

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**July 7, 2016**

**SUMMARY**

A request by G&E HC REIT II Columbia C/O American Healthcare, and Schaumburg Properties, LLC (property owners) to rezone land from R-3 (Medium Density Multiple-Family Dwelling District) and C-3 (General Business District) to O-P (Planned Office District); and to approve a major amendment to the Landmark Hospital O-P development plan. The 5.21-acre subject site includes the existing 4.7-acre Landmark Hospital site on the northeast corner of Old 63 and Alfred Street, and a proposed 0.51-acre off-site parking area located on the west side of Old 63, north of McAlester Street, approximately 320 feet north of the hospital site. **(Case #16-142)**

**DISCUSSION**

Background

The applicant is requesting approval of a rezoning and O-P development plan amendment to allow for an approximately 10,000 square foot building addition and a 33-space off-site parking lot. The original 2008 O-P zoning and development plan included a 32,000 square foot long-term acute care hospital and associated parking.

Development Plan Amendment

The proposed building addition will provide capacity for additional on-site procedures that currently necessitate patients to be transported to other nearby hospitals. The proposal will not result in any increase in the number of patients or staff, and will reduce the total number of vehicle trips generated by the facility. The single-story building addition will be situated behind the existing building and be inconspicuous to adjacent residents and passersby.

The development plan, in addition to the showing the proposed changes to the existing hospital, includes a proposed off-site parking lot that will replace 33 employee spaces displaced by the building addition. The proposed off-site parking area is located approximately 320 feet north of the hospital site and is requested to be rezoned to O-P and incorporated into the revised development plan.

Section 29-30(g) (Off-street parking and loading regulations - Location of facilities.) allows for non-residential off-street parking to be provided within 1,000 feet of the parking generator, provided the land is zoned to accommodate the generating use. The off-site parking site is currently improved with surplus paved parking spaces from the adjoining commercial building and undeveloped land to the west.

Access to the off-site parking area is provided by the existing sidewalk network along Old 63 and to ensure a safe pedestrian crossing the applicant will be installing a signalized crosswalk on Old 63. Screening and landscaping will be installed along the off-site parking area's Moss Street frontage as well as along adjacent residentially zoned properties to meet the requirements of Sections 29-13.1(d)(6) (O-P screening requirements) and 29-25(e) (general landscaping requirements).

Staff is not opposed to the requested development plan amendment, which meets all O-P zoning district requirements. The plan meets all O-P district use and development standards, and is in approvable form.

### Rezoning Request

As noted above, the proposed off-site parking area shown on the development plan is requested to be rezoned from R-3 and C-3 to O-P so that it complies with the provisions of Section 29-30(g) and can legally serve the primary hospital use to the south. The statement of intent (SOI) and design parameters for the original O-P zoning (approved 2008) are being amended to include the off-site parking parcel and propose limiting its use to an accessory parking lot with no buildings. The SOI is also being amended to accommodate the proposed hospital building area by increasing the maximum square footage threshold from 32,000 square feet to 45,000 square feet. A 20-foot maximum light pole height and prohibition of access from Moss Street will further limit the impacts of the proposed parking area on adjacent residents.

### **RECOMMENDATION**

Approval of the O-P rezoning request, including the associated statement of intent.

Approval of the amended O-P development plan to allow the 10,000 square foot building addition and incorporation of the 33-space off-site parking lot.

### **ATTACHMENTS**

- Locator maps
- Proposed statement of intent
- Proposed design parameters
- Proposed O-P development plan
- 2008 O-P development plan
- 2008 rezoning and development plan approval ordinance

**SITE HISTORY**

<b>Annexation Date</b>	1906
<b>Existing Zoning District(s)</b>	O-P, R-3 & C-3
<b>Land Use Plan Designation</b>	Employment, Commercial & Neighborhood Districts

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	5.21 acres
<b>Topography</b>	Downward slope from northwest to southeast
<b>Vegetation/Landscaping</b>	Landscaping and natural vegetation (in stream buffer)
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	32,000 square foot acute care hospital

**SURROUNDING LAND USES**

<b>Orientation from off-site parking area</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-3/C-3	Apartments and commercial building
South	R-3/O-1	Duplex and office building
East	C-3	Old 63
West	R-3	Single-family homes

<b>Orientation from hospital site</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1	Single-family homes
South	R-1	Undeveloped
East	R-1	Single-family homes
West	R-4/R-3/R-1	Apartments and single-family homes

**UTILITIES & SERVICES**

All City services are available to the site.

**ACCESS**

<b>Old 63</b>	West side of hospital site/East side of off-site parking lot
<b>Major Roadway Plan</b>	Minor Arterial (Improved; City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place (both sides)

<b>Alfred Street</b>	South side of hospital site
<b>Major Roadway Plan</b>	Local Residential (Improved along site frontage; City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place along north side (site's frontage)

<b>Moss Street</b>	West side of off-site parking lot
<b>Major Roadway Plan</b>	Local Residential (Improved; City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	To be installed along site's frontage upon development

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Lions-Stephens Park, approx. 1/3 mile southwest of hospital
<b>Trails Plan</b>	No proposed trails adjacent to site
<b>Bicycle/Pedestrian Plan</b>	No proposed bike/ped facilities adjacent to site

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on June 14, 2016.

<b>Public Information Meeting Recap</b>	Number of attendees: 3 Comments/concerns: Overflow parking; storm water runoff from hospital site
<b>Neighborhood Association(s)</b>	Benton-Stephens; Country Club
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner