



CONDITIONAL USE APPLICATION

Note: Staff correspondence pertaining to updates on your application, including reports and notifications, is conducted via email. Please be sure to include an email address for each of the contacts below. Staff is also able to notify additional individuals by providing their name and email address on a separate page titled "Additional Contacts" which should be included within your application.

PROPERTY ADDRESS: 7215 GATEWAY AVE

Property Owner: WEST SECOND STREET ASSOCIATES LLC

Owner's Mailing Address: 140 E. 2ND ST, FLINT, MI 48502

Email Address: GABE.FARAH@WSSALLC.COM **Phone Number:** 810-239-1551

Applicant's Name (if different from owner): JUSTIN KAUFER, CBLH DESIGN

Applicant's Mailing Address: 7850 FREEWAY CIRCLE, MIDDLEBURG HTS, OH 44130

Email Address: jkauffer@cblhdesign.com **Phone Number:** 440-243-2000

Architect / Engineer: SCOTT WEAVER, CBLH DESIGN

Mailing Address: 7850 FREEWAY CIRCLE, MIDDLEBURG HTS, OH 44130

Email Address: sweaver@cblhdesign.com **Phone Number:** 440-243-2000

Previous Legal Use of Property: _____

Date Previous Use Discontinued: _____

Proposed New Use of Property: B-2 CLINIC

PLEASE NOTE:

Incomplete applications or applications missing the required materials necessary to conduct a review will not be reviewed by staff nor will they be placed on the agenda to be heard by the Planning Commission until all required information has been submitted.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true, and accurate.

Applicant's Signature:

Justin Kaufe

Date: 3/11/24

Property Owner's Signature:

[Signature]

Date: 3/11/2024

March 11, 2024

Mr. Edward Wilson
Senior Planner
City of Hamilton
Planning Commission
345 High Street
Hamilton, OH 45011



Re: Conditional Use Application
CBLH Project No. - 23-26001

Dear Mr. Wilson,

Please accept our formal Conditional Use Application for a proposed Department of Veterans Affairs (VA) Community-Based Outpatient Clinic, (CBOC) located at 7215 Gateway Avenue, Hamilton, OH. We are requesting a Conditional Use Permit as the current property zoned B-2 does not permit a medical clinic of the size that is proposed to be constructed without a Conditional Use Permit.

The VA CBOC's primary function is to provide outpatient care for the local veteran community so veterans do not need to travel to the main VA hospitals for routine care. Services include primary care, mental health consultation, lab work, audiology, social work, and telehealth. The hours of operation are 6AM-6PM Monday through Friday.

The proposed VA CBOC will house between 30-50 full time employees, including doctors, nurses, and back-end administration.

The VA will enter into a long-term lease with the developer and owner, West Second Street Associates, for a 15 year minimum term.

Please see enclosed site plan, landscape plan, building elevations and renderings for your consideration.

Sincerely,

CBLH DESIGN

A handwritten signature in black ink, appearing to read 'Justin Kaufer', is positioned below the company name.

Justin Kaufer
Director | Project Manager

Conditional Use Criteria

- 1. The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.**

Per the zoning ordinance: It is the purpose of the "B-2" District to permit and to encourage the establishment of commercial shopping centers which offer a wide variety of consumer goods and services. It is intended that the Community Business District serve a larger population and larger area than the "B-1" District and, located along major highways and thoroughfares, accommodate primarily automotive- oriented establishments.

The VA CBOC aligns with the purpose of the B-2 district. The VA CBOC healthcare use already adds to similar healthcare uses with the TriHealth Bethesda Butler Hospital to the west and the Gateway Springs Health Campus and Glen Meadows Nursing Center to the east. The addition of the VA clinic further enhances the development of an emerging City of Hamilton "Healthcare District".

- 2. The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.**

The VA CBOC will positively impact adjacent neighboring properties, including TriHealth Bethesda Butler Hospital & Medical Campus (600' West), Gateway Spring Health Campus (Adjacent East), Knollwood Crossing Apartments (1000' South), and Glen Meadows Nursing Center (2,000' East). Please see the adjacent uses map below:



The VA CBOC will serve public convenience and welfare by providing Veterans improved healthcare access and access to specialized services. Furthermore, the new

VA CBOC will spur new job creation and property tax revenue for the City of Hamilton and its residents.

- 3. *The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.***

Please see the adjacent uses map above which confirms the VA CBOC will co-exist harmoniously and support the existing area and adjacent healthcare properties.

- 4. *The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.***

All utilities including electricity, water, sewer and telecommunications are available immediately adjacent to the proposed site along Hamilton Mason Road and Gateway Avenue. The property currently has a 15'-0" Utility and Drainage easement along the western property line.

- 5. *The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.***

As shown in our site plan, we have located our access drive off Gateway Ave as to not disrupt traffic flow on Hamilton Mason rd. A single one-way in will provide quick access to the site. The main ingress and egress is at the south-east corner of the site, to not interfere with traffic congestion at the Hamilton Mason Road and Gateway Avenue intersection.

- 6. *The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.***

All required design development standards shall be met related to building materials, transparency, building height and building property line set-backs.

- 7. *The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.***

The VA CBOC will not create any hazardous waste and there are no existing hazardous materials on site. The VA CBOC will have a positive impact on future neighboring uses by further encouraging commercial development. The building will be designed with sustainable principles in mind, with a building that enhances the character of the area with an attractive design.

- 8. *The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.***

The VA CBOC shall not produce excessive traffic, noise, smoke, fumes, glare or odor. All clinical operations for the CBOC occur inside the building, in a safe manner.

9. *The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The intended use as a VA CBOC, along with the attractive building design, shall not hinder or deter further development along Hamilton Mason Road or Gateway Avenue.

Proposed Variances

1. The proposed Variance requested is to reduced the required minimum parking drive aisle width from 24'-0" down to 22'-0".
2. The proposed Variance requested is relief from the 10'-0" parking setback from the Hamilton Mason 50'-0" ROW. Currently north parking row is within the 10'-0" setback.
3. The proposed Variance requested is to eliminate the requirement for a 5'-0" wide sidewalk along Hamilton Mason Road. Currently there is a large drainage swale for the full property length and no other sidewalks exist on adjacent properties to the east and west along Hamilton Mason Road.

1. Will the property yield a reasonable return or can there be a beneficial use of the property without the Variance? Yes, we believe this is prime use of this site and parcel for community benefit and future property tax implications. This is further described in the conditional use application.

2. Is the Variance substantial? We don't believe the Variances requested are substantial. Our initial ALTA survey had the Hamilton Mason ROW as 20'-0". During initial site plan review and Pre-Application meeting, the City Planners mentioned an intended 50'-0" ROW. City Engineering comments also mentioned an option to seek a Variance by reducing the drive aisle to 22'-0". The stated 50'-0" ROW also introduces an additional Variance request to place the north parking withing a 10'-0" parking setback from the ROW. The final Variance is relief from a 5'-0" sidewalk along Hamilton Mason. No other sidewalks exist on adjacent properties along the road.

3. Would the Variance cause a substantial alteration in the essential character of the neighborhood or cause a substantial detriment to the adjoining properties? No and this is mostly addressed in Conditional Use Criteria #2. We see no detriment to adjoining properties and only a benefit to future development and value of the area.

4. Would the Variance adversely affect the delivery of governmental services? No, it will not affect services. Site access allows easy and convenient access for all emergency services regardless of the Variance.

- 5. Did the property owners purchase the property with the knowledge of the zoning restriction?** The owner performed initial due diligence and code review. After further analysis, engineering, and formal construction level planning it was understood Variances may be required. Also, the ALTA survey recorded the Hamilton Mason ROW as 20'-0".
Further meetings with the City Planning introduced an intended ROW of 50'-0", which introduced the need for two Variances.
- 6. Could the problem be solved in some other manner other than the granting of the Variance?** We have maximized efficiency in terms of site layout while prioritizing contract requirements between WSSA and the VA.
- 7. Would the Variance preserve the spirit and intent of the zoning requirement and substantial justice be done by granting the variance?** Yes as response to Conditional Use Criteria #2 addresses how this development will positively impact the area.

