

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 9, 2010

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mr. Bill Etson, Mr. Jeff Gammell, and Mr. John Palcher. Also present: Mr. Greg Horn, City Manager; Mr. Scott Liberman, City Attorney; Mr. Nathan Cahall, Economic Development Administrator, and Mr. John Sliemers, Assistant City Engineer.

NEW BUSINESS

Gresham Smith Partners for Miami Valley Hospital - Major Site Plan

Mr. Cahall presented the Major Site Plan, Application P-2010-0042, by Gresham Smith Partners for Miami Valley Hospital. Miami Valley Hospital South is located at 2400 Miami Valley Drive. He stated the applicant in this case is requesting approval of a significant expansion of the existing hospital campus which will include a new five-story patient bed tower, a new OB center attached to the bed tower, a new central power plant facility, and other related improvements to the campus. The new expansion area is located to the rear of the existing hospital complex and will have its primary access located off of Clyo Road. This proposed expansion reflects the planned growth of the hospital campus in accordance with the approved master plan of 2005. The new patient bed tower is planned to include up to 112 +/- new patient rooms when fully completed.

Mr. Cahall stated that the primary vehicular access point proposed for the new expansion area will be off of Clyo Road adjacent to the central access point for the Far Hills Community Church directly across the road. The applicant's proposal calls for the construction a new boulevard drive that will lead visitors to the patient bed tower's main drop-off area and parking areas. Based on the traffic impact study submitted by the applicant, new signalization or other significant improvements are not deemed to be warranted at this point in time. Although the proposed access drive's location is in accordance with the overall master plan for the property, the access point in question was originally envisioned to be secondary in nature with the currently undeveloped access point further to the west along Clyo Road planned to be the eventual ring road access point. He stated that connecting the roadway loop that was already partially completed in phase one of the campus' development will be required as the campus further develops over time. If needed in the future, this westernmost access point is the one best positioned to allow for signalization compared to all other access points along Clyo Road on the property. He stated the boulevard design for the new access drive may result in the future limitation of the previously envisioned access plan becoming a reality. However, staff feels this proposed access plan will need to result in an understanding that if temporary signalization of the proposed access drive becomes necessary, the property owner will complete such improvements per the City Engineer's direction.

Mr. Cahall stated that the applicant has provided a schematic landscape plan for Planning Commission's review. A condition has been included in the draft legislation provided for Planning Commission's consideration to have the final landscape plan approved at an administrative level in accordance with the preliminary plan through the course of the City's permit issuance processes.

Mr. Cahall stated that the proposed exterior lighting will continue the design theme already established on the site and utilizes the same pole and fixture types found elsewhere on the campus. He stated that revisions and/or additional information needs to be provided by the applicant. Specifically, the currently submitted lighting plan does not incorporate any building lighting around the drop-off area and other portions of the new bed tower. Once this minor, additional information is incorporated into the overall lighting plan, staff is confident that the plan will still meet the lighting requirements specified in the UDO.

Mr. Cahall stated that the proposed building elevations for the new patient bed tower expansion will continue the quality architectural design theme established by the existing facility. The same masonry material banding design of the existing hospital facility will be extended to this new facility area.

Staff recommends approval subject to the following conditions:

1. The approved plans and building elevation drawings for the major site plan application for case number P-2010-0042 shall be those stamped received by the City of Centerville Planning Department on November 5, 2010, except as otherwise modified herein.
2. Prior to the issuance of a zoning permit, a revised lighting plan shall be submitted by the applicant for approval by the Planning Department.
3. Prior to issuance of a zoning permit, a landscape bond or surety shall be provided by the applicant in an amount acceptable to the Planning Department for all required landscaping.
4. No signage is approved as a part of this application.
5. Prior to the issuance of a zoning permit, the applicant shall submit final revised site plan drawings for approval by the City Engineer that address the review comments provided on November 5, 2010.
6. Prior to the issuance of a zoning permit, the applicant shall submit final revised site plan drawings for approval by the Washington Township Fire Department in accordance with the review comments provided on November 4, 2010
7. At such time as permanent and/or temporary traffic signals are warranted or otherwise authorized by the City of Centerville on the subject property's frontage along Clyo Road as a result of the traffic impact of the subject site expansion, the property owner shall reimburse the City for all costs associated with such signalization improvements including any modifications that may involve Clyo Road.

Mr. Clark asked for comments from the applicant.

MOTION: Mr. Durham moved to approve Major Site Plan Application #P-2010-0042 submitted for Miami Valley Hospital South, 2400 Miami Valley Drive, subject to the following conditions:

1. The approved plans and building elevation drawings for the major site plan application for case number P-2010-0042 shall be those stamped received by the City of Centerville Planning Department on November 5, 2010, except as otherwise modified herein.
2. Prior to the issuance of a zoning permit, a revised lighting plan shall be submitted by the applicant for approval by the Planning Department.
3. Prior to issuance of a zoning permit, a landscape bond or surety shall be provided by the applicant in an amount acceptable to the Planning Department for all required landscaping.
4. No signage is approved as a part of this application.
5. Prior to the issuance of a zoning permit, the applicant shall submit final revised site plan drawings for approval by the City Engineer that address the review comments provided on November 5, 2010.
6. Prior to the issuance of a zoning permit, the applicant shall submit final revised site plan drawings for approval by the Washington Township Fire Department in accordance with the review comments provided on November 4, 2010
7. At such time as permanent and/or temporary traffic signals are warranted or otherwise authorized by the City of Centerville on the subject property's frontage along Clyo Road as a result of the traffic impact of the subject site expansion, the property owner shall reimburse the City for all costs associated with such signalization improvements including any modifications that may involve Clyo Road. Additionally, any proposed traffic signal will be located at the westernmost curb cut along Clyo Road as indicated on the approved master plan.
8. Prior to the issuance of a zoning permit, the applicant shall submit revised building elevation drawings for approval by the Planning Commission.

Mr. Gammell seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

