



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: September 26, 2018
SUBJECT: ID 52700 (UDC) – 8001 Raymond Road - Expansion of UnityPoint Health-Meriter Inpatient Child and Adolescent Psychiatry Program. 7th Ald. Dist.

The applicant, UnityPoint Health-Meriter, is before the Urban Design Commission (UDC) requesting initial/final approval for a 20,000 square foot addition to an existing child and adolescent psychiatry facility at 8001 Raymond Road within a Campus Institutional (CI) Zoning District.

Schedule: Plan Commission will review on October 1, 2018

Approval Standards

The UDC is an approving and advisory body on this request. This proposal is subject to the standards for Conditional Uses [MGO §28.183]. Per MGO §28.093(2)(c), In a Campus Institutional District without a Campus Master Plan, individual development proposals and changes that exceed four thousand (4,000) square feet in floor area within any five (5) year period shall require conditional use approval. Furthermore, MGO §28.093(7)(a)(3) states that until an architectural review committee is established and approved by the Plan Commission, all building and site plans shall be reviewed and approved by the UDC.

Project Description

The existing child and adolescent psychiatry facility was built in 2003 and is approximately 20,000 square-feet. In 2007, a Certified Survey Map (CSM) was recorded to divide the property into two lots in order to construct a new medical office facility in the southwest corner of the site, off Meriter Way. The applicant is now requesting approval from both the UDC and the Plan Commission for a 20,000 square foot addition to the existing psychiatry facility. The proposed addition will provide 10 additional inpatient beds and space for a new intensive outpatient program. As part of this renovation, a new 75 stall staff parking lot will be built, resulting in a total of 101 onsite parking stalls.

As a condition of approval for the 2007 CSM, the applicant was required to dedicate a 66 foot street right-of-way reserved for the potential street extension from Meriter Way to Stratton Way. As proposed, the new parking lot is within this dedicated easement, and the applicant is proposing to relocate the easement to the south of the proposed parking lot. At the time of report writing, final comments regarding the easement relocation had not been completed by Engineering and Traffic Engineering Divisions. If there are proposed modifications, this may impact the location and orientation of the surface parking lot. Staff will provide an update prior to the UDC consideration of this item.

Recommendation:

The Planning Division is requesting that the UDC provide design related feedback for the proposed expansion and renovation to an existing child and adolescent psychiatry facility at 8001 Raymond Road. The land use components for this conditional use request will be reviewed at the October 1, 2018 Plan Commission meeting.