



Aaron L. Underhill
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New Albany, Ohio 43054

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December 22, 2020

Elise Schellin
Development Planner
City of Powell
47 Hall Street
Powell, Ohio 43065

RE: Final Development Plan for The Ohio State University Wexner Medical Center, Ordinance 2019-04

Elise:

On February 5, 2019, Powell City Council voted to approve the above-referenced ordinance, which was legislation concerning the final development plan for the Powell Medical Campus Zoning District. Powell Codified Ordinances Section 1143.11(p) provides:

“(p) Expiration of Approval Period. The approval of a final development plan for a planned district development shall be for a period not to exceed five years to allow for preparation and recording of the required subdivision plat and development of the project. Where a project is completed within five years, the approved final development plan shall remain as the effective zoning control over the area included in the plan, in addition to the requirements of this Zoning Ordinance. If required plats are not properly recorded and/or if no construction has begun on the site within two years of such approval, the approved final development plan shall be void unless an application for a time extension is submitted and approved, which approval may be withheld for good cause.”

Given that the approved final development plan is set to expire in early 2021, this letter is being provided on behalf of my client, The Ohio State University Wexner Medical Center (the “Medical Center”), to request an extension to provide a deadline of May 31, 2023 for commencement of construction of its proposed development pursuant to its approved final development plan. Furthermore, this letter requests an extension to provide a deadline of May 31, 2025 to complete construction of the first phase of the development project. With regard to these extensions, Powell Codified Ordinances Section 1143.11(q) is applicable:

“(q) Extension of Time Limit. An extension of the time limits set in subsection (p) hereof, as a modification of the approved final development plan, may be approved by Council upon the recommendation of the Planning and Zoning Commission. Such approval shall be granted only upon a finding of a valid

purpose and necessity for such extension and evidences of reasonable and diligent efforts toward accomplishment of the original development plan within the originally established time limits, and upon finding that such extension is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Zoning Administrator not later than 30 days before the expiration of the time limits set in subsection (p) hereof.”

At the time of the submission and review of the final development plan application, the Med Center was forthright that the construction of the contemplated medical facility may not begin for a couple of years following approval. The occurrence and continued existence of the COVID-19 pandemic has contributed to a delay in the planned commencement of construction of this project based on a short-term shift in overall operational, planning, and financial resources of the Medical Center. By extending relevant deadlines as requested in this letter, it will provide necessary time for the Medical Center to plan and pursue vertical construction as (hopefully) some normalcy returns of business operations. Moreover, by extending deadlines into dates that are in the spring season, it ensures that possible delays caused by inclement winter weather will not necessitate requests for additional extensions.

Please place this request on the next available Planning Commission agenda for consideration. Thank you in advance for your consideration.

Sincerely,



Aaron L. Underhill

cc: Keith Myers (Medical Center)
Erin Prosser (Medical Center)
Marie Tullidge (Medical Center)
Jeffrey Tyler (City of Powell)
Yazan Ashrawi (Frost Brown Todd LLC)

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: ~~\$600.00~~ ^{700 + 100} + ~~\$90.00~~ ^{per acre}
Per Fee Ordinance ~~2017-54~~ ²⁰¹⁸⁻⁴⁸

Applicant: The Ohio State UniversityAddress/City/State/Zip: c/o Aaron L. Underhill, Esq. Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054Email Address: aaron@uhlfirm.comPhone 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, Ohio 43082Email Address: tgiller@villagecommunities.comPhone No: 614.918.6035 Cell Phone No: _____ Fax No: _____**Architect/Designer for Applicant:** G2 Planning & Design (Designer)Address/City/State/Zip: Attn: Gary T. Schmidt, 720 East Broad Street, Suite 200, Columbus, Ohio 43215Email Address: gschmidt@g2planning.comPhone No: 614.657.9669 Cell Phone No: _____ Fax No: _____**Property Address:** 3315 Royal Belfast Boulevard, Powell, Ohio 43065Lot 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 final development plan for ambulatory care medical facilityChecklist:

- ☐ Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(i).
- ☐ 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.
- ☐ **5 copies** of all drawings, text, any other items, and application.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$600.00 + \$90.00 per acre.
- ☐ 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
JAN 08 2019
BY: aw

(See Over)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**


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: _____



Date: 1/8/2019

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u>\$600.00</u> <u>700</u>
Per Acre: <u>100</u> <u>35.82</u> <u>\$90.00X</u> <u>(35.82)</u> = <u>3382</u>
Total: <u>\$ 4,282</u>
Prepared by: _____
Reviewed by: 
PAYOR: _____
RECIEPT # _____

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

Final Development Plan 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

Zoning Description
Subarea A
29.56+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-1-

