



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, August 4, 2022 | 6:30 pm

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

**MOTION:** Mr. Schneier moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the meeting held on June 16, 2022.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record and the June 16 meeting minutes were approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
*Jennifer Rauch*  
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Jennifer M. Rauch, AICP, Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, August 4, 2022 | 6:30 pm

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

**1. Mount Carmel Hospital, Northwest at 4111 Emerald Parkway 22-094FDP Final Development Plan**

Proposal: Construction of a 230,000-square-foot, 30-bed inpatient hospital and ambulatory center on a 35.0-acre site zoned Planned Unit Development District, Mount Carmel Hospital Northwest.  
Location: Southwest of the roundabout of Bright Road and Sawmill Road.  
Request: Review and approval of a Final Development Plan with Minor Text Modifications under the provisions of Zoning Code §153.050.  
Applicant: Mount Carmel Health System – Diane Doucette, COO  
Planning Contact: Nichole Martin, AICP, Senior Planner  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-094

**MOTION 1:** Mr. Schneier moved, Mr. Way seconded, to approve a four (4) Minor Text Modifications:

1. Section II(D)(2)(e): To permit a minimum pavement setback of 10 feet is permitted from the west property line for the shared use path connection to Bright Road.
2. Section II(G): To permit the Planning and Zoning Commission to approve an alternate parking ratio with a Parking Plan and to eliminate staffing information from the development text.
3. Section II(H)(4): To permit two off-premise signs for Perry Township Administrative Offices to be approved by the Planning and Zoning Commission with the Final Development Plan. No sign permits shall be required.
4. Section II(J)(2)(8): To permit existing tree preservation to be used to meet the Internal Driveway tree requirement.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modifications were approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes



**1. Mount Carmel Hospital, Northwest at 4111 Emerald Parkway  
22-094FDP**

**Final Development Plan**

**MOTION 2:** Mr. Way moved, Mr. Schneier seconded, to approve a Final Development Plan with 44 conditions:

General

- 1) That Perry Township rectify records with Franklin County regarding the designation and ownership of the 0.309-acre tract of land along Sawmill Road;
- 2) That prior to issuance of the Building Permit for Perry Township site modifications, all Township land be combined into one parcel; and the applicant must obtain a Site Permit through Building Standards for any site modifications to the Perry Township site;
- 3) That the applicant update all site plans to correctly depict property lines, right-of-way lines, easements, and parcel ownership for land along Sawmill Road;

Engineering

- 4) That the applicant update all engineering drawings to accurately reflect zoning standards including building coverage, lot coverage, parking, and square feet of development;
- 5) That the applicant execute their obligations set forth in the Infrastructure Agreement accepted by City Council per Ordinance 15-22;
- 6) That the applicant dedicate right-of-way and easements to the City of Dublin in accordance with the Infrastructure Agreement accepted by City Council per Ordinance 15-22, to the satisfaction of the City Engineer;
- 7) That the applicant coordinate proposed site and off-site improvements with the Emerald Parkway Roundabout Project, to the satisfaction of the City Engineer;
- 8) That the applicant coordinate the proposed ground sign location along Emerald Parkway with the proposed guardrail as part of the Emerald Parkway Roundabout Project, to the satisfaction of the City Engineer;
- 9) That the applicant work with the City of Dublin to establish ownership and maintenance responsibilities for the proposed guardrail along Emerald Parkway, including the dedication of easements if necessary, to the satisfaction of the City Engineer;
- 10) That the applicant coordinate proposed site and off-site improvements with the Bright Road and Sawmill Road Intersection improvements to the satisfaction of the City Engineer and the City of Columbus' designee;
- 11) That the applicant continue to work with the City of Columbus on proposed modifications to the Sawmill Road access point and median to the satisfaction of the City of Columbus' designee;
- 12) That the applicant continue to work with ODOT and the City of Columbus to obtain any necessary approvals/permits for work within their respective jurisdiction;



**1. Mount Carmel Hospital, Northwest at 4111 Emerald Parkway  
22-094FDP**

**Final Development Plan**

- 13) That the applicant continue to work with Engineering to demonstrate stormwater management compliance for both site and off-site improvements to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances;
- 14) That the applicant provides ADA compliant curb ramps at the Emerald Parkway service drive access point, to the satisfaction of the City Engineer;

