



## 17-081BPR/CU – ECHO HOSPITAL

### Reviewing Board

Planning and Zoning Commission

### Site Location

W. Dublin-Granville Road between Dublin Center Drive and Shamrock Boulevard

### Proposal

Basic Plan Review (BPR) and Conditional Use (CU) for an 18,000-square-foot hospital facility.

### Zoning

Bridge Street District, Office

### Property Owner

Peace Hanson, LLC.

### Applicant/Representative

Linda Menerey & Steve Nixon, EMH&T

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Staff Recommendation

- A. Approval of the CU with no conditions
- B. Approval of two Waiver Reviews
- C. Approval of BPR with three conditions

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### Case Manager

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### Summary

The applicant is proposing a Basic Plan Review for the construction of a hospital facility on  $\pm 3.5$  acres. The site is located on the south side of W. Dublin-Granville Road, west of the intersection with Dublin Center Drive. The site is within the Bridge Street Office District.

### Zoning Map

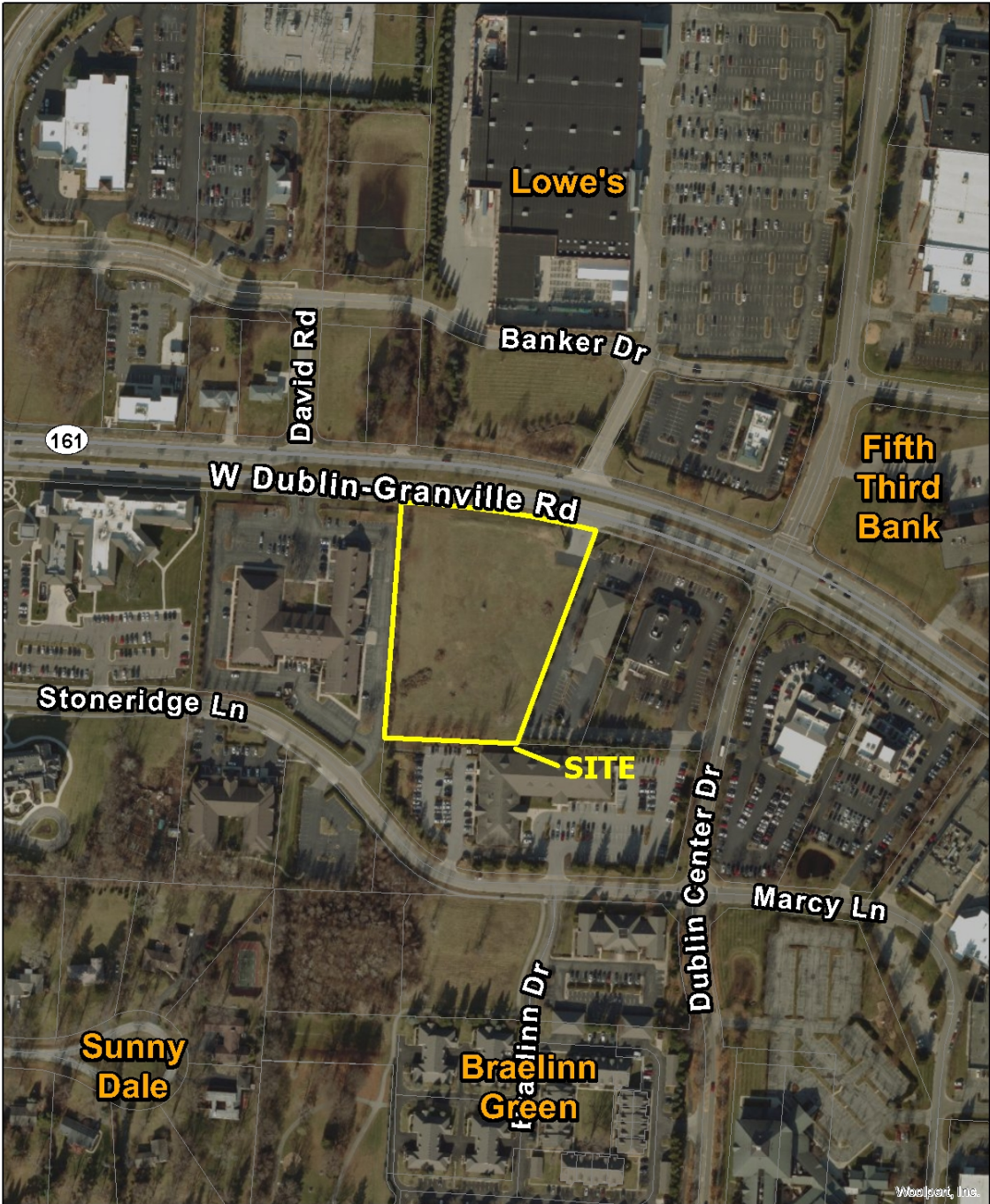


### Next Steps

Upon approval of the Conditional Use, Waiver Requests, and Basic Plan Review the applicant will be able to file for final zoning approvals. The required zoning approvals can include Site Plan Review, Development Plan Review, Parking Plan, Master Sign Plan, and Preliminary/Final Plats for the dedication of the public right-of-way.

1. Context Map

The site is located on the south side of W. Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive.



 <p>City of Dublin</p>	<p>17-081BPR/CU Basic Plan Review/Conditional Use Echo Neighborhood Hospital W. Dublin-Granville Road</p>	<p>0 137.5 275 Feet</p> 
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## **2. Overview**

### **A. Background**

On August 31, 2017 the Administrative Review Team reviewed an application for the construction of an 18,000-square-foot hospital facility including the construction of a neighborhood street and associated site improvements. Prior to the filing of this application no formal submissions have been filed for the development of this site.

### **B. Site Characteristics**

#### **1) Natural Features**

The site is currently vacant with minimal vegetation present on-site. There is approximately nine feet of grade change from the eastern property line to the western property line.

#### **2) Historic and Cultural Facilities**

There are no historic or cultural facilities present on this site.

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

- North: Bridge Street District, Sawmill Center Neighborhood (Vacant)
- East: Bridge Street District, Office (Ohio Healthcare Credit Union)
- South: Bridge Street District, Office (OSU Internal Medicine)
- West: Bridge Street District, Office (Stoneridge Medical Office)

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

The site has frontage on W. Dublin-Granville Road (400 feet) and contains a neighborhood street connection as indicated on the Bridge Street District Street Network Map. There is an existing sidewalk located on the south side of W. Dublin-Granville Road which will be extended to the south with the construction of the neighborhood street.

#### **5) Utilities**

The site will be served by public utilities (sanitary and water) from W. Dublin-Granville Road. An AEP high tension power line runs along the western edge of the property and contains a 100 foot easement into the site.

### **C. Proposal**

#### **1) Summary**

This is a request for approval of a Basic Plan Review for the construction of an 18,000-square-foot hospital facility containing 15 patient beds and associated site improvements including the construction of a neighborhood street along the eastern property line for a 3.5-acre site. There is also a request for approval of a Conditional Use for a hospital use as classified under Civic/Public/Institutional uses in the Bridge Street District, Office zoning district.

#### **2) Hospital Use**

The proposed facility operates as a mixture of emergency and inpatient care offering services 24 hours a day. The facility contains a total of 15 patient beds with 8 inpatient and 7 outpatient exam rooms with an average patient stay of 2-5 days. The use classifies as a hospital under Civic/Public/Institutional uses within the Bridge Street

District which is a Conditional/Size Limited Use in BSD-Office. The size is limited to no more than 75,000-square-feet of gross floor area per structure which this proposal adheres. The conditional use motion is required to ensure that the use is complementary to the surrounding character and community at-large.

