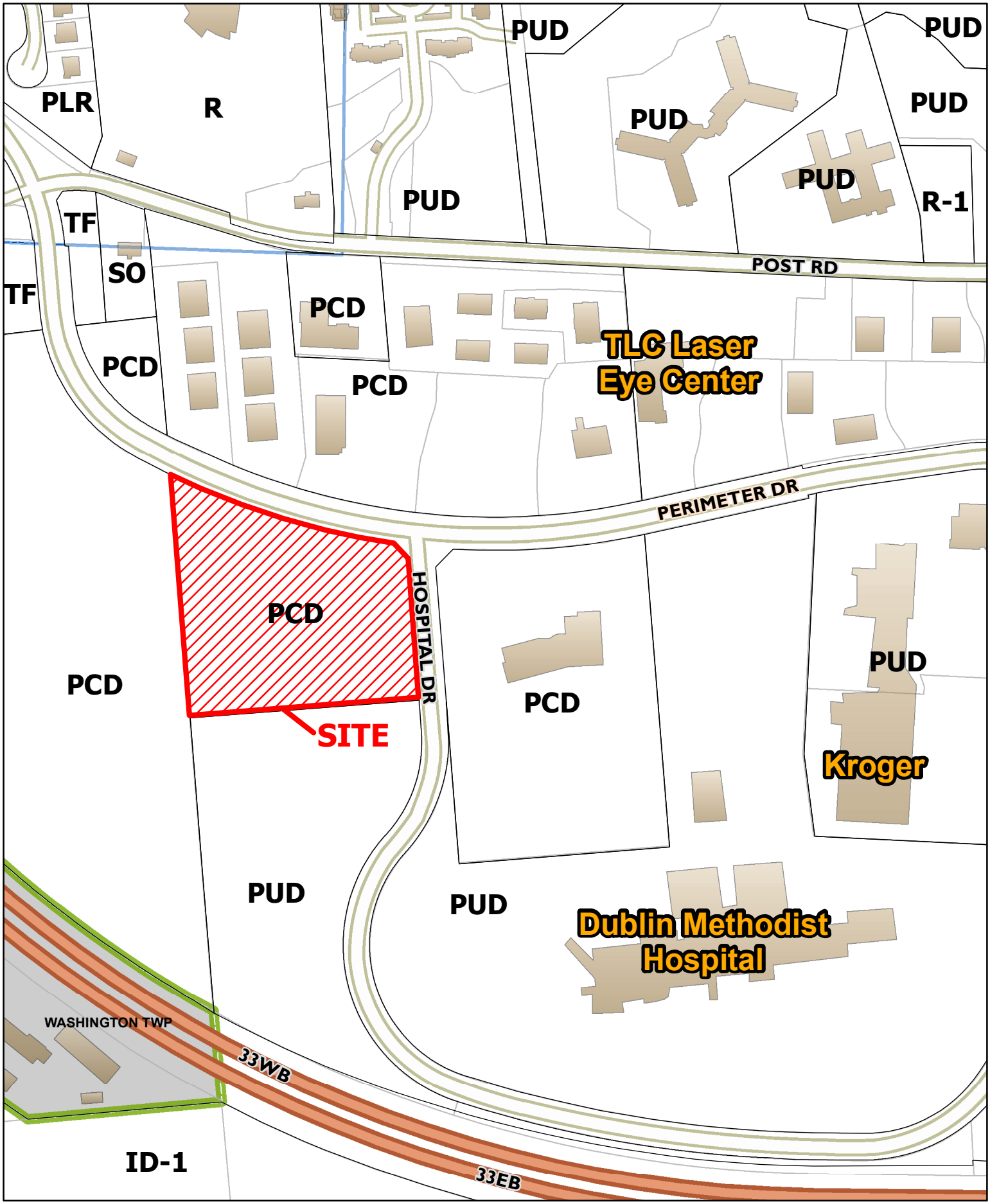

City of Dublin

14-059AFDP
Amended Final Development Plan
Dublin Springs
7625 Hospital Drive

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Feet

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City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 19, 2012

The Planning and Zoning Commission took the following action at this meeting:

2. Perimeter West, Subarea 2 – Dublin Springs **7625 Hospital Drive**
12-035AFDP **Amended Final Development Plan**

Proposal:	A second 36-square-foot monument sign at the Perimeter Drive entrance to the Dublin Springs facility in Subarea 2 of the Perimeter West Planned Commerce District, located on the southwest corner of the intersection of Perimeter Drive and Hospital Drive.
Request:	Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Applicant:	Springstone Properties LLC, represented by API, LLC, Eric Goodman.
Planning Contact:	Tammy Noble-Flading, Senior Planner
Contact Information:	(614) 410-4649, tnoble-flading@dublin.oh.us

MOTION: To approve this Amended Final Development Plan application because the proposal complies with the approved Preliminary Development Plan and is consistent with existing development in the area, with two conditions:

1) The applicant will be required to obtain an easement encroachment permit prior to the approval of a building permit;
2) The applicant will work with Planning to determine the appropriate light fixtures and landscape material to effectively screen the proposed light fixture.

* Garry Hoyes, Dublin Springs, agreed to conditions.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Tammy Noble-Flading

Tammy Noble-Flading
Senior Planner

2. Perimeter West, Subarea 2 – Dublin Springs **7625 Hospital Drive**
12-035AFDP **Amended Final Development Plan**

Chair Chris Amorose Groomes introduced this application requesting review and approval of an amended final development plan for a second 36-square-foot monument sign for the Dublin Springs facility in Subarea 2 of the Perimeter West Planned Commerce District located on the southwest corner of the intersection of Perimeter Drive and Hospital Drive. She swore in those intending to speak in regards to this application including Garry Hoyes, 5699 Briardale Court, Dublin, representing Dublin Springs, and City representatives.

Tammy Noble-Flading presented this application for a facility that was reviewed and approved by the Commission in 2010. She explained that the site is under construction for a single-story, 55,115-square-foot hospital facility with associated parking. Ms. Noble-Flading said the main entrance is on Hospital Drive, however the site also has frontage on both Hospital Drive and Perimeter Drive. She said the Commission originally approved a monument sign along the entranceway from Hospital Drive, and a similar monument sign is proposed with this application.

Ms. Noble-Flading said the Commission had previously discussed whether the one existing sign along Hospital Drive would be sufficient because the hospital receives limited visits to the facility. She said during the construction, the applicants have concluded that there is significant traffic along Perimeter Drive in addition to confusion resulting from the facility's proximity to the Dublin Methodist Hospital. She said for these reasons, the applicants are requesting a second sign at the Perimeter Drive entry.

Ms. Noble-Flading said the proposed sign is located in a landscaped island perpendicular to Perimeter Drive and extends several feet into a utility easement. She explained that Engineering has reviewed the proposed sign location and will permit the sign to encroach into the utility easement with the condition that an encroachment form be filed with the City prior to the approval of a sign permit. She said the applicants are proposing to illuminate the sign to improve its visibility; however, the ground-mounted fixtures are required to be completely screened. She said that the applicants have proposed perennials for screening, but Planning recommends that the applicant work with Planning to appropriately screen the fixtures year round to properly meet the Code requirement.

Ms. Noble-Flading presented a rendering of the existing sign, which is a 2-foot high, 18-foot long brick wall with pin-mounted lettering stating, 'Dublin Springs.' She said a blue logo identifying the facility has been added. She said the proposed sign was slightly different from the existing sign in the sense that the proposed sign will not be curved like the existing sign, will be shorter in length, and will not have a boulder. Ms. Noble-Flading said all other aspects of the sign are similar to the existing sign along Hospital Drive.

John Hardt asked if the Hospital Drive signs will be illuminated. Ms. Noble-Flading stated that the sign on Hospital drive will not be illuminated.

Ms. Noble-Flading presented photos of the site from Perimeter Drive and Hospital Drive. She concluded that Planning had reviewed this amended final development plan application and found that it met both the required criteria of the City of Dublin Zoning Code and the approved Preliminary Development Plan, and therefore approval is recommended with two conditions:

1) The applicant will be required to obtain an easement encroachment permit prior to the approval of a building permit.
2) The applicant work with Planning to determine the appropriate landscape material to use along the base of the sign to effectively screen the proposed light fixture and meet the intent of the Zoning Code.

Garry Hoyes, representing Dublin Springs, said that Ms. Noble-Flading had covered everything in her presentation.

Ms. Amorose Groomes invited public comments regarding this application. [There were none.]

Mr. Hardt commented that if the applicants decide to illuminate the sign located along Hospital Drive, they should use the same light fixtures and landscape materials as the proposed sign along Perimeter Drive.

Joe Budde commented that the development was beautiful and was turning out to be a very nice facility.

Ms. Amorose Groomes asked what landscape material Planning would consider to be appropriate to screen the light fixtures on a sign as short as the one proposed. She suggested it might be more appropriate to revise the second condition to require that the ground-mounted light fixtures be well fixtures instead, because there is such limited space for a fixture above the ground without blocking the sign. She said she presumed the proposed fixtures would protrude three to six inches above the ground, which would almost cover half the sign. She did not think it was the right direction to get plant material to cover the fixtures because there are few plantings that grow more than four inches but less than 12 inches high.

Ms. Noble-Flading offered to work with the applicants to find something more appropriate that is lower but still provides the desired illumination of the sign.

Victoria Newell suggested that the condition be modified to allow a combination of appropriate light fixtures and landscaping be part of the review by Planning

Ms. Amorose Groomes said that the Black Eyed Susan listed on the plant list was not appropriate because they spread. She suggested there needs to be something more contained, like Yellow Coreopsis.

Motion and Vote
Mr. Taylor moved to approve this Amended Final Development Plan application because the proposal complies with the approved Preliminary Development Plan and is consistent with existing development in the area, with two conditions:

1) The applicant will be required to obtain an easement encroachment permit prior to the approval of a building permit.
2) The applicant work with Planning to determine the appropriate light fixtures and landscape material to effectively screen the proposed light fixture.

Mr. Hoyes agreed to the modified conditions.

Mr. Fishman seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; Mr. Taylor, yes; and Mr. Fishman, yes. (Approved 7 – 0.)

3. BSC Sawmill Center Neighborhood District – Piada – Master Sign Plan Review
6495 Sawmill Road
12-042MPR **Minor Project Review**

Chair Chris Amorose Groomes introduced this application requesting review and approval of a Master Sign Plan to permit two signs that exceed the maximum area permitted by the Code for an existing restaurant

CITY OF DUBLIN.
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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 19, 2011

The Planning and Zoning Commission took the following action at this meeting:

1. Perimeter West, PCD, Subarea 2 – Dublin Springs Hospital **7625 Hospital Drive**
11-024FDP **Final Development Plan**

Proposal:	The construction of a 55,115-square-foot, one-story specialty hospital and associated site improvements on a 8.98-acre parcel located on the southwest corner of the intersection of Hospital Drive with Perimeter Drive.
Request:	Review and approval of a final development plan under the Planned District provisions of Code Section 153.050.
Owner:	Perimeter West, LLC.
Applicant:	Springstone Properties, LLC; represented by Jill Force.
Planning Contact:	Tammy Noble-Flading, Senior Planner.
Contact Information:	(614) 410-4649, tnoble-flading@dublin.oh.us

MOTION #1: To approve this minor text modification regarding the allowable fence height.

VOTE: 5 – 0.

RESULT: The minor text modification was approved.

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MAY 19, 2011

2. Perimeter West, PCD, Subarea 2 – Dublin Springs Hospital **7625 Hospital Drive**
11-024FDP **Final Development Plan**

MOTION #2: To approve this final development plan which includes a parking reduction because it complies with all applicable review criteria and the existing development standards in the area, with ten conditions:

1) That a detail of the proposed light fixtures and poles be provided prior to the submission of a building permit.
2) That the location of the directional sign be indicated as part of the sign permit.
3) The monument sign is modified to be a total of 50 square feet in size, with the maximum height restricted to six feet.
4) The bollards be painted to match the proposed buildings and be administratively approved by Planning, prior to the approval of a building permit.
5) Planning is requiring that the solid fence, proposed to the west of the building, be constructed from wood materials. The proposal should also include stone columns, to coordinate with the proposed building.
6) The pavement width of the entry boulevard drive aisle be reduced to 11 feet per lane, subject to approval by Planning and Engineering.
7) That the applicant work with Planning to ensure that the wall-mounted air conditioning units are appropriately screened with landscaping.
8) That the applicant install landscaping at the terminus of the joint access drive, subject to Planning approval.
9) That the applicant revise the plans to indicate the column spacing of eight to ten feet prior to building permit submittal.
10) That the applicant work with Planning to find alternative plant material to the proposed Japanese blood grass.

* Eric Goodman, API, Architectural Property Investments, representing the applicant agreed with the conditions.

VOTE: 5 – 0.

RESULT: This Final Development Plan was approved.

STAFF CERTIFICATION

Tammy Noble-Flading

Tammy Noble-Flading
Senior Planner

1. Perimeter West, PCD, Subarea 2 – Dublin Springs Hospital 7625 Hospital Drive
11-024FDP Final Development Plan

Ms. Amorose Groomes introduced this final development plan application which involves the construction of a 55,115-square-foot, one-story, specialty hospital, and associated site improvements on an 8.98-acre parcel located on the southwest corner of the intersection of Hospital Drive with Perimeter Drive. She explained that this application requires a motion for the text modification and one for the final development plan. She said with the final development plan, the Commission may approve a reduction in parking which should be stated as part of the motion.

Ms. Amorose Groomes swore those wishing to speak in regards to this application, including the applicant, Kevin Burns, Architectural Property Investments, their representatives, Eric Goodman, and City representatives.

Tammy Noble-Flading presented this proposal for a specialty hospital within the Perimeter West PCD. She said the Planned Commerce District preceded the Planned Unit Development District process as a form of review for planned districts in the city. The PCD process resulted in preliminary development plans that contained more general standards for development and more detailed information is required at the final development plan stage.

She said the vacant site has two access points, one on Perimeter Drive, and one on Hospital Drive. Ms. Noble-Flading said the site is flat without any natural or environmental components. She said Hospital Drive will be the primary entranceway. She said an access drive will come off Hospital Drive and extend to the rear of the building to address comments from the Washington Township Fire Department. Ms. Noble-Flading said that a sign will identify the entrance point. She said the applicants are proposing a curved boulevard extending to the front of the building with a circular drive for patient drop-off.

Ms. Noble-Flading said the proposed single-story building will be located to the rear of the site and explained that the building location is important to the design of the site in an effort to provide a secure and quiet environment for the recovery process of the patients. She said that there will be two nodes of parking located to the forefront of the building. Ms. Noble-Flading said a patio area located south of the entranceway will provide a dining facility for the patients. She said an outdoor rear yard space for the patients will include a gardening area and a gazebo. She stated that both the outdoor dining area and the rear yard space will be fenced for the privacy and security of the patients. Ms. Noble-Flading said there are a retention basin along Hospital Drive that will provide stormwater management for the site and a walking path along Perimeter Drive. She said two accessory buildings are proposed, a maintenance building and a trash dumpster enclosure located on the southern portion of the site. She said the trash dumpster enclosure had bollards on the southern part of the building. She explained that those bollards have been conditioned to be reviewed by Planning to ensure that they are an appropriate color and height.

Ms. Noble-Flading said the architectural elevations provided by the applicants were in the packets. She said the applicants were primarily introducing an exterior façade entailing two color tones of brick, and the base of the building will be stone. She said the building façade replicates the design of the Dublin Methodist Hospital and has elements including an angled roofline and natural materials that provide a more modern exterior that continues to utilize natural materials. Ms. Noble-Flading said the applicants are proposing a sign that would complement the exterior of the building.

Ms. Noble-Flading explained that this application requires a waiver for the two fences that will exceed the maximum height permitted by Code. The Code restricts fences to four feet, in height, and the applicant is proposing two six-foot fences. She described the materials and appearance of the two fences and explained that the additional height of the fences is to provide security for the patients.

Ms. Noble-Flading presented a rendering of the landscape plans provided by the applicant. She said the applicants have worked diligently with staff to provide a landscaping plan that meets and exceeds our requirements. She said they are proposing perimeter landscaping around the building and interior and perimeter landscaping around the parking areas. She said the applicants have focused on additional landscaping treatments along two additional areas of the site. This includes the walking path and the pond. Ms. Noble-Flading said included in the application, light poles will provided throughout the parking areas and sensitively located so that the poles will not negatively impact the proposed vegetation. She stated that they have not provided elevations of the light fixtures of poles, and they will be required to provide that information before the approval of a building permit.

