

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: August 5, 2004**

<b><u>DEVELOPMENT NAME</u></b>	Springhill Medical Center
<b><u>LOCATION</u></b>	3719 Dauphin Street (South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the North terminus of Memorial Hospital Drive)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 5
<b><u>PRESENT ZONING</u></b>	B-1, Buffer-Business and B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	37± Acres
<b><u>CONTEMPLATED USE</u></b>	Building expansion on an existing site with shared parking and access between multiple lots
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).
<b><u>REMARKS</u></b>	The applicant is requesting Planned Unit Development (PUD) approval to amend a previously approved master plan for a building expansion at an existing hospital. The site consists of multiple buildings on multiple building sites, with shared parking and access, thus PUD approval is required.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The applicant proposes to construct a two-story, 16,500 square foot addition to the rear of the existing hospital and while the proposed addition complies with the setback requirements of the Ordinance, there are concerns related to the site plan as submitted. The site has received three PUD approvals since 2000. The proposed building notwithstanding, the plan under review now is essentially the same plan that was submitted and approved in 2000. In 2002 the PUD was amended to include additional properties along West I-65 Service Road North and Springhill Memorial Drive to construct a 78,000 square foot office building with shared parking and access. In 2003, the PUD was amended again to include additional parking along Springhill Memorial Drive.

The current site plan and legal description do not include large components of the overall PUD as approved in 2002 and 2003; therefore, parking could not be verified. Moreover, when all of the parcels involved are included, additional notification may be required.

**RECOMMENDATION**

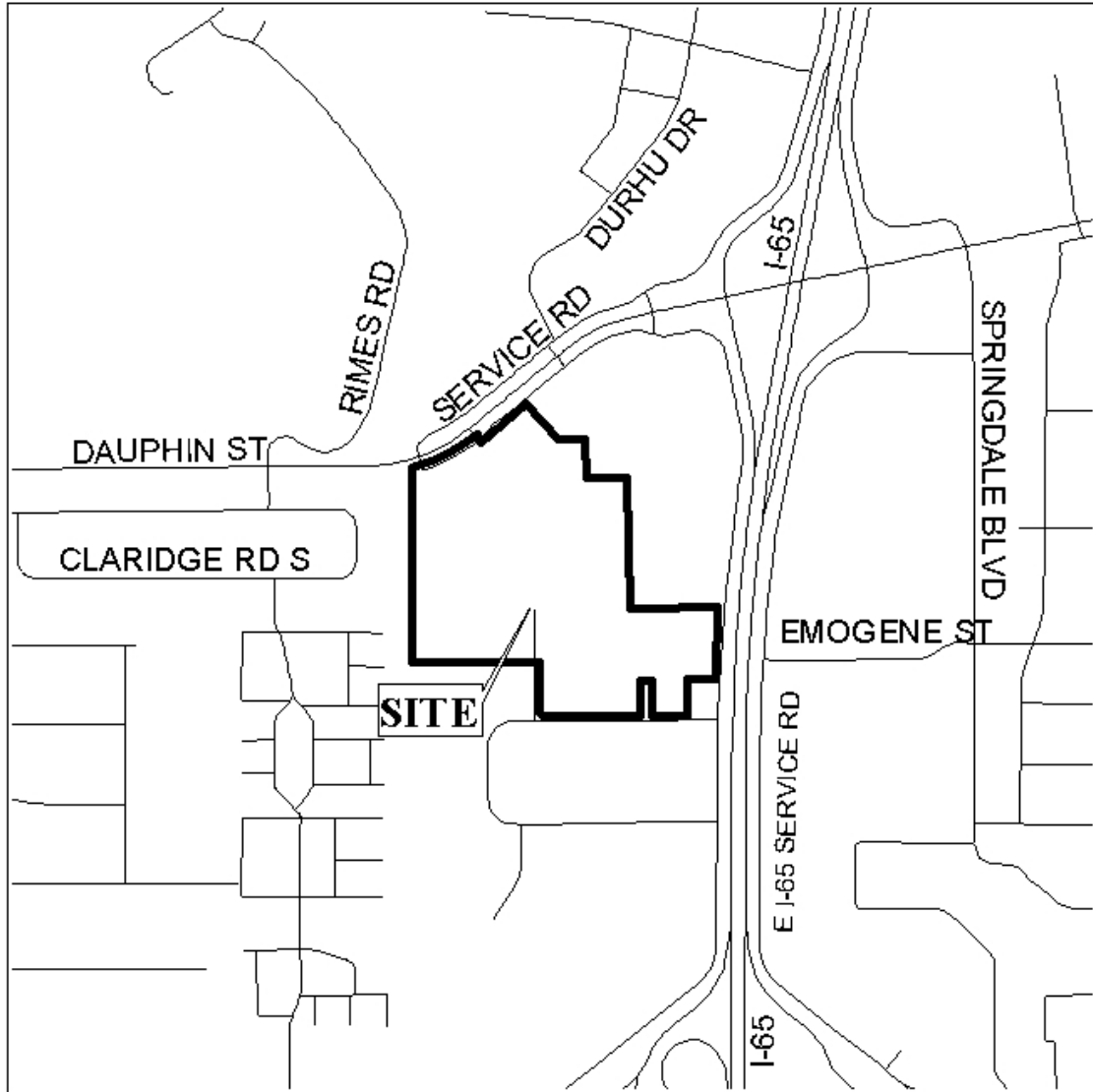
Based upon the preceding, it is recommended that this application be heldover to the Commission's August 19<sup>th</sup> meeting to allow the submission of the following information: 1) a revised site plan illustrating all of the property involved in the PUD; 2) a revised legal description encompassing all properties in the PUD; and 3) additional notification information. This information must be submitted by August 9<sup>th</sup>.

