

approve the planning review; and

(d) The city council heard the appeal at its February 25, 2019 meeting.

FURTHER RESOLVED, that the decision of the planning commission to approve the planning review is reversed on the following grounds:

STATEMENT OF PURPOSE: The resolution reverses the planning commission's decision to approve the Planning Review for St. Luke's Hospital's proposed projects including: 1) relocation of the Emergency Department to Building A at 1012 E. Second St.; 2) replacement of an existing parking deck adjacent to Building A with an ambulance garage and parking structure that includes a heliport on the roof; and 3) pavement, landscaping, storm water, and lighting improvements to a gravel parking lot on the north side of E. Second St.

The purpose statement for the MU-I District states that it "is established to provide for the unique development needs and impacts of major medical, educational and research institutional development. The intent is to give institutional landowners the flexibility to plan and develop their facilities while ensuring that surrounding neighbor- hoods are protected from adverse impacts, such as traffic, overshadowing buildings, noise and unexpected expansion of institutional uses into residential areas."

The planning commission's action letter (Attachment B) and staff report (Attachment A) provide findings the planning commission made concerning the compliance of the applicant's proposed project with zoning requirements for connectivity, parking, loading, landscaping, screening, and exterior lighting. The staff report also contains maps of the area, plans for the replacement structure and improved parking lot, a narrative provided by the applicant describing the operation of the proposed facility, and a Noise Screening Analysis prepared by St. Luke's Hospital.

Penelope Gooch, a resident who lives a half a block away from the St. Luke's campus, has appealed this determination for the reasons listed in Attachment C.

The city council, at the time of adoption of this resolution, must construct findings to support this reversing decision.

City Council Appeal Received: January 18, 2019
Complete Application Received: December 4, 2018
Action Deadline for Application: April 3, 2019