

# 22-016INF – NUTEX EMERGENCY HOSPITAL

## Summary

Informal review and feedback for the construction of a two-story emergency hospital on a 1.58-acres portion of a 6.70-acre parcel.

## Site Location

Northeast of the intersection of West Dublin Granville Road and Dublin Center Drive.

## Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

## Property Owner

Dublin 18, LLC.

## Applicant/Representative

Corey Fuhrman, Haag Brown  
John Mills, JTM Architects

## Applicable Land Use Regulations

Zoning Code Section 153.066

## Case Manager

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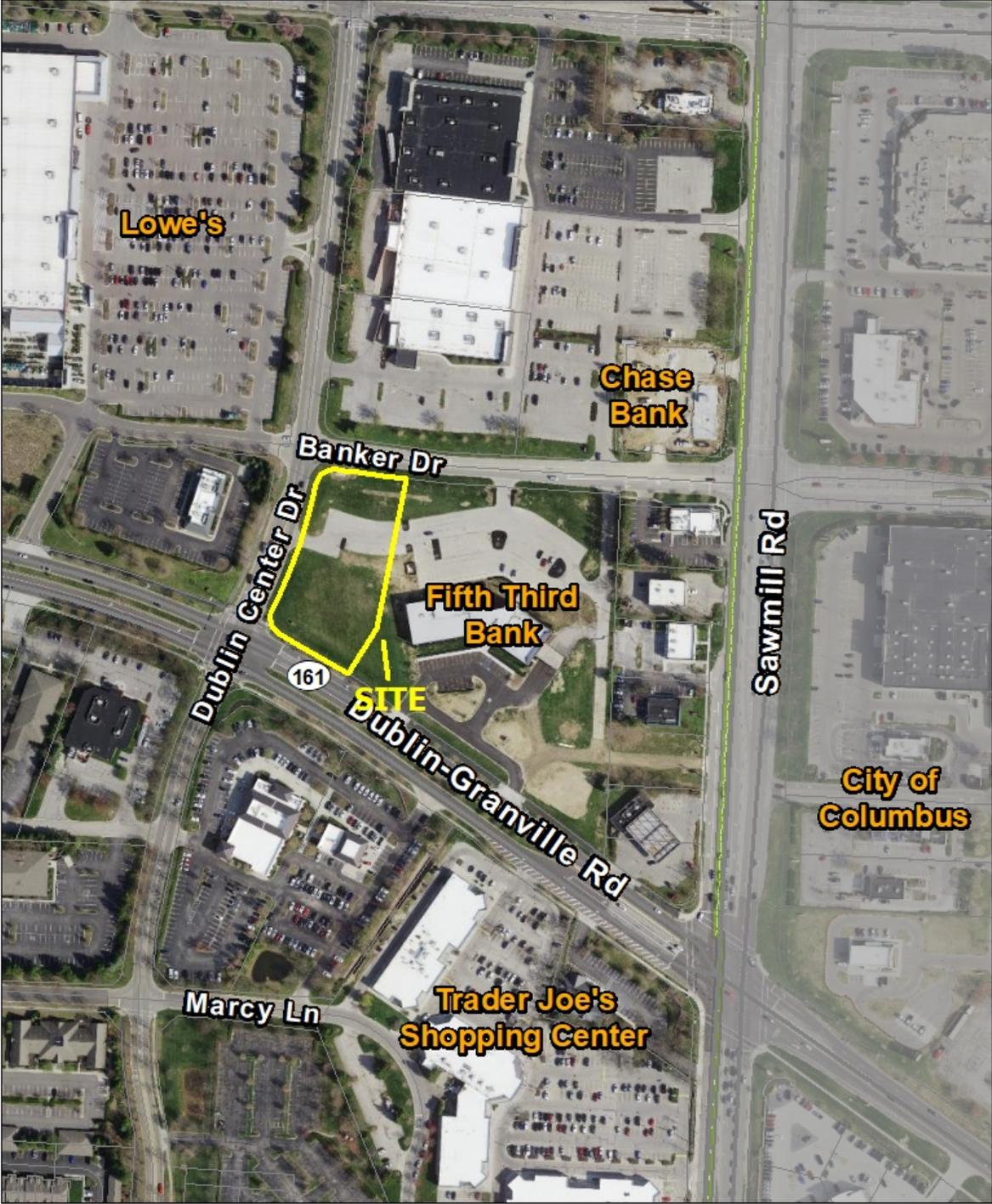
## Next Steps

Upon review and non-binding feedback from the Planning and Zoning Commission (PZC), the applicant may proceed to a Concept Plan application. The Informal Review process is optional within the BSD.

