



CITY OF DUBLIN.

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JUNE 5, 2008

SECTION I - CASE INFORMATION:

3. Dublin Medical Campus PUD, Subarea 2

Avery-Muirfield/Hospital Drive Hospital Drive Connection Amended Final Development Plan

08-025AFDP

Proposal: Site modifications, including the construction of an ingress lane connecting the west side of Avery-Muirfield Drive to the east side of Hospital Drive within Subarea 2 of the Dublin Medical Campus PUD, Planned Unit Development (Dublin Methodist Hospital plan). The 8.3-acre site is located approximately 1,000 feet south of the intersection of Avery-Muirfield Drive and Hospital Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Jane S. Brautigam, City of Dublin; represented by Jean-Ellen Willis, PE, City of Dublin

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us.

Case Summary

This is a request for a review and approval of an amended final development plan application to construct an ingress lane connecting Avery-Muirfield Drive to Hospital Drive within Subarea 2 of the Dublin Medical Campus Planned Unit Development (Dublin Methodist Hospital plan). The proposal has been reviewed in accordance with the required development standards and in Planning's opinion, with the conditions listed in this report, the proposal will comply with the review standards and Planning recommends approval of this request.

Work Session Update

The Planning and Zoning Commission informally reviewed this proposal at the May 8, 2008 work session and provided feedback regarding the proposed plan in regards to traffic signs and controlled vehicular movements. The plan has been revised to include additional directional signs and landscaping.

Site Description

Location

The site consists of three parcels totaling 10.15 acres and is bounded by U.S. Route 33 to the south, Hospital Drive to the west and Avery-Muirfield Drive to the east.

Site Character

The site currently is relatively flat and undeveloped with a grouping of trees located in the western half of the site. There is an existing retention pond and planting bed located in the northeast corner of the site, east of the two existing medical buildings. There are two small wetlands located in the middle of the site and an additional small wetland located along the eastern boundary, adjacent to Avery-Muirfield Drive. Four landmark trees are located along the middle of the southern boundary of the site.

Surrounding Zoning and Uses

The site is zoned PUD, Planned Unit Development district as part of Subarea 2 of the Dublin Medical Campus Planned Unit Development (Dublin Methodist Hospital plan). There are two existing medical office buildings immediately north of the site and the Dublin Methodist Hospital is located to the west. Avery Kroger Shopping Center is located to the north and is zoned PCD, Planned Commerce District as part of Subarea B of the Riverside Hospital PCD. To the east is Perimeter Shopping Center, zoned PCD, Planned Commerce District and to the south is Hilliards Furniture zoned PCD and a self-storage complex, zoned PIP, Planned Industrial Park.

Plan Description

Overview

The proposed amended final development plan would permit the construction of a single one-way road that connects the west side of Avery-Muirfield Drive to the east side of Hospital Drive. The proposed ingress lane aligns with the U.S. 33 westbound exit and entrance ramp from Avery-Muirfield Drive and curves to the south to align with the western entrance to Dublin Methodist Hospital.

Development Standards

The site consists of three parcels, which are part of the 20.5 acres contained in Subarea 2 of the 86.3 acre Dublin Medical Campus Planned Unit Development, rezoned in February 2005. A final development plan for Perimeter Loop Road Extension was approved by the Commission on March 17, 2005 which included a condition that the applicant work with the City of Dublin on a ramp connection from the then named Perimeter Loop Road (now Hospital Drive) to the US 33/SR 161 westbound ramps.

The Dublin Medical Campus PUD development text established a minimum 50-foot building and pavement setback from US 33/SR 161. The final development plan also included a 50-foot building setback and 25-foot pavement setback from Perimeter Loop Drive (now Hospital Drive) in addition to a 50-foot building setback and 30-foot pavement setback from Avery-Muirfield Drive. Any future development in Subarea 2 will have to comply with the established development standards as identified in the Dublin Medical Campus PUD development text.

