

MOUNT CARMEL HEALTH SYSTEM (MCHS)
NORTHWEST CAMPUS PLANNED UNIT
DEVELOPMENT DISTRICT (PUD)

As recommended for approval by the Dublin Planning and Zoning Commission on March 3, 2022

As approved by the Dublin City Council as Ordinance 13-22 on April 25, 2022

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I. Overview

Summary/Purpose

Mount Carmel Health System (MCHS) is creating the Northwest Campus Planned Unit Development District (MCHS Northwest Campus PUD) for the purpose of providing medical care to the Dublin/ northwest Columbus community. The first phase will include a total of approximately 177,653 sq. ft. (approximately 150,408 sq. ft. occupied and 27,245 sq. ft. shell space) of buildings which may include an Inpatient Hospital, Emergency Department, Interventional Surgical Platform, Specialty Clinics, and Central Utility Plant. Future phases accommodate expansion of the Hospital, the Medical Office Building, expansion of ancillary uses, and the addition of a third-party Medical Office Building and parking lot. (Up to 314,520 aggregate square feet of structures combined in Phases 1 and 2).

The MCHS Northwest Campus PUD is located within the City of Dublin, between Emerald Parkway and Sawmill Road, and directly northwest of the I-270/Sawmill Road Interchange. The project vision is to provide areas of wellness and respite such as walking trails and healing gardens for Hospital staff and visitors alike. Integrated landscape buffers will be incorporated to screen utilities, loading dock, and surface parking. MCHS's mission is to serve together in the spirit of the Gospel as a compassionate and transforming healing presence for the Dublin/ northwest Columbus community.

Site Concept

The site is organized around an open space framework comprised of campus greenways that extend from the centrally located Hospital to Emerald Parkway and Bright 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.

Site Layout

The main visitor entrance is located along the east side of Emerald Parkway with direct access to the patient drop-off canopy. Visitor parking is accessed from the main entry boulevard for ease of wayfinding and proximity to the front door. The inpatient tower, stacked above the Emergency Department, is located on the south of the site becoming a landmark building highly visible from I-270. A dedicated service drive for emergency and service vehicles establishes 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 third-party Medical Office Building is located at the southwest portion of the site for visibility from the Emerald Parkway main entrance and clarity of circulation and the future attached Medical Office Building is located north of the Hospital. The Hospital includes a Helistop for outbound transportation of emergency life flight patients.

Site Description

1. *Location and Acreage.* 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, McKitrick 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 1,500 feet of frontage along I-270 to the south.
2. *Existing Conditions and Character.* 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 located 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.
3. *Analysis of Natural Resources.* The open character of the core area of the site will not require extensive removal of existing vegetation to accommodate the proposed development. Existing deciduous and evergreen trees in the northern panhandle will contribute to the open space character and neighborhood buffer for a northern greenway and Bright Road connection. Past agricultural uses have resulted in a relatively deep and rich profile of topsoil which will be reused on site to support the various open space and greenway elements of campus development.
4. *Existing and Proposed Land Use.* 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.
5. *Existing Vehicular/Pedestrian Access.* The site is fronted on Bright Road, Emerald Parkway, Sawmill Road, and I-270. The site has two existing access points; a private drive off Bright Road and a shared access drive off Sawmill Road. A shared-use path extends along the east side Emerald Parkway as well as a sidewalk along the west side 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. There are no existing pedestrian facilities along Bright Road.
6. *Existing 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.

Phasing

1. *Intent.* MCHS intends to complete the first phase of construction for opening in 2025.
2. *Phase I.* Phase 1 includes approximately 150,408 occupied sq. ft. of buildings which may include an Inpatient Hospital, Emergency Department, Interventional Surgical Platform, Specialty Clinics, and Central Utility Plant.

3. Future Phase(s). Future phase(s) accommodate the expansion of the Hospital, the Medical Office Building, expansion of ancillary uses, and the addition of a detached, third-party Medical Office Building and parking lot. Future phases will be based upon the demand for medical and associated services over time.