## Zoning Map



# 1. Context Map



22-016INF  
Informal Review  
Nutex Emergency Hospital  
3800 W. Dublin-Granville Road

0 105 210  
Feet



## 2. Overview

### Background

The site is located northeast of the intersection of W. Dublin-Granville Road and Dublin Center Drive. Presently, the 6.70-acre parcel is developed with a 30,000-square-foot office building and parking lot located centrally on the site. The Nutex hospital is proposed on a 1.58-acre site, located west of the parent parcel, consistent with a Final Plat previously reviewed and approved by City Council (Resolution 60-21). The plat has been approved by City Council, but has not been recorded with the Franklin County Recorder's Office. The informal proposal is depicted in preparation for the solidification of the future parcel.

### Case History

In March 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Sawmill Center Neighborhood.

In January 2013, the Administrative Review Team (ART) approved a Minor Review Project for the replacement of two wall signs and two ground signs for the existing office building and bank (5/3 Bank).

In July 2020, the ART approved a Minor Project Review for a landscape plan for the existing office building and bank with conditions of approval.

In August 2021, the Planning and Zoning Commission reviewed and recommended approval of a Final Plat for the creation of two commercial lots. The primary lot contains the existing 30,000-square-foot office building and parking lot, with the second lot currently not developed. City Council approved the Final Plat in October 2021, which has yet to be recorded with the Franklin County Recorder's Office.

### Process

The Code pertaining to the Bridge Street District development process was revised in Spring 2019 and Spring 2021. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the ART in order to streamline reviews. The adopted Code amendments also revised nomenclature for the required three-step approval to more closely align with those in the Planned Unit Development Process: Step 1 – Concept Plan (formerly Basic Plan), Step 2 – Preliminary Development Plan (formerly Site Plan), and Step 3 – Final Development Plan (formerly Development Plan). An Informal Review is an optional step for applicants to obtain non-binding feedback in preparation for a formal submittal of a Bridge Street development application. Following an Informal Review, the applicant may proceed to the Concept Plan step in the planning process.

### Site Characteristics

#### *Natural Features*

The newly created lot is relatively flat with a parking lot located at the center of the site, extending from Dublin Center Drive to the east property line. The site has limited vegetation.

*Surrounding Zoning and Land Use*

North: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial)  
East: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial)  
South: BSD-O, Bridge Street District – Office (Office)  
West: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial)

*Road, Pedestrian and Bike Network*

The site has frontage along three public streets, W. Dublin Granville Road (±150 feet), Dublin Center Drive (±300 feet), and Banker Drive (±150 feet). Presently, there is one vehicular access point on Dublin Center Drive (west) that would not provide a connection to this site, in favor of a new access point along Banker Drive (north). Pedestrian and bicycle access is provided via a shared use path along W. Dublin Granville Road. Today, there are no pedestrian or bicycle facilities along Dublin Center Drive or Banker Drive – facilities are required to be provided as part of a formal development application.

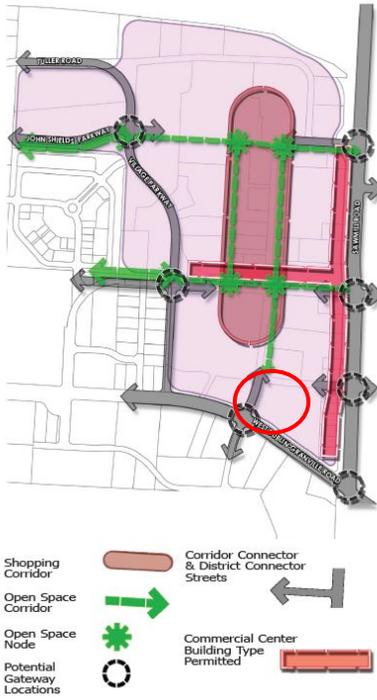
**Code and Guidelines**

*Neighborhood Standards*

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

Use/Design

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. The intent of the Sawmill Center Neighborhood, as outlined in the BSD Code, is to provide an active, mixed-use, pedestrian-oriented environment through unique shopping, service and entertainment uses with supporting residential and office uses. Development design is encouraged to implement park-once visits, window shopping, impromptu gatherings and sidewalk activity. Development should be well connected to the existing and future streetscapes, while encouraging interconnected site layouts with well-defined pedestrian access.



