



PLANNING REPORT

Planning and Zoning Commission

Thursday, November 3, 2022

NEURO TRANSITIONAL REHABILITATION CENTER 22-123CU/22-126FDP

www.dublinohiousa.gov/pzc/22-123

www.dublinohiousa.gov/pzc/22-126

Case Summary

Address	6640 Perimeter Drive
Proposal	Construction of a one-story neuro-transitional rehabilitation center.
Request	Request for review and approval of a Conditional Use under the provisions of Code Section 153.236 and of a Final Development Plan with Text modifications under the provisions of Zoning Code Section 153.053.
Zoning	PCD: Planned Commerce District Riverside North, Subarea A1
Planning Recommendation	<u>Approval of the Conditional Use (CU).</u> <u>Approval of three Text Modifications.</u> <u>Approval of the Final Development Plan (FDP) with Conditions.</u>
Next Steps	Upon approval of the CU, the development text modifications, and FDP, the applicant is eligible to apply for building permits. Sign request/s require approval of the Planning and Zoning Commission (PZC).
Applicant	Joe Walker, EMH&T Nick Belfer, Select Medical
Planning Consultant/ Case Manager	Elizabeth Fields, AICP Public Planning Manager – McBride Dale Clarion efields@mcbriedale.com Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

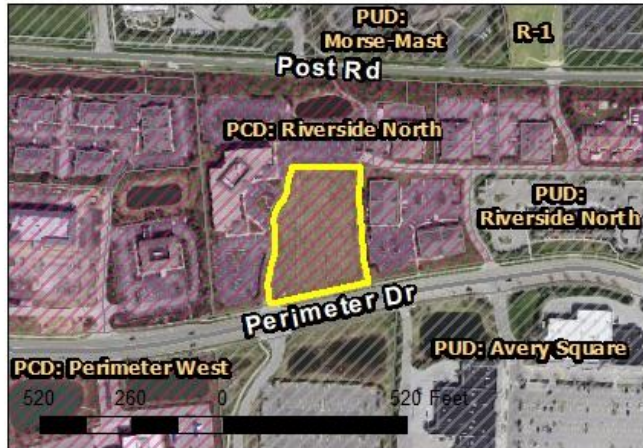
Site Location Map

22-123CU/22-126FDP | Neuro Transitional



Site Features

- ① Dublin Springs
- ② Senior Star



1. Overview

Site Summary

This is a request for review and approval for a one-story, 13,745 square-foot neuro-transitional rehabilitation center with a 25-space parking lot and associated site improvements on a 1.98-acre lot. The site is located on the north side of Perimeter Drive, approximately 1,500 feet west of Avery-Muirfield Drive. The site has approximately 285 feet of frontage on Perimeter Drive.

Development History

The site is currently undeveloped and is within Subarea A-1 of the Riverside North Planned Commercial District (PCD), which allows 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 Commission recommended approval of the Zoning and Preliminary Development Plan (PDP) on March 4, 2004. On April 19, 2004, Ordinance 118-03 approved the rezoning of development to PCD. PZC approved the Preliminary Plat and Final Plat on June 10, 2004, and they were subsequently approved by Dublin City Council on August 2, 2004.

City Council approved Ordinance 23-21 on May 25, 2021 to permit Specialty Hospitals within SO as a Conditional Use with use specific standards. 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, care for 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) are included below, with italics indicating this request's status:

- Minimum 3-acre site: *Not met; however, the Commission supported the use of this site with development text limitations on the type of Specialty Hospital.*
- Size limited to 9,500 square feet per acre with maximum size of 50,000 square feet: *Criteria met.*
- Located a minimum of 500 feet from residential zone or use: *Criteria met, see herein.*
- Outdoor recreation shall be located to the back/side of the facility: *Criteria met.*
- Lighting standards shall be met: *Criteria met.*
- Emergency and Security Perimeter Plan be provided: *The applicant states: "Patients will perform all activities of living within the center which includes a secured outdoor space. All entry and exits will also be secured with badged access and alarmed delayed egress. Security cameras will be installed to surveil the perimeter of the building. The only time patients would leave the secured area is under the direct supervision of staff. All community re-entry activities outside the center are under direct supervision (by staff) for patients that have progressed to this level in their care. Based on the above*

and our experience managing and operating similar facilities, we feel that our prototype/proposed design successfully implements our emergency and security plan." Staff is satisfied with this Plan.

- Parking Plan be provided: *Provided and accepted by staff.*

This request came before the PZC informally on May 19, 2022. At that time, the Commission was generally in favor of the use, on this smaller site, if the development text was revised to include only neuro-transitional hospitals, not other specialty hospitals. Minutes are included for reference.

Process

The Final Development Plan (FDP) is the final review step for development within a PCD. At this stage of review, the PZC makes a determination based on conformance with the previously-approved PDP and the approved development text. The FDP provides final details including building, landscape, and sign design. Additionally, this project requires consideration of a Conditional Use (CU) and development text modifications. To approve the FDP, the Commission must find the CU criteria to be met and the text modifications to be satisfactory.

2. Proposal

Use

The proposed 14,400-square-foot 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 other Specialty Hospital (Dublin Springs) and medical uses are nearby, and this particular use is appropriate.

The Specialty Hospital standards require a minimum distance of 500 feet from residential uses. 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.

Text Modifications

As previously discussed, Section 153.026(B)(9) of the Dublin City Code requires a minimum lot size for Specialty Hospital of three acres. Per Commission discussion, the applicant's proposed text amendments for Riverside North Planned Development specify within Subarea A1 that "specialty hospital use for neurological rehabilitation levels of care to patients, specifically excluding drug/substance rehabilitation" is a Conditional Use.

The applicant is proposing additional text amendments to allow fencing for the proposed use as the existing text stipulates that fencing is only permitted for daycare centers. This will permit a secure location for patients to have outside recreation and/or therapy. Additionally, the existing site lighting within the PCD does not match that contemplated by the development text. In order to address this, and allow consistent lighting throughout the PCD, the applicant is proposing a revision to the development text to allow "heritage style light fixtures similar in appearance to the KIM Era RA series with pole heights not greater than 20 feet". The original development text specified "shoe box" style fixtures. This text amendment ensures that future developments will remain consistent with existing lighting within the development.

Development Standards

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. The lot coverage for the proposed development is 48%; therefore, this standard is met.

Applicable setbacks for this site are identified below, and the proposal meets these. Fencing for the outdoor area does not have a setback, and it is appropriately located to the side and rear of the building.

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

Access, Traffic, and Parking

The proposed development will utilize the existing shared drive that is located on the western portion of the site. The applicant submitted a traffic memo to provide analysis of the anticipated traffic generated by the proposed use compared to the land uses permitted in the original development text. The analysis shows the amount of trips generated by the proposed use is less compared to the amount of trips generated by the originally permitted land uses and is not expected to adversely affect the public roadway network.

Existing sidewalk is located along the subject parcel frontage on the north side of Perimeter Drive. Additionally, an existing shared-use path is located along the eastern portion of the subject parcel that connects to the sidewalk along the north side of Perimeter Drive. The applicant will need to continue to work with Staff to provide a paved connection from the site to the shared-use path located along the eastern portion of the subject parcel.

A Parking Plan is required for Specialty Hospitals to ensure parking is tailored to the specific operations. The project anticipates 19 total staff and a maximum of 12 patients who will not be permitted to drive. A total of 24 parking spaces, including two handicap spaces, are proposed to the rear of the building, and staff agrees with this Plan.

A patient drop-off location is located on the north side of the building. A porte-cochere has been added to this location per the comments at the Informal Review. This will improve the flow of patient drop-offs in a protected environment.

Architecture and Building Materials

The proposed architectural plans for the building are provided herein. Within the Riverside North PCD, architecture is meant to have a residential character 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.

