





Marshall ....  
The Best for  
All Its  
Citizens

This Presentation Represents the Majority  
of the Planning Commission.

One of the great joys of serving on the  
Planning Commission is that, while we  
may disagree when we are in session,  
we leave those arguments in Council  
Chambers and don't carry them down  
onto the street.

The Planning Commission received the proposed ordinance and boundary map for the Hospital Campus Overlay District (HCOD) in December.

The mayor asked us to have our recommendations back to him by the middle of March.

# Work Sessions and Regular Meetings Scheduled

January 4 Work Session

January 11 Work Session Cancelled due  
to Conflict of Interest Letters

January 30 Work Session

February 8 Work Session

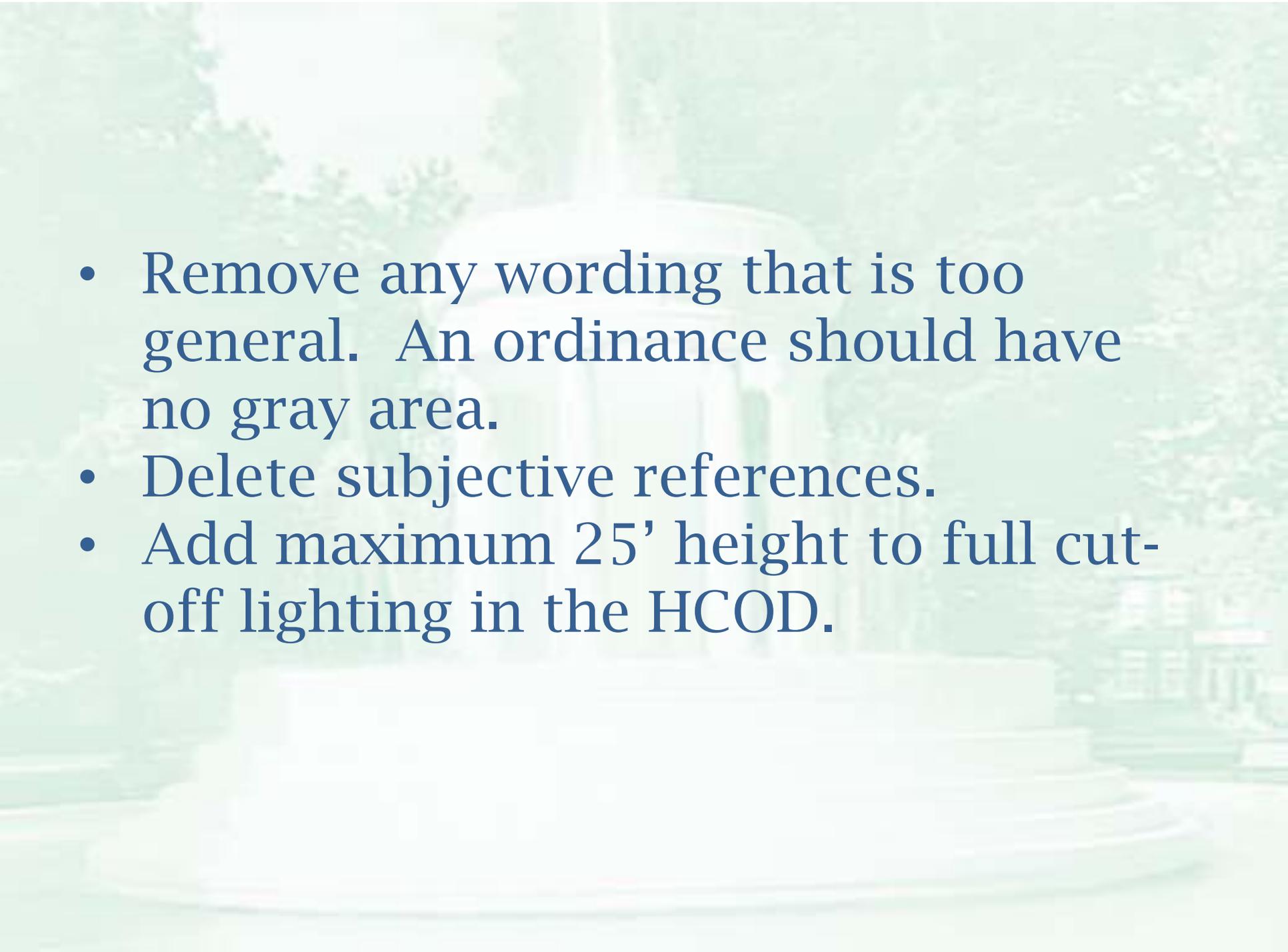
February 22 Work Session

