

Exhibit A
File No. 250394
1st Amendment to the Detailed Planned Development known as
St. Luke's Medical Center, Phase 1
3025 S. 27th Street and 2700 W. Oklahoma Avenue
September 26, 2025

Previous File History *A General Planned Development (GPD) known as St. Luke's Medical Center was established for the entire hospital complex in 2000 as File No. 000152, and was subsequently amended as File Nos. 010444, 020080 and 021759. Additionally, Detailed Planned Developments (DPDs) were established for the 3 phases within the hospital campus, all of which have been modified and/or amended. The sites that are subject to this file, 3025 S. 27th Street and 2700 W. Oklahoma Avenue, are within the Phase 1 DPD, which was established in 2001 as File No. 000549. Three Minor Modifications have been approved for the Phase 1 DPD, including File Nos. 020721, 111299, and 141508.*

Project Summary *The proposed project will amend the Phase 1 DPD with alternations to the overall building areas, parking surface areas, and number of buildings on the campus. More specifically, the project consists of the demolition and removal of the Parkway Building at 3025 S. 27th Street, which was previously used as administrative offices. The Parkway Building is past its useful life as the design and layout of the building no longer meet current operational needs and modifications to the building are limited due to its design and dimensions. These spaces have been relocated to other facilities to better suit the operations of St. Luke's. The building will be replaced with a 26-stall expansion to the south of the Parkway Building, and on the land south of it at 2700 W. Oklahoma Avenue. No new utilities are required and only a new light pole located in the new parking island at the north end of the parking lot expansion. The pole is 25' in height with LED fixtures to match the other light poles and fixtures on campus. The new parking area will be bounded on east side by an extension of the existing 17' landscape buffer, on the west by an extension of the existing 12' landscape buffer, and on the north by a new 17' landscape buffer where the building was removed.*

District Standards (s. 295-907): *District Standards are not proposed to be modified. Site Statistics are the primary focus of modification for the amendment.*

Uses:	Former: Office Building Proposed: Surface Parking
Design standards:	Refer to the 3 rd Amendment to the Aurora St. Luke's Medical Center (ASLMC) GPD, April 11, 2003
Density (sq. ft. of lot area/dwelling unit):	Not Applicable
Space between structures:	Not Applicable
Setbacks (approximately):	Not Applicable
Screening:	Not Applicable
Open space:	Not Applicable
Circulation, parking and loading:	This amended DPD document will increase the surface parking space total by 26 stalls. Site circulation drives and entrances will remain unchanged. The current access to the parking lot remains at the south end of the lot from the existing internal roadway on the west side of the parking lot. No direct access is available from W.

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	Oklahoma Avenue, S. 27 th Street, or the main driveway from S. 27 th Street.
Landscaping:	<p>The landscape buffers provided as part of this parking expansion include a 17' wide planting strip along S. 27th Street and a 16' wide planting strip along the northern access drive entering the St. Lukes Campus from S. 27th Street. Along the north and south access drive, to the west of the expansion, a 12' wide planting strip will be installed.</p> <p>The proposed landscaping will comply with City requirements outlined in sect. 295-405 as well as the existing requirements of the ASLMC GPD. Furthermore, the buffer edges will improve upon and expand the existing landscaping.</p> <p>The planting scheme employed is consistent with Option A of the City requirements outlined above. Our plan includes a minimum 10' wide landscape area on all sides, 1 tree per 20' of frontage, and a lush planting of low shrubs and perennials. In total our landscape plan includes 6 large shade trees, 3 midsize ornamental trees, 3 midsize evergreen trees, and over 200 shrubs and perennials.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	Additional light pole being added that is consistent with campus fixtures and will maintain light levels. Light pole heights will not exceed 25' feet and will have a cut-off light fixture.
Utilities:	Not Applicable
Signs (type, square footage, quantity and placement):	A lighted wayfinding sign with approximately 15 SF per side may be added to the northeast corner of the site.

Site Statistics:

DETAILED PLAN DEVELOPMENT STATISTICAL SHEET

		SQ FT		% TO TOTAL	
		2001 PREVIOUSLY APPROVED DPD	PROPOSED		
A-1	GROSS LAND AREAS	935,000	935,000	100%	
A-2	TOTAL SQUARE FOOTAGE: BUILDINGS	418,154	409,561	44%	
A-3	TOTAL SQUARE FOOTAGE: PARKING/DRIVES	410,000	416,054	44%	
		SQ FT	# OF SPACES	SQ FT	# OF SPACES
	LAND DEVOTED TO PARKING & PARKING STRUCTURES	285,633	2,062	293,237	2,089
	DRIVES AND STREETS	125,000		122,817	
A-4	TOTAL SQUARE FOOTAGE: OPEN SPACES	N/A		N/A	
A-6	TOTAL NUMBER OF NEW BUILDINGS	0			
A-9	PARKING RATIO (No. CARS/1,000 Sq. Ft.)	*3,431/418=8.2		3,457/410=8.4	

*Parking stall count revised to include West Parking Garage added in 2003. Counts verified in 2025.