

PLANNING REPORT

Planning and Zoning Commission

Thursday, October 2, 2025

Dublin Methodist Hospital Tower Expansion 25-051AFDP

<https://dublinohiousa.gov/pzc/25-051>

Case Summary

Address	7500 Hospital Drive
Proposal	Construction of an addition and associated site improvements to 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	PUD, Dublin Medical Campus (OhioHealth)
Planning Recommendation	<u>Approval of the Amended Final Development Plan and Conditions.</u>
Next Steps	Upon review and approval of the Amended Final Development Plan, the applicant is eligible to apply for building permits.
Applicant	Amy Nagy, EMH&T Nicholas Ovens, EMH&T
Case Manager	Tammy Noble, Senior Planner (614) 410-4649 tnoble@dublin.oh.us



Community Planning and Development

 5200 Emerald Parkway
Dublin, Ohio 43017

 614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

Site Location Map

25-051AFDP - Dublin Methodist Tower Expansion



Site Features

- 1 Existing hospital
- 2 Proposed tower location
- 3 1.78-acres to be added to PUD
- 4 Temporary construction laydown area

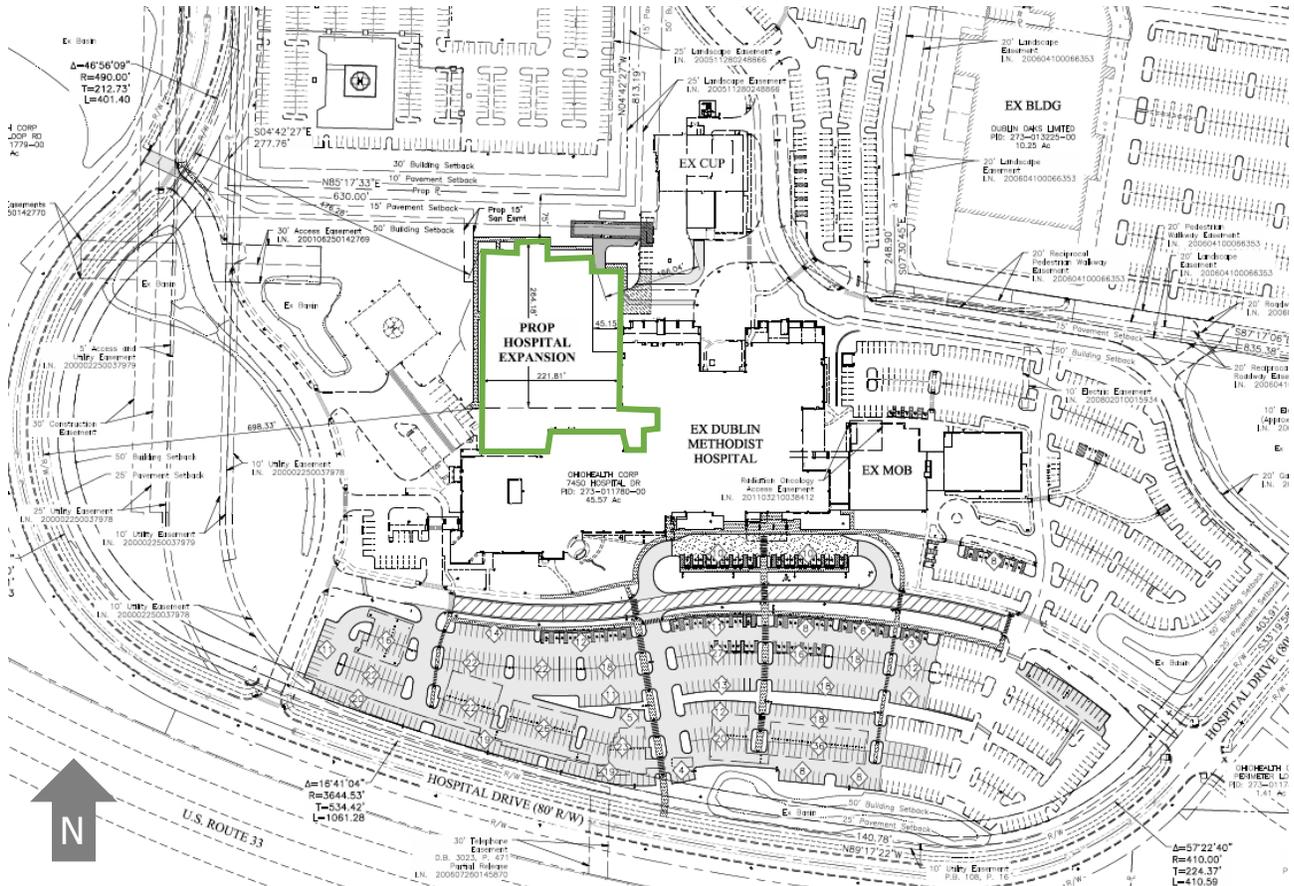
— Subarea 1 — Subarea 2



1. Introduction

Request

An Amended Final Development Plan to construct a 206,858-square-foot tower expansion and associated site improvements at the OhioHealth Dublin Methodist Hospital. The site improvements include removal of some bioretention areas, trees, and green space on the south side of the building to accommodate a redesign of the existing parking lot and the creation of a semi-circular drive at the hospital's main entry. New sidewalks, landscaping, and site lighting would also be installed.



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 (PZC).

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 45-acre site is zoned Planned Unit Development (PUD) – Dublin Medical Campus and is located in Subarea 1, northwest of Avery-Muirfield Drive and U.S. Route 33. The site, owned by OhioHealth, contains a 343,588-square-foot hospital and 96,000-square-foot medical office building (both containing four stories) as well as a 13,003-square-foot energy plant. Three major parking lots on the north, east, and south sides of the hospital provide 1,429 spaces. There are six access points: one from Perimeter Drive, four from Hospital Drive, and a private drive connecting to the Kroger and Avery Square shopping center. Pedestrian connections link the site internally and to Perimeter Drive, Hospital Drive, and adjacent properties. A helipad is currently located northwest of the hospital. Subarea 2, east of Hospital Drive, includes three medical office buildings.

Update

The Planning and Zoning Commission heard a request on August 7, 2025 for an Amended Final Development Plan for a 206,858 square foot addition, associated site improvements, and two text modifications. The text modifications were approved by the Planning Commission and included amending the acreage of the campus to 61.87-acres that was modified to include 1.78 acres from Perimeter West PUD. The second text modification was to reduce the minimum parking requirement to 2.25 space per 1,000 gross square feet. The Amended Final Development Plan was tabled to allow the applicant to continue to work with staff on comments related to architectural modifications for the addition.

