

**CASE 9: 16-0247LC – Hospital & Medical Offices – Ansmil PUD Subareas C2 and C1a  
PARCEL NUMBER: 050-008256**

**APPLICANT:** Ansmil LLC c/o Daniel B. Smith & Gary Gray (Davis Wince Ltd. Architects), 1466 Manning Parkway, Powell, Ohio 43065.

**REQUEST:** Review & approval of a lot split/deed transfer under the provisions of Code Section 1188.05, PUD modification under the provisions of Code Section 1117.08, conditional use under the provisions of Code Section 1123.03 & 1123.04, & final development plan under the provisions of the Ansmil PUD for 2 new buildings totaling 108,150 square feet.

Mr. Talentino presented the staff report with power point slides of the site.

The site is ±10.5 acres located at the southeast corner of Davidson Road and Britton Parkway. It consists of Subarea C1a and the western portion of Subarea C2 of the Ansmil PUD. On December 13, 1999, City Council approved a rezoning by ordinance (99-57) to create the Ansmil PUD. Over the years, various modifications have been approved for some of the Subareas within the PUD. The applicant is now requesting approval of a lot split, a PUD modification, a conditional use, and a PUD Final Development Plan for a development consisting of two buildings totaling 108,150 square feet.

The Commission is to review the proposed lot split, PUD modification, conditional use, and PUD Final Development Plan for conformance to the provisions of the Zoning Code and the Ansmil PUD Concept Plan and development text.

Staff finds that the proposal, as amended in the conditions listed below, is consistent with the intent of the original Ansmil PUD Concept Plan. Staff finds that the proposal, as amended in the conditions listed below, will be consistent with the purpose and intent of the PUD plan and text. Staff finds the proposed signage to be excessive and represents a significant departure from the purpose and intent of the Sign Code. Based on these findings, staff recommends approval of the proposed lot split, PUD modification, conditional use, and PUD Final Development plan with the six conditions listed in the staff report.

Chairman Lewie asked if there were questions for staff.

Chairman Lewie stated I think in the past we recommended more signs for sites like this one.

Mr. Talentino replied there will be a need for more signs but we didn't want to rush it through here because they're not sure on the full complement of signs that they need. This will allow them more time to work on it.

Chairman Lewie asked if the applicant would like to speak.

**Mr. Gary Gray, Davis Wince Architects, was present** and stated we appreciate the efforts of staff with us because it's a complicated project with a lot issues. Mr. Seidle, Mr. Talentino, and Mayor Schonhardt have been very accommodating and we're very appreciative of the efforts that have gone in to this. On page 24 of the staff report, I have question about staff recommending that the text be revised to include a maximum parking requirement of not more than 25 percent

of the minimum requirement. Our parking requirements for the hospital component are set by the number of beds and the maximum of the first shift staff which is one space per staff person. That's actually 27 percent over the minimum requirement.

Mr. Talentino replied to clarify this I meant for the overall site. If it needs to be 27 percent then that is fine. Based on my count I thought it would be under 25 percent for the overall site. If you need it for separate sites then we can do that too.

Mr. Gray stated we think we have the right amount of spaces and the formula that we used is correct. I just wanted to make sure that there was no misunderstanding about the 25 percent.

Mr. Talentino replied the intent was to have what you show be permitted as you have it.

Mr. Gray stated there's a potential square footage adjustment that we're looking at that's about another 5,000 or 6,000 square feet. That may adjust the parking.

Mr. Talentino replied it's fine by me because if you think you're going to be above 25 percent we can increase it. Do you have a preference on the percentage?

Mr. Gray replied 30 percent.

Mr. Talentino replied I'm fine with 30 percent.

Mr. Gray stated the language about the hedges in the staff report was a duplication in the text and it will be a 3-foot hedge everywhere and not an either/or. At the bottom of page 24, the development text specifies the parking space issue that we've just discussed and we agreed at 30 percent. Under the signage, the client has asked for the ground sign (Sign "A") to be approved now and we will work on the balance of the signage package as a revision to that.

Chairman Lewie replied that sounds reasonable as long as staff agrees. There's so many preliminary signs that you will normally get. I would love to see a sign package come in for this 100,000-square-foot site because sites like this do require more signage.

Mr. Gray stated we have been at a dead run to get this through with all the different approval processes within our organization. I think from a transaction standpoint, if we can get this sign approved then we can keep it moving with the real estate side of this conversation. On Conditions 1 and 2 on traffic study, we're trying to move forward as quickly as we can. We agreed that we would like to go to Council with the sign package one time and we want to make sure if we have to come back through staff for the signage that that won't change the time frame of getting heard by Council.

Mayor Schonhardt replied the signage package doesn't require Council approval.

Mr. Talentino replied the only time it would be if the text change included signage. That's why I suggested taking that out and that way we can adjust it and the Commission approves any variances to the Code or text.

Mayor Schonhardt stated you've heard many times tonight on numerous cases on the amount of time that is spent by staff dealing with applicants with their presentations, proposals, and issues. I can't begin to tell you how many hours are spent outside of this forum working with the developers, residents, engineers, architects, and sign companies before it gets here and yet we here time and time again "you guys always just say yes", "you never pay any attention", and "you never change anything". Mr. Gray, how many hours have we spent outside of this time tonight?

Mr. Gray replied 80 to 100 hours.

Mayor Schonhardt stated I want the record to show how the residents that come to only one or two meetings for a couple hours think that all of the decisions are being made tonight. That would be a disaster. The decisions are summarized here by a group of people that have spent countless hours and that includes the Commission because they get the materials well before and if we don't then we don't vote on it. There's a very inaccurate impression that everything's decided in an instant in these meetings and absolutely nothing is further from the truth. The reason that you get yes and sometimes you don't is that a lot of time and energy has been spent trying to make things work for the developer, property owner, City, and for everybody. When it does work then you get a yes. What I'm telling you tonight is that what has been composed here is good for the city of Hilliard. It's precisely the kind of development that we've encouraged in our community and will be of benefit to everyone in Hilliard.

Mayor Schonhardt asked Ms. Clodfelder can we approve one sign as part of this plan tonight and then come back and deal with the comprehensive plan sign package?

Ms. Clodfelder asked does that one sign change the development text?

Mr. Talentino replied no, we're taking that out the text and revising it. This would be part of a final development plan and we're comfortable with the off-premise sign.

Mayor Schonhardt asked can we add a condition that we're recommending the off-premise sign be part of tonight's approval?

Ms. Clodfelder replied yes you can do that. I would ask Mr. Talentino to explain to the Commission what that proposed sign is so they can know what their approving.

Mr. Talentino stated it's 22 ½ feet tall and 15 feet wide and there's a 370-square-foot sign face with a graphic and text area. The text area is going to identify some emergency nature and it's internally-illuminated but the background panel is not. That makes me more comfortable because just the graphic area and the text area will be internally-illuminated. The Code allows 2 feet wide spacing but this will be 5 feet between spaces because we don't usually get signs that are this big. The Commission can approve it as is.

Mr. Muether asked how many people will this facility employ?

Mr. Gray replied 75 to 80 employees and that number can go up.

Chairman Lewie asked for public comments.

**Ms. Melissa Muth, 4160 Goldenseal Way, was present** and stated I'm an 11-year resident of Scioto Run. Who is the hospital affiliation?

Mr. Talentino replied we don't know because it's not part of the record and it doesn't have to be because they're looking at the building and how to accommodate it as the site is proposed.

Ms. Muth asked does the hospital have an ER?

Mr. Talentino replied I would assume but I don't know that for sure because the level of care for the hospital can vary.

Ms. Muth stated I'm imagining that this is like Dublin Methodist with the hospital and medical offices but much smaller.

Mr. Talentino replied correct.

