

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: August 29, 2017
Re: Preliminary Site Plan – Hayes Green Beach Hospital surgical expansion

Your September Planning Commission agenda includes a preliminary site plan review for a planned expansion of Hayes Green Beach Hospital on its Harris Street side.

According to HGB, there are internal logistical reasons why this new surgical center needs to be located in this area of the hospital. However, the project as planned encroaches on public Right-of-Way areas and required lawn areas (setbacks).

The City has worked with HGB to develop a plan that would alleviate these concerns through the creation of a Planned Development District for the main HGB campus which, along with adjustments to the public Right-of-Way areas, would accommodate the addition.

Representatives from both HGB Hospital and the City of Charlotte will be present at your meeting to explain the proposal and get your feedback on it. If you choose to recommend this course of action to the City Council, we will begin the rezoning process and work toward a completed site plan.

Because this is only a **preliminary** review, all the issues will come back to the Planning Commission for formal public hearings and official reviews and approvals.

For your reference I have included two drawings provided by HGB of the proposed expansion. Large plan drawings are available for your review prior to, and at the meeting.