The proposed hospital addition is a modernized update to the existing facility to increase clinical medical services available to the Dublin Methodist Hospital. This facility has been a revered part of our community for its modern architecture, visibility along US 33, and campus like setting within our community. The addition provides additional laboratory space, cardiac catheterization labs, pharmaceutical needs, surgical and nutritional services. It includes 96 new inpatient beds and 58,500 square feet of renovated space to upgrade critical support and surgical needs.

The Commission discussed several potential options for the applicant to consider regarding architectural modifications for the new tower addition. The comments include minimizing the mass of the proposed mechanical penthouse, use architectural features that break up the façade, using alternative roof materials on first and second levels east of the addition, consider wayfinding and connectivity to aid in pedestrian movement, and meet the tree replacement requirements. The applicants have successfully worked with staff to accommodate the feedback from the Commission in the following manner:

- Mechanical Penthouse Integration. To reduce the visual prominence of the mechanical penthouse, the orange brick façade was extended higher on the parapet to minimize the perceived height of the penthouse. The proposal also adds brown brick cladding that wraps around the exterior of the penthouse to add more character to the façade, as well as successfully integrate it into the existing buildings. These modifications were both directly associated with the Commission’s comments.
- Elevation Articulation. The applicants have added a soldier course brick banding along the upper portion of the brick area. This emulates the existing ribbon window pattern on the existing building and provides additional interest to the proposed addition.
- Roof Design/Appearance. To address comments related to roof design options, Ohio Health has provided information about how their roof treatment will be a well-maintained

surface that is a white, reflective covering that ensures the view is a positive attribute. This addresses the Commission comments while abiding by health policies of their organization.

- Landscaping and Wayfinding. The applicant has revised plans to enhance site navigation, includes additional foundation plantings along the building, and meet all requirements of our tree replacement policy. These are based on the requirements of the Code, as well as comments of the Planning Commission.

Case History

August 2025

Planning and Zoning Commission heard an Amended Final Development Plan for a 206,858 square foot addition to provide additional inpatient care services and associated site improvements. The Commission requested that the applicant consider architectural modifications to integrate the addition with the existing buildings. The approved two text modifications associated with total acreage of the site and minimum parking requirements.

