



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
May 2, 2017 1:30pm

- 4. APPLICATION: Grove City MOB (HPLEX) | Development Plan**
- Project Number: 201703220007
- Location: East of North Meadows Drive, just south of the Mount Carmel Grove City Hospital (040-015730)
- Zoning: M-1 (Medical)
- Proposal: A development plan for a 50,230 square foot medical office building.
- Applicant: Aaron Greene, Hplex Solutions, 640 Enterprise Drive, Suite A, Lewis Center, OH 43035

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to develop a new medical office building on the east side of North Meadows Drive, on the Mount Carmel Grove City site just south of hospital site and relocated Grant Run (parcel 040-015730). This development will be located on a 3.4-acre site to be leased from Mount Carmel. The proposed building will be approximately 50,000 square feet in size, and will be occupied by multiple tenants including Orthopedic One and Mount Carmel Health. The proposed building will be finished primarily in brick, with additional masonry and large windows for accent.

Site Plan

The 3.4-acre site is proposed to be accessed by a 24' wide curb cut off a private access drive from North Meadows Drive. The access drive will have a full-service curb cut on North Meadows Drive, requiring the removal or a portion of the center landscaped median. The access drive stubs just east of the entrance to the medical office building parking lot and will have a barricade at the end. The access drive is designed to extend south to Mount Carmel Lane in the future.

A seven (7) foot sidewalk is proposed around the building allowing pedestrian access from the parking lot to the building, with another five (5) foot sidewalk leading to one of the entrances. The sidewalk will connect into a proposed eight (8) foot bike path that will begin at the existing North Meadows Drive bike path and connect with the future Mount Carmel Lane.

Parking

There are 251 total parking spaces proposed on the site including 26 handicap spaces and two temporary parking spaces that will be eliminated to create a second connection to the private access drive if the drive is extended in the future. All proposed striping will be white, and all curbing will be 18-inch straight curbing. Based on the square footage of the proposed structure, a

total of 335 spaces are required on the site (with one space required for every 150 square feet of building square footage); however, the applicant has provided documentation stating that the number of spaces will be sufficient for the site's usage and tenants' needs. Staff is supportive of the proposed reduction of parking in order to preserve more open space on the property and due to the proximity of parking associated with the Mount Carmel medical campus. Additionally, as noted above, the M-1 district requires 1 parking space for every 150 square feet of office space; however, the same medical office development located in a C-2 district would only be required 1 parking space for every 200 square feet of office space, which the proposed development would comply with.

Proposed parking spaces will be 162 square feet in size (9'x18'), which is below the required 180 square foot minimum. However, staff is supportive of a deviation to the minimum parking space square footage in order to reduce the amount of impervious surface on the property.

Landscaping

A landscape plan has been submitted showing landscaping in compliance with Chapter 1136 for the building perimeter, parking lot perimeter, screening of service structures, and at the base of the proposed monument sign.

A three (3) foot evergreen hedge (Sea Green Junipers) along with 10 Celebration Maple trees are proposed along North Meadows Drive. The perimeter of the parking lot will be landscaped with Green Mountain Sugar Maple, Celebration Maple, and October Glory Red Maple trees, as well as Sea Green Juniper and Compact Burning Bush shrubs. Each parking island will contain either one (1) Skyline Honeylocust, October Glory Red Maple, or Green Vase Zelkova tree. The dumpster enclosure will be landscaped with 16 Mission Arborvitae evergreen trees, and the oxygen farm will be landscaped with eight (8) Columnar English Oak trees and 30 Mission Arborvitaes. A combination of shrubs will go around the perimeter of the building along with two (2) Green Mountain Sugar Maple trees, six (6) Shadblow Serviceberry trees, and four (4) Armstrong Maple trees. The proposed ground sign will be landscaped with 12 Broadmoor Juniper shrubs.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Downcast LED lighting fixtures, silver in color, have been proposed for the parking lot. These proposed lighting fixtures are in character with fixtures utilized on the adjacent Mount Carmel development.

Building

The proposed medical office building will be 50,230 square feet with two (2) stories totaling at 39 feet in height. The M-1 district permits a maximum height of 35 feet; however, the additional four (4) feet to the building's height are included in a height variance granted for the Mount Carmel campus at the April 23, 2012 Board of Zoning Appeals meeting. The building will be finished primarily in smooth face and wire cut face red brick around the building, with additional masonry ("Aztec Gold" and "Svannah") and large windows used as accent around the building's entrance.

One dumpster enclosure is proposed, to be located in the southeast corner of the rear parking area. An oxygen tank farm is proposed to the south of the building, just north of the side parking lot. Both enclosures are proposed to be constructed of eight (8) foot brick veneer walls with metal coping along the top and with cedar wood gates.

Signage

Although signage is not approved as part of the development plan for this development and will require administrative review and approval by the Building Division, the applicant has submitted preliminary signage information for the proposal. A monument sign is proposed at the corner of the proposed private access drive and North Meadows Drive. The monument sign's base is proposed to be finished in brick veneer and a cast stone cap. The monument sign will be eight (8) feet in height and be 50 square feet in size. Two wall signs are proposed on the building's west elevation and two wall signs are proposed on the building's east elevation.

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 deviations:

1. A deviation shall be granted to reduce the number of required parking spaces on the site from 335 to 249.
2. A deviation shall be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.