*Revised for the August 19<sup>th</sup> Meeting:*

*The applicant has submitted a revised site plan that includes the overall property, as well as additional notification information. Parking data illustrates that more than adequate parking is provided for the overall site, including the proposed addition. However, it should be noted that any future additions would require a revised PUD.*

*Based upon the preceding, this application is recommended for approval subject to the following condition: 1) any future additions will require a new PUD application.*

## LOCATOR MAP



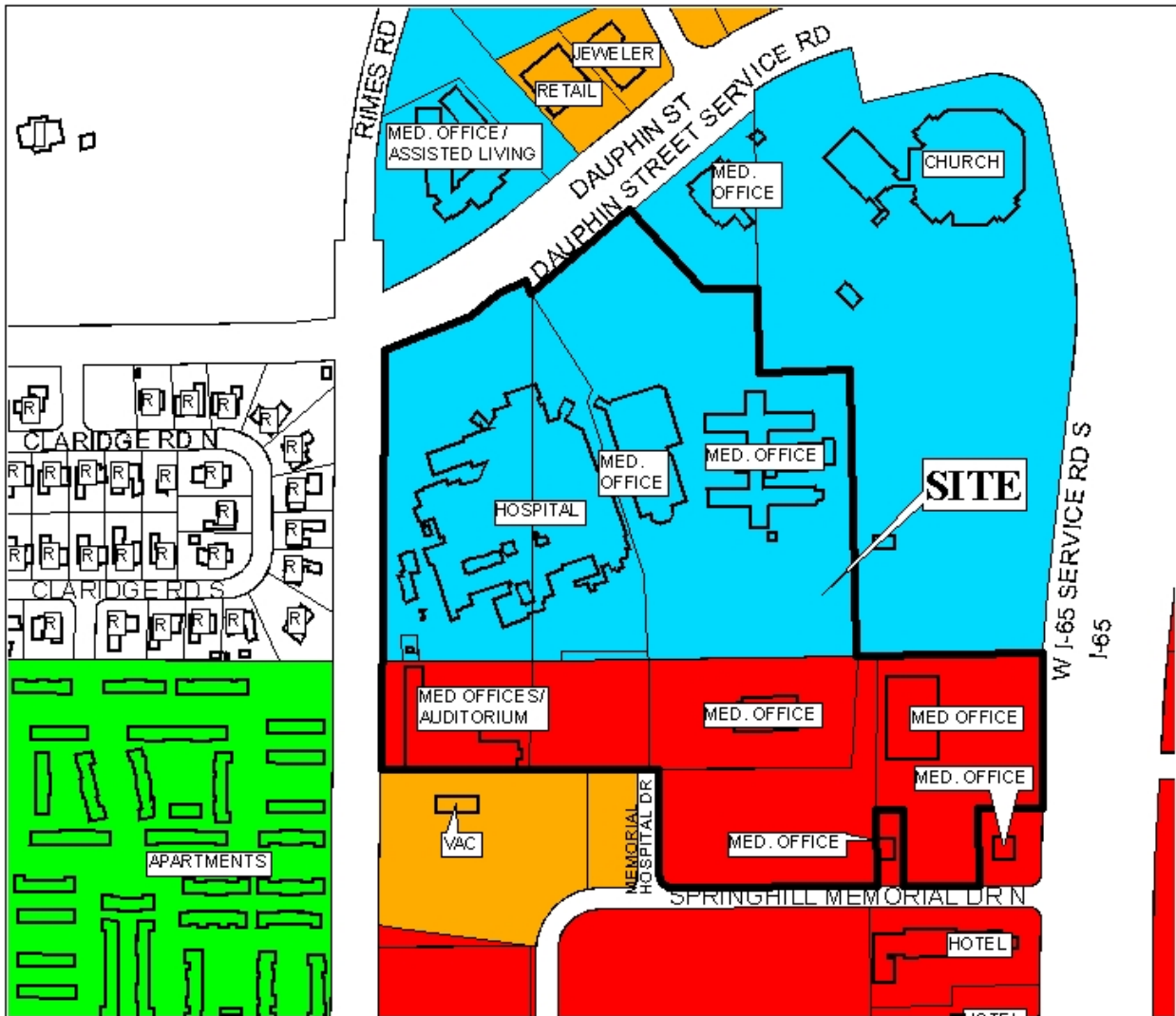
APPLICATION NUMBER Holdover DATE August 19, 2004

APPLICANT Springhill Medical Complex, Inc.