Plan Details

Access to the road is permitted for southbound Avery-Muirfield Drive traffic and through traffic from the U.S. 33 westbound exit. Left turn movements for northbound Avery-Muirfield Drive traffic will be prohibited. Access to the ingress lane from the properties to the north and south will also be prohibited. Development on the southern parcel may be limited due to the location of the proposed road in addition to building and pavement setbacks identified in the development text.

An eight-foot wide asphalt bikepath is proposed along the south side of the road and will connect the existing bikepath along the west side of Avery-Muirfield Drive to the sidewalk on the south side of Hospital Drive.

Landscaping

The plans show street trees along the south side of the ingress lane. Grading of the slope on the north side of the road prohibits the addition of street trees on this side of the road. Additional amenities include a convex curved stone wall proposed on the northwest corner of the intersection with Avery-Muirfield Drive which connects to a steel reinforced wood guardrail that will extend along the north embankment of the ingress lane. There is a proposed planting bed adjacent to the stone wall that contains Little Bluestem, a native grass. Grading activities for the ingress ramp will require the relocation of an existing planting bed that is currently located on the south side of the retention pond.

Tree Preservation/Tree Replacement

The proposed site plan indicates the removal of 46 trees which equates to 500 caliper inches of which 482 caliper inches will need to be replaced. The plans do not indicate the method of mitigation for removed protected trees. Additional existing trees may need to be removed due to the construction of the ingress lane that are not identified on the plans. Construction must be closely monitored to adequately track the removed caliper inches that will require replacement.

Utilities and Stormwater

There is a significant grade change from Avery-Muirfield Drive to the existing stormwater retention ponds located east of the two existing medical buildings. Due to the proposed alignment of the ingress lane and the significant grade change, grading activities will encroach into the existing pond. This impact will require on-site mitigation through the redesign of the ponds.

The proposed construction of the road will impact 0.40 acre of existing wetlands. According to the ratios outlined in the Ohio Wetland Water Quality standards, the mitigation for this impact is 0.6 acre. Due to the cost of creating a small independent wetland mitigation site and the associated long term monitoring of the wetland, offsite mitigation has been secured offsite.

Lighting

The proposed light fixtures are the standard City of Dublin street light which includes a shoe-box style cut-off fixture, dark bronze color, at a height of 36 feet 8 inches to the top of the fixture. The street lights are controlled by photocell.

SECTION II - REVIEW STANDARDS:

Amended Final Development Plan

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);

- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended final development plan is to allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Evaluation and Recommendation based on Amended Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements.

Criteria met. The proposed road will provide direct connectivity from Avery-Muirfield Drive and US 33/SR 161 to Dublin Methodist Hospital as identified in the Dublin Medical Campus Planned Unit Development plan.

Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.

Criteria met. The proposed road addresses a health, safety and welfare concern that has resulted from increased traffic along the Avery-Muirfield Drive corridor and provides for safe and efficient circulation.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria may be met with condition. The proposed plan does not indicate the location of the relocated planting bed adjacent to the existing retention pond. The applicant should work with Planning on a proposed planting bed layout and site location that continues the original design intent of the final development plan (Condition #1).

Replacement trees are not indicated on the plan and the applicant will be required to mitigate removed protected trees either through the addition of replacement trees, financial means, or a combination of the two (Condition #2).

SECTION III – RECOMMENDATION: Approval with conditions

Amended Final Development Plan

In Planning's opinion this amended final development plan is consistent with the standards and conditions approved with the rezoning/preliminary development plan and with the amended final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code. Planning recommends approval of the request with two conditions.

