



Legislation Text

File #: 20-0111, **Version:** 1

MSC 2019-24, Stand Up MRI, 16604 Sheridan Street, site modifications to accommodate mechanical equipment for an MRI facility, miscellaneous application. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Nelson Fernandez, agent, is requesting approval of site modifications to Sheridan Village Commercial located at 16602 Sheridan Street. The changes are the result of a new tenant (Stand Up MRI) which requires additional mechanical equipment (MRI chillers and condensing units) to operate. Sheridan Village was approved via site plan in 2014 (SP 2014-03) as one multi-tenant building and freestanding PDQ restaurant. In 2015, the site plan was modified via site plan amendment (SP 2015-09) to remove the PDQ, which was replaced with a second multi-tenant building. In 2016, via site plan amendment (SP 2016-02), a two story self-storage addition to building 2 (easternmost building on site) was approved.

BUILDINGS / STRUCTURES:

Stand Up MRI will be located in the easternmost bay of building 2. The following site modifications are proposed to accommodate the new tenant:

- The MRI chillers and condensing units cannot be roof mounted, therefore, two parking spaces to the south of the tenant bay will be converted into an island to house the equipment. The new island will be 15'-8" x 22'-8". The mechanical equipment will be setback 4'-2" from the drive aisle and screened from view by an 8' tall PVC fence painted to match the building. The mechanical equipment will be 7'-4" tall at the highest point.
- Addition of an electrical meter, electrical panel and C/T cabinet on the southern side of the building 2's east elevation. The equipment will be painted to match the building.
- Addition of an FPL transformer in the existing landscape island east of building 2. The transformer will be protected by bollards on all sides.

PARKING:

Currently there are 210 spaces provided on site for both buildings. 204 parking spaces are required based on current uses. If this application is approved, the removal of 2 parking spaces will leave a surplus of 4 spaces within the shopping center.

LANDSCAPING:

To screen the FPL transformer and provide additional screening of the mechanical equipment the applicant is proposing the installation of shrubs consisting of *Clusia guttifera*, Green Island Ficus, and *Schefflera Trinette*.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.