



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, March 5, 2020 | 6:30 pm

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

**5. University Boulevard, Phase 2  
20-027FP**

**6600 Shier Rings Road  
Final Plat**

Proposal: A provision for a right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of five lots for development. The site is zoned ID-1, Research and Development District, ID-2 Research Flex District and PUD, Planned Unit Development District (OSU Wexner Medical Center Plan) in the West Innovation District.

Location: North of Shier Rings Road, west of the intersection with Avery Road

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Subdivision Regulations.

Applicant: Dana McDaniel, City Manager, City of Dublin

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

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

Case Information: www.dublinohiousa.gov/pzc/20-027

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for the Final Plat with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

**VOTE:** 4 - 0

**RESULT:** The Final Plat was recommended for approval to City Council.

**RECORDED VOTES:**

Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes

**STAFF CERTIFICATION**

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

[Motion passed 4-0]

### **5. University Boulevard , Shier Rings Road, 20-027 FP, Final Plat**

A provision for a subdivision and the dedication of right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of five lots for development. The 101.4-acre site is north of Shier Rings Road, west of the intersection with Avery Road and zoned ID-1, Research and Development District, and PUD, Planned Unit Development District (OSU Wesner Medical Center Plan) in the West Innovation District.

There was no public comment.

Mr. Grimes moved, Mr. Supelak seconded to recommend approval of the Final Plat to Council with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Vote: Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Ms. Kennedy, yes.

[Motion passed 4-0]

### **COMMUNICATIONS**

Staff reported the following:

- At the February 13 joint Council-PZC-ARB meeting, members discussed educational opportunities for members. A recommendation from the joint meeting discussion was that a tour of certain Dublin development sites be scheduled to improve members' awareness. An email was sent to Commission members inquiring what sites the members would like included in the tour. To date, only one response has been received. Remaining members are encouraged to offer their suggestions, as well. Tour plans can be discussed at the April 2, 2020 meeting, at which attendance of all Commission members is anticipated.

Ms. Call noted that information helpful to have beforehand would be identification of which of the tour sites are examples of development that, in retrospect, Council would either encourage or discourage.

Mr. Grimes stated that it would be helpful to have any history or future direction anticipated for the sites.

Ms. Call suggested that staff also point out any projects that resulted in future burden for the City.

Commission members expressed a preference for a Friday afternoon tour date, more than one date, if needed. Opportunities for self-guided tours could be beneficial to some members.

- Commission members are asked to provide updated personal contact information to staff to ensure more timely exchange of information.
- Commission members expressed consensus for scheduling a future PZC meeting at 6:00 p.m. to permit a Dublin City Schools representative to address potential impact of new zoning and development on School District planning efforts.
- The Central Ohio Planning and Zoning workshop is scheduled for Friday, May 8, 2020, 8:00 a.m. – 4:00 p.m. Commission members are encouraged to contact staff if they would like to attend. The theme is "Creating Great Places."
- The National Planning Conference is scheduled Saturday, April 25 through Tuesday, April 28, 2020 in Houston, Texas. Any Commissioner interested in attending should contact

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

November 4, 2019

## CALL TO ORDER

Mayor Peterson called the Monday, November 4, 2019 Regular Meeting of Dublin City Council to order at 7:05 p.m. in Council Chambers at Dublin City Hall.

## ROLL CALL

Present were Mayor Peterson, Vice Mayor Amorose Groomes, Ms. Alutto, Ms. De Rosa, Ms. Fox, Mr. Reiner and Mr. Keenan.

Staff members present were Mr. McDaniel, Ms. Readler, Mr. Stiffler, Ms. Crandall, Ms. Goss, Ms. O'Callaghan, Mr. Rogers, Mr. Earman, Chief Paez, Ms. Burness, Ms. Richison, Mr. Plouck, Mr. Hammersmith, Ms. Rauch, Ms. Husak, Ms. Ray, Ms. Kennedy, Mr. Bishop, Mr. Gracia, Ms. Gilger, Ms. O'Malley and Ms. Cox.

## PLEDGE OF ALLEGIANCE

Lt. Col. (Ret.) Jeffrey Noble, with members of American Legion Post 800 led the Pledge of Allegiance.

## SPECIAL PRESENTATIONS

- Veterans Day – Lt. Col. (Ret.) Jeffrey Noble

Mayor Peterson asked Mr. Reiner to read the Veterans Day proclamation to Lt. Col. Noble. After Mr. Reiner read the proclamation, Mr. Keenan presented it to Lt. Col. Noble. Lt. Col. Noble expressed his appreciation for the recognition of Veterans Day and gave a brief overview of the activities and ceremonies planned for Veterans Day.

## CONSENT AGENDA

- Minutes of October 7, 2019 Regular Council Meeting
- Minutes of October 21, 2019 Regular Council Meeting

Mayor Peterson moved to approve the two items on the Consent Agenda.

Mr. Reiner seconded the motion.

Vote on the motion: Ms. Fox, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Mr. Keenan, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes; and Ms. De Rosa, yes.

## SECOND READING/PUBLIC HEARING – ORDINANCES

Mayor Peterson stated that he was re-ordering the agenda to hear Resolution 59-19 after Ordinance 53-19 due to Ms. Alutto's need to recuse herself from both discussions.

### **Ordinance 53-19**

**Rezoning Approximately 33.9-Acres South of U.S. 33, East of Eiterman Road and North of Shier Rings Road from ID-1, Research/Office District to PUD, Planned Unit Development District (The Ohio State University Wexner Medical Center) for the Construction of up to 550,000 Square Feet of Ambulatory Medical Care, Medical and Office Uses as well as a Potential Future Hospital in Two Phases.** (Case 19-055 OSU Medical Campus)

Vice Mayor Amorose Groomes sought clarification regarding the conditions and if the conditions were revised to reflect the discussion at first reading. Ms. Husak stated that the conditions were not revised relating to the curbed islands. In reviewing the text, it doesn't speak to them as requirements; however, as more details come forward in the next stage and with the final development plan stage, they will work with the applicant to reflect the discussion held at first reading.

Vice Mayor Amorose Groomes stated she would prefer to capture the intent. She is in agreement that if bio swales can be utilized, then she is supportive. She wants to be sure that the only justification for the areas that have no curbs is so that the bio swales can be successful. Ms. Husak stated that she can clarify the language.

Mr. Keenan asked for an explanation of a bio swale.

Vice Mayor Amorose Groomes stated that it is a method to clean the water before it gets to the storm sewer. By sending the water through a living organism, it will filter out a lot of impurities before it reaches the storm water system.

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*Held*

Ms. Husak stated that she added language to Condition number 4 to reflect the use of bio swales.

Mr. McDaniel asked Mr. Underhill to come forward, representing the applicant, to state whether the intention stated here was correct.

Mr. Aaron Underhill, 8000 Walton Parkway, New Albany, came forward and stated he is in agreement with the language in the condition and the intention expressed.

Vote on the Ordinance: Mr. Keenan, yes; Vice Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Peterson, yes. (Ms. Alutto abstained due to her work relationship with OSU).

## **Resolution 59-19**

### **Approving and Accepting the Plat for University Boulevard Phase 2 Right-of-Way Dedication and Subdivision with a Variance to Lot Size.**

Ms. Husak stated that this plat creates a right-of-way for the purposes of accessing this site and also creates lots, one of which will be developed with the OSU project. The Planning and Zoning Commission recommends approval of the plat. The regional roadway network that this ties into has been shared with the applicant as well as members of the community over the last few months. Ms. Husak shared graphics illustrating the infrastructure needs throughout the various phases of this project, such as the relocation of the Cosgray Ditch and the roundabouts that will be incorporated. There are no other proposed developments as a part of this plat regarding the other 4 parcels.

Ms. Husak noted that all of the parcels are zoned in the West Innovation District and there is a requirement for parcels to be not less than 3 acres in size. There is one parcel that was created as part of this that is residual land that cannot really be developed and is under 3 acres. Because it does not meet the underlying zoning, staff is requesting that Council approve a variance that allows this lot (lot 5) to be created at less than 3 acres. In response to Mr. Keenan's question regarding who is adjacent to lot 5, Ms. Husak stated that Gioffre Companies, Inc. is located to the south.

Vice Mayor Amorose Groomes asked for additional explanation regarding the creation of lot 5 and why it wasn't just left as residual land for now.

Ms. Husak stated that due to the lot lines and the Gioffre property, it creates a lot. The only other thing that could be done is to make it all right-of-way.

Vice Mayor Amorose Groomes asked why it couldn't just be left as right-of-way until a lot is created. It seems a lot will be created when the land acquisition occurs for the balance of University Boulevard.

Ms. Husak stated that she isn't sure that would occur. It is just the geometry of the intersection and not that much right-of-way is needed.

Vice Mayor Amorose Groomes asked why it is shaped that way. She also asked why we don't have the right-of-way along University Boulevard and why doesn't it front all of Eiterman.

Mr. McDaniel stated that this is an interim condition. University Boulevard will eventually be extended to the north and west, but for now it has to tie into Eiterman Road.

Ms. Cox stated that Eiterman is being swept slightly to the north and east to the single lane roundabout, so the lot that is created is between the Gioffre property and the roundabout. It could have been labeled as reserve, but it may need to be modified again as University Boulevard is extended to the west.

Vice Mayor Amorose Groomes stated that she doesn't want to break our own rules if it is not necessary.

Ms. Cox stated that she understands her concern.

Mr. McDaniel stated that this could be potentially negotiated as part of a property deal with a neighboring landowner. If the neighbor prefers not to do that, then this has to be held as a separate lot for now.

Vote on the Variance: Vice Mayor Amorose Groomes, yes; Ms. Fox, yes; Mr. Keenan, yes; Ms. De Rosa, yes; Mayor Peterson, yes; Mr. Reiner, yes.

Vote on the Resolution: Ms. Fox, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Mr. Keenan, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes.

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Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

October 21, 2019

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Held

Vote on the motion: Ms. De Rosa, yes; Ms. Fox, yes; Vice Mayor Amorose Groomes, yes; Mr. Reiner, yes; Mayor Peterson, yes; Ms. Alutto, yes.

(The Clerk read the titles into the record.)

## **Ordinance 49-19**

**Authorizing the City Manager to Execute Necessary Conveyance Documents and to Accept Conveyance of a 0.081-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights from Gregory Brown from the Property Located at 4321 Bright Road for the Public Purpose of Constructing a New Cul-De-Sac (Public Roadway to be Open to the Public), Constructing Sanitary Sewer Lines, Water Line Extensions, and a Shared-Use Path.**

## **Ordinance 50-19**

**Authorizing the City Manager to Execute Necessary Conveyance Documents and to Accept Conveyance of a 0.074-Acre, More or Less, Perpetual Public Utility Easement from Daniel L. Trubisky and Susan L. Trubisky from the Property Located at 7130 Grandee Cliffs Drive for the Public Purpose of Constructing a New Cul-De-Sac, Constructing Sanitary Sewer Lines, and Water Line Extensions.**

## **Ordinance 51-19**

**Authorizing the City Manager to Execute Necessary Conveyance Documents and to Accept Conveyance of a 0.034-Acre, More or Less, Perpetual Public Utility Easement from Sandra H. Taylor, Trustee from the Property Located at 7143 Grandee Cliffs Drive for the Public Purpose of Constructing a New Cul-De-Sac, Constructing Sanitary Sewer Lines, and Water Line Extensions.**

## **Ordinance 52-19**

**Authorizing the City Manager to Execute Necessary Conveyance Documents and to Accept Conveyance of a 0.035-Acre, More or Less, Perpetual Public Utility Easement from Brian J. Celek from the Property Located at 7129 Grandee Cliffs Drive for the Public Purpose of Constructing a New Cul-De-Sac, Constructing Sanitary Sewer Lines, and Water Line Extensions.**

Vote on Ordinances 49-19 through 52-19: Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Peterson, yes; Ms. De Rosa, yes; Ms. Fox, yes.

## **FIRST READING/PUBLIC HEARING – ORDINANCES**

### **Ordinance 53-19**

**Rezoning Approximately 33.9-Acres South of U.S. 33, East of Eiterman Road and North of Shier Rings Road from ID-1, Research/Office District to PUD, Planned Unit Development District (The Ohio State University Wexner Medical Center) for the Construction of up to 550,000 Square Feet of Ambulatory Medical Care, Medical and Office Uses as well as a Potential Future Hospital in Two Phases. (Case 19-055 OSU Medical Campus)**

Mayor Peterson introduced the Ordinance.

Ms. Alutto recused herself from the discussion due to her employment relationship with OSU.

Ms. Husak stated that this Ordinance rezones approximately 34 acres, which includes three parcels, all of which are owned by the City of Dublin. City Council authorized the conveyance of this site to The Ohio State University for the purposes of developing a medical campus in two phases. The site is south of US 33 and north of Shier Rings Road. As part of the updates to the Community Plan, the West Innovation District future land use for this site is designated Research and Development -- however, this part of the Community Plan update is not yet complete. It is currently ID-1, Research/Office District, but after discussions with the applicant, the applicant is proposing a Planned Unit Development District.

Phase I is a medical office building and an ambulatory care facility encompassing 250,000 square feet of development. Phase II is the University Boulevard and expands parking and provides for landscaping.

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Held \_\_\_\_\_

Ms. Husak stated that staff from Economic Development, Engineering and Communication and Public Information have done public outreach for this proposal.

Green open spaces, respite spaces and walking paths were all part of this planning process. The architectural details seem to be in line with what was set out for the West Innovation District.

Planning and Zoning Commission reviewed this project on September 19 for the rezoning and recommended approval 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;
5. That the applicant continue to work with Engineering to demonstrate compliance with the stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer;
6. The building elements and mechanical equipment areas be screened per Code in the text;
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.*

Ms. Husak stated that conditions 7 and 8 would be carried forward to be addressed at a future time.

Aaron Underhill, Underhill & Hodge, LLC, 8000 Walton Parkway, New Albany stated he represents the applicant (OSU) and noted this is a culmination of many months of hard work. This is a perfect use for this site from an economic development view as well as a service view for the community. This is an ambulatory care outpatient facility. There are three of these projects in central Ohio currently -- Columbus, Powell and this site in Dublin. The underlying zoning does allow the uses needed, but for future flexibility, they are requesting a PUD. The architecture is very representative of current trends. This will allow additional services to be available to the residents of this community.

Dan Like, The Ohio State University, 6717 Brodie Boulevard, Dublin, emphasized the Phase II part of this project. He has heard from public comment that some question whether or not another hospital is needed in Dublin. OSU is making a significant investment in outpatient care and preventive care. Consolidating the various offices that are currently in Dublin will help people have a "medical home" so they do not have to go far or leave town for medical services.

Mayor Peterson asked Mr. Like about the timeline was for this project. Mr. Like stated that the site in Columbus will open in summer of 2021. The Dublin site will open in the summer of 2022.

Vice Mayor Amorose Groomes stated that she appreciated the applicant requesting a PUD for this development. She inquired about the removal of the curbs in some of the parking lot islands and their location. There have been other curb removals in the City and they tend to be messy.

Ms. Husak stated that at this stage of development, they would not have locations for those removals. The intent of the condition is to make sure it is in the development text because it is not something that would typically be allowed. Vice Mayor Amorose Groomes stated that she would not support the elimination of curbed islands, but she would like to support areas in the islands to provide for bioswales.

Vice Mayor Amorose Groomes sought clarification regarding the third condition, "... smaller trees shown on the plans in the interior landscape areas be permitted on the development text" - why wouldn't smaller trees be permitted?



## 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 \* *in appropriate locations to ensure the success of any bioswales;*
- 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;









## 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:

**2. University Boulevard Phase 2  
19-080**

**6600 Shier Rings Road  
Preliminary Plat**

Proposal: A Preliminary Plat for the provision of right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of a ±34-acre parcel for future development of a medical center.

Location: North of Shier Rings Road and west of the intersection with Avery Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Section 153.066 and the Subdivision Regulations.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

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

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

Case Information: www.dublinohiousa.gov/pzc/19-080

**MOTION #1:** Ms. Call moved, Mr. Fishman seconded, to recommend approval to City Council for the following variance from the Subdivision Regulations:

1. To permit the creation of Lot 5 at 1.23 acres instead of meeting the Zoning Code required 3-acre minimum.

**VOTE:** 7 - 0

**RESULT:** The variance from the Subdivision Regulations to permit the creation of Lot 5 at 1.23 acres instead of 3 acres was recommended to City Council for approval.

