

# Tactical Planning, LLC

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TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: April 13, 2020

RE: **P&Z 2020-06** **Makovich & Pusti Architects**  
**University Hospitals**  
**3999 Richmond Road**



This request is for both preliminary and final site plan approval for four (4) interim projects required by the applicant in order to accommodate construction of Phase 2 at the Ahuja Medical Center. The four interim projects include:

1. Expansion of the existing parking lot on Auburn Drive;
2. Temporary relocation of the helipad;
3. Relocation of the mobile MRI; and
4. Temporary revisions to the emergency room and ambulance entrances.

The applicant is proposing to add 44 parking spaces to the existing parking lot at the west end of the site adjacent to the medical office building. This parking lot expansion will be a permanent improvement. The helipad is being temporarily relocated from the east side of the building to an area in the middle of the walking trails north of the building. The mobile MRI is being relocated from the southeast side of the building to the northwest side and walkways provided to connect to the building. Finally, the applicant is proposing to construct temporary patient and ambulance entrances to the emergency room.

All of these changes are intended to move activity away from the area of the site where construction will take place on Phase 2. There are no setback issues associated with any of these proposed interim projects.

It is recommended that the Planning and Zoning Commission grant both preliminary and final site plan approval for these interim projects subject to any comments of the City Engineer.