

PLANNING REPORT

Planning and Zoning Commission

Thursday, June 5, 2025

OhioHealth Temporary Helipad 25-024AFDP

<https://dublinohiousa.gov/pzc/25-024>

Case Summary

Address	6805 Perimeter Drive
Proposal	Review and approval of an Amended Final Development Plan to allow a temporary helipad at 6805 Perimeter Drive for the OhioHealth Dublin Methodist Hospital.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	PCD, Planned Commerce District, Perimeter West
Planning Recommendation	<u>Approval of the Amended Final Development Plan with a Text Modification and Conditions.</u>
Next Steps	Upon review and approval of the Amended Final Development Plan, the applicant is eligible to apply for building permits.
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Community Planning and Development



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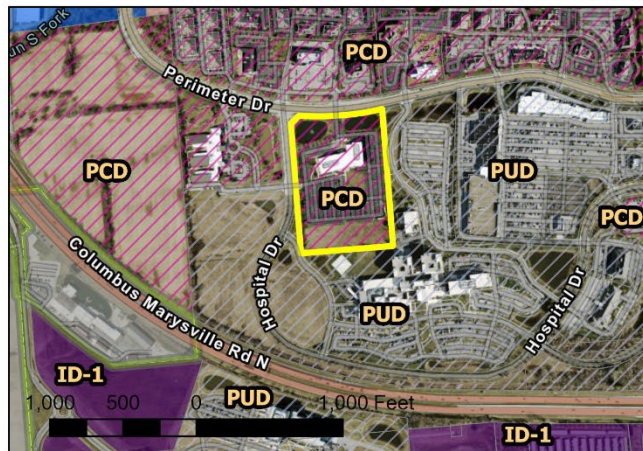
Site Location Map

25-024AFDP - OhioHealth Temporary Helipad



Site Features

- 1 Retention basins
- 2 Perimeter Dr access
- 3 Hospital Dr access
- 4 Existing parking (proposed helipad location)



1. Introduction

Request

An Amended Final Development Plan with a Text Modification to permit a temporary helipad at 6805 Perimeter Drive. This request is associated with the OhioHealth Dublin Methodist Hospital located to the south. Dublin Methodist Hospital is proposing a future addition to the care facility and is requesting to relocate its existing helipad to 6805 Perimeter Drive to allow the construction activity to occur with no interruptions to emergency services.

Application Type and Process

Approval of a planned development is a three-step process. Changes to an approved Final Development Plan require an Amended Final Development Plan, which is an additional step in the process, reviewed and approved by the Planning and Zoning Commission.

1. *Concept Plan (CP)*
2. *Preliminary Development Plan (PDP)/Rezoning*
3. *Final Development Plan (FDP)*
4. *Amended Final Development Plan (AFDP)*

2. Background

Site Summary

The 13-acre site is zoned Planned Commerce District—Perimeter West and is in Subarea 2, located southeast of Perimeter Drive and Hospital Drive. OhioHealth owns the site, which includes a 130,839-square-foot administrative office building, 581 parking spaces, and associated landscaping islands. The site has two access points: primary access from Perimeter Drive and secondary access from Hospital Drive. Pedestrian pathways are integrated around the perimeter of the property, and the site contains two retention basins on either side of the main entrance for stormwater management.

Case History

1999

The Planning and Zoning Commission approved a Final Development Plan for a 161,000-square-foot, three-story office building, following City Council's approval of the Rezoning with Ordinance 45-99.

3. City Plans and Policies

Envision Dublin – Future Land Use Plan

The Envision Dublin Community Plan is a key policy document used to guide decision-making on the future of the natural and built environment, ensuring the proposed development meets the community's long-term policy objectives. Per the plan, the recommended future land use (FLU) for the site is Suburban Office, which envisions major employment and institutional centers with high visibility along the highway. Principal uses include, but are not limited to, offices and hospitals, with ancillary commercial support uses such as restaurants, daycares, or business services integrated into the interior of office buildings.

