

Planning Report

Thursday, September 6, 2012

Thomas Kohler PCD, Subarea D – Dublin Memory Care Facility

Case Summary

Agenda Item	1
Case Number	12-029FDP
Site Location	6355 Emerald Parkway Southwest corner of the intersection of Emerald Parkway with Woerner Temple Road.
Proposal	A 33,000-square-foot, one-story memory care facility and associated site improvements for a vacant, four-acre parcel within Subarea D of the Thomas Kohler Planned Commerce District.
Request	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.
Developer	Edwards Land Company, represented by Ben Hale Jr., Smith and Hale LLC.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<u>Approval of a Minor Text Modification</u> Planning finds that a minor text modification to permit a fence that is six feet in height where the Zoning Code requires four feet provides additional security and safety for the unique needs of the patients of this facility.

Approval of the Final Development Plan with 6 Conditions

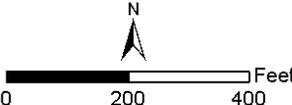
In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards in the area and approval is recommended with conditions.

Conditions

- 1) That, prior to filing for a building permit, the architectural site plan be updated to reconcile the discrepancies in the site data table;
- 2) That stone columns be included along the entire length of the fence spaced in 30-foot intervals on all applicable plan sheets and that the fence be at least two feet from the edge of the landscape buffer;
- 3) That the plans be revised to indicate wheel stops for all parking spaces that front a sidewalk;

- 4) That the replacement of the curb drop located on Woerner Temple Road with curb and gutter to match existing adjacent curb be indicated on the plans;
- 5) That the Woerner Temple Road sign be shown in the same location at least eight from the right-of-way on all applicable plan sheets and that encroachment forms be submitted with the sign permits; and
- 6) That the meter pit be screened with landscaping if it is above grade.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>12-029FDP Thomas Kohler PCD, Subarea D Dublin Memory Care Facility Woerner-Temple Rd & Emerald Pkwy</p>	 <p>0 200 400 Feet</p>
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Facts	
Site Area	4.054 acres
Zoning	PCD, Planned Commerce District (Thomas Kohler plan, Subarea D)
Surrounding Zoning	<p>With the exception to the west, all surrounding land is zoned PCD, as part of the Thomas Kohler Plan.</p> <p>West: Single family residences in the Trinity Park neighborhood, zoned PLR, Planned Low Density Residential District</p> <p>South: Tutor Time daycare, Subarea D</p> <p>East: Emerald Town Center, Subarea E</p> <p>North: Vacant land and Camden Professional Office Complex in Subarea C</p>
Site Features	<ul style="list-style-type: none"> • General: Undeveloped, rectangular parcel • Frontage: 400 feet along both Emerald Parkway and Woerner Temple Road • Vegetation: There is a 75-foot wide landscape buffer, required by the development text, along the western boundary, which was fully developed with a bikepath and landscaping after the 1996 zoning approval • Mature trees particularly in the northern portion of the site and in fence rows along the east boundary • Elevation: 910 feet at a high point in the southwestern portion of the site to 904 feet in the northeast
History	The preliminary development plan for the Thomas Kohler Planned Commerce District was approved by the Planning and Zoning Commission and by City Council in 1996, it was later revised in 2002. The Commission in August of 2007 approved the Tutor Time daycare south of this site.
Development Context	The PCD permits a variety of commercial uses and adjacent development and currently includes the Tutor Time daycare, the Emerald Town Center shopping center, the Camden Professional offices, the two large office buildings on Parkwood Place, the BMI Credit Union and the Gardner School daycare site.
Neighborhood Contact	The proposal was shared with the neighboring homeowners' associations and the applicant has indicated that they were generally supportive of this use and the plan. One neighbor contacted Planning with questions regarding the type of operation proposed.

