

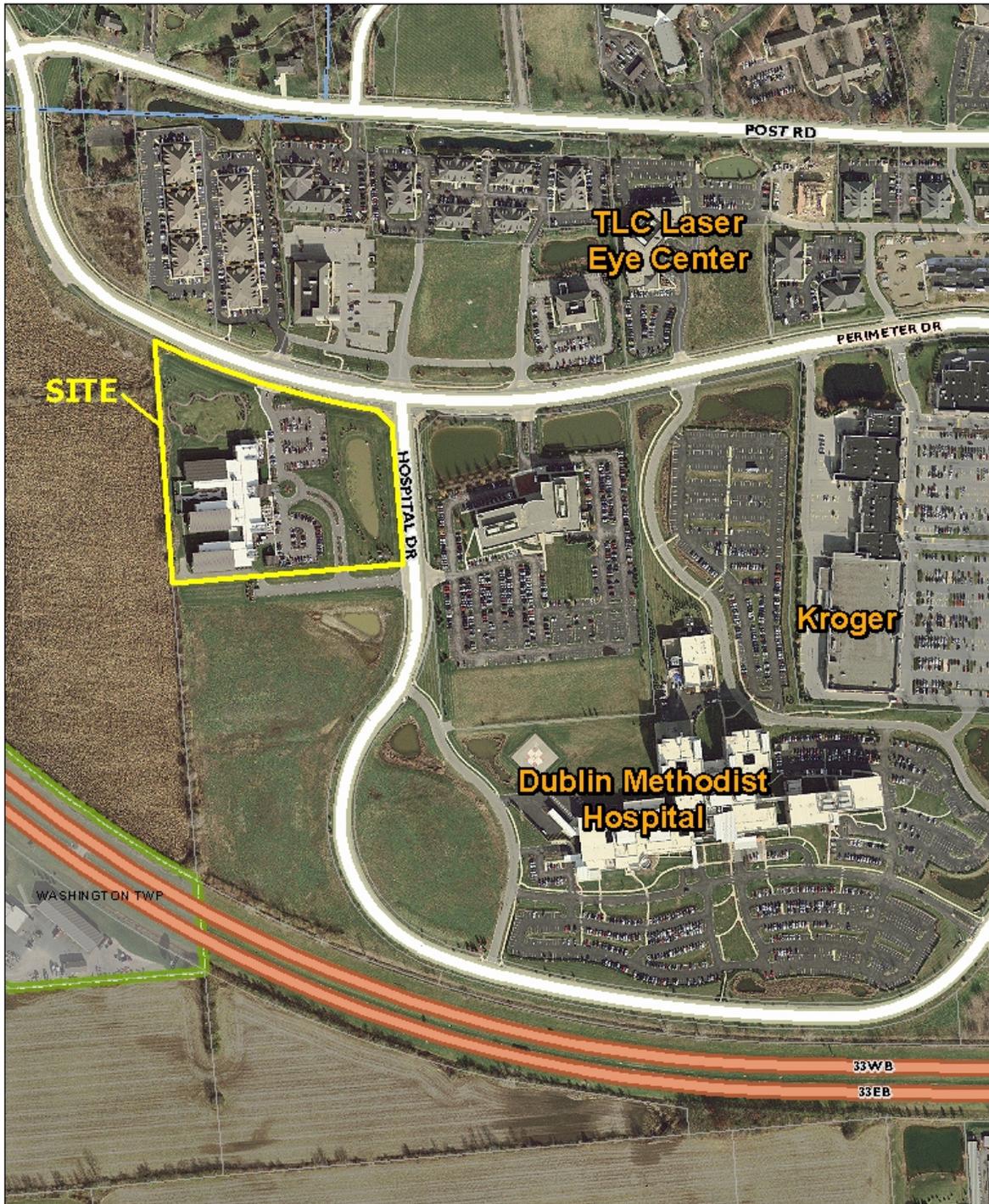
Planning Report

Thursday, September 4, 2014

Perimeter West PCD, Subarea 2 – Dublin Springs

Case Summary

Agenda Item	1
Case Number	14-059AFDP
Proposal	To replace an existing six-foot, privacy fence with a 10-foot, galvanized steel fence in the rear of the existing building. The proposal includes increasing the boundaries of the fenced-in area of the rear yard.
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	7625 Hospital Drive Southwest corner of the intersection of Hospital Drive and Perimeter Drive.
Property Owner	Lafayette Propstone, LLC.
Applicant	Gary Hoyes, Applicant; Represented by Brian M. Zets; Isaac, Wiles, Burkholder & Teetor, LLC.
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tnoble-flading@dublin.oh.us
Planning Recommendation	Disapproval In Planning's analysis, this proposal does not comply with the development text, the amended final development plan criteria and existing development in the area. Planning recommends disapproval.