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lots 3, 24 and 25, Section 2, Township 3, Range 19, United States Military District and being 29.56+/- acres of land, said 29.56+/- acres being all of Lots 5140 through 5148, inclusive, as numbered and delineated upon the record plat for Golf Village North Commercial Revised of record in Plat Cabinet 4, Slides 12-12B, said Lots 5140 through 5148, inclusive, being in the name of Golf Village North LLC, and said 29.56+/- acres of land more particularly described as follows:

Beginning at the northeasterly corner of said Lot 5148, said corner also being the southwesterly corner of "Kinsale Village Condominiums Twenty-Second Amendment, Phase XXII, Part 1" of record in Official Record 1428, Page 20 and being in the westerly line of that 77.427 acre tract of land as conveyed to the Board of Education of the Olentangy Local School District of record in Official Record 616, Page 516;

Thence **S 03° 36' 21" W**, along an easterly line of said Lot 5148, **845.23+/- feet** to a southeasterly corner thereof;

Thence **N 85° 54' 24" W**, partially along a southerly line of said Lot 5148, **341.02+/- feet** to a southwesterly corner of said Lot 5148, said corner also being a northeasterly corner of said Lot 5147 and a northwesterly corner of Lot 117 as numbered upon the record plat for Flory Subdivision of record in Plat Book 5, Page 9, said Lot 117 being in the name of Randolph A. & Reva R. Schirtzinger of record in Deed Book 905, Page 26;

Thence **S 03° 33' 39" W**, along an easterly line of said Lot 5147, **442.86+/- feet** to a southeasterly corner thereof, also being a northeasterly corner of Lot 5136 of said Golf Village North Commercial Revised, said Lot 5136 ;

Thence with southerly and westerly lines of Lots 5147, 5146 and 5140 and with northerly and easterly lines of Lots 5136, 5137, 5138 and 5139, the following six (6) courses and distances:

S 76° 34' 19" W, 128.08+/- feet to a point of curvature;

with a curve to the right having a central angle of **16° 53' 51"** and a radius of **161.00 feet**, an arc length of **47.48+/- feet** and a chord bearing and distance of **S 85° 01' 46" W, 47.31+/- feet** to a point of tangency;

N 86° 31' 17" W, 215.19+/- feet to a point of curvature;

with a curve to the right having a central angle of **79° 50' 21"** and a radius of **111.00+/- feet**, an arc length of **154.67 feet** and a chord bearing and distance of **N 46° 36' 12" W, 142.46+/- feet** to a point of tangency;

N 06° 41' 06" W, 174.14+/- feet to a point;

S 83° 18' 54" W, 260.00+/- feet to a point at the southwesterly corner of said Lot 5140, the northwesterly corner of said Lot 5139 and in the easterly right-of-way line of Sawmill Parkway (C.R. 609) as dedicated in Plat Cabinet 3, Slide 767;

Thence with westerly and northerly lines of said Lots 5140 through 5145, inclusive, easterly right-of-way lines of said Sawmill Parkway and with southerly and easterly lines of Royal Belfast Boulevard as dedicated in Plat Cabinet 3, Slide 767, the following six (6) courses and distances:

N 06° 41' 06" W, 182.73+/- feet to a point of curvature;

Zoning Description
Subarea A
29.56+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-2-

with a curve to the right having a central angle of **10° 20' 56"** and a radius of **1357.39 feet**, an arc length of **245.17+/- feet** and a chord bearing and distance of **N 01° 30' 38" W, 244.84+/- feet** to a point of tangency;

N 03° 39' 47" E, 581.69+/- feet to a point of curvature in the southerly right-of-way line of said Royal Belfast Boulevard;

with a curve to the right having a central angle of **89° 59' 56"** and a radius of **50.00+/- feet**, an arc length of **78.54 feet** and a chord bearing and distance of **N 48° 39' 47" E, 70.71+/- feet** to a point of tangency;

S 86° 20' 13" E, 245.83+/- feet to a point at the southeasterly terminus of said Royal Belfast Boulevard;

N 03° 39' 47" E, 60.00+/- feet to a point at the northeasterly terminus of said Royal Belfast Boulevard, a northwesterly corner of said Lot 5145 and in the southerly line of Kinsale Village Condominiums Third Amendment, Phase IV of record in Official Record 865, Page 399;

Thence **S 86° 20' 13" E**, with the northerly lines of Lots 5145 and 5148, partially with the southerly line of said Third Amendment and with the southerly lines of Kinsale Village Condominiums Seventh Amendment, Phase VIII of record in Official Record 1113, Page 1572 and Kinsale Village Condominiums Twenty Second Amendment, Phase XXII, Part 1 of record in Official Record 1428, Page 20, **879.49+/- feet** to the **True Point of Beginning**, and containing **29.56+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 23, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Zoning Description
Subarea B
6.26+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway

-1-

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lot 3, Section 2, Township 3, Range 19, United States Military District and being 6.26+/- acres of land, said 6.26+/- acres being all of Lots 5136 through 5139, inclusive, as numbered and delineated upon the record plat for Golf Village North Commercial Revised of record in Plat Cabinet 4, Slides 12-12B, said Lots 5136 being in the name of Golf Village North LLC, said Lot 5137 being in the name of R&KC Adventures LLC of record in Official Record 1537, Page 620, said Lot 5138 being in the name of Delaware County Bank & Trust Company of record in Official Record 1494, Page 1877 and said Lot 5139 being in the name of Golf Village North LLC & GV 4971 LLC, said 6.26+/- acres of land more particularly described as follows:

Beginning at the northeasterly corner of said Lot 5136, said corner also being the southeasterly corner of Lot 5147 of said Golf Village North Commercial Revised and in the westerly line of Lot 115 of the Flory Subdivision of record in Plat Book 5, Page 9;

Thence **S 03° 33' 39" W**, along an easterly line of said Lot 5136 and the westerly line of said Flory Subdivision, **324.04+/- feet** to a southeasterly corner of said Lot 5136 and in the northerly right-of-way line of Home Road (C.R. 124) as dedicated in Plat Cabinet 3, Slide 767;

Thence with southerly and westerly lines of Lots 5136 through 5139, inclusive, with said northerly right-of-way line of said Home Road and with easterly right-of-way lines of Sawmill Parkway (C.R. 609) as dedicated in said Plat Cabinet 3, Slide 767, the following five (5) courses and distances:

N 86° 14' 51" W, 675.55+/- feet to a point of curvature;

with a curve to the right having a central angle of **89° 56' 32"** and a radius of **60.00 feet**, an arc length of **94.19+/- feet** and a chord bearing and distance of **N 41° 16' 28" W, 84.81+/- feet** to a point of tangency;

N 03° 41' 56" E, 42.95+/- feet to a point of curvature;

with a curve to the left having a central angle of **10° 23' 08"** and a radius of **1507.18 feet**, an arc length of **273.19+/- feet** and a chord bearing and distance of **N 01° 29' 35" W, 272.82+/- feet** to a point of tangency;

N 06° 41' 06" W, 120.48+/- feet to a point at the northwesterly corner of said Lot 5139, the southwesterly corner of said Lot 5140 and in the easterly right-of-way line of said Sawmill Parkway (C.R. 609);

Thence with northerly and westerly lines of said Lots 5136 through 5139, inclusive and with southerly and easterly lines of Lots 5140, 5146 and 5147, the following six (6) courses and distances:

N 83° 18' 54" E, 260.00+/- feet to a point;

S 06° 41' 06" E, 174.14+/- feet to a point of curvature;

with a curve to the left having a central angle of **79° 50' 21"** and a radius of **111.00 feet**, an arc length of **154.67+/- feet** and a chord bearing and distance of **S 46° 36' 12" E, 142.46+/- feet** to a point of tangency;

S 86° 31' 17" E, 215.19+/- feet to a point of curvature;

Zoning Description
Subarea B
6.26+/- Acres
North side of Home Road (C.R. 124)
East side of Sawmill Parkway
-2-

with a curve to the left having a central angle of **16° 53' 51"** and a radius of **161.00+/- feet**, an arc length of **47.48 feet** and a chord bearing and distance of **N 85° 01' 46" E, 47.31+/- feet** to a point of tangency;

N 76° 34' 19" E, 128.08+/- feet to the **True Point of Beginning**, and containing **6.26+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 23, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

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All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

APPLICANT:

The Ohio State University
c/o Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

PROPERTY OWNERS:

First Commonwealth Bank, successor-
by-merger to Delaware County Bank &
Trust Company
110 Riverbend Avenue
Lewis Center, Ohio 43035

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

Golf Village North LLC
470 Olde Worthington Road
Westerville, Ohio 43082

Golf Village North LLC &
GV 4971 LLC
470 Olde Worthington Road
Westerville, Ohio 43082

ATTORNEY:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Daniel McClurg
3313 Home Road
Powell, Ohio 43065

Kinsale Village Condominium Association
The Case Bowen Co.
6255 Corporate Center Drive
Dublin, Ohio 43016

Sean Brady
7067 Limerick Lane
Powell, Ohio 43065

Michael Allen
7072 Kinsale Lane
Powell, Ohio 43065

Dianne Herrmann
3193 Rossmore Circle
Powell, Ohio 43065

Board of Education of the
Olentangy Local School District
7840 Graphics Way Drive
Lewis Center, Ohio 43035

SMB International, Inc.
1401 Kinniards Place
Columbus, Ohio 43235

Sawhome Investments LLC
7451 Sawmill Parkway
Powell, Ohio 43065

The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202

Randolph and Reva Schirtzinger
3208 Home Road
Powell, Ohio 43065

Kenneth Byrd
7081 Limerick Lane
Powell, Ohio 43065

Jill Bine
7039 Kinsale Lane
Powell, Ohio 43065

Frank and Jacqueline Bonarrigo
3208 Rossmore Circle
Powell, Ohio 43065

Srivita and Lakshmi Choppara
3169 Rossmore Circle
Powell, Ohio 43065

Selby and Angela Brannon
3166 Rossmore Circle
Powell, Ohio 43065

John and Karen Muir
3204 Rossmore Circle
Powell, Ohio 43065

Kerry Daly
3159 Rossmore Circle
Powell, Ohio 43065

Jamie Davies
7057 Limerick Lane
Powell, Ohio 43065

Cynthia Deardorff
3167 Rossmore Circle
Powell, Ohio 43065

Eileen Dine and Patricia Canty
7056 Kinsale Lane
Powell, Ohio 43065

Ronald Dorbish and Stephanie Sekula
7045 Limerick Lane
Powell, Ohio 43065

Mary and Chris Dyser
3236 Rossmore Circle
Powell, Ohio 43065

Patricia Egan
7070 Kinsale Lane
Powell, Ohio 43065

Luann Ellis
7030 Kinsale Lane
Powell, Ohio 43065

Mark Finken
7079 Limerick Lane
Powell, Ohio 43065

Melanie Miller
7063 Limerick Lane
Powell, Ohio 43065

Stana Paulauskas
7043 Kinsale Lane
Powell, Ohio 43065

Dinelia Burgos Rivera
3173 Rossmore Circle
Powell, Ohio 43065

Robert and Suzanne George
7047 Limerick Lane
Powell, Ohio 43065

Michael and Janice Kelley
3240 Rossmore Circle
Powell, Ohio 43065

Myung Kim
3238 Rossmore Circle
Powell, Ohio 43065

Steven and Maria King
7032 Kinsale Lane
Powell, Ohio 43065

Marian Lintner
7058 Kinsale Lane
Powell, Ohio 43065

Knei and Annie Lo Shao
3206 Rossmore Circle
Powell, Ohio 43065

Diane B. Loseth
3164 Rossmore Circle
Powell, Ohio 43065

Darrin and Jodi Lutz
3243 Rossmore Circle
Powell, Ohio 43065

Kathleen Mockler, Tr.
3202 Rossmore Circle
Powell, Ohio 43065

David and Karen Ruddock
3242 Rossmore Circle
Powell, Ohio 43065

Stanley Sanford
32323 Rossmore Circle
Powell, Ohio 43065

Nagasree Sankula and Kumar Naresh
Induri
3245 Rossmore Circle
Powell, Ohio 43065

Pariman and Satyapriya Satti
3163 Rossmore Circle
Powell, Ohio 43065

Nagasree Sankula and Sankara Ponna
3211 Rossmore Circle
Powell, Ohio 43065

Traivs and Lari Shaw
