



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 8, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**2. Dublin Rehabilitation Hospital
19-028FDP**

**PID: 273-012662
Final Development Plan**

Proposal: Construction of an approximately 46,000-square-foot rehabilitation hospital serving 40 in-patient beds.

Location: South of Emerald Parkway, approximately 750 feet southwest of the intersection with Sawmill Road.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Jackson B. Reynolds III, Smith & Hale

Planning Contact: Chase J. Ridge, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-028

MOTION #1: Ms. Kennedy moved, Ms. Fox seconded, to approve the following Minor Text Modification:

1. To permit a decrease of the parking requirement for a hospital to two spaces per 1,000 square feet.

VOTE: 6 - 0

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Absent

MOTION #2: Ms. Fox moved, Ms. Kennedy seconded, to approve the Final Development Plan with five conditions:

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 2) That the applicant revise the window detail along the south elevation to add lintels and sills with material that matches the stone wing wall;



**2. Dublin Rehabilitation Hospital
19-028FDP**

**PID: 273-012662
Final Development Plan**

- 3) That the applicant revise the site plan to relocate the proposed parking spaces along the western portion of the drive aisle, adjacent to the pond, to the north of the drive aisle to create a vista to the pond;
- 4) That the applicant add seating near the pond in a patio setting; and
- 5) That the applicant provide a direct sidewalk connection from the building to the pond area.

VOTE: 6 - 0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Absent

STAFF CERTIFICATION



Chase J. Ridge, Planner I



~~Ms. Fox stated that, in regard to the proposal's compatibility with the existing architecture, this proposal is compatible, and typically, car dealerships are not. Activating their outside space for their customers in a nontraditional, comfortable way is commendable.~~

~~Ms. Newell stated that she likes the infill proposal. She agrees that use of a natural stone product would be more complementary, given that it already exists on the buildings. If engineered stone is used, it needs to match the existing stone. She likes the design. This is a creative way in which to display automobiles. In regard to the signs, she believes the proposal needs to meet Code, unless the applicant has developed a master sign plan that truly meets the intent of a master sign package.~~

2. Dublin Rehabilitation Hospital, 19-028FDP, Final Development Plan

Ms. Newell stated that this application is a request for the construction of an approximately 48,000-square-foot rehabilitation hospital providing 40 inpatient beds. The site is south of Emerald Parkway, approximately 750 feet southwest of the intersection with Sawmill Road.

Ms. Newell swore in any members of staff and the public wishing to provide testimony on the case.

Staff Presentation

Mr. Ridge stated that the Commission provided an Informal Review of this proposal at their June 20 meeting, and parking, the west lawn, architecture and connectivity were identified as the primary issues. The 5.8 acre site is located on the south side of Emerald Parkway, approximately 550 feet southwest of the intersection with Sawmill Road, and is zoned PUD - Planned Unit Development District – Northeast Quad, Subarea 5B. The proposed site plan retains the orientation that the Commission viewed on June 20. The main entrance faces south on Summer Drive. The central amenity area for patients, located between the two patient wings of the building, faces north towards Emerald Parkway. The lawn remains to the west of the primary structure. In response to the Commission's guidance at the Informal Review, the applicant has increased connectivity throughout the site. The west lawn has been re-designed with two new patios and a meandering path connecting the north parking to the south parking area and the adjacent sidewalks. The proposed character of the building has been updated, providing architectural relief to the east and west elevations. The south elevation remains unchanged. The single drive aisle around the building provides access throughout the site. The refuse and delivery drive on the east side of the building facing Sawmill Road remains unchanged. The proposed sign is 7 feet in height, 50 sq. feet in width and comprised of three colors – black, silver and white. There is an 11-foot setback and a stone wing wall extending down Summer Drive. An aluminum canopy overhang area is provided for patient drop-off/pickup.

The proposed Minor Text Modification is consistent with all applicable review criteria, and approval is recommended for the following text modification:

- 1) To modify the development text to permit a decrease of the parking requirement for a hospital to two spaces per 1,000 square feet.

Staff recommends approval of the Final Development Plan with one condition.

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

Commission Questions

Ms. Fox noted that she had asked staff to provide a parking space comparison with the other rehabilitation hospital within the City.

Mr. Ridge responded that the Heartland Rehabilitation Center on Emerald Parkway/SR 161 is a skilled nursing facility. The Code required the facility to provide 100 parking spaces; they provided 131 parking spaces. The 65,000 square foot facility has 120 beds. However, Heartland is zoned as a skilled nursing facility, not a hospital, so its requirements are different.

Ms. Fox inquired the parking ratio requirement per bed and per employee for a skilled nursing facility.

Mr. Ridge responded that the Heartland facility was required to provide one parking space per six beds and one space per employee on the larger shift.

Applicant Presentation

Applicants Present:

Jack Reynolds, Smith and Hale, 37 West Broad Street, Columbus, Ohio; Brian Wentworth, America Development and Investments, LTD, 7006 Chantilly Lane, Dallas, TX 75219; Jeffrey Jones, America Development and Investments, LTD, 9 Brittonwoods Way, Dallas, Texas, 75220; Dan Negley, 4328 Trindel Way, Columbus, Ohio.

Mr. Reynolds stated that they appreciated the Commission's guidance in June. The applicant has improved the project according to the recommendations provided. They also have demonstrated ability to provide the 175 parking spaces required for a hospital, although that number would over park the site. The applicant has provided current parking information regarding their other seven facilities, which shows an excess of parking spaces on those sites.

Commission Questions for Applicant

Ms. Fox stated that she believes the view of the site from Emerald Parkway and the green area would be improved if there was no parking between the pond and the sitting area. Perhaps the 15 employee parking spaces located there could be relocated to the north end.

Mr. Jones explained that those spaces were added in response to Engineering's request to move the drive on the southeast side, which eliminated some parking spaces there, but they can accommodate that suggestion.

Ms. Fox noted that during her visits to another rehabilitation center in Dublin, she observed patients crossing the street to sit at a pond located at an adjacent business. There is an opportunity to take advantage of the pond on this site and create a sitting space. It would add even greater enhancement to that greenspace. In regard to the windows, those on the south façade do not have as much interest as the windows on the patient wings. She appreciates the canopy and variety in materials.

Mr. Jones suggested that lentils could be added to the windows on that façade, which is the administrative wing.

Mr. Reynolds noted that lentils that match the color of the wing wall could be added.

Mr. Wilson concurred that lentils would enhance the appearance of the windows.

Mr. Jones stated that they would be willing to do so.

Mr. Fishman inquired if the lot coverage requirements are met.

Mr. Ridge responded that they are meeting the density requirement.

Mr. Fishman responded that his concern is that the facility eventually will be expanded. There is not much room on the site to accommodate expansion. Parking would need to be added and greenspace would have to be eliminated. A condition should be added to address that potential occurrence.

Ms. Newell noted that if that need should arise, the applicant would be required to return to the Commission for review and approval of an Amended Final Development Plan.

Mr. Jones agreed that the only place to expand would be within the lawn area, but they understand that they may not ever be expanding this facility in the future. If the facility should become filled to capacity, it is likely they would build another facility. In other cities, they have facilities 7-8 miles apart.

Mr. Wilson inquired the reason a second floor expansion was not a possibility.

Mr. Jones stated that at the outset of the project, the neighborhood was opposed to a two-story facility. This is the largest site (5.8 acres) on which they have built a single-story facility.

Mr. Supelak stated that the applicant has addressed the Commission's concerns – demonstration of ability for additional parking spaces, connectivity, landscaping and patio, and addition of relief on the patient wings. With the addition of window lentils and relocation of the parking, as noted, he is satisfied with the plan.

Ms. Kennedy thanked the applicant for their willingness to take the Commission's feedback and make meaningful changes to the site.

Ms. Newell stated that she appreciates that the applicant listened and has come back with a revised plan that addresses all issues. This will be a very nice facility.

Ms. Fox stated that the stone benches on the patios are attractive, but not particularly comfortable. In addition, the landscaping plan provides for trees to be located away from the patio, so they do not actually shade the patio.

Mr. Negley responded that there are actually three benches, including some traditional benches, on the main patio.

Ms. Fox suggested that if they have gone to the effort to create the spaces, they should also attempt to include comfortable seating and shading. Otherwise, the money is being spent for something that looks good but is not used. She would encourage them to enhance the seating areas and add some seating by the ponds.

Mr. Reynolds noted that trees could be added behind the benches.

Ms. Fox stated that the landscape already contains some nice landscaping around the pond. She would suggest adding some seating near the pond. The investment to the greenspace will improve patient satisfaction. She compliments them on adding circulation to the adjacent retail area. Families of recovering patients will appreciate that connection.