Details	Final Development Plan
Process	<p>The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.</p>
Proposal	<p>The final development plan includes:</p> <ul style="list-style-type: none"> • 32,861 SF single-story, 66-bed care facility • 44 parking spaces • Access point from internal shared drive off Emerald Parkway; no additional driveways are proposed for Woerner Temple or Emerald Parkway • Interior courtyard and exterior patio and open spaces surrounded by six-foot high fence • Extensive landscaping, including roadway buffers • Two signs, one along each right-of-way • Stormwater management in the southeast portion of the site and in northern portion along Woerner Temple Road
Layout	<p>The proposal is for a 66-bed Alzheimer care facility. The 32,861-square-foot building is in the center of the site. The front elevation faces east toward Emerald Parkway, which is also the building's longest elevation at about 300 feet. The site shares a driveway that was constructed as part of the Tutor Time building and access to the site is aligned with the Tutor Time drive. The main parking area is located along Emerald Parkway in two pods north and south of a covered entry to the building. The drive aisle is widened to accommodate an emergency vehicle turnaround. The parking lot dead ends at the northeast corner of the site where a turnaround is provided.</p> <p>A service area with a turnaround, dumpster and enclosure, service delivery area and eight parking spaces is shown in the southwest portion of the site. A mound will be behind the dumpster enclosure to provide buffering from the bikepath and the landscape buffer to the rear.</p> <p>There is a courtyard in the center of the building with landscaping and a water feature as an amenity for the residents. Outdoor areas are proposed adjacent to the building along the Woerner Temple frontage. This area will be fenced in by six-foot metal fence with intermittent stone piers. Two project signs are proposed.</p>
Development Standards/Use	<p>The site is located within Subarea D of the Thomas Kohler Planned Commerce District and a retirement care facility is a permitted use. The development text provides development regulations including specific requirements for the landscape treatment along Emerald Parkway and Woerner Temple Road.</p>

Details	Final Development Plan
Density/ Lot Coverage	<p>The maximum permitted density in Subarea D is 20,000 square feet per acre for retirement care facilities and the proposed 32,861-square-foot facility on a 4-acre site meets this requirement. According to the final development plan, the lot coverage is 44 percent. There is a discrepancy between the architectural site plan and the final development plan in the site data table, which must be reconciled prior to filing for a building permit.</p>
Setbacks	<p>Setbacks off Emerald Parkway are required to be 30 feet for all pavement areas and 50 feet for buildings. Side and rear yards must be 12.5 feet for pavement and buildings, except for the 750-foot wide buffer along west property line. All other publicly dedicated roads (Woerner Temple Road) must have a 25-foot pavement and building setback. The proposal meets these requirements.</p>
Architecture	<p>The development text requires warm-tone brick, stone veneer or stucco stone with limestone trim as the predominant building material. Wood, stucco, tile, decorative concrete block, and other similar materials may be used as an accent with brick and stone. Pitched roofs, standing seams, cedar shakes, synthetic slate, or dimensional shingles with no less than 325 lb per square weight must be used within the area. The predominant design element within this area of the Thomas Kohler Planned District is craftsman-style detailing with deep roof overhangs, dormers, columns, significantly sized brackets and a variegated type of stone.</p> <p>The building has a very long elevation along the Emerald Parkway frontage and Planning has encouraged the applicant to break up this long façade. In response, applicant has incorporated dormers into the roof and gabled roof elements that project two feet off the building façade to break. A porte cochere is proposed along the front façade with columns and a roof overhang that provides covered drop-off and pick up area.</p> <p>The applicant has worked with Planning to attempt to capture the style and detailing of the buildings within the area in the architecture of the proposed memory care facility. Brick (Mutual Materials, Imperial Red – Smooth) is one of the main building materials, shown on the front elevation to extend to within a few feet of the roof line and on the other elevations as a water table. Stone (Coronado Stone, Tuscan Villa – Romano) is used at the building projections and the columns at the entry. The material wraps around the elevation when it is used and is proposed at portions of the rear of the building as well. The remainder of the building is clad in stucco (Sherwin Williams, Fresco Cream) as are the roof gables.</p> <p>The materials list indicates a tile roof, but the material specification indicates a composite in the weathered wood color. While no shingle weight is shown the development text requires a 325 pounds per square shingle.</p>

Details	Final Development Plan
Architecture	<p>The applicant has incorporated some craftsman detailing in the window muntins. Brackets are shown beneath roof overhangs to tie the building architecturally to existing buildings in the district.</p> <p>Packaged Terminal Air Conditioners (PTACs) are proposed to service the facility. The applicant has provided section drawings to indicate the units will not be visible from nearby roads. The units are located along the lower level exterior walls and will be screened by plant material immediately adjacent to the building and the mounding and landscaping along Emerald parkway and Woerner Temple Road.</p>
Traffic and Access	<p>The plat for this and the surrounding parcels restricted access to a shared drive off Emerald Parkway. No access is warranted nor proposed along Woerner Temple Road and the plan must be revised to indicate the replacement of the curb drop located on Woerner Temple Road with curb and gutter to match existing adjacent curb.</p> <p>All parking aisles are 22 feet wide and the applicant has provided adequate turnaround opportunities for cars and emergency vehicles. Existing public paths surround the site and must be preserved throughout construction. The final development plan indicates a six-foot wide sidewalk from the building to the public way along Emerald Parkway. There is also a path proposed along the building, which extends to the sidewalk along the shared access drive. Wheel stops should be provided for all parking spaces that front a sidewalk.</p>
Parking	<p>The development text requires parking in accordance with the Zoning Code, which requires nursing homes to provide one parking space for every six beds plus one space for each employee on the largest shift. Eleven spaces are required for the 66 beds and 16 spaces for employees for a total of 27 spaces; 44 spaces are provided.</p>
Utilities and Stormwater Management	<p>Sanitary Sewer service is available from an eight-inch mainline on the east side of Emerald Parkway. An eight-inch service was brought across the road to the west side, roughly at the center of the site when Emerald Parkway was constructed. Water service is available through 16-inch waterline on the west side of Emerald Parkway.</p> <p>Stormwater management information was submitted and meets the City's requirements for preliminary review. The stormwater will be managed by two bio-retention basins or raingardens on the site. One of the proposed raingardens is in the southeast corner of the site between the shared access drive and Emerald Parkway. The other is in the northeast between the building and Woerner Temple Road. Both will be designed with four-inch underdrains. The banks of the raingardens will be shallow and the centers will be covered with mulch and the edges landscaped with varying plant materials appropriate to their location.</p>

Details

Final Development Plan

Landscaping

The development text requires that all landscaped areas meet Code. Additionally, specific landscaping treatments along Emerald Parkway and Woerner Temple Road and a specific intersection landscape treatment was also approved as part of the development text. The proposed landscaping plan adheres to these requirements and incorporates mounding, grasses, perennials, evergreens, and shrubs.

The proposed landscape plan shows the location of the existing street trees installed by the City during the construction of Emerald Parkway; no additional street trees are required.

Code requires that parking lots and vehicular use areas be, with 5% or 1,378 square feet of interior vehicular use areas landscaped with trees and shrubs. In addition, one tree should be provided for every 5,000 square feet of building and vehicular use area. The proposed landscape plan shows the use of evergreen plants and deciduous trees adjacent to access drives and parking areas. These requirements have been met.

Code requires screening of all service structures by landscaping or a fence/wall. The plans indicate transformer and generator pads and a dumpster in the southeast portion of the site. All have a masonry enclosure matching the building materials and a painted metal gate for access. A significant mound is provided behind the enclosure to further screen it from the adjacent bikepath.

There is a meter pit indicated on the civil drawings along the Emerald Parkway frontage near the shared access drive. This is not indicated on the landscape plan but will need to be screened if it is above grade.

The landscape plan indicates that the 75-foot buffer to the west of the property is not part of the plan. However, the buffer is located on this property and must be maintained by the property owner. The City of Dublin has an easement for the bikepath.

Signs

A sign is proposed for each frontage. The two signs have five-foot stone columns at either end with a stucco insert with black metal pin-mounted letters with the name of the facility. The signs will be 14 feet wide, located perpendicular to the rights-of-way and externally illuminated. Both are proposed within a utility easement and will require easement encroachment forms in addition to sign permits. The Woerner Temple sign is proposed two feet from the right-of-way and will need to be relocated to be at least eight feet from the right-of-way. There is some discrepancy between the final development plan and the architectural site plan in the sign locations, which must be resolved prior to submitting for a building permit.

