

PLANNING REPORT

Planning & Zoning Commission

Thursday, December 12, 2024

Mount Carmel Health System 24-146AFDP

<https://dublinohiousa.gov/pzc/24-146/>

Case Summary

Address	4105 Emerald Parkway
Proposal	Proposal for an Amended Final Development Plan to modify previously approved signs and new chapel building uplighting. The +/- 35-acre site is zoned PUD: Mount Carmel Hospital Northwest and is located northwest of the I-270 and Sawmill Road interchange.
Request	Request for review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.055(B).
Zoning	Planned Unit Development (PUD) – Mount Carmel Hospital Northwest
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Kyle Maiser
Case Manager	Christopher Will, AICP, Senior Planner cwill@dublin.oh.us 614.410.4498



Community Planning and Development



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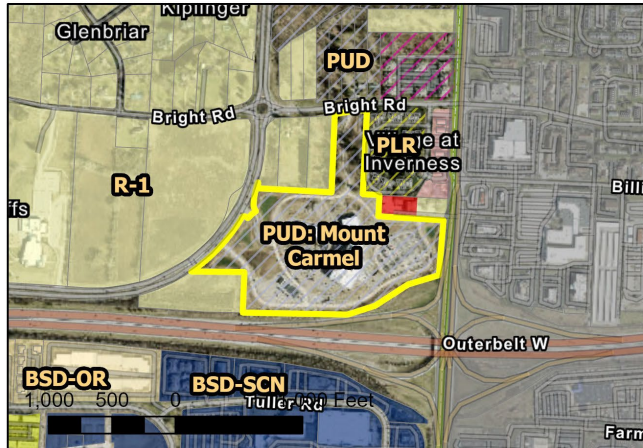
Site Location Map

24-146AFDP - Mount Carmel Health System



Site Features

- ① Hospital Building
- ② Medical Office Building
- ③ Chapel and Cross



1. Background

Site Summary

The 35-acre site is zoned PUD, Planned Unit Development – Mount Carmel Hospital Northwest, and located southeast of the intersection of Emerald Parkway and Bright Road, with access to Emerald Parkway to the west, Bright Road to the north, and Sawmill Road to the east. I-270 is located to the south of the site. The site is currently being developed with a 240,000 SF inpatient hospital and ambulatory center, medical office building and associated parking.

History

On August 4, 2022, the Planning and Zoning Commission approved a Final Development Plan (FDP) and Minor Text Modifications for the construction of phase 1 of the hospital campus, including approval of signs. Please see the Case History appendix for a complete history of the review and development approval for the campus.

Process

The Commission is the reviewing body for an Amended Final Development Plan (AFDP), which is required for changes to the FDP.

2. Proposed Development

Building Uplighting

A single in-ground, Hunza Safe Touch light fixture is proposed for the base of the stone chapel and is proposed to be angled so as to illuminate the cross at night. The chapel is located within the northwest portion of the hospital building, south of the attached medical office building. The cross is attached to the top of the chapel, therefore backlighting or halo lighting would not be practical. The fixture emits light with a color temperature between 2700K (warm) and 4000k (natural light) which is consistent with the development text. The proposed light fixture is located in the interior of the site and is approximately 500 FT from the closest residential dwelling and 700 FT from the closest public right-of-way. The medical office building, hospital and perimeter landscaping provide adequate screening from public view. The chapel and cross provide a terminus and visual interest of the vista from the primary entry drive and community wellness green - a central open space and primary organizing feature of the campus. Lighting of the chapel and cross would further highlight this feature. The development text requires Commission approval for any building uplighting.

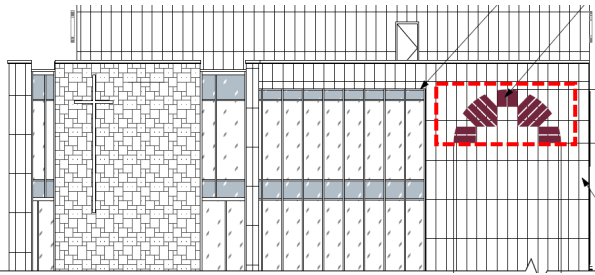
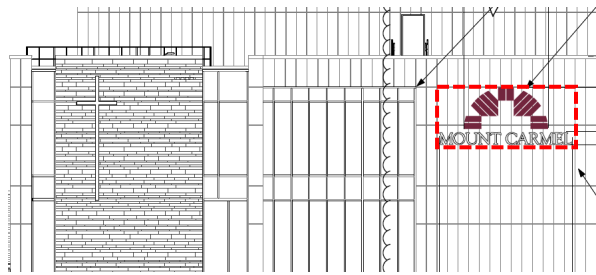


Perspective view of chapel and cross from community wellness green, view to east.


