



MEETING MINUTES

Planning & Zoning Commission

Thursday, May 19, 2022

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the May 19, 2022 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website. Remote viewers should submit questions or comments during the meeting by using the form under the streaming video at the website. Their comments would be relayed to the Commission by the meeting moderator. The City is interested in accommodating public participation to the greatest extent possible.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Rebecca Call, Mark Supelak, Kim Way, Jamey Chinnock

Commission members absent: Lance Schneier, Warren Fishman, Kathy Harter

Staff members present: Jennifer Rauch, Thaddeus Boggs, Nichole Martin, Zachary Hounshell, Christopher Will, Tina Wawzkiewicz, Michael Hendershot

APPROVAL OF MINUTES AND ACCEPTANCE OF DOCUMENTS

Mr. Supelak moved, Mr. Way seconded approval of the 04-21-22 minutes and acceptance of the documents into the record.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Mr. Supelak, yes; Ms. Call, yes.

[Motion approved 4-0.]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. There are no cases eligible for the Consent Agenda this evening.

Ms. Call swore in meeting attendees who anticipated testifying on the evening's cases.

POSTPONED CASE

1. Bremlee Estates, PID: 273-012584, 22-003PP/22-002FP, Preliminary/Final Plats

Ms. Call stated that this is a request for the subdivision of 4.66 acres into four, single-family lots and one open space reserve, on a site zoned R-2, Limited Suburban Residential District, located north of the intersection of Nature Drive with Forest Run Drive.

Staff Presentation

Ms. Martin stated that this is a request for review and recommendation for City Council approval of the Preliminary and Final Plats for the proposed development of Bremlee Estates. The 4.66-acre site is located north of The Woods of Indian Run subdivision; south of Washington Township single-family properties; and south of The Ark annex of the Dublin Baptist Church on the east side of Coffman Road. The north fork of Indian Run is located immediately east of the site; the site has floodplain and floodway along its eastern side.

City Council Ordinance 55-13 approved annexation of this site from Washington Township in 2013, zoning the site to Rural. The site was subsequently rezoned by Ordinance 21-14 from Rural to R-2, Limited Suburban Residential District. At that time, the then applicant brought forward a proposal for a Preliminary Plat for four lots, including the extension of Nature Drive. The plat was approved by City Council. This application for development of four lots is similar to that earlier proposal, with the exception that while the previous proposal extended Nature Drive, this proposal would cul de sac Nature Drive. The Planning and Zoning Commission provided an Informal Review of this application on October 14, 2021. At that time, the Commission identified the following concerns:

1. The surrounding neighborhood character established with The Woods of Indian Run;
2. Provision of vehicular connectivity and the opportunity for future development;
3. Maintenance and character of open spaces;
4. The preference for a wet basin.

In response to the Commission concerns, the applicant has provided an open space reserve to be dedicated to the City of Dublin, which now includes a wet basin, as requested. Additionally, the applicant has further studied and sized stormwater management facilities. The proposed preliminary and final plats establish four lots, varying in size, of which the Commission expressed earlier support. The approximately .5 acres of open space meet the subdivision regulations requirement, although the space does not include any amenities or activating features. The remaining outstanding items, per the Commission's earlier stated concerns are:

1. Provide a street stub in lieu of a cul-de-sac to preserve connectivity and future development of parcels to the north. The Community Plan contemplates the land to the north eventually to be annexed into the City and developed with additional single-family development.
2. Provide necessary sanitary sewer depth to serve parcels to north and west per City of Dublin standards and City of Columbus Sanitary Sewer Design Manual. The necessary depth has not been fully studied. The existing sanitary sewer depth on the north side of The Woods of Indian Run neighborhood is approximately 23 feet in depth. The sanitary sewer design manual adopted by the City of Columbus and supported by Dublin requires that sanitary sewer depth be no less than 10 feet deep. That is not simply at the north property line of this parcel, but beyond. That is the northern most extent of the tributary area. Currently, only 7 feet of sanitary sewer depth is proposed by the plan.

3. The Washington Township Fire Department has reviewed the application and is recommending multiple points of ingress and egress. Today, single-family neighborhoods cannot be established if more than 30 lots would be accessed by a single access point.

Staff has reviewed the application against the criteria and recommends disapproval.

Commission Questions for Staff

Mr. Way stated that the retention basin is larger than what was previously proposed. Was the revised size the original intent, and if not, what is the reason for the size increase?

Mr. Hendershot responded that further refinement of the stormwater management design and calculations resulted in a larger retention basin. Previously, a bioretention basin was proposed, which included an underground storage component. Given the scale of the bioretention basin, City staff had concerns. They worked with the applicant, and the design was altered to a wet, retention basin at a size necessary to accommodate the site.

Ms. Call noted that Mr. Fishman previously recommended converting the dry basin to a wet basin for aesthetic reasons.

Mr. Chinnock inquired what was the reason for revising the previous plan for a stub street with the potential for connectivity to a cul de sac? No additional lots would be gained in doing so.

Ms. Martin responded that the preliminary plat shown was submitted by a previous property owner and was approved in 2014. Since then, however, that plat has expired, and the current property owner has submitted a new application. This applicant has proposed a development configuration not consistent with the previous plat that was acceptable and is proposing a cul de sac. While no development to the north is currently proposed, this configuration does not preserve the opportunity for that to occur in the future.

Ms. Call inquired if a cul de sac would be acceptable with the Dublin Community Plan.

Ms. Martin stated that the Community Plan plans for land beyond the City's current corporation limit. The land immediately to the north of the site in question lies outside the City's boundaries, but the Community Plan does provide a future land designation for it. The Community Plan provides future land use designations so that as land is annexed to the City, it develops in a consistent manner. Future annexation of that land is anticipated, and when that occurs, the extension of Nature Drive would facilitate its development. The Thoroughfare Plan, also a component of the Community Plan, does not depict future neighborhood streets to allow flexibility in alignment of those streets. It is the City's practice to require developers to provide a stub connection for future connection. For example, the City recently approved the Hyland Glen development, which includes the extension of three street stubs within Post Preserve.

Mr. Way stated that Reserve A has not changed from its earlier iteration, but the retention basin occupies a much larger area. Who will own and maintain that basin? Is Reserve A open space?

Ms. Martin responded that the proposed configuration is not typical. Typically, the stormwater management basin would be located entirely within the reserve, regardless of who would have maintenance responsibility. In this case, the applicant had indicated that the total lot size of Lot 4 was important to retain. With this configuration, Reserve A meets the open space requirement; the basin meets the required stormwater capacity; and easements on the plat allow it to be maintained for functionality purposes by the City of Dublin.

Applicant Presentation

Tom Hart, Painter & Associates, applicant's representative, 5029 Cemetery Road, Hilliard, OH, stated that he and R.J. Sabatino would be providing a joint presentation. The applicant has been working on multiple issues with City staff for several months. The remaining differences reflect disagreements related to settled City policy, not a lack of effort to resolve the items. The staff report reflects City policy, as applied by staff. However, the question for the Commission to determine is whether a cul de sac would be better than a connecting road to achieve the best development and the highest value for an area of suburban infill development. Do standard subdivision regulations always fit, and should they always be applied without exception for infill development on small parcels? Subdivision regulations were developed for greenfield sites, and they do not always work on infill developments. A connector road and through traffic would negatively impact livability here. Placement of a stub street would impact value and market expectations. This is the case, not only for the four proposed lots, but the property to the north, as well. The property to the north is also limited in size and geometry. A full northern road connection to Coffman Road would bring in not only a volume of through traffic, but its location, placement, amount of asphalt and right-of-way widths would affect future development options and viability of that property, as well as the Bremlee Estates. There is no evidence that such a road extension is needed for moving traffic and that Bremlee Estates should be burdened with that function. In terms of emergency fire service, they are aware that the Fire Department Code requires two access points. However, this site did not create the existing condition of one access point for the Woods of Indian Run. Requiring a stub street does not mean a second access point will ever materialize, although it might mean that development on this site will not happen, as it would be less viable. Per Mr. Chinnock's earlier question – they believe the reason that the former plat with a stub street did not develop is because a cul de sac would have been better. During the previous home construction boom, the site did not develop because a stub street there would not have worked well. In terms of the path connection, a public path connection through this property would mean first obtaining approval and access from the owner of the property between the current public path and this property. A public path in Bremlee Estates would have the challenge of navigating the stormwater pond, drainage easements and the floodplain/floodway, as well as the stream. Placement too close to the home on Lot 4 would create privacy, security and value concerns for that property. Overall, the applicant is attempting to create lots and home values here with a different expectation than a standard subdivision design. Through traffic and a shared use path through the site would not enable them to meet those goals. A cul de sac design would work best for the desired value and livability expectations for this property and the neighborhood.

R.J. Sabatino, Development Administrator, T&R Properties, 3895 Stoneridge Lane, Dublin, 43017, stated that they have been working with the City on a plan that they believe would work, which includes a cul de sac. They have had discussions with The Woods of Indian Run neighbors to the south, and have agreed to their requests. The neighbors have also indicated their preference for a cul de sac as opposed to a stub street. Due to the floodplain and vehicle turning radius requirements, it would be difficult and impractical to extend a road to the north. Additionally, the long-existing church on the northern site is anticipated to remain many more years. The floodplain makes the property to the north largely unusable, but their design offers a workable solution for this property. If, by chance, the City were ever to annex the northern property, an alternative would be to extend Earlington Drive further to the east, creating another cul de sac. The request to provide a sidewalk connection through their site would require the approval of multiple property owners. Much of the path is already in the floodway, and a sidewalk would impact that floodplain. With their proposed design, the sidewalk would be extended north, and the four homeowners in

Bremlee Estates would access the shared-use path from that sidewalk. In regard to the required minimum depth of the sanitary sewer lines, although the City of Columbus guidelines require a 10-foot minimum depth, they also indicate that in extenuating circumstances, the depth could be more shallow. There is a substantial amount of bedrock on this property, making it very difficult to excavate to that depth. In response to the question regarding retention pond ownership and maintenance responsibility -- the retention pond will be owned and managed by the homeowner association (HOA), with easements for the City of Dublin, should there be a need for City access. In summary, they have proposed a plan, which would be necessary for the Romanelli & Hughes development to occur on this site.

Commission Questions for the Applicant

Mr. Way inquired if documentation of the bedrock site conditions exists.

Mr. Sabatino responded that they have provided geotechnical soil reports to City staff, which staff can confirm.

Mr. Way inquired if the bedrock is a limiting factor.

Mr. Hendershot responded that if there is bedrock in the area, it is an unavoidable part of the development. The requirement remains for the sanitary sewer to be a minimum 10-foot depth at the northernmost point or most upstream point for parcels upstream that would be served by the sanitary sewer. He has contacted the City of Columbus regarding the proposed project, and they have indicated that if there is no other acceptable alternative to provide sanitary sewer access to the upstream parcels; the City of Columbus would not be supportive of the proposed design. In City staff's opinion, there is no other acceptable alternative to provide sanitary sewer access to the upstream parcels.

Mr. Chinnock stated that he believes providing the requested connectivity in the floodplain would actually improve the potential for development to the north. He requested clarification of the applicant's concern.

Mr. Sabatino responded that he believes what they have proposed would have less impact on the floodplain.

Ms. Call requested staff to provide clarification of the floodplain/floodway areas.

Mr. Hendershot provided clarification of the designated areas. Based on their experience, there is a substantial amount of developable area in the property to the north. Conversely, there seems to be an opportunity to utilize that area as open space or amenity to the development to the north. He does not believe the existing floodplain would prohibit future development of those parcels.

Ms. Call requested clarification of the floodplain and potential developable area.

Mr. Hendershot indicated that 7200 Coffman Road was the existing church location.

Mr. Sabatino noted that stub streets typically lead to large greenfield sites, not to small infill development, and their proposal would not prohibit that.

Mr. Hendershot responded that regarding a potential street connection on Coffman Road, having a street extension from the subject parcel would provide the opportunity to potentially connect into Coffman Road, likely via the street on the west side of Coffman Road, to align those access points. If the subject parcel were to be a cul de sac, and later, 7250 Coffman Road submits a development proposal, they will want an access point on Coffman Road. Should 7190 Coffman Road also come in with another development proposal, that would be another access point off Coffman Road. The City is attempting to consolidate access along Coffman Road, in addition to taking into consideration Washington Township Fire Department's feedback concerning not perpetuating an existing

condition with the number of lots within The Woods of Indian Run, but rather, providing a singular access point.

Public Comment

Ms. Martin stated that one public comment was previously received and provided to the Commission in advance of the meeting.

Andrew Deninger, 5240 Forest Run Drive, Dublin, OH, stated he lives in The Woods of Indian Run, three houses east of Nature Drive. He serves on their HOA board. They have had several discussions with the applicant, and the HOA Board is supportive of the proposed plan. While they would prefer the area remain greenspace, if the area ultimately will be developed, it would be preferable to limit the number of houses added. That is what this plan would achieve. Many homeowners within their neighborhood are concerned about the significant level of development and are hopeful that no further development will occur within their neighborhood. It would be preferable to limit it to these four houses, than for additional development to the north and west to occur. There are concerns about the blasting of the bedrock. Per previous soil tests, the extensive blasting necessary prevented the previous property owner from developing the site.

Commission Discussion

Mr. Supelak inquired if the proposed layout of the stormsewer line on the plan was adjustable.

Mr. Hendershot responded that rear-yard drainage structures are required to ensure proper drainage of the rear yards.

Mr. Supelak referred to #6 of the civil drawings. There is an easement from the current street to the retention pond. Is that a dedicated area, or is it adjustable?

Mr. Hendershot inquired if he is referring to the stormsewer connection between the street and the basin.

Mr. Supelak responded that he was referring to the connection and the associated easement.

Mr. Hendershot responded that the line would be contained within an easement, if not proposed as such currently.

Mr. Supelak inquired if the easement and line were potentially adjustable.

Mr. Hendershot responded affirmatively.

Mr. Supelak stated that the crux of the discussion tonight relates to the stub road. In this initial phase, could the development be a cul de sac with an easement dedicated for connection for future development north of this site? That would allow the desired four home sites, perhaps requiring some adjustment of lot sizes. In the past, have dedicated easements been provided for future roads?

Mr. Hendershot responded that would be designated as right-of-way, not an easement. Is he suggesting that right-of-way extend to the north property line, should future development occur to the north? The challenge is that to do that with a cul de sac, all of the lots would need to be changed to accommodate that potential need.

Mr. Supelak stated that this is not an easy decision. Providing connectivity, emergency vehicle access and the need to avoid blocking potential future development of properties are the concerns. The sanitary sewer lines must meet the depth standards in order to service future lots. In addition, where there is opportunity to provide path connectivity, those connections should be provided.

Mr. Chinnock stated that he would not support negotiation concerning the sewer line depth requirements. He appreciates hearing from the neighborhood. He believes the Commission should give serious consideration to the input of the surrounding community, which has expressed support of the proposed development. He is supportive of requiring the path connection, making the greenspace more usable for the residents.

Mr. Way stated that there is an existing pathway between the 5222 and 5216 sites. Does it lead to a pocket park or connect to another area?

Ms. Martin responded that the path connects to the larger trail system.

