



TO: Mayor Craft & Members of the City Council

FROM: Lee Jones, Director of Planning & Community Development

SUBJECT: ZA19-000060 Gulf Shores Medical Park Rezone

DATE: February 3, 2020

SUMMARY OF REQUEST

The City of Gulf Shores seeks to rezone 11.48 acres from IND Industrial to BA Arterial Business.

OVERVIEW

The proposed rezoning is necessary for the development of a Freestanding Emergency Department (FED) and to accommodate future medical-related growth in the area. Rezoning the property from Industrial to Arterial Business will further implement the Vision 2025 Plan's goal to provide the community with prompt access to state-of-the-art medical facilities.

LOCATION AND CONTEXT

The 11.48 acre property is located on the east side of Highway 59 directly south of the Microtel Inn & Suites. The property is owned by the City of Gulf Shores, and it is currently vacant.

BACKGROUND:

- On November 12, 2019, the City Council approved a ground lease with Community Health Systems for the establishment of a Freestanding Emergency Department on this 11.48-acre property.
- The City of Gulf Shores received a Certificate of Need from the Alabama State Health Planning and Development Agency (SHPDA) during a hearing on November 20, 2019. This certificate will allow the City to move forward with the establishment of a FED and other medical-related facilities on this property, in a partnership with Foley Hospital Corporation.

PLANNING COMMISSION: At the January 28, 2020 meeting the Commission voted 9-0 to recommend approval to rezone this property from IND to BA.

FACTS TO BE CONSIDERED

1. The proposed BA zoning is consistent with the designated Commercial/Mixed Use future land use designation for this property.
2. The BA zoning is necessary in order to fulfill the Future Land Use Plan's recommendation in Section III. Major Development Themes, calling for the development of a, "prestigious medical facility invested in people, patient and family-centered care, medical discovery and education."
3. The Freestanding Emergency Department is planned to be the City's first major medical improvement from the Vision 2025 Strategic Plan. Changing the zoning from Industrial

to Arterial Business will be necessary in order to permit the FED, as well as other future medical-related uses that are envisioned for the site.

RECOMMENDATION

Staff recommends the City Council approve the rezoning of this 11.48 acre parcel from IND to BA.

ATTACHMENTS: Staff Report and Plans