**RECORDED VOTES:**

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



**5. OSU Medical Campus  
19-055CP**

**6600 Shier Rings Road  
Concept Plan**

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**



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



## **CASES**

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

Ms. Newell stated that this is a request for 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). The site is on the north side of Shier Rings Road, east of Eiterman Road, west of Avery Road, and south of US 33.

Ms. Husak requested that Cases 1 and 2 be considered together.

### **2. University Boulevard Phase 2, 6600 Shier Rings Road, 19-080, Preliminary Plat**

Ms. Newell stated that this is a request for a Preliminary Plat for the provision of right-of-way for University Boulevard to extend from Shier-Rings Road west to intersect with Eiterman Road and the creation of a ±34-acre parcel for future development of a medical center. The site is north of Shier Rings Road and west of the intersection with Avery Road.

## **Staff Presentation**

Ms. Husak stated that on August 22, 2019, the Commission reviewed and provided non-binding comments on a Concept Plan for this project. Tonight, the Commission is considering the Ohio State University (OSU) development as well as the creation of a new road, University Boulevard. At the Ohio University (OU) site on the south side Post Road, there is a piece of University Boulevard, to which this new section of the road eventually will connect and create a road network that has been planned for multiple years for the West Innovation District (WID). The Preliminary Plat for this project, which is Case 2, contains the detail on the creation of the parcel for Ohio State University, as well as the road. The approximately 34-acre site for the OSU Wexner Medical Center will be developed in two phases. The Preliminary Development Plan is similar to what the Commission reviewed in August. It includes a medical office building and ambulatory care facility. The future University Boulevard will be located on the south side of the site with a roundabout, which will provide site access. There also will be two minor access points on the east and west sides of the lot to provide access to the remaining parcels. In Phase 2, the hospital will be added on the east side of the medical facility, as well as additional parking and access that will allow additional uses. The applicant has included a significant amount of information in the proposed development text, including the permitted materials. Staff has encouraged that the structure be very similar to the existing West Innovation District (WID) zoning text. The rendering, the same as that shown with the Concept Plan review on August 22, depicts the creation of a walkable environment. Additional updated drawings show both respite and walking pathways through the parking lots. There are unique sign requirements for this use. After Dublin Methodist Hospital completed their facility and had data based upon user experience, they returned to the Commission to upgrade their sign rules. Making an effort to be at the forefront of that discussion, OSU has included sign requirements and diagrams in the development text. The rules and regulations in the development text will guide future signage. There are five hierarchy signs. A monument sign is proposed for the entry feature at the roundabout, well as vehicular signs that are taller than the Code permits but address the parking and navigation needs. Staff recommends approval with eight (8) conditions.

For Case 1, the OSU Wexner Medical Center rezoning and preliminary development plan, staff recommends approval with the following 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 in 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;
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.

For Case 2, the preliminary plat for University Boulevard, approval is recommended for the following variance from the Subdivision Regulations:

- 1) To permit the creation of Lot 1 at 1.23-acre instead of meeting the Zoning Code required 3-acre minimum.

The application complies with all applicable review consideration and the intended development character of the area; therefore, approval of the plat is recommended with one condition:

- 1) The applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

Ms. Husak noted that several discussions have occurred with the Ballantrae neighborhood residents regarding this project, some of whom are present tonight.

### **Board Questions**

Mr. Fishman stated that traffic around US33 is a significant concern with the proposed project. He inquired about the timing of the two construction phases and the roadway.

Ms. Husak responded that City Council approved a development agreement with OSU earlier this year that provides for the alignment of OSU's and the City's construction activities for 2022.

Barb Cox, City Engineering Manager, asked if his inquiry concerned potential roadway work around the US33 interchanges with Avery-Muirfield or Post Road.

Mr. Fishman responded that was part of his question.

Ms. Cox responded that traffic studies indicate there is no need for roadway work at either of the interchanges for this project at this time. As more development occurs in the WID, it could become necessary. In anticipation of the construction of University Boulevard, permitting for the relocation of the creek is occurring, as well as the design of and right-of-way acquisition for the roadway. Construction of the roadway project is scheduled to begin in the spring of 2021 with completion anticipated in 2022.

Mr. Fishman inquired if the infrastructure construction would be completed before construction of the building.

Ms. Cox replied that construction of the building and roadway would occur simultaneously.

Mr. Supelak inquired what is the extent of the roadway construction.

Ms. Cox responded that the roadway project currently under design is for improvements to Shier Rings at Avery Road, widening of Shier Rings Road up to its curve north into this property, and connection of the new roadway to Eiterman Road. Future construction phases will extend the roadway from Eiterman Road to the Ohio University campus. That construction is not currently scheduled.

Mr. Supelak stated that in the meeting materials, drawings showed three potential roundabout locations. Which drawing is the most accurate?

Ms. Cox responded that the OSU team included a traffic engineer who conducted traffic studies pertaining to this development. The City also has engaged engineers to conduct traffic studies for the infrastructure project. There is some diversity in the OSU and City drawings, and analysis and coordination of the two studies is underway. A public meeting is scheduled on October 15 to share the final roadway plan to the public. At an earlier public meeting in August, Shier Rings Road and the new University Boulevard were shown as disconnected. Following that public input, traffic studies were re-evaluated. Although there is a significant level of access management to consider, there will be a Shier Rings Road connection to the new University Boulevard.

Ms. Call inquired if the Commission would receive a full transportation plan for this area.

Ms. Cox responded affirmatively. This is a preliminary plat. A final plat will be brought before the Commission at a future meeting, and more details will be shown at that time. Due to the distance between the two ends of University Boulevard, completion of the road extension likely will occur with the development of those parcels.

Ms. Call stated that her concern is not just this particular plat. Per her review, the existing University Boulevard appears to be approximately 1.25 miles away from the new roadway. She is concerned about using a name for the proposed roadway that is already in use in the other location, although the intent is that eventually they would connect. The land between is owned by several property owners, who could or could not choose to develop it for some time.

Ms. Cox responded that the City has previous experience with disconnected streets, some of which have not been connected for many years. The City Thoroughfare Plan and Community Plan provide guidance to assure that those connections will be completed.

Mr. Supelak stated that at the Commission's previous discussion, the roadway topic was very important to both the public and the Commission. The sooner everyone can understand the final roadway plan, the better decisions the Commission will be able to make.

Mr. Fishman concurred. He also is concerned about the timing. Will the road be in place before the people and the buildings?

Ms. Cox responded that the EDA contemplated all those issues, including the synchronization of the OSU and City construction schedules so that the road will be open and available when this medical facility is ready.

Mr. Fishman inquired when the Commission would be able to see a complete plan.

Ms. Cox responded that it would be provided to the Commission with the final plat. It may be necessary to add some easements as the project proceeds through final design.

Ms. Husak stated that the Commission serves as an advisory board to City Council in terms of platting of property, but the Commission does not approve proposed infrastructure projects.

Mr. Wilson inquired if the road primarily would be on Dublin property, although private property is also involved.

Ms. Cox responded that is correct. Some right-of-way acquisition from the private property owner will be necessary.

Mr. Wilson inquired if discussion had been initiated, and the property owner was in agreement.

Ms. Cox responded that the property owner is aware of the project. However, the acquisition process cannot begin until design has occurred, plans are available, specific land needs are known, and appraisals have been completed. Most of that work will occur next year.

Ms. Call stated that recent public meeting comments reflect a predominant concern regarding traffic. Were other concerns expressed at the last meeting that have not been addressed by the applicant?

Ms. Husak responded that a majority of the comments were infrastructure or traffic related. Some residents expressed concerns about the lighting. City Code requires lights to be lowered after certain times of the day, and a reference to that Code section is included in the development text. Details about the fixtures, lighting levels and isometric plans will be provided at the Final Development Plan review.

Ms. Call inquired if there were any items not addressed by the applicant.

Ms. Husak responded that there were not.

A rendering of the regional roadway network map was shown, depicting the proposed roadway extension to the north behind the Sports Ohio facilities and connection to existing University Boulevard near SR 161/Post Road. Ms. Cox stated that the distance is similar to the improvement from Avery Road to Eiterman Road. It will be a four-lane, divided roadway with bike lanes, consistent with the existing road section near the OU/SR161/Industrial Parkway roundabout.

