


## *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

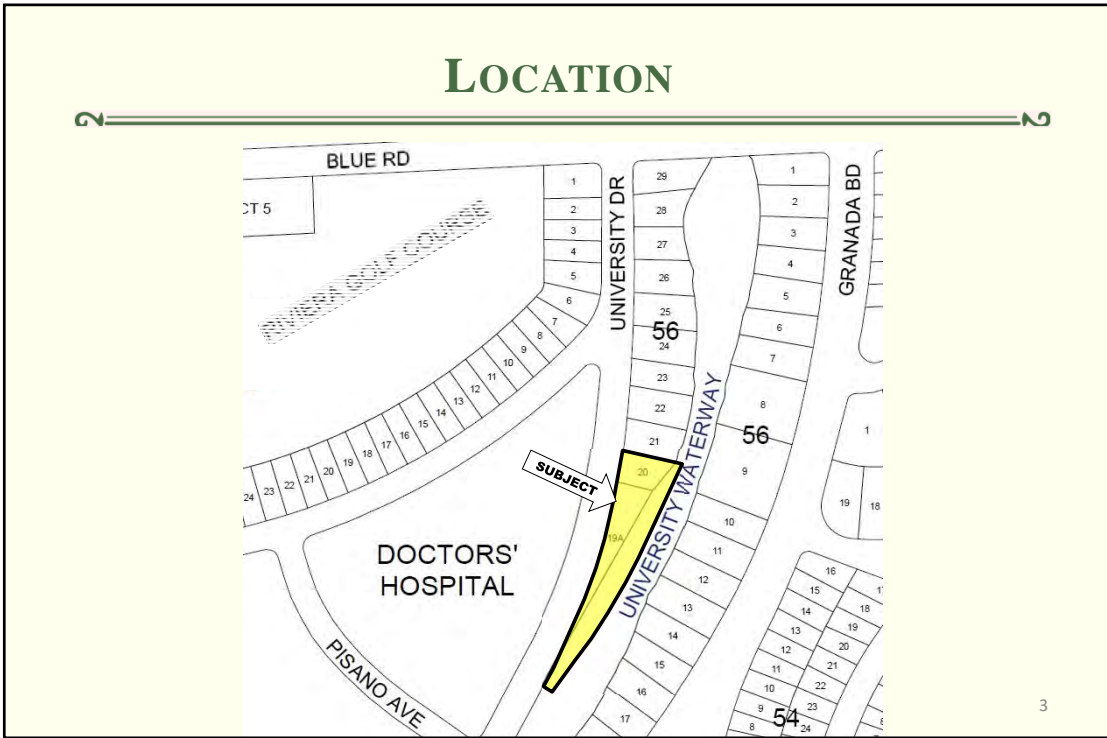
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**85  
PARKING  
SPACES**

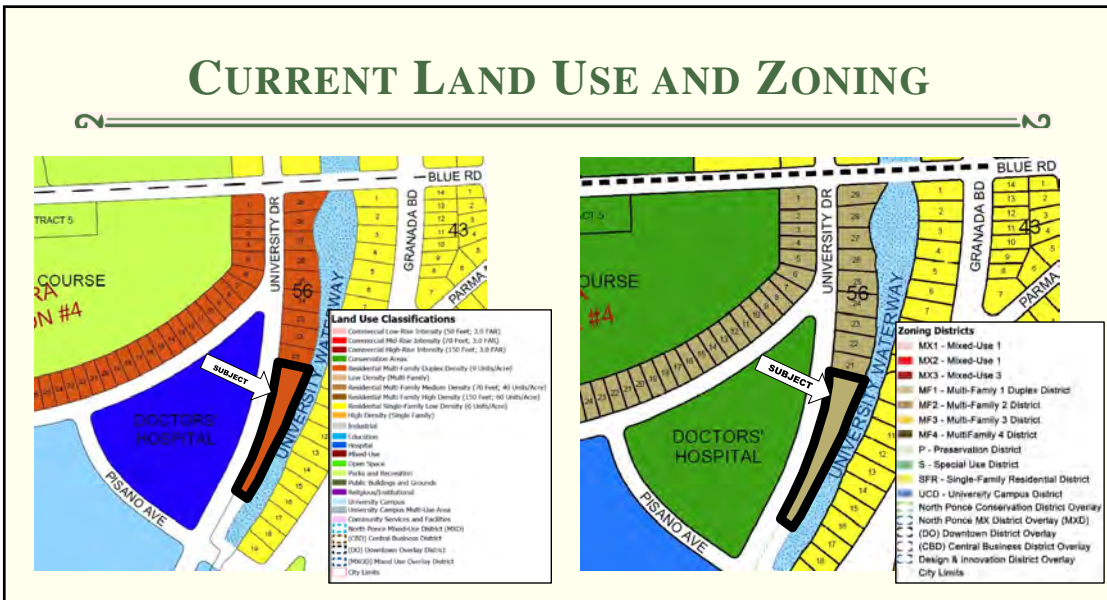
2

## LOCATION



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## CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