3197 Rossmore Circle
Powell, Ohio 43065

Sheldon and Carol Skinner
7055 Limerick Lane
Powell, Ohio 43065

SREE Properties LLC
3237 Rossmore Circle
Powell, Ohio 43065

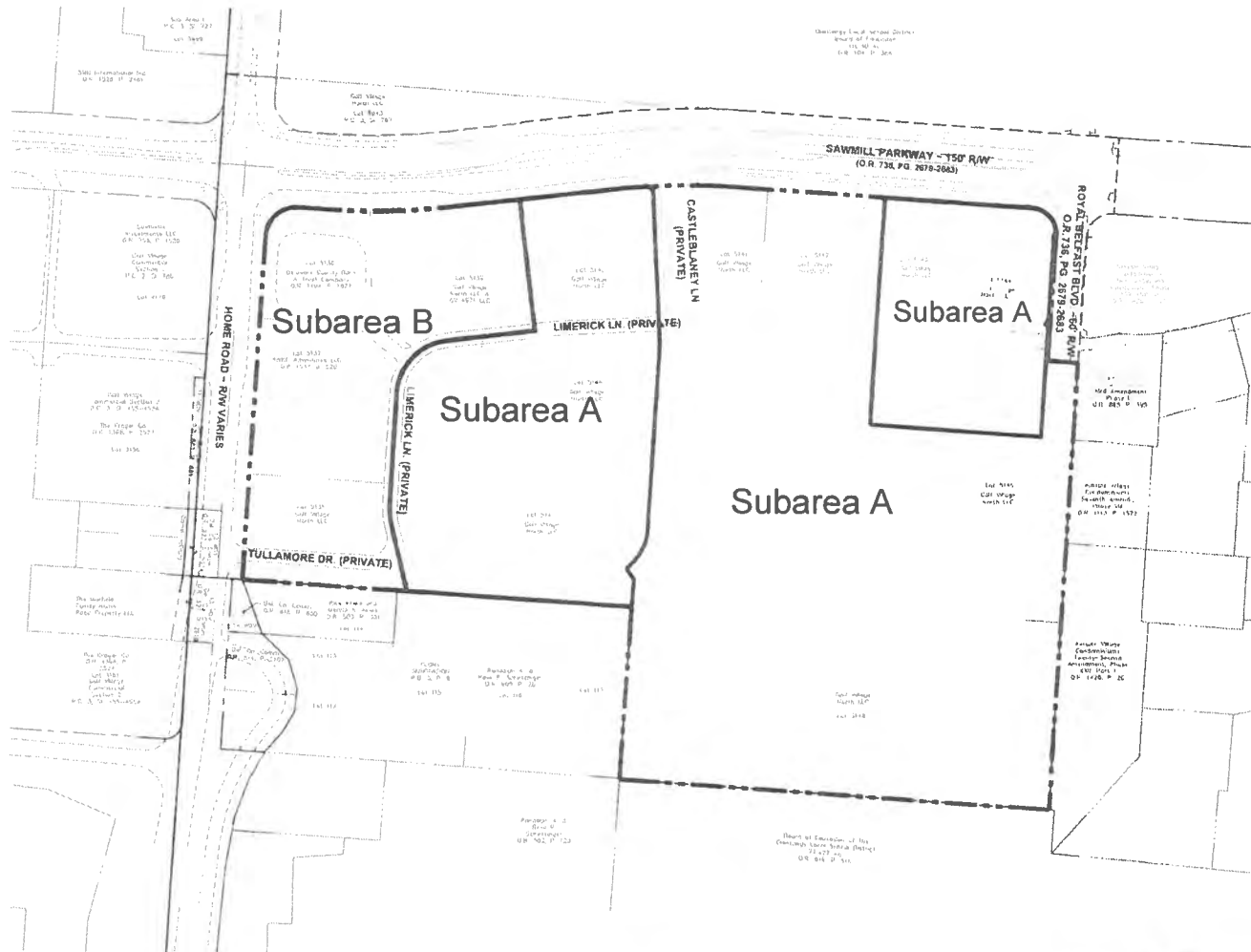
Antonia Stevens, Tr.
7069 Limerick Lane
Powell, Ohio 43065

Sherry Tilson
3175 Rossmore Circle
Powell, Ohio 43065

Tom and Robin Ulrich
3225 Rossmore Circle
Powell, Ohio 43065

Karthik Vallabhu
3229 Rossmore Circle
Powell, Ohio 43065

Marvin and Nancy Wade
7061 Limerick Lane
Powell, Ohio 43065



ADVANCED CIVIL DESIGN

12750 W. 12th St.
Suite 100
Overland Park, KS 66213
Tel: 913.438.7700
Fax: 913.438.7701

THE OHIO STATE UNIVERSITY

1970 Neil Avenue Mall
Columbus, OH 43210-1324
Tel: 614.292.1234
Fax: 614.292.1235

SOUTHERN DELAWARE COUNTY

100 N. 1st St.
P.O. Box 100
Delaware, OH 43015
Tel: 614.292.1234
Fax: 614.292.1235

THE OHIO STATE UNIVERSITY

1970 Neil Avenue Mall
Columbus, OH 43210-1324
Tel: 614.292.1234
Fax: 614.292.1235

DATE: 07/21/2019

SCALE: 1" = 100'

DRAWN BY: ADP

CHECKED BY: CWS

PROJECT NUMBER: 18-0002-114

DRAWING NUMBER: 1 / 1

POWELL MEDICAL CAMPUS ZONING DISTRICT
PLANNED COMMERCIAL (PC) DEVELOPMENT TEXT

January 8, 2019

I. SUMMARY:

A. Introduction: The property that is the subject of this application consists of 35.822+/- acres located to the northeast of and adjacent to the intersection of Sawmill Parkway and Home Road. This text provides for the development of two subareas, specifically “Subarea A” (consisting of 29.56+/- acres) and “Subarea B” (consisting of 6.26+/- acres) as detailed on the accompanying subarea map.

The Ohio State University and its Wexner Medical Center (hereinafter, the “Med Center”) is undertaking an initiative to expand the reach of its medical services beyond its main campus. It is evaluating and pursuing select opportunities in suburban locations around Central Ohio where it can bring comprehensive services and facilities closer to patients, and the real property that is the subject of this text has been identified by the Med Center as an ideal location. The City of Powell presently has no major facilities that offer the kinds of services that are anticipated to be provided here, and the project that will be facilitated by this application will fill this void.

