

April 5, 2007

ITEM NO. 1 - C.B.C. 603 - NEW MATTERS

Applicant: St. Vincent's Infirmary Medical Center, Owner
Agent, Bill Gray Architect with Taggart-Foster-
Currence-Gray Architects, Inc.
Agent, Landscape Inc., Cinde Drilling, ASLA

Address: 2 St. Vincent's Circle

Description: New Addition to main campus at St. Vincent's
Hospital

ORDINANCE REQUIREMENTS:

1. Section 15-96. (a) requires a perimeter planting strip, which abuts any street to be at least nine (9) feet wide. In the designated mature area of the City, that may be reduced to 6.75 feet..
2. This site is located within the designated mature area of the city; however, this site is not meeting the minimum city requirements even with the reductions allowed by ordinance.

VARIANCE REQUESTED:

1. A reduction in the minimum city landscape perimeter strip of more than 6.75 feet.
2. A reduction in the minimum city landscape ordinance requirements exceeding amount allowed at staff level.

FINDINGS:

The scope of the project consists of a four story, 73,000 square foot addition attached to the southeast corner of the existing St. Vincent Infirmary Medical Center. The main purpose of the project is to construct a new state of the art Emergency Department on the ground level that will better serve the community by providing high quality emergency services with less wait time. The other purpose of the addition is to expand the Critical Care Cardiovascular Care Departments on the second level to better serve these types patients. The first level of the new addition will be shell space for future expansion. The materials of the new expansion will consist of brick, precast concrete, and glass curtainwall. The proposal includes a new drive off South University Avenue which will provide a more direct travel and visual connection to the Emergency Department for those patients traveling from the south. The new drive will be a one way drive which can only be accessed by motorists traveling north on University Avenue onto the hospital campus.

This site was granted a variance to allow an increased building height to 60-feet and a setback variance along the northwestern portion of the building at the January 18th, 2007 Planning Commission Hearing.. The site plan indicates the building approximately 19-feet from the right of way of South University Avenue. The site plan also indicates the placement of the service drive within the right of way of South University Avenue. The applicant is requesting a franchise agreement to allow the drive to remain as proposed. A portion of the landscape strip along South University Avenue falls below the street buffer requirement and the landscape strip as required by the buffer and landscape ordinances. A variance to allow the reduced street buffer was also approved.

The area next to University Avenue varies in width; however, drops to zero in some locations due to the construction of a retaining wall. Due to the grade of the property and the proposed driveway location, staff recommends approval of the submitted variance request.

STAFF RECOMMENDATION:

Staff recommends approval.