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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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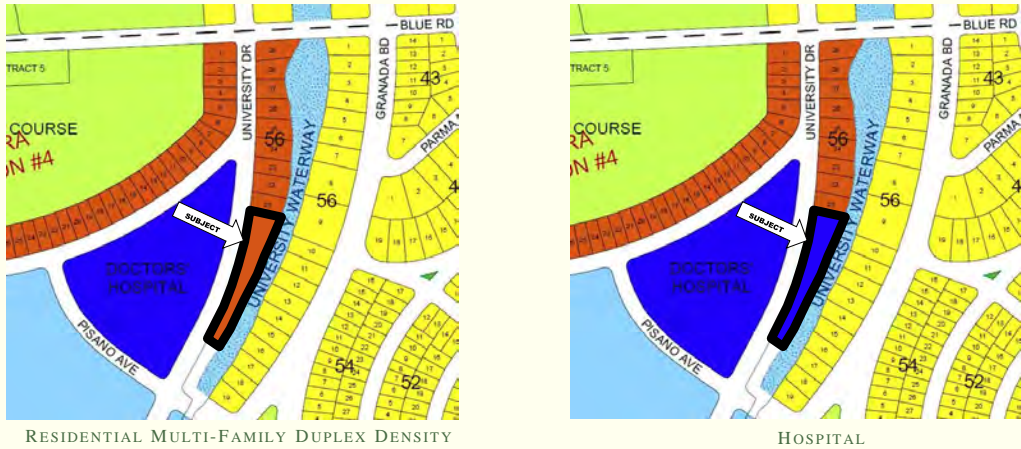
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**REQUEST 1:  
CHANGE OF LAND USE**

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# CHANGE OF LAND USE



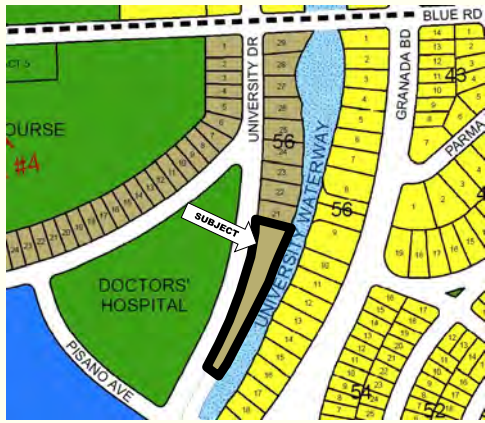
RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

HOSPITAL

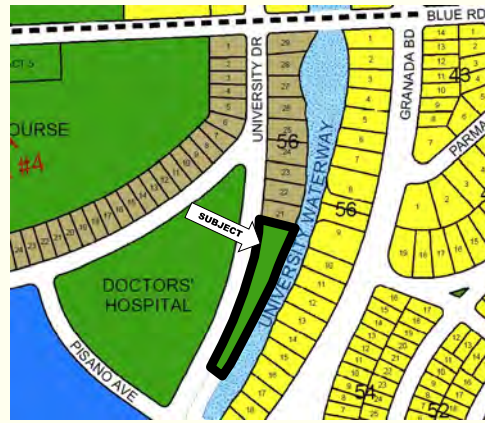


## REQUEST 2: CHANGE OF ZONING

# CHANGE OF ZONING



MF-1 - DUPLEX



SPECIAL USE

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

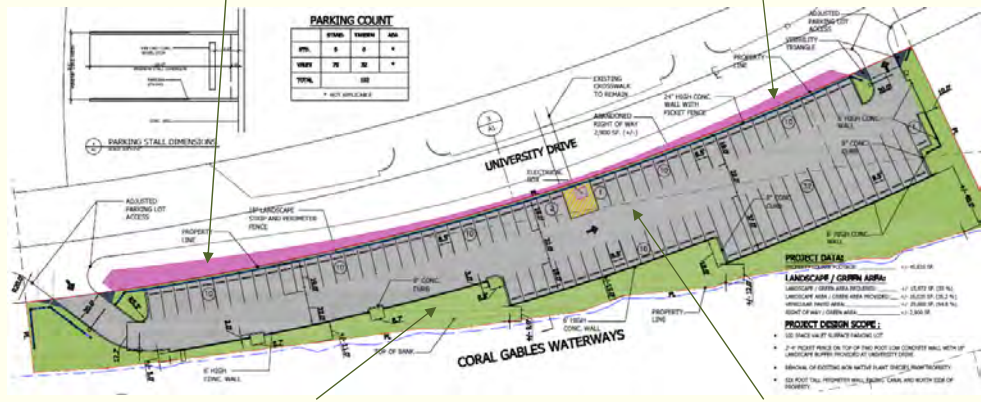




# HOSPITAL ACCESSORY PARKING

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
LOT AREA		45,635 SQ. FT.
OPEN SPACE	35%	35%
PARKING SPACES		102 (70 STANDARD, 32 TANDEM)
FAR	0.35	0
HEIGHT	45 FEET	0 FEET

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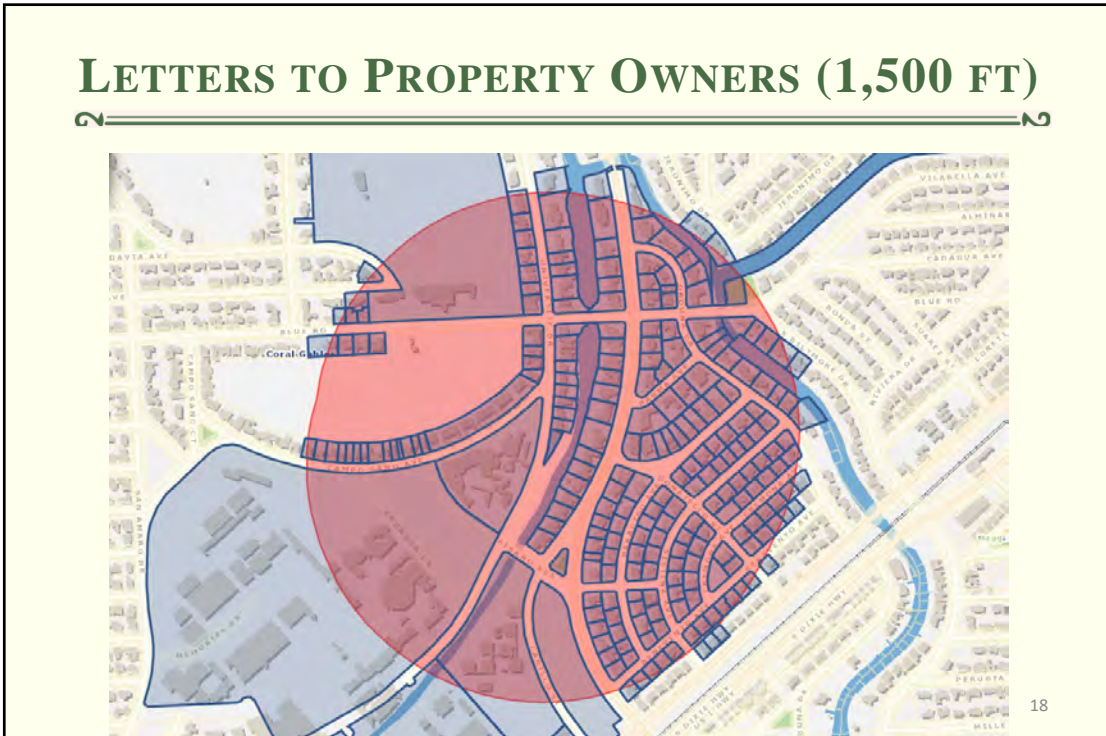
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<b>REVIEW TIMELINE</b>	
<b>1</b>	<b>NEIGHBORHOOD MEETING: 06.29.21</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.05.21</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 08.11.21</b>
<b>4</b>	<b>CITY COMMISSION (1<sup>ST</sup> READING): 09.28.21</b>
<b>5</b>	<b>CITY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

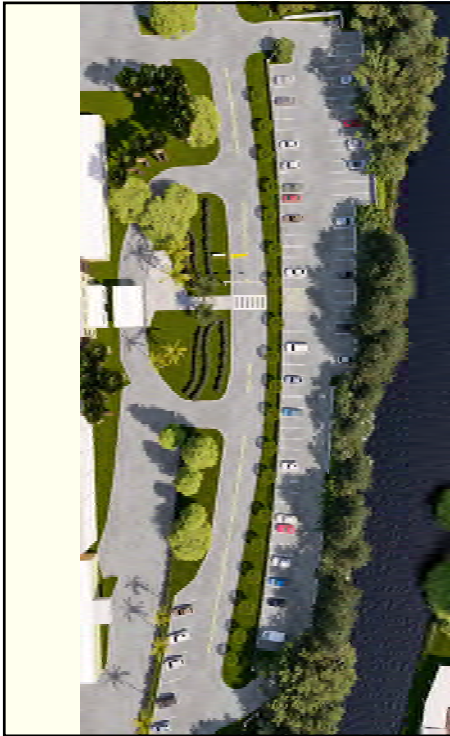
THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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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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