Mr. Way stated that pedestrian connectivity is very important, and access along Indian Run is a great resource within the City. There is a tremendous opportunity to extend that pathway to the north. He was surprised at the overwhelming size of the stormwater management facility proposed, which will impact the stream corridor. It is not desirable to dig up the area along a natural resource to provide additional stormwater management. It must be provided correctly and can be achieved in a much more environmentally friendly manner. He would like to see the path be extended along that creek to connect to the property to north. That connectivity and the edge of Indian Run are very important, and the proposed plan would destroy that edge through re-grading and removal of vegetation. In regard to the road extension to the north -- this is a well-connected community, and it is important to continue to think about this proposal from the aspect of connectivity, not just as a single parcel. In regard to the need to reduce curbcuts along Coffman Road -- that is a busy road with students walking along it. The strategy of the Thoroughfare Plan is to minimize curbcuts, and the potential extension of Nature Drive to the north is the correct long-term plan for the community. Finally, in regard to the sanitary sewer line, it must be installed correctly, per requirements.

Ms. Call stated that this is a challenging site for this property owner, as it was for the previous property owner, which is one of the reasons it remains green and undeveloped. Although it is a challenging location, it would become less challenging, were additional parcels added to it. The Commission could then consider it holistically, per proper planning principles. There are positives to the proposed plan. The four lots are beautiful, and have the advantage of being larger than some lots in Dublin. There is also a wet basin. She agrees with Mr. Way that the riparian corridor is important and presents significant opportunity for the City. The path connection is an important consideration for all development planned within the City. If the Commission were to consider the proposed development solely through the lens of this development, or even in conjunction with the Woods of Indian Run, she would agree that the cul de sac makes sense. However, additional curbcuts along Coffman Road would be the result, and that is too high a price to pay for the value of these four lots. The City has created a Community Plan and a Thoroughfare Plan, so that City development is not considered as single parcels but holistically. In regard to the sanitary sewer line depth, sacrificing the requirements in one area could cause us to pay a price in another. The stubbed street appears to be unjustified, but it exists because the City does not expect previous developers to pay the price of developing the entire connection. Each developer is responsible for providing it on their own parcel. Stubbed roads reflect City planning not only for individual parcels, but for the entire City. There are fire and emergency access issues. We do not want additional, cut-through traffic within the Woods of Indian Run, either. In some neighborhoods, traffic-calming measures have had to be added retroactively. We now plan accordingly in our newer developments. We also take advantage of any opportunities for sidewalk connectivity. Although the four-lot cul

de sac design is beautiful, unfortunately, the aforementioned concerns remain. She stated that if the Commission had no further comments, a vote on the application could proceed.

Ms. Martin confirmed that no additional public comments were received and stated that should the Planning and Zoning Commission wish to make a recommendation for approval to City Council, staff would recommend approval of the variance to the subdivision regulations and conditions of approval to permit right-of-way and pavement widths less than are required by the Subdivision Regulations. Staff also has provided five (5) conditions for approval, as reflected in the staff report, should the Commission vote to recommend City Council approval.

The Commission reviewed the five (5) conditions for approval.

Mr. Supelak moved, Mr. Way seconded a recommendation for City Council approval of the Preliminary Plat with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal.
- 2) That the applicant update the Final Plat to add a note defining open space and stormwater management ownership and maintenance responsibilities, and clarify drainage easement language on Lot 3.
- 3) That the applicant extend Nature Drive, including sidewalk connections on both sides of the street, to the existing northern property line, stubbing the street to allow for connection for future development to the north.
- 4) That the applicant extend the recreation path located to the south that runs along the Indian Run stream.
- 5) That the applicant extend public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west (7190, 7200, and 7250 Coffman Road) in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual to the satisfaction of the City of Dublin Engineer and City of Columbus' designee.
- 6) That the applicant be required to extend the public water main to and through the site within right-of-way to the north property line in order to provide water main access to the property to the north.

Vote: Mr. Chinnock, yes; Mr. Way, no; Mr. Supelak, no; Ms. Call, no.
[Motion failed 1-3]

Mr. Way moved, Mr. Supelak seconded a recommendation for City Council approval of the Final Plat with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal.
- 2) That the applicant update the Final Plat to add a note defining open space and stormwater management ownership and maintenance responsibilities, and clarify drainage easement language on Lot 3.
- 3) That the applicant extend Nature Drive, including sidewalk connections on both sides of the street, to the existing northern property line, stubbing the street to allow for connection for future development to the north.
- 4) That the applicant extend the recreation path located to the south that runs along the Indian Run stream.

- 5) That the applicant extend public sanitary sewer to and through the site to the north property line at a sufficient depth in order to provide sanitary sewer access to the properties to the north and west (7190, 7200, and 7250 Coffman Road) in accordance with City of Dublin standards and City of Columbus Sanitary Sewer Design Manual to the satisfaction of the City of Dublin Engineer and City of Columbus' designee.
- 6) That the applicant be required to extend the public water main to and through the site within right-of-way to the north property line in order to provide water main access to the property to the north.

Vote: Mr. Way, no; Mr. Supelak, no; Ms. Call, no; Mr. Chinnock, no.
[Motion failed 0-4]

NEW CASES

2. Neuro Transitional Rehabilitation Center at 6640 Perimeter Drive, 22-055INF, Informal Review

Ms. Call stated that this is a request for an Informal Review for construction of a one-story, neuro transitional rehabilitation center on a 1.98-acre site zoned Planned Commercial District (PCD), Riverside North, Subarea A1, located northwest of the intersection of Perimeter Drive with Hospital Drive.