### **3) Site Layout**

The proposed site plan focuses the development towards the center of the site due to the constraints imposed on this property. The AEP high tension power line easement is located on the western property line and encroaches 100 feet into the site. The neighborhood street is proposed along the eastern property line with a 50-foot right-of-way that will connect W. Dublin-Granville Road to Stoneridge Lane to the south. The site is served by two access points from the future neighborhood street with a connection to the service road running along the southern property line through the eastern properties accessing Dublin Center Drive.

The building is a rectangular shape located adjacent to the AEP easement with a drive-thru canopy on the northeast corner aligned with the main entrance to the facility. The building contains separate service and ambulance entrances along the southern façade with a generator and dumpster enclosure located near the southwest corner. There are a total of 34 parking spaces with four ADA provided which will be approved through a parking plan that is required by code for hospital uses given the variation in function and parking demand. Sidewalk connections are provided from the main entrance to the existing sidewalk on W. Dublin-Granville Road and the future neighborhood street.

The applicant is proposing the Civic Building Type which contains dissimilar building siting standards than other Bridge Street District buildings. The Civic Building regulates development in a more traditional manner by providing minimum setbacks as opposed to the Required Build Zone used elsewhere. This allows more flexibility for the architectural form taking into consideration the specific design standards these uses are bound by for interior function. This building type is restricted to permit only those uses which fall under the Civic/Public/Institutional section of the use table including hospitals.

### **4) Architecture**

The proposed architecture is of a modern design incorporating a mixture of materials on an orthogonal form. The northeast corner contains the main entrance provided near the drive-thru canopy and includes a large curtain wall facing the intersection. Materials include a mixture of glass, stone, brick, and metal panels with variations in color highlighting the mass of the structure. The drive-thru canopy at the northeast corner is clad in complementary materials as the main structure and two additional canopies are located on the southern façade over the service and ambulance entrances. The dumpster enclosure and generator enclosure are also clad in a complementary brick.

The architecture is in keeping with the intent of the Bridge Street District with many details being refined with the Site Plan Review. Preliminary review of the architecture has identified a number of requirements that could be addressed with the site plan submittal, please refer to code compliance checklist for more information. Façade divisions, transparency, and primary materials are a few that may require waivers based on the current details. Additional information is required to determine compliance such as a building section for story height and window details for transparency.