Ms. Noble-Flading said that there is a provision in the text that allows for a parking waiver. She said that the parking calculations for the site are based on the two uses proposed, inpatient or hospital care and outpatient or medical office use. She said the two calculations result in a requirement of 320 parking spaces for the site. She said the applicant has provided information to the Commission regarding the basis of the request. Ms. Noble-Flading stated that the parking requirement for hospitals is 2 ½ spaces per bed based on the expectation of visitors in a traditional hospital setting. She stated that patients at the Dublin Springs Hospital will be undergoing a recovery process and visitors are discouraged during that time. She stated that furthermore, the hospital specializes in adolescents and geriatrics which are typically not prone to driving.

Ms. Noble-Flading presented a graphic of the sign proposed along Hospital Drive. The sign will have a brick façade that would match the colors of the building. She said the text 'Dublin Springs Hospital' will be included on the sign and that the sign will be non-illuminated. She said a boulder is proposed to emphasize the sign.

Ms. Noble-Flading said that Planning has reviewed the text modification for the fence height and found that it meets the criteria outlined in the Code.
Ms. Noble-Flading said Planning recommends approval of the final development plan with five conditions, as modified from the original report:

1) That a detail of the proposed light fixtures and poles be provided prior to the submission of a building permit.
2) That the location of the directional sign be indicated as part of the sign permit.
3) The sign is modified to be a total of 50 square feet in size, with the maximum height restricted to six feet.
4) The bollards be painted to match the proposed buildings and be administratively approved by Planning, prior to the approval of a building permit.
5) Planning is requiring that the solid fence, proposed to the west of the building, be constructed from wood materials. The proposal should also include stone columns, to coordinate with the proposed building.

Pat Hammer, Chief Operating Officer of Springstone, 2514 Forest Creek Court, Lanesville, Indiana, the applicant said that Dublin Springs Hospital will provide mental health care and

substance abuse treatment to adults and adolescents. He said the types of issues they treat include mood disorders, depression, bipolar depression, anxiety disorders, and chemical dependence treatment. He said they provide a full continuum of care between inpatient, partial hospitalization, and intensive outpatient.

Eric Goodman, API Architectural Property Investments, 1517 Fabricon Boulevard, Jeffersonville, Indiana, representing Springstone stated that they had a presentation if the Commission wanted to see it.

Ms. Amorose Groomes invited public comments. (There was none.)

Todd Zimmerman stated that the boulevard proposed is 16 feet wide and his belief is that Engineering usually requires lanes between 11 and 12 feet. He would prefer to reduce the boulevard to 11 feet.

Mr. Goodman said they would be willing to reduce the lanes to 11 feet.

Ms. Amorose Groomes suggested Condition 6 be 11 feet.

Mr. Zimmerman said that he liked the architecture but was concerned with the appearance of wall HVAC units. He asked if they could be eliminated.

Kevin Burns, Architectural Property Investments, 222 South First Street, Louisville, Kentucky said the mechanical units were located in each of the sleeping rooms because Code requires that there be individual controls in each unit. He said they selected a PTech unit, which to the best unit available for noise reduction. He said the mechanical systems for the rest of the building are split systems with condenser units on the roof. He said there would not be adequate roof space to accommodate split systems for each of the sleeping rooms. He explained that the Ptech units are designed so that the exterior grill is flush with the exterior skin of the building. He said they are purposely locating thick landscaping in front of the units, so they cannot be seen.

Mr. Burns presented a slide showing the proposed wall units along the side of the building on a residential unit. He said they felt they were not creating any visual eyesore or anything that would generate noise.

Ms. Amorose Groomes asked if the windows were fixed. Mr. Burns stated they were fixed.

Jennifer Readler pointed out that the Commission is limited in what they could do to regulate the air conditioning units. She stated that the text specifically prohibited through wall HVAC units for hotels and that the restriction could not be construed for other type of uses including the proposed hospital.

Mr. Fishman said he also had concerns about the window units based on the fact that as units get older, they tend to increase their noise levels.

Mr. Goodman reiterated that they selected the quietest units available. He said it would be an ongoing maintenance issue if they became louder because of patient disturbance. He said they would carefully monitor the noise.

Mr. Fishman requested that the applicants work with staff to make sure the units cannot be seen through the landscaping.

Joe Budde complimented the developer. He said he really liked this and was pleased to see it coming into our community. He said he liked how it blended in with the existing hospital.

Amy Kramb asked how the road coming off Hospital Drive would be terminated.

Mr. Goodman said they did not have plans for landscaping the stub street. He said the adjacent property owner has the right to access the drive as well, so he did not know what their plans for development were. He said they would be willing to put shrubbery or evergreen trees at the stub to dress it up a little.

Ms. Kramb said she did not want to see a large guardrail with 'Do Not Enter' signs.

Ms. Kramb asked how often the stone fence columns would be repeated.

Mr. Goodman said the columns would be placed every eight to ten feet.

Ms. Kramb asked if the painted aluminum fence would rust.

Mr. Goodman indicated that the aluminum fence would be powder-coated and would not rust.

Ms. Kramb referred to the proposed walking trail and asked how they plan to prevent public access to it.

Mr. Goodman said outdoor activity is promoted with the type of treatment they provide, so there will be daily staff supervised walks on the trail and there will be activity on a common occurrence. He said if allowed, they would like to post it as a private trail.

Ms. Kramb said she thought it would be a good idea if they did not want the trail to be used by the public.

Ms. Husak said that type of signs would not be regulated if they were below a certain size requirement.

Ms. Noble-Flading suggested that the signs only be constructed if trespassing became an issue.

Ms. Kramb said that was fine.

Ms. Amorose Groomes asked if the boulder at the sign would be synthetic or a natural stone.

Mr. Goodman said they plan for it to be natural.

Ms. Amorose Groomes commented that the purple globe locust was fantastic and she commended them for selecting that tree.

Ms. Amorose Groomes pointed out that Japanese blood grass was on the invasive species watch list. She noted that 231 were listed on the landscape drawing. She said the grass likely would not be hardy for this area. Ms. Amorose Groomes suggested there were other perennials that would be appropriate such as pink flame garden phlox that would provide red color but would not be problematic.

Mr. Goodman agreed.

Ms. Amorose Groomes said one of the five conditions previously mentioned should be altered to address the stone columns being at eight to ten-foot intervals. She said the sixth condition would be the 11-foot drive aisles, the seventh condition would be to work with staff to coordinate the landscape screening at the HVAC openings, and the eighth condition would be the landscape treatment at the road terminals.

Ms. Amorose Groomes asked that the Commission deal with the text modification that only dealt with the fence height, and then they could return and put the conditions into the final development plan.

Ms. Amorose Groomes said this facility will be of great use in this community and serve Dublin well. She said they were very much looking forward to having the hospital in our community.

Motion #1 and Vote – Text Modification
Mr. Zimmerman made the motion to approve this minor text modification regarding the allowable fence height. Mr. Fishman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Zimmerman, yes. (Approved 5 – 0.)

Motion #2 and Vote – Final Development Plan
Mr. Zimmerman made the motion to approve this final development plan which includes a parking reduction because it complies with all applicable review criteria and the existing development standards in the area, with ten conditions:

1) That a detail of the proposed light fixtures and poles be provided prior to the submission of a building permit.
2) That the location of the directional sign be indicated as part of the sign permit.
3) The monument sign is modified to be a total of 50 square feet in size, with the maximum height restricted to six feet.
4) The bollards be painted to match the proposed buildings and be administratively approved by Planning, prior to the approval of a building permit.
5) Planning is requiring that the solid fence, proposed to the west of the building, be constructed from wood materials. The proposal should also include stone columns, to coordinate with the proposed building.
6) The pavement width of the entry boulevard drive aisle be reduced to 11 feet per lane, subject to approval by Planning and Engineering.
7) That the applicant work with Planning to ensure that the wall-mounted air conditioning units are appropriately screened with landscaping.
8) That the applicant install landscaping at the terminus of the joint access drive, subject to Planning approval.
9) That the applicant revise the plans to indicate the column spacing of eight to ten feet prior to building permit submittal.
10) That the applicant work with Planning to find alternative plant material to the proposed Japanese blood grass.

Mr. Goodman agreed to the ten conditions.

Mr. Fishman seconded the motion.

The vote was as follows: Ms. Amorose Groomes, yes; Mr. Budde, yes; Ms. Kramb, yes; Mr. Fishman, yes; and Mr. Zimmerman, yes. (Approved 5 – 0.)