Conditions:

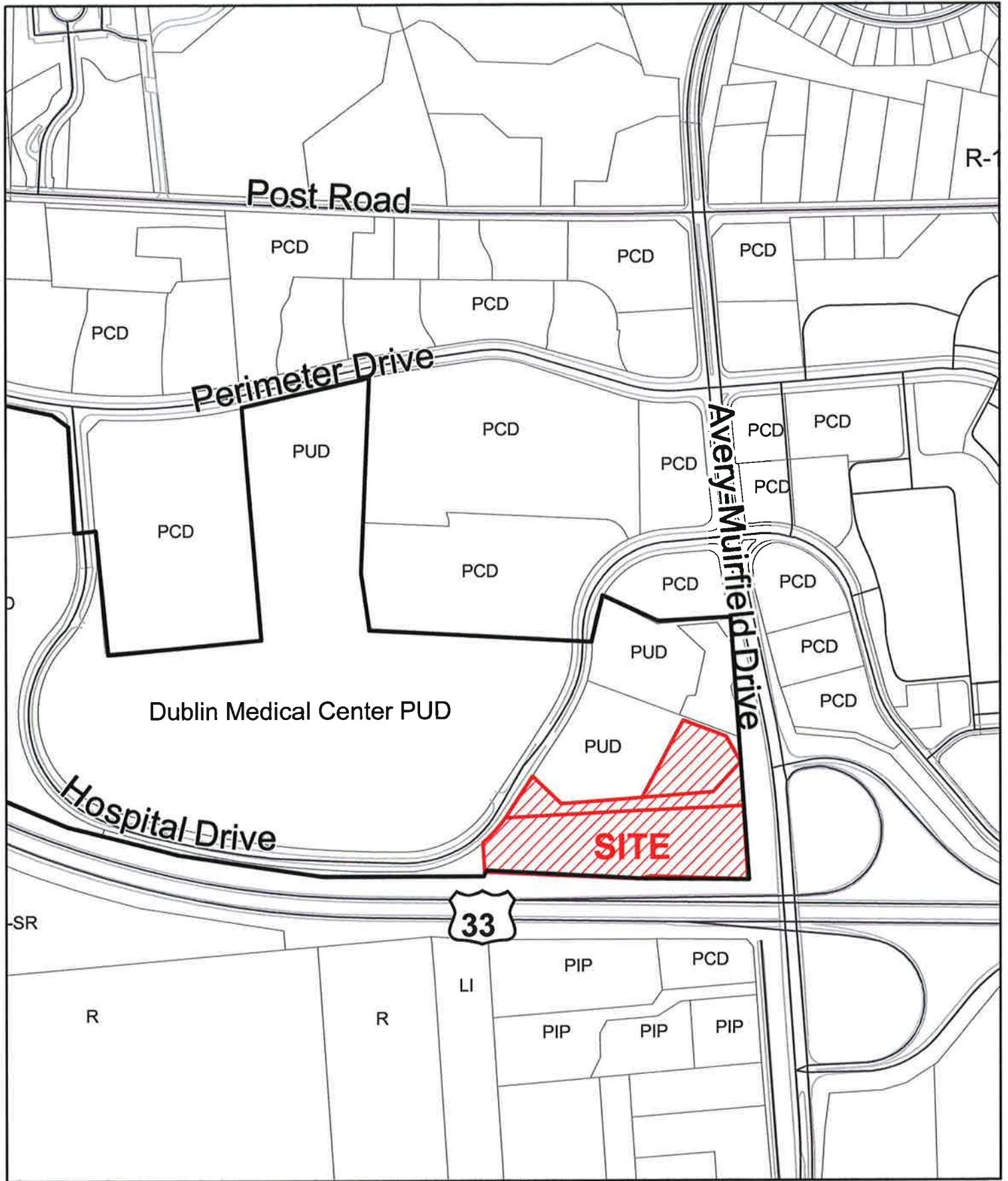
- 1) That the applicant works with Planning on a proposed planting bed layout and site location that continues the original design intent of the final development plan, and
- 2) That the applicant mitigate removed protected trees either through the addition of replacement trees, financial means, or a combination of the two.

