

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** May 29, 2015  
**Re:** Staff Report for Mount Carmel Grove City Medical Center – Development Plan

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**Item #2 – Mount Carmel Grove City Medical Center - Development Plan**  
**(PID #201504270022)**

**Application:** Development Plan  
**Location:** 5300 North Meadows Drive  
**Applicant:** Christopher Lagana, Mount Carmel Health Systems  
**Zoning:** M-1  
**Use:** Hospital

**Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

**Project Summary:**

The applicant is proposing to construct Phase II to the existing Mount Carmel medical campus at 5300 North Meadows Drive. The proposed development will include a 210 bed hospital/medical center, new medical office building, and two parking garages. Renovations will be made to portions of the existing buildings and new walkways, drives, parking lots, and utilities will be installed to integrate the new development with the existing development.

Site Plan

Approximately 40 acres of the 104 acre site will be disturbed with the proposed development. In addition to the existing drives on the site, the new facilities will be accessed from a proposed extension of Blue Grass Lane connecting Hoover Road to North Meadows Drive. Two new entrance drives are proposed from North Meadows Drive to access the primary parking lots and front parking garage. Two entrance drives are also

proposed off the extended Blue Grass Lane, one accessing the primary parking lots and front garage and the other accessing the rear staff parking lots and garage as well as loading and maintenance areas for the facility.

Proposed buildings meet the required setbacks; however a number of parking lots and driveways and internal access roads do not meet setback requirements. Deviations have been requested to reduce the parking lot setback to 1' along the extended Blue Grass Lane. Currently, landscaping is not proposed between the parking lot and Blue Grass Lane. Staff would be supportive of the requested deviation provided landscape screening, according to Chapter 1136, is installed between the parking lot and Blue Grass Lane.

A deviation is also requested to allow a reduced parking / drive setback of 30' from 45' next to residential lots with the installation of mounding and landscaping. Currently plans show mounding and screening according to Code requirements with a reduced setback distance along the eastern property line adjacent to residential lots fronting Hoover Road. Staff recommends the height of the mounding be increased to 8' with additional landscaping and a fence installed. Staff recommends installing a retaining wall along (and adjacent to) the proposed drive or reducing the width of the drive to accommodate the mounds increased height while also allowing for a maintainable slope.

Four stormwater basins are proposed for the development. The largest pond will be located between the rear parking garage and parking lot adjacent to Blue Grass Lane. Two additional ponds are proposed on either side of Blue Grass Lane at its intersection with Hoover Road. The applicant has indicated that the ponds will be developed according to the City's policy and will contain necessary aerators and fountains.

Trails and sidewalks are proposed throughout the development to create both practical pedestrian access to the hospital as well as recreational opportunities and connectivity to the surrounding trail network. An 8' multi-use path is proposed in the open space south of Blue Grass Lane, connecting the Hoover Road trail to the North Meadows Drive trail.

A 150' stream protection zone is shown over Grant Run, traversing the property, as well as the boundaries of the 100 year floodplain. The applicant has indicated that they are working on revising their flood permit for the proposed development to submit to the Building Division for review. With exception to the placement of a culvert for the roadway extension, no development is proposed in the floodplain. They have also indicated that the required LOMR will be submitted at the end of the project, as it requires as-built elevations.

## Building

The proposed 210 bed hospital building will be 495,093 square feet and the proposed new medical office building will be 123,279 square feet. Additions are also proposed to the existing ambulatory facility (36,486 square feet) and the existing medical office building (55,361 square feet).

Proposed buildings on the site range in height from 30' to approximately 120'. A variance was granted in 2012 to allow buildings on the site to exceed the permitted 35' height in an M-1 district by a ratio of 1 foot per each 1 foot the building is setback from any required setback line, with no building to exceed 175' in height. The proposed medical office building and hospital building are located more than 200' from the nearest setback line and reach a maximum height of 120'.

The proposed hospital building is seven stories with a roof height of 104' and overall height of 120'. The hospital will feature an aluminum curtainwall system and precast concrete wall panels. The proposed medical office building will be five stories tall with a roof height of 74' and overall height of 88'. The building will be finished in a brick veneer matching the existing MOB and precast concrete wall panel.

Two parking garages are also proposed on the site, one along North Meadows Drive and another in the rear of the structure. Both parking garages will be finished in brick matching the medical office buildings and precast concrete panels. The north garage will be 16'4" in height with a feature over the entrance reaching a height of 26'6". The rear garage will have similar architecture and height, with an entrance feature reaching 21'6" in height.

## Parking

A total of 1,798 parking spaces are proposed, exceeding the required 1,265 spaces based on the square footage of the medical office buildings and number of beds in the hospital. 167 of the parking spaces will be reserved for handicap parking.

## Landscaping

Landscaping is proposed throughout the development; however a number of deviations are requested from landscaping regulations. Code requires that no more than 21 consecutive parking spaces be installed without a landscape peninsula or island. Staff is supportive of the proposed deviation, as very few parking areas on the site do not meet this requirement. An additional deviation is requested to allow for the removal of a landscape island in the parking lot south of the new medical office building to provide access for the mobile MRI truck to pull up to the building. Staff is supportive of this deviation, as only one island is requested to be removed and is necessary for proper circulation of hospital equipment.

## Lighting

Site lighting is proposed throughout the development along drives and within parking areas. Photometric plans show that parking areas will meet the required 0.5 footcandle minimum. Plans also show lighting levels of 0 footcandles at adjacent properties to reduce negative impacts. Lighting fixtures on the site will match existing site lighting and roadway fixtures on Blue Grass will match existing fixtures on North Meadows Drive.

## Signage

The site of the proposed development is zoned M-1, therefore signage for the development will be reviewed and approved administratively by the Building Division.

## **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. Parking spaces in parking garages shall be permitted to deviate from the required square footage to be a minimum of 9'x18'.
2. The landscape island in the southern parking lot shall be permitted to deviate from the requirements of Chapter 1136 to be striped in lieu of a landscape island, as shown on sheet L-1.1.
3. A 1' parking setback shall be permitted along North Bluegrass Lane, with the installation of landscaping between the parking lot and roadway per Chapter 1136 subject to the review and approval of the Urban Forester.
4. A 30' parking setback shall be permitted in lieu of a 45' setback next to residential lots on the east side, with the installation of an 8' mound with decorative fencing and landscape screening exceeding that required in Exhibit B-2 of chapter 1136 subject to the approval of the Urban Forester.
5. Parking lots shall be permitted to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula as shown on landscape plan.
6. All rooftop mechanicals shall be screened from all off site views through the extension of the parapet walls or placement mechanical screens as illustrated on sheets AD1.01 – AD1.04.