

22-001PDP/Z – MOUNT CARMEL HEALTH SYSTEM NORTHWEST CAMPUS

Summary

Rezoning ±35.05 from R-1, Restricted Suburban Residential District, to establish a PUD, Planned Unit Development for a 230,000-square-foot, 30-bed inpatient hospital, ambulatory care facility, and medical office building.

Site Location

Located southeast of the intersection of Bright Road with Emerald Parkway, north of I-270 and west of Sawmill Road.

Existing Zoning

R-1, Restricted Suburban Residential District

Proposed Zoning

PUD, Planned Unit Development District – Mount Carmel Health System Northwest Campus

Property Owner

McKittrick Properties INC

Applicant/Representatives

Jason Koma, Regional Director of Advocacy & Regional Development, Mount Carmel Health System
Dan Livanec, Senior Project Manager Hplex Solutions

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Managers

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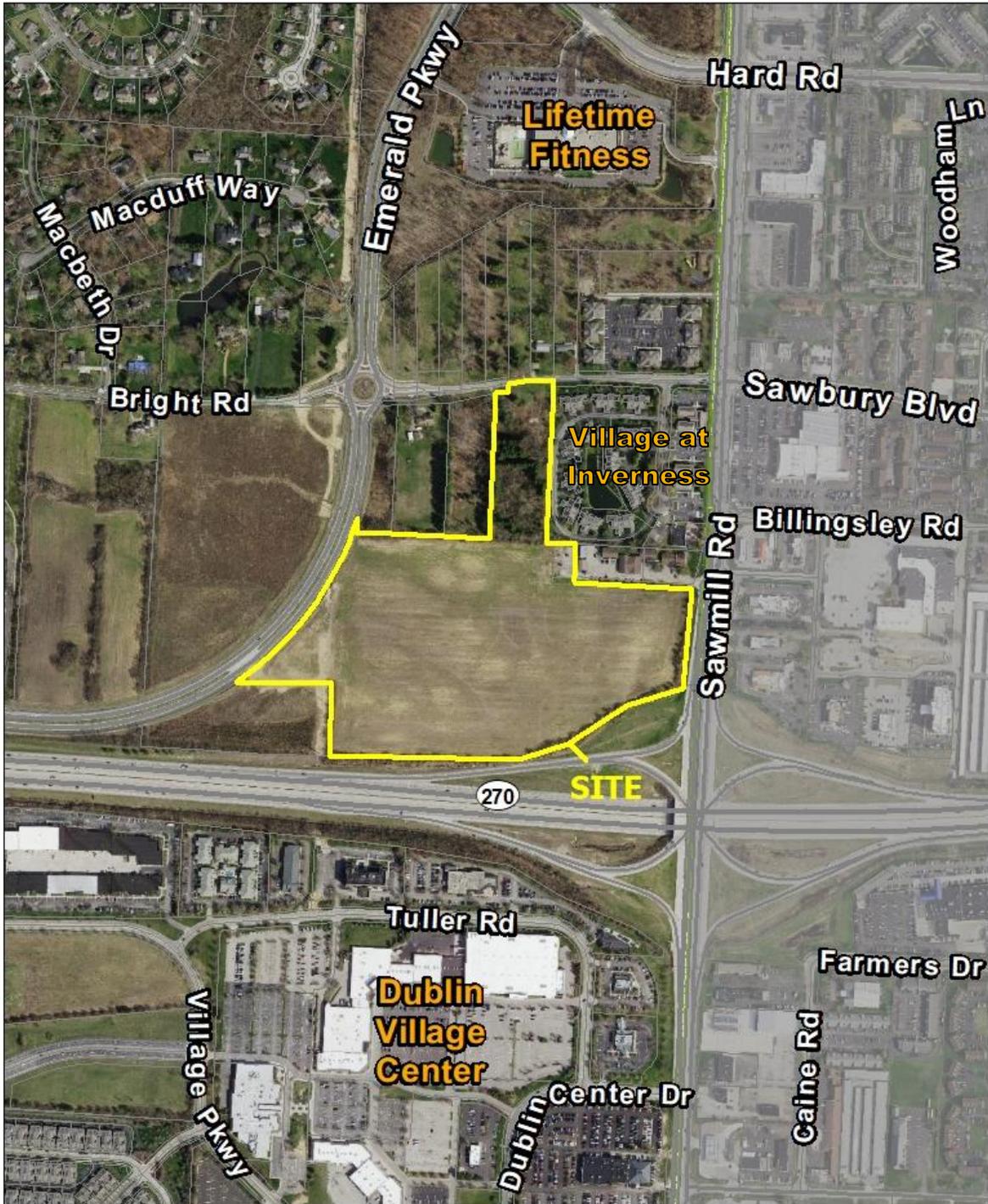
Next Steps

