

DUBLIN MEDICAL CAMPUS PUD

PLANNED DEVELOPMENT DISTRICT

Overview

Purpose

OhioHealth is creating the Dublin Medical Campus PUD for the purpose of providing a unified medical, professional, and institutional campus with a community hospital as its cornerstone. It shall be designed to provide easy access to high quality medical care in an area where the comprehensive healthcare services to be found in this district previously have been absent. Development of this site will immediately enhance the health and well-being of the citizens of the City of Dublin and surrounding communities.

Site Description

The site is of an irregular shape and consists of approximately 86.3 acres located immediately to the northwest of the intersection of U.S. Route 33/State Route 161 and Avery-Muirfield Drive. It has approximately 3,400 feet of frontage on U.S. Route 33/S.R. 161 and approximately 1,200 feet of frontage along Avery-Muirfield Drive. It is also located to the south of Perimeter Drive, with approximately 535 feet of frontage on that roadway between the parcels currently known as the Pacer Global Logistics site (Parcel Identification Number 273-010212) and the Kroger/Avery Square site (Parcel Identification Numbers 273-008208 and 273-008209), and extends westward to a parcel currently owned by Mount Carmel Health (Parcel Identification Number 273-001902).

Prior to the approval of this development text the eastern two-thirds of the site, consisting of approximately 52.9 acres, was located within the Riverside PCD and currently includes two existing medical office buildings and associated stormwater ponds owned by the hospital which can be found near the property's eastern boundary. The Riverside PCD provides permitted uses for SO, Suburban Office and Institutional Uses, including but not limited to hospitals, clinics, ambulatory care, outpatient services, and medical offices. The remainder of the site was included within the Perimeter West PCD and is currently undeveloped. The Perimeter West PCD allows permitted uses for SO, Suburban Office and Institutional Uses, including but not limited to general office uses, ancillary commercial and restaurant uses, and hotels and motels. This Dublin Medical Campus PCD will remove the site from the scope of these other PCDs and establish new development standards to facilitate the creation and growth of a community hospital and surrounding campus.

Site Use Concept and Schedule of Development

The medical campus site will be comprised of 2 subareas that will be subject to the restrictions set forth in this development text. A hospital building will be centrally located on the site and will be constructed with an eye toward the future, allowing for expansion as the need arises. In addition to the hospital building to be constructed and the medical office buildings that are currently being utilized on the extreme eastern section of the property, future development will generally allow for healthcare-related uses, medical and professional office uses, and other uses that will complement and be ancillary to the hospital. The site will be developed in phases over time based on demand for medical and associated services. The hospital has a goal of completing the first phase of construction and opening for the treatment of patients in October 2007.

The site is conveniently located near two major roadways, namely U.S. Route 33/S.R. 161 and Avery-Muirfield Drive. The extension of Perimeter Loop Drive will provide access to the site from Avery-Muirfield Drive. This extension has been provided for in the Riverside PCD and Perimeter West PCD development texts as well as in this text and is essential to the traffic scheme for this site. Access to the property will be possible from Perimeter Drive as well. The hospital will require a helipad for transportation of emergency life flight patients. The general layout of the site is generally set forth in **Exhibit A**, which is attached hereto and incorporated herein.

Effect on Perimeter West PCD

Density Within Perimeter West PCD. As mentioned above, a portion of the real property to be included in the Dublin Medical Campus PUD was previously a part of the Perimeter West PCD. The development standards for the Perimeter West PCD imposed a density restriction of no more than 9,000 square feet per gross acre on the aggregate of all real property within that district's boundaries. In calculating site density within the Perimeter West PCD, credit was allocated to buildable sites within the district for right-of-ways that were dedicated to the City of Dublin along Perimeter Drive and for the extension of Perimeter Loop Drive. By creating the Dublin Medical Campus PUD, certain portions of the real property dedicated to the City of Dublin for the extension of Perimeter Loop Drive will be rezoned as a part of the hospital's application and thus will be taken outside of the scope of the Perimeter West PCD. Despite this fact, density should continue to be calculated in the Perimeter West PCD as if the right-of-way will remain in that district, as explained below.

When the Perimeter West PCD was created as a part of a rezoning, it contained 81.151 acres of land, including right-of-way. As a condition of the rezoning, deed restrictions were placed upon this acreage to limit the average total density in the district to 9,000 square feet per gross acre. This permitted a total of

730,359 square feet of allocated density for the entire property, to be apportioned as the developer deemed appropriate.

Of these 81.151 acres, the following development has occurred: (1) 13.349 acres were sold and became what is now known as the Pacer Global Logistics site, and a density totaling 164,212 square feet was allocated to that property; (2) 6.545 acres of the site were sold and became what is now known as the Perimeter West Professional Park, and a density totaling 52,576 square feet was allocated to that property; and (3) 28.776 acres (which are now to become part of the Dublin Medical Campus PUD) were sold to OhioHealth, and a density totaling 258,984 square feet was allocated to that property.

24.147 acres of real property in the Perimeter West PCD continue to be controlled by Perimeter West, LLC (an affiliate of Ruscilli Development Co., Ltd.) and is undeveloped, while the remainder of the district consists of 8.334 acres of dedicated right-of-way. Based on development within the district to this point, a density of 254,587 square feet remains available for development on Ruscilli's property. As a part of the rezoning of the hospital's property, 3.145 acres of right-of-way will be removed from the Perimeter West PCD. At an average density limit of 9,000 square feet per gross acre, this could mean that 28,305 square feet of density allocation may not be credited to Ruscilli. In order to ensure that the density allocation in the Perimeter West PCD remains in line with the conditions which were understood and agreed to by the developer and the City at the time of the approval of that district, this 28,305 square feet of density should continue to be allocated to the undeveloped portion of the district and Ruscilli should be entitled to develop a total of 254,587 square feet on its 24.147 acres of undeveloped property.

Nothing in this section shall be construed to alter the permitted density within this Dublin Medical Campus PUD as otherwise stated in this development text.

Curb Cuts. Both the roadway plat for the Perimeter West PCD and the development plan for the Pacer Global Logistics building's proposed future expansion as approved by the Dublin Planning Commission on November 4, 1999 provided for a second curb cut on the southwestern portion of Parcel Identification Number 273-010212 (a.k.a. the Pacer Global Logistics site) to allow access to the Perimeter Loop Drive extension. The roadway plat for the Dublin Medical Campus PUD will now serve to govern the location and shape of the Perimeter Loop Drive extension. The roadway plat resulting from the creation of the Dublin Medical Campus PUD shall provide for such second curb cut to allow access to the Perimeter Loop Drive extension from Parcel Identification Number 273-010212 in substantially the same location where the curb cut would have been located if the Perimeter West PCD development standards and roadway plat were still applicable. Should a curb cut alone be insufficient to provide such access, then additional means will be utilized to provide access to the Perimeter

Loop Drive extension from Parcel Identification Number 273-010212 at no cost to the owner of that parcel. The hospital shall cooperate with the owner of the Pacer Global Logistics site in the design and alignment of such curb cut and any additional means necessary to provide such access.

Subarea Development Standards

Development of the site will occur in 2 subareas. The following general standards shall apply to each subarea:

- Governing Standards. Basic development standards will be set forth for each subarea regarding uses, density, traffic and circulation, landscaping, architecture, signage and graphics, and other relevant matters. If the standards set forth in this Dublin Medical Campus PUD are found to be in conflict in any way with the City of Dublin Zoning Code, then the terms of the PUD shall prevail. Standards set forth in the City of Dublin Zoning Code shall apply to any matters not addressed in this development text.
- Density/Coverage. The hospital shall have the right to develop at least 950,000 aggregate square feet of structures within the PUD. Of these 950,000 square feet, at least 600,000 square feet shall be permitted to be used for hospital structures and at least 350,000 square feet shall be permitted to be used for any other use permitted in the PUD. If the hospital submits any final development plan to the Planning Commission which exceeds the basic threshold of 950,000 aggregate square feet of development within the PUD, then the Planning Commission may require the hospital to provide a traffic report which illustrates how the additional development will affect the transportation system in the immediate area and what improvements will be necessary as a result. The values contained in this section shall be calculated in a manner that is exclusive of the square footage of any parking lots, parking structures, and the helipad on the site and of the square footage of any energy plant serving the property from on-site.

The maximum lot coverage for buildings on the entire site, exclusive of parking structures, parking lots, and the helipad, shall not exceed 25% of the total site acreage. Nothing shall prohibit building coverage of greater than 25% in any single subarea so long as the final total coverage figure for the entire site does not exceed this value.

- Perimeter Loop Drive Extension. Perimeter Loop Drive shall be extended to serve as the main roadway for ingress and egress to and from both subareas. This extension shall run from the point where Perimeter Loop Drive currently meets the Dublin Medical Campus site at its northeastern edge and shall continue around the southern portion of the site, eventually connecting to Perimeter Drive at a point north of the westernmost portion of the site. The

Perimeter Loop Drive extension shall be a public road. Design of the extension shall occur in the year 2005, with construction being completed by the end of 2006.

This roadway shall have various entry points into the hospital. The locations of these entry points shall be driven by the layout of the hospital. These entry points may include, but shall not be limited to, a major entry that aligns with the main entrance to the hospital and a secondary entrance which will be found at or near the emergency services area. Other entry points shall be provided so as to maximize the efficiency of traffic flow to and from each building on the site.

- Renaming of Roadway. Beginning west of the intersection of Perimeter Loop Drive and Avery-Muirfield Drive and continuing to the point where the Perimeter Loop Drive extension meets Perimeter Drive, Perimeter Loop Drive shall be renamed "Hospital Drive." This will serve to identify the location of the hospital and will eliminate confusion for those in need of medical attention. (For purposes of this development text, this roadway will continue to be referred to as Perimeter Loop Drive.)

Following are the development standards applicable to each subarea:

I. Subarea 1: Central and Western Site Area

A. Description. Subarea 1 encompasses the western three-quarters of the site. This subarea will consist of approximately 65.8 acres. Its southern boundary shall run along U.S. 33/S.R. 161. Its western boundary shall run contiguous to the boundary of the property currently known as Parcel Identification Number 273-001902 and shall extend northward to the hospital's property line. The northern boundary shall be irregularly shaped, running from the end point of the western boundary line and meeting the property line for Parcel Identification Number 273-010212. This boundary line shall wrap around the southern portion of Parcel Identification Number 273-010212 and shall continue so as to include all of the real property south of Perimeter Drive located between that site and the parcels currently known as Parcel Identification Numbers 273-008208 and 273-008209. This northern boundary line shall then head eastward and shall end just east of Perimeter Loop Drive.

Subarea 1 includes Parcel Identification Number 273-011300, consisting of approximately 7.904 acres; Parcel Identification Number 273-010701, consisting of approximately 10.427 acres; Parcel Identification Number 273-010211, consisting of approximately 10.419 acres; and approximately 32.681 acres of Parcel Identification Number 273-001895. The remainder of the acreage in this subarea, equaling approximately 4.369 acres, consists of the right-of-ways.

B. Site Use Concept. Planning objectives for Subarea 1 shall include the creation of a convenient, attractive hospital and surrounding campus with an effective access system that accommodates traffic and pedestrian circulation. Particular attention will be paid to locating service centers on the site in a manner that is efficient and provides the quickest and safest methods for matching patients with the particular service that they seek.

C. Permitted Uses. Uses outlined in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code shall be permitted, as well as the following uses:

1. hospitals and clinics
2. healthcare facilities including ambulatory care, outpatient care, inpatient and outpatient surgery, medical offices and ancillary services
3. ancillary commercial and restaurant uses in support of hospital or other medical uses
4. day care
5. health club, fitness center, and physical therapy uses
6. skilled nursing facility
7. hospice
8. hotels and motels
9. helipad
10. parking garage/parking structure
11. energy plant to service the hospital

D. Height and Setback Requirements.

1. The maximum building height for structures shall not exceed 6 stories. Architectural elements, as well as mechanical equipment and associated housing for such equipment, may exceed this height limitation.

2. Minimum setbacks for buildings and pavement shall be as follows:

From U.S. 33/S.R. 161: 50 feet for buildings and pavement

From Perimeter Loop Drive: 50 feet for buildings, 25 feet
for pavement

From Perimeter Drive: 50 feet for buildings, 25 feet for
pavement

Dedicated local streets: 50 feet for buildings, 25 feet for
pavement

Sideyards: 50 feet for buildings and 15 feet for pavement

Rearyards: 50 feet for buildings and 15 feet for pavement

3. There shall be no minimum setback requirement from interior property lines where both subject parcels lie within the Dublin Medical Campus PUD. This provision is not intended to be an exception to any applicable building codes; rather, it is intended to allow buildings owned by separate parties to be connected for functional purposes and is subject to prudent planning principles. Where this provision does not apply, setbacks along interior property lines shall be 25 feet for buildings and 15 feet for pavement, unless otherwise approved by the Planning Commission.”
4. Detached accessory structures, including but not limited to dumpsters, pump houses in support of irrigation systems, or mechanical equipment housing, may encroach upon building setbacks. Such structures shall not be permitted to encroach upon pavement setbacks.

E. Parking and Loading.

1. Parking areas for hospital patrons may be located in the front of, behind, or to the side of the hospital building. Parking areas shall be added as needed on the site.
2. Additional parking areas shall be provided as needed for each building developed on the site which is not a part of the main hospital structure.
3. At least 1 parking space shall be provided for every 300 gross square feet of buildings on the site. No parking shall be required for the energy plant.
4. On-street parking shall not be permitted.
5. In accordance with the City of Dublin Zoning Code, service courts and loading docks shall be screened from all sides by landscaping, mounding, or walls.
6. All other matters related to parking on the site shall be regulated by the City of Dublin Zoning Code, Sections 153.200 through 153.212.

F. Traffic and Circulation.

1. Internal private driveways shall be utilized within this subarea. Exact locations and specifications for these roads in the initial phase of development shall be submitted to the Planning Commission as part of the final development plan. Unless otherwise set forth in the final

development plan, these driveways shall be constructed in accordance with the City of Dublin Zoning Code.

2. All curb cut locations and spacing shall be placed and designed according to prudent traffic engineering principles and in accordance with the City of Dublin Zoning Code.

3. The Perimeter Loop Drive extension shall have 80 feet of total right-of-way or such amount of right-of-way as recommended by the City of Dublin Engineer. The pavement width for this roadway shall be in accordance with the recommendation of the City of Dublin Engineer.

4. Pedestrian pathways shall be provided which are generally accessible to the public and shall be connected to the existing bike path system in the area. However, no pathways shall be required along the south side of the Perimeter Loop Drive extension. Tunnels shall be permitted where necessary to provide connections to the bike path system. The installation of private internal paths intended for the exclusive use of hospital patients, visitors, and staff shall also be allowed but shall not be required to be connected to the bike path system or to be available for use by the general public.

5. Traffic signals shall generally be placed based on traffic warrants. Traffic signals are specifically permitted at the intersection of Perimeter Drive and the Perimeter Loop Drive extension, as well as at the intersection of Perimeter Drive and any access drive on that portion of the site that lies between Parcel Identification Number 273-010212 and Parcel Identification Numbers 273-008208 and 273-008209.

6. A traffic study shall be undertaken by the hospital which shall serve as a guideline for the location of roadways and internal drives on the site. A final access plan shall be submitted to the Planning Commission for its approval as a part of the final development plan.

G. Signage and Graphics.

1. At the time of the submission of its initial final development plan to the Planning Commission, the hospital shall present the Planning Commission with a graphics and signage plan for its review. This plan, and any future amendments thereto, shall serve as the uniform graphics and signage plan for the entire PUD both for the initial phase of development on the site and any phase of development occurring thereafter. Once the graphics and signage plan is approved as a part of the initial final development plan, its terms shall apply to all graphics and signage within the PUD. In the event that the graphics and signage plan is silent on any matter addressed by the

City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

2. All primary identification signage shall be of appropriate size and adequate exposure on contiguous right-of-ways to allow passing traffic to easily identify and locate the campus. At least one primary identification sign shall be permitted on each right-of-way that is contiguous to the campus.

3. All hospital entrance signage shall be of appropriate size and adequate exposure and may be either building-mounted or ground-mounted adjacent to the appropriate entrance. At least one such sign shall be permitted at each entrance to the hospital.

4. Primary directional signage shall be of appropriate size and adequate exposure to accommodate verbiage that will allow quick comprehension by patients and visitors with respect to locating different service areas on the campus. At least one double-faced primary directional sign shall be permitted at each campus perimeter corner decision point and each vehicular ingress/egress point along contiguous right-of-ways.

5. An appropriate number of secondary directional double-faced signs shall be permitted within the internal campus vehicular traffic routes. Secondary directional signs shall be of a smaller size than primary directional signs.

6. The area of each sign base (if any) shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.

7. The overall design of signage and graphics shall be of a unified appearance and shall be compatible with the overall campus architectural character with respect to materials and colors.

8. Temporary development marketing signage shall be permitted.

9. In regard to materials and color, all signage elements shall be compatible with the architectural character of campus buildings.

H. Architectural Standards.

1. The architecture within this subarea may be more urban in nature than that found in surrounding developments but shall still reflect the residential tones typical of recent development in the City of Dublin. All buildings and associated structures shall be harmonious in character.

2. Facade colors and materials on individual buildings shall be coordinated to complement each other. Glass and curtain wall color shall be coordinated to complement each other and the color palette of the building.

3. Flat roofs shall be permitted provided that all mechanical equipment is screened from view or otherwise incorporated into the building architecture. If pitched roofs are used, the minimum slope shall be 6:12 rise over run.

4. No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the subarea outside of the permitted structure unless otherwise set forth herein.

5. Hospital building placement shall take advantage of major view sheds both to enable patients to receive northern light and so that the hospital may be seen from major thoroughfares. Major view sheds to the hospital are from U.S. 33/S.R. 161 looking east/west, from the U.S. 33/S.R. 161 exit ramp to Avery-Muirfield Drive looking west, and from Perimeter Drive looking southeast.

6. After approval of the final development plan, minor deviations from building and architectural plans shall be permissible in order to comply with applicable building and fire codes so long as these deviations are architecturally integrated into the structure. There shall be no requirement that such deviations be presented to the Planning Commission for its approval.

7. Expansions of the main hospital building or the construction of any accessory structures which extend beyond the building specifications set forth in the initial final development plan shall be permitted without prior approval by the Planning Commission, provided that the total square footage of the expansion does not exceed 10% of the total gross square footage of the main hospital structure as calculated at the time such expansion commences. Any such expansion must be architecturally consistent with the existing hospital structure and must meet the terms of this PUD and any applicable provisions of the City of Dublin Zoning Code.

I. Lighting.

1. All lighting shall be in conformance with the City of Dublin Zoning Code, except as provided for in this text.

2. External lighting shall be cutoff type light fixtures.

3. All parking, pedestrian, and other exterior lighting shall be on poles or wall-mounted cutoff fixtures and shall be of a coordinated type and style.
4. All light poles and standards shall be dark in color and shall be either a dark brown, black, or bronze metal.
5. Parking lot lighting shall be no higher than 30 feet.
6. Cutoff type landscape lighting and uplighting of buildings shall be permitted.
7. All lights shall be arranged to reflect light away from any street or adjacent property.
8. All building illumination shall come from concealed sources.
9. No colored lights shall be used to light the exterior of any building.
10. For the helipad, lighting and related accessories shall be placed and utilized in accordance with Federal Aviation Administration regulations and guidelines.
11. A lighting plan conforming to the City of Dublin's Lighting Guidelines shall be submitted to the Planning Commission as a part of the final development plan.

J. Landscaping.

1. All landscaping shall be in accordance with the landscaping regulations contained in the City of Dublin Landscape Code, Sections 153.130 through 153.139, except as provided for in this text.
2. Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, structures, and parking areas to avoid the unnecessary destruction of wooded areas. Additionally, standard tree preservation practices shall be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
3. Landscape areas located within paving areas for the purpose of stormwater management may be used to meet the interior landscape requirements for paving areas. Such plantings may include plantings consistent with their stormwater management function (e.g., native plant species and grasses) in lieu of shade trees.

4. Landscaping along the Perimeter Loop Drive extension and U.S. 33/S.R. 161 shall include the planting of street trees where appropriate. Efforts shall be made to provide for clusters of trees in locations that preserve major view sheds to and from the site.
5. Landscaping along Perimeter Drive shall be consistent with existing landscaping for adjacent sites.
6. No chain link or wire fencing shall be permitted.
7. In order to ensure safe takeoffs and landings for emergency medical flights, any trees, plantings, and landscaping near and around the helipad shall be provided in accordance with the plan set forth in **Exhibit B** attached hereto and incorporated herein by reference.
8. Undeveloped areas of the site shall be seeded and graded as necessary to ensure proper drainage.
9. A landscaping plan for the initial phase of development of this subarea shall be submitted to the Planning Commission as a part of the final development plan.

K. Waste and Refuse. All materials and refuse shall be placed in containers and shall be fully screened from view by a solid wall or fence. Such walls shall be constructed with materials that are harmonious with the architecture of the nearest primary structure. In the event that a waste incinerator is constructed in this subarea, incineration equipment shall be screened from view by a solid wall or fence. Exhaust stacks for any such incinerator need not be screened from view but, to the maximum extent possible, such stacks shall be constructed so as to blend with the general color scheme of the surrounding environment.

II. Subarea 2: Eastern Site Area

A. Description. Subarea 2 is located on the eastern portion of the site and consists of approximately 20.5 acres. This subarea will include existing medical office buildings located just south of the current Walgreen's site, now known as Parcel Identification Number 273-010472. The subarea's western boundary shall be contiguous to and extend just to the north of the easternmost boundary of Subarea 1. Its southern boundary shall run along U.S. 33/S.R. 161 and end at Avery-Muirfield Drive. The eastern edge of Subarea 2 shall run contiguous to Avery-Muirfield Drive and shall stop at the boundary of Parcel Identification Number 273-010472. Its northern boundary shall run along the boundary with Parcel Identification Number 273-010472 and shall connect with the western boundary for this subarea on the east side of Perimeter Loop Drive.

Subarea 2 includes Parcel Identification Number 273-010471, consisting of approximately 3.365 acres; Parcel Identification Number 273-010470, consisting of approximately 4.387 acres; Parcel Identification Number 273-010473, consisting of approximately 1.691 acres; Parcel Identification Number 273-000301, consisting of approximately 2.424 acres; Parcel Identification Number 273-000411, consisting of approximately 4.211 acres; and approximately 2.95 acres of Parcel Identification Number 273-001895. The remainder of the acreage in this subarea, equaling approximately 1.5 acres, consists of the right-of-ways.

B. Site Use Concept. Planning objectives for Subarea 2 include continuation of the current medical office uses in the existing buildings. Further development of this subarea for similar uses and general office uses is anticipated. This subarea will also allow for expansion of the main hospital campus. The existing medical office buildings may be removed should development of the subarea make such action necessary at some point in the future.

C. Existing Conditions. Any condition or use in existence in Subarea 2 at the time that the initial final development plan is submitted to the Planning Commission for its approval shall be deemed to be in conformance with this development text.

D. Permitted Uses. Uses outlined in Section 153.026 (Suburban Office and Institutional District) of the Dublin Zoning Code shall be permitted, as well as the following uses:

1. hospitals and clinics
2. healthcare facilities including ambulatory care, outpatient care, inpatient and outpatient surgery, medical offices and ancillary services
3. ancillary commercial and restaurant uses in support of hospital or other medical uses
4. day care
5. health club, fitness center, and physical therapy uses
6. skilled nursing facility
7. hospice
8. hotels and motels
9. helipad
10. parking garage/parking structure
11. energy plant to service the hospital
12. off-site ground signage

E. Height and Setback Requirements.

1. The maximum building height for structures shall not exceed 6 stories. Architectural elements, as well as mechanical equipment and associated housing for such equipment, may exceed any height limitations.

2. Minimum setbacks for buildings and pavement shall be as follows:

From U.S. 33/S.R. 161: 50 feet for buildings and pavement

From Perimeter Loop Drive: 50 feet for buildings, 25 feet
for pavement

From Avery-Muirfield Drive: 50 feet for buildings, 30 feet for
pavement

Dedicated local streets: 50 feet for buildings, 25 feet for
pavement

Sideyards: 50 feet for buildings and 15 feet for pavement

Rearyards: 50 feet for buildings and 15 feet for pavement

3. There shall be no minimum setback requirement from interior property lines where both subject parcels lie within the Dublin Medical Campus PUD. This provision is not intended to be an exception to any applicable building codes; rather, it is intended to allow buildings owned by separate parties to be connected for functional purposes and is subject to prudent planning principles. Where this provision does not apply, setbacks along interior property lines shall be 25 feet for buildings and 15 feet for pavement, unless otherwise approved by the Planning Commission.”

4. Detached accessory structures, including but not limited to dumpsters, pump houses in support of irrigation systems, or mechanical equipment housing, may encroach upon building setbacks. Such structures shall not be permitted to encroach upon pavement setbacks.

F. Parking and Loading.

1. Parking areas for hospital patrons may be located in the front of, behind, or to the side of the hospital building. Parking areas shall be added as needed as development arises on the site.

2. Additional parking areas shall be provided as needed for each building developed on the site which is not a part of the main hospital structure.

3. At least 1 parking space shall be provided for every 300 gross square feet on the site. No parking shall be required for the energy plant.

4. On-street parking shall not be permitted.

5. In accordance with the City of Dublin Zoning Code, service courts and loading docks shall be screened from all sides by landscaping, mounding, or walls.

6. All other matters related to parking on the site shall be regulated by the City of Dublin Zoning Code, Sections 153.200 through 153.212.

G. Traffic and Circulation.

1. It is anticipated that a connector may be constructed in the future that would provide direct access to the Dublin Medical Campus site from U.S. 33/S.R. 161. Such a connector would require approval from the State of Ohio for a break in the Avery-Muirfield Drive limited access. In the event that such a connector is constructed, an additional connector road from the Perimeter Loop Drive extension to Avery-Muirfield Drive shall be permitted in Subarea 2.

2. Internal private driveways shall be utilized within this subarea. Exact locations and specifications for these roads in the initial phase of development shall be submitted to the Planning Commission as part of the final development plan. Unless otherwise set forth in the final development plan, these driveways shall be constructed in accordance with the City of Dublin Zoning Code.

3. All curb cut locations and spacing shall be placed and designed according to prudent traffic engineering principles and in accordance with the City of Dublin Zoning Code.

4. The Perimeter Loop Drive extension shall have 80 feet of total right-of-way or such amount of total right-of-way as recommended by the City of Dublin Engineer. The pavement width for this roadway shall be in accordance with the recommendation of the City of Dublin Engineer.

5. Pedestrian pathways shall be provided which are generally accessible to the public and shall be connected to the existing bike path system in the area. However, no pathways shall be required along the south side of the Perimeter Loop Drive extension. Tunnels shall be permitted where necessary to provide connections to the bike path system. The installation of private internal paths intended for the exclusive use of hospital patients, visitors, and staff shall also be allowed but shall not be required to be connected to the bike path system or to be available for use by the general public.

6. Traffic signals shall generally be placed based on traffic warrants.

7. A traffic study shall be undertaken by the hospital which shall serve as the basis for the locations of roadways and internal drives on the site. A final access plan shall be submitted to the Planning Commission for its approval as a part of the final development plan.

H. Signage and Graphics.

1. At the time of the submission of its initial final development plan to the Planning Commission, the hospital shall present the Planning Commission with a graphics and signage plan for its review. This plan, and any future amendments thereto, shall serve as the uniform graphics and signage plan for the entire PUD both for the initial phase of development on the site and any phase of development occurring thereafter. Once the graphics and signage plan is approved as a part of the initial final development plan, its terms shall apply to all graphics and signage within the PUD. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code, Sections 153.150 through 153.164, then the terms of those Code sections shall apply.

2. All primary identification signage shall be of appropriate size and adequate exposure on contiguous right-of-ways to allow passing traffic to easily identify and locate the campus. At least one primary identification sign shall be permitted on each right-of-way that is contiguous to the campus.

3. All hospital entrance signage shall be of appropriate size and adequate exposure and may be either building-mounted or ground-mounted adjacent to the appropriate entrance. At least one such sign shall be permitted at each entrance to the hospital.

4. Primary directional signage shall be of appropriate size and adequate exposure to accommodate verbiage that will allow quick comprehension by patients and visitors with respect to locating different service areas on the campus. At least one double-faced primary directional sign shall be permitted at each campus perimeter corner decision point and each vehicular ingress/egress point along contiguous right-of-ways.

5. An appropriate number of secondary directional double-faced signs shall be permitted within the internal campus vehicular traffic routes. Secondary directional signs shall be of a smaller size than primary directional signs.

6. The area of each sign base (if any) shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.

7. The overall design of signage and graphics shall be of a unified appearance and shall be compatible with the overall campus architectural character with respect to materials and colors.

8. Temporary development marketing signage shall be permitted.

9. In regard to materials and color, all signage elements shall be compatible with the architectural character of campus buildings.

I. Architectural Standards.

1. The architecture within this subarea may be more urban in nature than that found in surrounding developments but shall still reflect the residential tones typical of recent development in the City of Dublin. All buildings and associated structures shall be harmonious in character.

2. Facade colors and materials on individual buildings shall be coordinated to complement each other. Glass and curtain wall color shall be coordinated to complement each other and the color palette of the building.

3. Flat roofs shall be permitted provided that all mechanical equipment is screened from view or otherwise incorporated into the building architecture. If pitched roofs are used, the minimum slope shall be 6:12 rise over run.

4. No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the subarea outside of the permitted structure unless otherwise set forth herein.

5. After approval of the final development plan, minor deviations from building and architectural plans shall be permissible in order to comply with applicable building and fire codes so long as these deviations are architecturally integrated into the structure. There shall be no requirement that such deviations be presented to the Planning Commission for its approval.

6. Expansions of the main hospital building or the construction of any accessory structures which extend beyond the building specifications set forth in the initial final development plan shall be permitted without prior approval by the Planning Commission, provided that the total square footage of the expansion does not exceed 10% of the total gross square footage of the main hospital structure as calculated at the time such expansion commences. Any such expansion must be architecturally consistent with the existing hospital structure and must meet the terms of

this PUD and any applicable provisions of the City of Dublin Zoning Code.

J. Lighting.

1. All lighting shall be in conformance with the City of Dublin Zoning Code, except as provided for in this text.
2. External lighting shall be cutoff type light fixtures.
3. All parking, pedestrian, and other exterior lighting shall be on poles or wall-mounted cutoff fixtures and shall be of a coordinated type and style.
4. All light poles and standards shall be dark in color and shall be either a dark brown, black, or bronze metal.
5. Parking lot lighting shall be no higher than 30 feet.
6. Cutoff type landscape lighting and uplighting of buildings shall be permitted.
7. All lights shall be arranged to reflect light away from any street or adjacent property.
8. All building illumination shall come from concealed sources.
9. No colored lights shall be used to light the exterior of any building.
10. For the helipad, lighting and related accessories shall be placed and utilized in accordance with Federal Aviation Administration regulations and guidelines.
11. A lighting plan conforming to the City of Dublin's Lighting Guidelines shall be submitted to the Planning Commission as a part of the final development plan.

K. Landscaping.

1. All landscaping shall be in accordance with the landscaping regulations contained in City of Dublin Landscape Code, Sections 153.130 through 153.139, except as provided for in this text.
2. The existing landscaping treatment along the Avery-Muirfield Drive corridor shall be maintained in accordance with the "Avery-Muirfield Buffer Landscape Treatment" document dated September 15, 1995.

3. Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, structures, and parking areas to avoid the unnecessary destruction of wooded areas. Additionally, standard tree preservation practices shall be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

4. Landscape areas located within paving areas for the purpose of stormwater management may be used to meet the interior landscape requirements for paving areas. Such plantings may include plantings consistent with their stormwater management function (e.g., native plant species and grasses) in lieu of shade trees.

5. Landscaping along the Perimeter Loop Drive extension and U.S. 33/S.R. 161 shall include the planting of street trees where appropriate. Efforts shall be made to provide for clusters of trees in locations that preserve major view sheds to and from the site.

6. No chain link or wire fencing shall be permitted.

7. In order to ensure safe takeoffs and landings for emergency medical flights, any trees, plantings, and landscaping near and around the helipad shall be provided in accordance with the plan set forth in **Exhibit B** attached hereto and incorporated herein by reference.

8. Undeveloped areas of the site shall be seeded and graded as necessary to ensure proper drainage.

9. A landscaping plan for the initial phase of development of this subarea shall be submitted to the Planning Commission as a part of the final development plan.

L. Waste and Refuse. All materials and refuse shall be placed in containers and shall be fully screened from view by a solid wall or fence. Such walls shall be constructed with materials that are harmonious with the architecture of the nearest primary structure. In the event that a waste incinerator is constructed in this subarea, incineration equipment shall be screened from view by a solid wall or fence. Exhaust stacks for any such incinerator need not be screened from view but, to the maximum extent possible, such stacks shall be constructed so as to blend with the general color scheme of the surrounding environment.

III. General Matters

A. Conditional Uses. Each subarea provides for uses allowed in that subarea. Any person owning or having an interest in property may file an application to use such property for one or more of the conditional uses provided for by the Dublin Zoning Code in the zoning district listed in the Permitted Use section of each subarea. Applications for conditional uses shall follow the procedure and comply with the requirements of Chapter 153 of the Dublin Zoning Code.

B. Appeals and Variances

1. Appeals

a. Taking of Appeals: Appeals under Section 153.053 of the Dublin Zoning Code concerning interpretation or administration of this PUD text or interpretation or administration of the underlying zoning ordinance by the Administrative Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty (20) days after the date of the decision by filing, with the officer from whom the appeal is taken and the appropriate governmental entity or administrator (as set forth in Section 153.053 of the Dublin Zoning Code), a notice of appeal specifying the grounds thereof.

b. Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Administrative Officer certifies to the applicable governmental entity or administrator, after notice of appeal shall have been filed with him, that by reason of facts stated in the application a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the applicable governmental entity or administrator under Section 153.053 of the Dublin Zoning Code, after notice to the Administrative Officer, or by judicial process.

2. Variances

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Code unreasonable. Therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change

of the primary use of the land or structure permitted.

3. Variance and Appeals Process.

The procedures and requirements of Chapter 153 of the Dublin Zoning Code shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

C. The additional zoning requirements of Chapter 153 of the Dublin Zoning Code shall apply to all development within the Dublin Medical Campus District unless such requirements are specifically changed by this text.

Dublin Medical Campus PUD(9).text (12/17/04) alu



CITY OF DUBLIN

Land Use and
Long Range Planning
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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 12, 2009

The Planning and Zoning Commission took the following action at this meeting:

**3. Ohio Health Campus 7450 Hospital Drive
09-092AFDP Amended Final Development Plan**

Proposal: Addition of signs and building modifications for the Dublin Methodist Hospital Campus, located on the south side of Perimeter Drive, at the southwest corner of the intersection with Hospital Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Ohio Health Corporation; represented by Paul Ghidotti, Daimler Group.

Planning Contact: Tammy J. Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tnoble-flading@dublin.oh.us

MOTION #1: To approve this Text Modification.

VOTE: 6 – 0.

MOTION #2: To approve this Amended Final Development Plan application because it complies with the preliminary development plan and the final development plan criteria with three conditions:

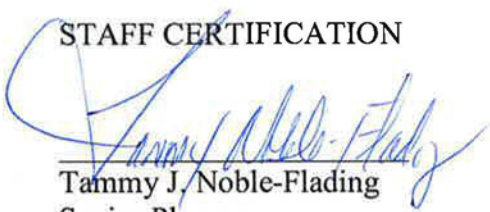
- 1) An updated master sign plan be submitted to the City of Dublin prior to the approval of sign permits;
- 2) The back light used for the wall sign for the Urgent Care, emphasizing “Open” or “Closed” be white to coordinate with the tenant’s name; and
- 3) That any other tenants not be permitted signs on the exterior of the building unless specifically approved by the Planning and Zoning Commission.

*Paul Ghidotti, Daimler Group, agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This Text Modification/Amended Final Development Plan application was approved.

STAFF CERTIFICATION


Tammy J. Noble-Flading
Senior Planner



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PLANNING REPORT

PLANNING AND ZONING COMMISSION

NOVEMBER 12, 2009

SECTION I – CASE INFORMATION

3. Ohio Health Campus 09-092AFDP

7450 Hospital Drive Amended Final Development Plan

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Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

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Planning Contact: Tammy J. Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tnoble-flading@dublin.oh.us

Summary

This is a request for review and approval of an amended final development plan for additional signs and exterior building modifications for the Dublin Methodist Hospital Campus located within the OhioHealth Dublin Medical Campus PUD, Planned Unit Development District. The proposal includes adding two signs for the Dublin Methodist Hospital, three signs to the Medical Office Building, and constructing a doorway and canopy on the eastern portion of the Medical Office Building.

Background

The PUD rezoning for the OhioHealth Dublin Medical Campus was approved by the Planning and Zoning Commission on December 2, 2004 (Case #04-150Z), and City Council on February 7, 2005. This rezoning approved the Dublin Methodist Hospital and associated infrastructure. The Planning and Zoning Commission approved an amended final development plan on November 2, 2006 which permitted the construction of the medical office building adjoining the existing hospital and associated improvement.

Site Considerations

Location

The 49-acre site is located on the south side of Perimeter Drive, west of Avery-Muirfield Drive, and north of US33/SR161. The site is irregularly shaped with approximately 3,400 feet of

frontage on Hospital Drive, 1,200 feet of frontage along Avery-Muirfield Drive, and 535 feet of frontage along Perimeter Drive.

Character

The site contains the Dublin Methodist Hospital, a 309,118-square-foot building located in the center of the site, with the main parking area to the south along Hospital Drive. The site also contains a 99,280-square-foot Medical Office Building (MOB) located east of the hospital with parking to the north, south, and east. Access to the MOB is provided through a driveway running north and south through the parking area. A delivery and drop-off turn-around is located on the south side of the building near the main entrance with a second entrance on the north side.

Surrounding Zoning and Uses

The site is currently zoned PUD, Planned Unit Development District and is part of the OhioHealth Dublin Medical Campus PUD. To the west and northwest of the site is the existing Pacer Global Logistics site and land zoned PCD, Planned Commerce District, as part of the Perimeter West PCD. Northeast of the site, across Perimeter Drive is land within the Riverside PCD North, Planned Commerce District. To the east is the Avery Square shopping center zoned PCD as part of the Riverside PCD plan.

Existing Signs

- *Medical Office Campus*

A sign package for the campus was approved as part of the final development plan and coordinates with the architecture of the buildings. A majority of the signs include three colors; blue, white, and gray, with the exception of the “Emergency” copy. Signs associated with the emergency room are permitted by the approved text to use red as part of their sign face, allowing four colors as part of the sign package.

The sign plan approved two monument signs at the eastern entrance engraved in a prominent stone gateway. The plan approved wall signs for three sides of the hospital building, one stating the name of the hospital and two illuminated “H” panel signs on the west and east sides. Emergency room signs have been incorporated into the western portion of the building for the trauma and the emergency room entrances. These are integrated in the atrium feature of the entryway and are located above the west, south and east sides of the doorways. The signs are white and red based on universal colors associated with emergency service.

- *Medical Office Building (MOB)*

The campus sign plan was revised on November 2, 2006 to include minor additions to the sign package for two address wall signs and three directional signs. The wall signs display the numeric address of the medical office building “7450” on the north and south elevations above the main entrances. The directional signs are located at the two entrances of the site and one on the interior. The signs include information directing users to the entrance of the MOB, hospital, emergency room, additional parking, and the Avery Road/State Route 33 interchange. These signs remain consistent with the general objective of the sign plan which is to direct users to the appropriate entrance as efficiently as possible.

The sign plans also proposed three visitor parking directional signs that met Code and not reviewed by the Planning and Zoning Commission.

Plan Description

Overview

The sign plan is being modified to include five new signs, two additional signs for the Hospital, and directional signs permitted by Code (Signs 2 through 5 on the enclosed attachment). The plan includes three additional signs for the Medical Office Building to identify new tenants, including Nationwide Children's Hospital, Urgent Care, and Close to Home.

The applicants are also proposing modifications to the east exterior wall of the MOB for a new entry door, cantilevered canopy directly above the doorway and a free-standing canopy that is similar to the architectural design of the existing entrances.