Severability

If any provision or provisions of this text or the application thereof to any zoning lot, building or other structure or tract of land are declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part or to be inapplicable to any person or situation, the effect of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective to the zoning lot, building or other structure or tract of land immediately involved. All other provisions of this text shall continue to be separate and fully effective, and the application of any such provision to other persons or situations shall not be affected.

II. Development Standards

A. General

1. The following development standards shall apply to all areas of the MCHS Northwest Campus PUD.
2. Unless otherwise set forth in the submitted drawings or in this written text of the MCHS Northwest Campus PUD, the City of Dublin Zoning Code shall apply to the MCHS Northwest Campus PUD.
3. If the development standards set forth in the MCHS Northwest Campus PUD are found to be in conflict in any way with the City of Dublin Zoning Code, then the standards of the MCHS Northwest Campus PUD shall control.
4. In instances of conflicting development standards within the MCHS Northwest Campus PUD, the more restrictive regulation shall apply unless otherwise approved by the required reviewing body.

B. Uses

Within the MCHS Northwest Campus PUD, the following uses shall be permitted principal, accessory, conditional, temporary uses and prohibited uses:.

Principal Permitted Uses

1. Hospitals and clinics.
2. Healthcare facilities including ambulatory care, outpatient care, inpatient and outpatient surgery, specialty clinics, medical offices, telehealth, and ancillary services.
3. Training, education, community gathering, health and wellness facilities.
4. Health club, fitness center, and physical therapy uses.
5. Skilled nursing and hospice facilities.
6. Research, synthesis, analysis, development, and testing laboratories.
7. Office - General.
8. Parks/Open Space.

Accessory Permitted Uses

1. Ancillary restaurant, pharmacy, and convenience uses in support of Hospital or other medical uses located within the primary Hospital building.

2. Ancillary Child Day Care and Adult Day Care uses in support of the Hospital or other medical uses located within the primary Hospital building or within a third-party Medical Office Building.
3. Ancillary Religious/Worship uses in support of the Hospital located within the primary Hospital building.
4. Ancillary drive-thru testing
5. Helistop consistent with FAA guidelines and Dublin Zoning Code Sections 153.038(C)(28) and 153.094.
6. Parking Garage/Parking Structure.
7. Transportation- Park-and-Ride.
8. Transportation- Transit Station.
9. Vehicle Charging Stations.
10. Bicycle Facilities.
11. Energy Plant to Service the Hospital and Renewable Energy Facilities.
12. Food production, cultivation, preparation, and food trucks associated with programmed events are permitted.

Conditional Use

1. Drive-thru pharmacy services

Prohibited Uses

1. Restaurant and other commercial drive-in/drive-thru facilities are prohibited.

C. Density and Lot Coverage

1. Density. The Hospital shall have the right to develop approximately 314,520 aggregate square feet of structures within the MCHS Northwest Campus PUD. If the Hospital submits a final development plan to the City of Dublin Planning and Zoning Commission (Planning Commission) which exceeds the basic threshold of 314,520 aggregate square feet of development within the MCHS Northwest Campus PUD, then the City may require the Hospital to provide a Traffic Impact Study which illustrates how the additional development will affect the transportation system in the immediate area and what improvements will be necessary as a result. The square feet values contained in this section shall be calculated in a manner that is exclusive of the square footage of any parking lots, parking structures, and the helipad on the site and of the square footage of any energy plant serving the property from on-site.
2. Building Coverage. The maximum building coverage for the entire site, shall not exceed 25% of the total site acreage. Excludes parking structures, parking lots, helipad, and other vehicular use areas
3. Lot Coverage. The maximum area lot coverage shall not cover more than 75% of the total site acreage.

D. Height and Setback Requirements

1. Maximum Building Height. The maximum building height for structures shall not exceed four stories and 65 feet in height. Architectural screening elements, mechanical penthouse, and

mechanical equipment and associated housing for such equipment, may exceed this height limitation.