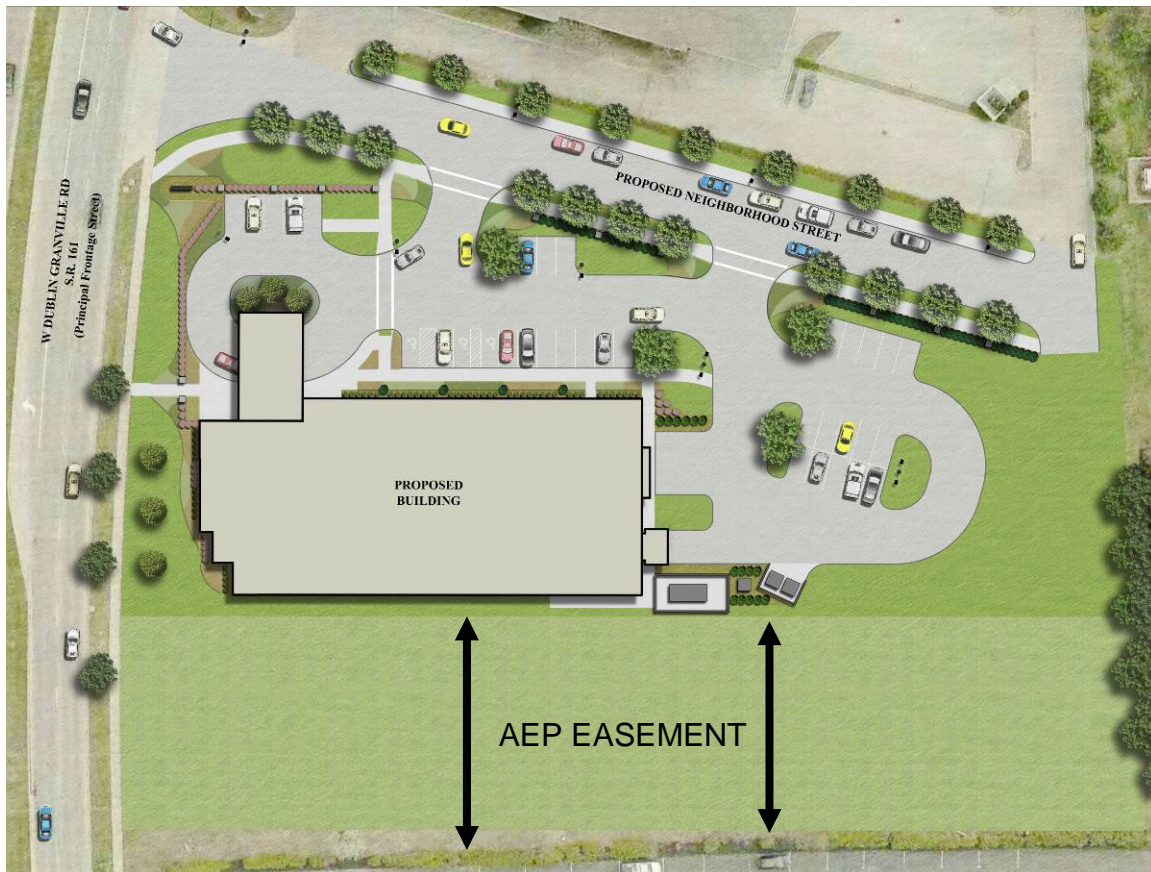


### 5) Sign Package

Based on the unique use of this facility, the applicant has provided a preliminary sign package for review and feedback from the Commission. The package includes a mixture of wall and monument signs to provide directional needs for the function of the facility. The applicant has requested feedback on the package given that the number of signs and height exceed code requirements. The applicant will be required to submit a Master Sign Plan for review and approval which can run concurrently with the Site Plan Review or be filed separately at a later date.

### 3. Site Plan

The accompanying site plan delineates the layout of the proposed hospital facility and neighborhood street.



### 4. Criteria Analysis

#### A. Conditional Use Analysis [§153.236(C)]

**1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.**

Criteria met. The hospital use is identified as a conditional use in the BSD-Office District and the proposal strives to meet all of the standards outlined in the Zoning Code and recommendations of the Community Plan. The proposal integrates into the community by providing additional medical services on multiple scales both locally and regionally.

- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.**

Criteria met. The proposal strives to meet the standards of the Bridge Street District Zoning Code except as modified through the public review process. Additional zoning approvals will be required to ensure all standards of the zoning code are met or addressed prior to construction commencing.

- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.**

Criteria met. The proposed use complements the medical offices and other professional uses in the general vicinity and provides a service that is currently unavailable in this area. The design and development of the site is harmonious with the Bridge Street District and will help drive further redevelopment in the area by providing necessary infrastructure.

- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**

Criteria met. The use is complementary to many of the existing medical uses and will not detract from the suitability of developing sites for future uses. The proposal also provides public infrastructure that will aid surrounding uses through connectivity and access.

- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.**

Criteria met. The site will be served by existing utilities provided on W. Dublin-Granville Road only extending those services required for the operation of this facility. Any existing utilities for public utilities will remain in place to ensure future connections and maintenance is maintained.

- 6) The proposed use will not be detrimental to the economic welfare of the community.**

Criteria met. The hospital use provides a service not currently available to this area of the community and creates additional economic growth on a currently undeveloped parcel of land.

- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.**

Criteria met. The proposed hospital use although operating 24 hours a day is intended to provide minimal emergency care directing high trauma cases to other facilities. The operations are therefore able to integrate into the existing community as services are specialized and finite for a hospital use which won't detract from the surrounding community.

- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.**

Criteria met. The proposal includes the creation of a neighborhood street that provides additional connections to adjacent properties and eventually a connection to the existing

street network. The site itself contains two access points that will align with future access points on the neighboring property and would not impede traffic patterns.