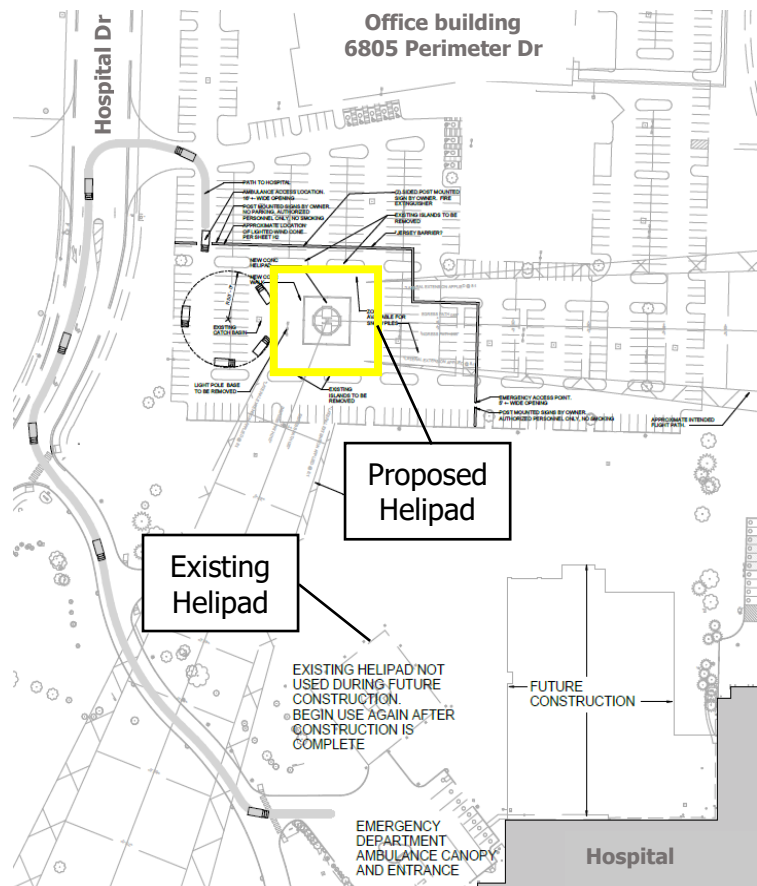
Consistent with the community's long-term vision, the following project has been proposed to temporarily adjust site functions in a way that supports the hospital's operational needs during upcoming construction.

4. Project

Helipad Operational Details

The Dublin Methodist Hospital is proposing a temporary helipad on a portion of the existing parking lot at 6805 Perimeter Drive, owned by OhioHealth. The helipad will operate from November 1, 2025, through December 31, 2029, with an anticipated twelve outpatient flights to other hospital facilities per year.

The relocation is necessary to accommodate a future tower expansion on the hospital site, which will be presented to the Commission in the coming months. In preparation for this project, the existing helipad – currently located to the west of the hospital – will be decommissioned while the temporary helipad is in use.



Proposed Use/Text Modification

The Perimeter West development text allows the following uses:

- All uses in Suburban Office and Institutional District of the Dublin Zoning Code
- General office uses
- Hotel/motels
- Accessory uses

The applicant is proposing a modification to the Perimeter West development text to add a temporary helipad/heliport as an accessory use associated with a permitted principal use, effective through December 31, 2029. The Code requires a Special Permit for a heliport/helipad. With input from our legal counsel, the Amended Final Development Plan submission replaces the Special Permit.

Site Details

The temporary helipad location was selected based on three criteria: no conflicts with the future hospital construction zone, including cranes and other equipment; remaining within the Federal Aviation Administration-approved flight path; and minimizing the distance to the hospital emergency room. Patients will be transported from the helipad to the hospital emergency room by ambulance via Hospital Drive and the internal private drive.

To accommodate the helipad, the applicant proposes removing the existing pavement and installing a concrete landing pad with appropriate demarcations and lighting. The landing area is proposed to be enclosed by an orange plastic, water-filled jersey barrier. The barrier's limits are defined by the required vertical and horizontal clearance of the flight path and ensuring no interference from parking or vertical obstructions. Alternative barrier options include a white plastic jersey barrier or a concrete barrier. Although the applicant prefers a plastic barrier, citing concerns that concrete barriers are often reused from previous work sites and are in poor condition, staff recommends a concrete barrier to better integrate with the surrounding area. A recommended condition of approval reflects this requirement.

Once the hospital expansion is complete, the original helipad will be reactivated. The temporary helipad will then be removed, and the site will be restored to its original or improved condition. This includes pavement, parking, lighting, and landscaping, which is reflected in a recommended condition of approval.

Lot Coverage/Setbacks

The Perimeter West development text requires a maximum lot coverage of 65 percent. The existing lot coverage is 54.3 percent. Several landscape islands will be removed to accommodate the helipad, increasing the impervious area to 54.6 percent, which meets the text's requirement.

Required setbacks include 10-foot parking setbacks for side and rear yards, and a 30-foot pavement setback from Perimeter Drive and Hospital Drive (formerly Perimeter Loop). The helipad is set back a minimum of 150 feet from all sides, meeting the requirements of the text.

Parking

Parking requirements follow the City of Dublin Zoning Code, which requires one space per 250 square feet for administrative offices. The existing building is 130,839 square feet, which requires 452 parking spaces. The site currently contains 581 parking spaces, which exceeds the requirement by 129 spaces.

