

Revised Detailed District Development Plan Justification  
5000 Chamberlain Lane

- 1. Are there any natural resources on the property, including trees or other living vegetation, steep slopes, water courses, flood plains, soils air quality or scenic views and historic sites? And are these natural resources being preserved?**

There are no natural resources, water courses, flood plains or historic sites on the property. There are some steep slopes along the southern and eastern property line. The steep slopes will remain undeveloped and are largely in the public right of way. Subject to the requirements of public works, the existing natural resources in the public right of way will remain unchanged.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and community?**

The proposed development is less intense and will create less traffic than the previous two approved plans. The proposal has an internal connector road in addition to the primary entrance on Chamberlain Lane. The two entrances will provide for good vehicular circulation. The plan will require the approval of Transportation Planning and Public Works has reviewed the plan and provided initial comments. There is adequate parking and identified internal sidewalks for safe pedestrian movement. In addition, the development will connect to the sidewalks along Chamberlain Lane and the multi-purpose pedestrian pathway serving the larger regional development. TARC route 25 provides access to the property with a nearby stop on Norton Healthcare Boulevard.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

The use of the property does not mandate open space; however, the proposed rehabilitation hospital has open space along the property lines. In addition, the adjacent lot to the East containing the regional detention basin is also owned by the applicant and cannot be developed in the future. The adjacent 4 plus acre area will remain open space and the development will also be connected to the regional walking trail. The building footprint for the development is approximately 34,000 square feet and does not meet the threshold for providing outdoor amenities found in Section 5.12.2 of the LDC.

- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

There is an adjacent regional detention basin that was designed and built for this property to be developed. MSD has reviewed the plan and has provided preliminary approval. The

post development peak flows shall be limited to the predevelopment peak flows. The final construction plans shall comply with all of MSDs design manual and standard specifications. In addition, the final design of the project will meet all the MS4 water quality regulations established by MSD. It is anticipated that MSD will fully approve this proposal.

**5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with existing and projected future development in the area?**

The proposal and site design will not have an adverse effect on the nearby properties. The two-story design is similar in size and scale to other neighboring properties. The building is separated from residential areas by Chamberlain Lane and Interstate 71. There are no visual intrusions to surrounding land uses and the plan maintains the appropriate landscape buffers. The planning staff's pre-application report states, when appropriately managed, the proposed use is compatible with surrounding development and land uses. There are existing utilities for the property and the adjacent regional detention basin was designed and built for this property to be developed.

**6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

The proposed Revised Detailed District Development Plan conforms to the Comprehensive Plan and applicable regulations of the Land Development Code. Per the staff report in connection pre-application of the CUP, the proposal meets all applicable policies of the Comprehensive Plan. The vacant site is located in a Regional Form District and is currently zoned OR3. A Regional Form District is appropriate for a variety of intense uses, including large scale commercial, restaurants, hospitals, other healthcare facilities, office buildings and hotels. The use proposed is less intense than the previous two approved plans for the site. This proposed rehabilitation hospital is appropriate mixed used in a Regional Form District and takes advantage of the existing infrastructure. There are other healthcare facilities nearby as well as growing residential developments. The plan encourages pedestrian activity with the connection to the regional multi-purpose pedestrian pathway and sidewalks. The sidewalks will provide direct accessible walkways to public transportation stops. The scale of the development and build site above Chamberlain Lane should provide cover and screening from other nearby developments. Finally, the development takes advantage of the city's experience in the healthcare space and can provide a resource to enhance the quality of life to a growing population center.

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