Mr. Call inquired if there would be sidewalks on both sides of the roadway.

Ms. Cox responded that a shared-use path would be on one side and a sidewalk on the other.

Ms. Fox inquired if the bike lanes would have a protective barrier.

Ms. Cox responded that they would not; they would be striped lanes, similar to those on Muirfield Drive.

Ms. Fox inquired if there was any consideration for making them protected lanes.

Ms. Cox responded that was not requested by the Bicycle Advisory Task Force. However, the lanes will be widened to five feet, a foot wider than the bike lanes on the existing University Boulevard section.

Ms. Call inquired the width of the shared-use path.

Ms. Cox responded that it would be the standard 8-ft. width.

Ms. Fox stated that the WID has been under scrutiny for the last several years. Is there an updated, current Master Plan?

Ms. Husak responded affirmatively. An update of the WID Special Area Plan in the Community Plan was approved in 2017. Consultant Brian Atkins developed the plan, and public input was obtained.

Ms. Fox inquired if a master layout of the anticipated pedestrian connectivity was available, even though details could not be available until development occurs.

Ms. Husak responded that it is available to some extent. The Thoroughfare Plan, which is included in the Community Plan, shows a road connection from Shier Rings Road to the northwest. With the OSU project, that roadway will take on more importance than originally contemplated. Although a roadway was always planned, the developer or user that would eventually drive those decisions was unknown. With this infrastructure, walking paths and bike lanes will be important, particularly so in this District. OU also included this extension in their Master Plan for future development.

Ms. Fox stated that with the anticipated AEP project, realignment of Cosgray Ditch, construction of a new roadway, and a major new development, there is a need for a comprehensive overview of this intended "live, work, play" area. Although the development is at an early stage, it would be helpful to have an understanding of what is anticipated.

Mr. Husak pointed out that it is not possible to make 11,000 acres across the City walkable everywhere, but it does make sense for certain areas, particularly OU and OSU.

Ms. Call stated the concern is that we do not want to repeat past mistakes, for instance, those with the Perimeter Center.

Ms. Fox inquired what changes OSU had made responsive to the Commission's previous recommendations.

Ms. Husak responded that OSU had included walkability drawings for both development phases. Much work still needs to occur with the interior layout of the building, which will inform much of the exterior functionality of the site. Rules in the text address many of the items the Commission requested, and an updated drawing has been provided tonight.

Ms. Fox stated that in the parking lots, little islands with two trees remain in the plan, but there are no dedicated pedestrian walkways through the parking lots. Pedestrian benches have been added on the outer perimeter of the parking lots, but more seating areas are needed between the perimeter and the building. An Ambulatory Care Center must address the pedestrian needs.

## **Applicant Presentation**

Aaron Underhill, attorney, Underhill & Hodge, 8000 Walton Parkway, New Albany, OH stated that he is representing Ohio University Wexner Medical Center. With him are OSU representatives and consultants, Dan Like and Keith Myers.

As a brief overview, OSU took the Commission's input at the previous meeting very seriously regarding the need to be connected with the community, provide pedestrian access to/from the parking areas, and the creation of inviting pedestrian places. The reason they preferred to do a PUD was that it is difficult to provide a high level of detail at this point as they continue to design a very complex building. For instance, Ms. Fox referred to the pedestrian benches, which appeared to be located far from the front door; however, the parking lot area will have several such pedestrian seating opportunities. When they return with the Final Development Plan, they will be able to show a greater level of detail. This is the reason the two-step PUD process works well. In the first step, the rules are set; in the second, the execution of the rules is shown. With the existing zoning, they would not have had that opportunity, as it would have been necessary to show all the detail now. This is one of three facilities being designed simultaneously for the University. The building is continuing to evolve. The inside-out nature of the design affects how the building footprint works, what the architecture will be, and the exterior amenities designed for the patient experience. He believes the Commission will be pleased with the level of detail provided at the next review. They are comfortable with the rules being set. The plan is advanced sufficiently to be able to make those commitments, but it will continue to evolve between now and the time the Final Development Plan returns to the Commission. After the previous hearing, an attempt was made to evaluate opportunities for pedestrian connections and public spaces. They do not want this building to be an island in and of itself, so more progress will be made in that regard. The text is lengthy because it contains a high level of commitments. Sometimes it is hard to provide in words what can be seen on a plan, so they have tried to marry the two to the extent possible. This is a public-private partnership, which involved extensive work on the EDA, as well as the conveyance agreement. If the roadway is not operational, the medical facility will not be able to open; therefore, the timing of the two projects is important. Per the agreement, specific timelines must be met. The City did not want to sell OSU the land if they did not move forward with developing it. As soon as it is approved, the project will proceed immediately to permit designs. The university has a financial investment in the public infrastructure, as well. Although OSU is receiving an incentive package, they are purchasing the land at its per acre value and contributing 32.5% to the costs of the infrastructure. That percent was based on the amount of the infrastructure that the facility would use, per its frontage. The project began approximately a year ago and continues to evolve. When it next comes before the Commission, a greater level of detail will be available for discussion.

## **Questions for the Applicant**

Ms. Fox commended the applicant for presenting conceptual ways for providing a pedestrian perimeter for the medical facility, their clients and the community. Her request is that when Phase 2 proceeds, those pedestrian spaces are not minimized, that the natural spaces are not reduced to small spaces around walkways. With its style of architecture and the amount of landscaping contemplated, this site can become an attractive area for the community. The landscape design should not only highlight the building but also invite people to enjoy the surroundings. That is a wellness factor for their clients and for the community.



Keith Myers, Vice President of Planning, Architecture and Real Estate, OSU, stated that they agree with Ms. Fox's comments. The scale at which the improvements are drawn is deceiving, but to address the Commission's comments at the previous review, thousands of feet of trail have been added. Although not yet fully designed, seating enclaves will be added. There is a large greenspace between the parking lot and the drop-off area. They concur that the exterior spaces are as important to health as the interior spaces being constructed.

Ms. Call stated that OSU's contribution of 32.5% for the infrastructure, which is a savings for the residents, is appreciated. The Commission understands that there is an incentive package, but appreciates that OSU is willing to partner with the City on this amenity for the City.

### **Public Comment**

Randall Ayres, 5940 Roundstone Place, Dublin, Ohio, stated that he is a resident of the Ballantrae community. This project seems premature. The Planning staff member with whom he spoke indicated that staff was advised there was a need to move quickly on this project. At the public meeting in August, the Ballantrae community expressed significant opposition to the proposed plans for Shier Rings Road. Earlier, Mr. Supelak referred to several different maps that the Commission had seen. That has been the experience of the community, as well, and the residents are in opposition to most of them. Many Ballantrae residents travel Shier Rings daily, and they have been provided different information from City staff. At the August public meeting, Engineering staff informed them the project was very preliminary and that City staff would be getting back to them. This is September and neither the community nor the Commission know the plans because staff is unsure of them. The Commission is being asked to approve a project on which they have inadequate information and knowledge, and the community objects strongly to a change being made to Shier Rings Road. OSU representatives have commented on how much the University will be contributing; however, it pays neither real estate nor income taxes. While the City may be partnering with OSU, the University is not paying its share. The City purchased this property last year, and residents were told in March 2018 that this development would not happen for 5-15 years. Now this project is being pushed forward without sufficient time for people to understand any details. The Commission is being asked to make a decision without time to obtain adequate information. How will University Boulevard impact Shier Rings Road and the traffic, particularly the significant amount of eastbound traffic? How will Ballantrae residents access US33? How many roundabouts will be constructed? He has seen a map with three proposed roundabouts between Shier Rings and US33. In summary, he is concerned that the Commission is being asked to make a decision on a project about which staff is unsure of some plans.

Dan Rippeth, 5960 Roundstone Place, Dublin, Ohio stated that he is a Ballantrae resident and has lived in Dublin for seven years. He has spoken with many of his neighbors. Their biggest concern is not the hospital, but with the plans to shut down Shier Rings and the redirection of traffic up and around Eiterman Road and through a series of roundabouts. He asked for confirmation regarding the closing of Shier Rings Road. Staff indicated that the road would not be closed.