Mr. Jones stated that in their first iteration, they had included a sidewalk and a bench near the pond, but concern was expressed about the need to cross a drive.

Ms. Fox suggested that it be added back to the plan. Stamped concrete or brick or another method could be utilized to identify the crossing area.

Mr. Negley stated that midway on the south lot, there is a crossing to the outside sidewalk.

Ms. Fox suggested that a crossing to the pond be included.

Mr. Reynolds stated that the sidewalk could be extended west from the patio to the pond.

Mr. Negley noted that there is a slight grading issue that will need to be addressed.

Mr. Wentworth noted that discretion is necessary to place it where it is safest for the patients.

Mr. Reynolds noted that the pond shape was altered slightly due to Engineering's request, so they will need to identify a location for a safe crossing.

Ms. Fox stated that a condition could be added that they work with staff to identify an appropriate location.

Ms. Newell inquired if the applicant is in agreement with the conditions as indicated on the screen. The applicant indicated that they were in agreement.

Ms. Kennedy moved, Ms. Fox seconded to approve the Minor Text Modification.

Vote: Mr. Supelak, yes; Mr. Wilson, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Ms. Fox, yes; Ms. Newell, yes.

Ms. Fox moved, Ms. Kennedy seconded to approve the Final Development Plan with the following 5 conditions:

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 2) That the applicant revise the window detail along the south elevation to add lintels and sills with material that matches the stone wing wall;
- 3) That the applicant revise the site plan to relocate the proposed parking spaces along the western portion of the drive aisle, adjacent to the pond, to the north of the drive aisle to create a vista to the pond;
- 4) That the applicant add seating near the pond in a patio setting; and
- 5) That the applicant provide a direct sidewalk connection from the building to the pond area.

Vote: Ms. Fox, yes; Ms. Newell, yes; Mr. Supelak, yes; Mr. Wilson, yes; Mr. Fishman, yes; Ms. Kennedy, yes.

(Motion passed 6-0)

3. ~~Doubletree Hotel by Hilton, 600 Metro Place North, 19-050AFDP, Amended Final Development Plan~~



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, June 20, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Dublin Rehabilitation Hospital
19-028INF**

**PID: 273-012662
Informal Review**

Proposal: Construction of an approximately 48,000-square-foot rehabilitation hospital serving 40 inpatient beds on a 5.76-acre site zoned Planned Unit Development, Northeast Quad, Subarea 5B.

Location: South of Emerald Parkway, approximately 750 feet southwest of the intersection with Sawmill Road.

Request: Informal review and feedback on a possible future application.

Applicant: Jackson B. Reynolds III, Smith & Hale

Planning Contact: Chase Ridge, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-028

RESULT: The Commission provided informal feedback for the proposed rehabilitation hospital. The Commissioners were supportive of the proposed site layout, but encouraged the applicant to address staff's comments regarding the curb cuts and site circulation. The members had significant discussion about the parking requirements, including the desire to meet the required number of parking spaces on site or through a shared parking agreement, investigate whether the nursing home standards are appropriate, or approving the deviation as proposed. The Commission requested the applicant modify the architecture to add more visual interest and articulation to the building, particularly to the long patient wings. They expressed concerns that the building design was too flat. The members also discussed the need for additional light and windows. The Commission directed the applicant to increase the landscape design for the site and encouraged them to incorporate a patio area at the building entrance. The members also requested additional connectivity be provided on site, as well as to the surrounding development.

MEMBERS PRESENT:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Chase Ridge, Planner I



~~TABLED CASE~~

~~1. **Midwestern Auto Group – Porsche Signs, 6325 Perimeter Loop Road, 19-030AFDP, Amended Final Development Plan**~~

~~Ms. Newell stated that this application is a proposal for signs for the Porsche showroom as part of the existing Midwestern Auto Group campus, a 30-acre site zoned Planned Unit Development District. Staff has received a request from the applicant this evening to table this case.~~

~~Ms. Kennedy moved, Ms. Call seconded to table the case.~~

~~Vote on the motion: Mr. Wilson, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Fishman, yes; Ms. Fox, yes; Ms. Kennedy, yes; Ms. Newell, yes.~~

~~(Motion passed 7-0)~~

CASES

2. Dublin Rehabilitation Hospital, PID: 273-012662, 19-028INF, Informal Review

Ms. Newell stated that this application is a request for an informal review and feedback on a proposal for the construction of an approximately 48,000-square-foot rehabilitation hospital serving 40 inpatient beds. The 5.76-acre site is zoned Planned Unit Development District, Northeast Quad, Subarea 5B.

Case Presentation

Mr. Ridge stated that this is a request for an informal review and feedback on a proposal for the construction of an approximately 48,000-square-foot post-acute care rehabilitation hospital. An informal review allows an applicant to seek feedback on a proposal prior to filing a development application. Discussion points are non-binding.

Site

The site is approximately 5.8 acres and zoned Planned Unit Development District N.E. Quad Subarea 5B. It is located on the east side of Emerald Parkway, 550 feet west of the intersection with Sawmill Road and immediately north of the existing Kroger. [Photos of site shown.]

Proposed Site Plan

The main entrance is oriented south toward Summer Drive facing the Kroger Marketplace. The rehabilitation amenities space is centrally located between two, 20-patient room wings that extend north toward Emerald Parkway. The lawn to the west of the building is to be used as open space or greenspace, but could accommodate a future expansion, if warranted. Any expansion would be limited in size due to density requirements set forth in the development text and would require an Amended Final Development Plan, if the applicant should desire such a course of action. Proposed parking, which is primarily situated north and south of the building, totals 103 spaces. The development text for the site refers to the Dublin parking code, which would require 175 parking spaces based on the number of patient rooms and employees on the largest shift. The applicant has indicated that 85 parking spaces would be adequate for their needs. Two access points along the internal drive provide ingress and egress, while a driveway aisle provides access around the building and to the parking.

Development Text

The development text requires the building materials be earth tone in color and primarily brick, stone, and EIFS. The proposed materials are not exact but closely resemble and complement those used in Subarea 5A (Kroger Marketplace). The main entrance, located along Summer Drive, consists of a contemporary, two-story glass enclosed lobby and a stone accent wing wall that extends south toward Summer Drive. An earth tone aluminum composite vehicular canopy extends over the pickup/drop off area. The maximum height of the building is approximately 31 feet. The north elevation, the rear of the building, consists of three window walls, one on each of the two patient wings and one on the interior amenity area. The primary façade is finished in an Amaretto brick. The east and west elevations continue the use of a cast stone header and coping that extends over the windows throughout the building. The main entrance and lobby is a prominent feature on the west elevation facing Emerald Parkway. The east elevation contains the refuse area. A colonial white screen wall is proposed to screen utilities on the roof and would be visible on all facades.

Staff recommends the following three discussion questions:

1) Is the Commission generally supportive of the proposed site layout?

The proposed building does not take advantage of the investments made to Emerald Parkway and rather is oriented toward Summer Drive. The proposal allows room for future expansion, which results in an underutilized area adjacent to Emerald Parkway. Based on the density limitations, the future expansion may be reduced in size or will require a rezoning to permit additional density. The applicant has worked with Staff to consolidate parking. Staff continues to have concerns about the configuration of the centrally located curb cut that aligns with the private drive off Sawmill Road.

2) Is the Commission generally supportive of the proposed architecture and building materials?

The development texts requires that complementary materials to those already existing in the Northeast Quad be applied to future development. The applicant is proposing primary materials including brick and stone, which will closely resemble those used in Subarea 5A to the south. Staff continues to have concerns about the length of the elevations with little to no architectural relief, particularly the east and west elevations.

3) Does the Commission support a deviation from the parking requirement in the Zoning Code?

The development text refers to the Parking and Loading requirements outlined in the Zoning Code. The proposed development requires 175 parking spaces, per Code. The applicant submitted a memo explaining that 85 parking spaces are adequate for their parking needs. The plan provides 103 parking spaces located on the site.

4) Other considerations by the Commission.

Commission Questions

Ms. Kennedy inquired about the layout and orientation of the building. The information provided indicates that 103 parking spaces will be provided versus the 175 required by Code, while the applicant also has indicated that 85 spaces are adequate. Is backup information available on the 85 parking space adequacy?

Mr. Ridge responded that that the applicant provided a memo explaining their parking needs. He defers the questions regarding the layout and the parking spaces to the applicant.

Ms. Call inquired the last time the parking section of the Code was amended, understanding that Code is not established based on single applications, but for all uses.

Ms. Rauch responded the regulations in the Zoning Code were adopted many years ago. However, this application is based on the development text standard for this particular section of the Northeast Quad.

Ms. Call indicated that the information reflects what would have been in 2014, which is not that long ago.

