



Project Address: 8102 Wellness Way/8198 McKee Road

Application Type: Construction of Accessory Structures and Site Improvements for an Existing Hospital in the Campus Institutional (CI) Zoning District
UDC is an Approving Body

Legistar File ID #: [85975](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Kevin Yeska, JSD Professional Services, Inc. | Jenny Nelson, Meriter Hospital, Inc.

Project Description: The applicant is proposing improvements to an existing outdoor amenity space located on the east side of the site, including screening the existing gazebo, a labyrinth, color coated concrete for various play areas and walking paths, planting beds, bioretention basins, raised garden beds, shade sails, patio space, seating areas, etc.

Project Schedule:

- The Plan Commission is scheduled to review this application at their December 2, 2024, meeting (Legistar File ID [85651](#)).

Approval Standards: The UDC is an advisory body on this request. Pursuant to [MGO 28.097\(7\)](#)3., “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 Urban Design Commission...”

In addition, as a reference, this request is also required to be reviewed and approved by the Plan Commission pursuant to MGO 28.097(2)d., which states that the “...*establishment, improvement, or modification of any primary or secondary use occurring outside of an enclosed building shall require conditional use approval.*” The Plan Commission will consider the following Conditional Use Standard (MGO 28.183(6)a.8) when evaluating this request:

*“When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that **the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.** In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.”*

Zoning Related Information: The project site is zoned Campus Institutional (CI). The CI zoning district was established to recognize the City’s major educational and medical institutions as important activity centers and traffic generators, and to accommodate their growth and development through the development and approval of a coordinated master plan. In this case, there is not an approved Campus Master Plan on file with the city.

Summary of Design Considerations

Staff recommends that the UDC provide feedback and make findings on the development proposal regarding the aforementioned standards. At this time, staff has not identified any areas that appear to be in conflict with the aforementioned standards.