REQUEST Planned Unit Development



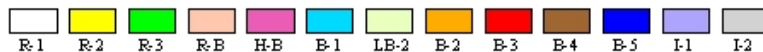
# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



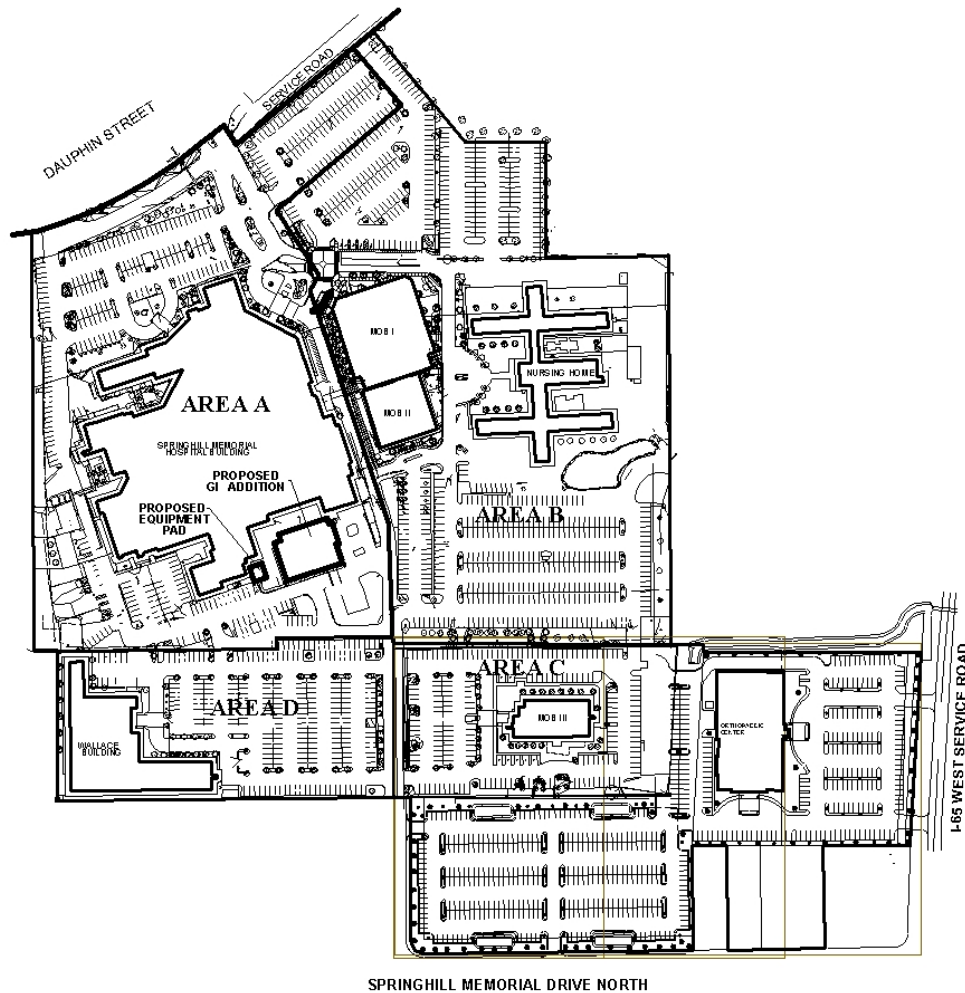
Located to the North of the site are miscellaneous retail, medical offices, and an assisted living facility, to the East is a church and medical office. Located to the South of the site are a hotel, medical office, and miscellaneous office; to the West are single and multiple family residential dwellings.

APPLICATION NUMBER Holdover DATE August 19, 2004  
 APPLICANT Springhill Medical Complex, Inc.  
 REQUEST Planned Unit Development

LEGEND



## SITE PLAN



The site is located on the South side of Dauphin Street, adjacent to the East side of Montlimar Creek Drainage Canal, extending to the West side of the West I-65 Service Road South, 180' North of Springhill Memorial Drive North. The plan illustrates the existing structures and parking, along with the proposed additions.

APPLICATION NUMBER Holdover DATE August 19, 2004

APPLICANT Springhill Medical Center

REQUEST Planned Unit Development

