



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 3, 2022 | 6:30 pm

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

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to accept the documents into the record. There are no draft minutes ready to approve.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Senior Planner





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 3, 2022 | 6:30 pm

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

**1. Mount Carmel Health System Northwest Campus at 3865 Bright Road  
22-001Z/PDP Rezoning/Preliminary Development Plan**

Proposal: Rezoning ±35.05 acres from Restricted Suburban Residential District to Planned Unit Development District. The development consists of a 230,000-square-foot, 30-bed, inpatient hospital and ambulatory center.

Location: Southwest of the roundabout at Bright Road and Sawmill Road.

Request: Review and recommendation of approval to City Council under the provisions of Zoning Code §153.050.

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

Planning Contacts: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-001

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for Rezoning with a Preliminary Development Plan with 11 conditions:

- 1) That the applicant continues 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) That the applicant continues 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) That the applicant coordinates 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) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances;
- 5) That the applicant continues to work with ODOT and the City of Columbus to obtain any necessary approvals/permits for utility work within their respective jurisdictions;
- 6) That the applicant realigns 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;



**1. Mount Carmel Health System Northwest Campus at 3865 Bright Road  
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- 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) That the applicant updates the Preliminary Development Plan to remove or relocate 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) That the development text be updated to require the applicant to submit a Parking Plan for review and approval by the Planning and Zoning Commission with the Final Development Plan, and the development text be updated to match the Preliminary Development Plan drawings ratio for staff parking;
- 10) That the applicant continues to work with the City’s Landscape Zoning Inspector to provide adequate screening along I-270 by providing view shed analysis with the Final Development Plan submittal; and
- 11) That the applicant continue to work with Staff to refine the architectural character and landscape architecture character with the FDP in alignment with the Community Plan and the Commission’s discussion.

**VOTE:** 7 – 0.

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

**RECORDED VOTES:**

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Nichole M. Martin, AICP, Senior Planner





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, March 3, 2022 | 6:30 pm

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

**2. Nuvo Church at 4199 W. Dublin-Granville Road 22-024CU Conditional Use**

Proposal: Conditional Use permit to allow a Religious/Public Assembly Use in an existing building zoned Bridge Street District, Commercial.

Location: The 2.59-acre site is located on Sharp Lane, southwest of the intersection of W. Dublin-Granville Road with Shamrock Boulevard.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.236.

Applicant: Ryan Stigile, Nuvo Church

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-024

**MOTION:** Mr. Fishman moved, Mr. Grimes seconded, to approve the Conditional Use with five conditions:

- 1) That existing abandoned and non-conforming ground sign is removed upon erecting a new permanent sign for Nuvo Church;
- 2) That the applicant applies for Sign Permits for any permanent or temporary signs, if applicable;
- 3) That the grease dumpster on the property is removed, prior to occupying the site and building;
- 4) That the applicant provides a Trip Generation Memo as part of the tenant fit-up when applying for building permits, subject to Staff review and approval; and
- 5) That the applicant apply for Building Permits as necessary for interior tenant improvements.

**VOTE:** 6 – 0.

**RESULT:** The Conditional Use was approved.

**RECORDED VOTES:**

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Taylor Mullinax, Planner I

