



Legislation Text

File #: PC M2017-008, **Version:** 1

Date: June 15, 2017

To: Members of the Planning Commission

From: Scott Tempel, City Planner

Consider Rezoning of Northfield Hospital - Summit Orthopedic Clinic

Action Requested:

The Planning Commission shall consider a request to rezone 1381 Jefferson Road from N1 - Neighborhood General to PI - Public and Institutional. Staff is recommending approval of this City initiated rezoning.

Summary Report:

This case came forward as the result of Northfield Hospital & Clinic's current rebranding project. The Hospital updated its signage and has proposed matching signage for the Summit Orthopedic Clinic Northfield. N1 zoning does not allow the proposed signage.

Original development of this parcel occurred in 1991 as the Center for Sports Medicine and Rehabilitation (CMSR). At that time, the City rezoned the land from Planned Residential Development to R-5 (High Density Residential) and allowed the use through a Conditional Use Permit (CUP). According to the records at Rice County, the CUP was never recorded.

CMSR expanded the facility in 2009 through a City Council approved expansion by amending the CUP. Then in 2011, with the adoption of the Land Development Code, the parcel was rezoned N1 (Neighborhood General). This made both the use and the existing signage non-conforming.

Staff previously noted the zoning error and included it on a list of parcels that may need rezoning. A rezoning application follows a Type 4 review procedure requiring City Council approval following a recommendation from the Planning Commission. If the council approves the rezoning, staff will issue a sign permit for the property.

Financial Impacts:

None

Tentative Timelines:

If the Planning Commission recommends approval, the ordinance will go before City Council for first reading on June 20, 2017. Second reading will be scheduled for July 18, 2017.