



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, September 7, 2017

The Administrative Review Team made the following determinations at this meeting:

**1. BSD O - Echo, Neighborhood Hospital** **PID: 273-009147**  
**17-081BPR/CU** **Basic Plan Review/Conditional Use**

Proposal: A Conditional Use to allow hospital use on a 3.5-acre site located in the Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds, 8 inpatient beds, and 7 outpatient exam rooms for emergency and inpatient care.

Location: South side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Embree Asset Group & Peace Hanson, LLC.

Planning Contact: Logan Stang, Planner I

Contact Information: (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

Case Information: <http://dublinohiousa.gov/pzc/17-081>

### REQUEST 1: CONDITIONAL USE

Request for an approval recommendation to the Planning and Zoning Commission for a Conditional Use with no conditions.

**Determination:** The Conditional Use was recommended for approval to the Planning and Zoning Commission as part of the Basic Plan Review.

### REQUEST 2: BASIC PLAN WAIVERS

Request for an approval recommendation to the Planning and Zoning Commission for two Basic Plan Waivers:

1. §153.062(C)(2)(a) – Lots and Blocks – Maximum Block Size: Maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet (required). Block length of ±1,890 feet and block perimeter of ±3,360 feet (requested).
2. §153.062(L)(1) – Building Types – Vehicular Canopies: For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure (required). One vehicular canopy located on the side façade at the main entrance (requested).

**Determination:** The two Basic Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Basic Plan Review.



**REQUEST 3: BASIC PLAN REVIEW**

Request for a recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review with three conditions:

- 1) That the applicant provide an Access Management Study with the Site Plan Review to the satisfaction of the City Engineer;
- 2) That the applicant continue to refine architectural details and Building Type requirements, as part of the Site Plan Review; and
- 3) That the applicant provide final details regarding landscaping, lighting, utilities, and stormwater management with the Site Plan Review.

**Determination:** The Basic Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

**STAFF CERTIFICATION**

\_\_\_\_\_  
Vince Papsidero, FAICP  
Planning Director



## MEETING MINUTES

# Administrative Review Team

Thursday, September 7, 2017 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director; Donna Goss, Director of Development; Kyle Kridler, Economic Development Administrator; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

**Other Staff:** Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; JM Rayburn, Planner I; Mike Kettler, Planning Technician; Lia Yakumithis, Planning Assistant; Nick Badman, Planning Assistant, Cameron Roberts, Planning Assistant; Sierra Saumenig, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Denise Valenta, Embree Asset Group, Inc. and Peace Hanson, LLC; Linda Menerey and Steve Nixon, EMH&T (Case 1); James Peltier, EMH&T (Case 2); and Dustin Todd, Architectural Alliance (Case 3).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the August 31 meeting minutes. The minutes were accepted into the record as presented.

### DETERMINATIONS

**1. BSD O - Echo, Neighborhood Hospital  
17-081BPR/CU**

**PID: 273-009147  
Basic Plan Review/Conditional Use**

Logan Stang said this is a proposal for a Conditional Use to allow a hospital use on a 3.5-acre site located in the Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds, 8 inpatient beds, and 7 outpatient exam rooms for emergency and inpatient care. He said the site is on the south side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He stated this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Mr. Stang presented an aerial view of the site as well as the proposed site plan that was discussed at the meeting on August 31 and pointed out the following: the change from three access points to two along with the change in alignment; the neighborhood street with a 50-foot right-of-way that would eventually connect W. Dublin-Granville Road to Stoneridge Lane; the vehicular canopy at the northeast corner aligned with the main entrance to the facility; and the AEP high-tension power line and 100-foot easement on the west side, which constricts the buildable area.

Mr. Stang presented the proposed architecture from all elevations, which he described as modern with the use of glass, stone, brick, and metal panels with variations in color to highlight the mass of the structure. He added the drive-thru canopy at the northeast corner is clad in complementary materials as the main structure and two additional canopies are located on the southern façade over the service and ambulance entrances.



