

PLANNING REPORT
Planning & Zoning Commission
Thursday, April 9, 2026

Mount Carmel Health System
26-005AFDP


<https://dublinohiousa.gov/pzc/26-005/>


Case Summary

Address	4105 Emerald Parkway
Proposal	Amended Final Development Plan for the installation of three building- mounted blue "H" signs to aid in emergency wayfinding. Signs are oriented to face west toward Emerald Parkway, south toward Interstate 270, and east toward Sawmill Road. The 35 acre site is located northwest of the Interstate 270 and Sawmill Road intersection.
Request	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	Planned Unit Development (PUD) – Mount Carmel Hospital Northwest
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Dan Livanec; Hplex Solutions
Case Manager	Christopher Will, AICP, Senior Planner cwill@dublin.oh.us 614.410.4498



Community Planning and Development

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Site Location Map

26-005 - PUD - Mount Carmel Dublin Signage



Site Features

- 1 Hospital Building
- 2 Medical Office Building



1. Background

Site Summary

The 35-acre site is zoned PUD, Planned Unit Development – Mount Carmel Hospital Northwest, and located southeast of the intersection of Emerald Parkway and Bright Road, with access to Emerald Parkway to the west, Bright Road to the north, and Sawmill Road to the east. I-270 is located to the south of the site. The 240,000 SF inpatient hospital and ambulatory center, medical office building opened in April 2025.

History

On December 12, 2024, the Planning and Zoning Commission approved an Amended Final Development Plan (AFDP) to modify previously approved signs and new chapel building uplighting.

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

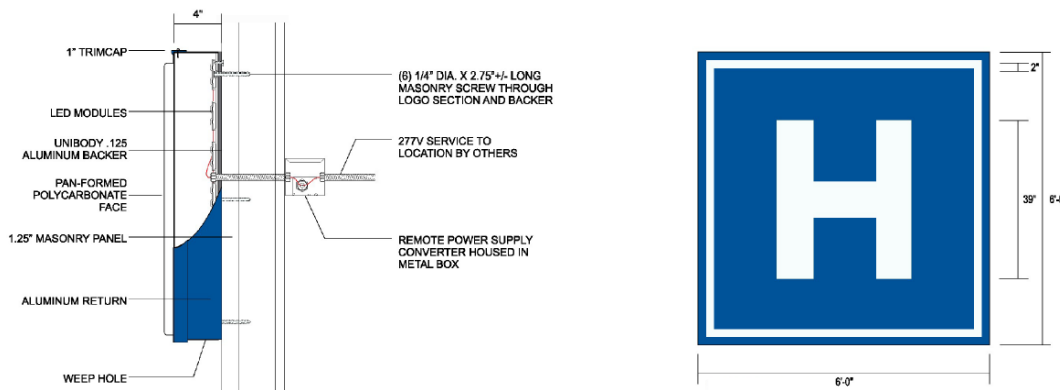
Process

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

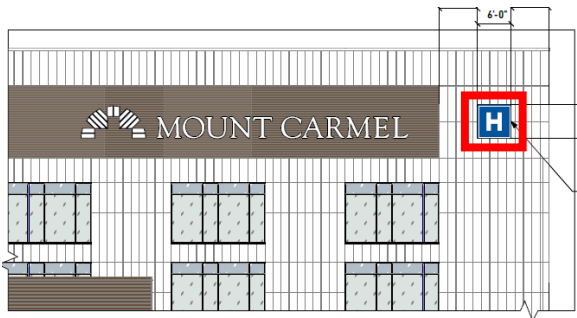
2. Proposed Development

Sign

The applicant is proposing three blue and white "H" symbol signs to be installed on three elevations of the existing hospital tower, oriented to face west toward Emerald Parkway, south toward Interstate 270, and east toward Sawmill Road. Each proposed sign is 6-FT by 6-FT (36-SF), constructed of durable, pan-formed polycarbonate face with aluminum return, and internally illuminated. The blue and white "H" sign is a universally used and recognized sign to identify hospitals and emergency medical facilities. The additional signs are proposed to enhance visibility, improve wayfinding, and increase patients' and emergency responders' awareness of the hospital's full range of services. The development text permits the Commission to approve additional emergency signs deemed necessary that are architecturally integrated with the building and campus with amendments to the signage and graphics master plan. The proposed signs are consistent with approved PDP and the development text for the health and wellness campus.



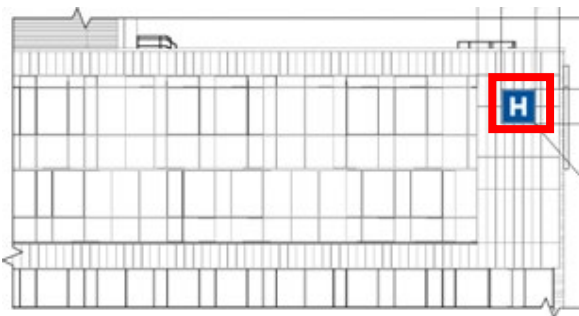
Proposed Additional Wall "H" Sign



East Elevation / Sawmill Road



South Elevation / Interstate 270



West Elevation / Emerald Parkway



Sign Code	Sign Name	City of Dublin Ordinance Type	Mounting Type	Location	Illumination	ft ²	Qty.
BE-01-001	Building Entrance Sign - HOS	Building Entrance Sign	Wall/Canopy	Main Hospital Entrance	Internal	11	1
BE-01-002	Building Entrance Sign - MOB	Building Entrance Sign	Wall/Canopy	Medical Office Building	Internal	11	1
BE-02-001	Building Entrance Sign - ED	Building Entrance Sign	Wall/Canopy	Emergency Entrance	Internal	9	1
BE-02-002	Building Entrance Sign - AMB	Building Entrance Sign	Wall/Canopy	Ambulance Entrance	Internal	9	1
WL-01	Primary Building ID Sign	Building ID Sign - Wall Sign	Wall	Building Equipment Screen	Internal	350	2
WL-02	Secondary Building ID Sign	Building ID Sign - Wall Sign	Wall	Building Facade	Internal	198	1
WL-03	Secondary Building ID Sign	Building ID Sign - Wall Sign	Wall	Building Facade	Internal	97	1
WL-04	Hospital Sign	Additional Sign - Wall Sign	Wall	Building Facade	Internal	36	3

Updated Proposed Building Signs – Parameter and Quantities Table

3. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms to the approved preliminary development plan	Criterion Met: The proposed signs are consistent with the approved PDP and the development text
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The proposed changes do not modify pedestrian and vehicular circulations
3. The development has adequate public services and open spaces	Not Applicable: The proposed changes do not modify the delivery of public services or open spaces
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code	Criterion Met: The proposed changes are contained within the developed section of the site with no significant natural features
5. Adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity	Criterion Met: The sign is proposed to be internally illuminated consistent with existing site signs
6. The proposed signs are coordinated within the PUD and with adjacent development	Criterion Met: The proposed signs are consistent with the location, size and quantity standards provided by the development text
7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate	Not Applicable: No modifications to the landscape plan are proposed
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations	Not Applicable: The proposed changes do not modify the storm drainage of the site
9. Each phase shall be so planned that the foregoing conditions are complied with at the completion of each phase	Not Applicable: The proposed modifications will not be implemented in phases
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations	Criterion Met: The proposal meets all other applicable laws and regulations

Recommendation

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