Proposed Signs

- *Medical Office Campus*

The development text states that all primary identification signs be of appropriate size and adequate exposure on contiguous rights-of-way to allow passing traffic to easily identify and locate the campus. The applicant is proposing two additional signs that promote the objective of efficient circulation. Signs 1 and 6 are illustrated on the enclosed attachment. Sign 1 is a 19-square-foot monument sign with the name of the building, address, and the OhioHealth logo. The design will match the previously approved signs on the site. Sign 6 is a wall sign of approximately 4 square feet with blue acrylic letters stating "Hospital Entrance," located immediately above the main entrance. All signs are non-illuminated.

- *Medical Office Building (MOB)*

The MOB is proposing three additional wall signs illustrated in the enclosed attachment. The signs will be used to identify new tenants that are relocating portions of their operations to the medical campus. Individual identification for other tenants will not be permitted on the exterior of the building unless approved by the Planning and Zoning Commission.

The primary sign that identifies Nationwide Children's Hospital is located on the south elevation of the building and identifies all three of the new tenants. The sign is 30 square feet with blue letters on a gray panel background that is internally illuminated. Children's Hospital is proposing to include their logo on the wall signs. Red was originally permitted in the Final Development Plan for the hospital but was limited to signs that identified, or directed the public to the Emergency Room. Planning's opinion is that red is incidental to the overall appearance to the signs and will not distract or mislead visitors from the function or purpose of the signs associated with the Emergency Room. Furthermore, red is used in the existing sign plan and will not be out of character with the existing signs. All proposed signs contain three colors per sign face and will not appear cluttered or detract from the appearance of the building.

The applicants are also proposing two wall signs on the eastern elevation, one directly above the entranceway and one directly to the north side of the doors. The sign directly above the entranceway will be approximately nine square feet with blue lettering on a gray panel background. The sign states the name of the primary tenant and "Entrance." The second sign to the north of the door is a cabinet sign with a brush metal face and the tenant "Urgent Care" is backlit with white acrylic letters.

Below the tenant's name is information indicating when the facility is open or closed. The words "Open" and "Closed" are routed white acrylic letters, backlit in red to describe the status of the facility. The objective of the sign is to direct patients to the Emergency Room if the Urgent Care is not open. Planning would recommend that the backlight used to emphasize "Open" or "Closed" be white to coordinate with the tenant name and limit the color red to the logo.

Exterior Building Modifications - Medical Office Building

The text states that the architecture is urban in nature, but reflects the residential tones typically associated with development in the City of Dublin. The scale and style of the facades vary from residential to contemporary and create a noticeable presence in the community. Glass and natural finish materials are important part of the architectural style of the building and attempt to integrate nature from the exterior to the interior. The proposed entranceway will expand on these architectural themes by using the same materials found throughout the building. The proposed doorway will be an aluminum frame with clear vision glass. The entranceway replaces three existing windows.

The proposed cantilevered canopy will have a wall sign (described above) that identifies the entrance of the Nationwide Children's Hospital. The entranceway will be further emphasized by a freestanding canopy that will consist of a metal, linear arch with a natural stone base. The canopy is consistent with other architectural elements of the building's entrances and will provide additional dimension to the building.

SECTION II - REVIEW STANDARDS

Amended Final Development Plan

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended final development plan is to allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the

applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Evaluation and Recommendation based on Amended Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.

Criteria met with text modification. The proposed signs conform to the approved sign plan that was adopted as part of the final development plan and are consistent with the approved colors and materials. The applicant is proposing a deviation to the City of Dublin Code to allow a combination of wall and freestanding monument signs, which requires a text modification. This deviation was previously approved as part of the final development plan but not included in the text, and is based on promoting predictable circulation patterns within a campus environment.

Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.

Criteria met. The use of the site is unique in the sense that wayfinding is essential to the users of this facility. Clear and concise directions are imperative in a medical emergency. The signs proposed as part of the amended final development plan promote this efficient circulation for both vehicular and pedestrian traffic and aid in directing patients to the appropriate portion of the site. Planning recommends that an updated master sign plan be submitted to the City of Dublin, to ensure that all signs are installed based on the Commission's decision (Condition 1).

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria met. The proposed modifications do not impede the natural characteristics of the site and are in keeping with the overall appearance. Planning recommends that the back light used for the wall sign for the Urgent Care, emphasizing "Open" or "Closed" be white to coordinate with the tenant's name (Condition 2) and that other tenants not be permitted signs on the exterior of the building unless specifically approved by the Planning and Zoning Commission (Condition 3).

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Approval with Text/Code Modifications and Conditions

Code Section 153.053(E)(2)(b)(4)(B) permits the Commission to approve deviations from the development text and Zoning Code. The modification that deviates from the Zoning Code includes allowing a combination of wall signs and free-standing monument signs.

This modification may be approved by the Commission provided that the following findings are made:

- (i) The Planning and Zoning Commission determines that, for this PUD, modification ensures that the PUD is consistent with the Community Plan and is compatible with existing, approved, or planned adjacent development; and
- (ii) 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;
- (iii) 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);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Text Modification Recommendation

While this proposal fails to comply with the City of Dublin Zoning Code by allowing a combination of wall signs and freestanding monument signs, Planning supports this text modification based on the fact that deviations to these portions of the Code were previously approved as part of the final development plan and are consistent with this previous approval. Furthermore, based on the use of the site and the complexity of the campus environment, these text modifications promote safe and efficient circulation throughout the site.

Amended Final Development Plan Recommendation

The proposal provides a consolidated sign plan that complements the design elements, and the essential functions of the buildings. The signs aid vehicular and pedestrian traffic and ensure that the public identifies their appropriate destination in a timely and efficient manner. Planning recommends approval because it complies with the amended final development plan criteria with three conditions.

Conditions

1. An updated master sign plan be submitted to the City of Dublin prior to the approval of sign permits.
2. The back light used for the wall sign for the Urgent Care, emphasizing “Open” or “Closed” be white to coordinate with the tenant’s name; and
3. That any other tenants not be permitted signs on the exterior of the building unless specifically approved by the Planning and Zoning Commission.

Amended Final Development Plan

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and 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 this 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, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal 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 this Code and any other design criteria established by the City or any other governmental 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; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.