



Parking Lot #24



5151 UNIVERSITY DRIVE
(DOCTOR'S HOSPITAL)

CHANGE OF LAND USE
CHANGE OF ZONING
CONDITIONAL USE
TENTATIVE PLAT

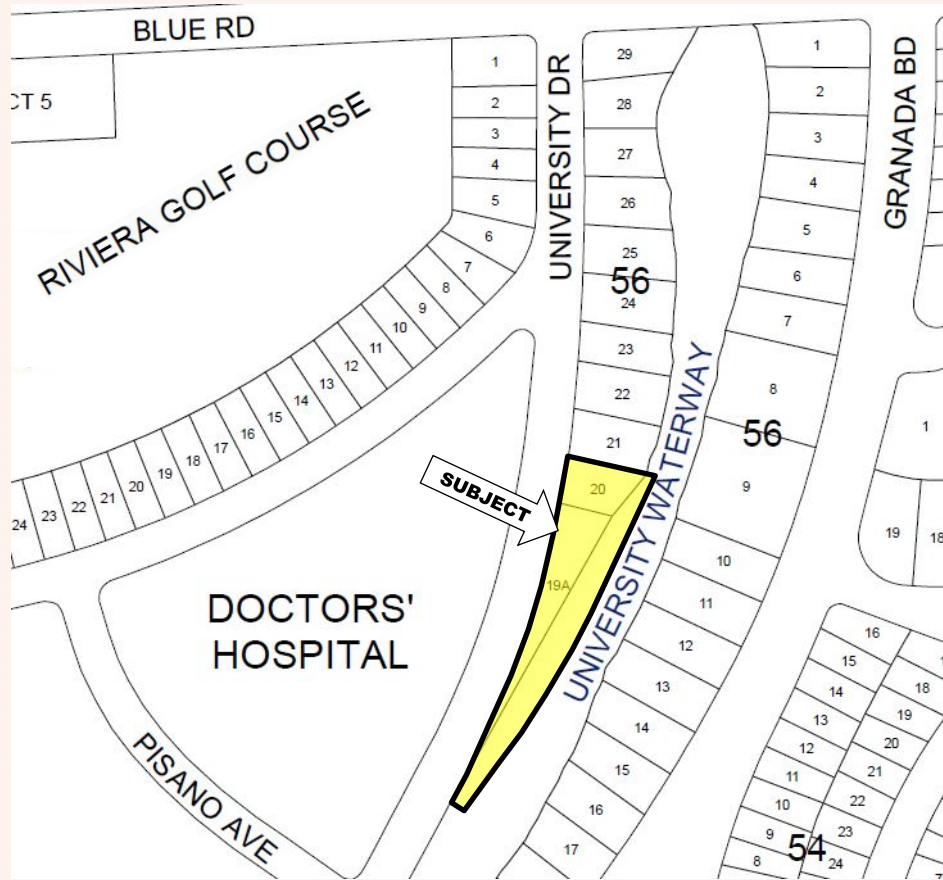
PLANNING & ZONING BOARD
AUGUST 11, 2021



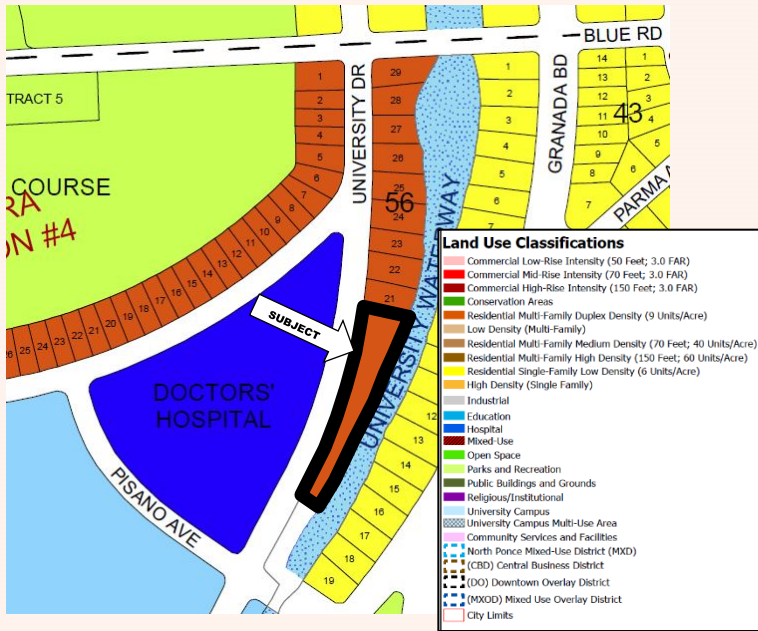
LOCATION



