

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** August 3, 2012  
**Re:** Staff Report for Grove City Ambulatory Facility – Development Plan

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### **Item #4 – Grove City Ambulatory Facility - Development Plan (PID #201207020030)**

**Application:** Development Plan  
**Location:** 5315-5325 Hoover Road  
**Applicant:** Richard Franz  
**Zoning:** M-1  
**Use:** Ambulatory Facility

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a new ambulatory facility and medical office building on the former Grovebrook Golf Course site located at 5315-5325 Hoover Road. The proposed development is situated in the northern portion of the 115 acre property (currently owned by Mara Enterprise, Inc.) rezoned to M-1 Medical in May of 2012. Access to the 21 acres of proposed private development site would be established through the extension of North Meadows Drive from the south through the site with its connection to Hoover Road. The two medical facilities would have a combined square footage of 102,986 square feet and would have a total of 510 parking spaces.

#### **Site Plan**

The proposed development will include the extension of public facilities (on- and off-site) as well as the completion of private site improvements. Public improvements will include the extension of water, sanitary and storm facilities as well as the extension of North Meadows Drive. The roadway will be extended from its current terminus north through the site, running parallel to Interstate-71 and terminating into the intersection of Hoover and Holton roads. The proposed roadway will be configured within an 80-foot right-of-way and has been

conceptualize to include two travel lanes (one in each direction), a multi-use path and a landscaped median. The roadway will be separated from the existing interstate highway through the incorporation of mounding and landscaping.

To accommodate the proposed private site improvements the applicant has proposed to relocate an existing (nonjurisdictional) pond and received approval from the OhioEPA to fill a small wetland area (.27 acres) which has been mitigated through the purchase of .7 acres of credits at the Big Darby Hellbranch Wetlands Mitigation Bank. Private site improvements will include the construction of two medical buildings and associated parking facilities on the 21 acres located in the northern portion of the larger property. Two curb cuts will provide access to the site with internal circulation facilitated through two private site drives.

### Parking

A total of 510 parking spaces are proposed with this development, in a variety of forms including van/carpool vehicle parking, electric vehicle parking, and handicap accessible parking. Based on the proposed square footage of the two structures, 687 parking spaces are required per code however the applicant has requested a deviation to reduce total parking by 177 spaces. In accordance with Section 1135.12(m)(3) staff is supportive of the proposed deviation as in staff's opinion the ambulatory facility would more appropriately be categorized as a hospital use which would substantially reduce the number of required parking spaces (as hospital ratios would be based on the number of beds not square footages therefore hallways, waiting and other administrative areas would not be incorporated as part of the calculation). Additionally, as noted by the applicant they have completed internal parking studies and based on their findings the proposed 510 parking spaces will meet the facility's needs.

Also located within the parking area, the applicant has proposed to utilize four bio-retention areas as well as a rain garden/dry basin to satisfy stormwater requirements for quantity and quality control. While the City's pond design criteria does not address bio-retention or rain garden facilities, staff supports the utilization of green development concepts, which have been utilized in a number of recent projects including the Mid-Ohio Food Bank and City Barbeque and installed in many of the City's public parks.

### Lighting

The applicant has proposed to utilize LED fixtures as the primary lighting source for the site as well as for accent lighting contained in bollards and in-ground canisters located around the entrance of the ambulatory facility. The proposed fixture model, 'The Edge LED Area Luminaire' appears to have a modern and progressive design which in staff's opinion is in character with the hospital. It should be noted that the applicant did not specify the height or finish of site lighting. It is staff's opinion the fixture style is appropriate for the use and should be finished white to match the other surrounding non-residential developments. In order to be in accordance with code requirements, pole heights will need to be less than 35 feet in height.

### Building

The proposed ambulatory building is to be 36,698 square feet with an approximate height of 32 feet (measured to the top of the parapet). This building is to be finished primarily in brick and stone with a large glass element and architectural overhang located on the west elevation.

The proposed medical office building is to be 66,288 square feet with an approximate height of 52 feet (measured to the top of the parapet screen). Similar to the ambulatory facility, it is to be finished with brick and stone. For clarification, it should be noted that the applicant obtained a variance from the Board of Zoning Appeals to exceed the maximum building height of 35 feet by 1 foot per each 1 foot the building is set back from the required front set back line to a maximum height of 175 feet.

Both buildings utilize roof top mechanicals and are proposed to be screened by metal screens located around their perimeters. As proposed these mechanical screens do not comply with code requirements as set forth in Section 1137.16 which requires screening to be provided through the extension of the parapet wall. However this code section also enables City Council to approve other screening measures. Staff recommends Council

permit for the roof top screen as proposed due to the mature (substantial) tree stand located in the preservation area, screening/buffering the mechanicals from the adjacent residential properties. Additionally, staff is supportive due to the distance from Hoover Road in which the mechanicals are located (700-750 feet).

### Signage

The site of the proposed development is in an M-1 zoning district; therefore signage will be reviewed administratively by the Building Division.

### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The supplemental landscaping denoted in the design notes on sheet L1.01 shall be installed in the bio-retention areas of the parking lot.
2. Site lighting levels contained on sheet E.02 do not meet code requirements. Plans should be revised to meet the minimum code for pedestrian and vehicular areas.
3. The detached dumpster enclosure located to the south of medical office building shall be finished with the same exterior finishes/materials as the primary structures.