March 7 Public Comment Session  
& Voted on Recommendations

The Planning Commission recommends the adoption of the HCOD with some editing:

### **Recommendation A**

- Strike editorial comments
- Relocate the two definitions
  - 1) residentially-used
  - 2) non-residentially-usedto the body of the HCOD to avoid confusion in the other zoning ordinances.

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- Remove any wording that is too general. An ordinance should have no gray area.
  - Delete subjective references.
  - Add maximum 25' height to full cut-off lighting in the HCOD.

# Sign Ordinance

Now this is embarrassing...  
When the sign code as last rewritten,  
The HCHSD was not included.

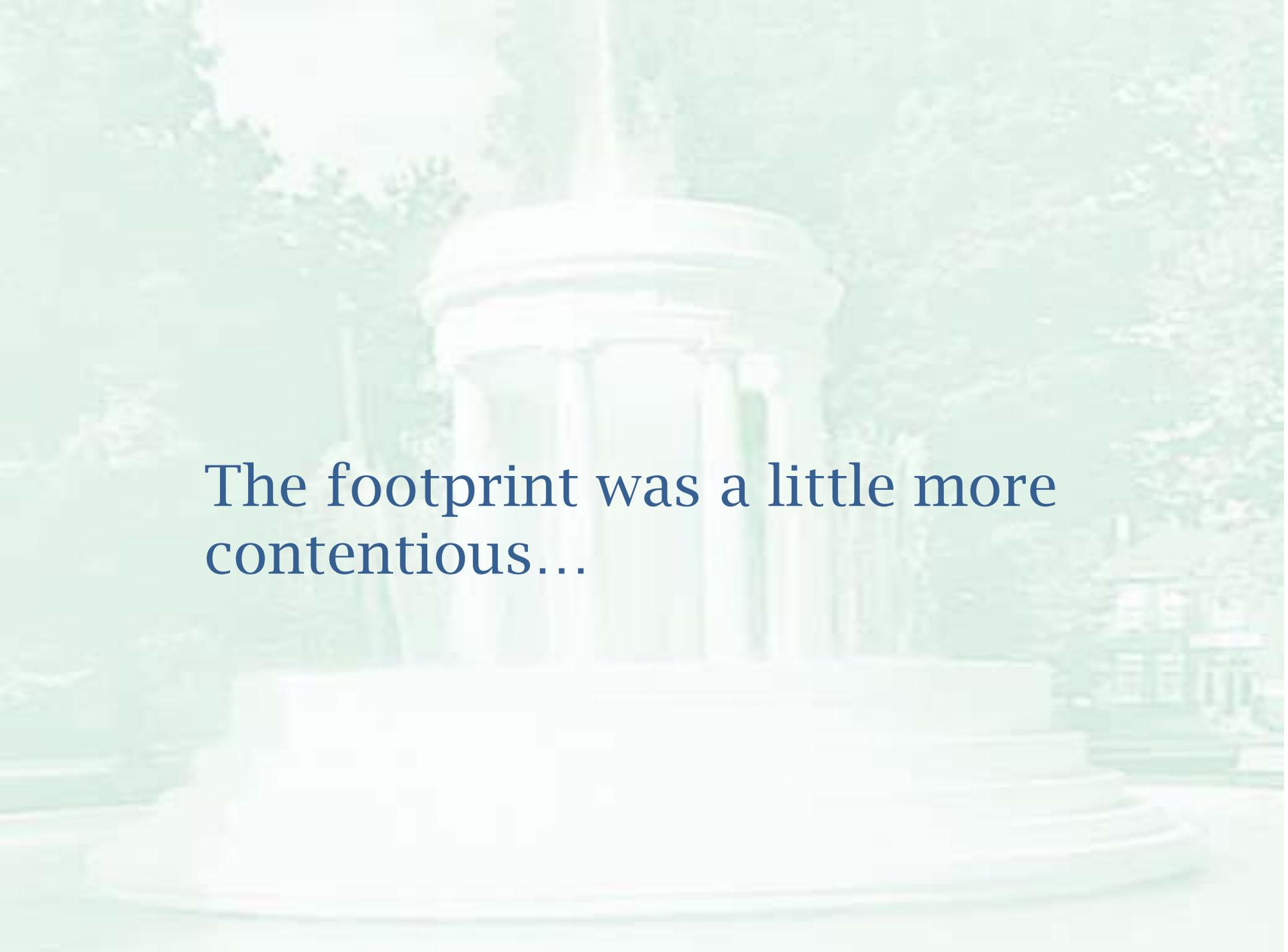
We would like to recommend that  
HCOD be added to zoning code  
§152: Appendix A.