Mr. Rippeth stated that if Shier Rings will not be shut down, that information addresses one of the residents' greatest concerns. The intersection at Eiterman Road and Shier Rings Road is dangerous. There was an accident there earlier this evening. There is a concern about the

generation of additional traffic. If Shier Rings remains with the addition of a roundabout at Shier Rings and Eiterman Roads, perhaps the traffic issue will be addressed.

Ms. Husak stated that when the project was introduced to the community at the August public meeting, significant opposition to the roadway plans was expressed by the Ballantrae residents. Consequently, the City is no longer considering the termination of Shier Rings Road. Another public meeting is scheduled for October 15 at the Dublin Community Recreation Center, and Engineering staff will be providing updated plans. Public notice of the meeting will be made. City staff has heard and responded to the residents' concerns.

Mr. Rippeth responded that the residents love living in Dublin and appreciate the fact that the City has listened to their concerns.

### **Commission Discussion**

Ms. Kennedy thanked Mr. Ayers and Mr. Rippeth for sharing their opinions. Although the Commission does read the public meeting reports, it is helpful to hear directly from the citizens.

Ms. Fox inquired about preservation plans. On the City-owned property, certain trees are at risk, due to construction: Tree #299, a 56-in. diameter Silver Maple and Tree #300, a 43-in. diameter Silver Maple, are located near the entrance. Is there any possibility those trees could be saved?

Ms. Cox stated that the trees, shown on page #10 of the information, are located opposite the City Service Center. That is where the confluence of the relocated creek will be located. They are required to plant a certain number of trees with the relocation of the stream, and may be able to save those two trees. She will check into the situation.

Ms. Fox responded that the relocated stream would border Shier Rings Road, which will be a viewshed. If there is opportunity to preserve those trees with the relocation of that stream, that should be included in their design focus.

Ms. Call stated that the Commission has commented on the need for synchronization of the building and roadway construction. Is the creek relocation, a third major project, not a timing concern, as well?

Ms. Cox responded that the creek relocation has reached 50% design completion and been submitted to the Army Corps of Engineers and the Ohio EPA for permitting. Staff will be responding to their feedback and completing the design. There will be a public notice in the Columbus Dispatch on Monday, per EPA public notice requirements. Permitting should be completed in the spring of 2020, and construction of the stream relocation will commence. The roadway construction will begin in 2021. A conservation easement is noted on the plat, and protective fences will be placed on the site. The new plants around the relocated creek must be protected and monitored for five years. Due to the creek and the level of traffic on Shier Rings Road, staff has been contemplating locating construction entrances off Eiterman Road to mitigate the impact of the large building and large roadway construction occurring at the same time.

Ms. Call inquired if the standard is a 2-to-1 vegetation mitigation for the stream relocation.

Ms. Cox stated that she does not have that information with her, but getting the planting established is a major concern. The stream must be healthy and the area viable for plants and animals.

Ms. Newell requested, for the benefit of the public, that staff clarify what is considered with traffic studies. There was a comment that the decision for a new road appears to be rushed. The Commission has information from the traffic studies that is not always available to the public.

Ms. Cox responded that the City has a Thoroughfare Plan. Over-arching traffic modeling for the entire City occurs based on Future Land Use Plans in the adopted Community Plan. That is how the size of roadways, including number of lanes, is determined. With a proposed development, the developer is required to look at their uses compared to the Future Land Use Plan. There are federal guidelines regarding the traffic generation based on land use. For instance, a restaurant generates traffic at a level different from a single-family home, and the traffic generated by a medical office is different from that for a regular office building. A comparison is made between the modeling for the adopted Community Plan and the modeling for the proposed development. If the anticipated traffic will be more, plans for handling the traffic must be determined based on its origination and destination. The prediction occurs by counting traffic at the existing intersections then projecting the traffic increase based on the anticipated land use. They try to determine what improvements might be needed to the intersections, to the links of the road between the intersections, and the impact of the development. The proposed development is required to mitigate their impact. That may be made by a financial contribution or by building turn lanes, a roundabout, or another intersection improvement.

Ms. Wawzkiewicz stated that the situation is the same with this application as with a standard planning application. The traffic impact study is due when the applicant commences the preliminary development plan. This team was a little ahead of schedule, so its study is under review. The unique element involved is the additional CIP roadway project. Dates were established in the EDA with the developer to make sure the timing is on track.

Ms. Newell inquired how many years out a traffic study projects.

Ms. Wawzkiewicz responded that a study looks at a 10-year horizon from the opening day. Year 2022 is the target opening of this facility, so the 10-year horizon would be 2032. The City's traffic study projects out to year 2042.

Ms. Husak stated that it is unique to have both the developer and the City conduct traffic studies and be evaluated together. Although the applicant's traffic engineer completed a study, the City was looking at potentially terminating Shier Rings Road. That traffic study is not approved at this time, however, because more work is to be completed.

Ms. Newell thanked staff for the explanation for the public.

Ms. Call stated that the Commission is considering a preliminary development plan for the medical center and a preliminary development plat for a new roadway, University Boulevard, and not the termination of Shier Rings Road. There will be a roundabout on the southeast section of the new roadway, a roundabout immediately in front of the building, and then the roadway continues to its connection with Eiterman Road.

Ms. Husak stated the new roadway ends at the eastern boundary. Whatever happens further to the east on Avery and Shier Rings Road is not part of this consideration.

Ms. Cox clarified that the plat creates the right-of-way, the parcels around the right-of-way, and the new road. They are still working out the details regarding the connectivity of Shier Rings Road, the drive into the Dublin School transportation facility, and the City Service Center. The preliminary plat lays out the worst-case scenario. Currently, those connections are contemplated via a roundabout. The plat allows that to occur, should that be determined.

Ms. Call inquired if the Commission would see this again as a Final Plat.

Ms. Cox responded affirmatively.

Mr. Supelak requested clarification that the intent is that a roundabout will make a connection to Shier Rings Road.

Ms. Cox responded that the connectivity of Shier Rings would happen in that area. They are completing the details on the accesses to the City Service Center and the Dublin Schools bus site. They believe this layout of the right-of-way provides sufficient area for those accesses without having to change the plat.

Mr. Supelak inquired if the two trees Ms. Fox was referring to are near the proposed roundabout. Ms. Cox stated that those two trees are outside of the right-of-way.

Mr. Supelak responded that they are slightly to the west of it within a small curve. Trees #288 through #308 are an average of 30 inches each, a total of 600 caliper inches. Is it possible to give consideration to saving those trees?

Ms. Cox responded that it may not be possible to work around all of the trees. Perhaps only a couple can be saved, because that is the corridor for the realigned creek. They prefer to save trees, if possible, but there are competing factors. There is a required landscape density for the relocated stream. EMH&T experts will be conducting the planting to ensure the requirements are met to obtain the federal permit.

Mr. Fishman inquired if City Code required that the tree caliper be replaced.

Ms. Newell stated that it does; however, Federal EPA regulations usurp City requirements.

Ms. Cox stated that the City replaces the street trees removed for a capital project. This project also will have plantings in the medians. With those plantings and those added with the creek relocation, there will be more trees than exist now.

Mr. Fishman inquired if the City arborist conducts an assessment of the trees.

Ms. Cox responded that the condition assessment of the trees has been completed, and that report was included in the packet.

Ms. Husak stated that the arborist on Planning staff verifies species, size and health. This is a Preliminary Plat. More detail will be available with the Final Plat.

Ms. Kennedy inquired if the details on the Eiterman Road access would be provided for public review and comment.

Ms. Cox responded that the details will be available for the October 15 public meeting at DCRC.

Mr. Wilson inquired if it is a ditch or a creek that will be relocated.

Ms. Cox responded that it is named Cosgray Ditch, but it has been referred to as both a ditch and a creek. It is a manmade drainage channel for the farming community.

Mr. Wilson inquired if a ditch would not move as much water as a creek.

Ms. Cox responded that there are no such definitions. The relocated stream will handle the same amount of water that it currently handles. No flooding will occur up or downstream due to the relocation. It is an open channel relocation with meanders and a large amount of plants in a tiered system – grasses, shrubs and trees, within the 135-ft. conservation easement.

Mr. Wilson stated that the stream currently is shown as running south, then east and under the roundabout, then reconnecting with the current channel. Are they still determining the new route?

Ms. Cox responded that the stream currently exists on the south side of Shier Rings Road. They looked at several potential routes before selecting the one shown. The selected route works best with the roads and utilities and will provide a buffer to the residents on the south side of Shier Rings Road from the future commercial element. They are contemplating a shared-use path on the interior, which would provide pedestrians access to that greenway and tie Shier Rings to University Boulevard. The public will be able to enjoy both sides of the new waterway.

Ms. Newell inquired if the applicant was in agreement with the conditions.

Mr. Underhill indicated that they were in agreement with the conditions.

Ms. Kennedy moved, Mr. Wilson seconded to recommend approval of The Ohio State University Wexner Medical Center rezoning and preliminary development plan to Council with the following eight (8) 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;
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: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes.

(Motion passed 7-0)

Ms. Call moved, Mr. Fishman seconded, to recommend approval of the following variance from the Subdivision Regulations:

- 1) To permit the creation of Lot 1 at 1.23-acre instead of meeting the Zoning Code required 3-acre minimum.

Vote: Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Wilson, yes; Ms. Call, yes; Ms. Kennedy, yes; Ms. Newell, yes.  
(Motion passed 7-0)

Ms. Kennedy moved, Mr. Wilson seconded approval of the preliminary plat for University Boulevard, Phase 2 with the following condition:

- 1) The applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

Vote: Mr. Supelak, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Call, yes; Mr. Wilson, yes; Ms. Fox, yes; Ms. Newell, yes.  
(Motion passed 7-0)

[Cases 3 and 4 were considered together.]

**3: The Corners, PID: 273-010749, 19-081, Rezoning with Preliminary Development Plan**

~~Ms. Newell stated that this is a proposal for a Rezoning with Preliminary Development Plan of a ±13.5-acre site from OLR to PUD to facilitate the future development of an approximately 70,000-square-foot office and commercial center and a public park.~~

**4: The Corners, PID: 273-010749, 19-082, Preliminary Plat**

~~This is a proposal for a Preliminary Plat for the subdivision of ±24 acres into three lots for the future development of approximately 70,000-square-foot of office and commercial space and a public park. The site is currently zoned Office, Laboratory, and Research District.~~

**Staff Presentation**

~~Ms. Husak stated that this is a request for review and recommendation to City Council regarding a rezoning with preliminary development plan for a 13.5-acre site for the future construction of up to 70,000 square feet of office and commercial space and a public park. Secondly, there is a request for review and recommendation to City Council for a Preliminary Plat to subdivide 24 acres into three lots for the future development of office and commercial space and a public park. The site is located northwest of the intersection of Rings Road and Frantz Road, south of Blazer Parkway. The plat contains a parking lot, which the City constructed and owns. The boundaries for the development are Rings Road, Frantz Road and Blazer Parkway. Preceding the Informal Review for the development on June 20, there was a long public process with the DCAP Plan, which has informed some of the proposed development on this site. The City has entered into an agreement with the developer to develop this site. Many public meetings preceded tonight's meeting. The rezoning will include the two retention ponds, the park and buildings along Frantz, Blazer Memorial Parkway to the north and Rings Road to the south. Phasing is required to be~~



## RECORD OF DISCUSSION

# Planning & Zoning Commission

Thursday, August 22, 2019 | 6:30 pm

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

### 5. OSU Medical Campus 19-055CP

### 6600 Shier Rings Road Concept Plan

**Proposal:** A Concept Plan that is the first step for the potential rezoning of a 34-acre site from ID-1, Research Office District to Planned Unit Development District for the potential development of a medical office building and an ambulatory care center (Phase I) and a potential future hospital (Phase II).

**Location:** North side of Shier Rings Road, east of Eiterman Road, west of Avery Road, and south of US 33.

**Request:** Review of a Concept Plan under the provisions of Zoning Code Section 153.053.

**Applicant:** OSU 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](mailto:chusak@dublin.oh.us)

**Case Information:** [www.dublinohiousa.gov/pzc/19-055](http://www.dublinohiousa.gov/pzc/19-055)

**RESULT:** The Commission reviewed and provided non-binding comments on an application for a Concept Plan. The Commission complimented and welcomed the applicant for choosing this location for their proposed facility as well as the quality and layout of the proposal. Commissioners suggested the applicant provide additional paths throughout the parking lots to break up the large parking areas and provide additional opportunities to navigate to the main building entrances. Seating along walkways was encouraged closer to the drop off at main entry areas. The Commission also requested that the applicant provide more opportunities to walk or bike through the natural areas along the site boundaries. Another comment requested more detail for the architecture of the buildings to truly create signature building within the West Innovation District. The Commission also requested additional information regarding the planned roadwork network surrounding the site.

A representative of the Ballantrae Board of Directors provided comments regarding the neighborhood's appreciation of OSU as a neighbor to their community and requested that the connectivity of the neighborhood to the improved roadway network be considered. Additional public comment centered on the connectivity of businesses along Eiterman Road to and from the north and the potential impact of an intersection with the road serving OSU and Eiterman Road and the relationship between the anticipated traffic and the facility.



**5. OSU Medical Campus  
19-055CP**

**6600 Shier Rings Road  
Concept Plan**

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**



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





neighborhoods have not done well in the long run and have become problematic for the neighborhoods.

Mr. Cline thanked the Commission for their input.

Ms. Newell thanked the residents for their interest and involvement.

[A five-minute recess was taken.]

### **3. OSU Medical Campus, 19-055CP , Concept Plan**

Ms. Newell stated that this application is a request for review of a Concept Plan, which is the first step for the potential rezoning of a 34-acre site from ID-1, Research Office District to Planned Unit Development District for the potential development of a medical office building and an ambulatory care center (Phase I) and a potential future hospital (Phase II). The site is on the north side of Shier Rings Road, east of Eiterman Road, west of Avery Road, and south of US 33.

#### **Staff Presentation**

##### Background

Ms. Husak stated this a Concept Plan review for The Ohio State University (OSU) Wexner Medical Campus to be located in Dublin. The Concept Plan will provide informal feedback from the Commission. The applicant has filed an application for a rezoning to a PUD. The 34-acre site, currently owned by the City of Dublin, was acquired for economic development purposes. The site, located within the eastern portion of the West Innovation District and on the south side of US33, is currently comprised of three parcels. Eventually, there will be a preliminary development plat and final plat application, which will result in a parcel of the size and shape shown [image shown], and will provide access through public right-of-way. On the south side is Shier Rings Road, where the Dublin Service Center and the Dublin School Transportation site are located. The Ballantrae neighborhood is also located to the south. On the west is the Washington Township Administration Building, a church and the Sutphen Corporation. Cosgray Ditch runs through the site, and the City of Dublin has committed to working with the Army Corps of Engineers in relocating that ditch. Public notices of the project were sent out recently. The Community Plan shows the future land use for this site as RD-Research and Development. In 2017, City Council approved Ordinance 69-17 for an amendment to the West Innovation District (WID) Special Area Plan as part of the City of Dublin Community Plan. The updated plan is more inclusive in regard to land uses. It provides different amenities and opportunities for development, particularly driven by the OSU Heritage College, which is located in the northern portion of this district. To date, little development has occurred in the district. The site was zoned ID as part of the original Innovation Plan, adopted in 2011, so its current zoning is ID-1, which is a research and office zoning district. All of the uses that will be included in the PUD zoning are permitted currently in the ID-1 District. However, a PUD will provide more flexibility for the applicant and the City.

