

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, July 11, 2007, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the July 11, 2007 Work Session to order.

Present: Marie Belpulsi, Jim Chmiel, Becky Hartle, Chris Papakirk, Janie Ridd, Hans Landefeld
Absent: Barb Gibson

Staff: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

II. Agenda Items

A. Site Plan Review, west end of South Tech Boulevard (no address), Dayton Children's Medical Center, proposed medical office building

Background

This agenda item is a request filed by David Glover, Pinnacle Architects, on behalf of Dayton Children's Hospital, for Site Plan Review approval for the construction of a 20,000 square foot medical office building west of the present terminus of West Tech Drive in the South Tech Business Park.

As indicated in the documents supporting the Site Plan Review application, the proposed medical office building is one part of a multi-phase medical campus on the site. For the purposes of the July 11th Planning Commission Work Session, the proposed 20,000 square foot building is the only item on the agenda; the applicant has been advised that future phases of the proposed medical campus will require Planning Commission review and approval through the Site Plan Review process.

The property on which the proposed medical campus is located was rezoning in early 2007 to ADD-1, Austin Development District-1, in order to comply with the recommendations of the multi-jurisdictional *Austin Center Land Use and Development Plan* that is intended to guide the long-range development of the land adjacent to the proposed Austin Road interchange of I-75 on the north side of the City.

The City of Miamisburg and Miami Township, Montgomery County, also adopted similar zoning code text and map amendments to incorporate that plan's recommendations. As part of the review process, review and approval by the Austin Center Land Use Advisory Committee (LUAC) is required.

Consolidated Staff Comments

1. Review focuses only on phase 1 facility and site access; phases 2 through 5 will require later review by staff and Planning Commission through the Site Plan Review process.
2. Identify building materials to be used on elevations on sheets A7-1 and A7-2; it is not possible to determine compliance with architectural standards of the ADD-1.
3. Review by Austin Center Land Use Advisory Committee (LUAC) is required per the requirements of the Austin Center Land Use and Development Plan. City Staff will coordinate with the applicant on this requirement.
4. Lighting plan to be provided per Section 1271.02 (Exterior Lighting) of the Planning and Zoning Code, following review of proposed building location and parking and circulation plans at the July 11th Work Session.
5. Landscaping plan to be provided per Section 1264.20(f)(4)(ADD-1, Austin Development District-1, Design Standards, Landscaping Standards), following review of proposed building location and parking and circulation plans at the July 11th Work Session. Please note that on the West Tech Boulevard frontage that a 35' buffer area with a 30" landscaped screening area/buffer will need to be provided.
6. Please coordinate with Dan Boron, Planning Consultant, at (937) 748-6183, regarding proposed signage for the facility.
7. Please indicate plans for loading areas, mechanical equipment, dumpsters and service areas, if any, for the proposed building. These areas would need to be screened or buffered per the provisions of the ADD-1. All mechanical equipment such as transformers and HVAC shall not be located in front yards.
8. Elements pertaining to contours, drainage, design etc. to be prepared and certified by a Professional Engineer or Landscape Architect licensed to practice in Ohio.
9. Site plan to be signed by owner of land or duly authorized officer.
10. Name, address and telephone number of the owner.
11. Elevation and contours shall be based upon USGS datum and identify benchmark utilized.
12. Show vicinity sketch showing location of site in relation to surrounding street system.
13. Provide pavement spot elevation every 25 ft.
14. Water and sanitary sewer to be approved and served by Montgomery County Sanitary Engineer.
15. Provide type of and color samples of all exterior building materials. Provide color rendering of building elevations at July 11th Work Session.
16. Provide detailed plans and calculations of all drainage including storm water detention/retention.
17. Show minimum side and rear yard setbacks as required by Section 1264.20(f)(3)(B) of the Planning and Zoning Code.
18. Show lot coverage percentage. A maximum of 85% development coverage is permitted per the ADD-1 requirements.
19. The survey information to the northeastern corner of the property appears to be incorrect.
20. Is the area along the north property line a detention basin or a temporary sedimentation basin? Is the flow from the existing 42" storm sewer going through detention /sedimentation basin?
21. An "As Built" drawing showing as built location and elevation of all improvements shall be submitted prior to the issuance of an occupancy permit.
22. Please verify that the eastern property line as shown matches the roadway right-of-way for the extension of West Tech Road.
23. Property lines to be radial/perpendicular to West Tech Road right-of-way.
24. Show the future proposal driveway off West Tech Road.
25. Fire hydrant locations will need to be approved by the Clearcreek Fire District. Anticipate extending the 8" line and placing hydrants near the building for fire protection. A hydrant must be located within 75 feet of the Fire Department Sprinkler Connection if the building is sprinklered. A fire lane may be required as the plan develops and may include the entry drive.

