Administrative Review Team
September 5, 2019

19-074MPR – OHIOHEALTH PRIMARY CARE PHYSICIANS

Summary

This is a request for review and approval of a Minor Project Review. The proposal is for an approximately 336-square-foot building addition and landscaping improvements for the 2.22-acre site.

Site Location
Northwest of the intersection of West Bridge Street and Shawan Falls Drive.

Zoning
BSD-IRN, Bridge Street District – Indian Run Neighborhood

Property Owners
OhioHealth Corporation

Applicant/Representative
Jennifer Carney, Carney Ranker Architects

Applicable Land Use Regulations
Zoning Code Section 153.066

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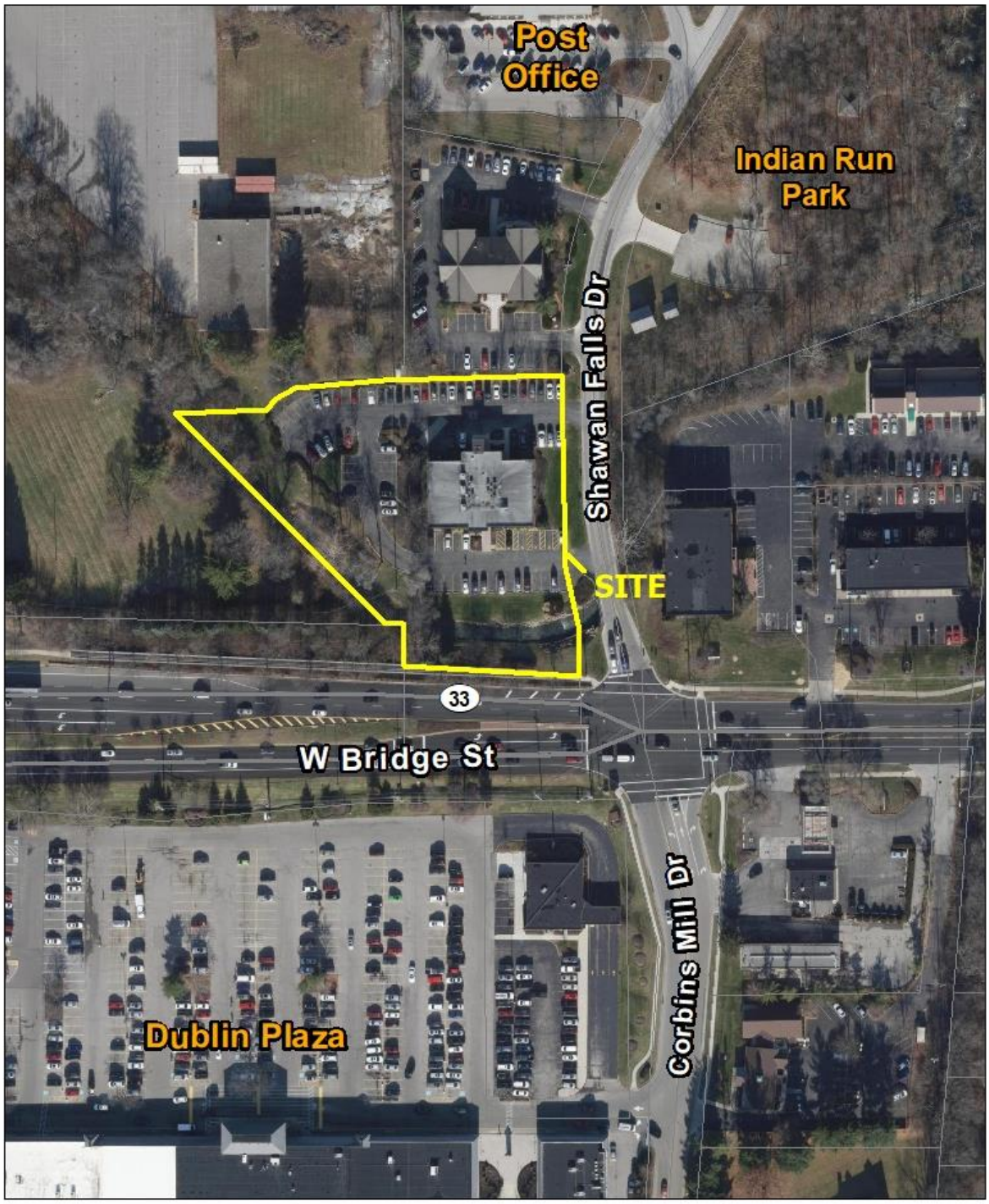
Zoning Map

Next Steps
Upon review and approval of a Minor Project Review by the Administrative Review Team (ART), the applicant will be eligible to submit to Building Standards for a Building Permit.

