

CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z) SKETCH PLAN REVIEW APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00

Applicant: The Ohio State University

Address/City/State/Zip: c/o Aaron L. Underhill, Esq., Underhill & Hodge LLC, 8000 Walton Pkwy, Suite 260, New Albany, OH 43054

Email Address: aaron@uhlawfirm.com

Phone No: (614) 335-9320 Cell Phone No: (614) 783-1149 Fax No: (614) 335-9329

Property Owner: Golf Village North LLC (see also attached list of other property owners)

Address/City/State/Zip: Attn: Tre' Giller, 470 Olde Worthington Road, Westerville, OH 43082

Email Address: TGiller@VillageCommunities.com

Phone No: (614) 918-6035 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: G2 Planning & Design (Designer); architect TBD

Address/City/State/Zip: Attn: Gary T. Schmidt, 720 E. Broad Street, Suite 200, Columbus, OH 43215

Email Address: gschmidt@g2planning.com

Phone No: (614) 657-9669 Cell Phone No: _____ Fax No: _____

Property Address: 3315 Royal Belfast Blvd., Powell, Ohio 43065

Lot Number/Subdivision: Lot 5145, et al. Golf Village N. Existing Use: Vacant Proposed Use: Ambulatory Care Medical Facility

Reason for Administrative Review (attach necessary documents): Review of conceptual plans for ambulatory care medical facility

Checklist:

- ☐ Sketch Plan requirements set forth in Section 1109.06
- ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☐ Attach **5 copies** containing all drawings, text, any other items, and application.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$400.00
- ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035. Public notice sign details found here.

RECEIVED
JUN 26 2018

BY:

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: By: *Aaron L. Underhill* Date: 6/25/18
AARON L. UNDERHILL, ATTORNEY FOR APPLICANT

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

Sketch Plan Review Application – OSU Ambulatory Care Facility

List of Additional Property Owners

GV 4971 LLC
Attn: Tre' Giller
470 Olde Worthington Road
Westerville, Ohio 43082

Delaware County Bank & Trust Company
110 Riverbend Avenue
Lewis Center Ohio 43035

R& KC Adventures LLC
8852 Patterson Road
Hilliard, Ohio 43026

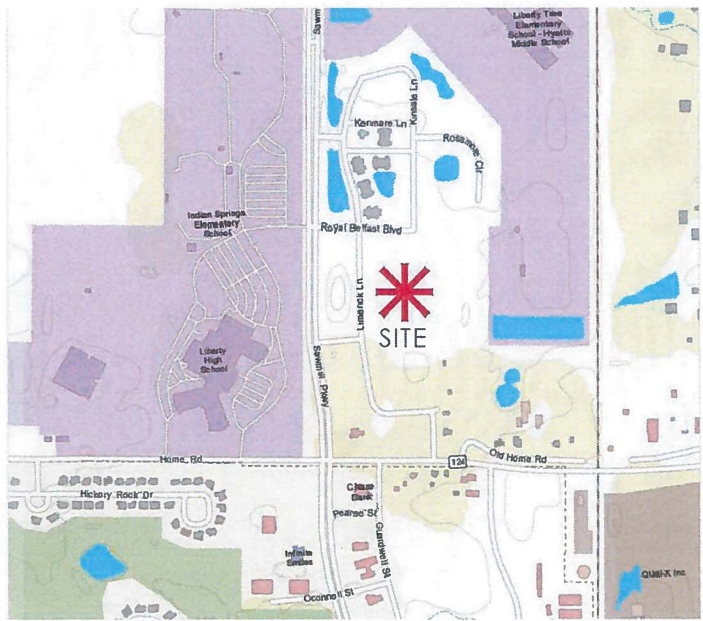
Sketch Plan – Description of Proposed Southern Delaware County Wexner Medical Center Facility

The Ohio State University Wexner Medical Center (OSUWMC) is proposing the development of a healthcare facility to be located at the northeast corner of Home Road and Sawmill Parkway. The applicant seeks to pursue an annexation of the property to the City of Powell and a rezoning in the City to facilitate the development. The project. Phase I of the project would be a 200,000 square foot ambulatory care center offering a broad range of services geared toward keeping the population in the area healthy by offering superior access, lower cost, and convenience to high quality and high demand health care services. The facility will house a large and comprehensive program that offers primary care to many specialty services, as well as diagnostic and procedural/surgical services to those living and working in the community. Services will also include convenient walk-in and urgent care, primary care, several specialty care areas, and various lab testing, imaging and treatment services under one roof.

The facility will be centrally located in the Olentangy school district, and accessible from Delaware County. OSUWMC holds the sports medicine/athletic training contract with Olentangy high schools and middle schools so centrally located is convenient for student athletes. In addition, OSUWMC provides all the pre-employment health screening for new employees of the Olentangy school district. The Ohio State University has a strong presence in Delaware County with more than 21,000 alumni calling the county home. More than 700 students from Olentangy High Schools became buckeyes from the graduating classes of 2015, 2016 and 2017.

The facility will be a first-class expansion of OSUWMC outside of the University's main campus area and represents a major investment in the community and a new philosophy of bringing medical services nearer to patients throughout central Ohio. A facility of this caliber will spur additional growth in the region. Phase I is projected to employ 500+ physicians and staff with an estimated payroll that will exceed \$50 million annually once the facility is fully built-out. Later phases could serve to double the facility's initial size.

As part of the future rezoning of the property, outparcels that are currently zoned in the township for commercial uses will be annexed along with the property that will be home to the healthcare facility. It is intended that the outparcels will retain the same zoning rights and requirements as apply to them prior to the annexation.



Vicinity Map

Site Data:

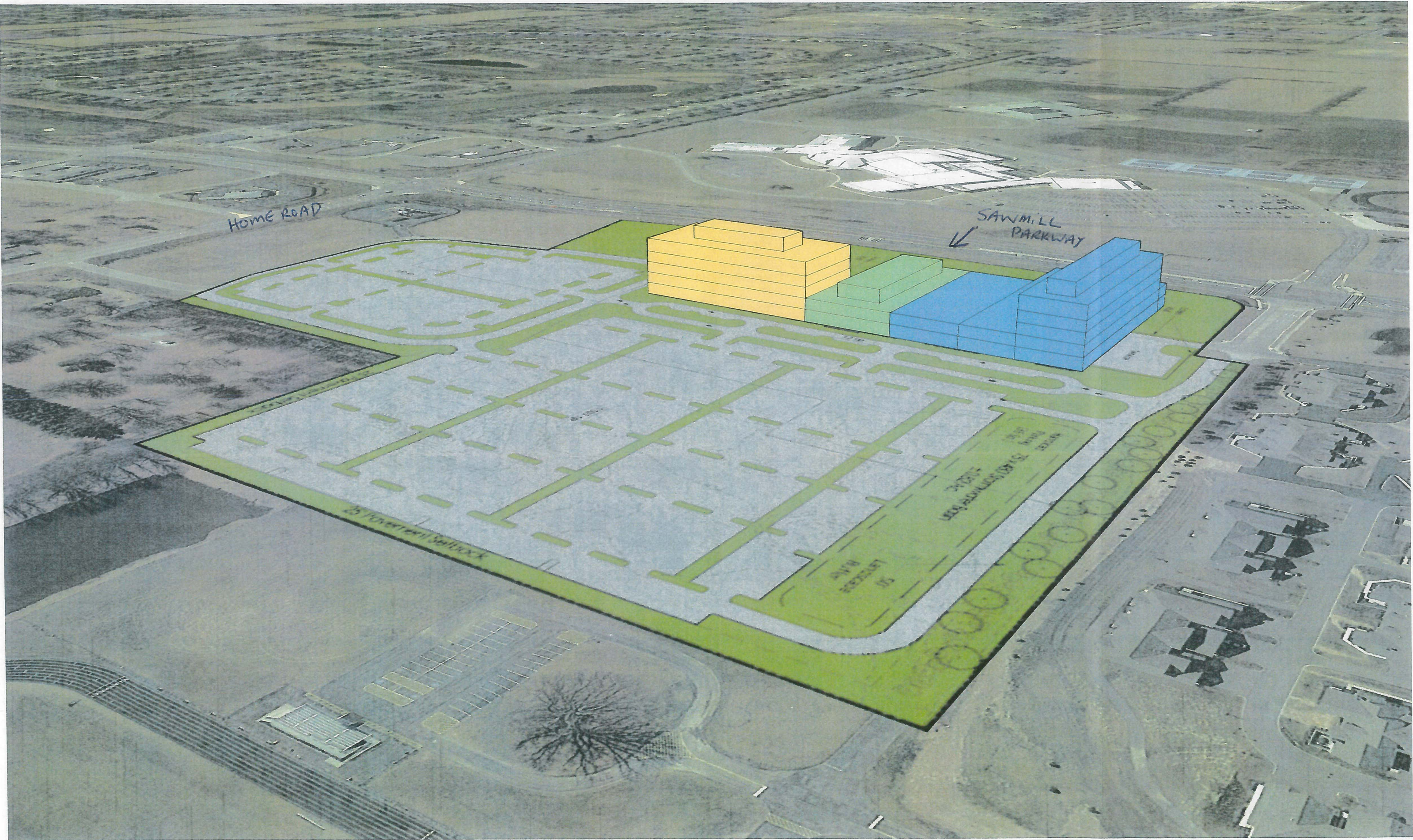
Stats	MOB	ASC, UC, Imaging	90 Beds Hospital	Totals	Comment
Program					
Total Area	150,000	58,000	216,000	424,000	
No. of Occupied Floors		5	2	5	
Contact Surface on Ground	30,000	29,000	72,000	131,000	
Dimension	250 x 120	243 x 120	90 x 250		ASC Exp
			150 x 335		Hosp Podium
			80 x 300		Bed Floors
Total Height of building	77.5	52	81		
Parking					
Required by Program	645	249	756	1,650	
Total No. of Spaces Indicated				1,665	
In Parking Deck					not required
Powell Zoning	1500*	580**	235***	2315	
Surface Parking					
Lot Coverage					

* 1 space per 100 SF
** ??? 1 space per 100 SF
*** 1.5 spaces per bed + .5 space per employee

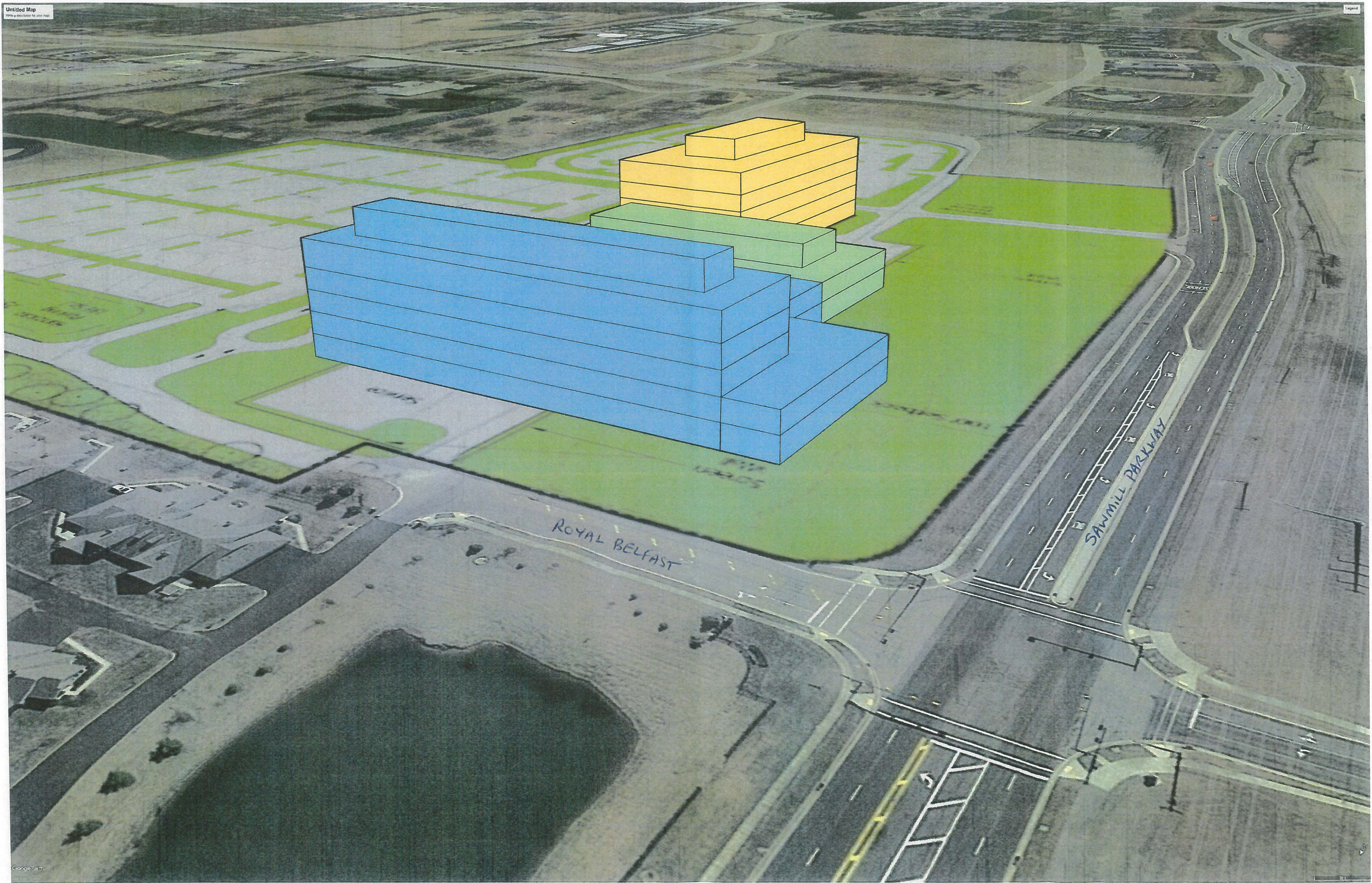
Conceptual Site Plan 'Exhibit B'

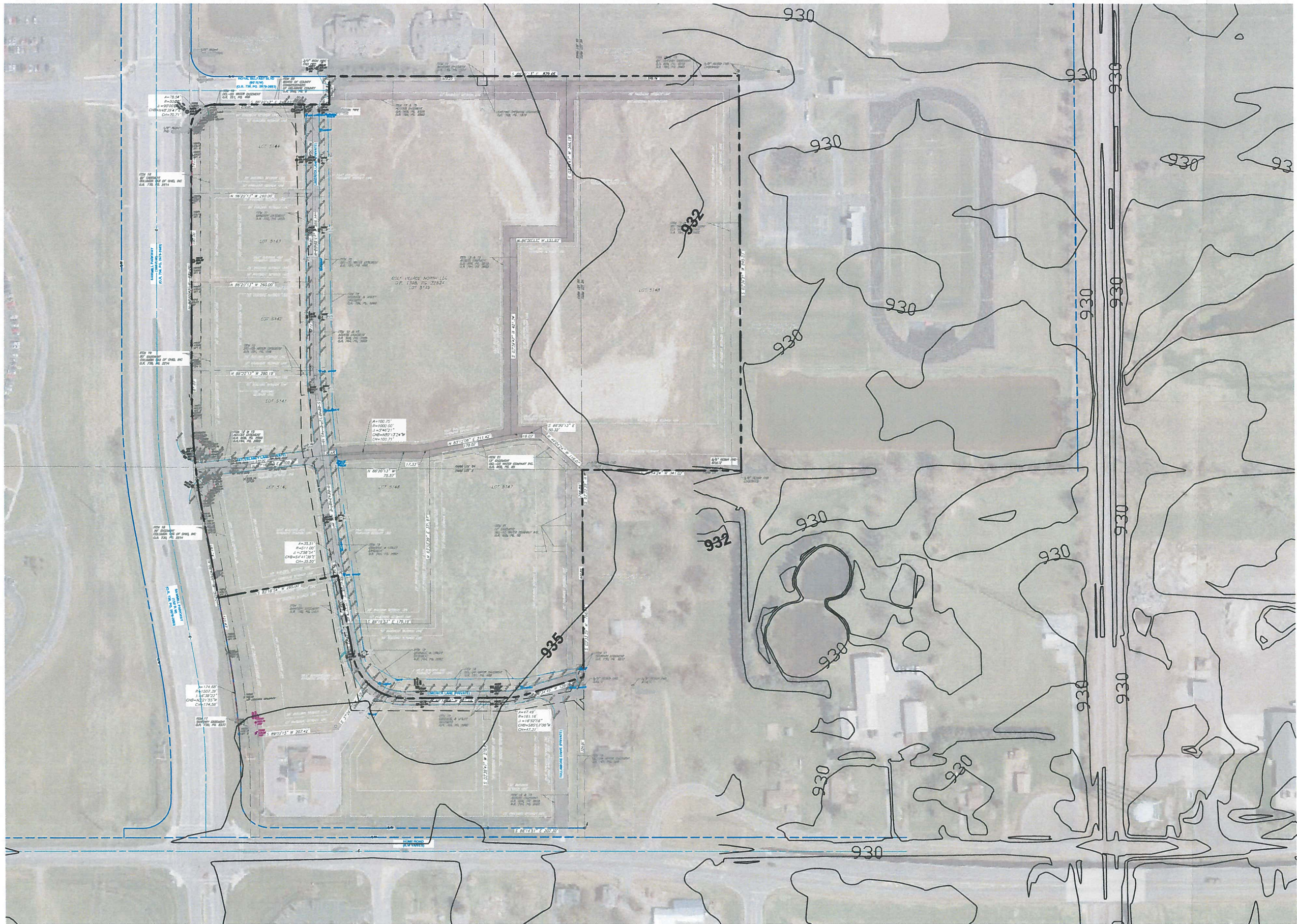
Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio June 25, 2018









Southern Delaware Co Ambulatory

City of Powell, Ohio

The Ohio State University



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Urban Design
Landscape Architecture
Planning + Design
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