Staff Presentation

Ms. Holt stated that this site is located on Perimeter Drive between the Dublin Cancer Center and Starbucks, just south of the Senior Star at Dublin. 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. On May 25, 2021, City Council approved Ordinance 23-21, which permits Specialty Hospitals within the SO District as a Conditional Use. Specialty Hospitals are care facilities "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 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." The specific requirements for this use, per Zoning Code Section 153.026(B)(9), are:

- Minimum 3-acre site
- Size limited to 9,500 square feet per acre with maximum size of 50,000 square feet
- Must be located a minimum of 500 feet from a 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 must be provided
- Parking plan must be provided

This site is only 1.98 acres. It is also located closer than 500 feet to the Senior Star at Dublin, but Code considers that an Institutional Use. The remaining requirements will need to be met in subsequent submittals. The 14,356-square-foot building will house a neuro transitional rehabilitation center, where post-hospital, in-patient care will be provided 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. The building will be sited along Perimeter Drive with a 32-space parking lot. Access will be provided via an existing shared driveway directly west of the site. An outdoor recreation area and public path are located on the east side. The PCD text for this location requires building architecture with residential character and fenestration. The applicant has added dormers on the roof and a stone foundation detail. Staff has encouraged a porte cochere or formalized entryway be added for patient drop-off protection, and that the east façade be extended to provide greater visual and physical access to the outdoor recreation area.

The following questions have been provided for discussion purposes:

- 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) Does the Commission support the conceptual architecture character?
- 5) Other considerations by the Commission.

Commission Questions for Staff

Mr. Way inquired if there were other medical facilities in the area providing inpatient beds.

Ms. Martin responded that Columbus Springs, which is located on the southwest side of Perimeter Drive, provides inpatient drug rehabilitation services.

Mr. Way requested clarification of the dumpster location. Two locations are depicted in the meeting materials.

Ms. Holt responded that the applicant will clarify the updated information.

Mr. Chinnock requested clarification of staff's recommendation for the patient dropoff area. Is staff requesting that the dropoff area be moved to the center for stacking purposes?

Ms. Holt responded that the purpose is dual. The PCD text requires significant fenestration and residential architectural character. Additionally, it will improve the functionality for patient dropoff purposes. The proposed single point of access could be blocked by a medical transport vehicle backed up to that entrance, preventing other access. It is also an unceremonious delivery entrance for patients. A porte cochere would provide weather protection for patients.

Mr. Chinnock requested clarification of the recommendation to increase either the size or the glazing on the northeast side.

Ms. Holt responded that per the conceptual drawing, that internal recreation area is adjacent to the outdoor space but has no direct access from that room to the outdoor space. If that windowed wing of the building were extended, direct visual and physical access to the outdoor recreation area could be provided.

Mr. Chinnock inquired if the square footage would need to be increased to accomplish that.

Ms. Holt responded that it is not a requirement. The architects could identify a way to do that without necessarily increasing the square footage of the building.

Mr. Supelak inquired if the Commission were to approve this specialty hospital use, and then this hospital moves out, could another specialty hospital use move into the facility without Commission review? Does the approved use remain with the property?

Ms. Holt responded affirmatively. That is the purpose of question #2: 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?

Ms. Call stated that this is an Informal Review, a more conceptual stage. Would we agree to the text modification, the waiver of the Code requirement for three acres, and ultimately the Conditional Use in this area?

Applicant Presentation

Joe Walker, EMH&T, civil engineer, 5500 New Albany Road, Columbus, OH stated he would address two topics. They have updated the site plan, which included shifting the dumpster location and repositioning a couple other elements. They have also demonstrated that a fire truck can make all the turning movements within the parking lot. The architectural components were updated per the majority of staff's recommendations, minus the porte cochere. One of the architects will address that item. He noted that although the lot is smaller than required, the building square footage is also much less that could be placed on the property. The Code permits 70% impervious area on the site, and this plan reflects approximately 37-38%. There is significant greenspace on the site.

Alan Neu, GWG3 Architects, 600 Main Street – Suite 300, North Little Rock, Arkansas 72114, stated that they have made site adjustments per staff's recommendations. They have provided secondary entrances to the building through the enclosed, landscaped courtyard, so that all deliveries would occur at the front door. The elevations also have been adjusted. The building is actually 13,500 square feet. The porte cochere has been discussed. Although doable, it is at an odd angle. Their intent is to limit accessibility to the site, so they have not proceeded with that item. However, they will present some options for that. The resident room sizes are 330 square feet, and the day rooms and therapy gyms are approximately 1,200 square feet. Those proportions work well for this prototypical situation. Elongating those spaces can be explored, but there are certain types of devices that help facilitate the residents' rehabilitation. The residents will prepare their own meals; this will be more of a "frat house" than a hospital. The patients are commutal.

Commission Questions for the Applicant

Mr. Way inquired if the number of beds provided reflects a fixed model that they use. Could a facility expand its space?