##### Proposed Site Plan

The plan for a medical campus will be developed in two phases. Phase I will include medical office space as well as an ambulatory care facility. Phase I will include approximately 250,000 square feet with parking provided in three distinct areas. The western portion of the site will remain vacant in Phase I, but will accommodate a future Phase II. The plan is to provide access to the site along the southern boundary from existing Shier Rings Road extending west toward Eiterman

Road. City Engineering is currently evaluating whether that will be a relocated Shier Rings Road and if it would have a different name. Engineering is currently reviewing the applicant's traffic impact study and evaluating the impacts of providing this access on the larger transportation network. This road change will be a City CIP project. The proposed OSU project, including the potential changes in the transportation network, was introduced to the neighborhood at a public meeting earlier in August. Significant public feedback was provided. Engineering is continuing its study of potential transportation network changes. Phase II provides for a hospital building to be attached on the west to the Phase I - Ambulatory Care Facility. Additional parking areas will be provided, as well. Internal vehicle circulation roadways and pedestrian paths will be provided. Stormwater management facilities will be located on the northern and eastern portions of the site. Cross access is contemplated for sites to develop east and west of the proposed facility. Preliminary elevations of the facility have been provided, primarily a material and massing study. Many more interior plans must be finalized. The main building will be primarily brick and glass with modern lines. Some stone, limestone and metal elements will exist on the bottom of the structure. The applicant has provided preliminary details addressing the open space locations and programming for the site. A courtyard for a café and a respite garden are proposed as well as an entry court and entry green on the south; entry walls will be of limestone; different types of treatments for the stormwater management areas will be included, as well as quiet spaces and walking paths throughout the open spaces. At the public meeting, it was noted that AEP has been working on a project to provide additional power lines through the district to Shier Rings Road, but that is not an OSU or City project. AEP is a public utility over which the City does not have jurisdiction. AEP will be hosting a public meeting in the near future. Staff has provided the following discussion questions:

- 1) Does the Commission support this proposal as a catalyst to begin establishing the vision adopted by the City as part of the WID Special Area Plan for a District that includes a mixed-use environment of integrated academic, research, office and advanced manufacturing uses, ultimately supported by residential, retail, personal services, entertainment and open spaces as amenities?
- 2) Does the Commission support the proposed layout of the facility and the site?
- 3) Is the architectural concept furthering the goal of the Community Plan for modern, innovative, sleek architecture?
- 4) Does the conceptual landscape and open space plan provide adequate variety and sufficient spaces for patients, visitors and staff?
- 5) Other considerations by the Commission.

### **Commission Questions**

Ms. Kennedy inquired if the Commission would be addressing Phase 2 at this time, as well.

Ms. Husak responded affirmatively. When the rezoning application comes before the Commission, it will have a zoning text that addresses both phases.

Ms. Call requested clarification of the location of the Cosgray Ditch, if Shier Rings Road will be realigned, or if there would be a new road, and if so, if it would have a different name.

Ms. Husak responded that, although it is currently identified as realigned Shier Rings Road, the new road does not yet have a new name. The tree line shown on the plan depicts Cosgray Ditch. Existing Shier Rings Road is on the southern portion of the site. Somewhere within this area,

there will be an intersection and a roadway running in front of the facility to the northwest; that is currently under study.

Mr. Supelak stated that this street layout is different from the master plan the Commission viewed previously. Is that because this is one of the first parcels to be substantially developed?

Ms. Husak responded it was always the intent that Shier Rings would eventually be realigned north and carry more traffic volume for the West Innovation District. Conceptually, there were also internal roadways that would connect the larger sites within the interior. This large campus facility emphasizes the need to have a roadway connection running through the district further to the east than was anticipated.

Ms. Fox stated that the Community Plan provides a holistic overview of how the district will be developed. It is important to have the Master Plan and Community Plan at hand when we review these opportunities. This plan provides some lovely uses of outdoor spaces and engaging placemaking areas, but those all appear to be on the back end of the property facing a highway, instead of on the side of the property that would become part of the greater development. Was there an engineering reason for this, such as stormwater management?

Ms. Husak responded that the City would retain possession of all the land surrounding this site. The intent is to provide a buffer between the Ballantrae community and the roadways and this use. Relocation of Cosgray Ditch will provide more green and natural areas farther south of this site. In front of the building are the more formal open spaces for the users of the facility. Trails are provided throughout the site for the patrons. The spaces south of the highway will provide setbacks and uses other than open space.

Ms. Newell stated that the packet material indicates discussions occurred regarding maintaining a straight zoning for the site or rezoning it to a PUD. Why was a PUD determined to be preferred?

Ms. Husak responded that the West Innovation District (WID) zoning has not been used for a project of this size. The only one it was tested on was the new Ohio University building. The other issue is that there is now an updated area plan for the WID that provides more flexibility in architecture and addresses uses differently. The applicant will also have a unique need for signage and parking. The existing zoning cannot accommodate those needs as well as a PUD could do.

Ms. Newell stated that a hospital and its uses are permitted in the WID, correct?

Ms. Husak responded affirmatively.

### **Applicant Presentation**

Aaron Underhill, attorney, Underhill & Hodge, 8000 Walton Parkway, New Albany, OH stated that he is representing The OSU Wexner Medical Center. With him tonight are also other representatives and consultants on behalf of the university. This is a very important and impressive project for Dublin. It will provide a great community amenity, providing services such as outpatient surgeries, physicians, testing areas and laboratories. The City has been creative in its economic development efforts. This site is the subject of a contract between the University and the City of Dublin and an associated economic development agreement. This facility is one of three similar OSU facilities currently underway. The first is on Hamilton Road and SR161 near New Albany, and another facility will be built in Powell near Home Road and Sawmill Parkway. The University looks for certain site specifications for these facilities, such as accessibility from freeways and major arterial roads and size of the site – 30-35 acres is preferred. The relocation

of Shier Rings Road is driven primarily by the size of the parcel and long-standing plans of the City. This site is an influence for the new public street, but it has also been part of a broader concept that the City has had to tie this into the broader road network and create other development opportunities in the WID. In regard to the economic development agreement (EDA), OSU will be purchasing the land from the City with no price markup; however, the City will be receiving its return on investment. Additionally, OSU will be receiving some incentives in terms of income tax rebates from employees. While OSU will be working with the City to ensure that the Shier Rings Road relocation will function properly and meet the University's needs, it is a City project. In the earlier public meeting, residents had few objections to this use or the relocated road. Their concerns were primarily focused on the existing infrastructure. OSU will participate in 32.5% of the cost of relocating Shier Rings Road to this location. OSU will share a similar financial responsibility for extending the water mainline, sanitary sewer mainline, and DubLink fiber through the site. In addition, the Avery-Shier Rings Road roundabout that is in the early planning stages of this project will receive a \$1.25 million contribution from OSU. The City will cover the remainder of its cost. In terms of economic development, this facility will generate many well-paying jobs. The EDA provides for a minimum of 350 jobs created in Phase 1, and it likely will be closer to 450 jobs. The jobs will average \$100,000 wages each, which will provide an economic benefit for the City. This is a phased project with unique components, in terms of wayfinding signage and parking for a highly programmed facility. The applicant will be returning to the Commission with a text that will address both phases of the project. Phase 2 could be an extension of the Phase 1 use, which are the medical offices and ambulatory care, or it could be a community-based hospital, similar to the Ohio Health hospital across US33. Phase 2 will be an additional extension of the existing building. There will be a lag in number of years between Phase 1 and Phase 2. The facility will look nice in the interim.

Dan Light, Executive Director of Outpatient Services, Wexner Medical Center, 6717 Brodie Blvd., Dublin, OH, stated that they have been planning for this facility for several years. Their objective is to create an outpatient care center that is focused on a comprehensive set of outpatient services. Phase 1 will provide same-day patient treatment. Their investment will be geared toward preventative services related to primary care, women's health, mental health and rehabilitation services. Having this major footprint within the City will open up many other opportunities, beyond health care, between OSU and the City. They are an academic medical center, part of the The Ohio State University. They are already in Dublin in a fragmented manner. Currently, they have less than 60,000 square feet of limited primary care access and multiple internal medicine specialties in different facilities. Operating multiple leased facilities is not very efficient. In the new facility, they will have in excess of 250,000 square feet, which will permit relocation and expansion of their existing services, but also addition of other services. Phase 1 is funded. They are beginning work on the design, and the intent is to open summer of 2022.