Mr. Fishman stated he has never been to a hospital that had more parking than needed. He is concerned about deviating from the number of spaces required by Code. What will be in that area instead -- green space or the building footprint? If it is greenspace, parking could be added, should the need arise. However, he does not see any extra greenspace.

Ms. Rauch responded that the applicant is showing only the proposed 103 parking spaces on their site plan. The remainder of the area would continue to be greenspace, unless at some point they needed to add an addition to the facility, which would require more parking.

Mr. Fishman responded that there would not be sufficient land for that to occur.

Ms. Call inquired if the proposed plan meets or exceeds open space requirements.

Mr. Ridge responded that as proposed, the plan meets open space requirement.

Ms. Call confirmed that if the additional area is left as open space, thereby retaining the ability to build an addition and meet the Code requirement of 175 spaces, and the application still meets the open space requirements with the additional parking spaces added, that would be acceptable.

Applicant Presentation

Jack Reynolds, Smith and Hale, 37 W. Broad Street, Columbus, Ohio, 43215, attorney for the applicant, indicated that also present this evening are Jeffrey Jones and Brian Wentworth, America Development and Investments, LTD, Chester Crouch, Nobis Rehabilitation Partners, and David Collins, architect. They have been working with staff for some time on the location of the building, and they are prepared to share the rationale for its location. This is a rehabilitation hospital, not an acute care hospital. An overview of the hospital's operation will clarify the reason a deviation in parking spaces has been requested. They have built a number of these facilities and have good knowledge of the anticipated use and demands on this property. They do not want to provide less greenspace in favor of unneeded impermeable surface. They have tried to achieve a balance between the two; however, the 103 parking spaces is still greater than the anticipated need. With the proposed layout, there will be greenspace where additional parking can be added, if needed. A final development plan would be required to do so.

Chester Crouch, Nobis Rehabilitation Partners, Lucas, Texas, 75002, stated that the Dublin facility will be the 14th rehabilitation hospital he has been involved with constructing, with partners such as America Development and Investments, and he has operated more than 20 such hospitals. The parking study is based upon facility experience. This is an inpatient rehabilitation hospital

only; no outpatient services -- diagnostic or therapy, are provided. It is a physical, not chemical or psychiatric rehabilitation hospital. Over 90% of their admissions are referred from local, acute care hospitals to their facility for care. Patients receive intensive, rehabilitative care, approximately three hours of physical, occupational, or speech therapy a day. There is a drop-off area for patient unloading, and most patients leave with a family member. If there is ever a need for additional parking with this 40-bed hospital, there is ample space to the west where it could be added. Safety of patients and visitors is a concern, and orientation towards the rest of the shopping center was considered appropriate. The most significant side of their building faces Emerald Parkway. There is a two-story entrance level, with a distinctive stone element; a detention pond is located on that side. This was a challenging site, but they are very satisfied with the site orientation achieved.

Ms. Kennedy inquired if the majority of patients would be coming in through a third party, such as an ambulatory service, and not via their personal vehicle.

Mr. Crouch responded affirmatively. There is a drop-off area for patient unloading, and most patients leave with a family member.

Mr. Fishman stated that he would be more comfortable with a deviation in the parking spaces provided if there was more greenspace than required, so that if a need arose later for the additional parking, the additional greenspace could be converted to parking. If the space is covered with building, that cannot happen. The greenspace will be gone, and the character of the building will change.

David Collins, principal with Perkins & Will Architects, 2218 Bryan St #200, Dallas, TX 75201, stated that they are a nationally renowned healthcare architecture firm. He is the designer on this project. This hospital is designed with two patient wings where the nursing units are located. The expansion goes to the left of the building, where there is room for one more leg. This site has been master planned for an additional 20 beds and 40-50 additional parking spaces.

Mr. Fishman inquired if the site would still meet the open space code.

Mr. Collins responded that he does not believe it would, but they would be required to bring a potential application for expansion back to the Commission for consideration.

Ms. Call stated that with the additional beds, there would be additional parking requirements. If the parking for the 40 beds does not meet Code now, they will not meet it with an expansion. The open space would be consumed with parking.

Mr. Collins stated that they are asking for the amount of parking that represents what is needed for this specific facility.

Ms. Call inquired if there is a different zoning requirement between a rehabilitation hospital and a standard hospital. Is the Code consistent for both?

Mr. Ridge responded that is correct.

Ms. Newell requested the applicant to respond to the orientation of the building on the site in response to Ms. Kennedy's previous question.

Mr. Reynolds responded that a memo of explanation was provided to staff.

Jeffrey Jones, America Development and Investments, LTD, 9 Brittonwoods Way, Dallas, Texas, 75220, stated that this site is part of a Kroger shopping center. He is unsure if the 175 parking spaces relate to a retail operation or the hospital, but this is very different from an acute care hospital, from which all of their patients come to them. There is adequate parking for a 40-bed hospital for all of the staff at peak, plus all of the visitors. Their application is for a 40-bed hospital. They have no idea if they will ever expand this facility by another 20 beds. If so, it could be 10-20 years from now and only if the community were to have a demand for it. They would have to return and justify to that Planning Commission that they have sufficient open space and parking to handle an expansion. For the foreseeable future, it will be a 40-bed hospital. Originally, their plan provided more parking spaces, but staff directed them to provide more greenspace and remove some of the parking spaces they had on the north side. If there ever is a need for additional parking with this 40-bed hospital, there is ample space to the west where it could be added. Safety of patients and visitors is a concern, and orientation towards the rest of the shopping center was determined to be appropriate. In their early meetings, staff did not want the building entrance to face Emerald Parkway on the north. They did want the refuse and service area to face east. However, they believe the most significant side of the building faces Emerald Parkway because that is the most prominent street. Therefore, a two-story entrance level, with a distinctive stone element, and a detention pond is located on that side. This was a challenging site, but they are very satisfied with the site orientation achieved.

Ms. Kennedy inquired if the entrance on Summer Drive was the primary patient and visitor entrance.

Mr. Jones responded that a porte cochere over the entrances was required. He believes the front of the building faces Emerald Parkway. Although the porte cochere faces Kroger, the front entrance will face the open lawn area along Emerald Parkway. They believe that will be considered the front of the building.

Ms. Fox stated that she has the following questions about the architecture of the building:

1. Has this design been used with their previous hospitals?

Mr. Crouch stated that this design recently was used in Norwood, Ohio, a very successful hospital. One-story buildings are the most appropriate model for rehabilitation hospitals, as patients do not need to deal with elevators.

2. How is the outdoor space between the two wings used for therapy?

Mr. Crouch stated that the two-story center section is a rehab gym. Glass windows face the courtyard, where there are different surfaces that facilitate a patient's return to normal mobility. There are concrete steps, gravel and a grassy area.

Ms. Fox stated that her background is in healthcare. Today, useable outdoor areas for rehabilitation purposes are considered essential to progress to moving home. This outdoor area is only about 51 feet wide, and in shadow much of the time. There is some justification to orienting the facility more internally and toward something the patient and/or family members could walk to. She understands the reason for locating the front toward Emerald Parkway. The traditional, two patient wing building is the old model with very little use of open windows. It permits only a narrow, 50-foot wide area for therapy. On the western Emerald Parkway elevation, there is greenspace, a pond, and the opportunity for a larger patio, stairs and different surfaces. Those

elements in a wider area would enhance the rehabilitation efforts. The narrow, shadowed area seems more depressive.

Brian Wentworth, America Development and Investments, LTD, 2911 Turtle Creek Blvd., Suite 1100, Dallas, TX 75219 stated that it is unfortunate that they do not have the interior perspectives for the building. This is a one-of-a-kind rehabilitation hospital. In each of the wings, there are 22-foot wide corridors that act as a day room. Patients leave their rooms and interact with their physical therapists and family in that open area. They are not the typical, eight-foot corridors of hospitals. At the end of these 22-foot wide corridors, there is nothing but glass. Light floods into the space where most of the patient's interaction occurs. The patients will be outside some, but this natural light, interior space is where most of their activities will occur.

Ms. Fox stated that architecturally there could be a much better use of lights flowing into the room. This is a north exposure, so there will not be much daylight achieved in there. Although we do not have the interior perspectives, on the exterior, there is a lack of architectural interest and use of daylight, which is necessary in a rehabilitation hospital. That is her initial impression.

Mr. Wentworth responded that the windows in the patients' rooms are very large. Ivy is positioned between every third window to use nature to articulate the façade. Evergreens, shrubbery and ornamental trees are used in the area, as well. There is no greater need to break up the façade, as it is merely ten patient rooms that open into the larger, family day room area.

Ms. Fox responded that she believes orienting the therapy areas toward the west could be a better use of the space.