Scott Keene, Vice President of Operations, Neurotransitional Rehab, 4714 Gettysburg Road, Mechanicsburg, Pennsylvania 17055, stated that Ohio Health is a partner in this endeavor. They are partnering to provide a needed service. Many of their residents currently have to travel as far as Pittsburgh to access this level of care. The service site is small and intimate, from 9-15 beds, because of the types of patients being seen. They would not want to expand the site. If there were a need, they would build another facility somewhere else. Their intent is to care for brain and spinal cord injury patients, while enabling the patients to remain within the same community as their families.

Mr. Way inquired if the patients are actually mobile and able to care for themselves, not in need of full nursing care.

Mr. Keene responded that many of the patients have severe brain and spinal cord injuries and have had acute rehabilitation. Often, brain and spinal cord injuries take much longer to heal and recover, so are in need of an extended level of care. They have a facility in Texas and plan to provide facilities in multiple states. The facility in Texas succeeded in enabling 100% of its patients to return to their homes. Without this level of interim care, these patients would have ended up in long-term care. When these patients initially come to them, they could require maximum assistance but would be medically stable. They partner with Ohio Health for their neurological appointments and needs, and provide them needed assistance while they are with them. These patients require a significant level of assistance before they can return to their homes.

Mr. Chinnock inquired if the patients would remain on-site or could leave and return.

Mr. Keene responded that they would reside on-site, but would be provided community outings and activities while living there. The typical stay is 90 days. The turnover is approximately 3-4 new patients/month.

Mr. Supelak inquired if the footprint of the proposed building was comparable to their other facilities.

Mr. Keene responded affirmatively. They are working with Mr. Neu on all the facilities being designed. The 12-bed design proposed for this site is approximately 13,000-14,000 square feet.

Mr. Supelak inquired how many facilities they had.

Mr. Keene responded that they have one operating facility and another under construction in Texas. They are partnering with other entities to bring these facilities into multiple states. The person with whom he is working on this endeavor has over 25 years of experience with this level of care, and has helped author brain injury laws. They are utilizing a high level of expertise to make these care facilities possible.

Mr. Way inquired if the extensive utilities running between the building and Perimeter Drive would limit the landscape potential on the site.

Mr. Neu responded that they would not be a limiting factor. Site research and surveys have been conducted, and they anticipate the installation of street trees in front. The depth of the majority of the utilities is less than four feet. The need for a small stormwater feature near the northeast corner of the site also is anticipated. They will ensure that they are meeting current EPA stormwater quality requirements downstream and upstream. They understand both the landscaping and screening requirements of the City. The design for the expansion of this building was completed three years ago, so they are familiar with Dublin's standards.

Mr. Chinnock inquired if there was an opportunity to have fewer beds and reduce the square footage at this location.

Mr. Keene responded that there is the opportunity, but nine (9) beds would be the minimum necessary for them to remain functionally operational. Per current Ohio Health data, there likely is a need for more than 12 beds. A 12-bed operation is the most functional size for these centers.

Ms. Call stated that the City of Dublin does not have a significant amount of remaining empty land. Are there other areas in the City where a 3-acre parcel exists for a specialty hospital and where the land use allows for or has an equal conditional use need?

Ms. Holt responded that staff would need to research that situation.

Mr. Way inquired about their relationship with Ohio Health, which has a hospital directly across the street.

Mr. Keene responded that Select Medical is a national corporation. They handle acute rehabilitations, critical wellness, outpatient and workers compensation care. Working with Ohio Health, they will be able to provide the acute rehabilitation care.

Mr. Way inquired if the close distance was a necessary component of that relationship, or, while nice, not required.

Mr. Keene responded that there is value in being in close proximity because although these patients are medically stable, they need many medical appointments. Having the working partnership with Ohio Health is important.

Commission Discussion

Ms. Call requested the Commissioners to respond to the questions provided.

Mr. Way stated that there is clearly a need for these types of facilities, and there is rationale for the proximity of this facility to the Ohio Health Hospital. He would be supportive of the use in general, with some caveats. He does not know if it could be limited strictly to brain and spinal cord injuries.

Mr. Boggs responded that Legal could look at the potential for providing limitations with respect to the user or otherwise.

Mr. Way stated that the way in which this super block has been planned and evolved is interesting. Some buildings face the street, but others do not. This proposal reinforces that pattern. Locating the building at the street and locating the parking behind is correct. However, the front building façade has the obligation to be part of the street. Architecturally, it looks like the back of a building. There are some architectural revisions that could improve the appearance, particularly window size. The front door could be heavily landscaped to make it appropriately front the street, even though there is no entrance. On the back of the lot, there is an opportunity to build something beneficial for patients off the shared-use path that extends along the side. Adding something there would add to the experience. He agrees with staff regarding the need for architectural finesses and, potentially, a porte cochere.

Public Comment

Staff confirmed that no public comments were received.

Commission Discussion (continued)

Mr. Chinnock stated that he is supportive of the proposed use and is in agreement with the comments regarding a need for additional architectural elements and landscaping.

