

MOUNT CARMEL HEALTH SYSTEM (MCHS)

NORTHWEST CAMPUS PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Rezoning Statement

Site Description

The site consists of 35.053 acres located between Emerald Parkway and Sawmill Road, immediately northwest of the I-270/ Sawmill Road Interchange. The parcel identification number is 273-008610 McKittrick Properties Inc. The site has approximately 900 feet of frontage on Emerald Parkway to the west, 250 feet of frontage on Bright Road to the north, 450 feet of frontage on Sawmill Road to the east, and 1500 feet of frontage along I-270 to the south.

Presently, the core area of the site is a cultivated agricultural field, relatively flat with a gentle slope from east to west. The southern boundary is edged by a tree row while the northern panhandle contains a dense stand of deciduous and coniferous trees and is accessible via an informal driveway along Bright Road. A home at 3865 Bright Road was previously demolished. The site shares a boundary of approximately 685 feet with the existing Perry Township offices at 7125 Sawmill Road (PID: 273-008259) and shares an access drive from Sawmill Road.

The site is fronted on Bright Road, Emerald Parkway, Sawmill Road, and I-270. The site has no existing vehicular access points, with the exception of an existing private drive off Bright Road and a shared access drive off Sawmill Road. A shared-use path extends along Emerald Parkway as well as a sidewalk along Sawmill Road beginning at the shared access drive and ending at the I-270/Sawmill Road Interchange. There are no existing curb cuts along Emerald Parkway although there is an existing median break and a shared-use path extends along the east side. There are no existing pedestrian facilities along Bright Road.

Utilities

The site is served by public utilities with existing water and sanitary sewers located along Emerald Parkway. An overhead electric, high-voltage transmission line crosses the site along the western boundary, immediately east of Emerald Parkway. Overhead transmission lines and two monopole structures on the site are contained within a 50' Easement to Columbus & Southern Ohio Electric Company.

Surrounding Zoning and Land Use

North: PUD - Planned Unit Development District (Northeast Quad)

East: PLR - Planned Low Density Residential District (Village at Inverness), CC-Community Commercial District (Perry Township Administrative Offices), and City of Columbus

South: I-270

West: R-1 -Restricted Suburban Residential District

Proposed Rezoning

Prior to the approval of this development text, the site was zoned R-1, Restricted Suburban Residential District. Consistent with the land use recommendations in the Dublin Community Plan and the Bright Road Area Plan, the MCHS Northwest Campus PUD will establish new development standards to facilitate creation and growth of a new health and wellness campus to serve the Dublin and northwest Columbus community.

Site Use Concept

The site is organized around an open space framework comprised of three major campus greenways that extend from the centrally located Hospital and Medical Office Buildings to Emerald Parkway, Bright Road and Sawmill Road, thereby creating visual and physical connections to the surrounding community. These greenways serve multiple functions; as natural open space buffers, for storm water management purposes, for outdoor use areas, and as wayfinding devices for navigation throughout the campus. Each greenway space will have defining characteristics that support the mission of the health and wellness campus.

The main visitor entrance will be from Emerald Parkway with direct access to the patient drop-off canopy. Visitor parking will be accessed from the main entrance driveway for ease of wayfinding and proximity to the front door. A dedicated service road for emergency and service vehicles establishes an on-stage/off-stage site organization to clarify circulation, improve patient safety, and simplify wayfinding across the campus. The hospital is centrally located for visibility from the I-270 frontage, the I-270/Sawmill Road Interchange, and Emerald Parkway and to accommodate expansion. The future Medical Office Building is located at the southwest portion of the site for visibility from the Emerald Parkway main entrance and clarity of circulation. The hospital will require a Helipad (Helistop) for outbound transportation of emergency life flight patients.