Mr. Stang said the applicant provided a preliminary sign package that serves as a means of discussion that will also be presented to the Planning and Zoning Commission (PZC) for review and feedback. He said a future Master Sign Plan will need to be submitted.

Mr. Stang concluded there are three motions before the ART for recommendations to the PZC. The first of which is for a Conditional/Size Limited Use for a Hospital Use of an 18,000-square-foot facility that shall not exceed a gross floor area of 75,000 square feet. He said the second motion is for two Waivers: 1) Maximum Block Length due to the existing street network; and 2) Vehicular Canopies because in this case they are appropriate given the use and are integrated into the architecture. The third motion, he said, is for the Basic Plan Review with three conditions: 1) Access Management Study; 2) Refinement of architectural detail; and 3) Final details provided with the Site Plan Review regarding landscaping, lighting, utilities, and stormwater management.

Vince Papsidero invited the applicant to add to the presentation. Linda Menerey, EMH&T, introduced the applicant, Denise Valenta, Embree Asset Group, Inc. and Peace Hanson, LLC, as she had just participated via a conference call during the August 31<sup>st</sup> meeting. Ms. Menerey said they were joined with Steve Nixon, EMH&T, and were available for any questions. [Hearing none.]

Mr. Stang said approval is recommended to the Planning and Zoning Commission for a Conditional Use with no conditions.

Mr. Stang said approval is recommended to the Planning and Zoning Commission for two Basic Plan Waivers:

1. §153.062(C)(2)(a) – Lots and Blocks – Maximum Block Size: Maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet (required). Block length of  $\pm 1,890$  feet and block perimeter of  $\pm 3,360$  feet (requested).
2. §153.062(L)(1) – Building Types – Vehicular Canopies: For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure (required). One vehicular canopy located on the side façade at the main entrance (requested).

Mr. Stang said approval is recommended to the Planning and Zoning Commission for a Basic Plan Review with three conditions:

- 1) That the applicant provide an Access Management Study with the Site Plan Review to the satisfaction of the City Engineer;
- 2) That the applicant continue to refine architectural details and Building Type requirements, as part of the Site Plan Review; and
- 3) That the applicant provide final details regarding landscaping, lighting, utilities, and stormwater management with the Site Plan Review.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Conditional Use was approved by the ART with no conditions and forwarded on to the Planning and Zoning Commission. He called for a vote, the motion carried, and the two Waivers were recommended for approval by the ART and forwarded to the Planning and Zoning Commission. He called for a vote, the motion carried, and the Basic Plan Review was recommended for approval with three conditions and would also be forwarded to the Planning and Zoning Commission for their meeting on September 21, 2017.

10. Utility Boxes – §153.065(E)(4). Required: Access doors oriented internally. Proposed: Access doors oriented to public right-of-way.
11. Gateway – §153.063(D)(5)(c). Required: Provision of a gateway. Proposed: None provided.
12. Gateway – §153.063(D)(6)(d)(2)(G). Required: Provision of open space nodes at gateway location. Proposed: None provided.
13. Foundation Planting Requirements – §153.063(D)(7)(b). Required: Foundation plantings require one shrub per 10 lineal feet of building. Proposed: Variety of plant material is proposed in lieu of shrubs.

Ms. Rauch concluded approval is recommended to City Council for a Development Plan and Site Plan with five conditions:

- 1) That all ground mounted mechanicals located along Rock Cress Parkway will be screened to meet Code;
- 2) That the applicant will provide final site photometrics for the site and final lighting details that meet the lighting requirements of the Code with the submission of a building permit;
- 3) That the applicant continue to work with Engineering to ensure adequate space is provided in the loading area to minimize vehicle stacking into the right-of-way to the extent possible, subject to approval by the City Engineering;
- 4) That the applicant continue to work with Parks and Open Space to ensure the tree selection meets the diversity requirements; and
- 5) That the applicant revise the landscape plan to provide plant material that meets the foundation planting requirements, subject to approval by Parks and Open Space.

