



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2016

Re: Landmark Hospital O-P – Rezoning & Development Plan (Case #16-142)

Executive Summary

Approval of the request will allow for a 10,000 square foot building addition to the previously approved Landmark Hospital O-P Plan, incorporation of a 33-space off-site parking lot into the O-P plan's boundaries, and revision of the 2008 Statement of Intent (SOI) and design parameters to permit the building expansion and parking lot addition. The SOI and design parameters also revise the uses permitted within the O-P plan and restrict access and light pole height.

Discussion

The applicant is requesting that the existing 2008 O-P development plan, Statement of Intent and Design Parameters associated with the Landmark Hospital be amended and that an existing 0.51 acre parking lot located between Moss Street and Old Highway 63, approximately 320 feet northwest of the hospital site, be rezoned from R- 3 and C-3 to O-P so it may be used for employee parking.

The original 2008 O-P zoning and development plan included a 32,000 square foot long-term acute care hospital and associated on-site parking. The development plan is proposed to be revised to accommodate a 10,000 square foot hospital addition as well as incorporate an existing 33-space off-site parking lot to accommodate employee parking being displaced by the building addition. The off-site parking area is allowed to be used to meet on-site requirements if rezoned from R-3 and C-3 to O-P per Section 29-30(g) of the City Code since it would be within 1000 feet of the generating use and zoned to accommodate the generating use.

Access to the off-site parking area is provided by the existing sidewalk network along Old 63. 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).

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.

Following staff's presentation, Commissioners inquired about storm water related impacts and the proposed off-site parking area. During the public hearing, a representative of the Columbia Country Club expressed concerns about the upkeep of existing storm water facilities and additional impervious area worsening downstream flooding and erosion problems. Hospital representatives provide an overview of the requested plan changes and answered Commission questions regarding storm water issues. They noted that their facilities were within good working order and that proposed new development was replacing existing impervious area.

Hospital representatives further stated that storm water capacity for the site is accommodated in a regional detention and filtration system that exceeds the impacts generated by the hospital site. They indicated that they would meet with Country Club representatives; note that site inspections and meetings between engineers representing both parties have generated mutual agreement that no additional storm water improvements are warranted as a result of the proposed development. No other members of the public spoke during the public hearing.

After closing the public hearing, the Planning and Zoning Commission voted 7-0 to support the proposed rezoning and O-P development plan amendments.

A copy of the Planning Commission staff report, locator maps, revised O-P development plan, statement of intent, and design parameters, 2008 rezoning ordinance and O-P development plan, meeting excerpts, and correspondence from the public are attached.

Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/05/2008	Rezone from R-1 to O-P and O-P plan for Landmark Hospital (Ord. #19883)

Suggested Council Action

Approve the requested rezoning of 0.51 acres from R-3 and C-3 to O-P, the revised O-P development plan, and the amended statement of intent and design parameters as recommended by the Planning and Zoning Commission.