Mr. Wentworth stated that he has been designing hospitals for nearly 40 years. Wayfinding is the most important factor for families and visitors. If they had flipped the hospital, orienting it toward Summer Drive, the wayfinding element would be confusing. With this orientation of the building, wayfinding is not an issue.

Ms. Call requested clarification of staff's concerns about the orientation of the private drive ingress and egress.

Mr. Ridge responded that staff's main concern was with the refuse area – the ingress/egress immediately west of Chase Bank and the private driveway leading off Sawmill Road.

In response to Ms. Call's inquiry, Mr. Ridge confirmed the access was right in/right out only.

Ms. Fox stated that not only would it be possible to take better advantage of the views on the west side, it is important to consider sidewalk connectivity. It is desirable to add pedestrian connectivity between parcels. It would be an advantage for a recovering patient to be able to walk with a family member to Starbucks or another retail site. This needs to be a transitional hospital.

Mr. Crouch stated that from a clinical perspective, the proximity of the outdoor rehab space is critical, because it abuts the inpatient gym, enabling the patient to move outdoors in a safe, outdoor setting. It is important to be able to have the appropriate number of staff members with the patient. Providing rehabilitation a distance from the building is not suitable. As soon as the patient can ambulate 300 feet with assistance, they are going home. This is not a highly mobile

population. Therefore, this is a small, very specialized facility. Having a better outdoor space is an architectural determination; it is not a clinical determination, which drives the current layout. Even if they had a separate, outdoors rehabilitative space, they would keep the current design because it is a clinical requirement. From an interior space perspective, a normal patient corridor is eight feet. The inpatient corridor in this hospital is 22 feet. They are required to have an activities area. In a rehabilitation hospital, because that area is typically separate from where people are, the space is not used. They decided to change the corridor space to make it wider and functional from a care-giving standpoint. The much wider space is full of natural light. In the daytime, it is a clinical area; in the evening, it is a social area. He understands the desire to get patients outside, but in their setting, most of them physically are unable to do so.

Ms. Call summarized her feedback on the plan:

1. Currently, this plan meets only 60% of the parking requirement. She encourages the applicant to work with staff on the possibility of a different zoning requirement for this model. Perhaps there is an opportunity for a shared parking agreement. There is no guarantee that this same business will be in that building in five years; the Commission approves buildings that can be there for much more than five years.
2. There is a need for architectural relief on the sides of the buildings.

Ms. Newell inquired what the typical parking counts for nursing homes are.

Mr. Papsidero responded that per Code requirements, a nursing home must have one (1) parking space per six (6) beds plus one parking space for each employee on the largest shift. A hospital, which this falls under, must have 2.5 parking spaces per one (1) bed and one space for each employee on the largest shift -- a difference of 2.5:1 versus 1:6.

Ms. Newell stated that using the parking count for a nursing home is probably more appropriate, given the type of facility this is.

Mr. Fishman stated that he could not support this facility if it cannot meet the Code required parking spaces without eliminating greenspace. If the facility's needs change, for example, a heliport is needed – adding that could eliminate the greenspace. Over the years, greenspace often has been eliminated to meet a hardship. Therefore, if fewer parking spaces are provided initially, it must be remain possible to add the spaces later while also keeping sufficient greenspace.

Mr. Ridge stated that there is not a greenspace requirement in the development text for this subarea. There is a density requirement.

Mr. Fishman responded that would be greenspace not filled with density. With the Kroger store and the outparcel retail, this is already a very dense area. This project must have adequate greenspace for the future to have his support.

Mr. Reynolds suggested that the applicant provide a site plan for the next submittal that demonstrates that additional parking spaces could be added to the site without exceeding the required density calculation.

Mr. Fishman stated that it is important to retain the visibility of the greenspace, as a balance to the building.

Mr. Wilson inquired how many employees are anticipated for this 40-bed facility.
Mr. Crouch responded that there would be a total of 120 employees within a 24-hour period. The maximum number per shift would be approximately 50 employees.

Mr. Wilson inquired when their first facility was built.
Mr. Crouch responded that it was built in 2008. The first facility was not the current model; it was a 60-bed facility. They have done a market study for this facility, which will be a 40-bed facility.

Mr. Wilson indicated that he was interested in determining a trend for expansion.
Mr. Crouch responded that he would speculate that for every 10 hospitals, there would be a need to expand two or three. Therefore, he would estimate a 20% chance for expansion.

Mr. Wilson stated that this area is experiencing a lot of growth. This facility may be the only one in the area providing this type of service and be very successful. He assumes if there is a need to expand the facility, it would not go up but expand horizontally.

Mr. Crouch confirmed that it would be a single-story expansion. The maximum bed expansion would be to 60 beds. The facility would not accommodate a greater number. Traditionally, parking counts are driven by emergency room and outpatient services. This facility has neither and that program will not change.

Mr. Wilson commended them on the large spaces in the facility, which will enhance the impression of not being a hospital for the patients. What is the average stay for a patient?

Mr. Jones stated that the average stay is 13 days. The patients have private rooms.

Mr. Wilson inquired if patients spend approximately 60% of their time in their rooms.
Mr. Jones responded that would be a good estimate, as these patients spend most of their time inside. Having a 22-foot living room provides a better experience for the patient and their family. Their rehabilitation facility is unique.

Mr. Wilson stated having large windows in the patient rooms is important because of the amount of time the patients spend there. The windows face east and west, capturing the sunrise and sunset. It is important to determine the most important rooms in which to provide the most sunlight. Achieving a balance between the rooms and common spaces is important. Having the patient rooms on the perimeter and that sunlight is beneficial. He concurs with the previous comment on a need for connectivity. He would encourage that there be a perimeter sidewalk around the entire property.

Mr. Jones responded that they have worked with staff on the need for sidewalks. There would be a need to add a sidewalk that would lead to the small, retail center. They will attempt to make this site very walkable.

Mr. Wilson inquired if the pond would always have water.
Mr. Jones confirmed that the pond would permanently hold water. It is not a detention basin but a retention basin.

Ms. Kennedy stated that she has no issues with the site layout or the parking perspective. There are sufficient parking spaces to accommodate their peak staff, as well as more than one spot per bed, which assumes all patients will have guests at the same time. She is an engineer not an architect, but the architecture does appear flat and institutional to her. She is satisfied with this proposal.

Ms. Fox summarized her comments:

1. Agrees that it is important to have sunlight on the east and west rooms. She would prefer to see more openness in the middle space.
2. Would prefer to see a patio on the western side to enrich the area between the pond and the hospital and give a better view from the corner and Summer Drive.
3. The driveway around the property would be a good space for families and patients to take a walk. Perhaps adding a shared use path to the drive would be good.
4. Wonders if it would be possible to stub off and reduce the curbcut on the back street.
5. Building materials. Would like to see more architectural interest, particularly on the wings. From Emerald Parkway, that will have a long, boring look. The use of some outdoor space might create a more complex, complementary and inviting look.
6. Supportive of more parking spaces. Dublin has a population of more than 50% seniors. This will be one of the few facilities that offers this level of nursing care and intensive therapy. She anticipates they will be very successful and a high need for parking.

Ms. Call summarized her final comments on the discussion questions:

1. Is the Commission generally supportive of the proposed site layout?

She is supportive.

2. Is the Commission generally supportive of the proposed architecture and building materials?

The articulation is a concern; it looks a little sterile. Dublin has high architectural standards.

3. Does the Commission support a deviation from the parking requirement in the Zoning Code?

She appreciates the applicant's willingness to come back with drawings that would demonstrate how the space would look if additional parking spaces were added. In reference to Ms. Newell's earlier comment, she also would like to see what it would look like with a 30 parking space reduction. This would be using 2.5 parking spaces per bed versus 1.0 parking spaces per bed for a total of 40 beds. She would recommend that the applicant and staff determine if a nursing home zoning definition would be a better fit for the rehabilitation hospital than the traditional hospital zoning. If there were many deviations, it would make sense to place it in the one that is more fitting for that use.

Ms. Supelak stated that Dublin appreciates good architecture, and this is a great building. However, the architectural relief on the patient wings is long and repetitive. Adding some interest there would be well received. This building will have great grounds surrounding it, which will be visible to the community and potentially used by the community. A patio near the front would be

compelling. Some discussions need to occur with staff regarding the parking. He is comfortable with fewer parking spaces, but is concerned that a change not be too significant; an intermediate position would be better. If this building use were to change to either business or office, however, he assumes a new review would be required.

