

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 9, 2023**

SUMMARY

A request by Ingram Civil Engineering Group (agent), on behalf of Centerpointe Columbia Real Estate LLC (owner), for approval of a revised PD Plan for Centerpointe Hospital adding a new thirty bed wing, revised perimeter circulation road, and dumpster location. The 12.1-acre subject site is located at the northeast corner of N. Highway 763 & International Drive, and includes the address 1201 International Drive. **(Case #1-2024)**

DISCUSSION

The applicants are seeking approval of a revised PD Plan for Centerpointe Hospital which would expand the current site improvements by adding a 12,000 square foot building addition and revise the location of the site's perimeter circulation road and trash dumpsters. The proposed expansion is located in northeast corner of the site. The proposed changes will amend the "Centerpointe Hospital of Columbia C-P Plan" which was approved in January 2017.

The facility on the property was categorized as a 'hospital' pursuant to the pre-UDC zoning ordinance and adhered to the parking requirements of 1 space/bed. The approved plan contained a total of 72 beds necessitating the construction of a minimum of 72 parking spaces to comply with the code. The plan further included outpatient services within the facility, comprising 2,700 square feet of medical office space. According to the parking requirements in effect at that time, outpatient services were required to provide 1 space/200 sq. ft., resulting in the need for 14 parking spaces. As such, the plan was required a minimum of 86 total parking spaces. The approved plan contained a total of 126 parking spaces. It should be noted that in 2017 when the plan was approved no maximum parking limitations were established for any uses defined by the zoning code.

Under the current UDC (adopted March 2017), the existing facility and the new addition are categorized as a 'residential care facility'. This reclassification is a more suitable definition for the facility's use given no medical procedures are actually performed on site which is a principal component contained within the definition of a 'hospital'. The reclassification impacts the amount of parking required for the use significantly. A 'residential care facility' is required to provide 1 space/6 beds versus the prior 1 space/bed. Given the current 72 beds within the facility and the proposed 30 additional beds, a parking requirement of 17 spaces is needed. When combined with the existing 2,700 sq. ft. of outpatient services required parking (14 spaces), a total of 31 parking spaces are needed for the facility.

Pursuant to the current UDC's maximum parking standards, a total of 62 parking spaces would be permitted on the site at 200%. The site presently is improved with 126 spaces. The excess 64 spaces are viewed as "legally non-compliant" given the reclassification of the 'hospital' to 'residential care facility'. It should be noted that if the designation were not changed, the required parking for the site would add up to a total of 145 spaces. This total would consist of 131 spaces for the existing and proposed building, and 14 spaces for outpatient services. Given the change in nature of the property's land use, the facility will not require this excess parking, thus no further paving will be needed to accommodate the construction.

The proposed revision to the facility's perimeter circulation road and the relocation of the dumpster is aimed at improving traffic flow, and streamlining waste management operations. The relocation of the circulation road is necessary in order to accommodate the construction of the proposed building. The relocated dumpster will optimize waste collection and provide improved accessibility for staff members. These changes are meant to facilitate the property's functionality and contribute to the safety and

comfort of the clients and staff. The Fire Department has no objection to the relocation of the circulation road as it will not impede their operations.

The request has been reviewed by all applicable departments and found to be appropriate. Staff supports the major amendment request.

RECOMMENDATION

Approve the proposed major amendment to Lot 1001 of the Centerpointe Hospital of Columbia PD Plan, subject to technical corrections.

ATTACHMENTS

- Locator Maps
- PD Plan
- Approved C-P Plan (2017)

SITE CHARACTERISTICS

Area (acres)	12.1 acres
Topography	Gently sloping down towards East
Vegetation/Landscaping	Graded
Watershed/Drainage	Cow Branch
Existing structures	126 parking spaces placed central-west of parcel. Single story facility covering 56,037 square feet towards center of parcel.

HISTORY

Annexation date	1998
Zoning District	PD
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Auburn Hills Plat 10-A

UTILITIES & SERVICES

Electric service provided by Boone Electric Cooperative. All remaining utilities and services are provided by the City of Columbia.

ACCESS

International Drive	
Location	South side of parcel
Major Roadway Plan	None
CIP projects	Project #1493 – Water Department (transmission main along North Highway 763). Proposed for FY28.
Sidewalk	Installed

PARKS & RECREATION

Neighborhood Parks	Auburn Hills Park, Silver Mill
Trails Plan	None
Bicycle/Pedestrian Plan	None

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 via public information postcards on October 6th of the pending action. Property owner letters were sent on October 23rd, and an ad was placed in the Columbia Daily Tribune on October 17th, advertising the public hearing relating to the major amendment of the property.

Notified neighborhood association(s)	Auburn Hills
Correspondence received	None

Report prepared by Kiaan Ahamed

Approved by Patrick Zenner