Upon a recommendation from the Planning and Zoning Commission, the request will be forwarded to City Council for their consideration as an Ordinance.

Zoning Map



1. Context Map



22-001Z/PDP
Rezoning/Preliminary Development Plan
Mount Carmel Hospital
3865 Bright Road

0 250 500
Feet

2. Summary

Background

Rezoning ±35-acres from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District. The development consists of a 230,000-square-foot, 30-bed inpatient hospital, ambulatory care facility, and medical office building. The project accommodates a future medical office building, detached from the main building, along Emerald Parkway.

The Community Plan, adopted by City Council, includes policy recommendations for Future Land Use, Special Area Plans, and the Thoroughfare Plan. Details regarding Community Plan recommendations, which are imperative to consider when a Rezoning is under consideration are provided as an Appendix to this report.¹

The site, located at 3865 Bright Road, is 750 feet southeast of the intersection of Bright Road with Emerald Parkway. The site has approximately 700 feet of frontage on Emerald Parkway, 250 feet of frontage on Bright Road, 450 of frontage on Sawmill Road, and 1,500 feet of frontage along I-270. Presently, the site is undeveloped and accessible via an informal driveway along Bright Road and shared drive with Perry Township offices along Sawmill Road. There are no existing curb cuts along Emerald Parkway although there is an existing median break.

Case History

December 8, 2021 – Concept Plan

Most recently, the Planning and Zoning Commission (PZC) reviewed and provided non-binding feedback on a revised Concept Plan. The Commission expressed support of the revisions. Specifically the Commission appreciated the creation a wellness and health campus organized around a greenway. The Commission noted the Community Plan, which recommends for elevated architectural character and that successful implementation of the Community Plan may include curvilinear lines, use of light/reflectivity, and playful design. Additionally, the Commission emphasized the project relies on successful execution of high-quality design details including landscape design and architectural character.

November 4, 2021 – Concept Plan

The PZC reviewed and provided initial non-binding feedback on a Concept Plan. The Commission expressed support for the proposed hospital and medical office. The Commission encouraged the applicant to explore a wellness campus concept with integrated green spaces and physical connections to the site surroundings. In alignment with the Community Plan recommendations the Commission recommended further study of building placement to better leverage site frontage along prominent thoroughfares. The Commission also expressed a desire to understand the future buildout. Members of the public in attendance provided comments indicating concern for the site sensitivity to surroundings properties, as well as potential traffic impacts to the area.

Process

As proposed, the development of this site requires a rezoning to establish a new Planned Unit Development (PUD). Establishing a PUD is a three-step process:

- 1) Concept Plan

¹ Please refer to Staff Report – Appendix A for general site characteristics and Community Plan recommendations.

- 2) Preliminary Development Plan/Rezoning
- 3) Final Development Plan

Concept Plans (CP) are intended to allow the Commission and community an opportunity to provide non-binding feedback on a development proposal.

The Preliminary Development Plan/Rezoning (PDP/Z) establishes zoning regulations identifying permitted uses, minimum setbacks, open space area, access points and site circulation, amount of parking, architectural framework, and preliminary tree preservation/replacement and landscape design. Additionally, a full traffic analysis (Traffic Impact Study) and stormwater management analysis are required. The Commission makes a recommendation to City Council, which is the final determining body when rezonings are under consideration.