Ms. Newell stated that she is very happy to see this potential project here in Dublin. In response to the discussion questions:

1. Is the Commission generally supportive of the proposed site layout?

She is generally supportive, but has a couple minor comments. As an architect, she can identify the entrance to the building when it is facing Emerald Parkway, so she has no issue with the orientation of the building on the site. She has some concern about the separation between the service drive and the delivery entrance drive. The island that separates the two does not appear more than three feet wide. It will not be possible to appropriately maintain the landscaping in that area. The island's width should permit it to be a landscaped buffer/barrier.

2. Is the Commission generally supportive of the proposed architecture and building materials?

The building materials do match the brick color in the surrounding development text. However, there is no deviation in the façade of the patient wings. Architectural interest is needed.

3. Does the Commission support a deviation from the parking requirement in the Zoning Code?

She supports a reduction in parking spaces. She has designed a number of nursing homes and assisted living facilities in her career. Typically, they have a lower occupancy and need for parking spaces. It is appropriate to review the City's regulations for a nursing home. She does not want to require more parking spaces on a site than are needed. Because this facility is called a "hospital," staff's interpretation is consistent with the City's Zoning Code requirements for a hospital. However, she believes this project warrants a deviation. In general, Commissioners are supportive of having interconnected walking paths throughout Dublin; it has always been a priority of this community.

Mr. Fishman stated that he is supportive of this project. He concurs that as long as the additional parking spaces are not needed, they should not be included. This is an aging community, however, and he anticipates this facility will be successful very quickly and need the additional 20 beds and parking spaces. He does not want to sacrifice the look of greenspace and open area. The use of increased landscaping would emphasize a "green" look.

Mr. Wentworth stated that the function of the building does not need to change the articulation of the patient wing facades. He inquired if the use of ivy would be acceptable to the Commission. Ms. Newell responded that she is typically not supportive of the use of landscaping materials to articulate the façade of a building. They become seasonal, and putting ivy on a building is not necessarily good for the façade materials. There are other ways to achieve articulation. Even minor relief in the length of a façade can make a difference.

Mr. Wilson concurred. Emphasizing the windows could achieve minor relief.

Mr. Jones stated that he has completed many health care buildings, and he sympathizes with health care architects. Often the inside drives the design of the outside. Their primary mission is to take care of senior citizen clients with the best possible setting and care. This will be a world-class rehabilitation hospital, unparalleled in the country. The 22-foot wide corridor on the inside is driving the design of the outside. These patients will spend most of their time inside, and very limited time outside in the campus. They appreciate the Commissioners' comments, and are excited about becoming a part of this community.

There was no public comment.

~~3. Daimler Development Concept, PID: 273-010749, 19-047INF, Informal Review~~

~~Ms. Newell stated that this application is a request for an informal review and feedback on a proposal to rezone approximately ten acres at the intersection of Frantz and Rings Road from Office, Laboratory & Research District to Planned Unit Development District for a commercial, mixed-used center including office, restaurant/retail and open space.~~

~~Case Presentation~~

~~Mr. Papsidero stated that this is an informal review of a Concept Plan, which is anticipated to lead to a rezoning of the PUD. This concept is part of a larger strategy related to the retention of Cardinal Health in the nearby six-story office building. The City acquired this 10-acre parcel, which is part of a larger tract of land, with the intention of constructing a City-owned parking lot to lease to Cardinal Health with an expectation of developing the site to provide some amenities for the Cardinal Health workforce.~~

~~Site~~

~~The site is currently a large, open field. The previous large pond on the site was removed to enable construction of the parking lot, and new, smaller ponds and landscaping were added. The goal is to more heavily landscape the ponds and make them an aesthetic feature for the City. To the north of the site is a Tech Flex, one-story office building; across Rings Road is the McDowell property, which is farmed; to the south is the "Field of Corn" public art installation; and to the west is the office building.~~

~~Dublin Corporate Area Plan~~

~~Staff has been working with the developer to ensure that the Concept Plan is consistent with the Dublin Corporate Area Plan (DCAP). The goals are:~~

- ~~• Repositioning "legacy" office sites by encouraging new, complementary investment~~
- ~~• Creating walkable, mixed use environments with commensurate amenities~~
- ~~• Use of open space as an organizational and focal element~~
- ~~• Placemaking~~

~~This site falls within the Mixed Use Regional Sub-District 2, which recommends:~~

- ~~• Corporate offices with supporting retail services~~
- ~~• Limited amount of multi-family (max 30 du/ac)~~
- ~~• This specific site should accommodate a mix of uses as a neighborhood center~~

RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 76-89 (A)

Passed

19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING ON A 489.915 ACRE TRACT LOCATED ALONG THE WEST SIDE OF SAWMILL ROAD, BEGINNING APPROXIMATELY 1200 FEET NORTH OF BRIGHT ROAD AND EXTENDING NORTH TO SUMMIT VIEW ROAD, AND HAVING SOME LIMITED FRONTAGE ALONG RIVERSIDE DRIVE. TO BE REZONED FROM: R-1, RESTRICTED SUBURBAN RESIDENTIAL AND R-12, URBAN RESIDENTIAL DISTRICT, TO: P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT

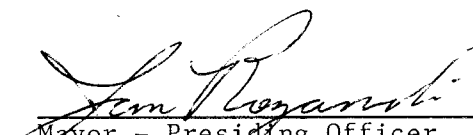
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 6 of the elected members concurring:

Section 1. That the following described real estate (see attached legal description marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned to P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. That application, Exhibit "B", including the list of contiguous property owners, and the recommendation of the Planning and Zoning Commission, Exhibit "C", are all incorporated in to and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

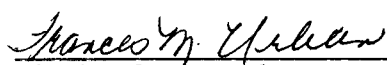
Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 11th day of June, 1990.



Mayor - Presiding Officer

Attest:



Clerk of Council

Sponsor: Planning Department

I hereby certify that copies of this Ordinance/Resolution were posted in the City of Dublin in accordance with Section 731.25 of the Ohio Revised Code.



Clerk of Council, Dublin, Ohio

Exhibit "C"

Excerpt from Minutes of Planning and Zoning Commission Meeting of April 5, 1990.

"Mr. Berlin moved for approval of the Rezoning application with the following conditions:

1. Submission of appropriate Subarea 9 development standards for the high school site.
2. Submission of phasing plan by developer.
3. Submission of a plan for the development of Subarea 3 which indicates access for school and possible reconfiguration.
4. Strengthening language relating to architectural coordination.
5. Corrections to text and revisions to plans to reflect the agreements between the developers and the City and to remove omissions.
6. Recommendation that the Commission and School Board consider amendments to Subarea 9 standards submitted by Jeff Blood.

Mr. Manus seconded the motion, and the vote was as follows: Mr. Leffler, yes; Mr. Manus, yes; Mrs. Melvin, yes; Mr. Kranstuber, yes; Mr. Geese, yes; Mr. Berlin, yes; Mr. Amorose, yes. (Approved 7-0)."

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Mayor Rozanski called the meeting to order at 7:30 P.M.

Mr. Sutphen led the Pledge of Allegiance.

Members of Council present were: Mr. Amorose, Mr. Campbell, Mrs. King, Ms. Maurer, Mayor Rozanski, Mr. Strip and Mr. Sutphen.

Mr. Hansley, City Manager, and Mr. Banchevsky, Assistant Law Director, were also present as were: Mr. Bowman, Ms. Fierce, Mr. Foegler, Ms. Grigsby, Ms. Jordan and Mr. Willis.

Mayor Rozanski recalled that approximately a year ago the City of Dublin elected not to go with the county system of early warning devices for tornadoes and bad weather, even though the County and the City of Columbus wanted Dublin to be a part of their system; the sirens being activated by the City of Columbus Station #2, the Westerville fire station or from Mr. Francis's van.

He noted that last Friday there was a tremendous storm, and tornadoes were sighted in surrounding areas. Dublin's system was activated and citizens alerted, but Columbus's system was not activated until after the alert was cancelled.

Dublin's system worked very well, including the voice activated warnings. Mayor Rozanski commended Staff and Council, specifically mentioning Dana McDaniel.

Ordinance No. 76-89 - Ordinance Providing for a Change of Zoning on a 489.015 Acre Tract Located Along the West Side of Sawmill Road North of Bright Road and Extending North to Summit View Road. Third Reading.

Mayor Rozanski, noting that there had been several lengthy meetings recently devoted to this topic, requested that all who wished to speak keep their comments brief.

Mr. Bowman said that he would like to review the conditions of approval imposed by the Planning and Zoning Commission, who had unanimously recommended approval with the following conditions listed below.

Mr. Bowman said that staff supported the plan, that the plan was more than simply a collection of land uses, but that this PUD represents a development package that can be considered to be well planned as well as managing growth. He also noted that the current plan has less commercial square footage, less multi-family units than the plan approved by the Planning and Zoning Commission.