At the request of Mr. Covert and Commissioner Davis it was decided that a committee of the Planning Commission and Oaklawn would hold a series of Open Meetings to determine what the sign ordinances will be.

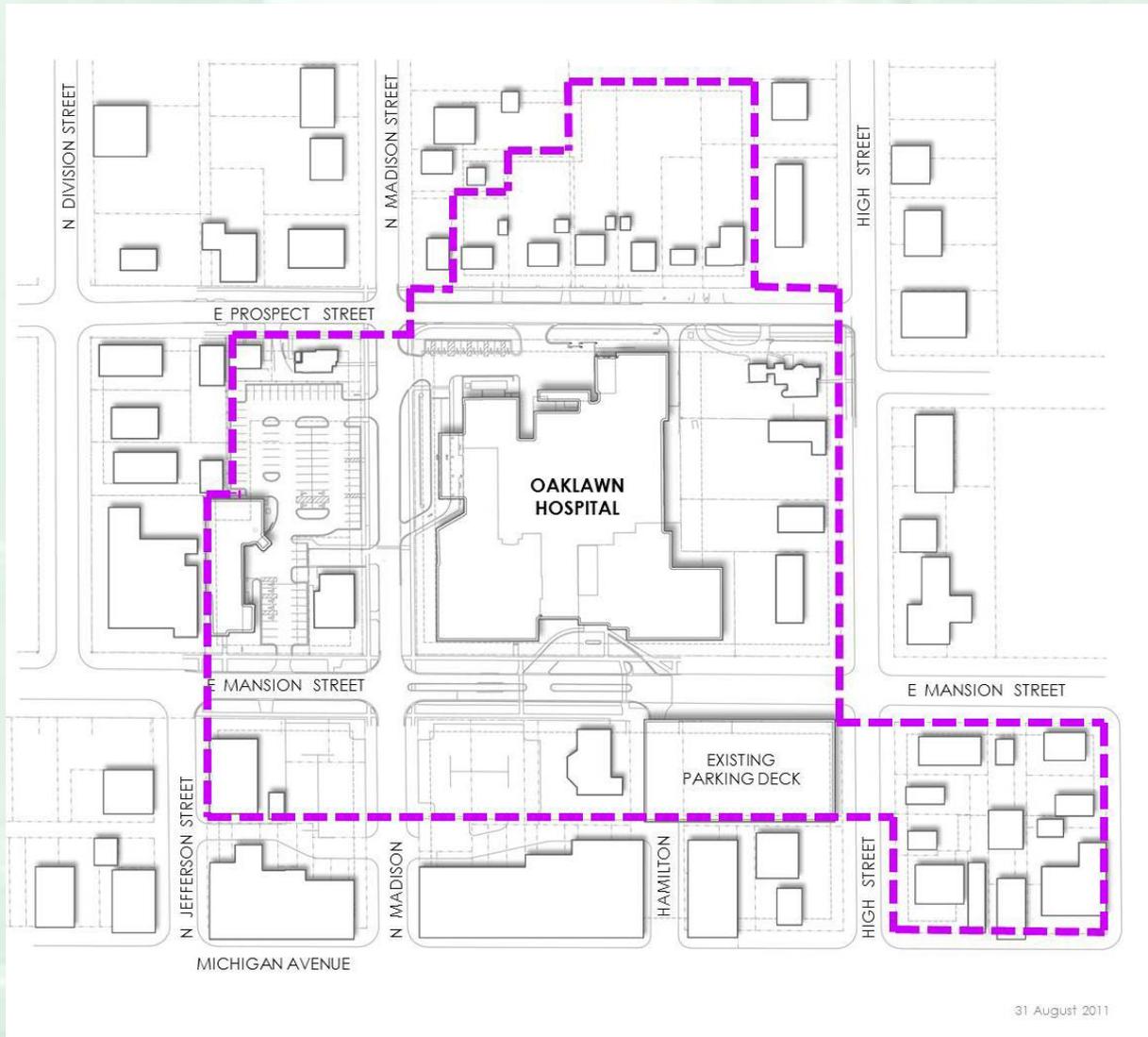
You do notice the strength on open meetings!