Ms. Muth asked is there a plan on what's going to happen to Davidson with it being a 2-lane road? We're going to be adding a hospital and medical offices and the new apartment complex on the other side of I-270 and north of Davidson Road. I ride my bike down Davidson all the time and this is going to increase traffic.

Mr. Talentino replied there's a traffic impact study that gets submitted and what that will do is look at what improvements they will have. There's a turn lane onto Lyman from Davidson that they're going to improve by putting an additional road farther west of that. They will have to put in the appropriate left turn lane based on what's anticipated and consistent with the traffic impact study so it mitigates the potential for negative impacts on traffic moving through Davidson.

Mr. Seidle replied we don't anticipate widening Davidson Road resulting from this because of the limited access points onto the road that allows the two lanes to move a lot of traffic. The other supporting arterial infrastructure is in place and the only point of the traffic study is to determine how much traffic will be turning left and have appropriate storage for those left turn lanes so vehicles can continue through.

Ms. Muth asked if this is a smaller facility, can this not be built in an existing building? There was a discussion earlier about Mill Run and occupancies there. Is there another alternative instead of always taking away a green field site? Do you know the occupancy rate around Hilliard?

Mayor Schonhardt replied we don't have a building anywhere at this size that can accommodate this and the only empty building in Mill Run is the Damon's restaurant.

Ms. Muth stated I understand the frustration that the Commission gets and I thank you for listening to all of the citizens. One thing that I see as something that I don't see is a master plan for development around Hilliard that shows maps with exactly what is proposed at certain lots.

Mayor Schonhardt replied we have one on our city website and it's called the Hilliard Comprehensive Plan.

Chairman Lewie replied it's not micro like your saying but it shows the general zoning districts and future plans.

Mr. Seidle replied we also have hard copy of the comprehensive plan at the library.

Ms. Muth stated I think that's one of the frustrations is that the citizens don't go and look for this plan and maybe there's a better tool we can use. But I'm driving down the road and I'm seeing a sign saying zone change and that's why I showed up tonight.

Chairman Lewie asked for any further comments, hearing none he called for a motion.

**MOTION:** Mr. Movshin made a motion to approve CASE 9: 16-0247LC – Hospital & Medical Offices – Ansmil PUD Subareas C2 and C1a for a lot split/deed transfer under the provisions of Code Section 1188.05, PUD modification under the provisions of Code Section 1117.08, conditional use under the provisions of Code Section 1123.03 & 1123.04, & final development plan under the provisions of the Ansmil PUD for 2 new buildings totaling 108,150 square feet with the following seven conditions:

- 1) That a Traffic Impact Study is submitted to and reviewed by staff prior to the application being scheduled on a Council agenda;
- 2) That the design and location of all vehicular access points meet the requirements of the City Engineer;
- 3) That the text is revised to specify the maximum number of parking spaces consistent with the proposed plans, to eliminate the required side yard setback, and to reconcile the landscape buffer requirements;
- 4) That a revised landscape plan demonstrating conformance to the proposed text and including the species and installation sizes of all proposed landscape material is submitted subject to staff approval;
- 5) That a comprehensive signage plan demonstrating conformance to the purpose and intent of the Sign Code is submitted for Commission review;
- 6) That the text and plans are revised consistent with the recommendations listed in bold in this staff report prior to this application being scheduled on any Council agenda; and
- 7) That the off-premise sign, as designated Sign "A", as presented is approved.

Mr. Muether seconded the motion.

**VOTE:** Mr. Muether, Yes; Mr. Movshin, Yes; Chairman Lewie, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Yes.

**STATUS:** The motion passed 5-0 and CASE 9: 16-0247LC – Hospital & Medical Offices – Ansmil PUD Subareas C2 and C1a was approved for a lot split/deed transfer under the provisions of Code Section 1188.05, PUD modification under the provisions of Code Section 1117.08, conditional use under the provisions of Code Section 1123.03 & 1123.04, & final development plan under the provisions of the Ansmil PUD for 2 new buildings totaling 108,150 square feet with the seven conditions listed above.