The following were the conditions of approval:

1. Submission of a phasing plan.
2. Within the development of Subarea 3 which indicates access for school, suggesting a possible reconfiguration, working with the schools and the staff to provide a better access to the elementary school site.
3. Specific statements as to strengthening some of the land use related to architectural coordination.
4. The municipality reserve the right to correct the text, making revisions to the plan that reflect the agreements between developers and the City, and remove and delete omissions.
5. A great deal of concern was expressed specifically about storm water. The developer has made statements about participating with the City in coming up with a regional solution to the Billingsley Ditch storm water problem.

A short text has been written which Mr. Harrison Smith has seen, stating that the property owners agree to work with the City of Dublin in seeking and implementing improvements to the Billingsley storm water system. Noted that development will not go forward until a storm water management solution for the Dublin portion of the Billingsley Stream watershed is mutually agreed upon between the City and the property owner.

That will be included as part of the zoning text.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Two

6. With regard to the sanitary sewer system, in the hearing before the Planning and Zoning Commission, the possibility of other alternatives of servicing the area were identified, and it was decided that ultimately the City Engineer who will make the final determination. It was noted that residents are not in favor of a large amount of blasting.
7. Discussed the concern of the School Board regarding vehicular/pedestrian movement between the elementary school site and the high school site. Mr. Bowman said that he would suggest that there be at least some type of private, on-site vehicular movement between the two school sites if so desired with strong pedestrian links between the two.

With regard to circulation between the two school sites, Mr. Bowman said that he would suggest that circulation between the two school sites be used only for the schools own purposes, not for the general public, but for school maintenance vehicles and for access for emergency vehicles.

Ms. Maurer said that she had spoken to Mr. Joe Riedel of the schools regarding their reasons of the need for access between the school sites. He said that the schools felt that if an event were being held at the elementary school site that the high school parking lot could be used for overflow parking.

Mr. Campbell said that limitation of the circulation between the two sites must have been important to some people, and that that was why it got on the plan. He said that he did not feel that it should be changed.

Mr. Harrison Smith said that there was a concern expressed, that being the disadvantage of exposure of elementary students to high school students. He noted that concern was expressed by the citizens and, following discussion, it was agreed that the matter should probably more appropriately be discussed between the developer and the school board.

Mr. Smith suggested that the fact and conditions of access, pedestrian and vehicular, between the elementary school site and the high school site be determined at the time of the Final Development Plan. He noted that in that way the citizens could still be involved in the process.

Mrs. King suggested an alternative - that the section read that no vehicular circulation be permitted between the elementary school property and the high school property except for school vehicles which would be restricted by a gate or something of that nature.

She noted that it would restrict the through traffic that all are concerned about, but would still allow parents or visitors to park in the high school parking lot and walk to the elementary school.

Mrs. King moved to amend Subarea 10, No. 3, Circulation, to read as follows: "No vehicular circulation shall be permitted between the elementary school site property and the high school property except for school vehicles which shall be restricted by a gate or something similar."

Mr. Strip said that he thought that the amendment was too restrictive, particularly since no school representative was present at the meeting.

Mr. Campbell suggested that the schools be more specific about what they want, and that Council should be of a mind to resolve the issues rather than putting them off.

Mr. Campbell seconded Mrs. King's motion.

Vote - Mr. Campbell, yes; Ms. Maurer, no; Mr. Strip, no; Mr. Sutphen, yes; Mrs. King, yes; Mr. Amorose, yes; Mayor Rozanski, yes.

Ms. Marcia Wood of 4300 Bright Road wondered how one could consider developing 498 acres above an established residential area that already has a flooding problem. Ms. Wood said that she did not believe that the MORPC standards were adequate. She also suggested that Dublin pay for an outside study of runoff control.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Three

Ms. Wood said that she had spoken with the engineering/consulting firm of Evans, Mechwart, Hambleton, Tilton who said that it would cost between \$5,000 to \$15,000 to do a complete study of the quadrant.

Ms. Wood also said that her second concern was the preservation of the virgin forest that covers the tract. She noted that Chapter 1187 of the Dublin Planning and Zoning Code suggests that the preservation of such an area should be encouraged, and suggested that 30 acres be set aside for a passive park.

She also mentioned that she did not feel positive about the fact that the Parks and Recreation Department would turn down the responsibility of maintaining trees on the buffer zone or park land.

Mayor Rozanski said that the plans that he had seen showed a 22 acre passive park in a wooded areas, as well as a ravine area.

Mr. Jim Houk said that there would be 62 acres of passive park, over and above the 35 acres of active park space.

Mr. Robert Brown recalled the presentation he had made at the May 21, 1990 Council meeting regarding five subject areas of concern relative to this PUD development; concerns expressed by the residents living in that area of Dublin.

He noted that the developers had addressed two of those five concerns - a significant reduction in the density and the ratio of the multi-family housing zoning request. He did note that this PUD would have an average multi-family density which is 5% more dense than the average remainder of Dublin, and that the ratio of multi-family units to single family homes would be 435% higher than the average ratio achieved by existing development in Dublin to date.

Mr. Brown said that there are still valid issues related to this development which require continued efforts to achieve valid and correct responses by Council and staff.

Mr. Brown expressed his appreciation to members of Council for their sincere efforts to investigate problem areas and to listen and hear the input of concerned residents.

Mr. John Ferrara of Tamarisk Court also addressed drainage problems and urged Council to consider Ms. Wood's suggestion regarding an independent study to address the problem.

Mrs. Cathy Boring addressed and discussed the amount of retail square footage proposed, and the subsequent amount of traffic resulting from same.

Mr. Randy Roth expressed his appreciation to Council for the opportunity for the property owners, staff and developers to work together.

Mr. Roth discussed the problem of the Sawmill Road interchange. He said that in discussion with Mr. Doyle Clear and Mr. Bob Lawler, the assistant director of traffic at MORPC, it was noted that they agreed that the ultimate solution will probably be to widen the bridge over the interstate so that there can be a double left hand turn lane - southbound on Sawmill, going east on I-270; that current state of the art is to avoid cloverleaves and move to double left turn lanes in order to move about 1,000 cars an hour.

He noted also that some of the approach lights will need to be eliminated. Mr. Roth also said that the price of land will continue to increase, and that the price for the burian ground park and other park sites will continue to rise.

Mr. Robert Crabb of Sawmill Road asked that Council act wisely regarding the commercial on Sawmill Road.

Mr. Harrison Smith had the following comments:

1. Said that if a storm water drainage study were commissioned that they would pay \$5,000 towards the cost of the study and would comply with whatever the requirements would be.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

June 11, 1990

Held

19

Page Four

2. Have directed themselves to all the issues, done the very best that they can.
3. Will not be back.
4. Regarding traffic. Raw figures in traffic do not make any difference; they are not the thing that determine "how the world works". There was a projection in terms of neighborhood traffic volume of 5,000 trips per day, those being the same people. The distribution system was designed to ensure that every person that lives east of or in this area of this particular location is able to get to the commercial area without ever being on Sawmill Road except at a signalized intersection. The issue becomes one of not the capacity of Sawmill Road but the capacity of the intersection.
5. The ration of multi-family to single family. The ratio at Earlington, multi-family to single family is greater. The plan was evolved under the primary jurisdiction and impetus of City staff to set a pattern for everything east of the river.
6. Regarding the percentage of retail. The configuration in terms of square footage to the total of the areas is 1.2%, which is similar to the Muirfield, Perimeter Mall, Riverside area and to the Solove center.
7. A PUD is not a zoning classification that can be imposed upon an applicant; the applicant must request it. Every PUD is extremely expensive, and by the time one gets to the execution of the Final Development Plan and Final Plat, the expense goes up, does not come down. Some of those commitments, made up front, were:
 - A. Made a determination early on not to use Summit View; none of this development is dependent upon movement along Sawmill Road, but the creation of parallel systems inside the development, the above costing an additional street expense of approximately one million and a half to two million dollars.
 - B. Have committed to the improvement of the storm water situation, costing perhaps a half a million dollars.
 - C. Unified architectural treatment.
 - D. Should one lose the PUD, possibly having to consider 7 to 10 individual zoning cases, there will be a loss of design and coordination and commitment, as well as substituting public dollars for private dollars for infrastructure development.
 - E. Affords a level of certainty of what will happen, increasing the value of homes, quality of life.

Mr. Houk mentioned the quality of a PUD - a level of coordination, three separate owners with a commitment to the PUD; a unified architectural element, a bike system, a pedestrian walkway system, quality statements as far as landscaping, architecture, etc.

Mrs. King asked if there would be any objection to changing the text so that Subarea 5C would be restricted to post office/day care/library/community center, eliminating multi-family.

Mr. Smith said that he could add those uses so that they would be alternatives to the multi-family.