2. Minimum Setbacks for Building and Pavement.
 - a. From Emerald Parkway Right-of-Way: 100 feet for buildings, 50 feet for pavement.
 - b. From Bright Road Right-of-Way: 50 feet for buildings, 25 feet for pavement.
 - c. From Sawmill Road Right-of-Way: 100 feet for buildings, 50 feet for pavement.
 - d. From I-270 L/A Right-of-Way: 50 feet for buildings, 50 feet for pavement.
 - e. Side yard property line: 50 feet for buildings, 15 feet for pavement.
 - i. For the shared use path connection to Bright Road, a minimum pavement setback of 10 feet is permitted from the west property line.
 - f. Rear yard property line: 50 feet for buildings, 15 feet for pavement.
 - g. There shall be no minimum setback requirements for buildings and pavement from lot lines interior to the campus.
3. Detached Accessory Structures.
 - a. Detached accessory structures, including but not limited to dumpsters, pump houses in support of irrigation systems, or mechanical equipment housing, may encroach upon building setbacks. Such structures shall not be permitted to encroach upon pavement setbacks. Such structures shall be screened in accordance with Section II(L) of this PUD text.
 - b. Temporary detached accessory structures for the purpose of staging during construction shall be permitted provided the description and type of structures are included with the final development plan and approved by the Planning Commission.

E. Architectural Standards

1. Intent. The design standards in this section outline required building details to ensure quality development on the site.
 - a. Architectural detailing is required to enliven building facades, and to establish a human-scaled, pedestrian supportive environment.
 - b. Architectural design shall be sensitive to the massing and proportion of adjacent structures and reflect or complement the detailing of surrounding buildings.
 - c. Detached, third-party buildings shall be of a comparable quality to the primary Hospital building and shall employ the use of similar exterior building materials.
2. Four-Sided Architecture. Buildings shall be required to employ a comparable use of materials on all elevations. All elevations of a building shall receive similar treatment in terms of style, materials, and design.
3. Building Materials.
 - a. The buildings shall have contemporary and modern designs with a mix of natural & fabricated materials. The buildings shall have approximately 35% glazing with building accents of wood and stone being 10-20% and the remaining 45-55%, the building field, being comprised of brick and metal panel.
Prohibited Materials. Prefabricated metal buildings and unclad masonry block structures are prohibited.
4. Architectural Details.
 - a. Entrance design.

- i. Principal entrances on all buildings shall be at a pedestrian scale, effectively address the site, and provide a sense of connection between exterior and interior of the building.
 - ii. Doors for service uses shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door.
 - b. Entry Canopies.
 - i. Canopies may be used if they function as suitable protection from the elements. To provide suitable protection an awning or canopy may encroach over walkways, provided the lowest portion is at least 8 feet above the walkway.
 - ii. Canopies extending over vehicular use areas shall provide sufficient clearance for the safe staging and operation of Fire/Emergency equipment as determined by Washington Township Fire Department.
 - iii. Canopies shall be designed to be consistent with the architecture of the building and shall architecturally highlight the entrance.
 - 1. Canopies may be clad with glass, metal, wood, or other complementary materials.
 - 2. Canopies may be free-standing, cantilevered or supported from the building wall by metal cables or tie-backs.
 - 3. Canopies will include lighting to meet the standards for egress and functionality and may include decorative lighting that further enhance the design features of the canopy and give prominence to the entrance.
 - c. Windows.
 - i. Window framing may be metal, wood or metal-clad wood. Vinyl shall be prohibited.
 - ii. Spandrel glass shall be permitted as necessary to conceal structural elements and/or program spaces as determined by functional need and as approved by the Planning Commission with the final development plan.
5. Roofs. All roof types shall be permitted, provided that each roof design shall be compatible with the style and design of the building.
- a. Flat roofs will be the standard type within the development, however pitched, hipped, gabled, or a combination shall also be permitted as determined appropriate by the Planning Commission.
 - b. Flat roofs.
 - i. Flat roofs are permitted to use a roof material appropriate to maintain proper drainage.
 - ii. Roof terraces, intensive and extensive green roofs shall be permitted.
 - c. Parapets.
 - i. Parapets may be provided as determined by the design character of the building or to screen the roof and any roof appurtenances from view from the street(s), provided that parapets shall be no more than 6 feet high. Where a six-foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required to screen the mechanical in accordance with Section II(L) of this PUD text..