The Final Development Plan (FDP) is required to be established in accordance with the standards set forth in the PDP. The FDP finalizes all design details including architectural details, building materials, landscape design, tree preservation/replacement, and signs.

Neighborhood Contact

Mount Carmel Health System (MCHS) has engaged the community at every step of development. MCHS in conjunction with the City of Dublin met with the East Dublin Civic Association (EDCA) on August 31, 2021, December 2, 2021, December 7, 2021, and February 23, 2022.

The civic association expressed appreciation for engagement early on in the process. The civic association has expressed support for the proposed use. As a result of the most recent meeting with the association, EDCA is requesting a condition of approval to shift the north-south Bright Road access drive alignment west away from the shared property line with the Village at Inverness and provide additional landscaping between the proposed drive and the residents. Staff has included this condition with this report.

3. Proposal

This is a request for a recommendation of approval to City Council to establish a PUD for inpatient hospital, ambulatory care facility, and medical office building (MOB) in a single Primary Building and a single detached MOB. The applicant is proposing to develop a health and wellness campus in multiple phases.

Phase 1 (Total development – 230,000 SF)

Primary Building

- 4-story (exclusive of a penthouse), 30 bed, 153,000 SF hospital (excluding shell space on 4th floor)
- 2-story, 52,000 SF medical office building
- 780 parking spaces

Phase 2 (Total development – 314,520 SF)

Primary Building

- Finishing the hospital's 4th floor (cumulatively 25,000 SF) with 30 additional beds
- 35,000 SF hospital addition resulting in a total finished hospital area of 213,000 SF
- 45 parking spaces

- Bright Road access drive

Detached MOB

- Up to 40,000 SF
- 160 parking spaces

Site Layout

The primary building is centrally sited on the parcel with main access provided from Emerald Parkway and secondary access provided from Bright Road and Sawmill Road. A service only drive connects Emerald Parkway and Sawmill Road south of the primary building. The primary building is comprised of two wings. The hospital wing, including inpatient rooms and ambulatory care facility, is sited along the I-270 frontage. The MOB wing is sited to the north and connected to the hospital wing by the main entrance and chapel. The future detached MOB is proposed along Emerald Parkway.

Three open spaces are the primary organizing feature of the campus: 1) west greenway, 2) east greenway, and 3) north greenway. The greenways which incorporate ponds, mounds, and landscape vegetation align with vehicular access points creating a welcoming campus experience and softening the appearance of parking areas from surrounding properties.

Two large parking lots and two small specialty parking lots are located west of the primary building. A third large lot is located east of the primary building for staff parking. Additional parking for the future detached MOB is proposed to the rear of the structure. A helistop and loading dock are proposed south of the primary building, adjacent to the ambulatory care facility, screened from I-270.

Uses and Density

The PDP/Z establishes permitted uses within the PUD. The proposed uses allow hospitals, clinics, healthcare facilities, general/medical office, research/synthesis/analysis, education/training, fitness/physical therapy, and skilled nursing/hospice. The text allows for uses that inherently support the day-to-day operations of a hospital, for example, a helistop. Drive-thrus are prohibited within the development, a Conditional Use for a pharmacy may be considered.

The total square feet of development permitted within the PUD is limit to 314,520 square feet. The density permitted is limited by the total amount of development studied as part of the Traffic Impact Study. The proposed density is less than the total density contemplated in the Community Plan, which recommends up to 621,250 square feet of development. As proposed, the uses and density are compatible with the surroundings.

Development Standards

The PDP/Z establishes numeric development standards in conjunction with the preliminary site layout. Compliance with all numeric standards is confirmed with the FDP. Development standards provided include setbacks, building coverage, lot coverage, and building height. Total building coverage is limited to a maximum of 25 percent of the site acreage. Total lot coverage is limited to a maximum of 75 percent of the site acreage. Maximum building height is limited to 65 feet and 4 stories in height, which excludes penthouses and mechanicals. Standards are

provided for both pavement and building setbacks in the development text, which are detailed as follows:

Proposed Setbacks						
	Emerald Parkway	Sawmill Road	I-270	Bright Road	Side/Rear Property Lines	Interior Lot Lines
Building (feet)	100	100	50	50	50	0
Pavement (feet)	50	50	50	25	15	0

Architecture

The zoning provides minimum architectural requirements that must be met at the FDP when final architectural design details are reviewed and approved by PZC. The applicant has further refined the architectural design since the CP, which is provided for consideration in conjunction with the regulatory standards set forth in the development text.

