



Legislation Text

File #: 19-300, **Version:** 1

TO: Chair and Planning Commission

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

DATE: June 18, 2019

CONTACT:
Paul Michaud, 480-348-3574

AGENDA TITLE:
Consideration of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center
Recommendation for Continuance

RECOMMENDATION:

It is recommended that the Planning Commission continue the public hearing on the Major Special Use Permit Amendment (SUP-18-12) for Mountain View Medical Center located at 10555, 10565, 10575, 10585, 10595, and 10599 North Tatum Boulevard (Assessor Parcel No. 168-07-001C) from June 18, 2019 to its regular meeting of November 5, 2019. This continuance will allow for more time to discuss the proposed amendment. The Town Council at its meeting of June 13, 2019 authorized an extension of the Planning Commission review up to November 5, 2019.

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 10555, 10565, 10575, 10585, 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. The ordinance with draft stipulations are in Attachment L.

MEETING PURPOSE

The primary purpose of this meeting is to hold the public hearing on this application. The recommended action is for continuance. However, as this is a public hearing, options exist for the Planning Commission to recommend approval or denial of the application request. Public comment will be taken.

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 three times. The last requested continuance was recommended at its June 4, 2019 meeting. Council granted the current time extension on June 13, 2019 until November 5, 2019.

In moving forward with a continuance, aspects of the application that the Planning Commission may want to discuss based on continued public input and/or Planning Commission discussion are as follows:

- 2-Story Height. Planning Commission and resident input reiterates a desire to have 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 police department prefers for all buildings to be at grade, as this makes it easier for surveillance. 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 partly 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.
- Increase in Interior Office Area. The proposed development will increase the interior office area approximately 55% (33,149 square feet) over the existing condition. Many residents continue to bring up a concern over the increase in square footage due to its potential impact on increased use of the site, traffic and other possible nuisances. This matter has been discussed at prior work sessions. 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.
- Construction Schedule. The 3.5-year construction schedule remains a concern of residents. This is reduced from the 5 years in the initial application. Construction is a concern in terms of length and the number of phases. The applicant states the phasing is necessary to accommodate existing tenant leases that expire at different times and to finish a new building before an existing tenant relocates to a newly constructed building.
- Stipulations. As this application moves forward, the draft stipulations will need to be re-evaluated. In particular, the applicant did not respond to the last revisions summarized below.
 - Prohibit the 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).
 - Shut off or reduce illumination levels one hour after and one hour before the regular hours of operation in Stipulations I.3 and L.2.
 - Remove the sale of Class I and II Controlled Substances under pharmacy in Stipulations C.9.d, C.9.f, and C.9.g.
 - Review any necessary refinements on Stipulation F.6 regarding the assurances to secure completion due to the phased development.
- Revised Plans. There are a few revised plan components that the applicant needs to resubmit based on prior discussions. This includes an 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 (if not stipulated to submit at a later date), and reexamination of all the submittal material including an updated narrative.

Council Statement of Direction

The Town Council re-issued a Statement of Direction (SOD) on June 13, 2019. The original SOD was issued on November 15, 2018. The SOD 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.

PUBLIC COMMENT & NOTICING

Notification of the required citizen review meeting of March 26, 2019 (with a voluntary neighborhood meeting held on March 14, 2019) and the April 16, 2019 Planning Commission hearing (continued to June 18, 2019) 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 June 4, 2019 work session.

NEXT STEPS

Planning Commission work session for September 17, 2019.

ATTACHMENT(S):

Attachment A - Application
Attachment B - Vicinity Map & Related Maps
Attachment C.1 - Narrative
Attachment C.2 - Site Plans
Attachment C.3 - Landscape
Attachment C.4 - Elevations
Attachment C.5 - Open Space Criteria and Viewsheds
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
Attachment K.2 - Minutes
Attachment L - Ordinance - Stipulations
Attachment M - Misc Material

C: - Applicant
 - Case File