Details	Final Development Plan
Lighting	<p>The development text requires high pressure sodium lights for parking lot lighting. Proposed parking lot lights are high-pressure sodium cut-off fixtures mounted on dark bronze poles with a total height pole height of 14 feet. Proposed wall mounted exterior building lights feature a bronze residential style carriage lights. Lighting for this project conforms to the development text.</p>
Fence	<p>The Zoning Code limits the height of fences to four feet. The applicant is proposing a six-foot tall fence along the Woerner Temple Road frontage and the west elevation of the building. This fence will be a decorative metal, picket-style fence with a black finish. The applicant is proposing stone pillars spaced intermittently along the road frontage. The architectural site plans shows stone columns along the entire length of the fence, spaced every 30 feet. The stone columns should be shown on all other applicable plan sheets as well. The applicant has indicated that the fence height is required due to security concerns. It requires a minor text modification for height.</p> <p>The proposed fence is shown very close to the existing path on the west side of the property. There is also a drainage path in the 75-foot buffer area that may be cut off from the installation fence. The fence should be at least two feet away from the edge of the landscape buffer.</p>

Analysis	Minor Text Modification
Process	<p>Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied (full text of criteria attached). The requested modification would allow a six foot tall fence.</p>
Approval	<p>Planning supports the minor modification to the development text allowing the fence to be six feet in height to provide a safe and secure environment for the patients of the facility and subsequently provide a benefit to the overall welfare of the community.</p>

Analysis	Final Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>
<p>1) <i>Consistency with the approved preliminary development plan</i></p>	<p>Criterion met with Text Modification and Conditions: This proposal is consistent with the requirements of the proposed preliminary development plan. The fence height will require the approval of a text modification.</p> <p>Prior to filing for a building permit, the architectural site plan should be updated to reconcile the discrepancies in the site date table. Planning</p>

Analysis	Final Development Plan
<p>Conditions 1, 2 & 3</p>	<p>recommends that the stone columns be included on all applicable plan sheets along the entire length of the fence spaced in 30-foot intervals and that the fence be at least two feet from the edge of the landscape buffer.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p>Condition 4</p>	<p>Criterion met with Condition: The proposal provides safe vehicular and pedestrian circulation. The plans should be revised to indicate wheel stops for all parking spaces that front a sidewalk. The plans must also be revised to indicate the replacement of the curb drop located on Woerner Temple Road with curb and gutter to match existing adjacent curb.</p>
<p>3) <i>Adequate public services & open space</i></p>	<p>Criterion met: The proposal has all necessary public services. Open space dedication is not required.</p>
<p>4) <i>Protection of natural features and resources</i></p>	<p>Criterion met: The applicant has included tree protection fencing around the existing landscaping.</p>
<p>5) <i>Adequacy of lighting</i></p>	<p>Criterion met: The signs will be externally illuminated, which is permitted by Code. All other site lighting meets the development text.</p>
<p>6) <i>Signs are consistent with preliminary development plan</i></p> <p>Condition 5</p>	<p>Criterion met with Condition: This proposal is consistent with the requirements of the proposed preliminary development plan. The plans must be revised to indicate the same location, at least eight feet from the Woerner Temple Road right-of-way on all applicable plan sheets. Easement encroachment forms must be submitted with both sign permits.</p>
<p>7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i></p> <p>Condition 6</p>	<p>Criterion met with Condition: The plan incorporates extensive site landscaping and the required treatment along the roadways and intersection. The meter pit must be screened with landscaping if it is above grade.</p>
<p>8) <i>Compliant Stormwater management</i></p>	<p>Criterion met: Stormwater management will comply with the Code.</p>
<p>9) <i>All phases comply with the previous criteria</i></p>	<p>Not applicable.</p>
<p>10) <i>Compliance with other laws & regulations</i></p>	<p>Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.</p>

Recommendation	Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval of this request with 6 conditions.
<i>Conditions</i>	<ol style="list-style-type: none">1) That, prior to filing for a building permit, the architectural site plan be updated to reconcile the discrepancies in the site data table;2) That stone columns be included along the entire length of the fence spaced in 30-foot intervals on all applicable plan sheets and that the fence be at least two feet from the edge of the landscape buffer;3) That the plans be revised to indicate wheel stops for all parking spaces that front a sidewalk;4) That the replacement of the curb drop located on Woerner Temple Road with curb and gutter to match existing adjacent curb be indicated on the plans;5) That the Woerner Temple Road sign be shown in the same location at least eight feet from the right-of-way on all applicable plan sheets and that encroachment forms be submitted with the sign permits; and,6) That the meter pit be screened with landscaping if it is above grade.

FINAL DEVELOPMENT PLAN CRITERIA

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

Minor Text Modification

Section 153.053(E)(2)(b)4,b)

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
 - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
 - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:
 - (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
 - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
 - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
 - (iv) The principles of § 153.052(B) are achieved; and
 - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
 - c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.