Up to this point the  
commission agreed on  
everything  
unanimously....



The footprint was a little more contentious...



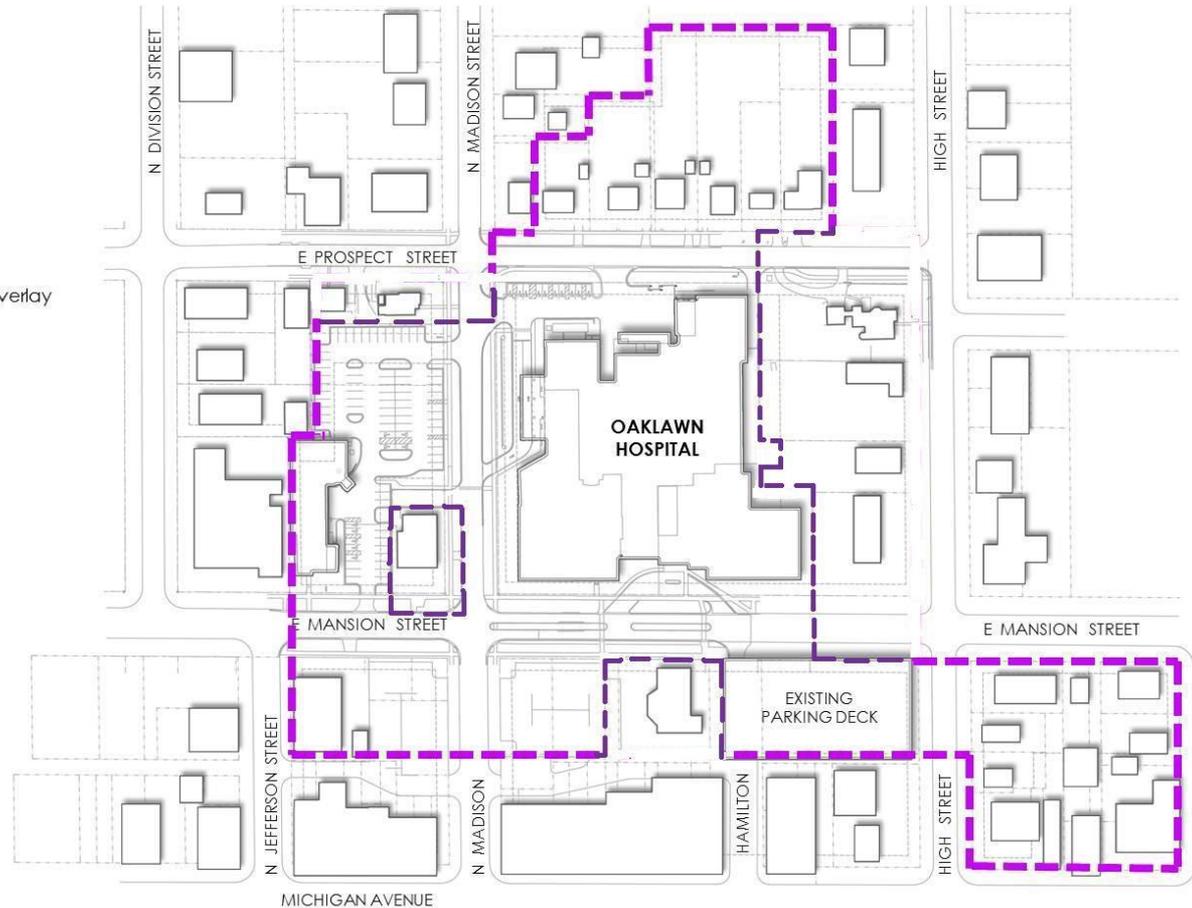
This is the original overlay requested by Oaklawn for the HCOD.

