

MASTER PLAN AMENDMENT FOR MEMORIAL HEALTH UNIVERSITY MEDICAL CENTER (MHUMC)

The purpose of the proposed Master Plan Amendment is to rezone the parcels within the current MHUMC PD. The planned districts within the PD will address future building, structured parking and surface parking improvements within the campus of the Memorial Health University Medical Center. This document is intended to define the districts illustrated in the Master Plan Amendment graphics (see attached).

a) General Provisions

(1) Conflicts.

In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited. For standards where this Section is silent, the applicable sections of this Chapter shall apply. Setbacks set forth in this Section are subject to any greater specific setbacks indicated on the Master Plan Amendment graphics.

(2) Measurements.

Building Setbacks. The setback for any principal use building, unless specified elsewhere by this Section, shall be from the property line except at property lines between MHUMC parcels. There shall be no setbacks between MHUMC parcels.

(1) Pedestrian Connectivity.

For any future development, Master Developer shall construct sidewalks in connection with such future development in order to provide sidewalk connections between new public entrances, existing campus sidewalk infrastructure and adjacent parking areas. Proposed sidewalk connections will be submitted with each new Site Plan application.

b) Modifications and Variances to the Adopted PD

Standards that are specific to the MHUMC PD may be modified, as provided in Sec. (b)(1) below but cannot be varied by the Planning Commission or Zoning Board of Appeals. Standards that can be varied are described below in Sec. (b)(2).

(1) Modifications.

Any desired modification other than those provided below would require an amendment to this Section per Section 6.1.22 of the zoning Ordinance.

(2) Variances.

Only dimensional standards can be varied in the MHUMC PD. The variance process for modifications other than those listed in part (b)(1) above shall follow the procedure established in Article 3.0 (Application and Review Procedures).

c) Administration and Enforcement

Administration and enforcement of this Section shall follow the process described in Article 2.0 (Review Bodies and Administrators) of this Chapter.

d) Master Plan.

a. Districts.

Each district within the master plan has a district that corresponds to the uses permitted in that area, similar to a zoning district. Uses permitted in each designation are located in Sec. (e). Where use standards are not provided in the table, they shall be set according to the OI or OI-E default zoning district assigned to each district in the master plan and listed in Bulk Regulations. The master plan is provided at the end of this document.

b. Modification to the Approved Master Plan.

Any change to the approved master plan tract boundaries, permitted uses, or default zoning district shall require approval by the Mayor and Aldermen.

e) Bulk Regulations

Bulk regulations for each district within the MHUMC PD are included in the tables below. Where the tables do not provide specific regulations within a district, default fallback zoning districts have been provided^A.

DISTRICT 1	
Uses	All uses allowed in OI-E zoning plus Emergency Medical Services (EMS) substation,/Ambulance Service & Emergency shelter except for the following prohibited uses: Transmission towers
General Maximum Building Height	200 feet
Front Setback	15 feet
Side/Rear Setback	15 feet 10 feet
Parking Requirements (1)	Per Section 9.3 Off-Street Parking & Loading of current Zoning Ordinance
Parking Impervious Maximum	None
Required Bicycle Parking	N/A
Use Buffer Class (Sec. 9.5.4)	3

Fallback Zoning (2)	OI-E
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DISTRICT 2

Uses	All uses allowed in OI-E zoning plus Emergency Medical Services (EMS) substation,/Ambulance Service & Emergency shelter except for the following prohibited uses: Transmission towers
General Maximum Building Height	120 feet
Front Setback	15 feet
Side/Rear Setback	15 feet 10 feet
Parking Requirements (1)	Per Section 9.3 Off-Street Parking & Loading of current Zoning Ordinance
Parking Impervious Maximum	None
Required Bicycle Parking	N/A
Use Buffer Class (Sec. 9.5.4)	3
Fallback Zoning (2)	OI-E

DISTRICT 3

Uses	All uses allowed in OI-E zoning plus Emergency Medical Services (EMS) substation,/Ambulance Service, Emergency shelter, single family residential and townhomes except for the following prohibited uses: Transmission towers
General Maximum Building Height	75 feet

Front Setback	15 feet
Side/Rear Setback	15 feet 10 feet
Parking Requirements (1)	Per Section 9.3 Off-Street Parking & Loading of current Zoning Ordinance
Parking Impervious Maximum	None
Required Bicycle Parking	1% of code required parking
Use Buffer Class (Sec. 9.5.4)	2
Fallback Zoning (2)	OI-E

DISTRICT 4

Uses	All uses allowed in OI zoning plus single family residential and townhomes
General Maximum Building Height	50 feet
Front Setback	5 feet
Side/Rear Setback	15 feet 10 feet
Parking Requirements (1)	Per Section 9.3 Off-Street Parking & Loading of current Zoning Ordinance
Parking Impervious Maximum	Per Section 9.3 Off-Street Parking & Loading of current Zoning Ordinance
Required Bicycle Parking	1% of code required parking

Use Buffer Class (Sec. 9.5.4)	2
Fallback Zoning (2)	OI
DISTRICT 5	
Uses	Conservation
General Maximum Building Height	N/A
Front Setback	N/A
Side/Rear Setback	N/A
Parking Requirements (1)	N/A
Parking Impervious Maximum	N/A
Bicycle Parking	N/A
Use Buffer Class (Sec. 9.5.4)	1
Fallback Zoning (2)	OI

Footnotes:

- (1) Remote parking has no distance limit. In addition, site is to be considered conforming for parking as of the effective date of this rezoning and any future development is only responsible for its parking requirements and replacement of parking removed for new development.
- (2) Each building can be considered a separate principal use for the purpose of signage.

EXHIBITS

A – PARCEL LEGAL DESCRIPTIONS

B – MASTER PLAN

C – PEDESTRIAN EXHIBIT