

## Legislation Details (With Text)

**File #:** 2023-5384 **Name:**

**Type:** Public Hearing - Sworn **Status:** Presented

**File created:** 1/6/2023 **In control:** City Council - Regular Session

**On agenda:** 2/7/2023 **Final action:** 2/7/2023

**Title:** Public Hearing: Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis, 4. Traffic Impact Study, 5. Preliminary Development Plan, 6. Building Elevation & Exterior Material Specifications, 7. Preliminary Stormwater Report, 8. Neighborhood Meeting Minutes, 9. Location Map, 10. Staff Presentation, 11. Applicant Presentation

Date	Ver.	Action By	Action	Result
2/7/2023	1	City Council - Regular Session	presented	
1/12/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.

### Issue/Request:

The applicant proposes a single-story, 19,750 sq. ft. outpatient ambulatory surgical center on 3.96 acres. The proposed building will employ a contemporary architectural style with the palette of exterior building materials to include architectural metal panels, EIFS, masonry and glass. The use of architectural metal panels requires approval as a conditional material.

Steve Buckeridge, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

**Recommendation:** With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

1. Development shall be in accordance with the preliminary development plan dated November 18, 2022, and building elevations December 12, 2022.
2. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated December 12, 2022.

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Rader, the Planning Commission unanimously voted (7-0) on January 12, 2023, to recommend approval of Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.