# This is the Planning Commission's Recommended HCOD Map

## HOSPITAL CAMPUS DISTRICT OVERLAY

### LEGEND

-  Existing Buildings
-  Hospital Campus District Overlay



This was a map suggested by one of the commissioners during a work session.



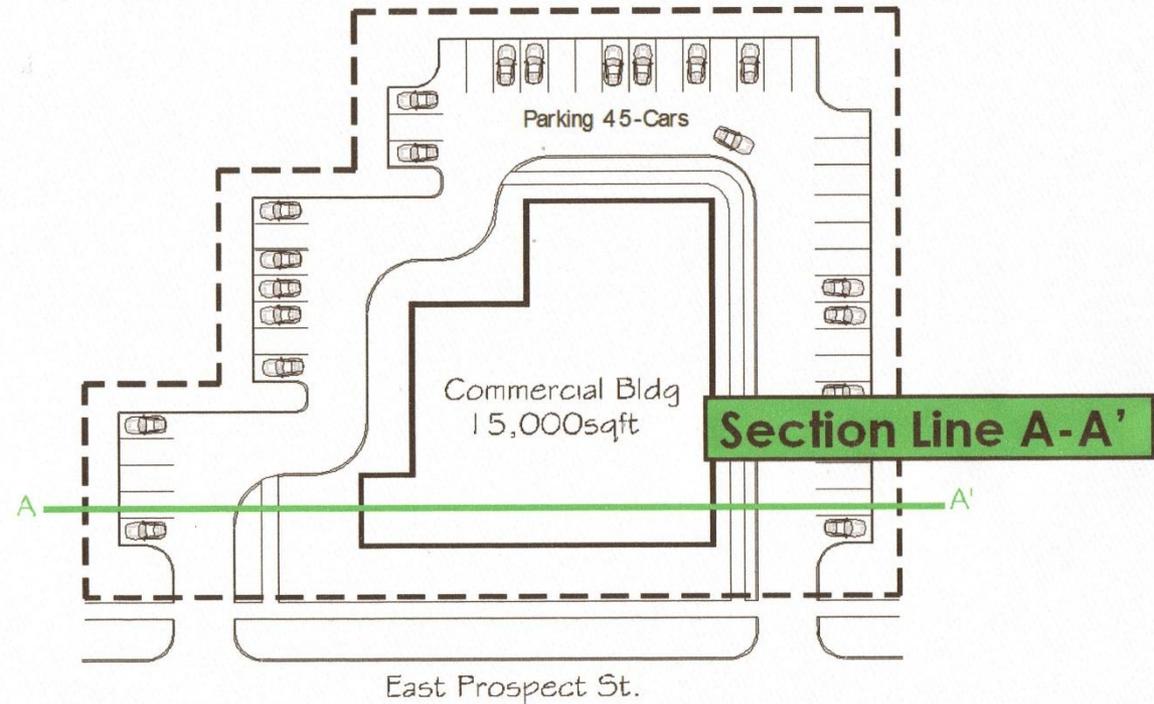
## **Recommendation B: The 4 Amendments to the HCOD**

