

# Planning Report

Thursday, June 6, 2013

## Post Road Retirement Village - Dublin Senior Community

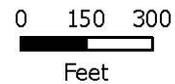
### Case Summary

Agenda Item	1
Case Number	13-045FDP - INFORMAL
Proposal	The construction of an 80-unit, 81,000-square-foot assisted living and memory care facility and associated site improvements within Subarea A of the Post Road Retirement Village Planned Unit Development District.
Request	Review and informal feedback of certain aspects of a proposed final development plan application.
Site Location	6840 Located on the north side of Post Road, west of the intersection with Avery-Muirfield Drive.
Owner	Rocky Goins, Senior Star.
Applicant	Mike Bettinger, Douglas Company.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<p>The informal review allows the Commission to provide non-binding feedback regarding specific topics that may affect the final details of a formal application. In this case, feedback is requested regarding the layout, proposed memory garden, and mechanical equipment for a proposed senior care facility. Outlined below are suggested questions to guide the Commission discussion.</p> <ol style="list-style-type: none"><li>1) Does this proposal adhere to the preliminary development plan or should the applicant make revisions to the proposed layout?</li><li>2) Will the Commission consider a minor text modification to permit a memory garden within the required side yard along the western property line?</li><li>3) What considerations should the applicant make to address mechanical equipment for the individual units?</li><li>4) Other considerations by the Commission?</li></ol>



City of Dublin

13-045FDP  
Final Development Plan  
Dublin Senior Community  
6840 Post Road



<b>Facts</b>	
Site Area	5.33 acre parcel
Zoning	PUD, Planned Unit Development District (Post Road Retirement Village) The current PUD zoning permits an 89,000-square-foot senior care facility and related ancillary and accessory uses with a maximum of 88 units.
Surrounding Zoning and Uses	<p>South: Office uses within the Perimeter West and Riverside North Planned Districts.</p> <p>West: City-owned parkland and the access drive to the Red Trabue Park, which is located north of the site. Further to the west are the Gordon Farms condominiums.</p> <p>North: Across the park, are single-family homes in the Lowell-Trace neighborhood.</p> <p>East: Existing Dublin Senior Community facility as well as the Convallarium and the Northwest Presbyterian Church.</p>
Site Features	<ul style="list-style-type: none"> <li>• Frontage: 310 feet along Post Road.</li> <li>• Character: Irregular shape. A stream runs through the site along the northern portion and a large area of the site is located within floodplain, limiting the developable area to 2.2 acres. This portion of the site is a flat, seeded area with a few existing trees along the southern property line. To the rear of the site are walking paths, a large pond and mature vegetation.</li> <li>• Use: The parcel is vacant and the adjacent site in Subarea B contains an approximately 150,000-square-foot, 3-story building, which accommodates 134 beds. Parking for this facility is provided in two areas to the south and north of the building. An internal drive circulates around all sides of the building.</li> <li>• Access: Shared drive off Post Road.</li> </ul>
Site History	<p><i>2007</i></p> <p>City Council approved a rezoning on September 4, 2007 of approximately 13.7 acres on the north side of Post Road adjacent to the ML "Red" Trabue Nature Preserve, from PUD, Planned Unit Development District, to PUD. The rezoning permitted the development of the western portion of the PUD with an additional senior care facility. The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan on July 12, 2007.</p> <p>City Council and the Commission concerns included building height and the proposed location adjacent to the City-owned ML "Red" Trabue Nature Preserve entrance drive. There were other concerns about architectural details and building materials, detailed landscape plans and the Post Road frontage treatment. The applicant revised the text and the plans prior to the approval of the rezoning to decrease the building size and increase the setback from the park drive.</p>

<b>Facts</b>	
Case Background	<p><i>1987</i></p> <p>The site was originally part of the Morse Mast Planned Unit Development District. In June of 1987, the Planning and Zoning Commission approved a final development plan for 100 beds in the Convallarium nursing facility and 134 beds in the Dublin Retirement Village.</p>

<b>Details</b>	<b>Informal Review</b>
Process	The informal review is an opportunity for the applicant to receive feedback from the Commission on subjects that may influence the application for a final development plan.
Proposal	This is a request for review of development of a memory care facility and an associated memory garden within Subarea A of the Post Road Retirement Village Planned Unit Development District.
Use	The permitted use of the site is senior care facility and related ancillary and accessory uses, The maximum building size is 89,000 square feet and the number of units is limited to 88.
Layout	<p>Subarea A is 5.3 acres and the proposal shows development of approximately 2.2 acres of the parcel, near Post Road. The proposed building is 81,000 square feet and three stories tall. The building will accommodate 80 units and a total of 100 beds, with some units operating at double occupancy. The building has two courtyards in the center.</p> <p>Parking is located along the east side of the building. The proposed of 86.83 feet meets the development text requirement of 86 feet. Parking adheres to the required 40-foot setback along Post Road. Interior setbacks are met.</p> <p>There is a 30-foot side yard setback required from the western property line. The desire for a larger setback along the entrance drive to the ML "Red" Trabue Nature Preserve was discussed in detail at City Council. The plans show portions of the building encroaching into this setback, which will have to be corrected. In addition, the applicant is proposing a memory garden within this area and is requesting feedback from the Commission regarding its location and use.</p> <p>The plans show a relocation of a sanitary sewer line and the accompanying easement necessary due to the length of the proposed building. Engineering will require additional information regarding the sewer design prior to permitting this.</p>