F. Traffic/Access and Circulation

1. Traffic/Access.

1. **Traffic Impact Study.** A traffic impact study (TIS) titled “3865 Bright Road Traffic Impact Study” by EMH&T dated March 30, 2022 shall serve as the guideline for location of curb cuts and traffic controls within the MCHS Northwest Campus PUD and off-site improvements necessary along public streets used to access the site. A final access plan shall be submitted to the Planning Commission as part of the Preliminary Development Plan.
 - a. Traffic signals shall only be considered where signal warrants are met. A traffic signal is warranted at the intersection of Emerald Parkway/ Hospital Main Entrance Drive.
2. **Rights-Of-Way.** Right-Of-Way dedications will be based upon the City of Dublin Thoroughfare Plan in coordination with public roadway agencies and as necessary to accommodate off-site improvements with approval by the City of Dublin Engineer or designee. Setbacks from public Rights-Of-Way shall be measure from the expanded (new) Right-Of-Way line, where applicable.
3. **Access Points.** All curb cuts, locations and spacing, shall be placed based upon recommendations in the traffic study
 - a.
4. **Medians.** All median breaks along Emerald Parkway shall be placed upon recommendations in the TIS, and in coordination with and approval by the City of Dublin Engineer or authorized designee.
 - a. The development includes two (2) median breaks, location and function noted below.
 - i. One (1) on Emerald Parkway at northwestern site boundary for Hospital Main Entrance Drive.
 - ii. One (1) on Emerald Parkway at southwestern quadrant of site for Emergency and Service Access Drive.
5. **Off-Site Improvements.** All off-site improvements shall be constructed in accordance with the Infrastructure Agreement.
6. **Sidewalks and Shared Use Paths (SUPs).** Sidewalks and SUPs shall be provided in coordination with and approval by the City of Dublin Engineer or authorized designee and shall be accessible to the public in general. Sidewalks and SUPs shall connect to the existing public network. Sidewalks and SUPs shall be constructed in accordance with the City of Dublin standard drawings meeting the minimum dimensions set forth therein.

2. Internal Circulation.

- a. **Internal Drives.** Internal Private Driveways shall be used within the site. Exact locations for these driveways in the initial phase of development shall be submitted to the Planning Commission as part of the Preliminary Development Plan. Final design specifications for these driveways shall be submitted with the Final Development Plan. Drives shall be organized in an orderly manner that allows for safe operation of all fire apparatuses and ambulances at the determination of Washington Township Fire Department. Conflict between emergency vehicles patients, visitors, and staff shall be mitigated to the greatest extent practicable. Unless otherwise approved by the City of Dublin Engineer or

designee, these driveways shall be constructed in accordance with the City of Dublin Code of Ordinances.

- b. Pedestrian and Bicycle Circulation. The installation of private internal sidewalks and paths intended for the exclusive use of hospital patients, visitors, and staff shall also be permitted and shall not be required to be connected to the sidewalk and SUP system or be available for use by the general public. Sidewalks shall be provided on-site to link parking to public sidewalks and to the building entrances. Private sidewalks shall be no less than 4 feet in width and private paths shall be no less than 6 feet in width; and shall be constructed in accordance with the City of Dublin standard drawings for public improvements.

G. Parking and Loading.

The site shall be subject to the standards of City of Dublin Zoning Code §§153.200-153.211 related to parking and loading unless specifically altered below.

1. Parking Plan. A parking plan demonstrating adequate parking across the campus shall be submitted to the City of Dublin with the Final Development Plan and shall be amended as part of any proposed site modification. **The Planning and Zoning Commission may approve an alternate parking standard as part of a comprehensive parking plan with the Final Development Plan.**
2. Parking Layout.
 - a. Parking shall be organized in an orderly manner that allows for safe operation of all fire apparatuses at the determination of Washington Township Fire Department.
 - b. Parking structures. If provided, parking structures shall meet the requirements of City of Dublin Zoning Code §153.040(J).
3. Parking Location.
 - a. Vehicular parking areas for hospital patients, visitors, and staff may be located forward of the main Hospital building provided pavement setbacks are met along all public Rights-Of-Way.
 - b. Vehicular parking is prohibited from being located forward of any primary structure detached from the main Hospital building (Medical Office Building or any other structure constructed for a permitted use).
 - c. Bicycle parking shall be provided in association with the patient/visitor parking lot and with the staff parking lot.
4. Parking Ratio.
 - a. For the hospital, vehicular parking spaces shall be provided at the minimum rate of 1.5 spaces per 1,000 square feet of building area plus 1.3 spaces per staff member.
 - b. For attached and detached Medical Office, vehicular parking spaces shall be provided at the minimum rate of 4 spaces per 1,000 square feet (Medical Office Building or any other structure constructed for a permitted use).
 - c. No vehicular or bicycle parking shall be required for the energy plant.
5. Service and Loading. Service courts and loading docks shall be permitted in the areas shown in the Preliminary Development Plan and shall be screened on all sides by landscaping, mounding, walls, or a combination thereof in accordance with City of Dublin Zoning Code §153.133(C) regarding screening for service structures.
 - a. One loading space shall be required for the energy plant. All additional loading spaces shall be required per City of Dublin Zoning Code.

