



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2023

Re: 1201 International Drive – Major PD Plan Amendment (Case #01-2024)

Executive Summary

Approval of this request authorize an expansion of the existing Centerpointe Hospital with a 12,000 square foot, 30-bed addition and authorize relocation of the site's perimeter circulation road and dumpsters to accommodate the expansion.

Discussion

Ingram Civil Engineering Group (agent), on behalf of Centerpointe Columbia Real Estate LLC (owner), seeks approval of a revised PD Plan for Centerpointe Hospital which would add a new 12,000 square foot addition accommodating 30 new beds and revise the location of site's perimeter circulation road and trash 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.

The subject property is presently governed by a PD plan (formerly C-P) that was approved in January 2017. At the time of plan approval, the facility constructed was classified as a hospital and adhered to the parking requirements under regulations in effect at that time. Per the pre-Unified Development Code parking regulations, the 72-bed hospital component of the facility was required to provided 1 parking space/bed. In addition to the 72-beds, the facility included 2,700 square feet of outpatient services requiring 14 parking spaces (1 space/200 square feet). The current site plan shows 126 parking spaces – an excess of 40 spaces.

In evaluating this request and considering the actual use of the facility constructed (i.e. substance abuse care/treatment) it was concluded that the facility is defined as a 'Residential Care Facility' per the definitions contained within March 2017 UDC. This reclassification is a more suitable definition for the facility's use given no actual surgical procedures are performed on-site. Additionally, the reclassification reduces the amount of required parking on-site given its more limited usage. Parking for the residential component of the facility is reduced to 1 space/6 beds and would require a total of 17 parking spaces for the 102-bed facility following expansion. Parking required for the outpatient services would remain at 1 space/200 square feet requiring 14 spaces. Therefore, the expanded facility, given its reclassification to 'residential care facility,' would require only a total of 31 spaces. The excess spaces, per the applicant, support the needs of staff and facility visitors.

While the existing on-site parking exceeds the 200% maximum allowed under the current UDC for the reclassified use (a maximum of 62 spaces would be allowed), the excess spaces are considered "legally non-conforming." The reclassification of the use ensures no new



paving is required to support Centerpointe's current and future expanded operations. If the existing facility remained classified as a 'hospital' the site's parking would be deficient by 19 parking spaces.

The proposed revision to the facility's perimeter circulation road and dumpster location is due to the addition's encroachment into the areas presently occupied by these improvements. As such, the proposed relocations are necessary and are aimed at improving traffic flow as well as streamlining waste management operations. The circulation road is necessary to ensure the access requirements of the Fire Code maintained following the facility's expansion. 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 Planning and Zoning Commission held a public hearing on this request at its November 9, 2023 meeting. Staff provided its report and the applicant gave a presentation on the project's objectives. A representative from Centerpointe Hospital spoke regarding the excess parking and the need for its retention. There were no other public comments made regarding the request. Following limited additional discussion, a motion was made to approve the requested PD Plan revision that was approved by a vote of (7-0).

A copy of the Planning and Zoning Commission staff report, locator maps, PD plan, C-P Plan (2017), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Limited. The site's future improvement with 30 additional beds and 12,000 square feet will be supported by existing infrastructure services with limited impact. Limited additional impact to public safety and solid waste collection services are anticipated. Increased costs may or may not be off-set by increased property tax collection or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Economic Development, Secondary Impact: Environmental Management, Tertiary Impact: Land Use & Growth Management



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Legislative History

Date	Action
02/20/17	Approved Centerpointe Hospital of Columbia C-P Plan (Ord. 23074)
07/07/14	Approved Columbia Safety and Industrial Supply C-P Plan (Ord. 22104)
02/24/05	Approved Auburn Hills Plat 10-A
01/04/05	Approved Auburn Hills Plat 10 (Ord. 18366)

Suggested Council Action

Approve the requested major amendment as recommended by the Planning and Zoning Commission.