The development text requires that the building has ‘four-sided’ architecture given the prominent location, meaning all elevations will be a similar quality and character. The building is required to have a contemporary design with natural building materials including approximately 35 percent glazing, 10-20 percent wood/stone accents, 50-60 percent brick and metal panel. Percentage of building materials applied will be confirmed with the FDP. Requirements for architectural details are also provided, specifically entry design, canopies, and windows. A variety of roof types may be used, although a flat roof is proposed.

The architectural concept uses features to cue patients, visitors, and staff. The hospital wing is the most prominent architectural feature, which is proposed to have a warm brick base (first floor) and glazing (floors 3-4) with floating frame accent clad in metal panel. The south end of the building facing I-270 incorporates a vertical stone element highlighting the emergency department and providing visual relief to metal panel and glazing. Service areas to the rear of the hospital wing are clad in warm brick to minimize the appearance. A stone clad screen wall is proposed to enclose the loading area. The MOB wing is a two-story form clad in warm brick with wood and stone accents. The intent is to be responsive to the surrounding residential character. Along the west elevation, the two wings are linked by the chapel which provides asymmetrical relief, verticality, and light play adjacent to the main entrance. On the east elevation the wings are linked by a glazed connector with a floating appearance due to the stone clad base. The applicant should continue to work with Staff to refine the architectural character with the FDP.

Access and Circulation

The proposal illustrates phasing of four access points. The primary drive from Emerald Parkway, the secondary service drive on Emerald Parkway, and a restricted access from Sawmill Road are depicted with phase 1. The applicant coordinated with Perry Township to provide shared access at the existing curb cut along Sawmill Road. The drive from Bright Road is depicted with phase 2. The Bright Road access drive is aligned to the immediate west of the eastern shared property line with the Village at Inverness. The applicant should work with Staff to realign the drive further west to provide additional separation from the neighbors prior to submittal to City

Council. The proposal includes the addition of a shared-use path along the south side of Bright Road and the west side of Sawmill Road in accordance with the City of Dublin Community Plan.

Traffic Impact Study

The applicant submitted a Traffic Impact Study (TIS) as required for a rezoning application. The study provides analysis of the anticipated traffic generated by the proposed development and models the traffic on the existing roadways. In order to mitigate the background and site traffic, the following improvements are proposed in the TIS.

Proposed site improvements include:

1. At the primary site access on Emerald Parkway a traffic control improvement is recommended, either a traffic signal (including a southbound left turn lane) or roundabout.
2. For the proposed Bright Road access, a dedicated westbound left turn lane is recommended.
3. Further coordination is needed for the proposed shared access point with Perry Township along Sawmill Road to determine the extent of the turn restrictions. A southbound right turn lane is also warranted.

Proposed background improvements include:

1. Sawmill Road and Bright Road
 - a. A second northbound left turn lane on Sawmill Road, and westbound receiving lane on Bright Road are recommended (preliminary engineering is underway)
 - b. A dedicated eastbound right turn lane for Bright Road traffic turning onto Sawmill Road is recommended (preliminary engineering is underway)
2. A bridge over I-270, connecting Teller Road and Emerald Parkway, as recommended by the 2019 Sawmill Road Corridor Study, is recommended to distribute traffic across the roadway network and provide additional bicycle and pedestrian connections in the area.

The applicant will need to continue to work with the City of Dublin, the City of Columbus, and Ohio Department of Transportation (ODOT) to complete the traffic impact study to the satisfaction of the City Engineer and each jurisdiction's designee, prior to submitting the rezoning for consideration by City Council. The applicant will need to coordinate proposed on-site and off-site improvements between the PDP, TIS, and development/infrastructure agreement to the satisfaction of the City Engineer.

