

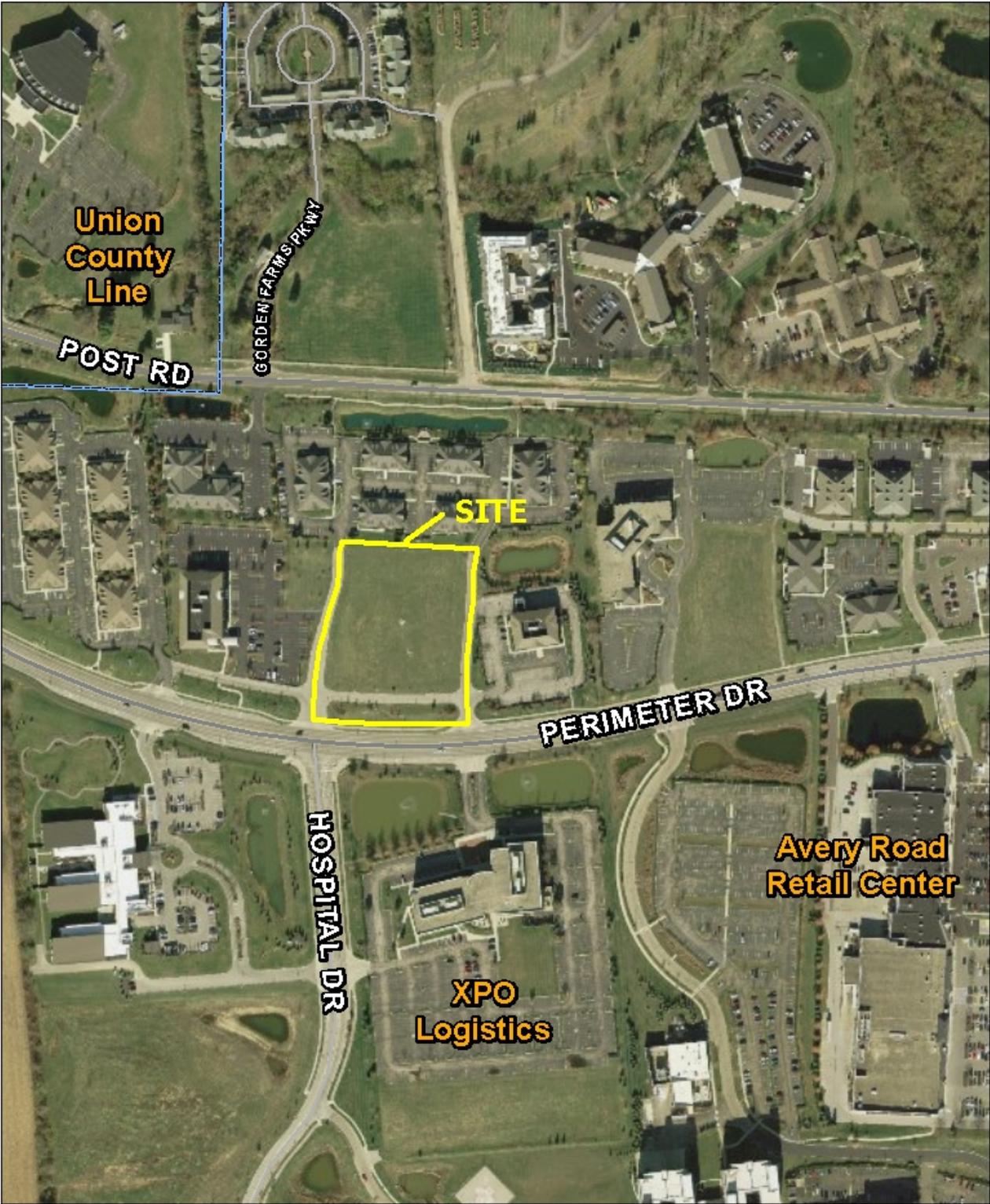
Planning Report

Thursday, April 21, 2016

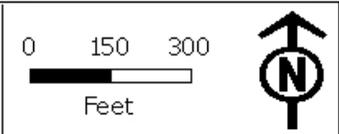
Perimeter West, PCD, Subarea 1 – Poet’s Walk

Case Summary

Agenda Item	1
Case Number	16-022INF
Proposal	This is a proposal for the construction of a 44,000-square-foot assisted-living and memory care facility in Subarea 1 of the Perimeter West PCD on the north side of Perimeter Drive, west of Avery-Muirfield Drive.
Request	Informal Review Informal review and non-binding feedback for a proposed senior care facility on a 3.28-acre site prior to a future formal application.
Site Location	6700 Perimeter Drive, north of the intersection with Hospital Drive.
Applicant	Mark Ambach, Dublin Senior Real Estate, LLC.
Representative	Aaron Underhill, Underhill Yaross, LLC.
Case Managers	J.M. Rayburn, Planner I (614) 410-4653 jrayburn@dublin.oh.us
Planning Recommendation	Planning recommends that the Commission discuss this informal application with respect to the Community Plan, site considerations, and compatibility with surrounding development. The following analysis provides additional details. Proposed Discussion Questions <ol style="list-style-type: none">1) Is the proposed layout and circulation appropriate for this proposal?2) What architectural considerations should the applicant make for this proposal?3) Other considerations by the Commission.



16-022INF
Informal Review
Assisted Living & Memory Care Facility
Perimeter Drive



Facts	
Site Area	3.28 acres ±
Zoning	PCD, Planned Commerce District (Perimeter West)
Surrounding Zoning And Uses	All surrounding sites are also zoned PCD as part of the Perimeter West Plan. North: Office and Medical Office East: PNC Bank South: Office West: Health & Wellness Medical Center
Site Features	The site is currently a vacant lot with 370 feet of frontage along Perimeter Drive. An internal service road along Perimeter Drive provides internal circulation to the parcels within this Planned District. There is mounding, landscaping and a sidewalk located along the southern site boundary. No natural features exist on the site.
History	The Perimeter West Planned Commercial District was initially proposed with the intent to create a unified, high quality office park. Ordinance #45-99 rezoned approximately 83.09 acres to PCD: Planned Commerce District (Perimeter West) on November 11, 1999.

Details	Informal
Proposal	This is a request for review and informal, non-binding feedback for a proposed senior care facility on a 3.28-acre site prior to a future formal application for a final development plan. The proposal includes a 44,000-square-foot, one-story assisted-living and memory care facility in Subarea 1 of the Perimeter West PCD on the north side of Perimeter Drive, west of Avery-Muirfield Drive.
Development Text	<p>The approved development text for this Subarea permits the permitted uses from the SO, Suburban Office and Institutional District in the Zoning Code. The proposed use of the property is an assisted-living and memory care facility, a specialized assisted-living use exclusively for residents with Alzheimer's, Parkinson's, and other forms of dementia and mental impairment. Residents are not transient and are expected to remain in the facility for the long-term while also receiving medical care.</p> <p>Staff has determined the proposed use fits within the definition of hospital, a permitted use in the SO District and therefore in this Planned District:</p> <p style="text-align: center;"><i>HOSPITAL.</i> Any facility in which in-patients are provided diagnostic, medical, surgical, obstetrical, psychiatric, or</p>

Details		Informal
	<p><i>rehabilitation care for a continuous period longer than 24 hours, or a medical facility operated by a health maintenance organization.</i></p> <p>The text includes architectural standards requiring buildings within the PCD to be harmonious in character with stone, brick and decorative precast concrete panels as the dominant materials. Residential style architecture is required with a 6:12 roof pitch.</p>	
Site Layout and Access	<p>The proposed site layout consists of a single-story assisted-living and memory care building oriented in a north-south direction with the front of the building facing west. Associated parking lot located west of the building. The site plan indicates a covered drop off area along the front elevation with pavement extending toward the building. Existing curb cuts along Perimeter Drive will be used to access the internal private drives. Two access points to the site are shown, which do not align with adjacent driveways. The site plan indicates a service area for the dumpster in the southeast portion of the site facing Perimeter Drive. This area is proposed to be accessed from the internal eastern drive.</p>	
Parking	<p>Code requires 2.5 parking spaces per bed plus 1 per each employee on largest shift for a hospital and 1 space per 6 beds plus 1 per each employee on largest shift for a nursing home. The proposal has 72 beds and 25 employees on the largest shift. For this proposal the required parking would be 205 spaces if the hospital requirements in used or 37 spaces for the nursing home requirement. The conceptual site plan shows 43 parking spaces.</p>	
Utilities & Stormwater Management	<p>The proposal will be required to meet the stormwater management regulations. This area of Perimeter West was planned and developed with a consolidated retention basin. The applicant will, as part of the final development plan application, have to provide adequate information to ensure the existing pond is sized to include the proposed development of this parcel.</p>	

Analysis		Informal
General	<p>Planning recommends the Commission consider this proposal with respect to the site layout, site access, circulation, building orientation and stormwater management. The following analysis provides additional details.</p>	
<p><i>Discussion Questions</i></p> <p>1) Is the proposed layout and circulation appropriate for</p>	<p>The proposed building and parking location with the front elevation facing west, misses an opportunity to create an architectural edge along the Perimeter Drive frontage. The proposed dumpster location facing south to a main commercial corridor within the City needs to be revised. Access to the refuse collection must be accommodated on site. Access to the site is provided from curb cuts that do not align with adjacent access points. Although the internal circulation is</p>	

Analysis		Informal
this proposal?	<p>private, aligning curb cuts is a preferred practice to avoid vehicular conflicts.</p> <p>While limited design details are required at the informal stage, the applicant will need to consider the placement of outdoor amenities, which have been challenging for similar facilities in Dublin, including the consideration for the height of fences. The applicant will also need to consider pedestrian circulation and accessibility for this development at the formal application stage.</p>	
2) What architectural considerations should the applicant make for this proposal?	<p>The layout, general building design, and architectural character of the proposed building are demonstrated in supporting information that has been submitted along with this application. At this stage in the process, specific exterior designs have not been completed for this site. Brick and/or stone will need to be significant elements on the exterior façade of the building. The final architecture of the building will be required to be designed to fit in with and complementary to the general aesthetic character of buildings in the general vicinity of the property.</p>	

Recommendation		Informal
Summary	<p>Planning recommends the Commission consider this proposal with respect to the site layout, site access, circulation, and building orientation. Outlined below are suggested questions to guide the Commission's discussion.</p>	
Discussion Questions	<ol style="list-style-type: none"> 1) Is the proposed layout and circulation appropriate for this proposal? 2) What architectural considerations should the applicant make for this proposal? 3) Other considerations by the Commission. 	