

May 16, 2017

City of Dublin  
Planning and Zoning Department  
5800 Shier Rings Rd.  
Dublin, Ohio 44833

**ATTN: Members of the City of Dublin and Planning Commission**  
**RE: 4930 Bradenton Ave.**  
**AMENDED FINAL DEVELOPMENT PLAN MEMORANDEUM**  
**Applicant Number: 17-043AFDP**

Dear Members of the City of Dublin and Planning Commission,

Thank you for your time to discuss how we can obtain approval from the City of Dublin for our minor text modification to the site plan at 4930 Bradenton in Dublin, Ohio. As we discussed, Capital City Cosmetic Surgery, now Dorner Plastic Surgery, has been providing the Dublin community with medical services for over 12 years and is looking to expand the practice with this new location. We are working to acquire the Bradenton property so we can expand the services we're providing in Dublin and grow the practice. The parking requirements for the property were originally designed, approved and built for a "B" use office building, but not a Medical B use office building. These existing requirements preclude our purchase of the property but we believe that with your assistance, this issue is not insurmountable.

We have studied the site plan and are not able to identify any means to expand the parking to meet the existing City of Dublin code. However, our studies indicate the actual parking need is far less than the City's code stipulates therefore so we're reaching out to you for assistance. Exhibit A (attached) provides the justification for our studies and the following information demonstrates our 'request for approval' of an amended zoning text to allow Dorner Plastic Surgery to use a portion of the first floor for business classification, outpatient, plastic surgery, exam office and surgical center with the same number of parking spaces as originally approved for this property.

- The existing 2 story, slab on grade, type II B, 20,000 sq. ft. building was designed for a 'B' use office building in August of 2001 with a parking area for 80 spaces (20,000 divided by 250 = 80). The project was built and occupied with 79 spaces.
- The existing 'development' is land locked by Cramer Ditch along the North face of the building and parking. No portion of building or parking is expandable without bridging over the ditch which is not viable for us.
- Exhibit A includes a tabulation of "actual" and "calculated" by formula parking needs for the medical use based on the practice's projected staff and patient loads and the office design / efficiency. This calculation indicates an actual need (with some variation) 17 to 23 spaces during peak hours. Code calculations by total gross square feet requires 44 spaces for the medical area plus 6 for the other B use tenant. Fifty parking spaces are required for the first floor.
- Roughly 15% of the first floor is building infrastructure, which in theory has no parking demand. Such infrastructure includes a server room, main water and electric room, elevator and stairwells.

- When actual conditions are considered, the medical B use would not exceed 23 plus 2 for other B use areas totaling 25 as the parking need for the first floor.
- The applicant is in receipt of the May 8, 2017 Landscape Inspection Results and will proceed with the work involved to bring the property to compliance as stated within the memo upon acquisition of the property.

Thank you for accepting our request to amend the approved development plan and we look forward to providing expanded services to the Dublin community and growing our practice in Dublin.

Respectfully submitted,

Dr. Brian Dorner  
Dorner Plastic Surgery  
c/o Columbus Area Property Group

Aaron Greene  
Owner's Agent/ Project Manager  
Hplex Solutions

Please note that all transmittals should also include my designated Project Manager and Architect.

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Project Manager  
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Grauduss Architects  
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**EXHIBIT A**  
**FIRST FLOOR AREA CODE ANALYSIS**

Below is an analysis based off the original 10,000 SF building developed and approved in 1991.  
(Please refer to Exhibit B for visual representation of the below calculations)

1. Leased area to second floor tenant for a computer server center (referenced in yellow)  
1,183 divided by 250 = 5      calculated parking spaces  
Actual occupants      = 2
  
2. Non-occupied areas for stairways, elevator, equipment & mechanical rooms (referenced in gray)  
1,401 divided by 250 = 6      calculated parking spaces  
Actual occupants      = 0
  
3. Medical business offices (referenced in green)  
1,905 divided by 250 = 8      calculated parking spaces  
Actual occupants      = 8
  
4. Medical exam & minor treatment (referenced in green)  
3,453 divided by 200 = 18      calculated parking spaces  
Actual occupants      = 14
  
5. Surgical suite (referenced in red)  
2,058 divided by 200 = 11      calculated parking spaces  
Actual occupants      = 9

The total parking required by the current City of Dublin code for the first floor is:

Medical:	37
General Office:	11
Total	48

***Based on the actual use of the space, the requirement would be 33 parking spaces***

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The above referenced actual occupant counts were determined by Dorner Plastic Surgery's business operations. The following calculations were used:

**Surgical center** @ 12 hour days with 10 to 12 staff members or 5 to 6 staff/hr.

2 to 3 patients/hr and thus 7 to 9 /hr @ peak hours = 9 parking spaces /hr with overlap

It should be noted that surgical procedures can last between 4 and 8 hrs and lead by one physician .

**Medical administrative offices & exam space** @ 8 hour days with 6 to 8 staff/hr.

4 to 6 patients/hr and thus 10 to 14/hr @ peak hours =

14 parking spaces /hr with overlap

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\*\*\*Note: Dorner Plaster Surgery patients are "by appointment only" and not walk in.

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