

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 6, 2018

Case No. 18-165

A request by McClure Engineering Company (agent), on behalf of P1316, LLC (Owners), for approval of a Planned Development (PD) Plan to be known as "Discovery Park - Landmark Hospital PD Plan". The subject site contains 6.65 acres of property and is generally located between Nacona Parkway and Ponderosa Road, addressed 4560 Philips Farm Road. The property is zoned Planned Development (PD) and Mixed Use-Corridor (M-C). The purpose of the PD Plan is to facilitate the development of the property for a hospital.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the Discovery Park-Landmark Hospital PD Plan.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners? Mr. Toohey?

MR. TOOHEY: If it only requires 180 parking spaces, and there's only 28 beds, why would they want 317 parking spots?

MS. BACON: So the applicant is here, and I will probably defer that question to them. It's 176 percent of the required parking. Per the Code and per this use, they can go up to 200 percent allowed within the UDC.

MR. STRODTMAN: Just a clarification, Ms. Bacon. So they -- they're at 176?

MS. BACON: Uh-huh.

MR. STRODTMAN: They're allowed up to 200 percent?

MS. BACON: Correct.

MR. STRODTMAN: Thank you. Additional questions? Mr. MacMann?

MR. MACMANN: I want a clarification because I don't recall the details and I did not research specifically. And perhaps Mr. Zenner can answer this because I believe, Ms. Bacon, you were on your temporary hiatus to Colorado when we approved the hospital space up north. Please help me remember, we had to wait on a certification for need of that facility at that time; is that correct?

MR. ZENNER: I do not recall.

MR. STRODTMAN: I don't believe -- I think it was more -- I think that that was one that -- Ms. Loe?

MS. LOE: I believe I asked about if they had a certificate of need, but we didn't weigh in on it.

MR. MACMANN: And it would be -- and that, just to clarify, the certification of need does not come from this body -- it has no bearing on our decision; is that correct?

MR. ZENNER: No. Plan approval is what's being sought. If they're unable to obtain the appropriate state certifications, the plan just won't be built.

MR. MACMANN: All right. I just -- I just wanted to make that point clear. Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? Ms. Bacon, is this, I assume, and Mr. MacMann made the same assumption. This is the same facility affiliation that is on the north side with the Landmark -- not on the north side, but north of this one?

MS. BACON: My understanding is the one on Old 63 -- there was an article in the newspaper -- the Missourian today, and it discussed the relationship between the two Landmark hospitals.

MR. STRODTMAN: Okay. Thank you. Well, with that, we'll go ahead. I don't see any additional questions. I'm going to open it to the public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: And we'll give anyone three minutes, and ask your name and address, please.

MR. SANDER: Thank you. Chris Sander with McClure Engineering. Our office is 1901 Pennsylvania Drive in Columbia. I'm here with a representative of the -- the developer of the property, and Ms. Peckham is here from the Landmark Hospital. They might be able to help answer some questions as we go along. Basically, we've -- looking at medical office, hospital use of a lot here that falls right in line with the overall development -- it's sort of the next step as the Discovery Park development fills out. This is the -- adjacent to the hotel and the restaurants there, and it should -- it's the -- specifically, you asked about the certificate of need from the State for the hospital beds and that is -- that is a requirement for the permitting -- or for getting the use of the building. That was taken -- that certificate of need was issued prior to us starting this part of the process, so we have one to -- you know, put things in the right order and make sure that we had that under control, so that has already been issued. The question to the parking, this is a very similar facility to a facility that Landmark has built in Florida. And through operation of the facility, they have a really good handle on -- as -- as healthcare kind of changes, and Ms. Peckham can probably speak to this a little bit better, but we don't -- we're moving into a situation where you move people in and out of a facility. You don't try to keep them there for a week in a bed. And so some of the use of this facility, 90,000 square feet with only 23 beds, you know, that -- there's a lot of use going on inside of the hospital that's more than just what the 23 beds align with, and that's where the additional parking comes -- the need for the additional parking. Clearly, it's expensive and takes a lot of land, so they're -- they understand the use of their facility, having a very similar facility, and that's where their -- kind of -- kind of come up with the -- the need that that's what it takes to run the facility. We -- like I said, Mr. Cardetti is here on behalf of the developer, and Ms. Peckham on behalf of the hospital, and we can sure try to answer any questions you have.