Architecture

- 15) That the architecture be updated to provide a brick parapet to terminate the roofline of the Medical Office Building (MOB), the connector and the lower level of the east wing, subject to Staff approval;
- 16) That the louvered vent inserts on the east and west elevations maintain a consistent appearance across the entire fifth floor, whether inactive (ornamental) or for active ventilation;
- 17) That the applicant further articulate the connector to break the building base and differentiate the entry along the east elevation, subject to Staff approval;
- 18) That the applicant provide the decorative brick detail located on the east elevation of the hospital and north elevation of the MOB, subject to Staff approval;
- 19) That all service yard screen walls be constructed of brick to be architecturally integrated with the building;
- 20) The applicant provide installation details for the metal panels and wood panels (Prodema), prior to submitting for building permits, subject to Staff approval;

Parking

- 21) That the parking plan be updated to maintain the reduction of 52 parking spaces in Phase II for a total of 946 parking spaces;
- 22) That the applicant update the parking plan and civil drawings to reflect the number of bicycle parking spaces provided;

Landscaping

- 23) That the applicant revise the landscape plans to demonstrate conformance to the requirements of the development text, prior to building permit submittal;
- 24) That the applicant update the plans, prior to building permit submittal, to provide quantities for all plants in the plant list, subject to Staff approval;
- 25) That the applicant revise the tree survey and tree preservation plans to ensure consistency with the information in the table;
- 26) That the applicant update the plans to clad the base of all light poles with stone that are not located within a landscape island;



**1. Mount Carmel Hospital, Northwest at 4111 Emerald Parkway  
22-094FDP**

**Final Development Plan**

- 27) That the applicant update the plans to specify a crushed granite aggregate for all gravel walks and plazas, and that the applicant demonstrates the gravel is of a high quality and compaction, subject to Staff approval;
- 28) That the applicant update the landscape plans to provide a maintenance schedule for the no-mow grass for the first 5 years;
- 29) That the applicant provide a low hedge atop the I-270 mound to fill any screening gaps; and the applicant work with Staff to identify a species with a mature height compliant with all FAA regulations;
- 30) That the steel pipe bollards only be permitted within the service yard and decorative bollards be required in all other installations;
- 31) That the applicant install trees along both sides of all internal drives in Phase I;
- 32) That the parking lots be redesigned to establish landscape islands that provide protected and shaded pedestrian connections to the greenways thru each parking lot, subject to Staff approval;

Fire

- 33) That the applicant update the plans to provide heavy-duty pavement material for all fire apparatus access drives and fire lanes to the satisfaction of Washington Township Fire Department;

Lighting

- 34) That the physical extents of each area of the site be defined in the Statistics Table to be provided to Planning for verification of the foot candle data, prior to submitting for Building Permits;
- 35) That the foot candle levels along the main entry drive be reduced to fall within the average range of one to three foot candles;
- 36) That the average light levels the main entry drive, service yard, and staff entrance be reduced to fall within a 4:1 ratio;
- 37) That the applicant update the Luminaire Schedule to provide missing information and correct conflicting specifications for Planning review, prior to submitting for Building Permits;

Signs

- 38) That the raceways be prohibited for all building mount signs, and all letters and logos be individually mounted;
- 39) That all ground mounted signs, exclusive of DR-03, be updated to provide dimensional push-through letters and logos at a minimum dimension of 1.0 inches for the primary site entry sign and 0.5 inches for all other signs;
- 40) That the building mounted, Medical Office and Main Entrance sign designs be revised to be fabricated of clear anodized aluminum letter, individually pin-mounted, and halo illuminated;



**1. Mount Carmel Hospital, Northwest at 4111 Emerald Parkway  
22-094FDP**

**Final Development Plan**

- 41) That the applicant update the Sign Quantities/Parameters Table to accurately reflect square footage for BE-01 and BE-02;
- 42) That the applicant update the sign plan for the service drive sign to state "authorized emergency and service vehicles only";
- 43) That the applicant update the plans to confirm and dimension the minimum 8-foot setback from the right-of-way on all Civil and Landscape drawings; and
- 44) That the approval of the Perry Township signage is expressly contingent upon Perry Township dismissing Franklin County Case No. 22 CV-05-3590 against the City of Dublin, in full settlement of all claims made regarding any and all Mount Carmel applications, no later than August 17, 2022.