The initial phase of the project is anticipated to include an ambulatory care facility, medical office space, and related uses. The term “ambulatory care facility” is expansive and is not simply defined, but can generally be described as being a facility where outpatient medical procedures, testing, and treatment are provided in addition to traditional physician consultations. The first phase is anticipated to include approximately 200,000 square feet of space from which these uses will operate. One or more future phases could expand the first phase by up to another 225,000 square feet and would include additional medical and related facilities. The first phase of development alone is estimated to include 500 jobs with substantial average salaries, and future expansion would significantly add to this total.

B. Existing Zoning Rights: Prior to annexation to the City, the subject site was zoned in Liberty Township in the Planned Commercial District. That zoning contemplated a development that was more retail in nature than office-based, although both of these use types were permitted. Existing conditions on the site demonstrate this intent. An internal private service drive runs through the property. A building has been constructed on an outparcel at the corner of Sawmill Parkway and Home Road and a bank operates from that structure. A second outparcel to the east of the bank has been sold for development of a pet care facility. Three other outparcels remain undeveloped.

The Med Center is in contract to purchase Subarea A. Its purchase of the property from the current owner is contingent upon the satisfaction of numerous due diligence

contingencies during the pendency and following the approval of the preliminary development plan and final development plan for this site. This means that the current owner needs to preserve its rights to develop the site in accordance with the zoning rights that applied to it in the township to cover the unlikely scenario where the Med Center's purchase of Subarea A does not occur. Therefore, this text contemplates two sets of alternative zoning regulatory schemes for Subarea A. The first set is contained in Section III below and is intended to facilitate the Med Center's proposed development. It will apply to Subarea A to the exclusion of the second set automatically on the first date when the Med Center and/or its affiliates obtain ownership of Subarea A. The second set of zoning standards for Subarea A will apply only in the event that the Med Center and/or its affiliates do not take ownership of Subarea A.

Subarea B contains zoning and development standards for the outparcels on the site which are virtually identical to those which applied to them while they were in the township's jurisdiction. Due to the fact that two of the outparcels have been sold and one has been developed, it is critical that these standards remain unchanged. It is also important for the continued efficient development of the remaining undeveloped outparcels. The outparcels will conveniently serve the employees and visitors of the ambulatory care facility.

II. DEVELOPMENT STANDARDS: Unless otherwise specified in this written text, the development standards of the Codified Ordinances of the City of Powell (the "City Code") shall apply to this zoning district. Development standards are provided in this text regarding proposed density, site layouts, traffic, circulation, landscaping, architectural standards, and other pertinent matters. To the extent that a provision of this text conflicts with the requirements of City Code, the provision in this text shall govern. Where this text is silent on any particular zoning or development standard, then the applicable provisions of City Code shall apply.

III. SUBAREA A – SCENARIO 1:

A. Applicability – Medical-Related Uses: The provisions, standards, and requirements of this Section III shall apply to the development and operation of uses by the Med Center and/or its affiliated entities or institutions. Upon the acquisition of Subarea A by the Med Center and/or its affiliated entities or institutions, the provisions, standards, and requirements of this Section III shall immediately and automatically apply to Subarea A for all purposes moving forward to the exclusion of the provisions, standards, and requirements of Section IV below, and Section IV shall be of no further legal force and effect. Section IV shall apply to Subarea A only if the Med Center and/or its affiliates does not take ownership of the property contained therein.

B. Permitted Uses: Permitted uses in Subarea A shall include all of the following:

1. Ambulatory care uses. The term "ambulatory care uses" is intended to encompass a wide range of medical care and medical services and includes (but is not limited to) physician services, wellness services, treatment programs,

outpatient procedures and surgeries, clinics, counseling centers, medical laboratories, rehabilitation services, diagnostic services, and related or similar services and/or uses.

2. Office uses including, but not necessarily limited to, medical offices, administrative offices, professional offices, and office research centers.

3. Skilled nursing and rehabilitation facilities

4. Hospitals and clinics

5. Parking garages and parking structures. As part of the review and approval of a final development plan or amended final development plan application that includes a proposed parking garage or other parking structure, an increase in the number of parking spaces that are permitted to be operated in this subarea may be approved regardless of the parking requirements otherwise contained in this text, and a request for such an increase shall be approved if the applicant demonstrates the need or demand for such parking to serve permitted uses in Subarea A.

6. The following accessory uses shall be permitted within a building whose primary use or primary combination of uses includes one or more of the uses described in Section III.B.1 through 4 above, providing that these accessory uses are mainly intended to serve employees, patients, and visitors of the primary use(s). One or more uses of a building shall be deemed to be “primary” if, alone or in combination, they occupy at least 70% of the total square footage of the building.