David Glover, Pinnacle Architects, and Charles Halsey, Stone Environmental, Civil Engineers, were in attendance to answer questions of the Planning Commission.

The buffer requirements were reviewed. Mr. Boron explained that no buffer is needed on the south and west sides due to the city owning the abutting property. A 35' buffer will be needed to the north and east.

Mr. Glover asked about the lighting requirements and the use of high-pressure sodium only. He asked whether a metal halide could be used on the facade as an accent. Mr. Boron responded that only high-pressure sodium could be used.

Mr. Glover asked for an address for the property. Mr. Sharma will work with Montgomery County and provide an address early next week.

Mr. Halsey commented that the project does not include any storm water detention because the City will be constructing a large detention basin to serve the entire site. Mr. Sharma will meet with Mr. Halsey to review the plans and clarify the issue.

Mr. Glover presented the colored elevations and samples of building materials.

Ms. Belpulsi asked for questions or comments from Planning Commission.

Mr. Landefeld asked about the driveway. Mr. Glover explained that the drive would be removed once West Tech Boulevard is complete. Ms. Thompson commented that West Tech Boulevard design and construction might be complete prior to this project's construction, eliminating the need for the temporary drive.

Mr. Landefeld asking about the plans for phasing and whether there would be a cohesive look to all of the buildings. Mr. Glover responded that the phasing would take approximately 10-15 years and that standards would be developed to ensure that implementation. Mr. Glover will be completing the guidelines and will provide them to Mr. Boron.

Mr. Landefeld asked about the squad entry near the front entrance. Mr. Glover explained that the facility is an urgent care, not an emergency room; the entry will used for scheduled patient transportation.

Mr. Landefeld asked about pedestrian access from the parking lot. Mr. Glover explained that sidewalks are planned on the perimeter of the parking lot and that the plans incorporate a drop off zone for parents dropping their children off. Mr. Landefeld asked for a walkway through the parking area. Mr. Halt commented that a central walkway could be included in future plans.

Mr. Papakirk asked whether the colors and the uses of metal are appropriate within the ADD-1 guidelines. Mr. Glover commented that he felt that they do conform. Mr. Boron commented that strictly read, metal is appropriate for use only on roofs. Planning Commission discussed the issue. Mr. Chmiel asked whether a percentage allowance could be established as an accent material. Planning Commission agreed to ask Mr. Boron to present the current plans to LUAC for their advice and staff will work on guidelines for accent materials. Mr. Glover will calculate the

percentage of metal for review and plan for an alternative should the current plans not be approved.

Mr. Glover will contact Mr. Boron to schedule a meeting to review the proposed signage.

The location of the dumpster was reviewed and its relation to the parking lot discussed. It was explained that there should be no conflict; trash would be picked up at an early hour before the building would be open.

Mr. Glover asked when he could present the plans for final approval. Mr. Boron explained that there are still items to be worked out that will not be complete in time for the July meeting, but the plans could be ready for the August 29th meeting. Mr. Glover was given a footer/foundation application so that he and his client may proceed at their own risk until obtaining approval at the August meeting.

