

Case 1735

Applicant: Oxford Neurology Clinic
Owner: Oxford Neuromuscular Associates, PLLC
Request: Variance from LDC Section 204 (27) Off – street automobile parking and storage
Location: 2894 South Lamar Boulevard
Zoning: (PB) Professional Business
Zoning History: Zoning established in 2004

Surrounding Zoning and Uses:

North: (PUD) The Azalea-Planned Unit Development – Medical Office
South: (A) Agriculture – Congressional Methodist Church
East: (RB) Two-unit residential – single family residences
West: (PB) Professional Business – vacant land

Planner's Comments: The subject property is a regularly shaped, relatively level lot and measures about 1.24 acres. It is located on the west side of South Lamar Boulevard. Previously cleared the property is populated with primarily young trees and vegetation.

The applicant is proposing to construct an 11,750 square foot, two story medical office building. The applicants will be occupying the first floor and intend to lease the second floor.

Parking as indicated in Section 204-27 of Oxford's Land Development Code for medical office buildings requires: 1.2 parking spaces for each 100 square feet of gross floor area. This requires a total of 141 parking spaces. As indicated in the submitted letter the applicants only require 20-25 spaces, leaving an excess 116 spaces. The submitted site plan includes a total of 99 parking spaces. With the 74 space surplus, the leasable area on the second floor complies with the parking requirements.

Special exceptions may be granted and that granting the special exception will not adversely affect the public interest.

Recommendation: Approve the request for a variance from the parking requirements for medical clinics for the Oxford Neurology Clinic with the following finding and conditions:

1. Granting of the special exception will not adversely affect the public interest
2. If permits are not issued with 18 months of approval the special exception will expire.
3. The special exception applies only to the submitted plan



City of Oxford
107 Courthouse Square
Oxford, MS 38655

APPLICATION FOR VARIANCE TO ZONING ORDINANCE

Applicant's Name OXFORD NEUROLOGY CLINIC

Mailing Address 100 AZALEA DRIVE

Address of Property in Question 2894 S. LAMAR

Telephone Number (s) Day 201 0112

Interest in Property Owner Leaseholder Option to Purchase Other

Describe the Nature of the Variance VARIANCE TO PARKING REQ'TS

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning districts?
SEE ATTACHED

Describe how a strict application of the provisions of the Zoning Ordinance results in practical difficulties or unnecessary hardship?
SEE ATTACHED

Describe how the granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located.
SEE ATTACHED

Attach a map or sketch of what you propose including applicable measurements along with a \$100.00 filing fee made payable to the City of Oxford.

Signature of Owner or Authorized Agent [Signature] Date 19 June 2013

FOR CITY USE ONLY

Date Filed _____ Filing Fee \$100.00

Date of Public Hearing _____

Decision of Board of Adjustment _____

Effective Date _____

Zoning Administrator

Date



OXFORD NEUROLOGY
CLINIC

1001 EAST BROADWAY
SUITE 1000
ANN ARBOR, MI 48106
(313) 763-1000

DR. MALCOLM ROLAND, MD
1001 EAST BROADWAY
SUITE 1000
ANN ARBOR, MI 48106
(313) 763-1000

MARY BUNCH, MD

Dear Planning Commission members,

My partner Dr. Owens and I are requesting a variance to the City of Oxford parking requirements for a medical office.

I have reviewed the requirements of 1.2 spaces per 100 square feet against our actual need. Our current office has 20 spaces for both patients and staff and are adequately served. Our medical practice has a small waiting area and we do not anticipate needing more than a total of 25 spaces at any time in the future. This leaves 41 additional spaces for any future tenant who occupies the upper floor of our building. We feel this is more than adequate.

This variance, if granted, will allow us to plant more trees than are required. We feel that this will benefit us and the city in the long term.

We appreciate your consideration and hope you agree.

Sincerely,

Dr. Malcolm Roland, MD

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