The proposed building design includes articulation on all four sides of the building, utilizing dormers, decorative louvers, material changes, windows, and dimension changes to add interest to the facades. The building materials are primarily brick and stone with Hardie board trim. The

brick is a brown tone that is identified as Acme Brick, BL-10, Merchant's Mill on the material legend and comprises the majority of the facade. The proposed stone is identified as Top Tier Limestone, Queensland Dimensional and will primarily be located on the bump outs and watertables on each elevation. The Hardie-lap siding and trim is to be used on the roof fascia, as trim, and on the proposed dormers and is to be painted Eider White, SW 7014. The windows, gutters, and downspouts are proposed to be pre-finished white metal. The roof is pitched and consists of dimensional asphalt shingles that are to be Marlarky Roof Products in Midnight Black. The applicant is proposing to utilize the roof line to screen rooftop mechanical units that are required for the use per the development text. The overall design is in keeping with the built portions of the PCD and the development text.

Landscaping

The proposed landscape plan includes a variety of shrubs and trees throughout the property in order to soften the proposed building and screen the parking area and on-site equipment. Along Perimeter Drive, a 3.5-foot contoured mound is proposed to meet the development text and includes eight trees to be located on and around the mound. Shrubs are proposed around the perimeter of the building, around the exterior of the parking area, around the dumpster/generator enclosures, and along the exterior of the fence to screen and soften the site. Trees and shrubs are also proposed for the interior parking lot islands, consistent with the Code requirements. Staff is satisfied with the proposed landscape plan.

Dumpster Enclosure

The applicant indicates that the dumpster is to be located on the east side of the property. A singular structure is proposed that includes the dumpster enclosure, a generator enclosure, and a covered outdoor area that is part of the recreation space. The outdoor space is separated from the dumpster enclosure by the generator enclosure to lessen any negative impacts that the dumpsters may have on the patrons utilizing the outdoor space. The enclosure is to be constructed out of stone veneer, to match the building, with a precast concrete cap. A solid metal gate will provide access to the dumpster enclosure. The covered outdoor area includes a roof made out of precast concrete with Hardie board columns with a stone veneer base, appropriate to the project's overall architectural style.

Signs

This proposal does not include a sign plan. The applicant has noted that they will submit a sign plan at a later date to be reviewed and approved by PZC and then through Building Standards.

Utilities

Sanitary

The site is served by the 8-inch public sanitary sewer along the north side of Perimeter Drive.

Water

The site is served by the 12-inch public water main line along the north side of Perimeter Drive.

Stormwater Management

Stormwater management for the development consists of a network of storm sewer and drainage structures that drains into an extended dry detention basin on the subject parcel, which outlets into an existing off-site wet retention basin. The existing off-site wet retention basin was constructed as part of the original development of the surrounding area in 2005 and

was designed at the time to accommodate the future development of the subject parcel. The on-site extended dry detention basin is proposed to bring the development of the subject parcel into compliance with current stormwater management requirements, which includes demonstrating the parking lot ponding depths are not increased on adjacent parcels with the development of the subject parcel. The applicant will need to continue to work with Engineering to demonstrate compliance with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Codified Ordinances.

3. Criteria Review

Text Modifications	
Request	Review
<ol style="list-style-type: none"> 1. Addition of Specialty Hospitals for neurological rehabilitation only. 2. Permit fencing for the proposed use. 3. Permit heritage style light fixtures. 	<p>Criteria Met. The proposed text modifications do not violate or create inconsistencies in the recommendations of the Community Plan and allows the development to operate in an orderly and efficient manner, and ensures consistency with the surrounding development details and uses.</p>

Conditional Use	
Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	Criteria Met. The proposal is consistent with the Code and the Community Plan.
2. Complies with applicable standards.	Criteria Met. The proposed use is consistent with the development standards as proposed in the amended development text.
3. Harmonious with existing or intended character of the general vicinity.	Criteria Met. The proposed use and architecture will be harmonious and complementary to the uses within the vicinity.
4. The use will not have a hazardous or negative impact on surrounding uses.	Criteria Met. The use will not have any negative impacts on surrounding land uses and is similar in character to adjacent uses.
5. The use will be adequately served by public facilities and services.	Criteria Met. The proposal will be adequately served by essential public facilities and services.
6. The use will not harm the economic welfare.	Criteria Met. The proposal will support the local economy, and therefore will not harm the economic welfare.