- b. Drop off, loading zones, and fire lanes shall be identified on the Final Development Plan in coordination with the City of Dublin and Washington Township Fire Department.

H. Signage and Graphics

1. General.

- a. Sign Plan. A signage and graphics master plan shall be submitted to the Planning Commission for its review and approval as part of the Final Development Plan. The sign plan shall include the number, location, type, height, materials, illumination, and fabrication details. The signage and graphics shall be of a unified appearance and shall be compatible with the overall campus architectural character with respect to materials and colors.
- b. Sign Design. Signs shall be architecturally integrated with the site and building and compatible with the overall campus aesthetic with respect to materials and colors. Sign design shall be contextually sensitive to the City of Dublin's established community character. Sensitivity does not require exact duplication of the themes, materials or elements of signs previously approved in the City of Dublin although does require that signs shall be respectful of and responsive to the key gateway location. If channel letter signs are utilized visible raceways are prohibited and letters/graphics must be individually mounted to the building façade. All signs shall be of appropriate size and adequate exposure for their intended function and hierarchy within the overall signage system.
- c. Applicability. The signage and graphics master plan, and any future amendments hereto, shall serve as the uniform as the minimum signage and graphics standards for the entire MCHS Northwest Campus PUD, including the initial phase of development and any phase of development occurring thereafter. In the event that the signage and graphics master plan is silent on any matter addressed by the City of Dublin Sign Code §§153.150-153.164, then the standard set forth in the Sign Code shall apply.

2. Permitted Permanent Sign Types, Number, and Size

a. Hospital

- i. General. A combination of sign types are permitted including ground and building-mounted signs. Logos and secondary copy shall not be limited to a fraction of the total sign size. Signs may be permitted to be more than three (3) colors with the explicit approval by the Planning Commission. All ground signs shall be required to have a masonry base with foundation plantings. Signs may not be artificially increased in height with landscape or building elements.
- ii. Building Identification Signs. Four (4) building identification signs shall be permitted. Each sign may be either a ground sign or a building wall sign. Each sign shall be of appropriate size and adequate exposure to easily identify and locate the campus.
 - 1. Wall Sign. Each wall sign shall be a maximum of 350 square feet in size. Each sign shall be mounted to the building façade. The height shall be approved as part of signage and graphics master plan by the Planning Commission. The height of each sign may not be

artificially increased by mounting the sign above the penthouse or above a mechanical screen.

