

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-189 for the (O-4) Office District with SUP-413

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-189 for the (O-4) Office District	Undeveloped
SOUTH	PD-05 for the (SF-5/12) and (SF-TH) Single-Family Residential District	Single-Family Detached Housing (Across PGBT)
EAST	PD-93 for the (SF-5/12), (SF-TH) Single-Family Residential District	Single-Family Detached Housing (Across McCoy Road)
WEST	PD-189 for the (O-4) Office District with SUP-487	Hotel (Under Construction)

**REQUEST:** Amend SUP-413 to modify conceptual plans to show the expansion of the building to accommodate the enlargement of the operating room

**PROPOSED USE:** Hospital (existing)

**ACRES/LOTS:** Approximately 5.426-acres / 1 lot

**LOCATION:** 1401 East Trinity Mills Road

**HISTORY:**

- On 04/04/23 amendment to SUP-413 to allow a nursing care facility as an additional use to the hospital
- On 02/02/21 amendment to SUP-413 to allow the increase of the building for an operating room expansion
- On 01/12/21 amendment to SUP-413 to allow an MRI building
- On 06/17/14 SUP-413 was approved to allow a General Medical and Surgical Hospital
- PD-189 for the (O-4) Office District was established on 11/16/10

**COMPREHENSIVE PLAN:** Commercial – High Intensity

**TRANSPORTATION PLAN:** President George Bush Turnpike is a Controlled-Access Highway (CAH) and McCoy Road is a Collector Two-Lane Undivided (C2U).

**OWNER:** Steven Donnelly / Legent Health

**REPRESENTED BY:** Logan Lindsley, P.E.

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for approval to amend the conceptual plans in SUP-413 to show the future expansion of the building to accommodate the enlargement of the operating room.

### **ORDINANCE REQUIREMENTS**

Article XXI. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires any major amendment to an SUP to be presented and considered by the Planning & Zoning Commission and City Council. The expansion to the building footprint by increasing the operating room is considered a major change to the approved conceptual plans in SUP-413.

### **ELEMENTS TO CONSIDER**

1. Special Use Permit 413 was approved by City Council in 2014 to allow a hospital.
2. Through the years, the SUP was amended to allow necessary changes to the use and building.
3. The initial operating room expansion resulted in amending the SUP in 02/02/22 to allow an increase of approximately 6,000 square feet in the building footprint. The expansion did not occur, and therefore, this application to amend the SUP will allow the previously approved 6,000 square-foot operating room expansion to increase to approximately 7,500 square feet.
4. The previously approved MRI (magnetic resonance imaging) building expansion was not constructed and is removed from the conceptual plans; it shall require an amendment to the SUP should a major change to the building be requested.
5. All requirements for parking, landscaping, drainage, fire lanes, and vehicle circulation comply with city ordinances.
6. PD-189 has no direct impact to the use or its building expansion.
7. Each SUP application, including an amendment to an SUP, is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
8. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
9. Written public comments were received during the Planning and Zoning Commission meeting.

### **PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning

district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

## **CONCLUSION**

Staff believes the request to modify conceptual plans to the hospital is reasonable and should not adversely affect the adjoining uses and neighborhood with staff's recommended stipulations.