



## MEMORANDUM

**TO: Planning Commission**

**FROM: Lee Heckman, AICP**  
**Planning and Development Review Department**

**DATE: February 8, 2013**

**SUBJECT: C14-2012-0145 2111 Fort View Road**

Attached please find a schematic submitted by the applicant as an addition to staff support material. It illustrates the potential layout of 2111 Fort View if the property were rezoned to office use with the condition that vehicle access be limited to emergency services only for civic and commercial uses. It is important to note implementation of this prohibition, if adopted, would occur as part of the site planning or site plan exemption review.

This illustration demonstrates a willingness on the part of the applicant to make the project "work" if the vehicular access limitation is adopted. The proposed rolling gate as depicted on the sketch should not be construed to be a requirement nor should it be perceived as allowed. The point of the attached is to show one option of how the site might function, given that it is intended to be integrated with the office-zoned property at 2110 W Ben White Boulevard. As envisioned, these two properties would share parking, and staff and patient access would be by means of vehicular access to Ben White and pedestrian access to the primary parking facilities at the main Victory Drive office.

A handwritten signature in black ink, appearing to be "LH", with a long horizontal line extending to the right.

**Lee Heckman, AICP**  
**Planning and Development Review Department**

x: Howard Kells (via Email)

C10