- (a) Cafeterias, cafes, restaurants, and food courts;
- (b) Fitness centers, health clubs, and physical therapy facilities;
- (c) Gift shops and flower shops;
- (d) Sundry or convenience stores and other commercial uses which are customarily found in a hospital or medical treatment facility to support the primary use;
- (e) Conference facilities with no hotel or residential components;
- (f) Pharmacies;
- (g) Day care; and
- (h) Hospice care
- (i) Other uses which are customary along with, supportive of, and/or complimentary to a permitted use

C. Density: A maximum of 450,000 square feet of building area shall be permitted in Subarea A. Portions of a building which are ancillary to the primary use and which are not intended to be continuously occupied by employees or visitors, such as central plants or internal rooms which accommodate building equipment (such as furnaces, air conditioners, water heaters, etc.), shall not count toward this maximum density

requirement.

D. Lot Coverage: The maximum total permitted coverage of Subarea A with buildings, pavement, and other impervious structures or surfaces shall be 75%.

E. Setbacks:

1. Sawmill Parkway: The minimum required setback for pavement and buildings shall be 100 feet from the the right-of-way for Sawmill Parkway as it exists on the date that this text becomes legally effective. No parking structures shall be permitted to be constructed between Sawmill Parkway and any front plane of the primary building in this subarea which runs generally parallel to Sawmill Parkway.

2. Royal Belfast Boulevard: The minimum required setbacks from Royal Belfast Boulevard, as measured from the centerline of the right-of-way for public portion of that street, shall be 35 feet for pavement, buildings, and service areas.

3. Northern Perimeter Boundary: A landscape buffer zone that is a minimum of 50 feet in width as measured from the northern boundary line of this subarea shall be provided in the location shown in the accompanying Site Plan. A private drive that extends from the current terminus of Royal Belfast Drive on the west to the school site on the east shall be permitted to be installed no closer than 10 feet from the northern boundary line of this subarea where the landscape buffer zone is not present. Otherwise, the minimum required setback from the northern boundary line of this subarea shall be 25 feet for service areas, 50 feet for pavement, and (except as provided in the immediately preceding subsection) 100 feet for buildings.

4. Eastern Perimeter Boundary: The minimum required setback for pavement shall be 25 feet and the minimum required setback for buildings shall be 100 feet from the eastern boundary line of this subarea.

5. Southern Perimeter Boundary: The minimum required setback for pavement and buildings shall be 25 feet from each southern boundary line of this subarea except as provided in the next paragraph.

6. Private Drive: The minimum required setback from any existing or future private drive within this subarea shall be 10 feet for pavement and buildings, provided, however, that there shall be no minimum setback requirements for pavement or buildings as they relate to (a) patient service drives and drop-off areas and (b) service areas and screening walls. Sidewalks may encroach into the required minimum setback for private drives.

7. Internal Parcel Lines: There shall be a zero setback requirement from all parcel lines which are located internally within Subarea A, subject to the immediately preceding subsection 6 above.

8. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible uses, and (c) are combined into a single parcel, then any minimum pavement, building, and parking structure setbacks set forth in this text which apply to a perimeter boundary of this subarea shall no longer apply with respect to these parcels.

9. Minimum Building Separation: There shall be no minimum required distance between buildings.

10. Stormwater Management: Stormwater management infrastructure, including but not limited to ponds and basins, may be located within required minimum setback areas.

F. Architectural Standards:

1. Building Height: The maximum building height for the occupiable above-grade portion of each structure shall not exceed 100 feet. Mechanical equipment which is screened in accordance with the requirements of this text shall be permitted to be installed on the roofs of buildings to a height necessary to accommodate the equipment and screening.

2. Building Design:

(a) Design Process and Review: The ambulatory care facility is a new initiative for the Med Center and therefore it has no existing template design for this type of structure. The services and operations within the facility will drive the building's footprint, and causes the need for an "inside-out" design process. The Med Center will continue to program the services and operation of the facility throughout the City's review of the initial final development plan for Subarea A and after such review is complete. The Med Center is requesting approval of a design for its building that is not fully complete but which substantially depicts the building's design. In order to allow this design process to continue, the final architectural design for each phase of building construction will return for a secondary review by the City's Planning Commission and City Council as part of an amended final development plan application once the design is complete. To this end, at the time that the initial final development plan application for Subarea A is approved by the City, the City's approval shall be deemed to be conditioned upon a requirement that the final architecture for each phase of the building must be presented for further review and approval by the Planning Commission before the Med

Center may apply for a building permit from the City to construct that phase. The applicant has elected to show later phases of development and building construction along with its initial final development plan application concerning the first phase. In order to accommodate the evolution of plans for future phases and the services to be provided in future phases, the applicant shall have the right to propose alterations to such plans through one or more future amended final development plans that are reviewed and approved by the City in accordance with the procedures set forth in the City Code.