Mr. Supelak stated that he concurs with fellow Commissioners. The concern is that a Specialty Hospital encompasses a wide array of hospitals, so standards are needed for protection against the worst scenario situation. In this case, he could be in favor of relaxing the criteria if it is possible to prohibit another specialty type hospital moving into the space in the future. Including that tether would be critical for this approval. He is supportive of the conceptual layout, although detail work

should be added to enliven it, such as coining and brick coursework. As proposed, the south wall appears solid and closed, which must be addressed. Landscaping will enliven the project.

Ms. Call stated that at this point, the plan has good building blocks, and working with staff, the applicant will be able to add the architectural details needed to develop within the City of Dublin. One concern is having overnight stays within a medical plaza. Currently, there are no other overnight stay facilities in that area. The public safety needs for an area that is occupied at night are different than those for an area not occupied at night. That is her primary concern. She has no objections to waiving the 3-acre minimum for a 13,500 square foot building.

Ms. Call inquired if the applicant requested any additional input from the Commission. The applicant indicated that they needed no additional input to proceed.

3. Veterinary Emergency Group at 3800 Tuller Road, 22-056WR, Waiver Review

Ms. Call stated that this is a request for approval of a waiver to reduce the required street-facing transparency along Tuller Road on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood, located northeast of the intersection of Tuller Road with Dublin Center Drive.

Staff Presentation

Ms. Mullinax stated that this is a request for review of and approval of a waiver to reduce the required street-facing transparency at 3800 Tuller Road for an animal hospital. This 6,100-square foot building was previously used as a Chase Bank facility. In February 2022, the Administrative Review Team (ART) approved a Minor Project for exterior modifications for the veterinary hospital, which included the removal of a drive-through canopy and associated features. The existing building resembles a commercial center building type, which determines the façade transparency requirements. Modifications to existing structures are permitted if the improvements bring the building closer to compliance with the requirements of the Bridge Street District (BSD) Code. Per Code, commercial center buildings must have a minimum of 65 percent transparency on any ground story, street-facing facade. Existing conditions indicate only 44 percent transparency on the west façade, so it is already deficient. Additional reductions in transparency require a waiver.

The applicant is requesting to further reduce the transparency of the west façade to 29 percent through the application of an opaque, white polyester film with a semi-gloss finish on the inside of the storefront windows. The proposed window film will accommodate the specific needs of the animal hospital by providing additional shade, which will prevent the animals from overheating and becoming subsequently ill. Staff is supportive of the waiver, since there have been previous instances where the Commission has approved window film within the Bridge Street District, and this is a unique site for this use. The window film is not a permanent material and could be removed, if a new tenant were to occupy this space in the future. Furthermore, the reduction in transparency is facing Tuller Road, not Sawmill Road. Tuller Road is a neighborhood street, which diminishes the impact to the character of the district as a whole. Staff has reviewed the application against the applicable criteria and recommends approval with no conditions.

Commission Questions

Mr. Chinnock inquired if the applicant had explored the opportunity for shades or another type of sun protection for the animals.

Ashley Schulz, Director of Design, Veterinary Emergency Group, 4400 South Broadway – Lower Level 3, White Plains, New York, stated that there are actual animal housing cages located against the glass. Shades would help but would not fully block the solar heat received from the windows. A wall actually will be built in front of the windows to provide a physical element against which to back the cages. Additionally, medical gas is run through that wall to supply oxygen to those cages, when needed. The window film is part of that overall assembly, allowing them to provide the appropriate operational needs within those areas of the facility.

Mr. Way inquired if only part of the wall of glass is being treated, or if light would enter from the upper portion, also causing the heat situation.

Ms. Schulz responded that a ceiling would be added. The room has been designed so that there will be a ceiling that would extend to the horizontal mullion. The light entering from above would not cause solar heat gain within the room containing the animals.

Mr. Way inquired if the primary purpose of the opaque film was to hide the wall.

Ms. Schulz responded that its primary purpose was aesthetic. Without it, the backside of the wall would be visible against the glass.

Mr. Chinnock inquired if the film would not extend to the ground.

Ms. Schulz responded that it would extend to the ground. As she understands it, City Code is explicitly concerned about the area from two feet to eight feet above the floor.

Mr. Chinnock inquired if the applicant meets the transparency requirements on the Sawmill Road frontage.

Ms. Mullinax responded that the façade transparency requirement exists for all sides of the building, but the film would be added only to the west side. It would be extended 8 feet.

Mr. Chinnock inquired if the transparency requirement on the other sides of the building was less.

Ms. Mullinax responded that there is a difference between a non-street façade versus a street-facing façade.

Ms. Martin responded that the entire building is deficient, because it pre-dates 2012.

Mr. Way inquired if there is an existing door in the front façade.

Ms. Schulz responded that the door is a new addition; it will not have film on it.

Mr. Way stated that photos were provided of other facilities where the applicant has applied the film. The film has been extended to the white band, but if it were extended all the way to the top on the two panels on the right, it would achieve the same results, but would be more aesthetically pleasing.

Commission Discussion

Mr. Chinnock stated that he is supportive of the request, as long as it can be tied to this particular use. With any future tenant, the Commission could require the film to be removed.

Mr. Way stated that he is concerned that placing the film halfway across the glass façade and not all the way to top will not be aesthetically pleasing.

Mr. Supelak inquired if the signs have been approved.

Ms. Mullinax responded that the images provided in the packet are only examples of what they have done in other locations.

