

# 18-015SP – DUBLIN METHODIST HOSPITAL TEMPORARY TRAILER

## Site Location

North side of Hospital Drive, approximately 1,500 feet west of the intersection with Avery-Muirfield Drive.

## Proposal

A Special Permit (SP) for the installation and use of a temporary medical trailer for the Dublin Methodist Hospital.

## Zoning

Planned Unit Development District, OhioHealth Medical Campus

## Property Owner

OhioHealth Corporation

## Applicant/Representative

Dorothea Stamm, M+A Architects

## Applicable Lane Use Regulations

Zoning Code Sections 153.097 & 153.231

## Staff Recommendation

- A. Approval of an SP with three conditions

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## Case Manager

Logan Stang, Planner I  
(614) 410-4652  
[lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

## Summary

The applicant is proposing to install a temporary medical trailer for use during the expansion of the Dublin Methodist Hospital, approximately six months, within a Planned Unit Development District, OhioHealth Medical Campus.

## Zoning Map

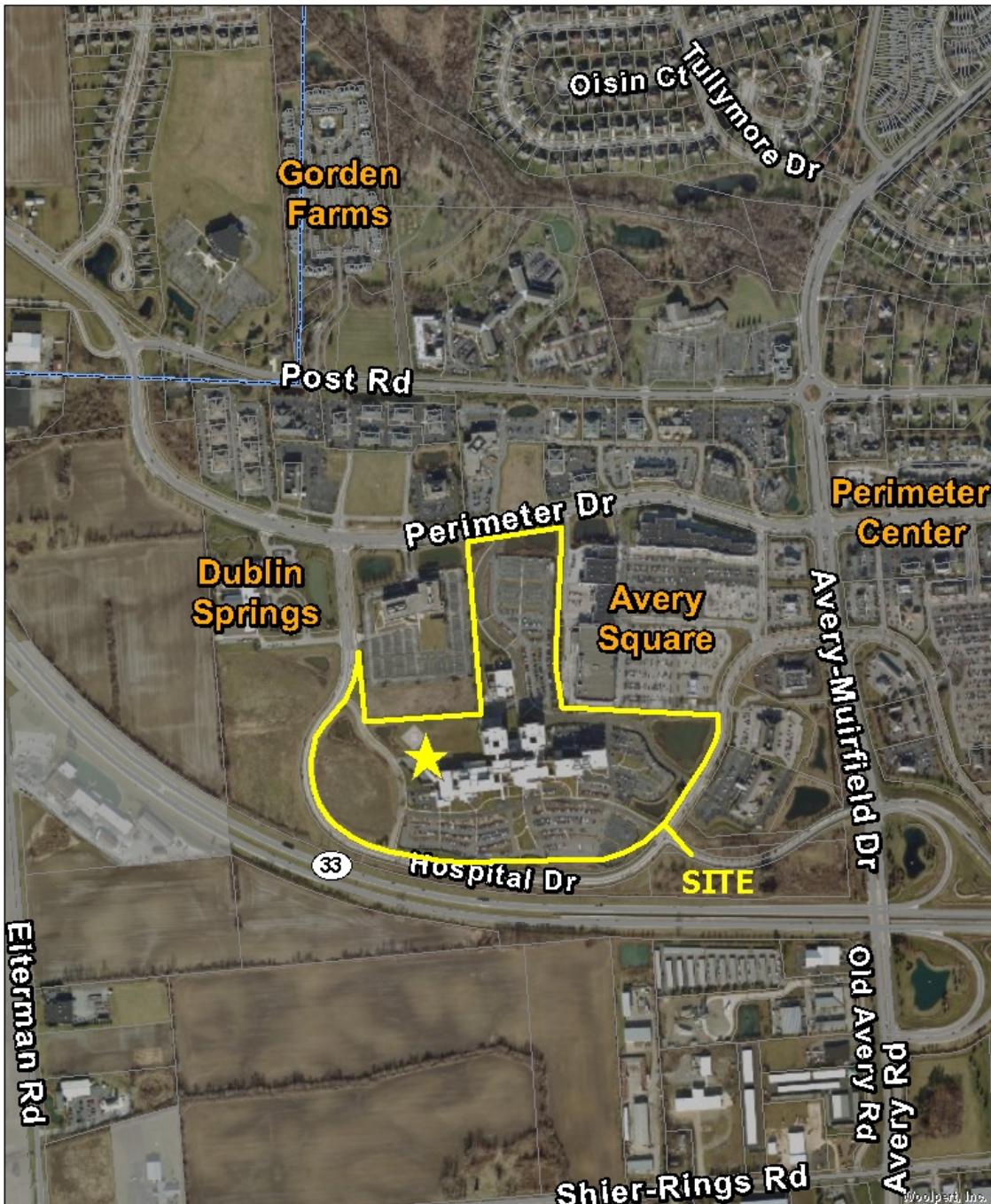


## Next Steps

Upon approval from the Board of Zoning Appeals for the Special Permit, the applicant would be eligible to locate the trailer on-site and file for any necessary building and/or site permits for proposed modifications.

## 1. Context Map

The property is located on the north side of Hospital Drive, approximately 1,500 feet west of the intersection with Avery-Muirfield Drive.



 <b>City of Dublin</b>	18-015 Special Permit Dublin Methodist Hospital 7500 Hospital Drive	0 310 620 Feet	
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## 2. Overview

### A. Background

The Planning and Zoning Commission reviewed and approved an Amended Final Development Plan for a campus-wide sign package for the hospital in 2009. On 2008, the Planning and Zoning Commission approved an Amended Final Development Plan for the construction of the Hospital Drive connection to the Avery-Muirfield/U.S.33 interchange. In 2005, the Planning and Zoning Commission approved a Final Development Plan application for the construction of a 100-bed hospital facility and associated site improvements.

### B. Site Characteristics

#### 1) Natural Features

The site is significantly developed with the facility located towards the center and various parking areas covering the remainder. Landscaping and stormwater management ponds are located throughout the site in addition to an open green space area in the southwest corner.

#### 2) Historic and Cultural Facilities

There are no historic or cultural features on the site.

#### 3) Surrounding Land Use and Development Character

- North: PCD: Planned Commerce District, Perimeter West (Office)
- East: PUD: Planned Unit Development, OhioHealth Campus (Medical Office)
- South: ID-1: Research Office District (Vacant)
- West: PUD: Planned Unit Development, OhioHealth Campus (Vacant)

#### 4) Road, Pedestrian and Bike Network

The site has frontage on Hospital Drive ( $\pm 3,600$  feet) and Perimeter Drive ( $\pm 530$  feet). There are two private drives connecting through the campus, one on the west side of the site onto Hospital Drive and the other on the east side of the site from Hospital Drive to Perimeter Drive. These two private drives provide circulation throughout the entire site and contain a series of private sidewalks for pedestrian circulation. A multi-use path runs along the southern edge of the site connecting to the private sidewalk system.

#### 5) Utilities

The site is served by public utilities with water and sewer provided on Hospital Drive along the southern edge of the site. DubLINK is also located on the northern side of Hospital Drive for the majority of the frontage for this site.

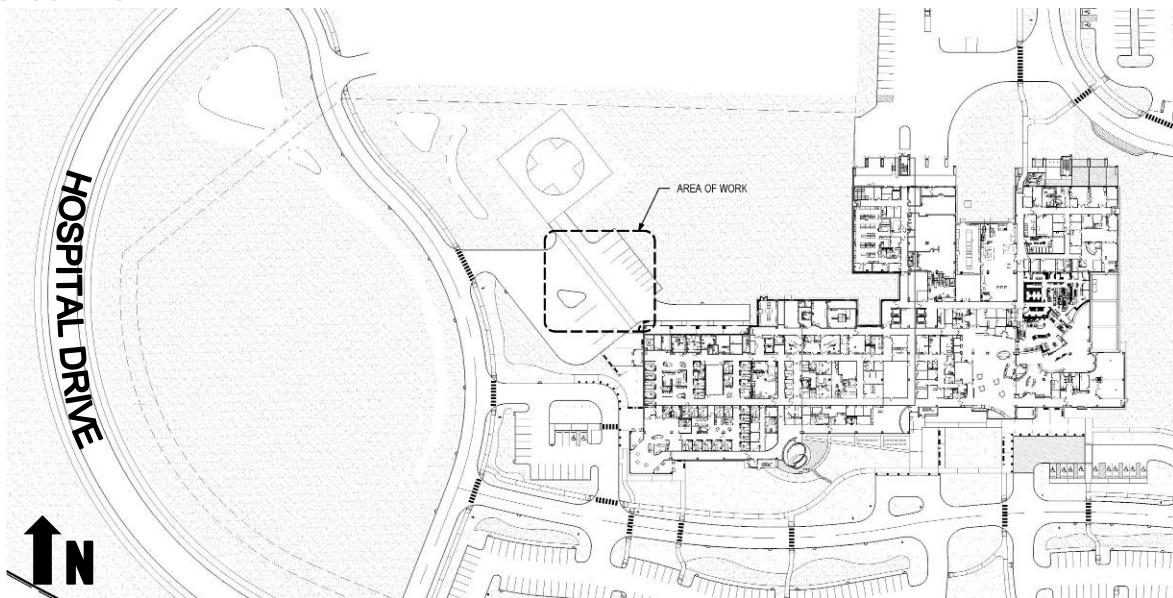
### C. Proposal

This proposal is for the location of a temporary 10' x 48' portable MRI trailer for use by the Dublin Methodist Hospital during their building expansion. The applicant is looking to locate the trailer near the northwest corner of the building, adjacent to the ambulance entrance and helipad. The proposed location will temporarily block five parking spaces however these spaces are not accessible to the general public so the overall parking will not be impacted by this permit. Once the trailer is removed these spaces will once again be accessible. The

trailer will remain in this location for approximately six months until the building expansion in the northwest corner is complete. Should the applicant need to extend this time they will be required to file a new Special Permit application that will be subject to the same criteria as this application.

The ambulance entrance contains an existing evergreen landscape screen along the southern edge that will aid in screening the trailer from rights-of-way. The existing building will further aid in reducing the visibility from the neighboring properties. All utilities will be provided through a direct connection from the building to the trailer during its operation. Any modifications to the site and/or building will require the proper zoning approvals and building permits before construction can commence.

### 3. Site Plan



### 4. Criteria Analysis

#### D. Portable Structures and Temporary Uses Analysis [§153.097(C)]

- 1) Permitted in any zoning district provided the use of the structure is a permitted use in the zoning district or an accessory use as provided in §153.074.

Criteria Met. The proposed use of an MRI trailer is permitted within the development text for the OhioHealth Medical Campus and is directly related to the overall hospital use of the facility.

- 2) Located on the site so as to provide safe access to the structure and be served by adequate parking.

Criteria Met. The proposed trailer is located in a limited access area of the site which is not accessible to the general public and will provide minimal to no impact to the circulation of the ambulance entrance. Upon removal of the trailer, the existing parking spaces will be open along with additional maneuvering space as previously approved.

- 3) Screened from view and sensitively located and to show adherence to the standards of the community.**  
Criteria met with condition. The trailer is located behind an existing landscape screen and is located along a portion of the building that uses its massing to further reduce the visibility of the trailer. The proposed location is also setback a significant distance from the property line and adjacent development to the north. The applicant will be required to ensure the trailer does not contain any logos, decals, or artwork that might increase the visual impact of the trailer aside from those directly required by the manufacturer for branding or safety purposes.
- 4) Detailed in a dimensioned site plan to include a complete structure elevation, landscape plan and site lighting.**  
Criteria Met. The applicant has provided all necessary information for the intended trailer including manufacturer details. No lighting or additional landscaping is being proposed for with this special permit application.
- 5) Proposed for a limited period of time not to exceed one year.**  
Criteria met with condition. The applicant is proposing to have the trailer operational for a maximum timeframe of six months until the building expansion has been completed to a critical point. The applicant will be required to either remove the trailer from the site or file a new special permit application for a time extension within six months of the approval.
- 6) Detailed in a narrative noting the specific use proposed and the scope of the intended use.**  
Criteria Met. The proposed use of the trailer is limited to MRI equipment and is compatible with the existing land use of the site and general character of the neighborhood.
- 7) Proposed in compliance with development standards with respect to parking and landscaping.**  
Criteria Met. The proposal uses existing landscaping to provide screening during its operation and temporarily removes five parking spaces from use. However, these parking spaces do not impact the overall requirement of parking for the facility and will available upon removal of the trailer.

#### E. Special Permit Review Analysis [§153.231(G)(3)]

- 1) Whether the proposed use meets the applicable requirements established by this Code.**  
Criteria met with condition. The proposal meets all the requirements of the development text and Special Permit review criteria. The applicant will be required to obtain all appropriate zoning approvals and building permits for any building and/or site modifications before construction can commence.
- 2) Whether the proposed use is compatible with the existing land use and the general development and character of the neighborhood.**  
Criteria Met. The proposed use of the trailer is limited to MRI equipment and is compatible with the existing land use of the site and general character of the

neighborhood. The use of the trailer is accessory to the hospital use and is permitted within the zoning district per this application.

**3) Whether the use can be developed and maintained without substantially impairing the general purpose and intent of the zoning district in which the use is proposed to be located.**

Criteria Met. The trailer is portable and per the applicant will be removed after a maximum timeframe of six months. The regulations as outlined in the development text will be upheld and development will not be impacted by the approval of this special permit or the location of the temporary trailer.

## 5. Recommendation

The proposed Special Permit for a portable structure is consistent with all applicable review criteria. **Approval** is recommended with the following conditions:

- 1) That the trailer not contain any logos, decals, or artwork except those directly required by the manufacturer for branding or those required for general safety by any and all public or private organizations;
- 2) That the trailer either be properly removed from the site or the applicant file a new special permit application for a time extension by September 22, 2018; and,
- 3) That the applicant obtain all required zoning approvals and building permits for any site and/or building modifications, prior to construction commencing.