Amended Final Development Plan

Review Criteria:

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

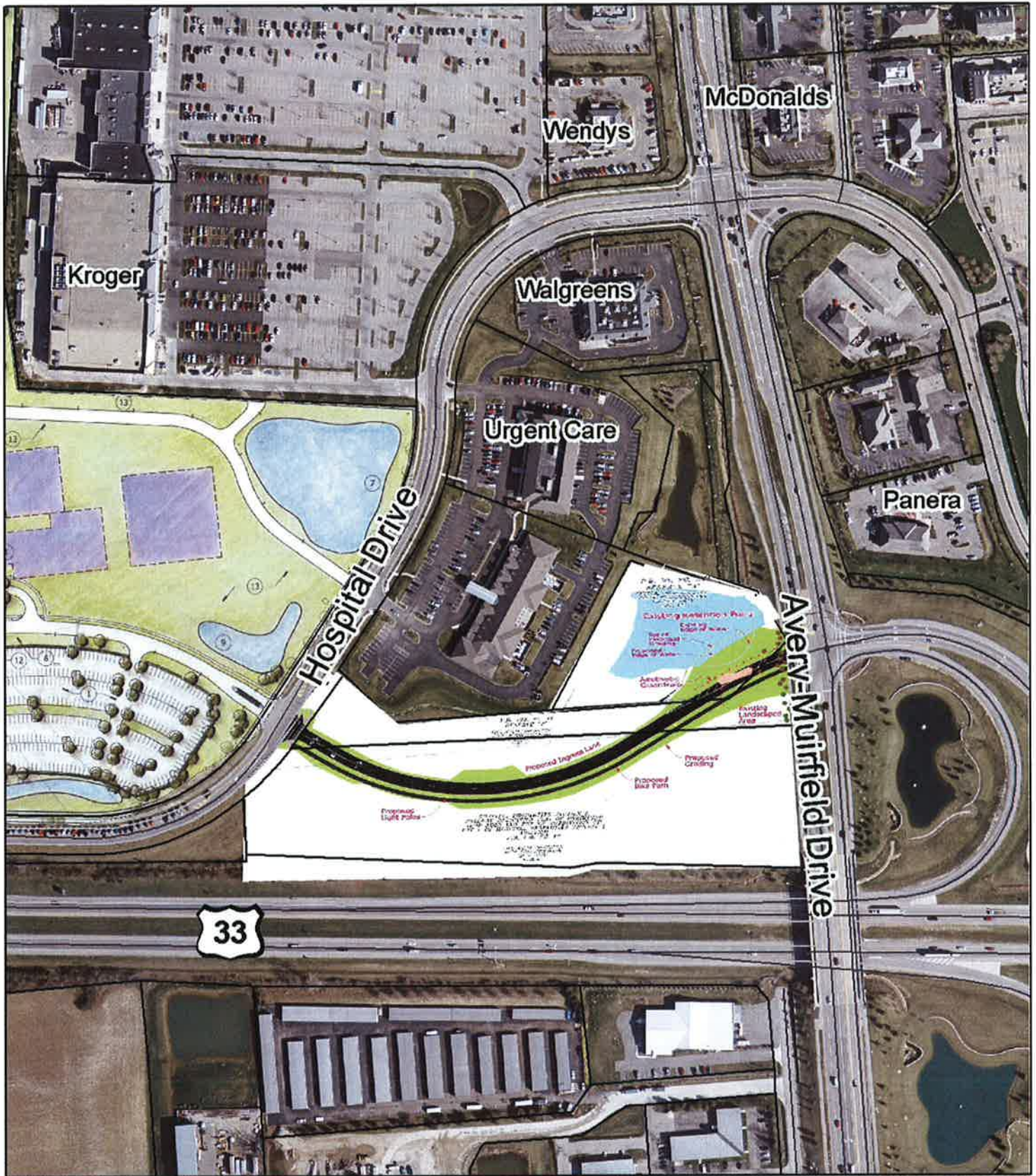


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08-025AFDP
Amended Final Development Plan
Dublin Medical Campus--Ramp
Hospital Drive/Avery-Muirfield Road


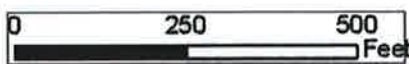


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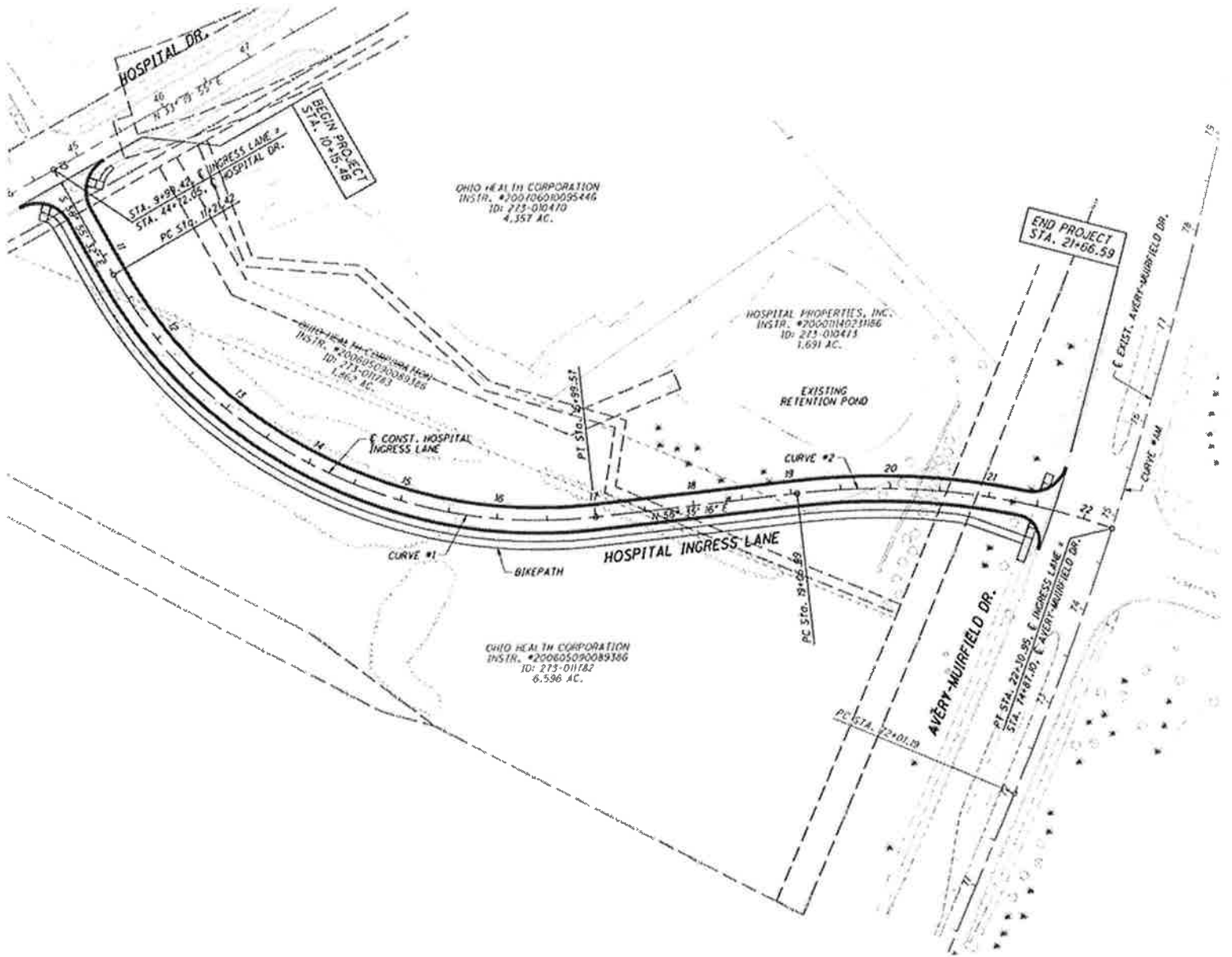

