

**REZONING, PUD &  
SUBDIVISION STAFF REPORT****Date: November 2, 2006**

<b><u>APPLICANT NAME</u></b>	Lee Metzger, Agent
<b><u>DEVELOPMENT NAME</u></b>	Providence Hospital
<b><u>SUBDIVISION NAME</u></b>	PBC Subdivision
<b><u>LOCATION</u></b>	6701 Airport Boulevard (South side of Airport Boulevard, 4/10 mile± West of Hillcrest Road)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	B-1, Buffer Business and B-3, Community Business
<b><u>PROPOSED ZONING</u></b>	B-1, Buffer Business
<b><u>REASON FOR REZONING</u></b>	Eliminate Split Zoning of property
<b><u>AREA OF PROPERTY</u></b>	21.9± Acres                      4 Lots
<b><u>CONTEMPLATED USE</u></b>	Create individual lots for office buildings, with shared parking and access.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<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). Full compliance with

landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

All existing trees on this site are to be placed under the Tree Protection section of the Zoning Ordinance as heritage trees. Trimming or removal of these trees will require a permit from Urban Forestry.

**REMARKS**

The applicant is requesting subdivision approval to create individual lots for existing buildings; to modify the previously approved PUD to reflect the new lot configuration; and, rezoning of a portion of the site to eliminate split zoning.

No new construction is proposed under these applications, simply the creation of new lots that correspond with building footprints to allow the buildings and land to be sold to the occupants. Traffic circulation and parking will remain unchanged as well.

Because the site was developed prior to adoption of the landscaping and tree planting requirements, Urban Forestry is requesting that the limited number of trees located on the site be placed on the Tree Protection section of the Zoning Ordinance as Heritage Trees. This would simply mean that the trees are protected, and permits required for trimming or removal.

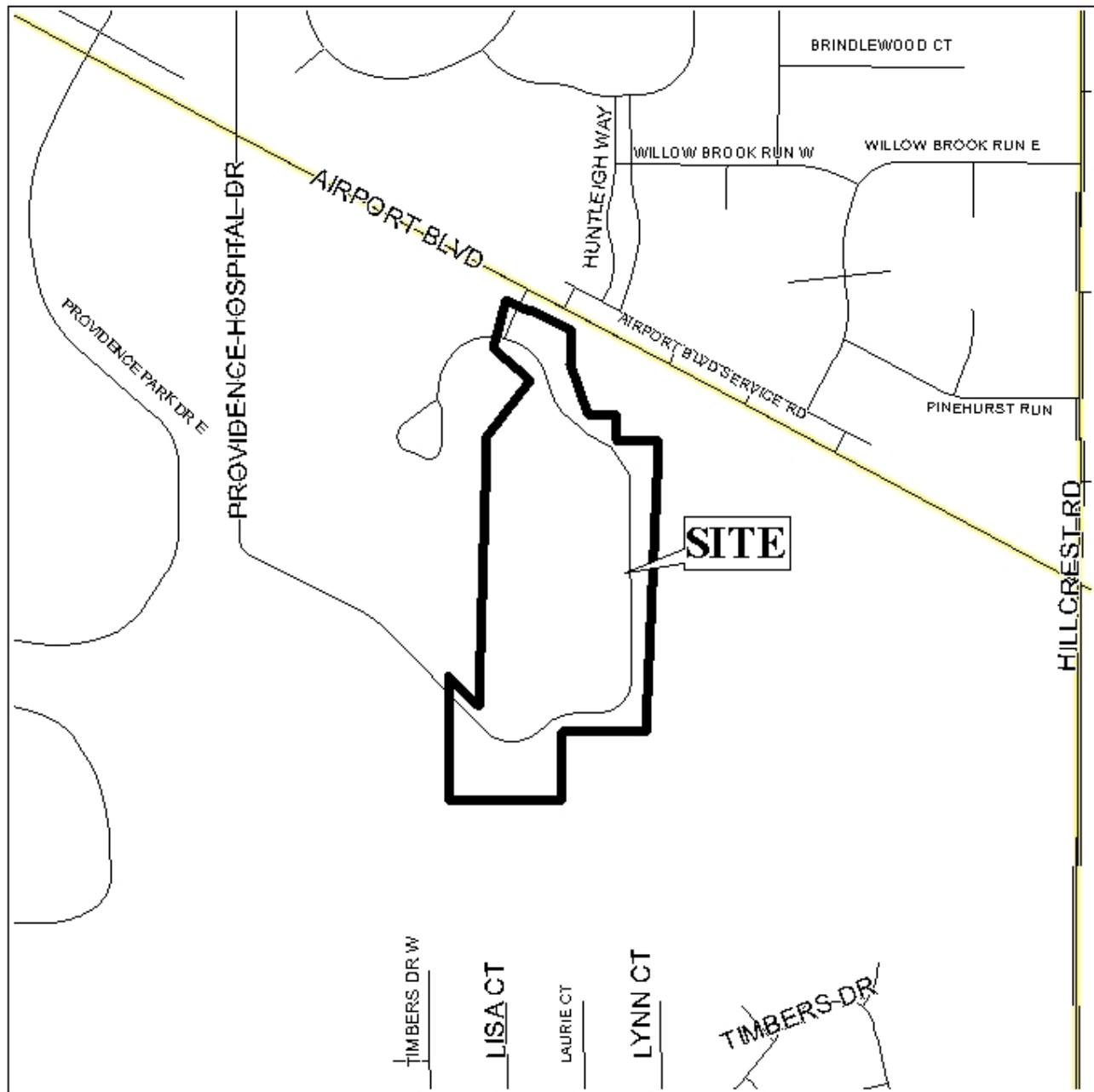
**RECOMMENDATION**

*Rezoning:* Based on the preceding, the application is recommended for approval.

*Planned Unit Development:* Based on the preceding, the application is recommended for approval subject to the following condition: 1) All existing trees on this site are to be placed under the Tree Protection section of the Zoning Ordinance as heritage trees. Trimming or removal of these trees will require a permit from Urban Forestry.

*Subdivision* Based on the preceding, the application is recommended for Approval.

## LOCATOR MAP



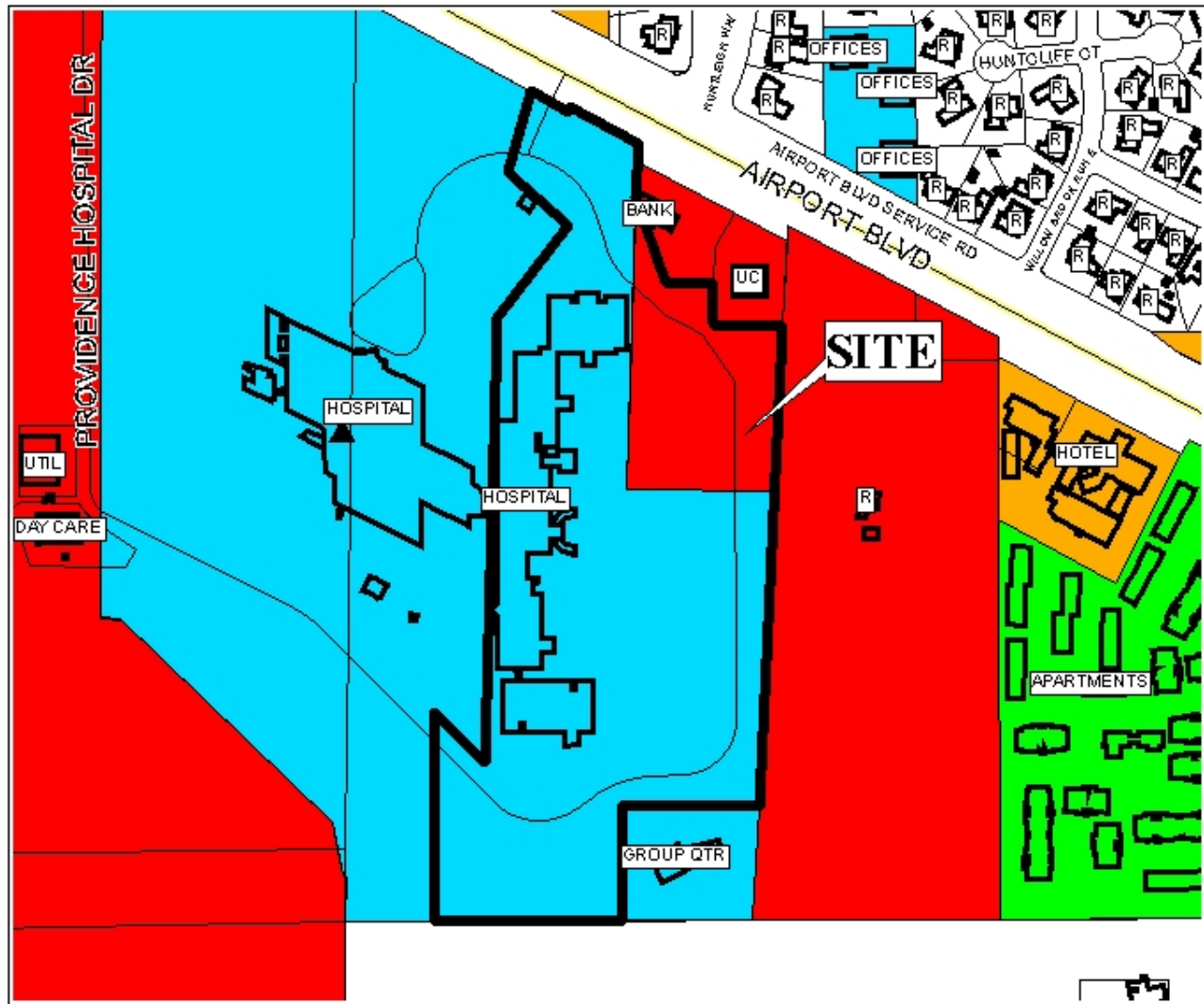
APPLICATION NUMBER 24 & 25 & 26 DATE November 2, 2006

APPLICANT Providence Hospital ( Lee Metzger, Agent)

REQUEST Subdivision, Planned Unit Development, Rezoning



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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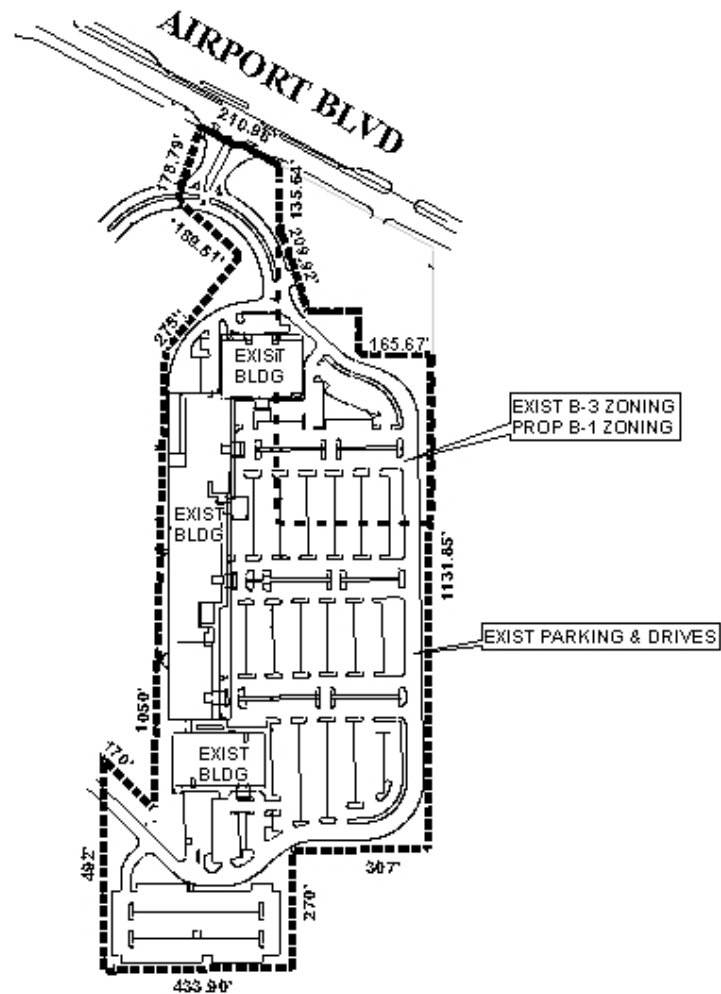
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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# SITE PLAN



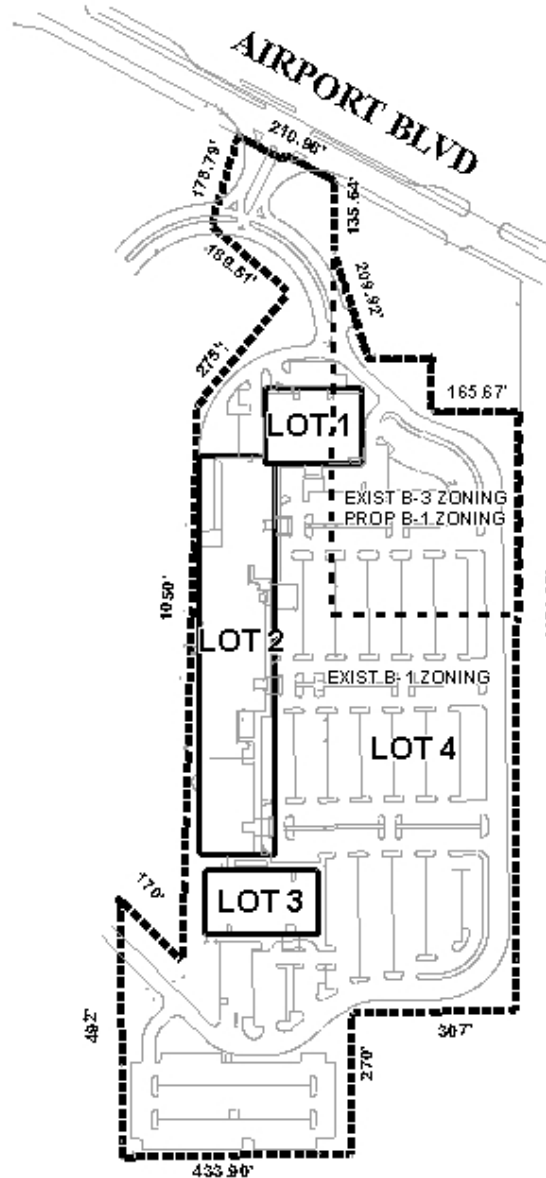
The site plan illustrates the existing buildings, parking, and drives

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# SUBDIVISION AND ZONING DETAIL



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