**High Street.** Exclude the four parcels along the West side of High Street, between Mansion and E. Prospect, from the HCO District. It was expressed that this would protect the neighborhood by serving as a natural buffer between uses.

· **Decrease Impact on Residential.** The northern section of the HCO District presents special concerns as it has the capacity to greatly impact residential. Decrease the amount of impact by lowering the allowable height of a building to 3 stories and increasing the building setback.

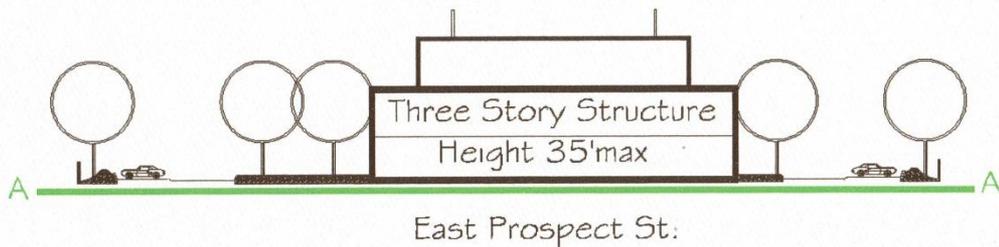
More  
Neighbor  
Friendly

## Health Care Overlay District:



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## Health Care Overlay District:



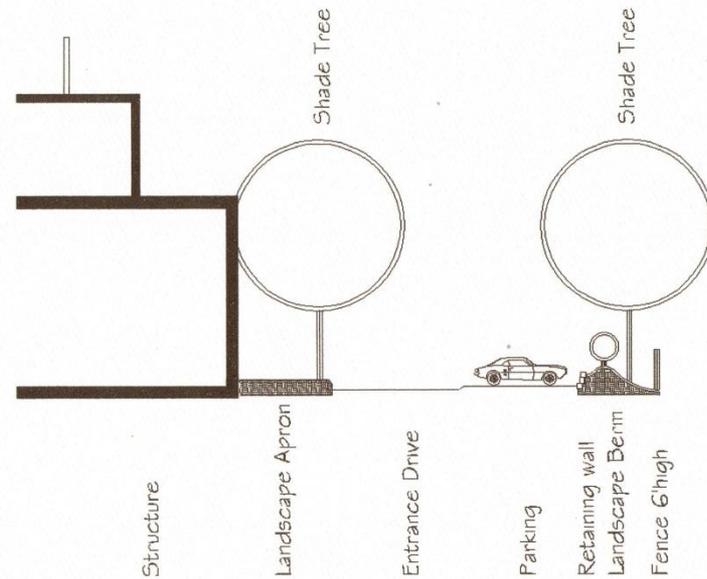
Elevation A-A'