Mr. Supelak responded that he is referring to the signs across the top of the building.

Ms. Mullinax responded that there will be a separate application for the signs.

Mr. Supelak stated that it would be preferable to accomplish this with a more intentional design. As it is, it simply meets a need. In the examples provided, the applicant has done a better job making it designful by integrating it with the signage. He believes that is also necessary here.

Ms. Call stated that she is more concerned about the solid wall behind the window than the film. It is important to be very careful with film, particularly if graphics are being integrated, looking at it holistically as part of a sign package. That is preferable to a waiver to meet the needs of the use, in this case, the health and well-being of the animals. There are more creative ways to solve the issue, although they have not been provided with this request.

Mr. Chinnock inquired if graphics are suggested with the film or if it simply would be opaque film.

Ms. Mullinax responded that it would be an opaque film.

Mr. Supelak inquired if graphics would need to be suggested with a signage package. This is not, however, an application for signage.

Ms. Call responded that is correct. This is a waiver request to permit opaque film on a window in front of a blank wall. She is concerned about the combination of those items, especially since this window faces a street.

Mr. Chinnock inquired if it would be preferable if the film were extended across the entire length of the windows.

Ms. Mullinax responded that the extension of the opaque film would further reduce the transparency.

Ms. Martin stated that the reason this application is challenging is that the property is located within the Bridge Street District, and its intent is to create active and engaging storefronts. When uses locate into existing structures, those uses may be more oriented to the interior than uses locating in new structures. Window film should be minimized to the greatest extent possible. Increasing the amount of window film for the sake of architecture would be discouraged. There would be an opportunity to use graphics, which in previous cases was approved as part of a waiver, if it was not a sign. If it were to become part of a sign package that was reflective of the branding, a Master Sign Plan would be required, which would come before the Commission for approval. Most Bridge Street tenants prefer to use signage that meets the Zoning Code and can be administratively approved. There are two options for this case. The waiver request could be tabled, and the applicant could revise their plans to provide a graphic, not a sign. The applicant could also bring the graphic back with a Master Sign Plan. The Commission could also approve the plan as submitted with conditions restricting the approval only to this use.

Mr. Supelak inquired if the image with the pawprint would qualify as a graphic or a sign.

Ms. Martin responded that it would be a sign because it is a corporate logo. A graphic would not be related to the corporate brand.

Ms. Call stated that she is uncomfortable with the waiver request as submitted.

Mr. Supelak inquired if the wall behind the window could be set back 12 inches.

Ms. Schulz responded that as the plans are currently laid out, that would reduce the room size to be non-Code compliant from an ADA accessibility standpoint.

Ms. Schulz stated that their separate sign package application includes elements similar to those reflected in the examples provided.

Ms. Call inquired if previous packages that permitted graphics were included with the waiver requests.

Ms. Call responded that they were included with the waiver requests if they were graphics and not signs. Other applicants have justified their waivers for window film by making them either a placemaking element of an architectural feature, perhaps playing off the window mullions.

Ms. Call inquired if there would be anything that would preclude the Commission from seeing a waiver for transparency at the same time a sign package was submitted for approval.

Ms. Martin responded that there would be nothing that would preclude that. If their sign package meets Code, however, the applicant would need to elect to bring that before the Commission for approval. If, however, they are seeking something that exceeds Code, they would need to bring it to the Commission as a deviation, or propose a Master Sign application.

Ms. Call inquired if the applicant would like the Commission to vote on the application or prefer the Commission to table the application to be considered in conjunction with a future Master Sign Plan application.

Ms. Schultz requested that the application be tabled.

Mr. Supelak inquired what would qualify for a placemaking art sign.

Ms. Martin responded that a placemaking art sign is not a sign that is identified in the Sign Code. That is a sign type that was identified as part of Crawford Hoying's Master Sign Plan. Therefore, there is precedence and parameters that could be used. That would require a Master Sign Plan approval.

Mr. Chinnock stated that bringing back a sign package does not necessarily indicate that the Commission is supportive of blocking the window with a wall. If there is an opportunity to revise the plan to avoid blocking the window, he believes it would be preferable.

Mr. Way moved, Mr. Supelak seconded to table the application.

Vote: Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes; Mr. Chinnock, yes.
[Motion passed 4-0]

COMMUNICATIONS

Ms. Martin stated that a PZC tour of selected, previously approved developments is tentatively being scheduled for Thursday, June 16, 2022 in place of the regularly scheduled PZC meeting. She requested that Commission members provide input regarding developments approved during the last five years that they would be interested in touring.

Mr. Supelak inquired if the sites should reflect good or bad examples of developments.

Ms. Martin responded that it could be both.

Ms. Call stated that she would like to see an older development, as well. The Commission is challenged when looking at proposed infill development.

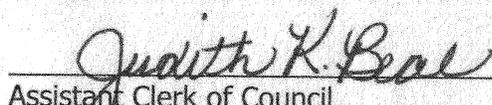
Ms. Martin noted that, potentially, Commission members could present different projects, which they previously reviewed.
Commission discussion continued regarding suggestions for developments to include in the tour.

The next regular meeting of PZC is scheduled for 6:30 p.m., Thursday, June 9, 2022.

The meeting was adjourned at 8:52 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council