

ITEM NO. 2 SPECIAL USE PERMIT FOR LAWRENCE MEMORIAL HOSPITAL; 325 MAINE ST (SLD)

SUP-18-00363: Consider a Special Use Permit/Institutional Development Plan revision for the Lawrence Memorial Hospital for a 6,924 square foot Sterile Processing & Distribution Addition on the east side of the hospital building, located at 325 Maine St. Submitted by Landplan Engineering on behalf of Lawrence Memorial Hospital, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. C.L. Maurer, Landplan Engineering, agreed with staff and was present for questioning.

PUBLIC COMMENT

Mr. Ernest Richardson, 215 Arkansas, said there was not adequate parking around the hospital.

COMMISSION DISCUSSION

Commissioner Kelly asked Mr. Richardson if parking was limited on certain days.

Mr. Richardson said parking was limited on Tuesday, Wednesday, and Thursday. He said it was limited on Tuesday and Wednesday due to the imaging machine taking up 18 parking spaces.

Mr. Maurer said part of the addition would include the imaging machine so it would no longer take up parking spots. He said the imaging machine would be transferred to the east side near the surgery center.

Commissioner Willey asked how many parking spaces the imaging machine currently blocked.

Mr. Maurer said about 18-20 parking spaces.

Commissioner Willey asked Mr. Richardson his thoughts about the imaging machine no longer taking parking spaces.

Mr. Richardson said it was something he would have to wait and see. He asked where the construction workers would park vehicles and construction equipment during the construction process.

Mr. Bob Bosley, ACI Boland Architects, said contractors are required to park off-site.

Mr. Richardson said it would be nice if the construction could stage equipment and park at the nearby vacant school property.

Commissioner Paden inquired about the non-motorized access and connectivity with the Lawrence Loop. She wondered if a 6' wide sidewalk could be required.

Ms. Day said a study was completed and presented to City Commission but that there was still discussion about what the ultimate alignment would be. She said there seemed to be a preference to take the loop further north than through the LMH property. She said putting the sidewalk in as proposed was the short term solution.

Commissioner Kelly inquired about the institutional plan.

Ms. Day said the institutional plan becomes the master plan and typically gets brought forward when there is a specific project. She said if this had been approved in 2017 the building addition would have been processed as a site plan.

Mr. McCullough said the idea of the institutional development plan is to lay out the plan that has the potential to develop over time. He stated those plans change over time. He said the hospital had been trying to balance the parking issue for years.

Commissioner Kelly asked the applicant about the parking.

Mr. Maurer said time and money has impacted the parking. He said some of the services would be moved to the new west campus location.

Commissioner Carpenter asked how high the new addition would be.

Mr. Bosley said single story.

Commissioner Carpenter said he did not see the parking getting better for the neighborhood.

Commissioner Sands inquired about the Lawrence Loop connection crossing the hospital property and why it was mentioned in the staff report.

Ms. Day said the project still reserved space for the Loop to go through there if that was the ultimate alignment.

Commissioner Willey said she valued the community hospital and recognized they have many moving parts. She hoped the west campus would help reduce parking strain on the main campus. She said the hospital was aware of the parking difficulties. She said she would vote in favor of the Special Use Permit.

Commissioner Sands said he was in favor of the Special Use Permit but wished there was a long-term solution to the parking issue.

Commissioner Kelly said the plan met the Code for hospital parking and that was the purview of Planning Commission.

Commissioner Struckhoff said he was generally in favor of the Special Use Permit. He said he was hesitant to approve additional parking at the site unless there was a study conducted of the employee driving behavior to the hospital. He felt the number of cars driving to the hospital should be reduced.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Sinclair, to approve a Special Use Permit, SUP-18-00363, for Lawrence Memorial Hospital, located at 325 Maine Street, and forwarding the request to the City Commission with a recommendation of approval, subject to the following condition:

1. Prior to recording of the Institutional Development Plan with the Register of Deeds Office the applicant shall provide an exhibit/map (watershed map) indicating which table in the surface summary corresponds to the provided pervious/impervious table breakdown per the approved of the City Stormwater Engineer

Unanimously approved 9-0. Commissioners Butler, Carpenter, Carttar, Kelly, Paden, Sands, Sinclair, Struckhoff, and Willey vote in favor.