The proposal includes removing 179 spaces and temporarily leaving 402 spaces for the existing office use. OhioHealth has indicated that 50 employees are employed in this building and utilize 50 of the 402 spaces remaining. The applicant has indicated that they do not anticipate additional employees within the building during the four-year timeframe that the temporary helipad is on site. If the existing parking use or the number of employees changes that require parking over the 402 spaces prior to December 31, 2029, OhioHealth is committed to working with the City of Dublin to obtain necessary approvals.

Landscaping

The proposal removes protected trees, which are required to be replaced inch-for-inch. A total of 16 trees will be removed, including six protected trees (45 caliper inches), as well as the removal of four landscape islands. The applicant proposes to restore the four landscape islands and plant 16 trees (48 caliper inches) within the existing and restored landscape islands following the removal of the temporary helipad. Tree replacements shall be provided within one year in the property's perimeter landscaping. Conditions of approval reflect these requirements.

Lighting

All helipad lighting is regulated by the FAA. The proposal includes installing in-ground lights around the helipad perimeter and an illuminated windsock. Five existing parking light poles in the helipad area will be temporarily removed and reinstalled once the helipad is decommissioned. Additional existing light poles will have 5-inch red obstruction lights added to the top of the poles, which are crucial for safe helicopter operations. All modified parking lot light poles will be restored once the helipad is removed.

Utilities and Stormwater

The site is served by water, sanitary, and storm sewer utilities. Existing stormwater management and drainage systems are provided and meet the regulations. The applicant shall continue coordinating with Engineering to address all comments during the site plan review process, as reflected in a recommended condition of approval.

Minor Text Modification: Section 153.053(E)(2)(b)(4)(b)

Criteria

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
To amend the Perimeter West development text to add a temporary helipad/heliport as an accessory use in association with a permitted principal use, effective through December 31, 2029.	Criteria Met: Given the following factors. <ul style="list-style-type: none"> • The proposed use is temporary with a specified date of termination and does not conflict with the permitted uses in the development text. • The location of the temporary use makes room for the adjacent hospital expansion, which is a planned future phase. • The modification does not significantly alter the existing site and will be restored upon termination of the temporary use. • The proposal will provide essential emergency operations to continue during the construction phase for OhioHealth. • The location of the temporary use is based on the requirements of the City of Dublin, as well as other federal agencies.

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.	Criterion Met with Text Modification: The proposal is consistent with the development text requirements, with the proposed text modification to establish a temporary helipad/heliport as an accessory use in association with a permitted principal use.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criterion Met with conditions: The proposal continues to provide safe and efficient pedestrian and vehicular circulation throughout the site, which will not be modified with this request. Staff recommend using a concrete barrier in lieu of an orange plastic jersey barrier to aesthetically integrate it on-site. If the existing use or number of employees changes to require additional parking that the 402 spaces prior to December 31, 2029, OhioHealth is committed to working with the City of Dublin to obtain necessary approvals. Recommended conditions of approval reflect these requirements.
3. The development has adequate public services and open spaces.	Criterion Met: Existing stormwater management and utilities are provided and meet the regulations.
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 helipad/heliport will be constructed on existing impervious surfaces.
5. The development provides 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 with condition: The proposed helipad/heliport lighting is regulated by the Federal Aviation Administration standards. The proposed lighting is of low intensity and will not spill light onto adjacent properties. All removed or modified parking lot light poles will be restored once the helipad is removed.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.

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 with Conditions: Protected trees in the helipad/heliport area will be removed and are required to be replaced. The proposal includes 16 trees (48 caliper inches) that will be planted within the existing and restored landscape islands following the removal of the temporary helipad. Tree replacements shall be provided within one year in the property's perimeter landscaping. Conditions of approval reflect these requirements. All other landscaping and trees will be preserved during construction.

8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.

Criterion Met with Conditions: Existing stormwater management and drainage are provided and meet our current regulations. The applicant will need to continue to coordinate with Engineering during the site plan review process, which is a recommended condition of approval.

9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.

Not Applicable: The proposed development 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, including Federal Aviation Administration regulations.

Recommendation

Planning Recommendation: Approval of a Text Modification to add a temporary helipad/heliport as an accessory use in association with a permitted principal use to the Perimeter West development text, effective through December 31, 2029.

Planning Recommendation: Approval of an Amended Final Development Plan with conditions:

- 1) Upon removal of the temporary helipad, the site shall be restored to existing or better conditions including but not limited to pavement, parking spaces, landscape islands and trees within the islands, and lighting.

- 2) The orange jersey barrier is replaced with a concrete barrier prior to approval of a building permit.
- 3) The required tree replacements are installed on site within one year of removal.
- 4) If the existing use or number of employees changes that require parking over the 402 spaces prior to December 31, 2029, OhioHealth shall coordinate with the City of Dublin to obtain necessary approvals.
- 5) The applicant continues to coordinate with Engineering during the site plan review process.