



22-0015SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Hospital (Luxury Recovery), Located at 8951 Collin McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 27, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: August 8, 2022 (Original Application)
September 8, 2022 (Revised Submittal)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2022 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a recovery center for post-op plastic surgery in an existing building, located at 8951 Collin McKinney Parkway.

The zoning for the subject property ("PD" - Planned Development District with a base zoning of "SO" - Suburban Office District) requires that a specific use permit be granted in order for this type of use to be operated on the subject property.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2014-08-057 (Office Uses)	Southern Hills Office Park Phase 1
North	"PD" - Planned Development District Ordinance No. 2003-05-050 (Commercial Uses)	Artistry at Craig Ranch
South	"PD" - Planned Development District Ordinance No. 2014-01-002 (Multi-Family Uses)	Craig Ranch V
East	"SO" - Suburban Office District (Office Uses)	Southern Hills Office Park Phase 2
West	"PD" - Planned Development District Ordinance No. 2003-05-050 (Commercial Uses)	Bank OZK

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above-mentioned parameters and believes that the proposed use is appropriate for the site and should be compatible with adjacent land uses.

The proposed use could be considered a medical office or clinic, which is permitted within the current zoning. However, limited overnight stay will be offered at the facility for post-operative care, which is not permitted in medical offices or clinics. As such, the applicant is requesting a specific use permit to permit a hospital use (allowing overnight stay) on the property. With the SUP request, the applicant proposes to limit the number of patient rooms to 3, require that food preparation for patients be prepared offsite, and that no surgeries will take place within this facility.

The site consists of an existing office park with several medical office and personal service uses. The subject property is surrounded primarily by commercial uses to the east and west as well as multi-family to the south.

With the added limitation to the specific use permit request, Staff is not opposed to the proposed use on this site. As such, Staff recommends approval of the proposed specific use permit request.

SITE LAYOUT: The attached exhibit provides a general layout of the existing building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council or Planning and Zoning Commission. As part of the Planning and Zoning public hearing process, staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 2014-08-057](#)

[Proposed Specific Use Permit Exhibit](#)

[Presentation](#)