July 2025

Staff Administratively Approved a lot line adjustment and combination (Case 25-050MS) to add 1.78-acres from 6805 Perimeter Drive (Perimeter West PUD) to 7500 Hospital Drive (Dublin Medical Campus PUD).

June 2025

PZC approved an Amended Final Development Plan with a Text Modification to permit a temporary helipad at 6805 Perimeter Drive to service the Dublin Methodist Hospital at 7500 Hospital Drive.

October 2023

Staff Administratively Approved a 2,650-square-foot linear accelerator building addition to the Dublin Methodist Hospital and minor site modifications.

November 2009

PZC approved an Amended Final Development Plan and Text Modification to allow for sign and building modifications for the Dublin Methodist Hospital.

November 2006

PZC approved an Amended Final Development Plan for a 100,000-square-foot medical office building and associated parking.

May 2005

PZC approved a Final Development Plan for a 325,000-square-foot, 100-bed hospital with associated site improvements.

February 2005

City Council approved a Rezoning (Ordinance 04-05) of the site from Perimeter West Planned Commerce District and Riverside Planned Commerce District to Planned Unit Development (PUD) Dublin Medical Campus, OhioHealth.

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. This FLU allows for a maximum density of 16,500 square feet per acre when fronting highways. Low to mid-rise buildings ranging from 2-6 stories are envisioned with significant prominence along highway corridors.

4. Project Details

Permitted Use, Density, and Height

The OhioHealth Dublin Medical Campus PUD text states that the site will contain a hospital that is centrally located on the site with plans to growth in the future. This future uses include "healthcare-related uses, medical and professional office uses, and other uses that will complement and be ancillary to the hospital". The Permitted Uses include hospitals and clinics, health care facilities, commercial and support uses, day care uses, health clubs, skilled nursing, hospice services, hotels and motels, a helipad, parking garage or structure, and an energy plant. These Permitted Uses have development standards including height and setback requirements. The approved development text allows for structures up to six stories in height, including the mechanical equipment. The application meets this requirement.

Density

The Dublin Medical Campus development text permits up to 950,000 square feet of building area within the PUD, covering all structures in Subareas 1 and 2 except for the energy plant. Additional square footage is permitted, but a traffic report may be required to identify any impact on the transportation system.

The current proposal includes a six-story, 206,858-square-foot inpatient tower on the north side of the existing hospital to expand its clinical medical services. This would bring the total development area within the PUD to 702,075 square feet, as follows:

- Existing hospital: 343,588 SF
- Proposed inpatient tower: 206,858 SF
- Medical office buildings: 151,629 SF

This total is below the 950,000-square-foot threshold. The density is 15,101 square feet per acre, thus meeting the FLU recommendation.

Site Details

In addition to the proposed new tower, the applicant is seeking to improve the patient's experience by removing underutilized green space and bioretention areas in the parking lot on the south side of the hospital and redesigning the parking lot to provide direct pedestrian connections to the main entrance. The multiple patient drop-off points in front of the hospital will be combined into one semi-circular entrance and more accessible parking will be brought closer to the main entrance. New landscaping will be installed in the parking lot, north of the

tower, and at the main entrance with bench seating. The reconfigured front parking lot maximizes efficiency, enhances pedestrian access to the entrance, and improves drainage. Staff finds the modifications appropriate.

Lot Coverage and Setbacks

The development text permits a maximum building coverage of 25 percent across the entire site excluding parking lots and the helipad. The proposed addition will bring the building coverage to 17%, thus meeting the standard. The text does not have requirements for overall lot coverage, so it defaults to Code which allows a maximum of 70 percent. The proposal will meet this requirement equating to 52% lot coverage.

The development text requires a minimum building setback of 50 feet from Hospital Drive, Perimeter Drive, and the side and rear property lines. Minimum pavement setbacks are 25 feet from Hospital Drive, Perimeter Drive, and local streets. All other side and rear yards require a 15-foot pavement setback.

The proposed tower meets all setback requirements:

- Building: 75 feet from the newly adjusted northern property line
- Pavement: 15-foot setbacks are met surrounding the tower, and the 25-foot pavement setback along Hospital Drive is met

Uses

The development text permits all uses outlined in Section 153.026 Suburban Office and Institutional District of the City of Dublin Zoning Code, along with additional medical-related uses, including but not limited to:

- Hospitals and clinics
- Healthcare facilities including ambulatory care, inpatient and outpatient surgery, medical offices, and ancillary services
- Ancillary commercial uses that support medical operations

The proposed tower expansion includes laboratory and cardiac catheterization labs, a pharmacy, emergency department, surgical and nutrition services, and inpatient care. The project will add 96 patient beds across four levels, increasing the total bed count from 140 to 240. All proposed uses are consistent with those permitted in the development text.