Parking

The development text establishes standards for number of parking spaces required based on a ratio determined by use. The applicant is proposing more parking than is required by Code. In order to substantiate the need, the applicant should update the development text to require submittal of a Parking Plan for review and approval by PZC with the FDP. The Parking Plan should include a statement of need describing the unique operations of the hospital requiring additional parking. The Parking Plan should also provide the number of employees and patients during each shift and shift hours.

Proposed Parking					
	Hospital	Medical Office	Staff	Bicycle	Total
Development Text	1.5 spaces/ 1,000 SF	4 spaces/ 1,000 SF	P1: 265 staff x 1.3 spaces* P2: 275 staff x 1.3 spaces*	Required	P1: 780 P2: 985
Code Requirement	2.5 per bed plus 1 per staff on largest shift	4 spaces/ 1,000 SF	Refer to Hospital	Not Required	P1: 546 P2: 791
Phase 1					Proposed: 780
Phase 2					Proposed: 998

* The PDP denotes staff parking requirement that is not accounted for in the development text. The development text should be updated to match the PDP ratio for staff parking.

Open Space

Three, greenway open spaces are proposed totaling approximately 6.9 acres. Final open spaces designs are required to be reviewed and approved by the PZC with the FDP. The west greenway contains the main boulevard entrance, wet basins, shared use paths, community wellness greenspace, chapel garden, and site furnishings. The east greenway includes the staff green and plaza along with landscaping and site furnishings. The north greenway provides a resident buffer by preserving existing trees and providing new plantings. The oncology garden is proposed immediately north of the medical office building.

Landscaping and Lighting

Final landscape design is required to be reviewed and approved by the PZC with the FDP. The PDP provides minimum landscape standards in the development text and demonstrates preliminary compliance. Minimum standards are also provided for vehicular use and landscaping, within parking lots and along access drives, and requirements for buffers and screening.

The landscape plan provides elevated design features along Emerald Parkway and Sawmill Road and passive vegetative buffers along I-270 and Bright Road. The majority of existing trees on site are proposed to be preserved. The applicant is proposing to provide a minimum 6-foot tall evergreen screen or mound around the perimeter to the north (Bright Road) and south (I-270). Deciduous trees are also proposed to be provided every 30-feet to fulfill the property perimeter requirement.

140 medium or large deciduous trees will be located within interior landscape islands and peninsulas to shade the parking areas and improve the overall aesthetics for the 605,000 square feet of vehicular use area. Parking lots are permitted to include light poles up to 30 feet in height and require the light be a warm temperature. Parking areas also proposed to be screened with shrubs, ornamental grasses, and perennials to enhance aesthetics. In select areas the applicant is proposing a native meadow mix and no-mow lawn to help manage the large expanses of open spaces, which is an environmentally sensitive landscape approach.

The refuse/loading area on the east side (Sawmill Road/I-270) of the building will be screened with a wall and fence to help block views from off-site. Much of the fence will be buffered with landscaping. Final design details will be considered by PZC with the FDP. Two large swaths on the southeast side will be mounded for screening but absent of trees to accommodate the flight

path for the helistop. Staff has requested the applicant provide more information related to the clearance requirements by the Federal Aviation Administration (FAA). Foundation plantings are proposed but additional details like plant types and spacing will be provided with the FDP. The number and location of tree replacements will also be provided with the FDP. The applicant should continue to work with the City Landscape Zoning Inspector to provide adequate screening along I-270 by providing view shed analysis with the FDP.

Signs

A variety of sign types and signs are proposed to be permitted. The applicant has indicated that the sign needs for this type of facility are unique and providing flexibility in design will accommodate the best user experience to be presented with the FDP. Additional sign types and designs may be presented to PZC for consideration with the FDP. The development text provides general allowances and specific sign types:

Proposed Signs				
General Provisions	<ul style="list-style-type: none"> • Required to be architecturally integrated with site and building • Sign Plan requires PZC review and approval with FDP • Sign colors and logo size are not limited with the approval of PZC • Ground signs shall be setback 8 feet from the ROW* • Items not regulated shall defer to standard Sign Code 			
Signs	Number <i>(Total: 13)</i>	Type	Size (SF)	Height (Feet)
Building ID	4	Wall, Ground permitted as substitute for I-270 sign only	Wall: 350 Ground: Per Code (80)	Wall: TBD with FDP Ground: Per Code (12)
Site Entry	3	Ground	Per Code (50)	Per Code (15)
Building Entrance	6	Wall, Canopy Edge, Ground	Wall: 50 Ground: 25	Wall: 20 Ground: 6
Additional	Emergency signs as required to ensure safe operations, not limited in number			
Primary Directional	FDP	Ground	FDP	FDP
Secondary Directional	Per Code	Ground	FDP	FDP
Detached MOB	Per Code	Wall and Ground combination	Per Code	Per Code

* The applicant should update the preliminary development plans to remove or relocate all conceptual ground sign locations that do not meet the minimum 8-foot setback from the right-of-way.

Utilities

Sanitary

The site is served by the 12-inch public sanitary sewer along the west side of Emerald Parkway.

Water

The site is served by the 12-inch public water main line along the east side of Emerald Parkway and the water main line along the east side of Sawmill Road. The applicant is proposing a connection to both water main lines for the purposes of providing water redundancy for uninterrupted service.

Stormwater Management

Stormwater management for the site consists of a network of storm sewer and drainage structures that drains into a series of retention and extended dry detention basins across the site. Stormwater outlets from the site are proposed at four separate locations to maintain existing drainage conveyance patterns; Emerald Parkway to the west, Bright Road to the north, Sawmill Road to the east, and I-270 to the southeast. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances. The applicant will also need to continue to work with ODOT and the City of Columbus to obtain any necessary approvals/permits for utility work within their respective jurisdiction.

4. Review Criteria

Rezoning with Preliminary Development Plan §153.055

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
Criteria met with Conditions. This proposal is consistent with the purpose, intent and applicable development standards of the Zoning Code requirements, except as altered in the proposed development text to create a unique wellness and healthcare campus. The proposal calls for parking that exceeds Code by 298 spaces. Staff recommends that the development text be updated to require the applicant to submit a Parking Plan for review and approval by the PZC with the FDP. Additionally, the development text should be updated to match the PDP drawings ratio for staff parking. The applicant should also update the PDP to remove or relocate conceptual ground signs that do not meet the minimum 8-foot setback from the right-of-way, required by the Code and development text, prior to submitting the rezoning for consideration by City Council
- 2) The proposed development is in conformance with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
Criteria Met with Condition. The proposal is consistent with the FLU and density recommendations within the Community Plan. The development character will be compatible with the surrounding area. The applicant has successfully created opportunities for high quality open space areas as a primary feature at this key gateway location. The applicant should continue to work with the City to refine the architectural character with the FDP in accordance with the Community Plan. To meet the full intent of the Bikeway Plan the plans should be updated to provide the shared-use path along the west side of Sawmill Road in phase 1 of the development.
- 3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
Criteria met. This proposal advances orderly development along the Emerald Parkway corridor in alignment the Community Plan. The development pattern and land uses proposed further the goals and objectives of the City.
- 4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;

Criteria met with Condition. The development is appropriately located within the City along I-270 and consistent with the recommendations of the Community Plan. To ensure the value and enjoyment of surrounding property owners is preserved, the applicant should realign the Bright Road access drive further west to provide additional separation and landscape screening from the Village at Inverness, subject to Staff approval, prior to submitting the rezoning for consideration by City Council.

- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
Not Applicable. There is no minimum open space provision required for non-residential development. The intent of the Community Plan is to provide high-quality networks of open spaces connecting the community to essential services and preserving natural features. The applicant has included ample open spaces within this site accommodating various patient and staff needs. In addition, plans includes, paths, benches and formal and informal plantings for open space.
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
Criteria met. The development text addresses tree preservation and replacement adequately and the plans cluster development so as to retain more trees on site adjacent to residential properties.
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
Criteria met with Condition. The applicant has worked with staff to ensure the proposal includes adequate utilities, roads, drainage, and retention facilities to serve the proposed development; although continued coordination is required. The applicant should continue to work with ODOT and the City of Columbus to obtain any necessary approvals/permits for utility work within their respective jurisdiction.
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
Criterion met with Condition. Access to the development is proposed from Emerald Parkway, Bright Road, and Sawmill Road. A TIS is presently under review in conjunction with the City of Columbus and ODOT. The TIS will need to be completed to the satisfaction of the City Engineer and each jurisdiction's designee, prior to submitting the rezoning for consideration by City Council.
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
Criteria met with Condition. The proposed facility is sited as far south as possible while also providing landscape buffers along I-270. The development text includes requirements for high-quality building materials and site landscaping, screening and buffering. The applicant should continue to work with the City's Landscape Zoning

Inspector to provide adequate screening along I-270 by providing view shed analysis with the FDP submittal.

- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
Criterion met with Conditions. The proposed layout and intensity are appropriate for this site adjacent to I-270. The applicant will need to continue to collaborate with the City in order to ensure all recommended conditions of approval associated with this application are met.

- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
Criterion met with Condition. The development includes provisions for stormwater management via storm sewer, and wet/dry retention basins. The applicant will be required to continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

- 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
Criterion met. The proposed design, site arrangement and anticipated benefit to the City will be ensured through the proposed development text, which is generally consistent with other similar facilities throughout Dublin. The Subdivision Regulations are not applicable in the case as no new parcels or public rights-of-way are proposed.

- 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;
Criteria met with Condition. The preliminary development plan includes conceptual architecture and landscape character. The text includes material and designs standards, which are intended to create a cohesive high quality development. The applicant should continue to work with the City to refine the architectural character with the FDP in accordance with the Community Plan.

- 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
Criteria met with Condition. The development will be completed in two phases, which is detailed in the plans and development text. I concur with the conditions of approval the phasing plans will need to be updated prior to City Council's review of the rezoning as detailed with other review criteria.

- 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; Criteria met. The development will be adequately serviced by existing and planned infrastructure and not impair orderly development.
- 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development. Criteria met with Conditions. The City is presently working in coordination with MCHS to ensure a development/infrastructure agreement has been agreed upon prior to submittal to City Council. In alignment with the agreement, the applicant will need to coordinate on-site and off-site improvements between the preliminary development plan (including phasing), traffic impact study, and development/infrastructure agreement to the satisfaction of the City Engineer.

5. Recommendation

Staff recommends the Planning and Zoning Commission make a recommendation of **approval with conditions** to the City Council finding the criteria set forth in the Zoning Code are met:

- 1) The applicant to continue to work with the City of Dublin to develop a development/infrastructure agreement for consideration by City Council to be submitted in conjunction with the rezoning application to City Council.
- 2) The applicant continue to work with the City of Dublin, the City of Columbus, and ODOT to complete the traffic impact study to the satisfaction of the City Engineer and each jurisdiction's designee, prior to submitting the rezoning for consideration by City Council.
- 3) The applicant coordinate proposed site and off-site improvements between the preliminary development plan (including phasing), traffic impact study, and development/infrastructure agreement to the satisfaction of the City Engineer.
- 4) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
- 5) The applicant continue to work with ODOT and the City of Columbus to obtain any necessary approvals/permits for utility work within their respective jurisdiction.
- 6) The applicant realign the Bright Road access drive further west to provide additional separation and buffer from the Village at Inverness, subject to Staff approval, prior to submitting the rezoning for consideration by City Council.
- 7) That the plans be updated to provide the shared-use path along the west side of Sawmill Road in phase 1 of the development.
- 8) The applicant update the PDP to remove or relocated all conceptual ground signs that do not meet the minimum 8-foot setback from the right-of-way, prior to submitting the rezoning for consideration by City Council.
- 9) The development text be updated to require the applicant submit a Parking Plan for review and approval by the PZC with the FDP, and the development text be updated to match the PDP drawings ratio for staff parking.
- 10) The applicant continue to work with the City's Landscape Zoning Inspector to provide adequate screening along I-270 by providing view shed analysis with the FDP submittal.
- 11) The applicant continue to work with Staff to refine the architectural character with the FDP in alignment with the Community Plan.