2. Ground Sign (Permitted only for I-270 only). Each ground sign shall be a maximum of 80 square feet in size and 15 feet in height. Each sign height may not be artificially increased with mounding. Any ground sign located along the I-270 L/A Right-of-Way shall be setback a minimum of 50 feet from the I-270 L/A Right-of-Way and may not be within the area of influence of any utility.
- iii. Site Entry Signs. One (1) Site Entry Sign shall be permitted on each contiguous right-of-way, excluding the interstate right-of-way, not to exceed a total of three (3) site entry signs. Site entry signs shall be ground-mounted incorporating design elements that are responsive to the landscape design and forms. Each sign shall be permitted to be a maximum of 50 square feet in size and 15 feet in height. Signs shall be setback a minimum of 8 feet from the right-of-way and not in conflict with sight distance triangles.
- iv. Building Entrance Signs. Each building entrance shall be permitted One (1) Building Entrance Sign, not to exceed a total of six (6) signs. The signs may be either a ground sign, wall sign, or canopy edge sign. The signs shall be of appropriate size and provide adequate building identification.
 1. Wall Sign/Canopy Edge Sign. Shall be a maximum of 50 square feet in size and 20 feet in height.
 2. Ground Sign. Shall be a maximum of 25 square feet in size and 6 feet in height.
- v. Additional Signs. Emergency signs shall be permitted to be integrated into the sign design for any permitted sign. The Planning Commission may approve additional emergency signage with the signage and graphics master plan. Without approval of the Planning Commission, the user shall be entitled to the minimum signage deemed necessary for safe and efficient arrival at emergency and ambulatory entrances.
- vi. Primary Directional Signs. Primary Directional Signage shall provide exposure to accommodate the primary wayfinding system message schedule (graphic, verbal or combination thereof) that will allow reasonable comprehension by patients, visitors, and staff with respect to locating various destinations and areas on the campus. The quality and character of directional sign shall be equal to that of primary site and building signage. Logos are permitted on Primary Directional Sign. Signs may be internally illuminated. The sign area, height, and number shall be limited to the maximum determined to be appropriate by the Planning Commission with the Final Development Plan.
- vii. Secondary Directional Signs. Secondary directional signage shall provide appropriate size and adequate exposure to accommodate the secondary wayfinding system message schedule (graphic, verbal or combination thereof) that will allow reasonable comprehension by patients, visitors, and staff on the campus. Secondary directional signage shall be of a smaller size than Primary Directional Signs. The Planning Commission shall determine the maximum number of secondary directional signage that shall be permitted within the internal campus vehicular and pedestrian traffic routes.

Secondary directional signs may be double faced. Signs are prohibited from being internally illuminated.

3. Detached Principal Buildings (Third-Party Medical Office Buildings or Other Principal Structures)
 - a. Signs are permitted per the Sign Code. A combination of sign types is prohibited. All signs shall be a maximum of three (3) colors. One ground and one wall sign shall be permitted per building. A multi-tenant building may have a ground sign with multiple panels. Multiple wall signs are not permitted on any multitenant building.
4. Perry Township Administrative Offices. Two (2), off-premise, ground-mounted identification signs shall be permitted. The final sign design including size and height shall be approved as part of signage and graphics master plan by the Planning Commission.
5. Temporary Signs. Temporary signage shall be permitted in accordance with the Sign Code.

I. Lighting

1. General. All lighting shall be in conformance with the City of Dublin Zoning Code § 153.149, except as provided for in this development text.
 - a. All lights shall be arranged to direct light away from adjacent street or adjacent property.
 - b. LED or similar equivalent lighting shall be permitted. All lighting shall be of a warm color temperature. Cool and blue temperature lights are prohibited.
 - c. Cutoff type landscape lighting, building up-lighting, and signage lighting shall be required. Building up-lighting shall be explicitly approved by the Planning Commission.
 - d. All building illumination shall be architecturally complementary and come from a concealed source.
2. Lighting Plan. A lighting plan shall be submitted to the Planning Commission as part of the Final Development Plan. The plan shall include a photometric plan and light fixture cut sheets for parking, landscape, and building lights.
3. Light Levels. All exterior lighting shall be designed in a consistent manner for the entire site. To avoid creation of “hot spots” or irregular lighting levels, lighting uniformity across a horizontal surface shall have an average range from one (1) footcandle to three (3) footcandles or not exceeding 4:1 average to minimum light levels.
4. Parking and Driveways. Driveways and parking lot lighting shall be cutoff type fixtures, pole-mounted or wall-mounted, and no higher than 30 feet.
5. Prohibited. No colored lights shall be used to light the exterior of any building or sign. No site or sign lighting shall be illuminated in a way that moves, has the appearance of movement, or produces a flashing light effect.
6. Helistop. For the Helistop, lighting and related accessories shall be placed and utilized in accordance with the Federal Aviation Administration (FAA) regulations and guidelines.

