



Legislation Text

File #: 21-4222, **Version:** 1

SUP#21-003: Public hearing for a request for a Specific Use Permit for a center for substance abuse patients on approximately 3.69 acres known as Lot 4R3-2, Block 1 of Mansfield Hospital, located at 1776 N US 287; Pat Norris of Norris Development, Inc. (project manager) and Doug Weiss of Gallus Medical (developer/business operator) on behalf of Robert Milligan and Shontea Price of Healthcare Trust of America, Inc. (owner)

Existing Use: Medical offices and hospital

Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:

North - Medical offices, C-2

South - Restaurant, PD

East - Single-family residential, SF-7.5/18

West - US 287

Thoroughfare Plan Specification:

N. US 287 - freeway

Comments and Considerations

The subject property consists of 3.69 acres improved with a 37,759 sq. ft. two-story medical building and 99-space parking lot, located at 1776 N. US 287. The building currently includes an 18,411 sq. ft. acute care hospital on the first floor and a 5,075 sq. ft. medical clinic and vacant space on the second floor. The applicant is requesting a Specific Use Permit to operate a 4,804 sq. ft. center for substance abuse patients on the second floor of the building.

Site Plan and Floor Plan

The existing two-story building and parking lot will remain as-is, aside from some minor interior improvements to accommodate the new business. The proposed use will require five parking spaces. Four spaces will be provided for staff in the rear parking lot and one space will be provided for patient admission/discharge in the front parking lot near the main entrance. A parking calculation table has been provided indicating that there is adequate parking to accommodate all of the different uses, with 12 spaces more than what is required. Patients for the substance abuse center will utilize the main (front) entrance of the medical office building, while staff will use a dedicated entrance at the rear of the building. Direct access is provided to the property from US 287 and additional cross-access is provided to the commercial properties to the north and south. The trash enclosure and generator enclosure will remain in their current configuration behind the building. The applicant notes that all equipment will be screened in accordance with the Code of Ordinances and that there will be no outside storage of materials on the property.

A floor plan has been provided for the substance abuse center, showing seven patient rooms, three offices, medicine room, multi-purpose room, storage room, indoor patio for smoking, common area

and break station, restrooms, and closets. The substance abuse center will be located in the rear portion of the second floor of the building. The applicant has indicated that all operations of the proposed use, with the exception of parking, will be indoors.

Building Photos

The applicant has provided photos of the building that show a predominantly brick and stone façade, with stone generally extending along the first floor of the building and brick predominantly extending over the second floor of the building. Porticos are provided on the north and south sides of the building for emergency use by the hospital. Metal awnings and panels accentuate the top portions of the building, as well as entrances and porticos. The building is further articulated by wall height variations, wall plane recesses and projections, tower features, a water table, and abundant windows and doors. The trash enclosure includes stone materials to match the building. With this proposed use, no changes are planned to the exterior of the building.

Landscaping and Screening

A landscape plan has been provided, showing the landscaping to remain as-is. The landscaping includes canopy trees in the front landscape setback, rear buffer yard, and parking lot islands. In addition, a thick tree line has been preserved along the rear property line. Ornamental trees and shrubs accentuate the perimeter of the building and the parking lot is screened from US 287 by a row of evergreen shrubs. Shrubs also provide screening for the trash and generator enclosures.

When the property was developed, an exception was allowed to construct a wood fence along the rear property line instead of a masonry wall, as the wood fence would be less of a disturbance to the existing tree line. The wood fence varies in height from 6' to 8'. A stone retaining wall with decorative metal fence is provided along the north side of the property adjacent to a drainage channel. Photos of the fence and retaining wall are provided with the building photos. With this proposed use, no changes are planned to the landscaping and screening.

Signage

The plans specify that all signage will comply with the regulations applicable to C-2 zoning. The existing wall signage will remain as-is and the monument sign will remain in its current configuration and location at the main entrance to the site off US 287. The existing wall signage and monument sign can be seen in the building photos. No new exterior signage is planned for the proposed use at this time.

Business Operations

The applicant has provided a supplemental exhibit providing additional information on the operations of the business, including the history of the business, services provided, types of patients treated, typical patient demographics and average length of stay, number of patients treated in a typical month, staff information, and security and surveillance measures. The inpatient facility is staffed 24 hours a day.

The subject property is located in the C-2 Community Business District, which allows for a center for substance abuse patients with a Specific Use Permit. The subject property and properties to the north include mostly medical office and hospital uses. The requested use will complement the existing medical uses and provide for a specialty center to treat substance abuse patients. No changes are planned to the exterior of the property, which is largely in good condition. The only changes to accommodate the business will be interior improvements to the tenant suite. With all

operations of the business except for parking occurring inside of the building and patient admission and discharge occurring at the front of the property at the main entrance, no adverse impacts to surrounding properties are expected. Additionally, it has been demonstrated that there is adequate parking to accommodate all of the different uses in the building. Staff recommends approval with the following conditions:

1. The use be limited to 4,804 sq. ft. on the second floor of the building as shown in the Site Plan and Floor Plan.
2. All operations of the business, with the exception of parking, be conducted indoors.

Attachments

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan and Floor Plan

Exhibit C - Building Photos

Exhibit D - Landscape Plan

Exhibit E - Additional Notes on Business Operations