

memo

February 1, 2018,

To: Planning and Zoning Commission
From: Marlin Eckhoff, Building Official
Subject: Memorial Regional Health Medical Office Building

BACKGROUND / DISCUSSION

Memorial Regional Health has submitted two variance requests for the new MOB they are proposing to build at 750 Hospital Loop next to the existing Hospital.

Variance # 1

The first variance is to section 16.02.0120. (8) for the number of trees located in parking lot islands. I calculated the totals by combining the new proposed landscaping with the original site plan from 2008, when the Hospital was built. The following chart is based on the total number of parking spaces which will be 288. This chart is for the landscape islands only.

<u>Required</u>	<u>Proposed</u>
Area: 3,456 sq. ft.	3,500 sq. ft.
Trees: 58	40
Shrubs: 24	26

All existing islands will remain and one island between the existing parking lot and the new building will be enlarged. The total area and shrubs will meet the requirements, however the number of island trees will be short by approx. 18. These trees will be located along the perimeter of the parking area. The total number of trees required for the entire 15 acre site is 120 while the total proposed number of trees is 134. Essentially instead of adding islands to the new parking area they would like to add additional trees to the outer edge of the parking lot to enable more parking spaces and still provide shade and be aesthetically pleasing. The applicants reasoning for the variance is stated on page 1. The proposed landscape plan for the new parking area is on page 2, and a google earth picture of the site for reference is page 3.

Variance # 2

The second variance is to section 16.03.040. J-5, Maximum Building Height of 50'. Of the 22,200 sq. ft. of roof area approximately 1,950 sq. ft. will range between 50' and 57', which equals around 9% of the total roof structure. See page 4.

RECOMMENDATIONS

Variance # 1

I recommend that you approve this variance based on the following:

1. I believe this meets the intent of the code to create shade and break up large expanses of pavement from adjacent properties.
2. This allows for more parking spaces to be located in a convenient area due to the constraints of this specific property which I believe is a legitimate hardship.

Variance # 2

I recommend that you approve this variance based on the following:

1. Due to the use and location of this building I do not believe it will have a negative impact on any adjacent properties.
2. The portions of the building that are over 50' are crucial to the function of the building for elevators, stairways and mechanical systems.

CRAIG PLANNING AND ZONING COMMISSION MINUTES

February 19, 2018

The Planning and Zoning Commission of the City of Craig, County of Moffat, State of Colorado, met in the City Council Chambers, 300 West 4th Street, Craig, Colorado 81625, at the hour of 6:00 p.m. There being present the following Commissioners: Randy Kloos, Mike Tucci, and Rich Sadvar. City staff present was Building Official Marlin Eckhoff. City Council present was Jarrod Ogden.

Commissioner Tucci made a motion, seconded by Commissioner Sadvar, to approve the minutes from September 18, 2017. Ayes: 3. Nays: 0. Motion carried

Memorial Regional Health is requesting a variance to section 16.02.0120. (8) for the number of trees located in parking lot islands. David Mucha was present on behalf of Memorial Regional Health. Discussion was held. Commissioner Tucci made a motion, seconded by Commissioner Kloos to approve the variance to section 16.02.0120. (8). Ayes: 2. Nays: 1. Motion denied based on the By- Laws stating that it takes a minimum of 3 votes to have a quorum.

Memorial Regional Health has also requested a variance to section 16.03.040. J-5, Maximum Building Height of 50'. Discussion was held. Commissioner Sadvar made a motion, seconded by Commissioner Tucci to approve the variance based on the location and the fact that it does not create a problem with Fire Department access. Ayes: 3 Nays: 0. Motion carried.

Staff reports: Marlin Eckhoff commented on some possible upcoming ordinance changes to the current Land Use Code.

There being no further business, commissioner Tucci made a motion seconded by commissioner Sadvar to adjourn the meeting. Ayes: 3. Nays: 0. Motion carried.