J. Open Space and Landscaping

1. Open Space

Landscaping within open space areas (areas not part of lot coverage) shall consist of one, two-inch minimum caliper deciduous tree planted per 2,000 square feet of open space. Trees may be grouped in informal clusters or arranged in formal rows to define spaces.

- a. West Greenway
 - i. An open space of approximately 2.3 acres will extend from the Emerald Parkway right-of-way to the west side of the Hospital. This greenway contains the main entrance boulevard, multipurpose access paths, integrated storm water management features, a Chapel Garden, site furnishings, and landscaping.
- b. East Greenway
 - i. An open space of approximately 2.1 acres will extend from the Sawmill Road right-of-way to the east side of the Hospital. This greenway contains the secondary vehicular access from Sawmill Road, multipurpose access paths, integrated storm water management features, site furnishings, and landscaping.
- c. North Greenway
 - i. An open space of approximately 2.5 acres will extend from the Bright Road right-of-way to the north side of the Hospital. This greenway contains the secondary vehicular access from Bright Road, multipurpose access paths, integrated storm water management features, and landscaping.

2. Landscape

General Requirements

- a. All landscaping shall be in accordance with the landscaping regulations contained in the City of Dublin Landscape Code, except as provided in this development text.
- b. Landscaping should emphasize a naturalized appearance and blend with the design of public rights-of-way, while delineating areas of more formal design where people will gather and use space.
- c. Landscaping shall comply with the general character and design components set forth in the preliminary development plan, with final details provided in the final development plan.
- d. Reasonable and good faith efforts will be made to preserve existing trees and tree rows within the MCHS Northwest Campus PUD. Consideration will be given to laying out streets, structures, and storm water management features to avoid the unnecessary destruction of wooded areas. Standard tree preservation practices shall be in place to preserve and protect existing trees designated to remain within the defined construction limits.
- e. Where required to accommodate the development, tree removals and subsequent replacements will be made on a caliper inch equivalent with a minimum caliper size of 2.5 inches.
- f. Aggregate mulch shall be prohibited from planting beds. In cases where mulch is used for planting beds, it shall be black hardwood mulch. Aggregate mulch shall be permitted for integrated stormwater management areas.
- g. Undeveloped areas of the site shall be graded and seeded as necessary to ensure proper drainage and erosion control measures.

- h. Landscaping shall comply with the City of Dublin Policy 08-013 for intersection sight distance triangles.
- 3. *Emerald Parkway Frontage*
 - a. Landscaping along Emerald Parkway shall be consistent with existing landscaping in place with the goal of preserving existing street trees to the extent possible. Replacement tree species and locations will be coordinated with the Dublin City Forester.
- 4. *Sawmill Road Frontage*
 - a. Landscaping along Sawmill Road shall consist of a series of 3-to-4-foot height minimum earthen landscaped mounds with one, two-inch minimum caliper street tree planted per 30 feet or fraction thereof (trees may be grouped in informal clusters).
- 5. *Bright Road Frontage*
 - a. Landscaping along Bright Road shall consist of one (1), two-inch minimum caliper street tree planted per forty (40) feet or fraction thereof (trees may not be grouped).
- 6. *I-270 Frontage*
 - a. Landscaping along I-270 shall include the planting of one (1), two-inch minimum caliper deciduous tree planted per forty (40) feet or fraction thereof. Efforts will be made to provide for clusters of trees in locations that preserve major view sheds to and from the site.
 - b. Existing tree preservation may account for the above requirements.
- 7. *Perimeter Landscape Buffers*
 - a. Landscape buffer along property perimeter shall consist of one (1), two-inch minimum caliper deciduous tree planted per forty (40) feet or fraction thereof and a 6-foot height minimum evergreen hedge, earthen mound, or combination thereof.
 - b. Existing tree preservation may account for the above requirements.
- 8. *Internal Driveways*
 - a. Landscape along internal drives shall consist of one (1), two-inch minimum caliper deciduous tree planted per thirty (30) feet or fraction thereof (trees may be grouped in informal clusters).
 - b. Existing tree preservation may account for the above requirements.
- 9. *Integrated Stormwater Management*
 - a. Landscaping within stormwater management areas shall include vegetation consistent with their storm water management function (e.g. native plant species and grasses) in lieu of shade trees.
- 10. *Parking Lots*
 - a. Landscaping within parking lots shall consist of landscape islands with a surface area equal to 5% of the paved surface (including all parking spaces, interior drives, loading docks, drop-off/pick-up lanes, and access drives beyond the right-of-way). The required landscape areas shall meet the following requirements:
 - b. All required landscaped areas shall consist of curbed islands (such curbs shall not be required where storm water management measures are provided) or peninsulas that are surrounded on at least two sides by pavement. Landscaping on the perimeter of the parking lot shall not be counted toward meeting this requirement.
 - c. A minimum of one (1), two-inch minimum caliper deciduous tree shall be provided for every three-hundred (300) square feet of landscaped area required.

