

**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.

**BACKGROUND:**

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 lots 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.

**COMMISSION ROLE:**

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 RECOMMENDATIONS:**

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 following six conditions:

- 1) That a Traffic Impact Study (TIS) 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; and
- 6) That the text and plans are revised consistent with the recommendations listed in this staff report prior to this application being scheduled on any Council agenda.

## CONSIDERATIONS:

- The site consists of Subarea C1a and the western portion of Subarea C2. It has approximately 700 feet of frontage on Davidson Road, approximately 570 feet of frontage on Britton Parkway, and approximately 640 feet of frontage on the future Davidson-Clara Connector which is proposed along the east side of the site from Davidson Road to the future Clara Circle to the south. To the east is the eastern portion of Subarea C2 zoned for freeway offices. To the south, across the future Clara Circle, are Subarea D1 zoned for park uses, and Subareas C1b and C3 zoned for retail uses. To the west, across Britton Parkway, is undeveloped land within Ansmil PUD Subarea B2 zoned for office uses. To the north, across Davidson Road, is Crossing Community Church zoned B-3, Office/Institutional District. Vehicular access to the site will be via two full service access points on the Davidson-Clara Connector, a right-in/right-out access point on Britton Parkway, and a full-service access point on Clara Circle.

## Traffic and Access Issues:

- A traffic study has not been submitted. **Staff recommends that a Traffic Impact Study (TIS) is submitted to and reviewed by staff prior to the application being scheduled on a Council agenda.**

## Proposed Use

- The proposed plan shows a one-story, 47,350-square-foot hospital building and a two-story, 60,800-square-foot medical office building. The proposed buildings will share a common wall. **[Staff recommends that Section C2.03.6 of the development text be revised to eliminate the required minimum side yard for this site.]**
- Development standards in Subarea C2 include the following: Minimum 100-foot building and pavement setback from the Davidson Road right-of-way line (this is a build-to line with no parking permitted between the building and Davidson Road); minimum 60-foot building and pavement setback from the Britton Parkway right-of-way line; minimum 30-foot building setback and minimum 50-foot pavement setback from the Clara Circle and Arthur Drive rights-of-way; minimum 20-foot side yard; minimum 30-foot rear yard; minimum 40 percent building coverage.
- The PUD modification includes the following changes to the development text:  
General Development Standards (GDS).
  - Section E.2. – Permits a 370-square-foot (per side) off-premises freeway pylon sign. **[Staff recommends that this be eliminated from the text and that all signage be approved as part of a comprehensive signage plan for the site by the Planning and Zoning Commission.]**
  - Section G.1.g. – Permits either a 3-foot continuous evergreen hedge or a 3-foot earthen mound along all public streets.

## Sub Areas C1a and C1b.

- Changes Sub Area C1a from 3.0 acres to 1.3 acres.
- Section C1.01. – Reduces the minimum building and pavement setback from Britton Parkway from 60 feet to 40 feet.
- Section C1.02.1. – Requires one parking space per 300 square feet for medial office uses.
- Section C1.04.c. – Reduces the mound height from 4 feet to 3 feet along Britton Parkway.

- Section C1.05.1 – Increases the maximum parking lot lighting height from 18 feet to 25 feet.
- Section C1.05.5. – Permits dark bronze or black light poles.
- Section C1.05.6. – Permits LED parking lot lighting.

Subarea C2.

- Changes Sub Area C2 from 23.7 acres to 25.4 acres.
  - Section C2.I.4. – Permits hospitals as a conditional use.
  - Section C2.01.2. – Requires no minimum height for hospitals. Requires medical offices buildings to be not less than 2 stories in height.
  - Section C2.01.7. – Replaces the 100-foot building and pavement setback as a build-to line with a minimum 40-foot building and pavement setback.
  - Section C2.01.11. – Reduces the minimum building and pavement setback from Britton Parkway from 60 feet to 40 feet.
  - Section C2.02.1. – Requires parking for hospital uses to be a minimum of one space per two beds plus one space per peak staff. Requires parking for medical offices to be a minimum of one space per 300 square feet. **[Staff recommends that the text be revised to include a maximum parking requirement of not more than 25 percent of the minimum requirement.]**
  - Section C2.03.3. – Permits flat roofs provided that screening materials for all rooftop mechanical units shall extend above the height of each unit.
  - Section C2.04.1.i. & C2.04.1.l. – The proposal is to eliminate the requirement to install a four-foot high continuous meandering and undulating mound along Davidson Road, and to permit either a 3-foot high evergreen hedge or a 3-foot-high earth mound along Davidson Road and Arthur Drive. **[Staff recommends that the language for both sections be reconciled accordingly.]**
  - Section C2.05.1. - Increases the maximum parking lot lighting height from 18 feet to 25 feet.
  - Section C2.05.5. – Permits dark bronze or black light poles.
  - Section C2.05.6. – Permits LED parking lot lighting.
- The proposed plans indicate a building coverage of 24 percent and a total impervious coverage of approximately 68 percent. The text requires trash receptacles to be screened from view on three sides by a solid masonry wall, wood fence, vegetation, or materials compatible with building materials and at least 6 inches taller than the height of the trash receptacle. The fourth side shall contain a durable gate with the frame to be made of metal, resin or similar material, and the outer material may be wood, metal, resin or similar material. A \_\_\_-foot-tall screening fence will enclose the loading dock area, trash receptacles, and oxygen tank storage area.
  - The plans indicate that required parking is 298 spaces based on one space per bed plus one space per employee for the hospital use, and one space per 300 square feet for offices (203 spaces). The proposed plan shows 371 parking spaces including 37 handicap accessible spaces. Proposed parking aisles are 24 feet in width consistent with the Code. **Staff recommends that the development text be revised to specify that the minimum parking space requirement for the overall site shall not be exceeded by more than 25 percent, unless otherwise approved by the Planning and Zoning Commission as part of site plan review.**

## Architecture

- The text requires all buildings to have four sided architecture and a consistent finish on all four sides. Fenestration shall be proportional with building size and massing. Permitted materials include brick, stone, stucco stone, pre-cast concrete, metal window frames and glass. Earth tone colors are required.
- The proposed building elevations are consistent with the provisions of the text. They show a regular rhythm of windows and openings, and a consistent level of architectural quality of design and materials on each elevation. Proposed roofs are flat. Exterior materials are predominantly reddish brown brick (Belden “Jewel Blend” or similar) and stone (Arriscraft “Renaissance/Sunset”), with metal accent panels (Alcoa “Cadet Gray”), and gray metal rooftop mechanical screening. An 8-foot-tall wood screen is proposed for the trash enclosure and bulk oxygen tank storage enclosure.

## Landscaping

- The site has an existing 8-inch caliper tree that will be removed with this development and shall be replaced per Code. The proposed landscape plan shows a continuous 3-foot-tall evergreen hedge along the Davidson Road and Britton Parkway frontage and 40 trees within the landscape buffer along Davidson Road consistent with the proposed text revisions. The proposed plan meets the requirements for interior parking lot landscaping. **Staff recommends 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.**

## Lighting

- The proposed text states that all site lighting shall not exceed 25 feet in height, and shall be cut-off type fixtures. The proposed lighting plan indicates full cut-off fixtures with mounting heights of 15 or 25 feet. Light trespass is consistent with the provisions of the Code and the Hilliard Design Manual which permits a maximum of 1.2 footcandles measured 10 feet beyond the property line.

## Signage

- The proposed text requires signage to conform to the provisions of the Sign Code unless otherwise approved by the Planning and Zoning Commission. Signage is required to be externally illuminated. Proposed signage consists of the following:

### Ground Signs:

- 1) 22.5-foot-tall, 370-square-foot (per side), internally-illuminated off-premises ground sign with a masonry base and located on the west side of Lyman Drive approximately 500 feet south of Davidson Road. It features a 90-square-foot logo area and a 37.5 text area. It shall be located not less than 15 feet from the Lyman Drive right-of-way line and landscaped per Code. **[The sign faces are more than two feet apart. The Code requires that the area of both sign faces be counted (740 square feet).]**
- 2) 13-foot-tall, 100-square-foot (per side), internally-illuminated ground sign with a 24-inch masonry base and located at the southwest corner of Davidson Road and the Davidson-Clara Connector. It shall be located not less than 15 feet from the public right-of-way line and landscaped per Code. **[The sign faces are more than two feet apart. The Code requires that the area of both sign faces be counted (200 square feet).]**

- 3) 13-foot-tall, 100-square-foot (per side), internally-illuminated ground sign with a 24-inch masonry base and located at the northeast corner of Clara Circle and Britton Parkway. It shall be located not less than 15 feet from the public right-of-way line and landscaped per Code. **[The sign faces are more than two feet apart. The Code requires that the area of both sign faces be counted (200 square feet).]**
- 4) 6.6-foot-tall, 35-square-foot (per side), internally-illuminated ground sign with a 12-inch masonry base and located at the entrance from Clara Circle. It shall be located not less than 15 feet from the public right-of-way line and landscaped per Code.
- 5) 6.6-foot-tall, 35-square-foot (per side), internally-illuminated ground sign with a 12-inch masonry base and located at the entrance from Britton Parkway. It shall be located not less than 15 feet from the public right-of-way line and landscaped per Code.
- 6) 10-foot-tall, 43-square-foot (per side), internally-illuminated ground sign with a 6-inch-tall masonry base and located on the west side of Building 2. It features directional information and a company graphic. It shall be landscaped per Code.
- 7) 10-foot-tall, 43-square-foot (per side), internally-illuminated ground sign with a 6-inch-tall masonry base and located northwest of Building 1. It features directional information and a company graphic. It shall be landscaped per Code.
- 8) 5.7-foot-tall, 11-square-foot, non-illuminated directional sign on two posts and located south of Building 2. It features a company graphic.
- 9) 5.7-foot-tall, 11-square-foot, non-illuminated directional sign on two posts and located northeast of Building 1. It features a company graphic.
- 10) 5.7-foot-tall, 11-square-foot, non-illuminated directional sign on two posts and located southeast of Building 1. It features a company graphic.
- 11) 4.5-foot-tall, 33-square-foot, internally-illuminated ground sign located at the northwest corner of the site. The sign is located approximately 8 feet from the right-of-way line instead of 15 feet as required per Code.

**Wall Signs:**

1) **Building 1:**

- a) The north elevation (facing Davidson Road) features 8 wall signs totaling 572.5 square feet.
- b) The west elevation (facing Britton Parkway) features 7 wall signs totaling 421.5 square feet.

2) **Building 2:**

- a) The west elevation (facing Britton Parkway) features 4 wall signs totaling 175.3 square feet.
- b) The south elevation (facing Clara Circle) features 2 wall signs totaling 227.3 square feet.
- c) The east elevation (facing the Davidson-Clara Connector) features an 82.5-square-foot wall sign.

No illumination method is specified for any of the proposed wall signs.

- **Staff finds the proposed signage to be excessive and represents a significant departure from the provisions of the Sign Code concerning sign height, sign area, and illumination method. Staff recommends that a comprehensive signage plan demonstrating conformance to the purpose and intent of the Sign Code be submitted for Commission review.**

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