- B. Rezoning Request, Clearcreek-Franklin Road, near southeast corner of Clearcreek-Franklin Road and Whispering Pines Drive, from R-2, Low Density Residential District and O-2, Office Park District, to PUD-B, Planned Unit Development-Business, proposal for continuing care facility (nursing home)
- C. General Plan Approval, Clearcreek-Franklin Road, near southeast corner of Clearcreek-Franklin Road and Whispering Pines Drive, proposal for continuing care facility (nursing home)

Background

These agenda items are requests filed on behalf of Jill Hreben, Otterbein Communities, for Rezoning and General Plan review and approval to rezone approximately 5.5 acres of land located near the southeast corner of Clearcreek-Franklin Road and Whispering Pines Boulevard to PUD-B, Planned Unit Development-Business, from R-2, Low Density Residential District, and O-2, Office Park District. This rezoning would allow for the development of the site as a nursing home facility consisting of five 10-unit stand-alone "houses."

The 5.5-acre site is located on the northwest corner of the Eastbrook Farm, an 83.1-acre site owned by Eastbrook Farm, Inc., and represented by Henkle-Schueler Realty. The remaining acreage within Eastbrook Farm (77.6 acres) is not subject to this rezoning application and is to be retained by Eastbrook Farm Inc./Henkle-Schueler.

This item was discussed at the June 13, 2007 Planning Commission Work Session.

The site is presently zoned from R-2, Low Density Residential District, and O-2, Office Park District. These zoning districts were applied to the site in April 2002 as part of the SR 73 Planning and Zoning Initiative, a Planning Commission-led rezoning process that addressed zoning from Clearcreek-Franklin Road east to the City corporate limits. That rezoning process, in part, was designed to help implement the recommendations of the 1998 Comprehensive Land Use Master Plan. The R-2 District allows single-family residential development at the rate of four (4) dwelling units per acre. The R-2 District also allows public and quasi-public uses such as schools, churches, parks and playgrounds.

The O-2 District allows for the development of large-scale office parks including medical offices, clinics and research laboratories. A limited amount of retail uses, accessory to office uses, are also permitted.

Rezoning together with General Plan review and approval are the first stage in the three-stage PUD review and approval process. Approval by both Planning Commission and City Council is required. Final Development Plan review and approval by Planning Commission is the second stage in the process followed by Record Plan review and approval by both Planning Commission and City Council.

The site is presently vacant.

Adjacent land uses include single-family residential to the north, along Whispering Pines Boulevard, within the Tamarack subdivision, and to the west along Clearcreek-Franklin Road. A portion of the single-family residential area to the west is located in Franklin Township. Vacant land, comprising the balance of the Eastbrook Farm property, is located to the south and east.

Adjacent zoning includes R-2 District to the north (Tamarack subdivision); (T)R-1, Franklin Township Rural Residence to the west including some property located within Franklin Township.

R-2 and O-2 zoning is located to the east; and O-2 District is located to the south. As described in the previous paragraph, lands to the east and south are located within the balance of the Eastbrook Farm property.

The *Springboro Comprehensive Land Use Master Plan*, initiative NW-8—that corresponds to the 5.5-acre site subject to the rezoning request, as well as the balance of the Eastbrook Farm property to the south and east—states that “Development of this parcel should be oriented towards Rt. 73. Property is suitable for development as a large-scale office park. Retail use is not appropriate except supplemental retail to the office park with no frontage or exposure to Rt. 73 or Clearcreek Franklin Rd. (The) Site would also be suitable for medical service facilities including assisted care living facilities.” development.” Initiative NW-8 also states: “Require setback from Rt. 73 with pathways and landscape mounding...”

