


Parking Lot #24

5151 UNIVERSITY DRIVE
(DOCTOR'S HOSPITAL)

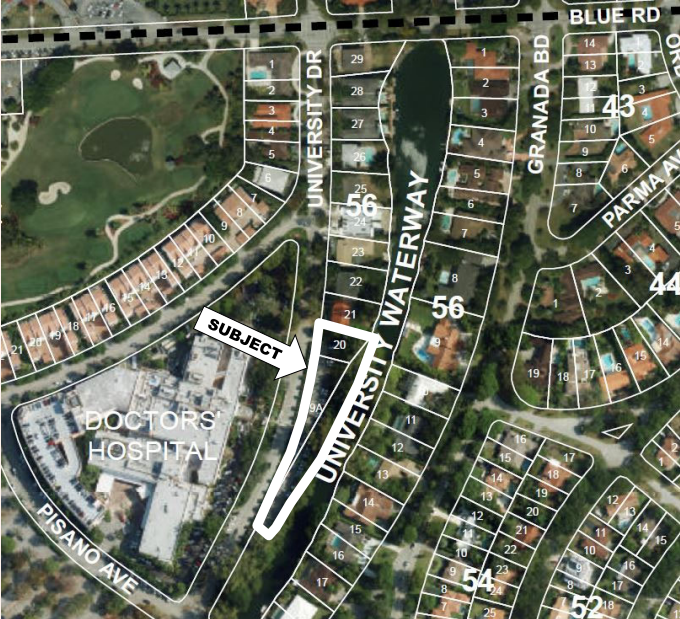
CHANGE OF LAND USE
CHANGE OF ZONING
FINAL PLAT
CONDITIONAL USE

CITY COMMISSION
APRIL 26, 2022



1

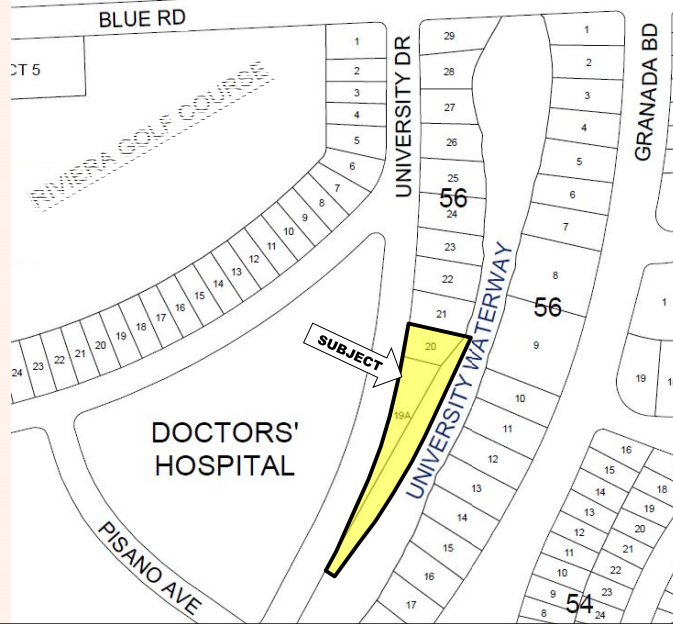
LOCATION



85
PARKING
SPACES

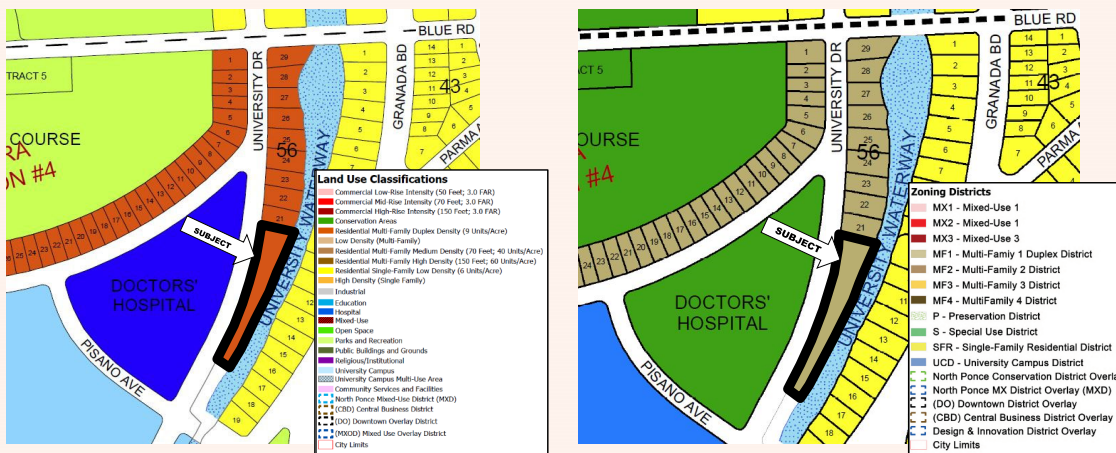
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LOCATION



3

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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**REQUEST 1:
CHANGE OF LAND USE**

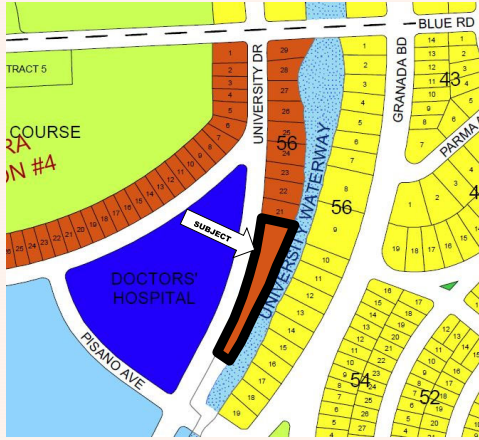
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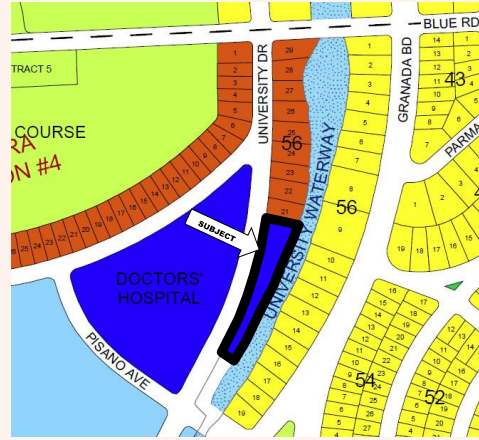
CHANGE OF LAND USE

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RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY



HOSPITAL

Future Land Use Map

| Land Use Classifications | | Mixed-Use Overlay District |
|--|--|--|
| Residential Single-Family Low Density (5 Units/Acre) | Residential Multi-Family High Density (50 Feet, 60 Units/Acre) | Conservation Areas |
| Residential Single-Family High Density (8 Units/Acre) | Commercial Low-Density Intensity (70 Feet, 3.0 F.A.R.) | Public Buildings and Grounds |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Medium-Density Intensity (70 Feet, 3.0 F.A.R.) | Hospital |
| Residential Multi-Family Low Density (50 Feet, 20 Units/Acre) | Commercial High-Density Intensity (150 Feet, 3.0 F.A.R.) | Religious/Institutional and Facilities |
| Residential Multi-Family Medium Density (70 Feet, 40 Units/Acre) | Industrial | Community Services |
| | | Open Space |
| | | Mixed-Use |
| | | University Campus |
| | | University Campus Multi-Use Area |
| | | Education |
| | | Parks and Recreation |

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REQUEST 2: CHANGE OF ZONING

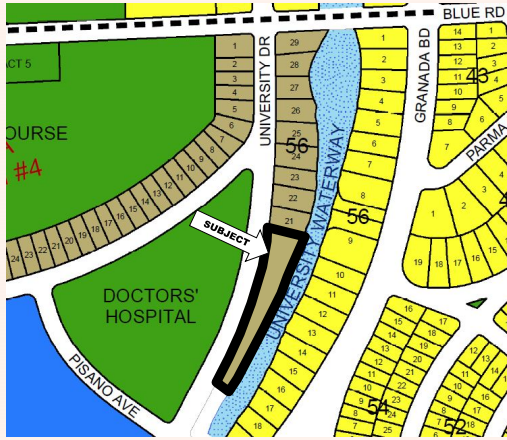
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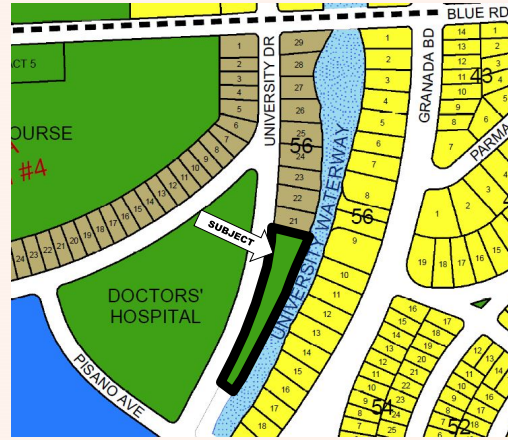
CHANGE OF ZONING

2

2



MF-1 - DUPLEX



SPECIAL USE

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REQUEST 3: FINAL PLAT

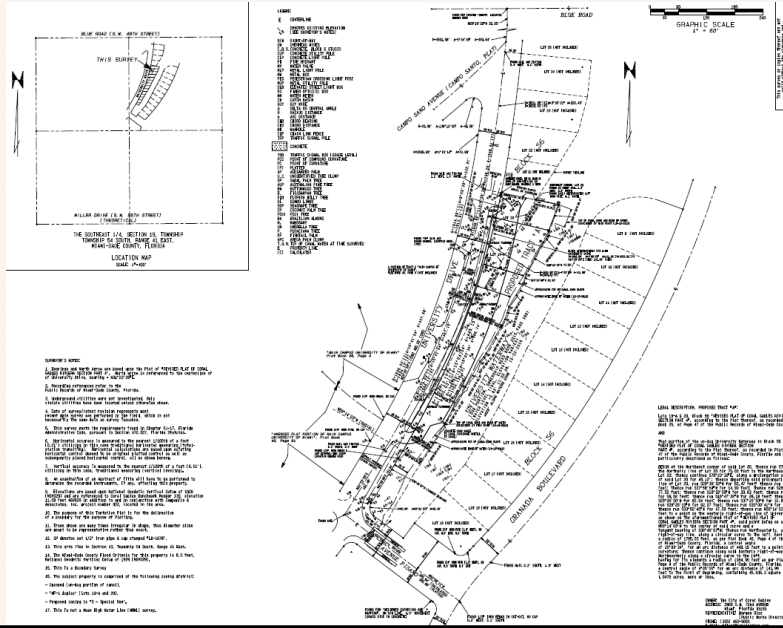
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“DOCTORS HOSPITAL ANNEX”

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REQUEST 4: CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

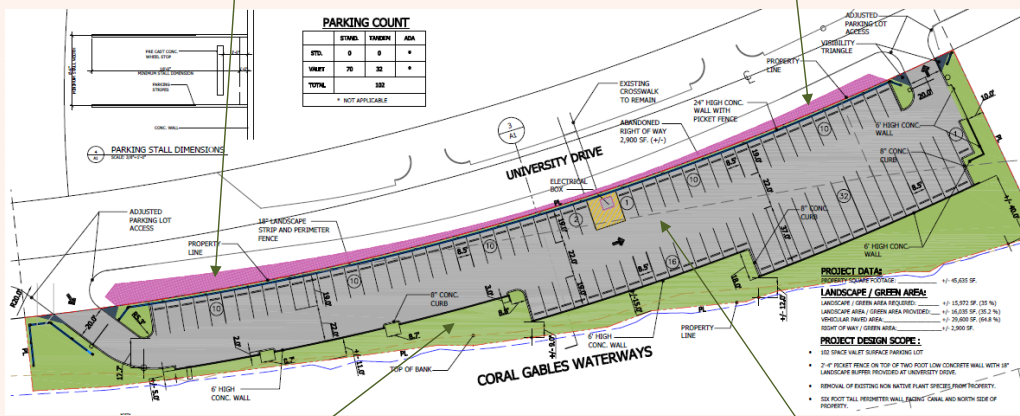
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HOSPITAL ACCESSORY PARKING

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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REVIEW TIMELINE

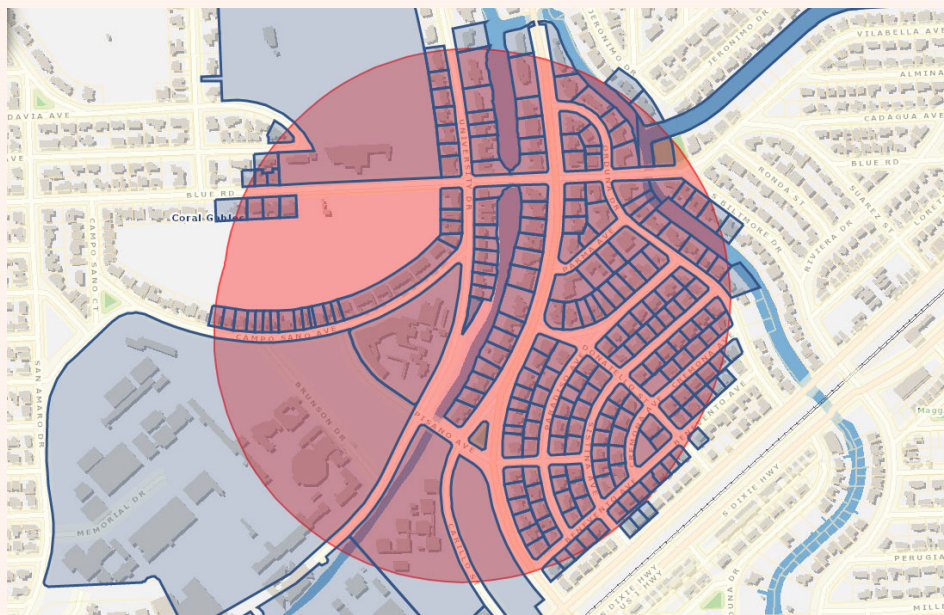
| | |
|----------|---|
| 1 | NEIGHBORHOOD MEETING: 06.29.21 |
| 2 | BOARD OF ARCHITECTS: 08.05.21 |
| 3 | PLANNING AND ZONING BOARD: 08.11.21 |
| 4 | CITY COMMISSION (1ST READING): 09.28.21 |
| 5 | CITY COMMISSION (2ND READING): 04.26.22 |

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LETTERS TO PROPERTY OWNERS (1,500 FT)

2



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| PUBLIC NOTIFICATION | |
|----------------------------|--|
| 4 TIMES | LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, 1 ST READING, 2 ND READING |
| 1 TIME | PROPERTY POSTING PZB |
| 4 TIMES | WEBSITE POSTING PZB, BOA, FIRST READING, SECOND READING |
| 2 TIMES | NEWSPAPER ADVERTISEMENT PZB, SECOND READING |

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COMPREHENSIVE PLAN CONSISTENCY

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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