MR. STRODTMAN: Thank you, Mr. Sander. Commissioners, any questions for this speaker? Mr. MacMann? Oh. Ladies first, Ms. Burns?

MS. BURNS: Oh. Thank you. Any idea of staff, physicians, other employees that you'll have at this facility?

MR. SANDER: I'm going to leave that for Ms. Peckham and let her answer that.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: I have an engineering question. Hi, sir. How are you? And this is following up from a meeting we just -- we all just came out of. As far as City utilities go, does this facility in any way require any special needs of the utilities than what we might anticipate?

MR. SANDER: It does not. We will have -- an on-site generator backup would be the largest item.

MR. MACMANN: Which is a regulatory thing, also, is it not?

MR. SANDER: Sure. Yeah. A -- but that's something that we would be providing. It's not something we're asking that the utility providers to provide to us. The sewer mains, water mains, gas extensions, that's all a been part of -- there's adequate facilities out here, as we've planned -- as -- as the development has continued, we've been phasing in a building, the developers have put in a lot of that facility as we go, and water and light. As far as electric goes, we have -- we didn't expect, we didn't anticipate any problems with the --

MR. MACMANN: Supply

MR. SANDER: -- facility.

MR. MACMANN: I just -- I just wanted to clarify the point.

MR. SANDER: Sure.

MR. MACMANN: Thank you, sir.

MR. SANDER: You bet.

MR. STRODTMAN: Thank you, Mr. Sander.

MR. SANDER: All right. Thank you.

MR. STRODTMAN: Anyone else like to come forward?

MS. PECKHAM: My name is Laura Peckham and I'm the CEO of Landmark Hospital, 604 Old 63 North, currently in Columbia. We are proposing the building of a new hospital to relocate our long-term acute care hospital, 23 beds. That is -- average length of stay for those patients is anywhere between three and six weeks, so patients stay for a long period of time and they have multiple visitors, staff, with our team, multidisciplinary physicians, around-the-clock nursing care, so all of the staff will need parking spaces, and -- to address your questions on staffing. There is also medical office space, additional space. One of the reasons that we are relocating the hospital from our current location is the need for expanded services, the multidisciplinary physicians, so specialty physicians that need to come in in addition to radiology services, CT scanning, x-rays, other additional services that are not currently able to be provided in our small location at 604 Old 63 North.

MR. STRODTMAN: Thank you.

MS. PECKHAM: Uh-huh.

MR. STRODTMAN: Commissioners, questions for this speaker? Ms. Loe?

MS. LOE: Ms. Peckham, so are you relocating or is this augmenting?

MS. PECKHAM: The -- it is not relocating all of the hospital. So currently at the 604 Old 63 hospital, there is long-term acute-care hospital beds and inpatient rehab beds. We are only moving the -

- the long-term acute-care beds to the new facilities, and the hospital will remain for inpatient rehab.

MS. LOE: Thank you.

MS. PECKHAM: Uh-huh.

MR. STRODTMAN: Anyone else, Commissioners? I see none. Thank you, Ms. Peckham.

MS. PECKHAM: Thank you.

MR. STRODTMAN: Any additional speakers this evening? I see none. We're going to go ahead and close this public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, questions, discussion? Need additional information from staff? Mr. Stanton?

MR. STANTON: I would like to make a motion.

MR. STRODTMAN: You know, I would be willing to hear it.

MR. STANTON: As it relates to case 18-165, Landmark Hospital PD Plan, I move to approve the Discovery Park Landmark Hospital PD Plan.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you. Commissioners, we have received a motion and a -- it's received its proper second for approval of Case 18-165. Do we have any discussion needed on that motion? I see none. Ms. Burns, when you're ready for a roll call, please.

MS. BURNS: Thank you. Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Mr. Toohey. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval of Case 18-165 will be forwarded to City Council for their consideration.