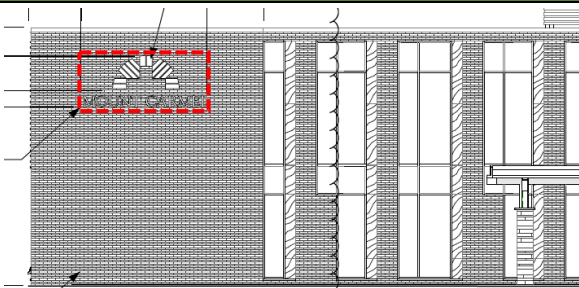
Building Identification Signs

Modifications to two previously approved building identification signs are proposed. The approved FDP contains inconsistency between the sign area graphically depicted and dimensioned in drawings and the area figures in the sign parameter table for both signs. In cases where inconsistency is present between graphic depictions and numeric figures, the numeric figure is used. The development text permits each wall sign to be a maximum of 350 SF. Both signs are planned to be internally illuminated, consistent with the approved FDP.

The WL-02 building identification sign located on the south elevation of the hospital, facing I-270 is proposed to increase in size from 96 SF (124 SF as dimensioned and depicted) to 198 SF. This modification is proposed to bring consistency to the approved FDP and to accommodate replacing the sunburst logo with a version of the logo including both the sunburst and Mount Carmel text. The size of the sunburst would be reduced. The sunburst will be burgundy and the text white, consistent with the campus' sign character. The height from grade is proposed to be lowered 1'-4".

WL-02 Hospital South Elevation Secondary Building ID Sign		
Approved FDP	Proposed AFDP	
		
15'-10" x 7'-10"	Dimensions	21'-5" x 9'-3"
96 SF (table) 124 SF (as depicted)	Area/Size	198 SF
59'-4"	Height/Grade to Top of Sign	58'

Proposed modification to the WL-03 building identification sign for the attached medical office building is intended to create consistency between the approved FDP sign drawing and the parameters table. The applicant is proposing to amend the sign area in the table from 46 SF (97 SF as dimensioned and depicted) to 97 SF.

WL-03 Medical Office Building Secondary Building ID Sign		
Approved FDP	Proposed AFDP	
		
15'-4" x 6'-4"	Dimensions	15'-5" x 6'-4"
46 SF (table), 97 SF (as depicted)	Area/Size	97 SF
29"	Height/Grade to Top of Sign	29'

3. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms to the approved preliminary development plan	Criterion Met: The proposed signs and lighting are consistent with the approved PDP and the development text
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The proposed changes do not modify pedestrian and vehicular circulations
3. The development has adequate public services and open spaces	Not Applicable: The proposed changes do not modify the delivery of public services or 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 the Code	Criterion Met: The proposed changes are contained within the developed section of the site with no significant natural features
5. 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	Criterion Met: A single in-ground light is proposed at the interior of the site, screened from adjacent properties and rights-of-way by the medical office building, hospital building and perimeter landscaping
6. The proposed signs are coordinated within the PUD and with adjacent development	Criterion Met: The proposed signs are consistent with the location, size and quantity standards provided by the development text
7. The landscape plan will adequately enhance the principle 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	Criterion Met: The proposed changes do not modify the approved landscape plan, the addition of the chapel uplighting will provide added visual interest to the community wellness green
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations	Not Applicable: The proposed changes do not modify the storm drainage of the site
9. Each phase shall be so planned that the foregoing conditions are complied with at the completion of each phase	Not Applicable: The proposed modifications will not be implemented in phases
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations	Criterion Met: The proposal meets all other applicable laws and regulations

Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with no conditions.