<b>Details</b>	<b>Informal Review</b>
Memory Garden	<p>The plans show a memory garden for use by the residents of the senior care facility along the western building elevation within the 30 foot side yard setback. The applicant has indicated that this garden is an important part of the facility's care plan. The Commission may recall similar discussions for other similar facilities proposed in the city.</p> <p>Elements proposed for the memory garden are a walking path, chairs and benches, a built-in grill with counter space, arbors and trellises, glider swing, labyrinth maze garden, clothes line, garden beds, mailboxes, a car with a carport or sunshade and extensive landscaping.</p> <p>The Zoning Code does not permit encroachments into the required yards and requires that it be maintained during its life and not be reduced below the minimum requirement or be occupied by another use or structure. The applicant is proposing a use within the required side yard (memory garden) and occupy it with structures (items listed above), which will require a development text modification for approval.</p> <p>The memory garden is proposed to be enclosed with a six foot tall, wrought-iron style fence with masonry columns. Fences of this size are not permitted by Code. However, the Commission has recently approved six foot tall fences for elderly care and child care facilities. Approval of this fence will require a development text modification. There are several large trees the City planted along the entry drive to the park and the Director of Parks and Open Space has requested that the fence be located outside of the critical root zone so as to not affect the trees.</p> <p>The applicant is requesting feedback from the Commission regarding the memory garden proposal.</p>
Architecture	<p>The preliminary development plan indicated a building design similar to the existing Dublin Retirement Village building. The building will be three stories with a pitched roof and gables. The building materials will be earth-tone and consist of brick, stone, and stucco. There was discussion at both the Commission and Council regarding the height of the proposed building during the preliminary development plan review and the applicant revised the text at that time to limit the building height to 35 feet. The plans indicate the building height as 35 feet to the mid-point of the roof, the maximum height permitted.</p> <p>The elevations also indicate Packaged Terminal Air Conditioners (PTACs) to service the facility. The Commission has previously been concerned about the aesthetic appearance and noise issues with these units, particularly along roadway frontages. There was discussion by the Commission and Council about mechanical units serving the site. Specific concerns centered on noise potentially associated with ground mounted</p>

Details	Informal Review
	<p>units and at that time, the applicant committed to house the units within the roof. The development text requires mechanical equipment or other utility hardware on the roof, ground or buildings be screened from public view with materials harmonious to the nearest building on the site. A text modification will be required for the PTAC units as they are not proposed to be screened from public view.</p>
<p>Traffic &amp; Access</p>	<p>The applicant has submitted a traffic impact study indicating that the new facility will not have a detrimental effect on the traffic levels in the area. The applicant will be required to contribute to the installation of a required eastbound left turn lane on Post Road.</p> <p>The proposed plan shows the new facility will share access to Post Road with the Dublin Retirement Village. A drive aisle is located along the east side of the building with a covered drop off area at the front door. The drive aisle continues to the north, terminating along the north side of the building where a delivery area is planned.</p> <p>The plans indicate a bikepath sidewalk along Post Road and the development text states that the applicant will work with Engineering on issues relating to the costs and construction specifications for the bikepath. A walk accessing the proposed public path along the Post Road frontage will be required.</p>
<p>Utilities &amp; Stormwater Management</p>	<p>The plans indicate underground stormwater management for the development and the applicant will be required to provide detailed information as part of the final development plan.</p>

Discussion Questions	Informal Review
<p>General Considerations</p>	<p>Given the discussions at the Planning and Zoning Commission and City Council during the preliminary development plan review of this site, the environmental constraints of the site and the applicant's facility needs, an informal review and discussion of the major aspects of the future final development plan review is an appropriate step. The applicant has requested an introduction of this project to the Commission and Planning requests the Commission provide informal feedback on the discussion questions provided below and any other point the Commissioners may have.</p>
<p><i>Discussion Questions</i>                      1. Does this proposal adhere to the preliminary development plan</p>	<p>The site is 5.3 acres with a large portion at the rear in the floodplain, leaving approximately 2.2 developable acres. The 81,000 square foot building is smaller than the maximum permitted of 89,000 square feet.</p> <p>Based on the proposed site plan, the applicant has not been able to fit the</p>

Discussion Questions		Informal Review
<p>or should the applicant make revisions to the proposed layout?</p>	<p>building within the required buildable area and the proposal requires a relocated sewer and telephone easement, underground stormwater management and an offsite dumpster enclosure. Not enough information about the number of employees is provided to determine whether the site has sufficient parking.</p>	
<p><i>Memory Garden</i>            2. Will the Commission consider a minor text modification to permit a memory garden with the required side yard along the western property line?</p>	<p>As stated above, Code does not permit encroachments into the required yards and requires that it be maintained during its life and not be reduced below the minimum requirement or be occupied by another use or structure. The applicant is proposing a use within the required side yard (memory garden) and to occupy it with structures, which will require a development text modification for approval. The applicant is requesting feedback from the Commission regarding this proposal.</p>	
<p><i>PTACs</i>            3. What considerations should the applicant make to address mechanicals for the individual units?</p>	<p>The elevations indicate Packaged Terminal Air Conditioners (PTACs) to service the facility. The Commission has previously been concerned about the aesthetic appearance of these units, particularly along roadway frontages. Previously, the applicant committed to house the units within the roof. The development text requires mechanical equipment or other utility hardware on the roof, ground or buildings be screened from public view with materials harmonious to the nearest building on the site.</p>	
Recommendation		Feedback
<p>Summary</p>	<p>The informal review allows the Commission to provide non-binding feedback regarding specific topics that may impact the final development plan application. In this case, feedback is requested on the Discussion Questions noted above, regarding the layout, a proposed memory garden and mechanical equipment for a proposed senior care facility.</p>	