Whether or not it would be multi-family or one of the other uses, Mr. Smith said, would be determined at the approval of the Final Development Plan, suggesting that if a library, for example, would be placed there that those responsible act with reasonable diligence.

Mr. Smith also said that he would be willing to "hold it off" for six months or so until such time as interested public agencies had an opportunity to look at the site.

Mrs. King asked Mr. Smith if he had approached staff and offered a passive park in the mature woods section.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Five

Mr. Houk said that they had worked with Ms. Jordan on the creation of the passive open space which was two ravine areas, one with a flat area on top.

Mr. Smith said that they would deed it to the City with the condition that the area maintained.

He did note that Ms. Jordan had said that she did not want the five acre strip of land along Summit View so the developer was changing the plan to include five single family homes on that land.

Mrs. King said that she wanted it to be deeded to the City.

Mr. Houk said that the developer was 21% in excess of the requirement of Dublin's green space ordinance; over and above the 35 acre purchased park and the school site; the 21% includes only the donated area.

Mrs. King recalled that the point is that the City asked voters for approval to pass a bond issue to acquire park lands, active and passive, and that if there were a spectacular, pristine natural area on this particular site that it ought to be considered and that if it were a possibility that perhaps the City should consider acquiring it. She also noted that some of the proposed open space dedication is under the powerline.

Mr. Sutphen recalled that at a previous meeting it had been decided that regarding the sanitary issue that it would be up to the office of the City Engineer to advise Council as to the best solution.

Mr. Sutphen said that he did not feel that another pumping station in Dublin was appropriate, and also said that he felt that the issue needed to be decided by Council and not the City Engineer; that it was a policy issue.

Mr. Bowman reported that he had always identified the sanitary system as a major issue for the entire quadrant and that it had been identified as a major element in the Community Plan, but said that he was never at any time proposing a particular system, hoping that there would be a great deal more discussion about what kind of system would be appropriate for the land uses in the area.

He noted that he felt that it is an issue unresolved and needs community discussion.

Mr. H. Smith said that the text makes it abundantly clear that the collective City of Dublin decides what the system is going to be and that their only obligation is to build it.

Responding to a question from Mr. Sutphen regarding Hard Road, Mr. Bowman said that the developer clearly has the obligation to construct three lanes; that it will dead end at the river unless it is extended across the river; that three lanes will probably handle the traffic adequately; that if the municipality wants to work with the developer to assure that the five land road is built, staff will do that; that the City does have the appropriate right-of-way for five lanes.

Mr. Smith agreeing, it was determined that the grade on Subarea 3 will be the same as the other multi-family.

There was also discussion regarding the placement of mature trees on the mounding, and Mr. Houk said that he thought they would agree to upsize the trees, some of the trees along that strip, so that it will have a more mature appearance and buffering.

Mr. H. Smith said that their commitment can be reviewed upon submission of the Final Development Plan.

Mr. Amorose requested a commitment from Council that Council will review the Community Plan for the entire quadrant and how it will develop, everything north of I-270 and east of the river and in that review touch

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 1014B

Held June 11, 1990

19

Page Six

upon the following points: that there would no more retail, no more additional multi-family, unless it is owner occupied), and that the rest of the Riverside Drive corridor is preserved.

It was noted that Council had agreed, as one of their goals, to update the Community Plan.

Mr. Campbell agreed that he also felt that the Community Plan needed to be updated. He noted that he thought in terms of single family north of Summit View and single family south of Bright in the central portion in the neighborhood of two to three dwelling units per acre, and in the area in the southeast portion of the area south of Bright something in the office-type category, the same office-type category in the far southwest area.

Mr. Strip said that he could not commit to no additional retail, no additional multi-family in the quadrant; that Council cannot "tie the future" based on a vote on this rezoning request.

Mr. Strip, however, did commit to a quadrant study and review.

Mayor Rozanski agreed with Mr. Strip in that he did not feel he could commit to no additional retail or no additional multi-family in the quadrant in the future; however he did make a commitment to study and review the Community Plan, particularly as it relates to the northeast quadrant.

Ms. Maurer noted that Council had already committed, as a 1990 goal, to update the Community Plan.

She also pointed out that with recent and planned annexations in the the southwest area of Dublin, the recent Starkey/Coffman condominium developed at 12 units per acre, that at this time it would not be prudent to fix a ratio.

She also commented that the City is trying to keep a reasonable base of commercial, office and other non-residential uses in order to maintain a good tax base.

Mr. Amorose wondered what would happen to the 66 acre proposed high school site if the Dublin School Board decided not to purchase the property, and suggested giving the school board a deadline in which to decide whether or not they would be purchasing the property and building a high school on that 66 acres.

He suggested that if the schools decide not to build a high school on the site within a year that the site (Subarea 10) pick up the same development standards as Subarea 8 directly to the south.

Mayor Rozanski said that he could not agree with putting a time line on the schools, not interfering with the school board's decision as to whether or not they wish to put a second high school on that site.

Mr. Sutphen asked Mr. Smith if the developer would be willing to sell to the City that particular 66 acres if the school board decided not to build a high school.

Mr. H. Smith said that they have an agreed upon price; that if the City were to come and offer the same price that they could not say no because the City could condemn the property for the same price without question.

Mr. Sutphen. "Just for the mike; one more time; you would agree to sell it to us for the same price??"

Mr. H. Smith. "Dan, let me, obviously I have to ask the client whether that is so, but I'm telling you as frankly as I can that since you can take it for the same price, I would have to say yes."

Mr. Smith agreed, after discussion, that if the School Board does not purchase Subarea 10 that Subarea 10 subsequently would have the same development standards as Subarea 8.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Seven

Mrs. King remarked regarding discussions about the inadequacy of the MORPC standards in dealing with storm water runoff. She wondered if the City of Dublin would choose to revise the standards for storm water retention between the present time and the time the Final Development Plans for this project are developed - can Dublin impose those higher standards on this project for the sake of achieving what Mr. Smith committed; that is that he will do anything to solve the storm water detention problem, the storm water runoff problem.

Mr. Bowman said that the City Engineer generally reserves the right through the development planning/platting process to make those kinds of field decisions, whether the City has the standard or not. In general, the City cannot require a development to solve a regional system where others are contributing.

Mr. Banchefsky that with approval of the preliminary plan, the rezoning, the City is giving the developer the "go ahead" to do final engineering preparation and that if the code is amended later on that it might be legally proved that the developer must conform to the standards in place at the time of the approval of the rezoning.

Mr. Smith said that he would waive that and if those standards are changed and that if those standards would apply to everybody that they would agree to abide by them also.

Mrs. King asked Mr. Bowman if he envisioned the widening of Sawmill Road to seven lanes at any point in the future.

Mr. Bowman said that he did not foresee Sawmill Road being widened to seven lanes in the future.

Following discussion it was decided that each Council person would make a short statement of their position, to be followed by a vote at the conclusion of those statements made by each member of Council.

Mr. Campbell first listed the conditions (should the rezoning be approved) imposed by the City Council on the developer:

1. The developer agreed to put the height requirements in on Subarea 3 which would mean that the grade of the building will be no greater than one foot above the grade of the road.
2. The developer(s) agreed to contribute at least \$5,000 for a storm water study for the entire area.
3. Agreed to put in the Final Development Plan a discussion of mature trees to go in the setback in certain areas in the multi-family.
4. Agreed that if there was not a school site on Subarea 10 that that Subarea would be subject to the same standards as Subareas 2 and 8, which are the single family, north and south of the area.
5. Agreed to do whatever is reasonably required by the City's engineer in terms of the storm water and the sanitary sewer management problems.
6. Indicated that if the standards were changed and heightened after this date that they would meet the higher standards.
7. The allowance of a post office/library/day care center or community center in Subarea 6 B.
8. Mr. Smith. To protect a commitment previously made; in connection with the standards for Subarea 10, the same as Subareas 2 and 8, with as a part of the Final Development Plan, the particular standards for the west boundary to be worked out as part of the Final Development Plan; in other words, buffering along the west side of the site.
9. That the developer will be willing to sell additional tree property to the City for a passive park if the City so chooses to negotiate.
10. If higher standards are developed and adopted and in place the developer will conform as long as those standards are citywide.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Eight

11. That if it is determined that the bridge site will be north of I-270 that the developer would reznign the inetrsection so that Hard Road would flow "that way".
That being the intersection of the presently proposed extended hard Road and the ring road.