- d. The required landscaped areas may be located at the corners or in landscaped islands so as to break up large expanses or pavement and to contribute to an orderly circulation of vehicular and pedestrian traffic in the parking area.
- e. The required landscaped areas may be combined into larger islands where practical to meet overall character goals or for storm water management measures.
- f. The required landscape areas within the interior of parking lots, where used for the purposes of storm water management, may be used to meet the interior landscape requirements. Such plantings may include vegetation consistent with their storm water management function (e.g. native plant species and grasses) in lieu of deciduous trees.

11. Helistop

- a. Landscaping near Helistop shall be provided to ensure safe takeoffs and landings of emergency medical flights. All trees, plantings and landscaping shall meet FAA guidelines. The Helistop shall be screened from view of the Right-of-Way with landscape mounding.

12. Foundation Landscaping

- a. Foundation landscaping areas shall maintain a minimum dimension of four (4) feet in the smallest dimension, with a minimum of sixteen (16) square feet of foundation landscaping.
- b. Foundation landscaping shall be provided at a rate of; one (1) deciduous tree for every twenty-five (25) feet of length of the applicable elevation, and one (1) hedge plant or shrub every three (3) feet of length of the applicable elevation.

K. Fencing

- 1. Fences shall be permitted in accordance with City of Dublin Zoning Code unless specifically altered below.
- 2. No vinyl or board-on-board wood fencing shall be permitted. No chain link or wire fencing shall be permitted, with the exception of the existing ODOT limited access right-of-way fencing along 1-270.

L. Screening of Service Structures

All screening shall be required in accordance with City of Dublin Zoning Code unless specifically altered below.

- 1. Service Structures. Service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site. Structures may be grouped together. Roof top mechanical units must be screened to the full height of the unit.
- 2. Screening Requirements. A continuous planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service

structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s) and meet the height and opacity requirements within four years. No interior landscaping shall be required within an area screened for service structures

3. *Building Elements*. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and roof top mechanical equipment shall be designed, located, or screened in accordance with City of Dublin Zoning Code.
 - a. All building mounted exhausts must be finished to match the color of the building. All rooftop exhausts must be screened as a rooftop mechanical element.
 - b. All roof top mechanical equipment shall be screened.
4. *Waste and Refuse Enclosures*. Waste and refuse areas shall be containerized and fully, on all four sides, screened from view with walls or a solid fence with access gates.
 - a. Walls or solid fence shall be constructed with materials that are harmonious with the architecture of the nearest primary structure.
 - b. Gates shall be constructed of powder-coated metal or synthetic wood.
5. *Outdoor Storage*. Outdoor storage shall be prohibited unless fully screened and explicitly approved by the Planning Commission.

M. Stormwater Management, Utilities, and Easements

1. Storm Water Management shall be provided in accordance with the City of Dublin Stormwater Management Design Manual. The following shall be permitted BMPs
 - a. Retention Basins (Guidance 13)
 - b. Extended Dry Detention Basins (Guidance 15)
 - c. Other Stormwater BMPs may be approved with the Final Development plan if:
 - i. They comply with the City of Dublin Stormwater Management Design Manual.
 - ii. Are approved by Mount Carmel Health System in writing.
2. Utilities and Easements
 - a. All utility lines and wiring shall be placed underground.
 - b. Utility Easement locations shall be determined in the Final Development Plan.
 - c. A Central Utility Plant located on the east side of the Hospital will be constructed in Phase 1.

Applicant Signature:

Date:
