



Engineers, Surveyors, Planners, Scientists

## Neighborhood Hospital: Conditional Use Plan

### ***I. Application Requirements:***

#### Conditional Use Statement:

##### *Intended Use:*

The Neighborhood Hospital is located on a 3.530 acre parcel on the south side of West Dublin Granville Road, approximately ½ mile west of Sawmill Road. It is zoned BSC-Office. A hospital use requires a conditional use permit in the BSC Office District. The applicant proposes a small, single story hospital, licensed by the state to serve private pay, Medicare and Medicaid patients. It will be staffed with board certified/eligible physicians, nurses and other medical staff. Typical number of employees is 7 per shift.

The hospital facility will be approximately +/-18,000 square feet, offering care 24 hours a day, 7 days a week and 365 days a year. The facility will provide a maximum of 15 patient beds, 8 inpatient and 7 outpatient exam rooms, for emergency and inpatient care. An average patient stays 2 – 5 days. In-house lab, radiology, CT, x-ray, ultrasound and pharmacy services are provided. No surgical procedures or outpatient services are provided only Level IV trauma services with stabilization and transfer of severe cases. While the Neighborhood Hospital can receive incoming ambulance patients, the majority of transports will be outgoing once the patient has been stabilized. Sirens are at the discretion of the ambulance driver based on the severity of trauma and are rarely used.

The facility provides two services: inpatient nursing care and an emergency department. The inpatient care will have the ability to keep 8 patients overnight for typical treatments including but not limited to end of life Hospice Care, IV hydration, vital signs monitoring, and basic respiratory care. The emergency department will treat minor emergencies that do not need immediate attention of a specialist. Our facility aims to reduce or eliminate wait times for minor emergencies. Should a severe case come into the emergency department which requires a specialist, arrangements will be made to stabilize and transport the patient to a nearby facility.

##### *Necessity /Desirability of the Use:*

The Neighborhood Hospital will provide the Bridge Street Corridor and adjacent communities with an additional choice for medical care. The nearest facility of its type is located about 3.5 miles west (Dublin Methodist Hospital) and about 4.5 miles south (Ohio Health Freestanding ED).The implementation of this facility will complement and strengthen Dublin's existing community fabric

and will enhance the long term viability of the Bridge Street Corridor, larger community and Historic Dublin by providing a necessary resource in a walk-able and centrally located area.

### Relationship to Adjacent Properties

Strategically located on West Dublin Granville Road (a Corridor Connector Street) and in close proximity to the Sawmill Corridor, the Neighborhood Hospital is directly linked to the rest of the Bridge Street Corridor District. The proposed use will become part of the urban development pattern and contribute to an interconnected network of vehicular, pedestrian and bicycle transportation options. Being located within close proximity to area shopping and dining, residential neighborhoods, parks and open space within the Bridge Street and Sawmill Road Corridors, it will provide a necessary service to the growing population in the Bridge Street Corridor District and surrounding community.

As a conditional use within the BSC-Office District, the Neighborhood Hospital will complement the mix of other commercial uses in the West Dublin Granville corridor. These include office, financial, nursing facilities, retail, and restaurants.

## ***II Plans and Maps***

This application is being filed concurrently with Basic Site Plan and Basic Development Plan applications. A vicinity map, site plan, and architectural elevations are provided as well as grading, utility, signage and lighting plans.

## ***III. Basic Plan Review Criteria:***

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
  - The proposed neighborhood hospital will meet this criteria.
2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
  - The proposed neighborhood hospital will meet this criteria except for items, waivers and departures identified as part of the Basic Site Plan and Basic Development Plan applications.

3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
  - The proposed neighborhood hospital will meet this criteria.
4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
  - The proposed neighborhood hospital will meet this criteria.
5. The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
  - This facility will be adequately served by existing and proposed streets, utilities/infrastructure, police and fire. Removal of all waste from the facility will be contracted through local contractors in accordance with state hospital licensing guidelines.
6. The proposed use will not be detrimental to the economic welfare of the community.
  - The proposed use will not be detrimental to the economic welfare of the community.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
  - This facility will not be detrimental to the surrounding property owners and will be available for use by all members of the community. While the Neighborhood Hospital is open 24 hours and can receive incoming ambulance patients, the majority of transports will be outgoing once the patient has been stabilized. Sirens are at the discretion of the ambulance driver based on the severity of trauma and are rarely used.

8. Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
  - The application will provide adequate and efficient infrastructure to serve the proposed development through the extension of the Neighborhood Street and utilities.
9. The proposed use will not be detrimental to property values in the immediate vicinity.
  - The proposed use is expected to enhance property values in the immediate vicinity.
10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
  - The proposed use meets this criteria.