Mr. Campbell had the following comments:

1. A great deal of effort and work has been expended by the citiznes of Dublin, the staff and developer(s); those persons should be commended.
2. The community should feel that they had a substantial effect on the final stage of the process; the process has been important but difficult.
3. The City, if necessary, should retain their own independent experts in the storm water management area.
4. The residents will have a concern until they can be assured that the storm water management has been accomplished.
5. The developer, since the last meeting has scaled back the multi-family density, improved the setbacks, etc.
6. Personally he can live with the retail since the square footage has been scaled back.
7. The City needs the same kind of development standards on the east side of Dublin as there are on the west side of Dublin. It is important to have all types of uses on both sides of the river.
8. Will vote in favor of the plan as it has been amended with the conditions listed previously.

Mrs. King's comments were as follows:

1. Has been a real pleasure working on the issue, specifically with the intelligent, articulate, motivated people who are members of the East Dublin Civic Association.
2. Need to work very hard to see that there is a post office or a library in Subarea 6.
3. Need to work hard as a community to preserve the woods that deserve to be preserved
4. Thanked all for their notes and verbal expressions of appreciation for Council's involvement.
5. "Can live with the Schottenstein store" but have a concern regarding the other 80,000 square feet of retail space.
6. Thanked everyone for their participation.

Mr. Sutphen's comments:

1. Expressed his pleasure to Mr. Smith regarding the storm water plan.
2. Very unhappy about having another pump station, but that gravity sewers should be put in or the site is not developed.
3. Not happy with the multi-family or the retail, noting that Asherton is not yet finished.
4. There are enough traffic problems on Sawmill Road at the present time; don not need anymore.
5. Believe the municipality should stick with the Community Plan.

Mr. Amorose:

1. By representing the residents in Ward 1 tried to bring everyone into the decision making process or at least the educational portion of the decision making process involving staff and outside consultants, etc.
2. The plan is not perfect but does address many of the City's needs, such as the storm water issue.
3. The sanitary sewer is an issue that can be worked out, noting that the residents had expressed a concern regarding blasting required along Riverside Drive to put in a gravity sewer.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held June 11, 1990

19

Page Nine

4. Not happy with the amount of retail.
5. Council has done their homework; am extremely confident of our staff; confident of the planning and development process and will vote for approval.

Ms. Maurer commented as follows:

1. Have seen many changes as a result of development around here own home on Dublin Road.
2. Would like to see some of the woods preserved as suggested by Ms. Wood.
3. A PUD is a process of compromise, a process of weighing the balance of what the City is getting in terms of roads and amenities with a coherent planning of the green space.
4. There is an advantage in that a large area is planned with input from staff; that there are not 7, 8, 9, or 10 separate owners coming in with small plans with very little green space.
5. Wondered whether this particular process worked very well - having a moratorium on zoning, hiring a planner (Dale Bertsch) to work on developing compromise, etc.
6. Would like to hear from those involved regarding their thoughts on the advantages and disadvantages of the process.
7. MORPC has been working with a group called the Transportation Management Agency which was formed after they did a study of the traffic in the northwest area called Suburban Mobility Initiative Study. That study included recommendations which included widening roadways, improving intersections and interchanges, etc.
8. On the positive side there will be architecture that is uniform.
9. Sawmill Road is a problem; however, it is not owned by the City of Dublin, was developed by Columbus and Dublin is somewhat at the mercy of the City of Columbus as it pertains to Sawmill Road.
10. Drainage is a problem, a bone of contention between Columbus and all of the suburbs that adjoin Columbus.
Dublin asked to have MORPC's new mediation process used to deal with the issue; Columbus refused to participate in that process.
11. Dublin's hope was that Columbus would assist financially with putting in some of the retention ponds to hold back the water that is draining off of there but up to this point they have not wanted to do that.
12. Suggest that residents send letters and have conversations with members of the Columbus City Council to see if they can get them to adopt standards of drainage that will protect those communities adjacent to Columbus's borders.
13. I will vote for this project.

Mr. Strip's comments:

1. Thanked residents for notes and letters.
2. As much as possible has been extracted from Mr. H. Smith and his clients.
3. Did not consider this as a tax question sheet; that the retail, commercial, office space would add to the tax base of the City. Did not consider this a tax question.
4. Persons have expressed grave concerns about the traffic forgetting that for the most part when people are going to work or coming home from work the retail will not cause additional traffic problems; the hours for those trips do not coincide.
Nobody mentioned the very thing that will cause the biggest traffic problem - the high school.
5. Nobody complained about potential traffic problems when they heard the word library or post office; those can cause great traffic problems.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 1014B

Held June 11, 1990

19

Page Ten

6. Referred to Rite Rug and other stores, noting that when coming in to Dublin they brought quality.
7. Want to save the Planned Unit Development because in several years when you see what replaces it, if voted down, it will be something the City does not want.
8. Will be a reluctant yes vote that I cast.

Mayor Rozanski's comments.

1. Compared this area to the Waterford area which came in piecemeal.
2. The worst traffic in the morning is that associated with the two schools on S.R. 161.
3. The Kroger shopping center is not accessible to residents of Waterford unless one goes on S.R. 161.
This project will have internal roads leading from the residential to the retail.
4. Waterford has no bike paths to connect the area; there are no major parks.
5. With regard to drainage, twelve years ago had similar fears, building on Franklin Street, with a drainage ditch that often had 6' to 7' of water in depth and 15' to 20' wide after an average rain. With the development of Metro Center and the construction of retention ponds the situation has improved greatly.
6. Storm water management will be studied at the Final Development Plan stage, not here at the preliminary plan/rezoning stage of the process.
7. Residents and members of the East Dublin Civic Association did an excellent job.

Call the question, making note that all of the items that Mr. Campbell listed before he made his statement are to be considered a part of the question.

Vote - Mr. Strip, yes; Mr. Campbell, yes; Ms. Maurer, yes; Mrs. King, yes; Mayor Rozanski, yes; Mr. Amorose, yes; Mr. Sutphen, no.

Council recess from 10:00 P.M. to 10:20 P.M.

Scioto Bridge Crossing Alternatives

Mr. Bowman referred to a memorandum he had written to members of Council that described the process, should Council approve a site at this meeting; that process to be as follows:

1. Would begin negotiations with the property owners.
2. Would continue detailed preliminary engineering, mentioning specifically a number of State environmental-type reviews.
3. Would meet with surrounding property owners, not necessarily to negotiate, but to get their sense of timing and specific plans.
4. Need to integrate the site into a five year capital improvement plan.
5. Would come back to Council with a specific amendment to the Thoroughfare Plan.
6. Would then hold public hearings with the specific engineering details of the proposed plan.

Mayor Rozanski said, that after reviewing and looking at each of the sites, that he felt that the right site would be either south or north of I-270 and that he felt that the City should move ahead as fast as possible with the one of the two sites that the engineers feel is the best location and which will move the greatest amount of traffic.

Mayor Rozanski also said that he felt that Mr. Sutphen was correct in suggesting that the City needed two bridge sites, selecting a potential second site, and that as properties become available that the City could possibly purchase those properties and hold them in reserve. He noted that he felt that a large portion of the properties will change hands in the next 10 to 15 years.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Fourteen

Mr. Roth further stated that the East Dublin Civic Association would like to work with the developers, staff, etc. and be involved in the planning process for the area.

He also stated that there was a concern that another David Road situation would develop.

Mr. Roth commented that they would like the site location for the bridge to be south of I-270 but also acknowledged that consideration of costs, etc. was an important factor and that the ultimate site location was a decision of Council.

Mr. Robert Brown of Inverness reaffirmed the need for the residents along Bright Road to have a decision, and also said that the connector roads were "the key".

Mr. Harold Parish of Grandee Cliffs Drive wondered about the relative human factor cost of each route, north or south of I-270.

Mayor Rozanski noted that he had asked that question earlier in the meeting.

Mr. Bowman said "if the human costs are too high don't extend it east". He said that the traffic that wants to travel Tuller Road will travel Tuller Road, whether it lines up directly across from it or not. Instead of jogging onto Dublin Road the traffic will job on Riverside Drive, which is a better movement of traffic off of the McKitrick property on the north.

Mr. Bowman also said that if it were decided to go south of I-270 and extend it east, that the City should consider the Brand Road extension, saying that he felt that the cost of redoing Brand Road and extending that across and then hooking it up with the Hard Road extension makes more sense than trying to do something along the south side of I-270 and then extending it east.

Mr. Strip said that he felt that the primary goal in building the bridge is moving traffic as expeditiously as possible, getting that traffic out of Dublin.

Following additional discussion, the vote was called:

Mr. Campbell, yes; Mrs. King, yes; Mr. Amorose, yes; Mr. Sutphen, yes; Mayor Rozanski, no; Mr. Strip, yes; Ms. Maurer, yes.

The meeting was adjourned by Mayor Rozanski at 11:30 P.M.

David Amorose

Mayor - Presiding Officer

Francis M. Urban

Clerk of Council