



Legislation Text

File #: 19-277, **Version:** 1

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill B. Keimach, Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner

DATE: June 13, 2019

DEPARTMENT: Community Development

AGENDA TITLE:

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

RECOMMENDATION:

Approve the requested Statement of Direction (SOD) extension postponing the requirement for the Planning Commission recommendation to Town Council from June 18, 2019 to no later than November 5, 2019.

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. This November 2018 SOD gave the Planning Commission until March 5, 2019 to hold a public hearing for recommendation of this application to Town Council. Town Council has extended this application twice. The last extension was granted on April 11, 2019 until June 18, 2019 (see Attachment A).

To date, the Planning Commission held 13 work sessions related to this application. The applicant has requested this extension to allow time to address plan revisions. On June 4, 2019 the Planning Commission voted unanimously to request the Town Council extend the date to no later than November 5, 2019 (see Attachment B). Two residents spoke at the June 4th Planning Commission meeting not in support of the extension. They wanted to know why the applicant was requesting the extension. They also expressed concern that extensions during the application stage may be an indication of construction delays or extensions at the construction stage. The applicant responded that the owners of the medical center would like more time to work through revised plans and to determine the economic feasibility of the additional requirements suggested by the Planning Commission (e.g. garden level with relocation of the roof mechanical not on the 2-story roof).

Resident input included a desire to: eliminate the second story or at least reduce the 30' tall two-story height that meets SUP guidelines to 26' tall via a garden level; further reduce the proposed regular

hours of operation (Mon-Fri 7 a.m. to 7 p.m., Sat 8 a.m. to 4 p.m.) to more closely match the typical hours of operation (Mon-Fri 8 a.m. to 6 p.m.) that are not currently stipulated to any specific hours of operation; to have further consideration in restricting uses (i.e. uses that may result in public demonstrations); concern over the impact of the additional 50% square footage of interior office space as it may relate to use/traffic from the site; and reduce the construction schedule further from 3.5 years and not three phases.

If the extension is granted, the Planning Commission will still need to hold the scheduled June 18, 2019 public hearing. Planning Commission action will likely be to extend their hearing for Council recommendation until a date not to exceed November 5, 2019. There will be no discussion of this application in July or August 2019. Planning Commission would resume work session discussion on September 17, 2019. Town Council would likely discuss the application in November/December 2019. Town Council action could possibly occur in December 2019 or January 2020.

REQUEST:

The Planning Commission (see Attachment C) and applicant (see Attachment D) are requesting an extension on the Statement of Direction action date, from June 18, 2019 to November 5, 2019.

ATTACHMENT(S):

Attachment A - SOD as Amended 04/11/2019

Attachment B - SOD Amendment 06/13/2019

Attachment C - Commission Recommendation

Attachment D - Applicant E-mail Correspondence