1. Context Map



City of Dublin

19-074MPR
Minor Project Review
OhioHealth Primary Care
250 W. Bridge Street

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Feet

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2. Overview

Background

In 2014, the ART reviewed an application for a Minor Project Review at 250 West Bridge Street. The proposal was to add a 288-square-foot, two-story building addition for an elevator shaft on the north side of the medical office building. The application was approved with one condition, pertaining to the building permitting stage.

In 2012, the site was rezoned and incorporated into the Bridge Street District. The site was originally zoned SO, Suburban Office District, before changing to BSD-IRN, Indian Run Neighborhood District. The proposed building addition and site modifications fall within the limits of a Minor Project, which is approvable by the ART. The applicant has stated that the necessity of this project is for a new proposed elevator within the building addition that will service the entire building.

Site Characteristics

Natural Features

The South Fork Indian Run Creek runs along the west and south boundaries of the property.

Surrounding Land Use and Development Character

North: BSD-IRN: Commercial – Office
East: BSD-HTN: Commercial – Office
South: BSD-C: Commercial – Commercial
West: BSD-IRN: Open Space

Road, Pedestrian and Bike Network

The site fronts West Bridge Street. Access to the building is available from Shawan Falls Drive with via two access points, one north of the structure and one to the south. There are no sidewalks along Shawan Falls Drive and no pedestrian access from West Bridge Street to the building.

Utilities

The building is serviced by a 24" sanitary main that runs through the west and south boundaries of the property. A 12" storm main runs from the rear of the property to the east toward Indian Run.

Proposal

This is a proposal for the construction of an approximately 336-square-foot building entrance addition to an existing medical office building. The addition will enclose a new elevator system, and will assist in establishing the visual character of the OhioHealth brand that is consistent with their other buildings in the region. Included in this proposal is a new HVAC system that will be screened by evergreen landscaping.

Building Addition

The proposed building addition is located at the south entrance to the existing structure. The approximately 336-square foot entrance addition is approximately 24 feet in width and 14 feet in length. The proposed addition is approximately 30 feet in height and will feature a new elevator for the building.

For the addition, the applicant is proposing a cultured stone veneer on the east and west sides of the addition. The rest of the addition will be storefront windows clad with aluminum. Portions of the storefront windows will be spandrel panels, which are heavily tinted to match the existing windows.

The new addition will feature a canopy that will be made from cantilevered aluminum composite (ACM) panels. The ACM paneling will also be implemented towards the roof bearing at the top of the addition.

HVAC and Landscaping
Proposed with this application is a new HVAC unit system. This system will be located on a new concrete pad on the northwest corner of the building. The HVAC equipment will be screened per Code with evergreen landscaping. The building addition will have new landscaping on the east and west sides as well. One tree (10" caliper Hackberry Tree) will be removed with this project. The application does not propose replacing the Hackberry Tree, so the applicant is responsible for paying a fee in-lieu of the removed tree. The rest of the existing landscaping will remain on the property.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(G)(4)]

1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
   Criteria Met. The Minor Project makes no significant alterations to existing conditions and is consistent with all adopted plans, policies, and regulations.

2) The Minor Project is consistent with the approved Final Development Plan.
   Not Applicable. The site does not have a Final Development Plan.

3) The Minor Project is consistent with the record established by the Administrative Review Team.
   Criteria Met. The proposal is consistent with the record established by the ART.

4) The Minor Project meets all applicable use standards.
   Criteria Met. The proposal is consistent with all applicable zoning and use specific standards.

5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
   Criteria Met. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. The proposal meets all applicable Zoning Code requirements.

4. Recommendation

The proposal complies with all applicable review criteria and existing development character of the area.

Staff recommends **approval** with no conditions.