



PLANNING REPORT

Planning and Zoning Commission

Thursday, May 19, 2022

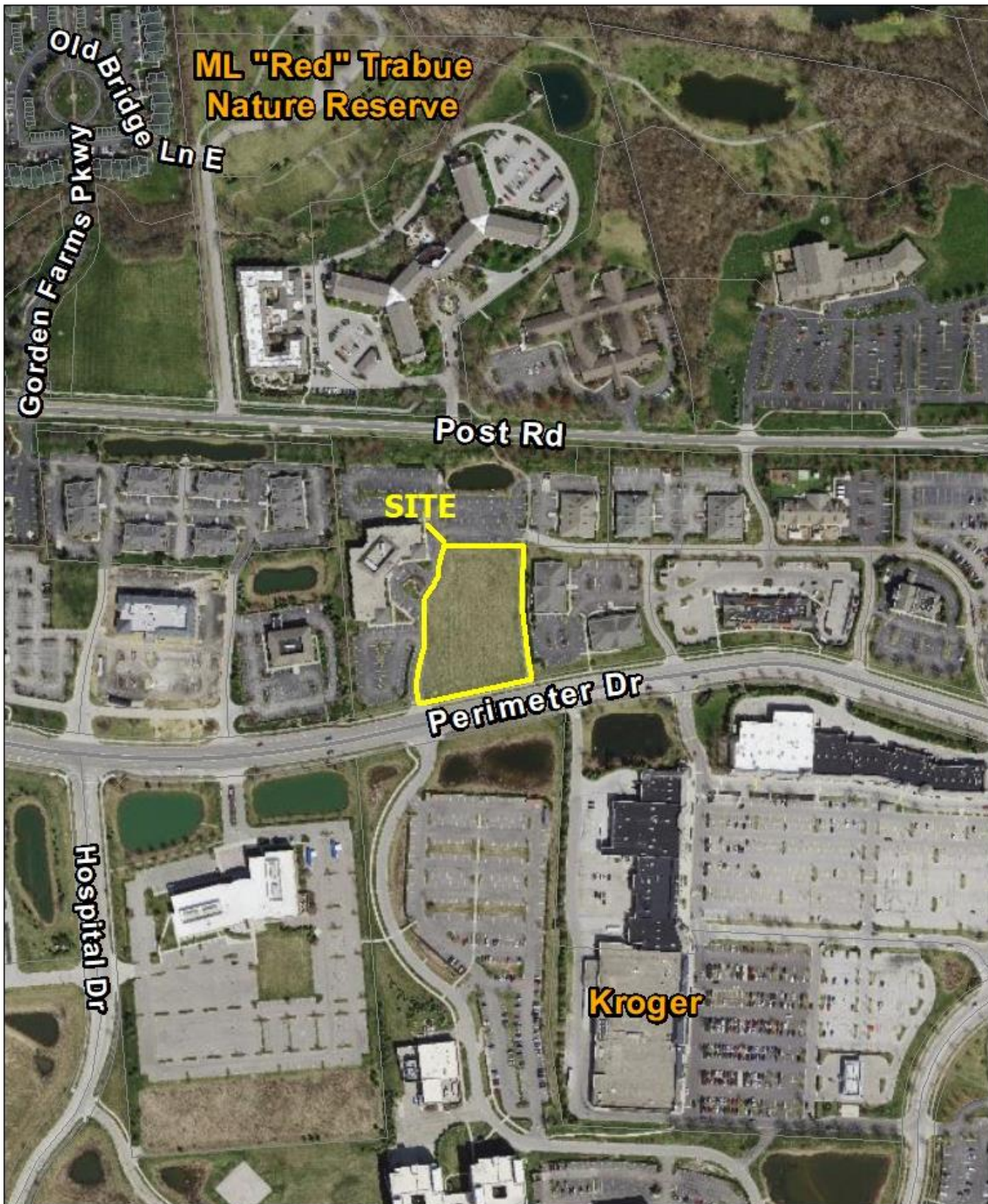
NEURO TRANSITIONAL REHABILITATION CENTER 22-055INF



www.dublinohiousa.gov/pzc/22-055

Case Summary

Case	22-055INF, Informal Review at 6640 Perimeter Drive
Proposal	Construction of a one-story, neuro transitional rehabilitation center on a 1.98-acre site.
Request	Informal review and non-binding feedback from the Planning and Zoning Commission
Zoning	PCD: Planned Commerce District Riverside North, Subarea A1
Planning Recommendation	Planning and Zoning Commission provide <u>feedback on the discussion questions.</u>
Next Steps	Upon review and feedback, the applicant may file formal applications for concurrent review of a Final Development Plan (FDP) with minor text modification and a Conditional Use (CU).
Applicant	GWG3 Architecture, PLLC
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map



 <p>City of Dublin</p>	<p>22-055INF Informal Review Neuro Transitional Rehabilitation Center 6640 Perimeter Drive</p>	<p>0 140 280 Feet</p> 
---	--	---

1. Overview

This is a request for informal review and non-binding feedback for a one-story, 14,356 square-foot neuro transitional rehabilitation center with a 32 space parking lot and associated site improvements on a 1.98-acre lot.

Background

The site is currently undeveloped and located within Subarea A-1 of the Riverside North PCD, which permits all permitted uses within the SO, Suburban Office and Institutional District of the Dublin Zoning Code, plus financial service and institutional uses and daycare centers. The site has approximately 285 feet of frontage on Perimeter Drive.

City Council approved Ordinance 23-21 on May 25, 2021 to permit Specialty Hospitals within SO as a Conditional Use. Specialty Hospitals are defined as:

"A care facility focused on one or more concentrated areas of medical care and includes overnight care of patients. The use includes a restricted range of services that diagnose, case and/or treat patients with physical or mental illnesses or disorders, or recovery from elective procedures or treatments, and includes intensive residential treatment programs, inpatient physical or occupational rehabilitation programs, substance abuse programs, or addiction programs".

Use specific standards under Zoning Code Section 153.026(B)(9) include:

- Minimum 3-acre site
- Size limited to 9,500 square feet per acre with maximum size of 50,000 square feet
- Located a minimum of 500 feet from residential zone or use
- Outdoor recreation shall be located to the back/side of the facility
- Lighting standards shall be met
- Emergency and Security Perimeter Plan be provided
- Parking Plan be provided

2. Proposal

Use

The proposed neuro transitional rehabilitation center will provide post-hospital, in-patient care for those with brain and spinal cord injuries. Patients are expected to stay an average of 90 days for intensive therapy and rehabilitation. The facility will accommodate 12 patients and 19 staff. Staff notes specialty Hospital uses can range widely in intensity. Given that there are other similar and related medical uses nearby, this particular use seems appropriate.

As the site is located within a PCD, a minor text modification to add the conditional uses permitted within SO and subsequent approval of a CU would be required to allow for the facility. The Commission is asked to consider whether they support the use in this location.

The Specialty Hospital standards require a minimum distance of 500 feet from to residential. The Senior Star at Dublin Retirement Village is 312 feet from the north property line. Per the Code, senior housing is considered an institutional use therefore this standard is met.

Site Layout

The building is proposed to be sited along Perimeter Drive with a parking lot and outdoor recreation area located to the rear. Access is proposed to be provided via an existing shared driveway directly west of the site. There is an opportunity to refine the parking lot access to align with the parking lot to the east. A Parking Plan is required for specialty hospitals so parking can be tailored to the specific operations. The project anticipates up to 19 total staff, and patients will not be permitted to drive.

Sidewalks are existing along the Perimeter Drive frontage. There is an existing shared use path on the east side of the site connecting Perimeter Drive to Post Road. The proposed outdoor recreation area is directly adjacent to this path and the applicant proposes a gate to connect the two. Fencing for the adjacent private, outdoor recreation area will need to be carefully designed for the benefit of both patients and the public. The fence will need to be secure, while providing privacy and also appearing integrated into the surrounding landscape character. Fencing will also need to meet all building setbacks in this location. This element should be refined as the project moves forward.

From a site layout perspective, a number of items are noted. The proposed patient drop off will cause a stopping and backing movement within the single access lane for the parking lot. This could be alleviated by providing a porte-cochere drop off under cover at the rear of the building. This approach would also provide greater façade articulation. The applicant notes that they have explored a porte-cochere.

The dumpster is located adjacent to the outdoor recreation area. This could negatively affect enjoyment of the outdoor area. This could be relocated closer to the shared driveway on the west side of the property.

Development Standards

Conformance with required development standards will be confirmed with future applications. Per the PCD, lot coverage shall be 65 percent or less for the overall development, and individual sites are limited to lot coverage of 70 percent or less. Lot coverage for the overall development has not been provided. The lot coverage for the site is approximately 38 percent.

Applicable setbacks for this site are identified below. Conceptually, the site meets the setbacks excluding the fence surrounding the outdoor area, which is located within the side yard setback.

Perimeter Drive	Side	Rear
40' buildings 20' pavement	25' buildings 15' pavement	25' buildings & pavement

Section 153.026(B)(9) of the Dublin City Code requires that the minimum lot size is three acres. This site has 1.98 acres. Should the Informal Review be favorably received, a second minor text modification to permit a Specialty Hospital on a site less than the required 3 acres will be required.

The development text requires a 3.5-foot high mound with street trees planted 50 feet on center planted within five feet of the right-of-way. Landscape details are required with a formal

application.

Architecture

The applicant has provided conceptual architectural for the Commission's consideration. Within the Riverside North PCD, architecture is meant to have a residential feel with a 28-foot maximum height for non-office uses. Earth tones using brick, stone, cedar siding/trim are anticipated. Roofs, using dimensional shingles, cedar shakes, or slate, are contemplated to have pitches or slopes, especially to help hide mechanical equipment. Dormers, vents, or other treatments are encouraged to break up the massing of proposed roofs, while articulated facades will help break up vertical massing. All buildings are required to have four-sided architecture.

Based on the requirements of the PCD text, the applicant will have to demonstrate how the fenestration meets requirements. Staff notes opportunities for increased detail on the building elevations and on the roof, such as pilasters, trellises, dormers, etc. to emphasize a "residential feel", and the applicant has made some preliminary changes to address this concern. Preliminary materials appear to be primarily brick and stone. Trim is proposed to be a bright white, which inconsistent with the surrounding character. There is an opportunity for the glazed sections on each end of the building to be extended from the structure's core, thus providing greater visual interest and also allowing patients greater visual and physical access to green areas, especially the private outdoor recreation area.

3. Informal Review

Discussion Questions

- 1) Does the Commission support a Conditional Use for a Specialty Hospital in this location?
- 2) If so, does the Commission support such a facility on less than three acres? Would the Commission desire to limit a Specialty Hospital on this particular site to only brain and spinal cord injuries, because of the lot size?
- 3) Does the Commission support the conceptual site layout of the project?
- 4) Is the Commission support the conceptual architecture character?
- 5) Other consideration by the Commission.