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| <p>7. The use will not be detrimental to any person, property, or the general welfare.</p> | <p>Criteria Met. The proposed use will not be detrimental to any person, property, or the general welfare.</p> |
| <p>8. Vehicular circulation will not interfere with existing circulation.</p> | <p>Criteria Met. The proposal will utilize an existing private drive for access and will not create any additional curb cuts on the public rights-of-way.</p> |
| <p>9. Not detrimental to property values in the vicinity.</p> | <p>Criteria Met. The proposal will not negatively affect the property values in the vicinity.</p> |
| <p>10. Will not impede the development or improvement of surrounding properties.</p> | <p>Criteria Met. The proposal will not impede the development or improvement of surrounding properties.</p> |

Final Development Plan	
Criteria	Review
<p>1. The plan conforms in all pertinent aspects to the approved Preliminary Development Plan.</p>	<p>Criteria Met with Text Modifications: The proposed development is consistent with the PDP with the proposed text modifications.</p>
<p>2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.</p>	<p>Criteria Met with Conditions: The proposal has been reviewed in detail by Washington Township Fire Department, and their criteria have been met. The proposed improvements shall address all necessary ADA Accessibility requirements. The final pedestrian plan is to be submitted at a later date to the satisfaction of staff, per a recommended condition of approval.</p>
<p>3. The development has adequate public services and open spaces.</p>	<p>Criteria Met: Public services needs are met, as indicated herein. The development provides an adequate amount of open space as required in the PDP and development text.</p>
<p>4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.</p>	<p>Criteria Met: The subject property is a vacant site with no existing trees, landscaping, or natural features.</p>

5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity. **Criteria Met:** The development is proposing parking lot and building-mounted lighting that is consistent with the adjacent properties and the amended development text. Photometrics indicate that there is minimal off-site lighting impacts.
6. The proposed signs are coordinated within the PUD and with adjacent development. **Criteria Met:** A proposed sign plan will be submitted at a later date in conformance with the Code and the development text to PZC. A sign permit will then need to be applied for through Building Standards. A condition of approval is recommended.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate. **Criteria Met:** The proposed site does not have any existing trees to protect. The proposed landscape plan provides a variety of shrubs and trees in and around the site to soften the proposed development and screen the proposed parking area, dumpster/generator enclosures, and exterior equipment, all to the satisfaction of staff.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters. **Criteria Met with Conditions:** The proposal includes a basin at the rear of the site; a condition of approval requires that the applicant continue to work with staff to demonstrate full compliance with Chapter 53 of the Dublin Code.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are **Not Applicable:** The proposed development will not be implemented in phases.

complied with at the completion of each stage.

10. The proposed development is compliant with other laws and regulations. **Criteria Met:** The proposal meets all other applicable laws and regulations.

Recommendations

Planning Recommendation: Approval of Three Text Modifications: Specialty Hospitals, Fencing, and Lighting.

Planning Recommendation: Approval of Conditional Use.

Planning Recommendation: Approval of Final Development Plan with conditions.

- 1) The applicant shall submit a sign plan that is consistent with the development text and the Code for review and approval by PZC and then to Building Standards for sign permit prior to installation of any signage.
- 2) The applicant shall provide a recorded copy of the amended development text to staff upon recordation of the same and prior to building permit.
- 3) The applicant shall continue to work with Engineering to demonstrate compliance with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Codified Ordinances.
- 4) The applicant shall continue to work with staff to provide a paved connection from the development to the shared-use path located along the eastern portion of the subject parcel, subject to Staff approval.