of 23.7% within the suggested 25% lot coverage SUP guideline.
 - The existing development has a lot coverage of 21.6% (91,966 square feet). This is comprised of 59,969 square feet of interior building space, 20,255 square feet of roof overhang and 11,742 square feet of parking canopies. With no second story buildings, the floor area ratio is 21.6%.
 - The final phase of the proposed development has a lot coverage of 23.7% (100,951 sf). This is comprised of 73,918 square feet of interior building space (excludes 19,200 square feet of second story space), 11,813 square feet of roof overhang and 15,220 square feet of parking canopies.
 - The final phase of the proposed development has a floor area ratio of 28.9% (123,445 sf). This is comprised of 93,118 square feet of interior building space (includes 19,200 square feet of second story space), 15,107 square feet of roof overhang and the upper floor balcony walkways and 15,220 square feet of parking canopies.
 - The traffic study submitted was reviewed at prior work study meetings. The various issues addressed are summarized in the memo from CivTech dated February 26, 2019 in Attachment C.9. Full build-out adds 1,204 additional daily trips, 64 additional morning peak trips and 107 additional evening peak trips.
- The 3.5-year construction schedule remains a concern of residents.

Council Statement of Direction

The Town Council issued a Statement of Direction (SOD) on November 15, 2018. It is available in Attachment H. Attachment I, Compliance to SOD, describes how the redevelopment meets the SOD..

Background

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

Items for Continued Discussion

Known items remaining for discussion at the June 4th work session includes 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 are new comments provided since the May 21, 2019 work session. Staff also meet with some neighbors on May 24, 2019 expressing concerns as noted above, along with continued concern on allowable hours of operation and uses that may negatively impact the enjoyment of their properties.

NEXT STEPS

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.1 - Comments (Revised)
Attachment K.2 - Minutes
Attachment L - Ordinance - Stipulations (Revised)
Attachment M - Misc Material

C: - Applicant
 - Case File