

City Planning Commission
Site Plan Review of Public Property
Staff Report

July 2, 2021

APPLICANT: Ohio Health

PROPERTY OWNERS: City of Marion and Marion General Hospital Inc.

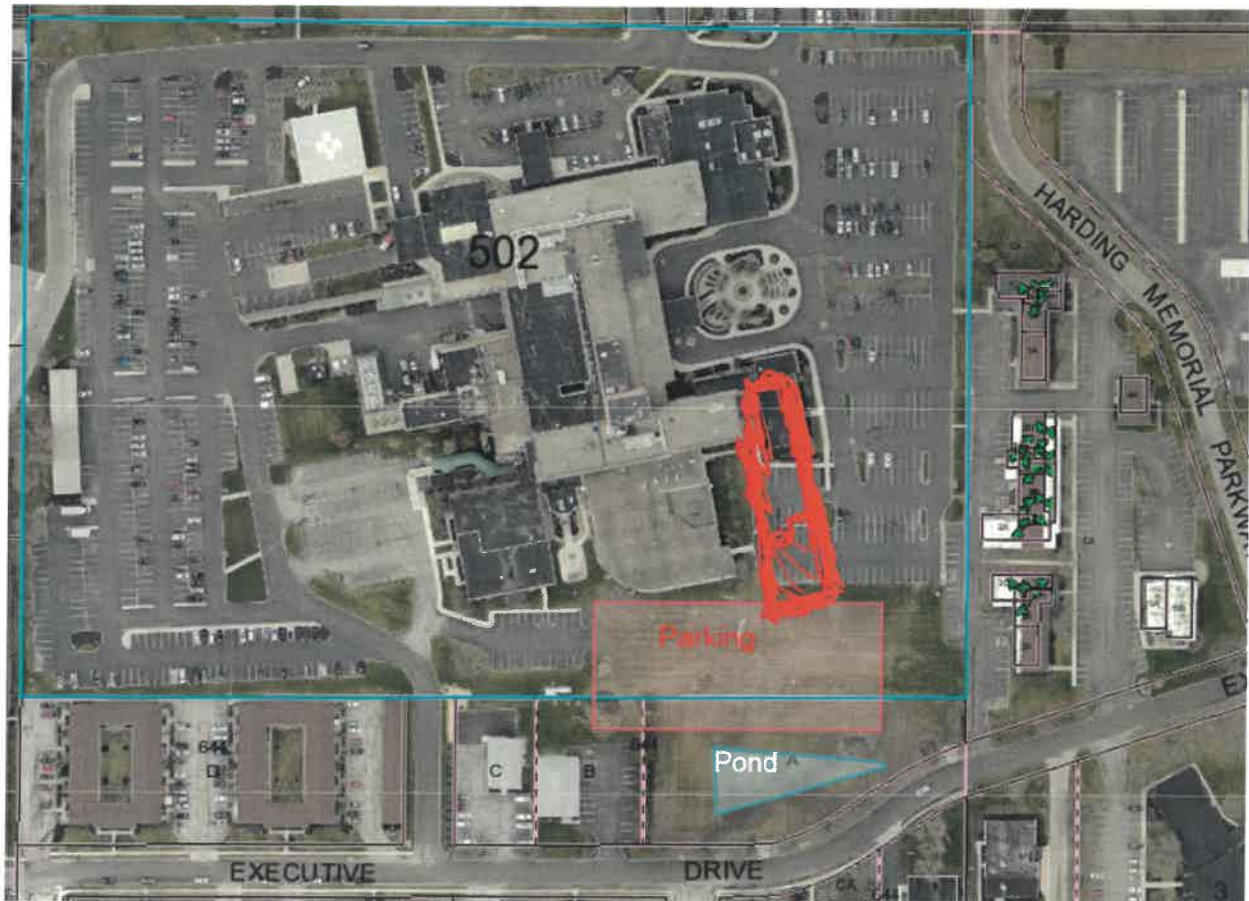
ENGINEER: Civil Engineering firm EMH & T; Katie Bauman is contact person

LOCATION: Southeast quadrant of the hospital complex on parcels who have the following addresses: 1000 McKinley Park Dr. & 250 Executive Dr.

REQUEST: 8,848 SF Oncology Expansion (hashed red) creation of 3 new parking lots, 1 new entrance road and dry retention pond.

ZONING: O-I Office – Institution

UTILITIES: Extension of existing Aqua Ohio Water & City sanitary sewer



PRIOR EXPANSION: In 2019 the hospital built the 60,000 square foot East Wing addition which houses 24 private rooms and 24 medical/ surgical rooms, The new addition opened in January of 2020.

STORM WATER: The hospital and its engineers have been coordinating with the City engineer's office. 1,000 LF of dry surface storm detention basin system to be installed in the area close to Executive Dr. The proposed first floor elevation of the building is at 1003.90' above sea level. The parking lot will drain to the south toward the pond. The surface water drains from the building south toward Executive Dr. to an elevation of 997'. The grassy area around the detention basin will slope from about 1002' to 995' (Top of the bank is at 998' and bottom of pond is at 995'). The paved surfaces will have 7 new catch basins leading into 12" storm sewers.

PARKING: Section 1153.032 Schedule of Parking spaces requires hospitals to have 1.5 parking spaces per bed or in the case of a medical office or clinic, 1 space for each 100 SF of floor area open to the public. There will be no additional beds for this expansion. If the entire addition is open to the public, it would require 88 new spaces. Given that not all of the 8,848 SF will be open to the public, the proposed 77 spaces should be more than adequate to serve the public, especially when added to the existing hospital parking system.

The hospital has 183 existing parking spaces. With the expansion, 8 spaces will be removed, and 77 new spaces are proposed bringing the new total to 252 parking space. Of the proposed spaces, 3 will be designated ADA spaces and 2 will have electric vehicle charging stations. Normally 5% of the spaces would be devoted to handicap accessible spaces. In this case, 5% of 77 is 3.85 spaces. It might be useful to designate one more space as reserved for individuals with handicaps. It would be easy to add it to the space south of the handicap striping.

Parking spaces appear to be 10' wide x 20' deep and have 22' of unobstructed backing distance which satisfies the zoning code.

ROADS/ DRIVES: A new curb cut leading to a 30' wide drive will be added off of Executive Drive and will require the relocation of a fire hydrant. It will be aligned across the street from Independence Ave. It will head directly into a key card protected lot with 24 spaces and turn into another lot of 45 spaces that ultimately connects to the side lot with the handicap spaces. The connections between lots appears to be 25' wide, which is enough for two cars to pass.

STAFF RECOMMENDATION:

Approve the proposed site plan with the condition they add one more ADA space.



MARION
GENERAL
HOSPITAL
CANCER CENTER

CANNONDESIGN

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1/2" = 10' Scale

1/4" = 10' Scale

1/8" = 10' Scale

1/16" = 10' Scale

1/32" = 10' Scale

1/64" = 10' Scale

1/128" = 10' Scale

1/256" = 10' Scale

1/512" = 10' Scale

1/1024" = 10' Scale

1/2048" = 10' Scale

1/4096" = 10' Scale

1/8192" = 10' Scale

1/16384" = 10' Scale

1/32768" = 10' Scale

1/65536" = 10' Scale

1/131072" = 10' Scale

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COMB. NOTES:

1. Proposed Building, See Detail 1, Sheet CA0002

2. Proposed Building, See Detail 2, Sheet CA0002

3. Proposed Building, See Detail 3, Sheet CA0002

4. Proposed Building, See Detail 4, Sheet CA0002

5. Proposed Building, See Detail 5, Sheet CA0002

6. Proposed Building, See Detail 6, Sheet CA0002

7. Proposed Building, See Detail 7, Sheet CA0002

8. Proposed Building, See Detail 8, Sheet CA0002

9. Proposed Building, See Detail 9, Sheet CA0002

10. Proposed Building, See Detail 10, Sheet CA0002

11. Proposed Building, See Detail 11, Sheet CA0002

12. Proposed Building, See Detail 12, Sheet CA0002

13. Proposed Building, See Detail 13, Sheet CA0002

14. Proposed Building, See Detail 14, Sheet CA0002

15. Proposed Building, See Detail 15, Sheet CA0002

16. Proposed Building, See Detail 16, Sheet CA0002

17. Proposed Building, See Detail 17, Sheet CA0002

18. Proposed Building, See Detail 18, Sheet CA0002

19. Proposed Building, See Detail 19, Sheet CA0002

20. Proposed Building, See Detail 20, Sheet CA0002

21. Proposed Building, See Detail 21, Sheet CA0002

22. Proposed Building, See Detail 22, Sheet CA0002

23. Proposed Building, See Detail 23, Sheet CA0002

24. Proposed Building, See Detail 24, Sheet CA0002

25. Proposed Building, See Detail 25, Sheet CA0002

26. Proposed Building, See Detail 26, Sheet CA0002

27. Proposed Building, See Detail 27, Sheet CA0002

28. Proposed Building, See Detail 28, Sheet CA0002

29. Proposed Building, See Detail 29, Sheet CA0002

30. Proposed Building, See Detail 30, Sheet CA0002

31. Proposed Building, See Detail 31, Sheet CA0002

32. Proposed Building, See Detail 32, Sheet CA0002

33. Proposed Building, See Detail 33, Sheet CA0002

34. Proposed Building, See Detail 34, Sheet CA0002

35. Proposed Building, See Detail 35, Sheet CA0002

36. Proposed Building, See Detail 36, Sheet CA0002

37. Proposed Building, See Detail 37, Sheet CA0002

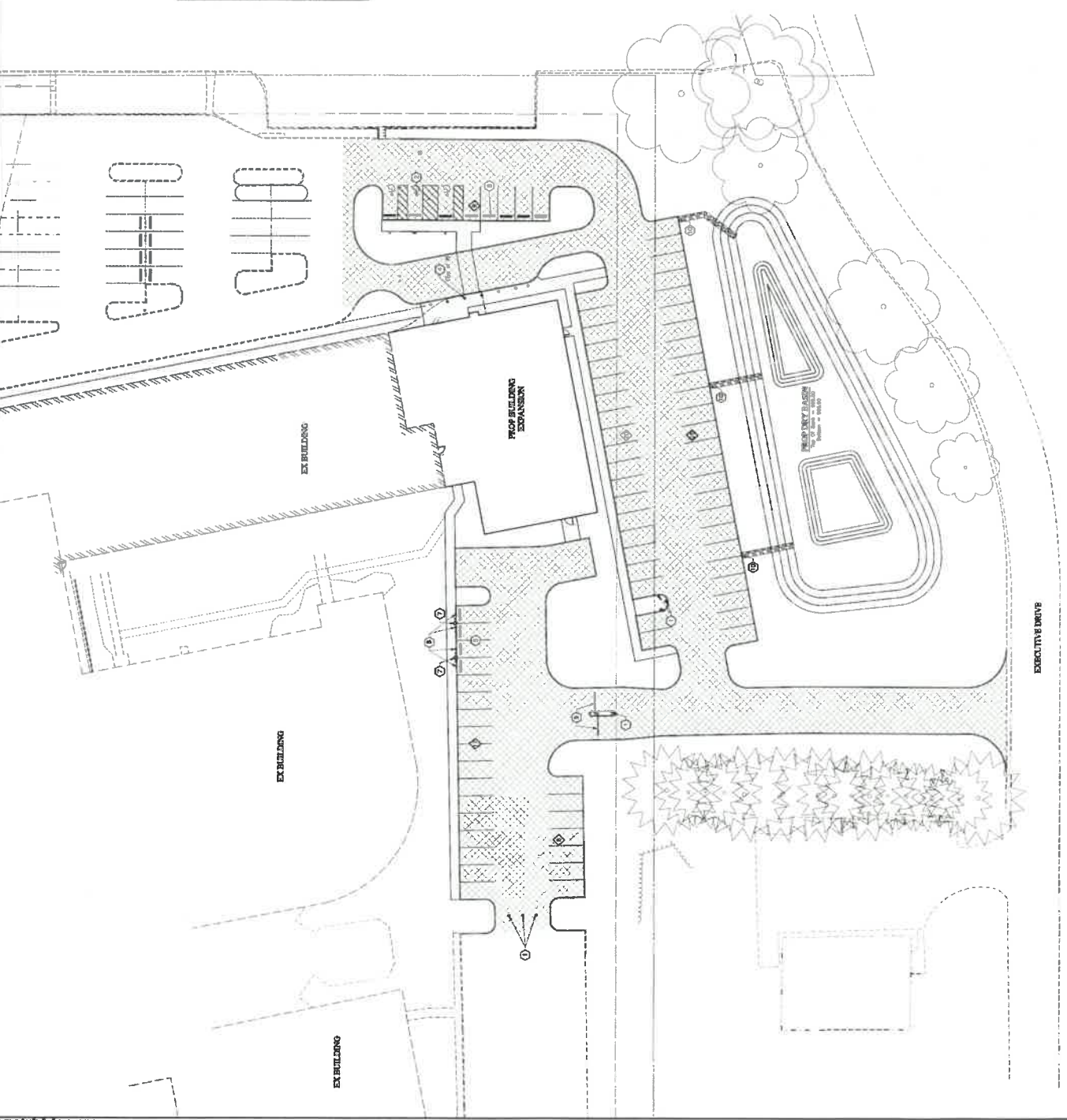
38. Proposed Building, See Detail 38, Sheet CA0002