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CONTEXT MAP 08-025AFDP

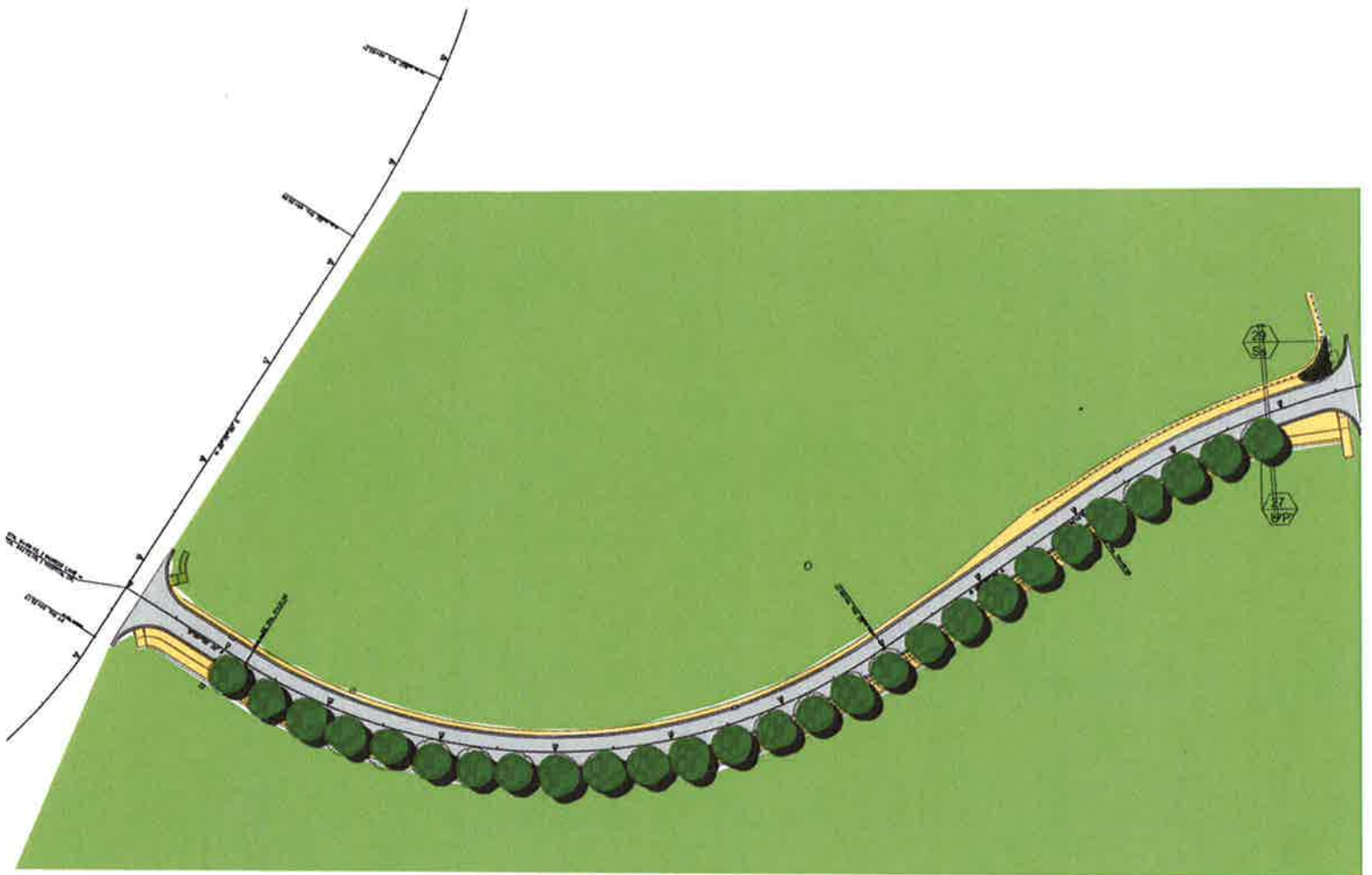
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Proposed Roadway Expansion



08-025AFDP
Amended Final Development Plan
Dublin Medical Campus--Ramp
Hospital Drive/Avery-Muirfield
Road

Proposed Landscaping



08-025AFDP

Amended Final Development Plan
Dublin Medical Campus--Ramp
Hospital Drive/Avery-Muirfield
Road