

STAFF REPORT – Text Amendments
Public Hearing Date: April 20, 2023
City Council Meeting: May 1, 2023

Case: TA-2023-01

Proposed Request: Text Amendments to The City of Forest Park Zoning Code Of Ordinance

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PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing five text amendments to the Code of Ordinances. Case # TA-2023-01 includes an amendment providing an addition to SEC 8-8-4 Definitions, an update to *SEC. 8-8-38, SEC 8-8-44 and SEC 8-8-48 Permitted Uses and Conditional Uses*, and an amendment addition of *SEC. 8-8-84.1 Blood Banks, Blood Plasma, and similar blood donation center Standards – Text Amendment Report for Blood Plasma Centers, Blood Banks, and Similar Blood Product donation centers.*

BACKGROUND

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner. The following text amendments have been proposed:

2. An amendment to Section 8-8-4 Definitions adding, Blood Banks, Blood Plasma Center, Blood Donation Center, Urgent Care Centers, Kidney Dialysis Centers, Primary Care physician/Dentist Offices, Medical/Dental/Physical Therapy Specialists and Public Health Center.
3. An amendment to Section 8-8-38 Institutional Commercial District (IC) permitted uses for types of medical offices, clinics, and physical therapy facilities.
4. An amendment to Section 8-8-44 Light Industrial District (LI) for Permitted Uses
5. An amendment to Section 8-8-48 Planned Industrial District (PI) for Conditional Uses
6. An amendment adding Section 8-8-84.1 Blood Banks, Blood Plasma, and similar blood donation center Standards.

This update creates a standard for the type of facilities allowed in per said zoning districts on a permitted or conditional use basis. The previous ordinance was not explicit in its requirements, leaving too much room for interpretation. This update will clarify the requirements.

ARTICLE A. GENERAL PROVISIONS

Sec. 8-8-4. Definitions – The Addition of New Definitions

Blood Banks – A Blood Bank or Blood banking is the process that takes place in the lab to make sure that donated blood, or blood products, are safe before they are used in blood transfusions and other medical procedures. Blood banking includes typing the blood for transfusion and testing for infectious diseases.

Blood Plasma Center – A Blood Plasma Center is an establishment where patrons receive compensation for donating blood plasma.

Blood Donation Center – A Blood Donation Center is a facility, fixed or mobile, that is operated by a blood bank and used for the collection of blood, plasma or cytopheresis products, or separation of whole blood into components.

Urgent Care Centers – Urgent Care Centers are walk-in clinics that provide treatment for minor ailments and injuries outside of a traditional hospital-based or freestanding emergency department.

Kidney Dialysis Centers – Kidney Dialysis Centers are an independent or hospital-based units/facilities, approved and licensed to furnish outpatient dialysis services (maintenance dialysis services, home dialysis training and support services or both) directly to end stage renal disease (ESRD) patient(s).

Primary Care Physician/Dentist Offices - A primary care physician or a Primary Care Dentist Office is a specialist in family medicine, general internal medicine, Dental or general pediatrics who provides definitive care to the undifferentiated patient at the point of first contact and takes continuing responsibility for providing the patient's comprehensive care.

Medical/Dental/Physical Therapy specialists (specialized treatment of the human anatomy)

- a. **Medical Specialist** - Medical practitioner who has been registered as a specialist in a specialty or subspecialty in medicine in terms of the Regulations relating to the Specialties and Subspecialties in Medicine and Dentistry.
- b. **Dental Specialist** – Dental Specialist is any dental practitioner who is registered by the Dental Council under the Health Practitioners Competence Assurance Act 2003 as a dental specialist in one of the approved branches of dentistry and who is employed in that branch of dentistry or in a similar capacity with minimal oversight.
- c. **Physical Therapy Specialist** – Physical Therapy means services provided by a qualified physical therapist directed toward improving quality of life and well-being following an injury, with a specific focus on mobility and function.

Public health center (immunizations, vital records, etc.)

- d. **A Public Health Center** is a publicly owned facility for the provision of public health services, including related facilities such as laboratories, clinics, and administrative offices operated in connection with public health centers.

ARTICLE B. ZONING DISTRICTS, OVERLAY DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED

Sec. 8-8-38. Institutional Commercial District—Retail/Business Uses. Amendment of Permitted Uses.

Permitted Uses. Retail/Business Uses.

Retail/Business Uses

- Bakeries
- Banks and loan associations
- Barber shop and beauty salon
- Bookstores
- Child and adult day care centers
- Clothing and apparel store
- Convenience stores
- Coin laundry, dry cleaning, and pick up stations
- Day spa and aesthetician
- Dental offices and clinics
- Florist and gift shops
- Fruit, vegetable, meat seafood markets
- Grocery store
- Group day care home
- Hardware store
- Hospitals
- Jewelry store
- **Medical offices, clinics, and physical therapy facility**
 1. **Urgent Care centers (medical and dental)**
 2. **Kidney dialysis centers**
 3. **Primary care physician/dentist offices**
 4. **Medical/dental/physical therapy specialists (specialized treatment of the human anatomy)**
 5. **Public health center (immunizations, vital records, etc.)**
- Museums and art galleries
- Nonprofit fraternal organizations and clubs
- Pharmacy
- Private school K-12
- Professional offices
- Pub and tavern
- Repair shops (watches, radio, television, shoe, etc.),
- Restaurants having no drive through

Public/Institutional

- Municipal, county, state, or federal buildings
- Public school K-12

Conditional Uses

Retail/Business Uses

- Colleges, universities, and vocational technical schools
- Places of assembly
- Places of worship
- Funeral home/mortuary establishments
- Veterinary clinics.

(Ord. No. 21-11, § 1(Exh. A), 9-7-2021)

Sec. 8-8-44. Light Industrial District— Amendment of Permitted Uses, Retail and Businesses

Permitted Uses

Industrial and Warehousing

- *Agricultural implementation and equipment establishments*
- *Auto engine, body repair, and undercoating shops when completely enclosed*
- *Automobile rental and leasing facilities*
- *Automobile, truck, or trailer repair facilities*
- *Breweries and distilleries*
- *Building materials and lumber supply establishments*
- *Commercial parking garages and lots*
- *Computer and data processing services*
- *Gasoline service stations and truck stops*
- *Greenhouses and nurseries, including landscaping services*
- *Manufacturing, compounding, processing, or assembling food or consumer goods*
- *Mini-warehouses and storage*
- *Newspaper and printing plants*
- *Nonprofit fraternal organizations and clubs*
- *Offices and administrative facilities*
- *Public utilities such as electric substations, storage of materials and trucks, repair facilities, offices and electric generating plants*
- *Recreational vehicle/boat sales and service*
- *Repair, reconditioning, and manufacturing*
- *Research, experimental, testing laboratories, Blood Plasma Centers, Blood Banks, Similar blood products and/or Donation centers*
- *Truck, trailer, tractor sales and service*
- *Towing, wrecking, and impound service*
- *Tractor and trailer parking and storage*
- *Trade shops, including electrical, plumbing, heating/cooling, and roofing*
- *Trade/industrial/vocational schools*
- *Wholesale business, warehouse, distribution, trucking terminal, and similar non processing storage and distribution uses*

Public/Institutional

- *Municipal, county, state or federal buildings*

Communications/Utilities

- *Utility substation*
- *Water tower*

*Conditional Uses**Retail and Business Uses*

- *Bowling alley, billiard hall, indoor archery and firearm range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation*
- *Automobile sales*
- *Places of assembly*
- *Places of worship.*

Communications/Utilities

(Ord. No. 21-11, § 1(Exh. A), 9-7-2021)

Sec. 8-8-48. Planned Industrial District (PI) – Amendment of Conditional Uses, Retail and Businesses.*Permitted Uses***Industrial and Warehousing**

- Agricultural implementation and equipment establishments
- Building materials and lumber supply establishments
- Cafeteria/food courts and recreational services when completely enclosed solely for employees of businesses
- Computer and data processing services
- Greenhouses and nurseries, including landscaping services
- Manufacturing, compounding, processing, or assembling food or consumer goods
- Newspaper and printing plants
- Offices and administrative facilities
- Pre-K and day care centers solely for employees of businesses
- Research, experimental, testing laboratories
- Travel/motor coach/RV camper park
- Wholesale business, warehouse, distribution, trucking terminal, and similar non processing storage and distribution uses

Public/Institutional

- Municipal, county, state or federal buildings

- Trade/industrial/vocational schools

Communications/Utilities

- Utility substation
- Water tower

Conditional Uses

Retail and Business Uses

- Places of assembly
- Places of worship.
- Blood Plasma Centers, Blood Banks, Similar blood products and/or Donation centers

Industrial and Warehousing

- Tractor and trailer storage

Communications/Utilities

- Wireless telecommunications

Accessory Uses

- Gate and security buildings
- Outdoor storage

(Ord. No. 21-11, § 1(Exh. A), 9-7-2021)

Sec. 8-8-84.1. Blood Banks, Blood Plasma, and similar blood donation center Standards.

1. *A blood plasma collection facility or similar blood centers must not be located within one mile radius of another blood plasma collection facility.*
2. *Shall be located at least three hundred (300) Linear feet away from any single-family residential use; elementary, middle, or high school facility; church or other house of worship facility.*
3. *Hours of operation for Blood Plasma Facilities or similar blood centers shall be between 8:00 a.m. and 8:00 p.m. only.*

4. *Facilities must include a waiting and departure area of at least five hundred (500) square feet in area to accommodate all customers.*
5. *No persons shall be permitted to stand in line outside or otherwise loiter around Blood Plasma Facilities or similar blood centers.*
6. *Shall only be located on major roads or highways throughout the City of Forest Park.*
7. *The minimum floor area for the facility is ten thousand (10,000) square feet.*
8. *Separate restroom facilities for customers and staff must be provided.*
9. *Facilities must develop and follow a management plan for handling litter, security, and loitering. A copy of said plan must be provided to the city.*
10. *Cash transactions between the facility and customers are prohibited.*

The Purpose of this amendment is to update the City of Forest Park Code of Ordinances for the Institutional Commercial District, The Light Industrial District, the Planned Industrial district and to add 8.8.84.1 Blood Banks, Blood Plasma, and similar blood donation center Standards. The permitted uses and conditional uses are used to specify the types of facilities, clinics, laboratories, researching, and testing facilities that are permitted under each code. The Blood Banks, Blood Plasma; and similar blood donation center Standards are set in place to regulate type of facilities and limitations set forth. With this amendment to the Ordinance, there will be specific standards for types of businesses allowed within the City of Forest Park in each specified Zoning Districts. The previous ordinance was not explicit in its standards, leaving too much room for interpretation. This update is more specific with its standards. Staff recommends approval of Text amendment.