Gateway

The intersection of W. Dublin-Granville Road and Dublin Center Drive is designated for a potential gateway location. A gateway feature is described as a point of identification that provides a sense of arrival to an area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces.

### *Street Network, Lots, and Blocks*

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: 1) Corridor Connectors, 2) District Connectors, and 3) Neighborhood Streets.

Corridor and District Connectors are often designated as Principal Frontage Streets (PFSs), which are designated to ensure a continuous, pedestrian-oriented block. Anytime new development is under consideration, incremental implementation of the Street Network is required.

The site is located at the intersection of W. Dublin-Granville Road (south), Dublin Center Drive (west), and Banker Drive (north). W. Dublin-Granville Road and Dublin Center Drive are designated as PFSs, with W. Dublin-Granville Road considered a Corridor Connector and Dublin Center Drive considered a District Connector. Banker Drive is designated a Neighborhood Street. Corridor Connector streets take precedence above all other street types in maintaining the Principal Frontage Street character typified by uninterrupted pedestrian facilities, buildings sited along the street, and high-quality open spaces. The development of this site requires emphasis along W. Dublin-Granville Road, as it has the higher street designation over Dublin Center Drive.

### **Proposal**

The applicant is requesting review and non-binding feedback for the construction of a two-story, approximately 22,000-square-foot micro emergency hospital facility located on the 1.58-acre site. The applicant is requesting feedback regarding the proposed use, site layout, conceptual architecture, and sign design provided with the submittal.

### *Use*

Hospital uses within the Sawmill Center Neighborhood are considered Conditional Uses with use-specific standards. Consideration of a Conditional Use is required with the submittal of a future application. Use-specific standards for Hospitals require that all hospitals be limited to no more than 75,000 square feet of gross floor area per structure, not including associated parking structures. The current proposed facility meets this requirement.

The facility will operate 24 hours per day/7 days per week, and will include an inpatient suite with eight patient bedrooms, imaging capability, central pharmacy and laboratory services, and 24-hour emergency department with 9 emergency treatment rooms, 1 trauma room, and additional support spaces. The applicant has provided a statement with the submittal outlining the function of the facility, as well as their site selection process.

### *Site Layout*

The proposed site layout includes a two-story structure oriented towards the intersection of W. Dublin-Granville Road and Dublin Center Drive with the majority of the building fronting Dublin Center Drive. Due to the Principal Frontage Street designations of both of these streets, vehicular access to the site is proposed to be provided from Banker Drive to the north, which accesses a 53-space surface parking lot. The majority of the parking is located to the east (rear) of the building, with a parking wing north of the building along Banker Drive, which is the lowest priority street. The site plan includes three pedestrian landscape feature locations: two

to the southeast of the building, and one on the northwest corner of the site. The proposal includes a potential gateway location at the southwest corner of the building, which is a location identified on the Sawmill Center Neighborhood Standards map. The site circulation has been designed to create a direct path for emergency vehicles to access the ambulance dock, located on the east side of the building.

### *Building Type*

The BSD Code identifies Building Types that are permitted in each zoning district. The applicant has indicated they are basing the building off a 'Loft' building type, which is permitted within the Sawmill Center Neighborhood District. The Building Type establishes the applicable development standards including building siting, height/stories, and the physical and functional form. The applicant has provided conceptual building form and massing for the Commission's consideration.



The Required Build Zone (RBZ) for the Loft Building is 0-15 feet with a minimum front property line coverage of 75 percent. Additionally, Loft buildings require a minimum of 2 stories within the RBZ, and require a maximum of 80 percent impervious lot coverage, with an eligibility for an additional 10 percent semi-pervious. Given the conceptual nature of the proposal, requirements such as lot coverage and front property line coverage have not been identified. However, the proposed building has a two-story massing at the southwest corner of the building, and transitions to a single-story building moving further north along Dublin Center Drive. A Waiver to building stories could be required for the single-story section of the building located within the RBZ along Dublin Center Drive. Only a portion of the building is located within the RBZ along W. Dublin-Granville Road, with the remainder of the front property line coverage occupied by open space and landscaping. Full analysis of the proposed building type would be submitted with a Preliminary Development Plan, should this application move forward.

### *Architecture*

The applicant has provided conceptual elevations and massing with the informal submittal. The architecture places emphasis on the south and southwest areas of the building, which is driven by the Principal Frontage Street designation and Front Property Line designation of W. Dublin-Granville Road. The building is proposed to be clad in a combination of stone, brick, and Nichiha cementitious panel materials throughout the building, with aluminum storefront window systems on the west and south elevations of the building. The main entrance into the building is located on the southeast corner of the building, with a large metal canopy covering the entrance and main pedestrian drop-off for the site.

### *Signs*

The proposed elevations include conceptual signage located on the west, east, and south elevations of the building. The applicant is proposing three wall signs, with a potential

monument sign located adjacent to the site entrance to the north. The proposed signage is red and blue in color, and appear to be internally illuminated channel letters, consistent with other hospitals in Dublin. The proposed signage would likely require approval of a Master Sign Plan (MSP) with a Final Development Plan due to the height and size of wall signs on the site. MSPs within the BSD are intended to allow applicants an additional degree of flexibility and creativity in sign design and display. MSPs are not intended to permit larger or more visible signs, and are not intended to permit a greater number of signs without consideration of the BSD Design Guidelines. The Planning and Zoning Commission should consider whether they would conceptually be supportive of a Master Sign Plan or if the applicant should meet the requirements set forth in the Sign Code. Within the BSD-SCN, single-tenant buildings are permitted one wall sign per street frontage, located within the first story of the building and with a maximum size of 50 square feet, determined by the linear feet of building wall on each street frontage. The site would be permitted up to two 24-square-foot monument signs up to 24 square feet each, due to the site having three street frontages.

### 3. Discussion Questions

- 1) Does the Commission conceptually support a Conditional Use for a Hospital use?**  
The proposed use would require approval of a Conditional Use with the submittal of a future application, which would be reviewed and determined by the Commission. The Code sets forth standards for considering Conditional Uses in Section 153.236. The proposed hospital use would meet the use-specific standards listed in the BSD Code. The Commission should consider whether the hospital use would be harmonious with the general objectives and intent of the Bridge Street District.
  
- 2) Is the building siting appropriate given that W. Dublin-Granville Road is the highest priority street from a Planning and Engineering perspective?**  
W. Dublin-Granville Road is the highest designated street frontage adjacent to the site, requiring the south property line to be the main front property line of the site. Principle Frontage Streets are intended to be lined by a building creating a defined street edge and the opportunity for uninterrupted pedestrian areas limiting visibility to auto-oriented elements like parking. Front Property Line Coverage for a Loft building type is 75 percent. The building alone does not meet this requirement along W. Dublin-Granville Road. The applicant is proposing to supplement the requirement with proposed landscaping and open spaces. The Commission should consider whether additional building frontage along W. Dublin-Granville Road would be appropriate, or if supplementing landscape, streetscape, and open spaces in combination with the building is more appropriate.
  
- 3) Is the Commission supportive of the proposed parking lot layout?**  
The proposed parking is long and linear along the rear (east) side of the property. This is dictated based on the layout of the building along W. Dublin-Granville Road and Dublin Center Drive. The Commission should consider whether the proposed parking layout is appropriate given the narrowness of the site.

**4) Is the Commission supportive of the conceptual massing and materials of the building?**

The applicant has provided conceptual massing and architecture for the proposed building. Color selections have not been finalized. The applicant is proposing to clad the building in stone, brick, and a Nichiha cementitious paneling, which would be considered a secondary material. The Commission is asked to provide general feedback for the proposed building form and preliminary material choices for the building.

**5) Would the Commission support the conceptual height, size, and design of signage for the site?**

The applicant is proposing three wall signs and one monument sign on the site. Due to the hospital being an emergency hospital, the need for specific emergency signage will be likely. The Commission should consider whether the height, size, and the design of the conceptual signage meet the quality and character intent within the BSD-SCN.

**4. Recommendation**

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a Concept Plan, which will also be reviewed by the Planning and Zoning Commission. Discussion questions for consideration and feedback by the Commission include:

- 1) Does the Commission conceptually support a Conditional Use for a Hospital use?
- 2) Is the building siting appropriate given that W. Dublin-Granville Road is the highest priority street from a Planning and Engineering perspective?
- 3) Is the Commission supportive of the proposed parking lot layout?
- 4) Is the Commission supportive of the conceptual massing and materials of the building?
- 5) Would the Board support the conceptual height, size, and design of signage for the site?
- 6) Any additional considerations by the Commission.