 <p>City of Dublin</p>	<p>14-059AFDP Amended Final Development Plan Dublin Springs 7625 Hospital Drive</p>	<p>0 200 400 Feet</p> 
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Facts	
Site Area	8.97-acres
Zoning	PCD, Planned Commerce District (Perimeter West plan, Subarea 2)
Surrounding Zoning and Uses	<p>North, east and west: PCD, Planned Commerce District (Perimeter West), one-story office buildings in the Perimeter West Professional Village to the north, the previous Pacer Global Logistics building to the east, and vacant land to the west.</p> <p>South: PUD, Planned Unit Development (Ohio Health plan), is vacant. The Dublin Methodist Hospital is southeast of the site.</p>
Site Features	The site contains a one-story, 55,115-square-foot specialty hospital and associated infrastructure, including a 111 space parking area, a gazebo and a fenced-in outdoor area behind the building.
Case Background	<p>Preliminary Development Plan/Rezoning The Perimeter West PCD, Planned Commerce District was approved in October 1999. The rezoning included 83 acres on the south side of Post Road, north of U.S. 33, approximately 900 feet west of Avery Muirfield Drive, with three subareas with phased development. The rezoning was to create a high quality office park for 944,000 square feet of offices, hotel and ancillary commercial and restaurant uses.</p> <p>Various additional approvals, including this applicant, have taken place for this site. A more detailed history is included at the end of this report.</p>

Details	Amended Final Development Plan
<p>Proposal Overview</p>	<p>The applicant is proposing to remove an existing six-foot, wood privacy fence behind the building with a 10-foot, galvanized steel fence. The proposed fence would significantly increase the fenced-in area of the rear yard and would extend along the full length of the building.</p> <p>The newly fenced-in area would be divided into four sections that are accessible only through the wings of the building that are next to the fenced-in area. This is intended to allow all patients to have access to the outdoor space without having to interact with other patients. The applicant prefers the patient interactions be restricted. This is related to the variety of inpatient and outpatient services for medical issues ranging from substance dependency, geriatric care, and patients with dual diagnoses.</p> <p>This request was prompted by patient safety and security issues that have arisen. The City of Dublin Division of Police has responded to several incidents where patients have left the facility without permission. The facility is attempting to address the issue by ensuring the fence is taller, has locked gates, and is separated from the existing gazebo to prevent patients using it to climb the existing six-foot fence.</p>
<p>Approved Fence Details</p>	<p>The approved fence is behind the existing building directly south of the walking path. The fence is a six-foot wooden privacy fence interspersed with stone columns. The fence is approximately 97 feet long and extends 34 feet from the side of the building. This area is accessed from a courtyard that extends behind the building and is available for all patients.</p>
<p>Proposed Fence Details</p>	<p>The applicant is proposing to expand the fenced in area, as well as increase the height. The fence is proposed to be along the entire length of the building and extend approximately 45 feet from the rear of the building. The fence would be galvanized steel and is the "Monroe 3 Rail Fence Style" with locked gates that are identified as "Merchants/Metal Turf-Guard" pre-hung security gates. The fenced area will be separated into four sections with individual access points for the existing building.</p> <p>The proposed fence extends 10 feet into the 30-foot setback established by the text and Planning is recommending that, if approved, the fence be relocated to comply with the required setback.</p>
<p>Proposed Landscaping</p>	<p>The applicant is also proposing additional landscaping to buffer the fence from the view along Perimeter Drive. The landscaping includes one, 6-7 foot tall Colorado Blue Spruce, 16 Wintergreen Boxwoods and five Autumn Brilliance Serviceberry trees along the north side of the fence.</p>

Analysis	Amended Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan</i>	Criterion is not met. The preliminary development plan restricts the fence height to six feet and the tallest fence permitted by the Planning and Zoning Commission has been limited to a maximum of six feet. Increasing the height of the fence to 10 feet would allow a significant departure from the requirement.
2) <i>Traffic & pedestrian safety</i>	Criterion is not met. Although the stated reason for the fence height is for safety and security, there are likely other means available to accomplish the objectives of the applicant short of a significantly taller fence than is permitted in any other area of the city.
3) <i>Adequate public services & open space</i>	<i>Not Applicable.</i>
4) <i>Protection of natural features & resources</i>	<i>Not Applicable.</i>
5) <i>Adequacy of lighting</i>	<i>Not Applicable.</i>
6) <i>Signs consistent with preliminary development plan</i>	<i>Not Applicable.</i>
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Criterion met. The applicant has proposed additional landscaping that would provide some visual relief to the size and scale of the fence. The landscaping is proposed to be primarily low level plantings that are located on the northern portion of the fence. Planning would suggest that if approved, this landscaping be modified to be denser and taller based on the height of the fence.
8) <i>Compliant stormwater management</i>	<i>Not Applicable.</i>
9) <i>All phases comply with the previous criteria</i>	<i>Not Applicable.</i>
10) <i>Compliance with other laws & regulations</i>	<i>Not Applicable.</i>

Recommendation	Amended Final Development Plan
Disapproval	In Planning's analysis, this proposal does not comply with the amended final development plan criteria and existing development in the area. Planning recommends disapproval.

Dublin Springs Hospital History

2012

Amended Final Development Plan

The Planning and Zoning Commission approved an amended final development plan on July 19, 2012 to allow a 36-square-foot, one sided, monument sign at the entrance off Perimeter Drive.

Administrative Approvals

Planning administratively approved the removal of the walking path in May of 2012. The applicant has determined that the path should be reinstated. Planning also administratively approved a minor change to the approved sign face for the approved sign along the Hospital Drive frontage allowing the applicant to include a logo and change the sign copy.

2011

Final Development Plan

A Planning and Zoning Commission approved a final development on May 19, 2011. The approval was for a 55,115-square-foot-building located in the southwest corner of the site with amenities such as a gazebo, outdoor garden area, outdoor seating area and a walking path for patients.

AMENDED FINAL DEVELOPMENT PLAN

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.