

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 47-23

A RESOLUTION APPROVING MASTER PLAN 2023 FOR ST. MARY'S HOSPITAL AND MEDICAL CENTER LOCATED AT 2635 N. 7TH STREET, GRAND JUNCTION, COLORADO

RECITALS:

St. Mary's Hospital and Medical Center has submitted to the City for its review and approval the 2023 Master Plan 2023 (2023 Plan). The 2023 Plan is for and relates to the development of the hospital and the lands near to it which are dedicated to the provision of patient services.

The 2023 Plan anticipates internal renovations, remodels, replacements, and relocations at the hospital and on the St. Mary's Hospital campus. The projects are planned within the existing structures with no additions or expansions to the footprint, and include rebranding, remodeling of the Clinical Decision Unit to add twenty-four beds, remodeling of OR-10, and an outpatient pharmacy. The Pavilion proposes to remodel oncology, upgrade imaging equipment, and remodel the existing Neurology department, while the Surgery Center will see remodeling of the dialysis area, the IT department, and sterile processing areas. The 2023 Plan proposes to demolish the Farrell Building, the Madden Building, and 2352 N. 7th St, along with a rezone of 2352/2356 N. 7th St into the hospital planned development (PD) zone.

The Institutional and Civic Facility Master Plan process as defined in §21.02.190 of the Zoning and Development Code (Code) provides an opportunity for the early review of major institutional and civic facilities that offer needed services to the community. In accordance with the Code, Master Plans such as that advanced by St. Mary's Hospital are specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2023, St. Mary's Hospital and Medical Center is celebrating 127 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital and Medical Center currently is comprised of nearly fifty-four acres.

St. Mary's campus and associated properties are zoned Planned Development or Neighborhood Business.

On May 9, 2023, the Grand Junction Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommended that the 2023 Plan for St. Mary's Hospital and Medical Center be approved.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

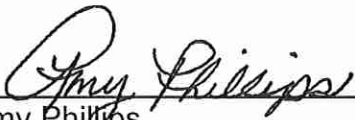
The foregoing Recitals are hereby adopted, and the 2023 Master Plan for St. Mary's Hospital and Medical Center is approved by and with this Resolution; and that the 2023 Plan, as more particularly described in Community Development Division file FMP-2023-60, will remain valid until May 18th, 2028.

PASSED and ADOPTED this 7th day of June 2023.



Anna M. Stout
President of the City Council

ATTEST:



Amy Phillips
City Clerk