**VOTE:** 6 – 0.

**RESULT:** The Final Development Plan was approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP, Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, August 4, 2022 | 6:30 pm

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

**2. Hyland Glen at 7270 Hyland-Croy Road** **Final Development Plan**  
**22-078FDP**

Proposal: Construction of 102 single-family homes on a 42.5-acre site zoned Planned Unit Development District, Hyland Glen.  
Location: Northeast of the intersection of Hyland-Croy Road with Post Road.  
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.066.  
Applicants: Charles Ruma, Virginia Homes  
Planning Contact: Nichole Martin, AICP, Senior Planner  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-078

**MOTION 1:** Mr. Way moved, Mr. Fishman seconded, to approve the Final Development Plan with 14 conditions:

- 1) That the applicant update the staking plans to match the reserve name designations identified on the Final Plats;
- 2) That the applicant submit a final landscape plan that specifies the exact location and species of each tree that will be planted; and, the applicant provide Planning the final landscape plan for review removing the plan note that trees may not be shown in their final location, prior to submittal to Building Standards for a Site Permit;
- 3) That the applicant update the landscape plan to arrange the street trees along Hyland-Croy Road irregularly to be consistent with the rural roadway character requirements;
- 4) That the applicant work with Staff to fulfill tree replacement requirements including number of inches, size of trees, and types of trees, prior to submitting a Building Permit;
- 5) That a 6-foot tall chain link fence be used to protect the two large oak trees near the detention basin along Post Road during construction;
- 6) That the landscape plans be updated to provide evergreen trees along the Hyland-Croy Road setback at a rate of one evergreen tree per 15 feet;
- 7) That the applicant update the landscape plan to supplement the no-mow grass with groups of 3-5 ornamental switch grasses to provide visual interest;
- 8) That the applicant update the plans to provide a natural split rail fence in lieu of the black four-rail fence for the entry features;



**2. Hyland Glen at 7270 Hyland-Croy Road  
22-078FDP**

**Final Development Plan**

- 9) That the main entry sign be revised to meet the maximum size requirement of 20 square feet;
- 10) That the applicant execute their obligations set forth in the Infrastructure Agreement accepted by City Council per Ordinance 83-21;
- 11) That the applicant dedicate right-of-way and easements to the City of Dublin in accordance with the Infrastructure Agreement accepted by City Council per Ordinance 83-21 to the satisfaction of the City Engineer;
- 12) That the applicant coordinate proposed site improvements with the Hyland-Croy Road Improvement Project to the satisfaction of the City Engineer and Union County Engineer;
- 13) That the applicant coordinate proposed site improvements with the US 33/SR 161/Post Road Interchange Improvement Project to the satisfaction of the City Engineer, Union County Engineer, and the Ohio Department of Transportation’s Designee; and
- 14) That the applicant continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances, including modifications to the proposed major flood routing design.

**VOTE:** 6 – 0.

**RESULT:** The Final Development Plan was approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP, Planning Director







# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, August 4, 2022 | 6:30 pm

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

- 3. Hyland Glen at 7270 Hyland-Croy Road 22-079FP Final Plat**
- Proposal: Subdivision of a 42.5-acre site to create a 102 single-family lot with the dedication of open space and rights-of-way.
- Location: Northeast of the intersection of Hyland-Croy Road with Post Road
- Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code §153.066.
- Applicants: Charles Ruma, Virginia Homes
- Planning Contact: Nichole Martin, AICP, Senior Planner
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/22-079

**MOTION:** Mr. Fishman moved, Mr. Way seconded, to recommend approval to City Council for a Final Plat with the following condition:

- 1) That the applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

**VOTE:** 6 – 0.

**RESULT:** The Final Plat was forwarded to City Council with a recommendation of approval.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

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 Jennifer M. Rauch, AICP, Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, August 4, 2022 | 6:30 pm

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

### 4. **Mango's Place Daycare at 5600 Rings Road** **Amended Final Development Plan** **19-125AFDP**

Proposal: A Minor Text Modification to permit LED lights for a ±7,900-square-foot daycare facility on a 2.2-acre site zoned Planned Unit Development, Thomas Kohler, Subarea E.

Location: Northeast of the intersection of Emerald Parkway with Rings Road.

Request: Review and approval of an Amended Final Development Plan with a Minor Text Modification under the provisions of Zoning Code §153.053 (E)(2)(b)(4)(b).

Applicant: Jim Clarke, Clarke Architects, Inc.

Planning Contact: Zachary Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/19-125

**MOTION:** Mr. Way moved, Mr. Fishman seconded, to approve an Amended Final Development Plan with one (1) Minor Text Modification:

1. General Development Standards for all Subareas, Section (3)(d): Parking lot lighting shall be high pressure sodium or LED.

**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
*Zach Hounshell*  
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Zachary Hounshell, Planner I