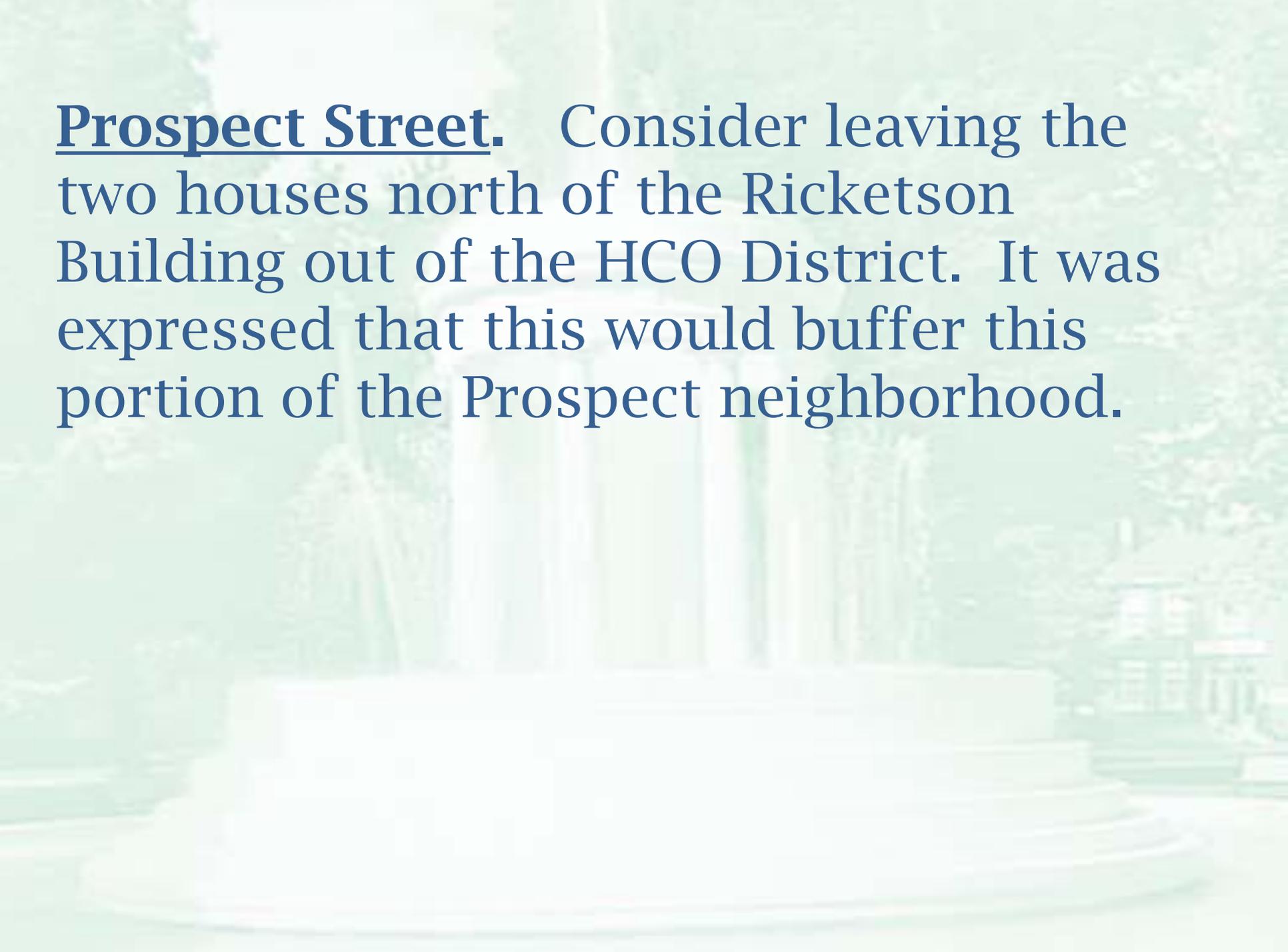
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Alleviate  
some of the  
impact on a  
residential  
neighborhood

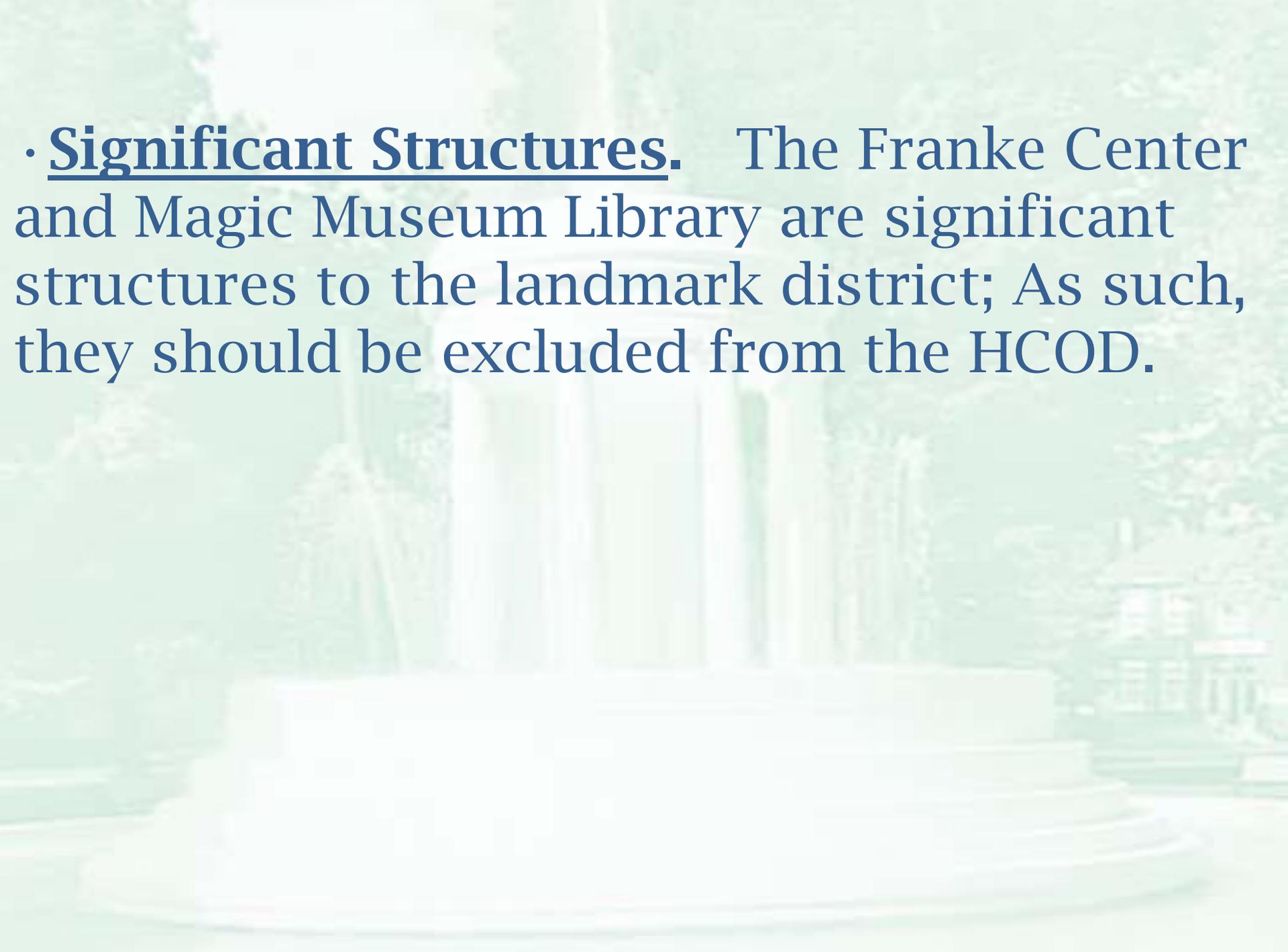
A good compromise for Oaklawn and the neighbors.

## Health Care Overlay District:





**Prospect Street.** Consider leaving the two houses north of the Ricketson Building out of the HCO District. It was expressed that this would buffer this portion of the Prospect neighborhood.



· **Significant Structures.** The Franke Center and Magic Museum Library are significant structures to the landmark district; As such, they should be excluded from the HCOD.



Questions?