



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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Planning Commission Staff Report
Lower Level Conference Room
September 6, 2016 1:30pm

4. APPLICATION: OhioHealth Grove City Medical Center | Development Plan

Project Number: 201608030051

Location: South side of Stringtown Road, between Buckeye Parkway and SR 104

Zoning: M-1 (Medical)

Proposal: A development plan for a 40,00 square foot ambulatory surgery center and medical office space, and an 80,000 square foot surgical hospital and emergency department

Applicant: Roland Tokarski, OhioHealth, 180 E. Broad Street, Columbus, OH 43215

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-residential District Requirements

Project Summary

The applicant is proposing to construct the initial phase of the OhioHealth Grove City Medical Campus. The proposed development will include two buildings connected with a common entry. The first building will be a 40,000± square foot privately-owned medical building that will include an ambulatory surgery center on the first floor and medical office space on the second floor. The second building will be an 80,000± square foot OhioHealth-owned surgical hospital and emergency department. The hospital will house 20 inpatient beds and six (6) observation beds. There will be three (3) inpatient operating rooms and one procedure room, along with support services to efficiently operate the hospital.

Site Plan

The 21-acre site will be accessed by two 36' wide curb cuts on Stringtown Road. A 25' drive will provide access around the proposed development, with parking lots, service areas, and drop-off areas located off this drive. Parking lots are proposed on the north, west, and east sides of the structure and service structures (dumpsters, generator, etc.) are proposed on the south side (rear) of the structure. All drives are proposed to be two-way, except for a one-way lane to access the drop-off area directly to the west of the proposed hospital building. An additional drop-off area is proposed directly north of the hospital and medical office building. The proposed building, parking lots, and drive aisles meet all setback requirements for the M-1 zoning district.

All proposed development is shown on the north half of the 21-acre site with a proposed stormwater pond in the southeast portion of the site. Plans show two open ditches carrying stormwater from the developed site to the proposed wet basin. These ditches should be replaced with enclosed pipes between the parking lot and the stormwater pond.

It should be noted that the City and OhioHealth are working jointly to complete the required offsite infrastructure including the widening of Stringtown Road to provide access and utilities to the site.

Parking

400 total parking spaces are proposed on the site including 20 handicap spaces. The proposed 9'x18' parking spaces are under the required square footage required by Code of 180 square feet; however, staff is supportive of this size to reduce the overall impervious surface on the site. Plans show both extruded curbing and straight 18" curbing; however, the limits of these curbing types is not clear on plans. Although the applicant has indicated that extruded curbing will only be utilized in lower traffic areas, staff recommends that all curbing on the site be straight 18" curbing for improved maintenance.

Landscaping

A landscape plan has been submitted showing compliance with the requirements of Chapter 1136. A row of 36" Sea Green Junipers with supplemental trees are proposed along the northern edge of the property to screen the parking lot from Stringtown Road. Trees are proposed in all landscape islands and peninsulas throughout the parking lot and supplemental landscaping is proposed around services structures. A mound with 6' tall Norway Spruce trees is proposed along a portion of the west property line to act as a screening to the residences to the west.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Lighting levels are also shown around the edge of the site to show that no lighting will spill onto the adjacent residence to the west. LED area lighting fixtures are proposed with a similar style to that used on many recent developments.

Building

Two buildings are proposed on the site with a common entrance between the two. The proposed ambulatory surgery center will be 40,000± square feet and two stories tall. The surgical hospital will be 80,000± square feet and three stories tall. The proposed development will require a variance to the height requirements for the M-1 district (35' maximum), as the proposed surgical hospital is 49' in height with an additional 10'8" mechanical screen proposed on top.

Both structures are proposed to be finished primarily in brick (red, buff for accent) with stone veneer used for accent on the north building elevation facing Stringtown Road.

Signage

Signage is generally shown on building elevations but will be approved administratively by the Building Division at a later date and not part of the development plan. A total of 770 square feet of signage is shown on all buildings. The proposed signage will require a variance from the Board of Zoning Appeals, as this exceeds the amount permitted in Chapter 1145.

Recommendation

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 and deviations:

1. A deviation shall be granted to the minimum square footage requirement for parking spaces.
2. Stormwater shall be piped between the developed site and the proposed stormwater pond.
3. All curbing shall be straight 18' curbing.