39. Proposed Building, See Detail 39, Sheet CA0002

40. Proposed Building, See Detail 40, Sheet CA0002

NOTE:

See Landscape Plan For Landscaping and Impact Details



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1/2" = 10' Scale

1/4" = 10' Scale

FORM C

**MARION COUNTY REGIONAL PLANNING COMMISSION COMMERCIAL
DEVELOPMENT SKETCH PLAN APPLICATION**

Note: If utilities or secondary access is shared with other businesses or owners, no subdivision plat will usually be required.

Date Filed _____

Name or Type of Development: Hospital Expansion

Location: Section _____ Town _____ Range _____

Within City (Village) of: Marion

Within Township of: _____

Annexation contemplated/required? Yes No

If "Yes" to which municipality _____

Sponsors of the Development:

Name of Owner : Ohio Health

Address: 1000 McKinley Parkway, Marion Ohio Telephone _____

Name of Developer : Ohio Health

Address: 3430 OhioHealth Parkway, Columbus Ohio Telephone 614-207-7596

Name of Surveyor : _____

Address: _____ Telephone _____

Name of Engineer : FMH&T (Katie Bauman)

Address: 5500 New Albany Rd Columbus Ohio Telephone 614-775-4340

Total Area, in Acres: _____

Linear Feet in New Streets (if applicable): _____, in other rights-of-way _____

Will access be shared with another business owner? Yes No

COMMERCIAL DEVELOPMENT SKETCH PLAN APPLICATION

Page 2

Utility Facilities Proposed:

Water Supply: _____ Public _____ Community _____ Wells (from existing building)

Sanitary Sewer: _____ Public _____ Community _____ (from existing building)
System:

Underground Storm Water Drainage System? Yes No storm detention is a surface basin

If "Yes" how many linear feet 1000'

Is this drainage system shared with another business(es)? Yes No

Zoning:

Present Zoning: _____

Proposed changes or variances? Yes No

If "Yes" explain:

Zoning Classification Change: _____

Building setback variance: _____

Other: _____

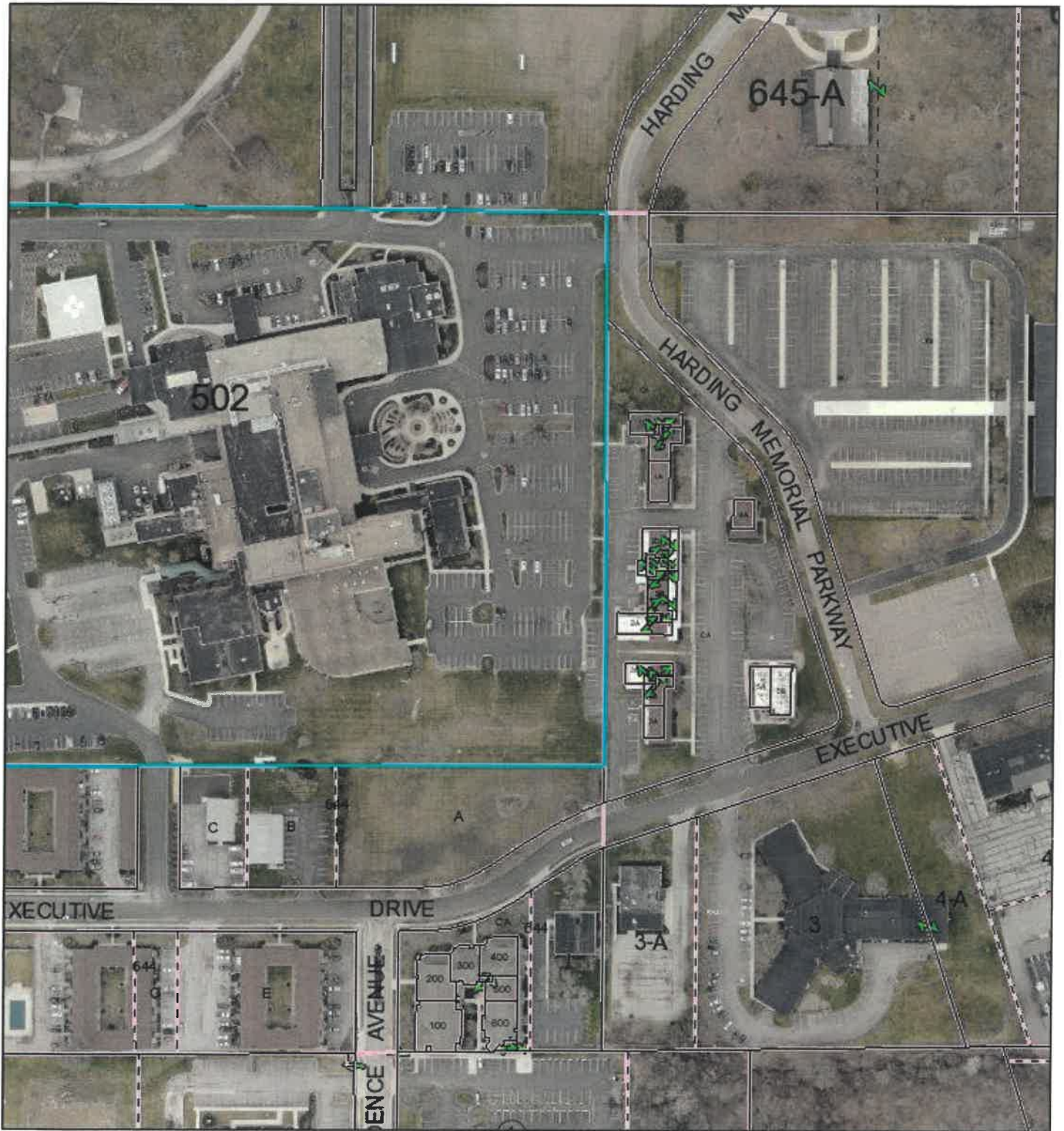
Signed Katherine Bauman
(Owner, Developer, or Engineer)

Received by: _____ (Planning Staff)

Planning Agency: _____

Date: _____

Existing Hospital Site



7/2/2021, 9:19:43 AM

1:2,340

Search Results: Property Search

City & Villages

Override 1

Tie Marks

Annotation Arrows

Full Tie

Linework

Half Tie

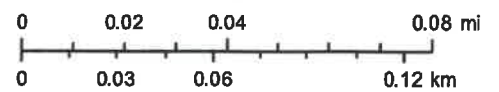
Full Line

2018_3inch

Dashed

2018_9inch_Aerials

Boundaries



Hospital Zoning



7/2/2021, 9:33:44 AM

Search Results: Property Search

Override 1

Annotation Arrows

Linework

Full Line

Dashed

Boundaries

City & Villages

2018_3Inch

2018_glinch_Aerials

Tie Marks

Full Tie

Half Tie