Amanda Hoffsis, Assistant V.P. of Planning, Architecture and Development of Real Estate, The Ohio State University, stated they are very interested in the site due to the US 33 corridor. They have been looking for a site in Dublin for some time and were unable to find one to fit this program this well, until now. This use fits well in this District. There was a need to locate the building close to US 33, as its use is consistent with other facilities in that area. It is a large building so it must be buffered from the residential community to the south and the roadway. The roadway will be pulled to the north, to the facility, and away from the residential community. The roadway leading to the facility with a drop-off area and parking are essential to the daily functions of the facility and to maintain low stress for the patients visiting the facility. It is

important to lay out the site to maintain short walks from the parking to the front door. They have put much thought into the patient flow within the building and how that will work when Phase II, the hospital, is developed. Parking in front will provide a buffer to the street, and there will be attractive landscaping. The ponds for stormwater management will also present an opportunity for beautification of the area. They have looked at ways to engage them with the sidewalks and pathways. There is an elliptical pathway, which will provide a way for physical therapy patients to use the outdoor space. Both patients and facility patrons can use the space. A large-scale green space with respite gardens will be adjacent to the dropoff at the front door and will provide a great view for the interior space of the facility. There will be two service entrances. There will be multiple ingress and egress points from the new road, but the primary entrance will lead to the front door. There will be a buffer zone between the dropoff and the parking area. There will be a limestone entry wall. Because this facility is in the West Innovation District (WID), the attempt is to maintain cleaner lines to align with the goal of a higher-tech look in the district, but with a Dublin feel. The lawn and trees will create a beautiful campus feel. An entry court will provide ease of access to the patients. The respite garden will provide a premier outdoor space nestled into the "U" of the building. There will be a café, outdoor seating, a quiet area, and an area for walking and exploring. Ms. Hoffsis shared the OSU standard sign plan and a rendering, depicting the materials and mass of the building. They are continuing to work on the internal layout of the building.

### **Public Comment**

Andrew Keeler, 5281 Brand Road, Dublin, stated that it is clear those who have spoken are very passionate about the work they are doing, balancing the needs of residents with the developers, and coming to a conclusion that is best for Dublin. The rendering shown is a work of art and clearly will provide many benefits to the City. The traffic study is diametrically opposed to what is shown on the screen. One is art; the other is science. The lengthy traffic study is thorough, but purely objective. It is the role of this Commission to weigh the objectivity with the subjectivity. What do the neighboring communities want and need, and how is this development going to affect them? Perhaps there is another alternative for the Shier Rings realignment that would be better for the residents and the University. It is important to recognize that the proposed layout does provide a buffer to the residents, which is very thoughtful, but it cuts off certain parts of the community from the remainder of the community. At the public hearing, it was clear that the residents feel disconnected already. It is important to remember that they are Dublin residents, as well. He encourages the Commission to continue listening to the residents, and before they sign off on something that was created by a computer with no subject overlay, think through the process.

Cristian Cooney, 5835 Baronscourt Way, President, Ballantrae Community Association, stated that the Board met on August 13 and unanimously agreed that they are delighted that OSU Wexner Center will become their neighbor. A concern was expressed about light pollution, which should not be very difficult to resolve. The Boards of the Ballantrae Community Association, the Villas of Ballantrae, and the Lakes of Ballantrae will be meeting on September 3 regarding the Shier Rings Road relocation. They request the City provide any available information, so that they can have a constructive meeting about the road network concerns. The residents have no issue with the relocated Shier Rings Road to support the Wexner Medical Center. Their concern is how their existing roadways will connect out of the neighborhood to it.

Richard Letizia, Facilities Engineer/Manager, Nestle Quality Assurance Center, 6625 Eiterman Road, Dublin, OH, stated that their site is located in the northern portion of the WID. They are not opposed to the Wexner Medical Center and the re-routing of Shier Rings Road, but they are concerned about transportation supporting the existing infrastructure. How will Shier Rings Road tie in on the north side? In addition to the future AEP project, there is a State project changing the US33-SR161 interchange at Post Road. There is also discussion about the expansion of Ohio University. Currently, all of their 200+ associates and their support traffic access their site from the north side. Should the Shier Rings Road access change, how much traffic will flow north to a two-lane road? They have a significant financial investment in Dublin -- \$40 million in capital projects since 2015. Nestle has been located in Dublin since 1989. They are an active member of this community and supportive of OSU, but are interested in knowing who in Dublin is holistically involved in directing the phasing and the way in which these projects will occur. They encourage caution.

### **Commission Discussion**

Ms. Kennedy inquired if the City has completed a final traffic study on this project.

Ms. Husak responded that the applicant is required to submit a traffic study with their application, and they have done so. Engineering has not yet finalized their review of the traffic study.

Ms. Kennedy inquired if the traffic study results would be brought back to the Commission.

Ms. Husak responded that the Commission's purview is the site. The traffic, engineering and public infrastructure is not part of a Planning Commission application. It is a CIP project to which the City has committed within the next few years.

Ms. Call stated that she appreciated the fact that residents from the adjacent properties have provided positive feedback regarding the project. She appreciates the presentation and the insight involved in creating a project of which OSU, the City and the residents can be proud.

Ms. Fox stated that traffic and the roadways are the major elements that have the neighbors concerned, not the facility itself. As a Council member and PZC liaison, she assures the residents that discussion will continue. Council wants a development that is good for the City but also good for the adjacent residents. She encourages the City Engineering and Planning Departments to take every resident comment to heart and ensure the best solution is found that works for all the parties. The Commission will discuss the Concept Plan tonight, but the traffic and the roadway is a separate issue. Council will commit to considering all the factors.

In regard to the Concept Plan, Ms. Fox stated that she is hopeful that the OSU Wexner Medical Center, as the first anchor in the WID, will create an environment that will draw the community to it because its site is attractive and engaging. She likes the design, particularly the section used for physical therapies. However, she noticed that the parking lots, even in Phase 2, are very large and long. She has family members who are handicapped and, as she views the dropoff area, she has a couple of suggestions. At the dropoff, between the parking lot and the front door, there is also a landscaped edge and an island. She would suggest some seating be added in the spaces between the parking and the front door for use by those who are handicapped. She would also suggest that the long parking lots be broken up with some pedestrian walkways, so pedestrians do not need to dodge between cars to reach the entrance. The walk between the vehicle and the front door would be less intimidating. She really likes the café courtyard and respite garden. People will use that space to be outside the facility for a change of air and environment. In the entry courtyard, there are concrete benches, which are cold and uninviting. Recently, with a

public park review, the City changed the concrete surfaces to wood. If we really want people to stop and sit, the surfaces should be comfortable. Finally, when this site development is completed, it should be possible to connect all the spaces with walkways.

Ms. Kennedy stated that from a design perspective, the courtyard and respite area appear to be a nod to the OSU Oval. The facility design is beautiful, and it will be a great addition to the community.

Mr. Wilson stated that this is a great facility, and he is happy they are locating it in Dublin. He would suggest the dropoff area be partially enclosed and able to accommodate several cars stopping to pick up and drop off patients. This would prevent the patients being exposed to the weather. He would also encourage more benches be provided throughout the campus. Overall, it is a great concept plan, and he welcomes them to Dublin.

Mr. Supelak thanked the facility representatives and the members of the public who spoke. He would encourage them to provide connections to City paths, as this will add dividends in the years to come. The uncertainty with the Shier Rings relocation is the main concern, but he is certain that a satisfactory solution will be identified. He agrees with the suggestion for a porte-cochere. The materiality is good and the preliminary massing is basic, but with a building like this, there is opportunity to augment the massing with fenestrations. There is opportunity to improve the architecture and make this a signature piece in Dublin.

Mr. Fishman concurred with his colleagues' comments. He welcomes them to Dublin; he is thrilled they are locating here!

Ms. Newell stated that she recently spent a large amount of time at the OSU Hospital complex with her father. She appreciates that there will be a facility closer to home. She likes the overall site layout, the respite area and the interaction on the site. Her one comment relates to the connectivity. The pathways should extend to the street frontage and provide ability to navigate safely through the parking lots. Wayfinding provided in the parking lots is critical to first-time visitors and will do much to relieve their stress. She was confused with the alignment of the roadway, but she trusts that City Engineering and Council will ensure a good road development. It would be nice if the Commission could see those details when this project comes back in order to understand better how it will fit within the overall fabric.

Ms. Newell thanked the applicant for their presentation and members of the public for their comments.

### **3. Enterprise Rent-A-Car, 19-062CU, Conditional Use**

Ms. Newell stated that this application is a request for an approximately 4,500-square-foot vehicle rental business and car wash. The 1.49-acre site is west of Dublin Center Drive, approximately 900 feet southwest of the intersection with Sawmill Road and zoned Bridge Street District Sawmill Center Neighborhood.

#### **Staff Presentation**

Ms. Martin stated that this a request for a Conditional Use for a vehicle rental facility with associated car wash in an existing, 4,500-square-foot building on a 1.49-acre site within the