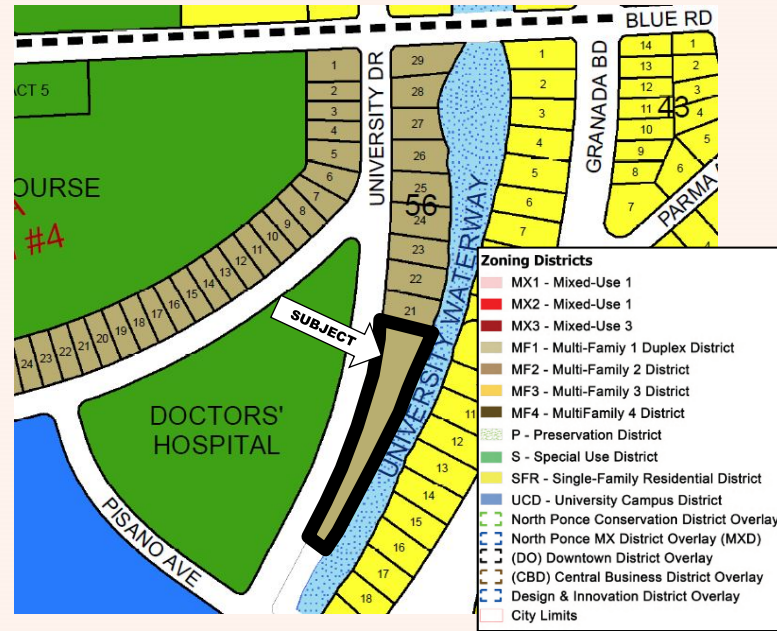
LOCATION



CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY



MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

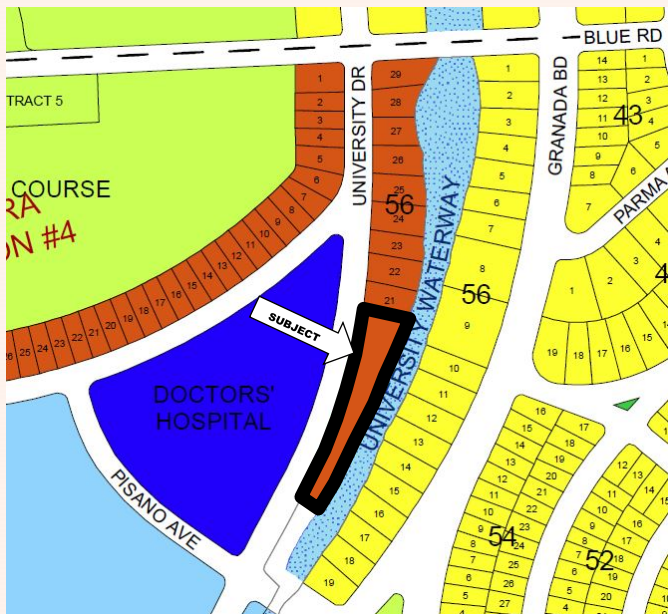
**THE INTENT OF THE BELOW REQUESTS
IS TO FORMALIZE CURRENT CONDITIONS.**

REQUESTS:

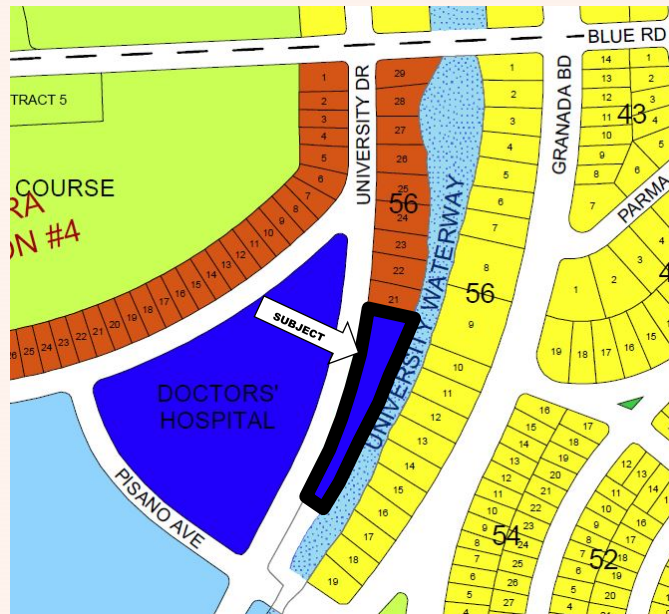
1. CHANGE OF LAND USE
2. CHANGE OF ZONING
3. CONDITIONAL USE
4. TENTATIVE PLAT

REQUEST 1:
CHANGE OF LAND USE

CHANGE OF LAND USE



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY



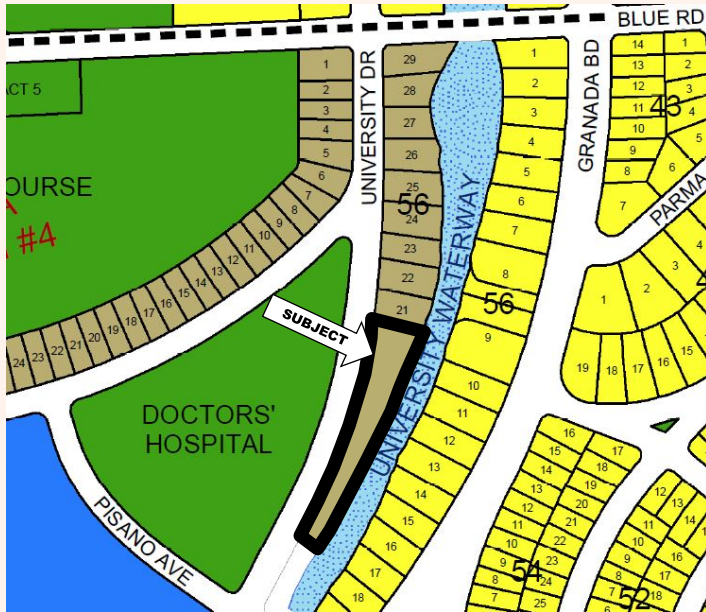
HOSPITAL



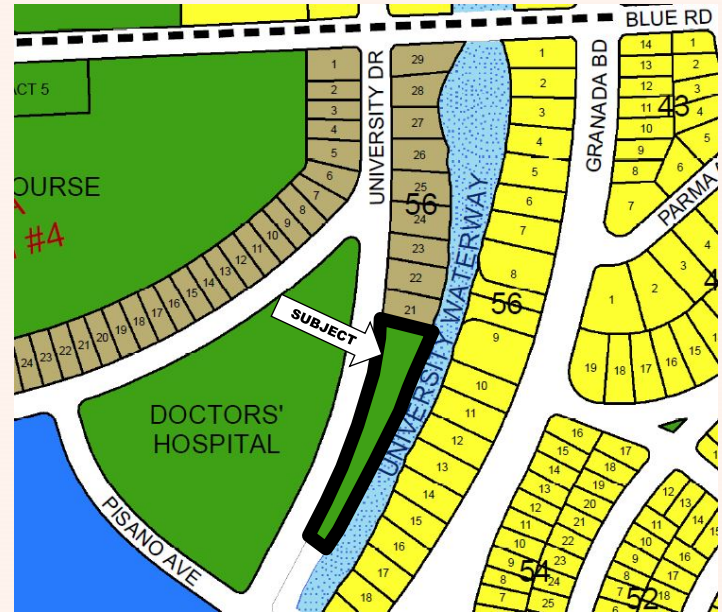
REQUEST 2:

CHANGE OF ZONING

CHANGE OF ZONING



MF-1 - DUPLEX



SPECIAL USE

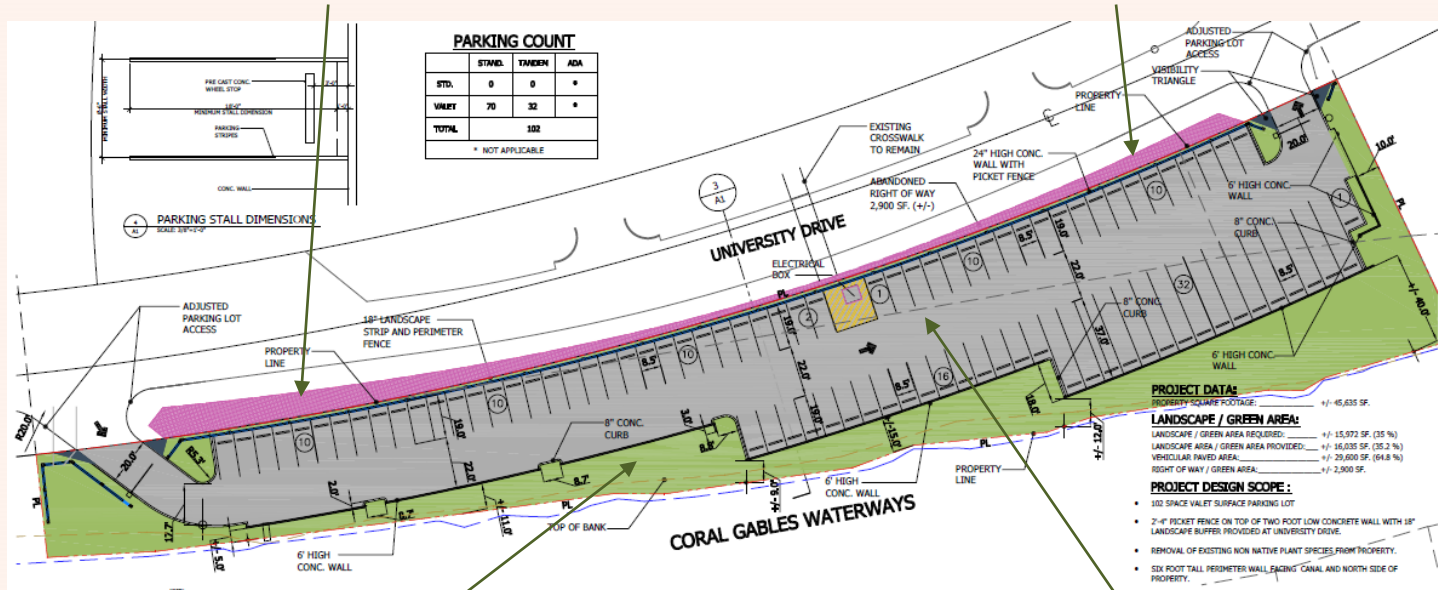
REQUEST 3:
CONDITIONAL USE
FOR ACCESSORY USE TO A HOSPITAL

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

HOSPITAL ACCESSORY PARKING

2

2



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Southwest

NELSON

HOSPITAL ACCESSORY PARKING

2

2



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Street View - Southwest

NELSON

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

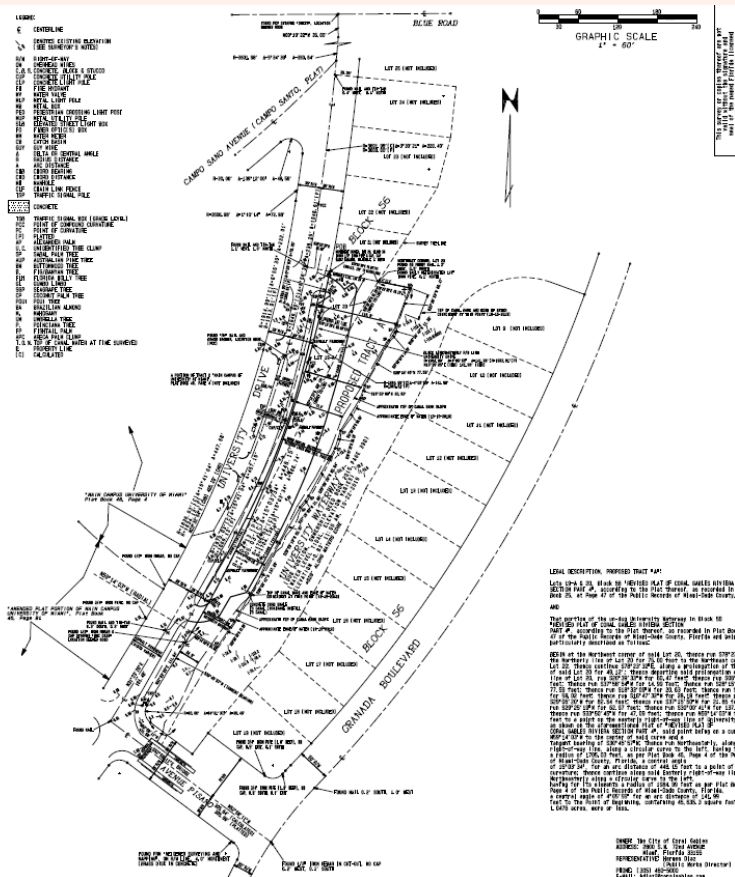
REQUEST 4:

TENTATIVE PLAT

2.



- [illegible]



REVIEW TIMELINE

1	NEIGHBORHOOD MEETING: 06.29.21
2	BOARD OF ARCHITECTS: TBD
3	PLANNING AND ZONING BOARD: 08.11.21
4	CITY COMMISSION: TBD



PUBLIC NOTIFICATION

2 TIMES

LETTERS TO PROPERTY OWNERS

NEIGHBORHOOD MEETING, PZB

1 TIME

PROPERTY POSTING

PZB

1 TIME

WEBSITE POSTING

PZB

1 TIME

NEWSPAPER ADVERTISEMENT

PZB

COMPREHENSIVE PLAN CONSISTENCY

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

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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