



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2019 | 6:30 pm

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

**1. The Ohio State University Wexner Medical Center 6600 Shier Rings Road
19-055 Rezoning with Preliminary Development Plan**

Proposal: A Rezoning with Preliminary Development Plan of a ±34-acre site, from ID-1 to PUD to facilitate the future development of a medical office building and an ambulatory care center (Phase I) and a future hospital (Phase II).

Location: On the north side of Shier Rings Road, east of Eiterman Road, west of Avery Road, and south of US 33.

Request: Review and recommendation of approval to City Council for a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: The Ohio State University Wexner Medical Center represented by Aaron L. Underhill, Underhill & Hodge LLC

Planning Contact: Claudia D. Husak, AICP, Senior Planner

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-055

MOTION: Ms. Kennedy moved, Mr. Wilson seconded, to recommend approval to City Council for the Rezoning with a Preliminary Development Plan with eight conditions:

- 1) That the development text and the sign plan be updated to address the discrepancies prior to Council review, including the correct nomenclature and permitted sizes, permitted lighting and permitted number of secondary monument signs;
- 2) That the applicant update the development text to clarify that peninsulas may count in the interior landscape requirements;
- 3) That the smaller trees shown on the plans in the interior landscape areas be permitted on the development text;
- 4) That the development text be revised to include bio-retention measures, as appropriate, in the parking lot areas to aid in stormwater management and provide for irrigation of trees; this should include the elimination of the requirement of curbed islands;
- 5) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer;
- 6) That the building elements and mechanical equipment areas be screened per Code in the text;



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- 7) That the applicant work with staff to identify areas where new trees are appropriate to reduce the need for future removal during Phase 2 and update the text accordingly; and
- 8) That the applicant coordinate with ODOT for necessary approvals to remove any dead, invasive or hazardous vegetation along the frontage.

VOTE: 7 - 0

RESULT: The Rezoning with a Preliminary Development Plan was conditionally recommended for approval to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP
Senior Planner/Current Planning Manager