**9) The proposed use will not be detrimental to property values in the immediate vicinity.**

Criteria met. The proposal will be able to successfully integrate into the vicinity and will provide additional economic value through the development of a vacant parcel and construction of a neighborhood street available for public use.

**10) The proposed use will not impede the normal and orderly development of the surrounding properties.**

Criteria met. The proposed use uses an existing site to provide orderly development adhering to the requirements of the zoning district. Additionally, the creation of public rights-of-way allow for additional development to occur in the surrounding area by extending public access.

**B. Waiver Review Analysis [§153.066(I)(6)]**

**1) 153.060—Lots and Blocks (C)(2)(a)—Maximum Block Size**

Maximum block length permitted is 500 feet, and the maximum block perimeter permitted is 1,750 feet.

Request. Block length of  $\pm 1,890$  feet and block perimeter of  $\pm 3,360$  feet.

Criteria Met. Due to the existing development this neighborhood street is the first street to subdivide the existing block. The resulting dimensions are based on a larger block that will encompass additional connections creating smaller blocks as redevelopment continues to the west. The Street Network Map will guide future development in the creation of the smaller blocks.

**2) 153.062—Building Types (L)(1)—Vehicular Canopies**

For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure.

Request. One vehicular canopy located on the side façade at the main entrance.

Criteria Met. The vehicular canopy is appropriately integrated into the building to provide architectural detail and emphasize the main entrance. The use also requires the need for visibility of the vehicular entrance to ensure proper circulation to the main entrance.

**C. Basic Plan Review Analysis [§153.066(F)(2)]**

**1) The Site Plan Review be substantially similar to the approved Basic Site Plan.**

Not applicable. The proposal is consistent with the requirements of the zoning code.

**2) Consistent with the approved Development Plan.**

Not applicable. The applicant will be responsible for filing a Development Plan Review application at a future date due to the neighborhood street construction.

**3) Meets all Zoning requirements except as authorized by Administrative Departures and Waivers.**

Criteria met. As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departure. Additional waivers, conditions, or administrative departures may be required with the Site and Development Plan Reviews and will be reviewed and approved with those applications.

**4) Internal circulation system and driveways provide safe and efficient access.**

Criteria met with condition. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks. The applicant will be required to provide an access management study with the Site Plan Review to address any concerns regarding the number of access points.

**5) The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community.**

Criteria met with condition. The proposed layout of the site and its modern architectural design does provide for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city. The applicant will need to refine architectural details with the Site Plan Review to ensure that all applicable building type standards are met.

**6) Consistent with requirement for types, distribution and suitability of open space.**

Not applicable. The proposed use is a hospital use that is classified under Civic/Public/Institutional. These uses when developed under a Civic Building Type are not required to provide open space.

**7) The scale and design of the development allows for the adequate provision of services.**

Criteria met. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management. Final details will be provided with a future zoning application and verified with the building permit.

**8) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties.**

Criteria met with condition. The applicant has provided a preliminary stormwater report for the proposed underground facility. Final details are not required at this stage so the applicant will need to provide complete details for review with the Site Plan Review at a later date.

**9) If phased, the proposed phase can stand alone.**

Not applicable. The site will be developed in a single phase.

**10) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.**

Criteria met. The proposal is consistent with City adopted policy documents including the Community Plan, BSD Vision Plan, and principles of walkable urbanism.



## 5. Recommendation

### Conditional Use

The proposed Conditional Use for a hospital is consistent with all applicable review criteria.

**Approval** is recommended with no conditions.

### Waiver Review

The two proposed Waivers meet all applicable review criteria. **Approval** is recommended for the following two waivers:

1. Lots and Blocks – Maximum Block Size
2. Building Types – Vehicular Canopies

### Basic Plan Review

The proposed Basic Plan Review is consistent with all applicable review criteria. **Approval** is recommended with the following three conditions:

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