Architecture

The development text permits urban-style architecture that reflects the residential tones typical of Dublin. Hospital buildings should take advantage of major view sheds and access northern light for visibility from major thoroughfares. Expansions must be architecturally consistent with the existing hospital structure. The maximum building height is six stories, with allowances for architectural elements and screened mechanical equipment to exceed this limit. All buildings must coordinate façade colors and materials, and flat roofs are permitted if mechanicals are fully screened or integrated architecturally.

The proposed tower is a rectilinear, six-story structure at 89 feet in height to the bottom of the seventh floor, with a rooftop mechanical penthouse. The exterior reflects the interior functions:

the lower floors house surgical and clinical functions with fewer windows, while upper floors, with patient rooms, feature more glazing. Larger glass bays are provided in family waiting areas. Materials include tan and plum brick, stone, beige metal panels, and clear glazing with anodized aluminum framing – all consistent with the existing hospital, though updated with a modern window design that omits horizontal mullions.

Planning Commission generally supported the proposal presented at the August 7, 2025 meeting, however asked the applicants to consider modifying the architecture to better integrate the new addition with the existing hospital. The applicant has addressed these comments by extending orange brick material above the previous edge of the parapet, adding brown brick cladding that wraps the building and provides architectural relief to the exterior façade, and adding a soldier course brick banding to coincide with features of the existing building. The applicant has also address comments related to landscaping and wayfinding and comments related to the roofing material.

Previous Renderings



Current Rendering



Campus View



Parking

At the August 7 PZC meeting, Planning Commission approved a modification to the development text to allow a minimum parking requirement of 2.25 space per 1,000 gross square feet. The proposed addition would bring the required total to 1,455 spaces. The applicant is proposing

modifications to the circulation and layout of the southern parking lot, and would increase the number of spaces provided on the site to 1,553, meeting the approved parking requirement.

Landscaping

The proposal removes protected trees, which are required to be replaced inch-for-inch. A total of 71 protected trees including 564 inches in caliper is being removed. The proposal has been modified to meet all the requirements for tree replacement policies, as well as includes additional foundation plantings.

Lighting

The development text requires cutoff-type fixtures for all exterior lighting. Fixtures must be mounted on poles or walls, coordinated in style and color, and poles must not exceed 30 feet in height. Materials must be dark brown, black, or bronze metal. The proposal includes 40 new 26.5-foot McGraw-Edison poles in dark bronze to match existing fixtures and meet the requirements of the text.

Utilities and Stormwater

The site is served by water, sanitary, and storm sewer utilities. Existing stormwater management and drainage systems are provided. The applicant shall continue coordinating with Engineering to meet all requirements including refining stormwater management calculations to clarify connections to the downstream system and meet all other requirements.

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.	Criterion Met: The proposal is consistent with the Preliminary Development Plan.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criterion Met: The redesigned parking lot, semi-circular main entrance drive, and new sidewalk connections enhance safe and efficient pedestrian and vehicular circulation across the site. These improvements better direct patients to the hospital's main entrance and align with the planning objectives outlined in the development text.
3. The development has adequate public services and open spaces.	Criterion Met: The proposal meets the lot coverage and density requirements, leaving ample green space on site. The proposal provides new bench seating and landscape enhancements near the main entrance.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the	Criterion Met: The addition and associated site improvements will be constructed in existing developed parts of the site and will not affect natural site characteristics.

applicable regulations set forth in the Code.

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.
6. The proposed signs are coordinated within the PUD and with adjacent development.
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.
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.
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.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.

Criterion Met: The proposed parking lot light poles are low-intensity fixtures that provide adequate illumination for safe vehicular and pedestrian circulation without spilling onto adjacent properties.

Not Applicable: No signs are proposed with this request.

Criterion Met: The proposed landscape improvements will enhance the hospital site, particularly around the parking lot and main entrance. All required tree replacement requirements are being met with the application.

Criterion Met with Condition: Existing stormwater management and drainage are provided. The applicant shall continue to work with Engineering to address comments during the required site permit review process as per the recommended condition of approval.

Not Applicable: The proposed development will not be implemented in phases.

Criterion Met: The proposal meets all other applicable laws and regulations.

Recommendations

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

- 1) The applicant continues to work with Engineering such that comments are addressed during the required site permit review process.