

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit and Site Plan Review
BZZ – 2800

Date: March 6, 2006

Applicant: Hennepin County Medical Center

Address of Property: 701 Park Avenue

Project Name: HCMC R1 Express Care

Contact Person and Phone: Thomas Bravo, (612) 596-7754

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: February 10, 2006

End of 60-Day Decision Period: April 10, 2006

Ward: 7 Neighborhood Organization: Elliot Park

Existing Zoning: B4S-1 and the Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 20

Legal Description: Not applicable for this application

Proposed Use: Expansion of an existing hospital.

Concurrent Review:

Conditional use permit to allow an expansion of an existing hospital.

Site plan review.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits; and Chapter 530, Site Plan Review.

Background: The applicant proposes to expand part of the Hennepin County Medical Center located on the block bound by 7th Street South, Chicago Avenue, 8th Street South, and Park Avenue by adding a one-story, 2,160 square foot building addition at the South end of the block. The expansion and part of the existing facility would house their Express Care unit. The attached statement provided by the applicant describes the purpose of this department of the hospital and the importance of its proposed location. The addition would be accessed from an existing entrance on the South side of the building.

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A hospital is allowed as a conditional use in the B4S District. The existing facility is deemed to have a conditional use permit. The expansion of the building requires a modification of the conditional use permit. A site plan review is required for any addition to a non-residential building that would increase its gross floor area by 1,000 square feet or more.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to allow a hospital expansion.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

An expansion of the hospital would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. The applicant has indicated that the Express Care would be located next to the Emergency Department to streamline patient care functions and should benefit the public health.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area is fully developed. The subject site is part of a larger campus that covers 7.5 blocks. The proposed addition should have little effect on surrounding properties.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Utilities are existing and adequate. A drainage plan will also be reviewed by Public Works at the final site plan stage.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The proposed addition would increase the minimum parking requirement by two spaces. The minimum parking requirement for the entire hospital campus is 781 spaces. The number of parking spaces provided in the hospitals existing parking facilities is 2,875. The existing drop

off area for the Emergency Department would be utilized by the Express Care unit. The expansion should have little affect on traffic in the area.

5. Is consistent with the applicable policies of the comprehensive plan.

The following policies of the *Minneapolis Plan* are relevant to the conditional use permit:

3.2 Minneapolis has adopted Downtown 2010 plan as a component of the city's Comprehensive Plan and envisions downtown Minneapolis in the year 2010 as one of the nation's finest urban centers; a place of prosperity, civilization and civic pride, that will serve as the center for the metropolitan area, the state and surrounding region.

Applicable Implementation Steps:

Enhance downtown as a special place that offers the finest qualities and experiences associated with cities.

Maintain downtown as the economic center for the Twin Cities metropolitan area and Upper Midwest region.

The site is located within the boundaries of the Elliot Park Neighborhood Master Plan and the Downtown East and North Loop Master Plan. These plans acknowledge the hospital as the major land use at this site. The Downtown East plan encourages redeveloping outpatient clinics in ground floor locations to face onto the street.

Staff comment: The proposed expansion to an established institution should benefit the surrounding region. The relocation of the Express Care unit would be on the ground floor and would face 8th Street South.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The use of the site for a hospital will conform to the applicable regulations of the districts in which it is located upon the approval of the site plan review.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of the Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.

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- f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

Conformance with above requirements:

The building addition would contribute to a street wall along 8th Street South and Chicago Avenue. Abundant windows would be provided on the elevation facing 8th Street South to provide natural surveillance and visibility. However, the proposed landscaping and berming in the “healing garden” would impede the maximized opportunity to allow people to observe public sidewalks along 8th Street South and Chicago Avenue. The addition elevation facing Chicago Avenue does not contain any windows. Natural surveillance and visibility to Chicago Avenue from the building should not be affected because a sufficient amount of windows exist on the Chicago Avenue elevation already. Pedestrian access is facilitated by existing entrances and walkways on the site. An entrance facing 8th Street South for the Emergency Department is adjacent to the proposed location for the Express Care unit. The applicant intends to use this entrance for access to both departments.

The existing setback of the building along 8th Street South varies between 43 feet and 87 feet. The setback of the proposed addition would vary between 61 feet and 68 feet. Most of the building along Chicago Avenue is set back 7 feet. Along Chicago Avenue, the addition would be setback 29 feet. A minimum yard setback is not required between the building and any of the property lines adjacent to a street. Alternative compliance would be required where the building is setback more than 8 feet from a lot line adjacent to a street. Because of the existing conditions, staff feels alternative compliance is warranted.

The area between the building addition and the lot lines would be landscaped and would include a garden area. Landscaping also exists between the South and West side of the building and the lot lines.

The addition would not include a principal entrance. It would be accessed through an existing common entrance that faces Chicago Avenue.

A surface parking area exists at the North end of the site. Additional parking is not proposed.

The building addition would include sufficient architectural detail and large amounts of windows to avoid large blank walls on the South elevation. The Southeast elevation does not include windows or other architectural elements; however, the wall is only 20 feet wide.

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Exterior materials include glass and metal. The existing building materials include precast concrete, glass, and metal. The addition should be compatible with the rest of the structure.

Plain face concrete block would not be used as a primary exterior building material.

An entrance facing 8th Street South for the Emergency Department is adjacent to the proposed location for the Express Care unit. The applicant intends to use this principal entrance for access to both departments. The entrance is clearly defined with a canopy.

Windows of the 8th Street South elevation would exceed 30 percent. The windows are vertical in proportion and distributed in an even manner. The glass has a visible light transmittance of 0.7. The proposed elevation facing Chicago Avenue would have no windows. Other windows exist on the Southeast elevation and windows would line the entire South wall of the addition. For these reasons, staff feels that alternative compliance is warranted.

A flat roof is proposed. Many buildings in the area also have flat roofs.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

Conformance with above requirements:

All building entrances and parking facilities are connected to the public sidewalks with walkways that exceed four feet in width.

There are no transit shelters on or immediately adjacent to the site.

Vehicular access for the emergency room drop-off currently takes place through two curb cuts. The drop-off is one-way only. Vehicles enter in the East curb cut and exit from the West curb cut onto 8th Street. Vehicular access for the surface parking area takes place through two curb cuts: one on Park Avenue and the other on Chicago Avenue. Each curb cut is less than 26 feet in width. No additional curb cuts are proposed. The existing curb cuts should have minimal impact on pedestrians.

The site is not near any residential properties. There are no public alleys adjacent to the site.

Approximately 88 percent of the site would be impervious with the proposed addition. The building would cover 73 percent of the site. The other impervious areas are covered by a surface

parking area, vehicle drop-off, and bricked embankments on the North and East side of the building. The only additional impervious surface being added to the site is where the building would be expanded.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year.**
- **Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

Conformance with above requirements:

The zoning code requires that a least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 109,991 square feet. The building footprint would be approximately 21,589 square feet. The lot area minus the building footprints therefore consists of approximately 80,293 square feet. At least 20 percent of the net site area (5,939.6 square feet) must be landscaped. Approximately 12,944 square feet of the site would be landscaped, which exceeds the minimum requirement.

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 12 and 60 respectfully. Approximately 22 existing trees and 30

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existing shrubs will remain on the site. The applicant would provide one additional deciduous tree and 44 additional shrubs in the garden area.

A 7-foot landscaped yard with screening that is three feet tall and no less than 60 percent opaque is required between the surface parking area and 7th Street South, Park Avenue and Chicago Avenue. A 7-foot wide yard with landscaping exists along Park Avenue. Although the parking is set back at least 7 feet from the property lines, no other landscaping or screening is proposed between the parking lot and the other streets. Mostly the areas between the parking and the property line is concrete. The building extends over these locations limiting access to sunlight and rain. These conditions are not conducive to growing plants. For these reasons, staff feels alternative compliance is warranted.

Seven parking spaces are not within 50 feet of an on-site tree. These spaces are located at the North side of the site where the building bridges over the street and the parking lot. Due to this existing situation, staff is recommending that alternative compliance be granted for this requirement.

Turf will cover all areas that are not covered by the building, paved or landscaped with the exception of the stamped concrete embankments on the North and East side of the building. The building extends over most of the embankments limiting access to sunlight and rain. These conditions are not conducive to growing plants. For these reasons, staff feels alternative compliance is warranted.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.
- Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance with above requirements:

The existing parking lot and drop-off lane is defined by 6 inch by 6 inch concrete curbing. On-site filtration of stormwater is not practical because most of the parking area is covered by the building.

Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.
- (5) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

There are no adjacent residential properties that would be affected by headlight glare.

The building addition should not impede any views of important elements of the city.

The building addition would not significantly shadow the adjacent streets or properties.

Wind currents should not be major concern.

Fencing and landscaping would clearly delineate private versus public spaces. Walkways would lead to all common entrances. Abundant windows are proposed on the elevation facing 8th Street South maximizing natural surveillance and visibility of adjacent spaces. However, the proposed landscaping and berming in the “healing garden” would impede the maximized opportunity to

allow people to observe public sidewalks along 8th Street South and Chicago Avenue. At the tallest point, the berm would be four feet above natural grade. The landscaping plan proposes to plant techny arborvitae hedge along the top of the berm. Techny arborvitae grow to a mature height of 15 to 20 feet and a width of 4 to 6 feet. They provide year-round dense foliage. The applicant has also indicated that the proposed fence would have plants and vines growing on it. This foliage would further limit visibility to the sidewalks. To increase the visibility to the public sidewalks, staff is recommending that landscaping with a mature height of over 3 feet is spaced at least 20 feet apart between other landscaping with a mature height of over 3 feet. Further, clusters of landscaping with a mature height over 3 feet shall not exceed 100 square feet of ground cover.

The existing structure is not historic or eligible for designation.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The site is zoned B4S-1. The B4S-1 district requires a conditional use permit for hospitals.

Parking: The minimum parking requirement for a hospital in the B4S-1 district is one space for every 1,400 square feet of gross floor area. The proposed addition would increase the minimum parking requirement by two spaces. Parking for the hospital buildings is provided in several facilities. The total hospital campus floor area is 1,094,070 square feet. Therefore the minimum parking requirement is 781 spaces. The number of parking spaces provided is 2,875.

Signs: The applicant has indicated that no new signage is proposed. Any new signage will require Zoning Office review, approval, and permits.

Maximum Floor Area: The lot area is 109,991 square feet. The maximum FAR allowed in the B4S-1 District is 4.0. The building would have a total of 236,400 square feet, which is an FAR of 2.17.

Minimum Lot Area: Not applicable.

Building Height: Not applicable. The building addition would be one story and 16 feet tall.

Yard Requirements: Not applicable.

Specific Development Standards for a Hospital: All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

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The applicant has indicated that a 5-year development plan is being drafted by HCMC. However, the plan will not be reviewed until later this year. Staff is recommending that a copy of a 5-year development plan be submitted within one year to meet this requirement.

Hours of Operation: Hospitals are not governed by maximum hours of operation.

Fence Height: The maximum fence height allowed is 8 feet if the fence is constructed of open, decorative, ornamental fencing materials that are less than 60 percent opaque. The height of a fence is measured from natural grade to the top of the fence. A decorative metal fence located on top of a man-made berm is proposed. At the tallest point of the fence, the distance between the natural grade and the top of the fence would be approximately 9 feet. To meet compliance, staff is recommending that the berm height is no more than two feet above natural grade and the fence structure is no more than 6 feet in height.

Screening of mechanical equipment: All mechanical equipment is required to be screened from adjacent streets. Two utility boxes are located on the corner of Park Avenue and 8th Street South. Staff is recommending that the mechanical equipment is screened from view and encourages the use of landscaping to meet the requirement.

MINNEAPOLIS PLAN: Please see finding number 5 under the conditional use permit section of this report.

ALTERNATIVE COMPLIANCE:

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

Alternative compliance is requested by the applicant to meet the following standards:

- Location of the building within eight feet of a lot line adjacent to a street.

A minimum yard setback is not required between the building and any of the property lines adjacent to a street. The existing setback of the building along 8th Street South varies between 43 feet and 87 feet. The setback of the proposed addition would vary between 61 feet and 68 feet. Most of the building along Chicago Avenue is set back 7 feet. Along Chicago Avenue, the addition would be setback 29 feet. Because of the existing conditions, staff feels alternative compliance is warranted.

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- Thirty percent windows of the Southeast wall on the first floor adjacent to Chicago Avenue South.

No windows are proposed on the Southeast wall. Other windows exist on the Southeast elevation. Also, windows would line the entire South wall of the addition. For these reasons, staff feels that alternative compliance is warranted.

- A 7-foot wide landscaped yard with screening between the parking area and the street.

Between the parking area and Chicago Avenue, a 7-foot wide landscaped yard does not exist. The parking is setback 7 feet from the property line. The area between the parking and the property line is concrete. The building extends over this location limiting access to sunlight and rain. These conditions are not conducive to growing plants. For these reasons, staff feels alternative compliance is warranted.

- Proximity of all parking spaces within 50 feet of a tree.

Seven parking spaces are not within 50 feet of an on-site tree. These spaces are located at the North side of the site where the building bridges over the street and the parking lot. This location has limited access to sunlight and rain. These conditions are not conducive to growing plants. Due to this existing situation, staff is recommending that alternative compliance be granted for this requirement.

- Landscaping areas not covered by buildings or parking areas.

Most of the site not covered by buildings, parking and loading facilities or driveways is landscaped with the exception of the stamped concrete embankments on the North and East side of the building. The building extends over most of the embankments limiting access to sunlight and rain. These conditions are not conducive to growing plants. For these reasons, staff feels alternative compliance is warranted.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit for a hospital to allow a 2,160 square foot addition located at 701 Park Avenue.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Site Plan Review:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for site plan review to allow a 2,160 square foot addition to an existing hospital located at 701 Park Avenue, subject to the following conditions:

1. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, site and landscape plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by March 6, 2007, or the permit may be revoked for non-compliance.
3. In the “healing garden,” landscaping with a mature height of over 3 feet shall be spaced at least 20 feet apart between other landscaping with a mature height of over 3 feet to comply with crime prevention through environmental design standards. Further, clusters of landscaping with a mature height over 3 feet shall not exceed 100 square feet of ground cover.
4. A master development plan that describes proposed physical development for a period of five years and a period from five to ten years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed shall be submitted by March 6, 2007.
5. The berm height shall be no more than two feet from natural grade and the fence structure shall be no more than six feet in height to comply with crime prevention through environmental design standards.
6. Mechanical equipment shall be screened from view of adjacent streets as required by section 535.70 of the zoning code. The applicant is encouraged to use landscaping.

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Attachments:

1. PDR comments
2. Statement of use
3. Findings
4. Correspondence
5. Zoning map
6. Plans
7. Photos