The applicant has requested rezoning to PUD-B, not a residential PUD category, since nursing home facilities are not permitted in conventional residential zoning districts such as the R-2, R-3 and so on. Nursing homes are allowed in the B-2, Local Business District, as well as the B-1 and B-4 District. The applicant has been advised by staff that the Planning Commission will have in its power, as was discussed at the June 13, 2007 Planning Commission Work Session, should it find the proposed use of this site as a nursing home desirable, the ability to strike-out other uses permitted in the B-2 District that they might find undesirable for this site given its location. Staff has included as “Exhibit A” a proposed attachment to the proposed rezoning application that shows all other permitted uses for the B-2 District struck out with the exception of #23.

Traffic impacts from the proposed development as well as the overall Eastbrook Farm were discussed extensively at the June 13th Work Session. Staff, working with its traffic engineering consultant, and using information provided by Henckle-Schueler and Otterbein Communities notes the following regarding traffic:

- Based on trip ends for the peak hour, a traffic impact study is presently not required.
- The site access for Otterbein Nursing Home should be located within 550± feet of the north property line of Eastbrook Farm.
- Internal roadways should be designed to accommodate a through street that can be extended as part of overall site plan when fully developed in the future. This street should have a three-lane

section and limit on-site access about 250 feet from the Clearcreek-Franklin Road Corridor. Also the street should have sidewalks on both sides.

- Only two access points along Clearcreek-Franklin Road should be granted for the overall Eastbrook Farm site. The second access point should be located opposite the existing access point for the apartments on the west side of Clearcreek-Franklin Road. This access point may have traffic signal depending upon the future traffic demand.

The proposed rezoning and General Plan request for approval appear as two items on the Planning Commission agenda since, in the event this application moves forward, the Planning Commission will need to make two separate recommendations to City Council: one for the rezoning request and a second for the General Plan.

Consolidated Staff Comments

1. Provide a legal description of the property being rezoned.
2. Provide an indication of interim plans for stormwater detention/retention for the site until the entire Eastbrook Farm acreage is developed.
3. Please indicate plans for the access drive to the proposed nursing home facility: will the drive be a publicly dedicated right-of-way?
4. Clearcreek Township Fire District: no comments at this time.

Greg Bartley of Henkle-Schueler Realty, representing Eastbrook Farms, Adam Hoff of R.D. Zande & Associates, representing Jill Hreben of Otterbein Communities, and Don Gilmore, Executive Director of Otterbein Communities, were in attendance to answer questions of Planning Commission.

The traffic concerns were discussed. The bullet points in the background comments were provided following discussion at the June 13th Work Session and refer to the entire Eastbrook Farm development.

Mr. Hoff commented on staff comment #2. A long-term temporary or permanent easement as part of Otterbein's site plan will be acquired to the east of the site. This storm water detention/retention will be part of a larger detention facility for the entire Eastbrook Farm development.

The access drive to the facility was reviewed. Mr. Hoff recommended construction of a 150-foot permanent drive built to City standards on a permanent easement that will allow for flexibility once it is integrated into the overall development. The street would be dedicated in the long-term. The access points and number of curb cuts from the drive were discussed.

Mr. Hoff commented that the legal description of the site would be provided once the issue of the easement for the detention/retention area is resolved. Staff has no problem with the use of an easement on the condition that the legal agreements are completed.

Mr. Papakirk asked about the legality of the exclusion of all uses but a nursing home in the PUD-B district. Mr. Boron commented that the City Attorney has reviewed the issue and that this is not a revision of the PUD, only a revision of its application.

These items will appear on the July 25th Planning Commission agenda. Mr. Hoff was advised to present a legal agreement for the easement for the storm sewer and plans for the access road at that meeting. Tentatively a public hearing for the rezoning has been scheduled before City Council on September 6th.

Mr. Hoff advised the Planning Commission that a public meeting is planned with abutting residents later in the summer.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

Mr. Boron reminded the Planning Commission members about the focus group meeting with the Comprehensive Land Use Master Plan Committee scheduled for Monday, July 16th at 5:30 p.m.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, July 11, 2007 Work Session at 8:21 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary