

**SEP 03 2025**

**RECEIVED**

Section 4.6 Standards for approval:

A.

**1. Increased Foot Traffic and Visibility**

- Brings a steady flow of patients, staff, and visitors.
- Boosts exposure for nearby retail, dining, and service businesses.

**2. Economic Boost to Local Area**

- Creates jobs (medical, administrative, support staff).
- Patients and families may spend at local hotels, restaurants, and stores.

**3. Attracts Other Medical or Professional Services**

- Encourages clustering of pharmacies, physical therapy, imaging centers, and specialist offices.
- Can transform the area into a healthcare hub.

**4. Enhanced Property Value**

- Medical tenants are stable and often long-term, increasing commercial property demand.
- Improves neighborhood image and desirability for investment.

**5. Community Health Resource**

- Provides specialized care locally, reducing travel time for residents.
- Build trust and connection within the community.

B.

**1. Strategic Location**

- **Proximity to major roads and highways** ensures easy access for patients, staff, and emergency transport.
- **Close to hospitals, imaging centers, and physical therapy providers**, promoting coordinated care and referrals.

**2. Intended Purpose**

- **Meets a vital community need** for specialized spine care, enhancing local healthcare offerings.
- **Supports outpatient services**, reducing pressure on hospital systems and improving patient convenience.
- **Stimulates economic activity** while maintaining a low-impact, professional presence in the area.

C.

### **Site Characteristics**

- **Adequate parking** and accessible entryways accommodate patient needs, including those with mobility limitations.
- **Modern infrastructure** supports medical technology, compliance with ADA standards, and HIPAA-compliant design.
- **Zoning compatibility** with commercial/medical use ensures regulatory alignment and minimal neighborhood disruption.

D.

### **Economic Benefits**

#### **1. Job Creation**

- Direct: Surgeons, nurses, medical assistants, billing staff, etc.
- Indirect: Cleaners, maintenance, delivery services, etc.

#### **2. Increased Local Spending**

- Patients and families patronize nearby restaurants, hotels, pharmacies, and retail businesses.
- Office purchases from local vendors (supplies, printing, IT, etc.).

#### **3. Higher Property Values**

- Medical offices are viewed as stable, long-term tenants.
- Enhances desirability of nearby commercial and mixed-use properties.

#### **4. Tax Revenue**

- Business and property taxes contribute to local government funding.
- Increased sales tax from surrounding economic activity.

#### **5. Professional Development**

- Attracts other medical and allied health services, boosting local healthcare ecosystem.

E.

There will not be a higher demand for utilities or public services.

F.

The location complies with the City Land Use.

G.

There is no safety, health, or public welfare that would be negative in allowing this business to be in the assigned location.

#### Information about the Business

Sherban Spine Institute is run by a Board-Certified Orthopedic Spine Surgeon, Ross Sherban. We specialize in spine and provide consultation to patients that are having spine issues. We are hoping to open by the end of the year. We are only in this location a few days a month 9am – 5 pm. We have travel teams and have 3 people on staff in this location.

We have three patient coordinators that are currently making 65k salary a year. The suite is about 2k square feet. There is not residential in that is very close to the business plaza. This location is on the first floor and has easy parking with ADA access to the location.

This practice will allow residents that live close by to seek five-star care if they are having back issues and need medical attention. This practice does not create fire hazards. We will not require any security measures. The practice does not use any chemicals, fluids, or gases in the office. There will not be any need for above normal water needs in the office. There will not be park use, lights, alcohol, live music, or loud noise.

Sincerely,

Kimberly Martorano

CEO