Vince Papsidero asked if there were any additional questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the four Administrative Departures were approved by the ART. He called for a vote, the motion carried, and the 13 Development Plan and Basic Plan Waivers were recommended for approval by the ART and forwarded on to City Council. He called for a vote, the motion carried, and the Parking Plan included in the Development Plan and Site Plan Reviews all be recommended for approval to City Council with five conditions and would also be forwarded on to City Council for their meeting on September 11, 2017.

## CASE REVIEW

### 3. BSD O - Echo, Neighborhood Hospital 17-081BPR/CU

PID: 273-009147  
Basic Plan Review/Conditional Use

Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds, 8 inpatient beds, and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Mr. Stang indicated a significant amount of this parcel is not developable. He presented a site plan before recent revisions and noted the neighborhood street that runs through the property, the orientation of the 18,000-square-foot building, the three access points for drop off, whereas the middle is for ambulance service and the southern one lined up with the service drive as there is an existing easement. He said he had concerns with the layout and the close proximity to SR 161. He noted the building on the east side of the site is a credit union so when this parcel develops, the access point would be removed. He indicated he was reviewing the layout for the long term and the location of the building is fine; the setback is standard for a civic building.

Mr. Stang presented the revised site plan and noted the applicant had revised it to include just two access points whereas the middle access was moved to the north and the one furthest south was eliminated. He said the orientation of the building and the ambulance access stayed the same but the parking was shifted near the canopy entrance.

Mr. Stang presented the architecture that consists of glass, stone, and metal panels. He pointed out the majority of the east and west elevations are stone. Due to the orientation of the rooms internally, he said the transparency percentage is lower. He stated that given the use, the overall site meets a lot of the requirements.

Mr. Stang said the applicant is requesting feedback to see if they are moving in the right direction. He reported the applicant provided a preliminary sign package and it is absent of wall signs and ground signs that would dictate entrances. He indicated they would prefer for the Planning and Zoning Commission to weigh in early on this project as specific proper signage is needed for the ER facility. A Master Sign Plan will need to be submitted with the final plan.

Linda Menerey, EMH&T, said she is interested in meeting as many of the requirements as she can. She indicated there was room for compromise but some changes cannot physically happen on this property. She said the applicant cannot flip flop the inpatient beds nor make the canopy work if the orientation was changed. She explained this building is intended to be a Level Four ER facility and inpatient beds cannot just be moved around due to the operation of services. She emphasized that swapping the service areas for ambulance access cannot be accomplished. Furthermore, she said that would put the canopy on the back of the building but the rear configuration cannot be changed. She said she understood the reason for eliminating the northern access point and Denise Valenta, Embree Asset Group, Inc. had consulted with her folks so the access was shifted down, which provides a clear and visible access point that is not pulled too far into the site while the southern access point was eliminated. She indicated they could make adjustments with the turning radius.

Mr. Stang reported our consultant reviewed the parking lot layout and only one driveway is permitted for the building or block so anything more would require an access study reviewed by the City Engineer. He indicated this is the first time the provision is being used. He asked what the City Engineer would want to see provided.

Aaron Stanford said he appreciates the change of the access points as the spacing has been improved. He indicated he understands that certain uses needed separated access points and this access configuration makes good sense. He said the traffic department needs to review this revised plan to determine what analysis will be needed. He said he would consider the volume and will definitely look at the crosswalk on the new street. Steve Nixon, EMH&T, said he wanted ADA access to the sidewalk on SR 161 but Ms. Valenta said it is not required so she asked that it be removed from the plan. Mr. Stanford said circulation can work so removing this will prevent any additional conversation.

Mr. Stang pointed out there is potential for parking on one side of the neighborhood street and asked if it would need striping. Mr. Stanford said it could be handled like Tuller Flats with the striping on one side.

Vince Papsidero asked if any Waivers had been identified. Mr. Stang answered some Waivers would pertain to the architecture so those could be pushed back to the final. He indicated that the floor height for the ground story of a civic building will need to be verified.

Ms. Menerey added she had provided Mr. Stang with some possible Waivers she identified. Mr. Stang stated he would review possible Waivers but they are not a huge concern for the Basic Plan Review and will not be refined until the Final Site Plan Review.

Alan Perkins stated the site looks good from fire's perspective. He emphasized they need access to the drive aisle. He asked if the generator would be enclosed in masonry. Ms. Menerey answered the enclosure would match the building. Mr. Perkins said the Fire Marshal's office would need to check the materials.

Mr. Perkins inquired about access to water. Mr. Nixon answered the water is along SR 161. Mr. Perkins asked about the proximity of electrical to the fire hydrant. Mr. Nixon said it was at the front of the building. Mr. Perkins said that would be suitable as they could access it from SR 161.

Ray Harpham asked where the service entry would be. Mr. Nixon pointed out the location the box trucks would deliver various items.

Mr. Harpham said there needs to be a break in the wall to allow for stairs to lead to/from SR 161.

In order for the ART to make a recommendation next week to be reviewed by the PZC at their meeting on September 21, Mr. Stang said the additional materials requested will be needed the next day.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He indicated the ART could make their recommendation to the Planning and Zoning Commission at the meeting on September 21 to be forwarded to the Architectural Review Board for their meeting on September 27, 2017.

## **INTRODUCTIONS**

### **4. ~~BSD C - TownePlace Suites Marriott 17-087CU/DP/SPR/PP/FP~~**

### **5515 Upper Metro Place Conditional Use/Development Plan/ Site Plan Review/Preliminary Plat/Final Plat**

~~Logan Stang said this is a proposal for a five-story, 64,000-square-foot hotel with 105 guest rooms and associated site improvements on a 4.24-acre site on the south side of Upper Metro Place, approximately 550 feet west of the intersection with Frantz Road. He said this is a request for a review and recommendation of approval to Planning and Zoning Commission for a Conditional Use under the provisions of Zoning Code Section 153.236 and a Site Plan Review under the provisions of Zoning Code Section 153.066. He said this is also a request for a review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of the Subdivision Regulations.~~

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Administrative Departure was approved. He called for a vote, the motion carried, and the 22 Waivers were recommended for approval by the ART to be forwarded to City Council. He called for a vote, the motion carried, and the Development and Site Plans with eight conditions were recommended for approval by the ART and forwarded to City Council for the meeting on August 28, 2017.

## **CASE REVIEW**

### **2. BSD HC – 55 S. High St. 17-077ARB-MPR**

### **55 South High Street Minor Project Review**

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett said the exterior paint colors proposed are "Cultured Pearl" for the stucco areas and "Dusted Truffle" is for the trim. She explained that the applicant also considered colors closer to matching what currently exists on the building but the applicant prefers the proposal. She added a gray scheme was also suggested but staff recommended brown tones to match the roof better. She presented color samples while Tana Digeronimo noted the "Cultured Pearl" color is more of a warm tone than a gray.

Donna Goss inquired about any other minor modifications but Ms. Burchett clarified the only minor modifications have to do with painting the building.

Ray Harpham recommended different colors because there is too much contrast when "Cultured Pearl" and "Dusted Truffle" are used with the creamy/tan brick. He suggested a color lighter than "Fresco", which matches the current stucco color but not as light as "Cultured Pearl".

It was determined that the applicant would return with alternative paint colors for review at the next ART meeting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to the Architectural Review Board at the meeting on August 24 to be forwarded to the Architectural Review Board for their meeting on August 30, 2017.

## **INTRODUCTION**

### **3. BSD O - Echo, Neighborhood Hospital 17-081BPR/CU**

### **PID: 273-009147 Basic Plan Review/Conditional Use**

Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds that consist of 8 inpatient and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Mr. Stang indicated this facility is not actually a hospital but more of an ER and presented an aerial view of the site. He said the proposal is unique due to the site constrictions. He explained that on the west side of the parcel is an AEP easement that runs north and south and on the east side there is a neighborhood street planned to run through the property per the Street Network Map. He said the applicant would be required to have that street installed. He said the applicant has selected the Civic Building Type as it has more traditional zoning standards compared to other BSD building types. Additionally, he said there are finite uses listed in the BSD Code that are permitted to use this building type, hospitals being one of them.

Mr. Stang presented the site plan. He said nothing can be done with the AEP easement due to regulations so that area will just be open green space. He noted the building location with the drop-off area on the northwest side, two more access points, and the maintenance equipment tucked into the back. He said there is no standard parking required with this use so the applicant will need to provide a Parking Plan.

Mr. Stang described the architecture as a tall, modern, one-story building that is meant to look like two stories. He said the building materials are primarily stone and glass and that there is a large curtain wall for the lobby that faces SR 161. He pointed out more standard window placements farther to the south so there is not as much transparency. He said the applicant will still need to incorporate façade divisions to break up the mass of the building.

Justin Maxwell, EMH&T, emphasized this is a constraining location for a unique use. He said these types of facilities are being built in different areas around the region.

Colleen Gilger asked the applicant if their client is affiliated with any hospital networks and Steve Nixon, EMH&T, answered not currently, but the plan is to partner.

Vince Papsidero asked if it is possible to flip the orientation of the building so it wraps the corner of SR 161 and the neighborhood street. Mr. Stang responded that staff had made this recommendation to the applicant before and there was concern with having the drop-off in a visible location.

Tim Hosterman asked if this facility would accept pink slips for involuntary patient admissions. The applicant answered he was not sure. Mr. Hosterman asked what the eight inpatient beds were for and if hospice care would be provided. Mr. Maxwell said he would have to check with the developer.

Mr. Hosterman inquired about parking because there is already not enough in the area. He noted this property is located right next to GFS Foods. He asked that the applicant be generous when considering their Parking Plan. The applicant stated there would be no reserve parking for employees; it will all be public parking. Mr. Stang clarified there is no defined number for a hospital use so it will be up to the applicant to propose parking they think is sufficient for their needs.

Shawn Krawetzki asked if the road will ever connect through SR 161 to the north. Aaron Stanford said it will always be a limited access road acting as a right-in/right-out and added the drop off area is too close to the intersection with SR 161. He added this plan does not circulate well off the street.

Mr. Maxwell stipulated there would be 25-foot drive aisles for interior circulation.

Mr. Stang asked if the parking lot could be reconfigured on the southern portion of the lot.

Mr. Hosterman asked how the ambulances would enter the bays and the applicant answered they would back in and noted the overhead canopy. Mr. Hosterman asked if that could be changed. Mike Altomare said emergency vehicles prefer to have a drive-thru canopy as opposed to backing in.

Mr. Nixon said they would revisit the parking and circulation.

Mr. Stanford asked about stormwater management. Mr. Nixon answered there is proposed underground stormwater management for the area of the parking lot that the ART has identified as needing to be changed. He said they are limited in what they can do with this property.

Mr. Stanford inquired about signs that might be proposed. Mr. Stang presented the preliminary sign plan and said the amount of signs requested is a concern. Mr. Stanford said he was concerned that the signs did not read as this is an emergency medical facility. He suggested the applicant use red to designate the health code and to identify this building more clearly as a health facility.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation on September 7, 2017, to the Planning and Zoning Commission for a Basic Site Plan Review and Conditional Use for the meeting on September 21, 2017.

### **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:11 pm.