VA | Hamilton
Community Based Outpatient Clinic







VAI Hamilton
Community Center

PROJECT:

HAMILTON VA CBOC

7215 GATEWAY AVENUE.
HAMILTON, OH 45011

ISSUED FOR: 50% Construction Documents

CLIENT PROJECT NUMBER: CLIENT PROJECT #

KEY PLAN:

RENTABLE SQUARE FEET 23,474 SF
ANSI/BOMA OFFICE AREA 21,864 SF

KEYNOTES

- Team Work Areas
- Staff/ Support
- Patient/ Public Support
- Patient Treatment / Support
- Circulation
- Building Support

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF CONCRETE WALL, FACE OF BRICK, OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
2. ALL MASONRY OPENING DIMENSIONS ARE NOMINAL (NOM.) UNLESS OTHERWISE NOTED.
3. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF CONCRETE BLOCK, FACE OF GYPSUM WALL BOARD, OR FACE OF EXISTING WALL UNLESS OTHERWISE NOTED.
4. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
5. NO ATTEMPT HAS BEEN MADE TO SHOW SECTIONS CUTS OR DETAIL DESIGNATORS AT ALL LOCATIONS WHERE SIMILAR CONDITIONS OCCUR.
6. ANY MATERIAL INDICATIONS OR NOTES SHOWN ON ONE SECTION (USUALLY THE FIRST SECTION OF EACH SHEET), ELEVATION OR DETAIL ALSO APPLY TO ALL SIMILAR CONDITIONS ON OTHER SECTIONS, ELEVATIONS, OR DETAILS.
7. SECTIONS AND DETAILS ARE TYPICAL FOR ALL LOCATIONS AT WHICH SIMILAR CONDITIONS OCCUR UNLESS NOTED AS APPLICABLE TO A SPECIFIC LOCATION ONLY.
8. ALL METAL STUDS SHALL BE 3/8" ACTUAL UNLESS OTHERWISE NOTED. BRACE AS REQUIRED FOR LATERAL SUPPORT.
9. WALL THICKNESS INDICATED ON 1/8" AND 1/4" SCALE FLOOR PLANS SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL, UNLESS OTHERWISE NOTED.
10. ALL FIRE RATED ASSEMBLIES SHALL EXTEND FROM FLOOR TO STRUCTURE ABOVE CONTINUOUSLY WITH OPENINGS AROUND STRUCTURE, HVAC, PLUMBING, ETC. FIRESTOPPED.
11. PROVIDE BEHIND WALL REINFORCING FOR ATTACHMENT OF MILLWORK, CASEWORK, ACCESSORIES, ETC.
12. NEW OPENINGS FOR MECHANICAL WORK SHALL BE EITHER CORE DRILLED OR POWER SAWED. NO JACKHAMMERING.
13. NO ATTEMPT HAS BEEN MADE TO INDICATE ALL AREAS REQUIRING CUTTING AND PATCHING DUE TO MECHANICAL AND/OR ELECTRICAL WORK.
14. WHERE ROOM FINISH SCHEDULE INDICATES CERAMIC TILE OR SPECIAL COATING, GYPSUM BOARD SHALL BE MOISTURE RESISTANT.

**PRELIMINARY
NOT FOR
CONSTRUCTION**
CBLH DESIGN INC.

REVISIONS:

ISS.	REVISION	DATE
1	CONDITIONAL USE APPLICATION	3/11/2024

PROJECT NUMBER: PROJECT #

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN BY: DRAWING NUMBER:
CHECKED BY: **A-301.2**



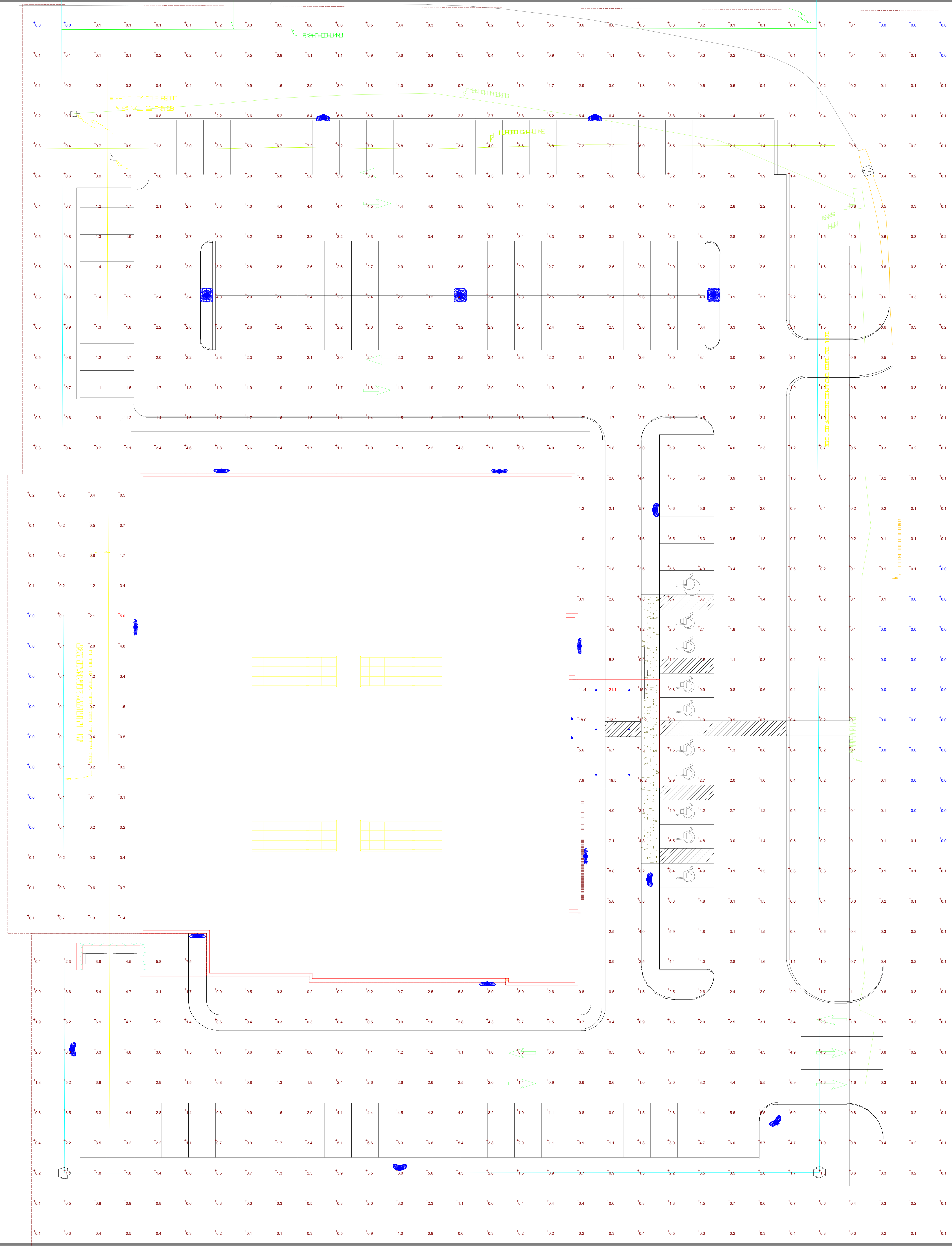
1 FIRST FLOOR PLAN - TENANT IMPROVEMENT
SCALE: 1/8" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back of Building	+	0.7 fc	5.0 fc	0.0 fc	N/A	N/A
Parking Areas	+	2.1 fc	21.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	POLE A		3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA4A-740-U-5W0	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	64	296	1	121	 Max: 7665cd
□	POLE B		7	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA4A-740-U-T3	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS	64	280	1	121	 Max: 10744cd
□	W1		7	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T2M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	4267	1	46.6589	 Max: 3447cd
□	W2		2	Lithonia Lighting	QLLWD LED P1 40K MVOLT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	1	576	1	9.02	 Max: 2104cd
○	D1		6	Gotham Architectural Lighting	EVO6 40/20 AR WD LSS	EVO 6IN ROUND, 80 CRI, 4000K, 2000LM, WIDE DIST, CLEAR, SEMI-SPEC	1	1966	1	19.7	 Max: 1711cd



Plan View
Scale - 1" = 14ft

