


*Parking Lot #24*

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5151 UNIVERSITY DRIVE  
(DOCTOR'S HOSPITAL)


CHANGE OF LAND USE  
CHANGE OF ZONING  
TENTATIVE PLAT  
CONDITIONAL USE

CITY COMMISSION  
SEPTEMBER 28, 2021



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**LOCATION**

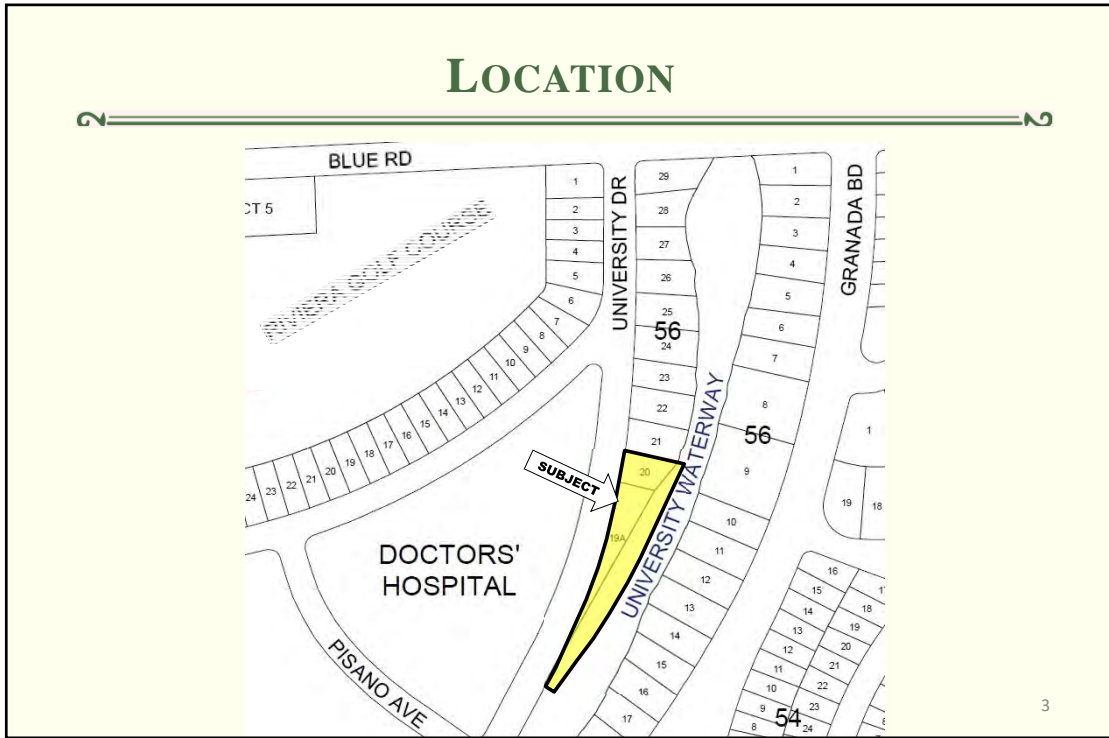


85  
PARKING  
SPACES

2

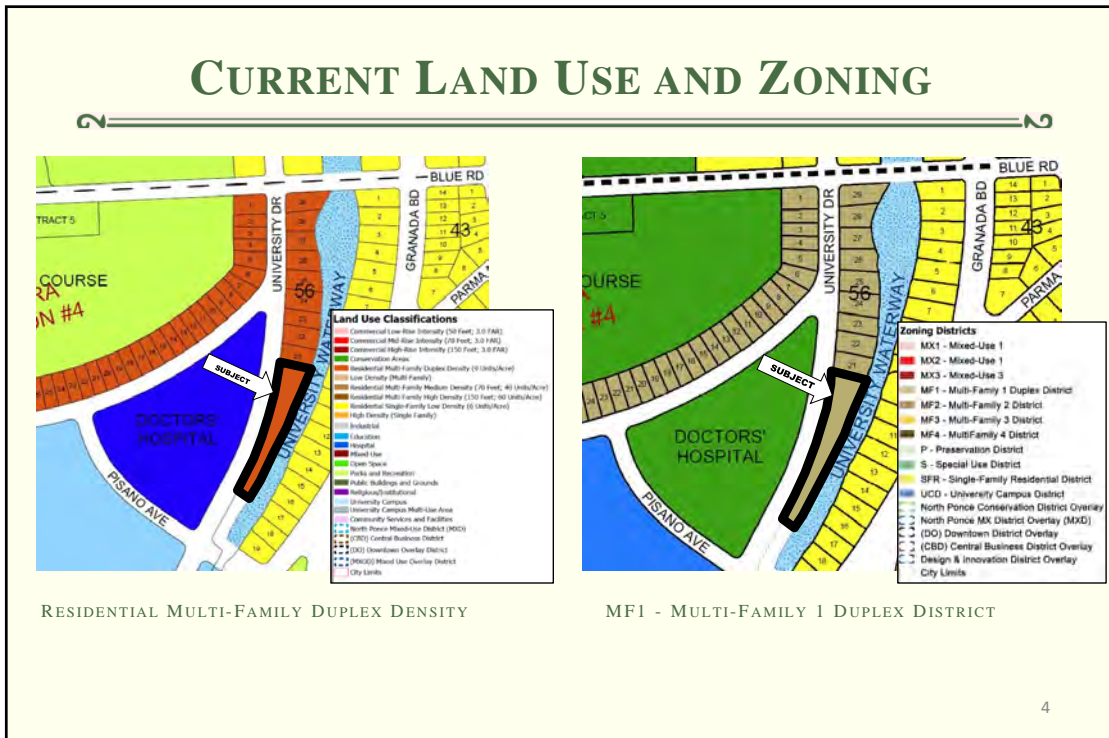
2

# LOCATION



3

# CURRENT LAND USE AND ZONING



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**THE INTENT OF THE BELOW REQUESTS  
IS TO FORMALIZE CURRENT CONDITIONS.**

**REQUESTS:**

1. CHANGE OF LAND USE
2. CHANGE OF ZONING
3. TENTATIVE PLAT
4. CONDITIONAL USE

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**REQUEST 1:  
CHANGE OF LAND USE**

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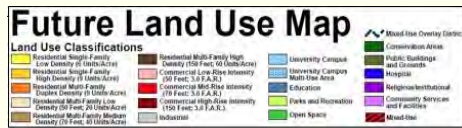
# CHANGE OF LAND USE



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

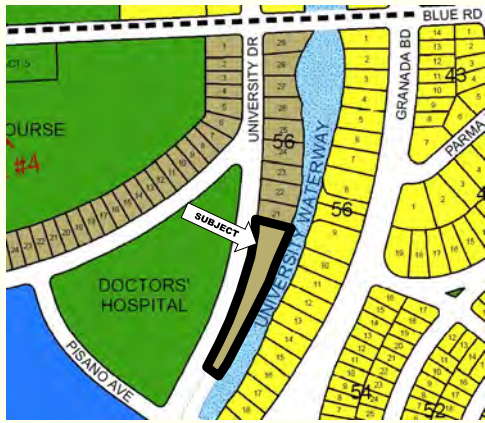


HOSPITAL

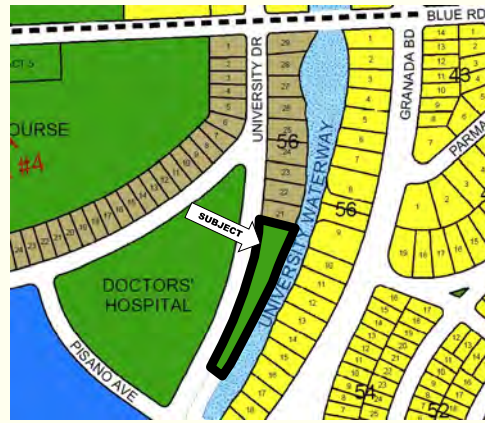


## REQUEST 2: CHANGE OF ZONING

# CHANGE OF ZONING



MF-1 - DUPLEX



SPECIAL USE

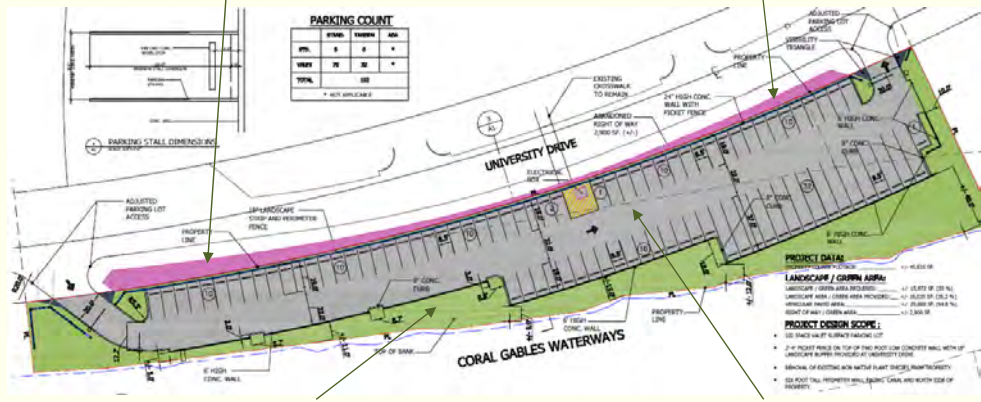
## REQUEST 3: OPTIONAL REVIEW OF TENTATIVE PLAT BY CITY COMMISSION



# HOSPITAL ACCESSORY PARKING

2,900SF  
ROW ADDITIONAL LANDSCAPE

2'-4" PICKET FENCE ON 2FT WALL  
WITH 18" LANDSCAPE



16,035SF (35%)  
LANDSCAPED OPEN SPACE

102 PARKING SPACES  
(70 STANDARD, 32 TANDEM)

SITE PLAN

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# HOSPITAL ACCESSORY PARKING



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## HOSPITAL ACCESSORY PARKING



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## HOSPITAL ACCESSORY PARKING

	ALLOWED/REQUIRED	PROPOSED
<b>LOT AREA</b>		45,635 SQ. FT.
<b>OPEN SPACE</b>	35%	35%
<b>PARKING SPACES</b>		102 (70 STANDARD, 32 TANDEM)
<b>FAR</b>	0.35	0
<b>HEIGHT</b>	45 FEET	0 FEET

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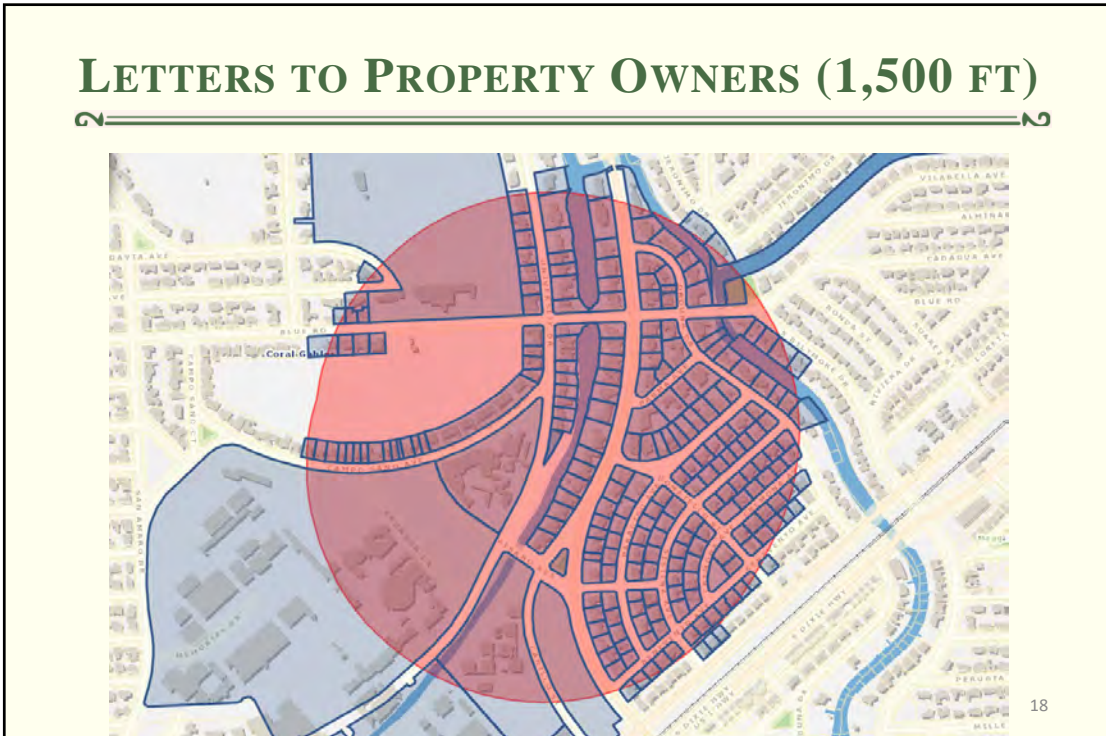
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<b>REVIEW TIMELINE</b>	
<b>1</b>	<b>NEIGHBORHOOD MEETING: 06.29.21</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.05.21</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 08.11.21</b>
<b>4</b>	<b>CITY COMMISSION (1<sup>ST</sup> READING): 09.28.21</b>
<b>5</b>	<b>CITY COMMISSION (2<sup>ND</sup> READING): TBD</b>

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<b>PUBLIC NOTIFICATION</b>	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, 1 <sup>ST</sup> READING
<b>1 TIME</b>	<b>PROPERTY POSTING</b> PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> PZB, BOA, FIRST READING
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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**COMPREHENSIVE PLAN CONSISTENCY**

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STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

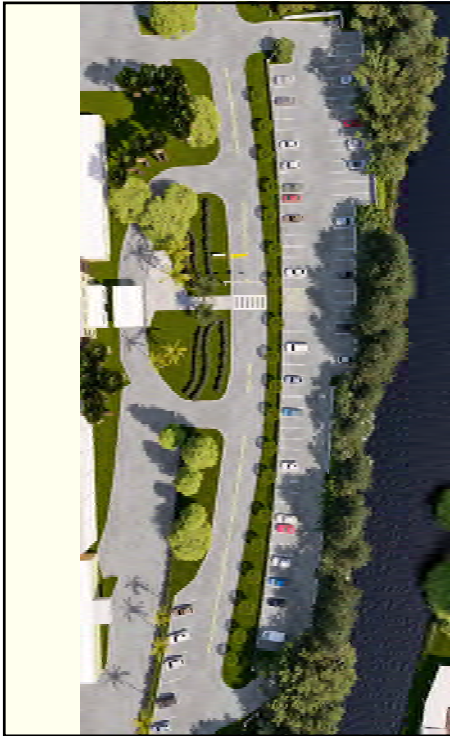
THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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## CONDITIONS OF APPROVAL

1. PROPERTY SHALL REMAIN AS A SURFACE PARKING LOT. NO STRUCTURE SHALL BE BUILT ON THE SITE.
2. CONSTRUCTION OF THE PROPOSED PROJECT SHALL BE IN CONFORMANCE WITH THE SITE PLAN AND LANDSCAPE PLANS PREPARED BY NELSON WORLDWIDE. ANY CHANGES TO THE APPROVED PLANS AND DRAWINGS SHALL REQUIRE PLANNING AND ZONING BOARD REVIEW AND CITY COMMISSION REVIEW AND FINAL APPROVAL.

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