



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: CenterPointe Hospital of Columbia – C-P Plan (Case #17-34)

Executive Summary

Approval of this request would allow for a 56,000 square foot behavioral health treatment center on 12.1 acres of land located on the northeast corner of Range Line Street and International Drive.

Discussion

The applicant is proposing approval of a C-P development plan for a one-story, 56,000 square foot, 72-bed behavioral health treatment center. The proposed use is classified as a hospital, and is permitted under the existing C-P zoning ordinance on the property. A C-P plan for Columbia Safety and Industrial Supply was approved on the subject site in 2014, but has since been abandoned in favor of another location.

The C-P development plan shows the proposed 56,000 sq. ft. hospital situated in approximately the middle its 12- acre site. Access to the facility is to be obtained from a right-in/right-out onto Range Line Street (Hwy 763) and a full access onto International Drive. The site will include a total of 156 parking spaces which is approximately twice the regulatory requirement.

The required C-P Landscaping Plan identifies a previously approved 1.30-acre tree preservation area to the east of the hospital building that buffers the site from multi-family development along Edenton Boulevard. The parking lot area is shown to be improved with required landscaping and the site will maintain its 15% landscaped area upon final development.

At its January 5, 2017 meeting, the Commission voted 9-0 to recommend approval of this request subject to 1) waiver of a traffic study requirement by the Director of Public Works, 2) submission of the Certificate of Need for the facility, and 3) revision of the C-P plan to reflect the correct number of hospital bed (72) from those shown on the plan (76). No members of the public spoke on this proposal, and the Commission's discussion was limited to minor clarifications regarding access to the site and the Certificate of Need associated with the proposed hospital. **(All Planning Commission approval conditions have been satisfied).**

The Planning and Zoning Commission staff report, locator maps, proposed C-P development plan, proposed design parameters, previously approved C-P development plan, 2001 rezoning ordinance, Certificate of Need, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

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:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
7-7-2014	Approved Columbia Safety and Industrial Supply C-P Plan (Ord. #022104)
9-4-2001	Approved C-P zoning (Ord. #017005)

Suggested Council Action

Approve the CenterPointe Hospital of Columbia C-P Plan and associated Design Parameters.