In addition, it is anticipated that the development of the medical facility occur in two or more phases. The applicant may elect and shall be permitted to file a final development plan application which pertains to only the initial phase of construction and development. To the extent that such final development plan illustrates the locations and sizes of later phases of development for purposes of context, then the developer and/or the City may stipulate this point and in such a circumstance the approval of the first phase shall not be deemed to be approval of any later phase. In this circumstance later phases of the building shall be required to be reviewed and approved as part of a separate final development plan application when the applicant is prepared to move ahead with such phases.

(b) Design Intent: The Med Center has a proven track record of designing high-quality buildings with attractive aesthetic designs and which are efficient in terms of minimizing their environmental impacts and serving patients. The design of the ambulatory care facility and buildings with other permitted uses will achieve these same goals. Buildings shall be designed so as to meet or exceed the City's standards in terms of quality of materials and design and shall recognize this facility as a focal point in the community.

Medical buildings are necessarily large and typically include long walls that together form spaces for offices, exam rooms, laboratories, and other related uses. The goal for the development of the buildings in Subarea A is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive. Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide requirements for designing buildings in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

3. Design Requirements:

(a) Level of Façade Finish: Buildings shall be required to employ a comparable use of materials on all elevations. With the exception of required loading areas All elevations of a building shall receive similar treatment in terms of style, materials, and design so that no elevation is of a lesser visual character than any other.

(b) Quality: Architectural design for all portions of a building or structure that are visible from a public right-of-way or adjacent property shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.

(c) Long Façade Requirements: Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way or adjacent property. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

(d) Use of Design Elements: The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

(e) Use of Landscaping: Landscaping shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

(f) Primary Building Entrances: Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

(g) Screening of Building Elements: Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers and dumpsters shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site.

(h) Roofs: All roof types shall be permitted (including, without limitation, flat roofs), provided that each roof design shall be compatible with the style and design of the building.

4. Materials:

- (a) Exterior wall finishes: Permitted primary building materials shall include brick, brick veneer, stone, stone veneer, manufactured stone, cast stone, architectural precast concrete, metal, wood (including synthetic wood products), and/or glass (except that reflective or mirrored glass shall be prohibited).
- (b) Prohibited Materials: Prefabricated metal buildings and untreated masonry block structures are prohibited.
- (c) Service and Loading Areas: There shall be no limitations on the locations of service areas and loading docks in this subarea, provided, however, that any service or loading areas that are visible from a public street right-of-way must be screened by building elements or high-quality masonry walls which are compatible with the architecture of the building which they serve. Vehicular entry points into service and loading areas may be screened by the use of gates or doors.
- (d) Screening of Roof-Mounted Equipment: Screening of all roof-mounted equipment from public rights-of-way, adjacent properties and the residential neighborhood located to the north of this subarea shall be required using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment. Ground-mounted equipment shall be screened from off-site view by landscaping or fencing.

G. Access, Parking, Site Circulation, and Traffic Commitments:

- 1. No Additional Right-of-Way: No additional right-of-way for public streets shall be required to be dedicated to the City in conjunction with development of Subarea A.
- 2. Traffic Study and Street Improvements: A traffic study has been submitted by the applicant for review by the City Engineer. The developer of this subarea shall be responsible for installing all required improvements to the public street system which are impacted by its development of Subarea A, as determined by the final approved traffic study.
- 3. Internal Circulation: Internal routes of circulation within the site are shown on accompanying plans and shall be privately owned and maintained. Patient drop-off and pick-up areas shall not be located between any building and Sawmill Parkway.

4. Parking:

(a) Locations: No parking shall be permitted between the front of a building and Sawmill Parkway. All parking shall be located to the side or rear of a building. There shall be no limitation on the locations of loading areas for buildings, provided that the screening requirements of this text are met.

(b) Number of Spaces:

(i) Hospitals: Parking for hospitals shall be provided at the minimum rate of 3.0 spaces per 1,000 square feet of building area.

(ii) Other Medical Uses: Parking for permitted medical uses other than hospitals (including, without limitation, ambulatory care uses and medical offices) shall be provided at the minimum rate of 4.0 spaces per 1,000 square feet of building area.

(iii) Other Uses: Parking for permitted uses other than those which are described in the immediately preceding subsections (i) and (ii) shall be provided in accordance with City Code.

5. Bicycle Parking: Bicycle parking shall be provided at the rate of 1 space per 10,000 square feet of the building which it serves.

H. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be filed for review and approval at the time that an amended final development plan application is filed with the City as contemplated in Section III.F.2.(a) above. The plan shall adhere to the following guidelines and requirements:

1. Landscaping Along Sawmill Parkway: Within the required minimum pavement setback along Sawmill Parkway, a minimum of five (5) deciduous trees shall be installed for every 100 feet of frontage along the public right-of-way in addition to existing street trees. Existing trees may be maintained within this area and credited toward the minimum tree planting requirement. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species. The required landscape plan also shall provide required specifications for planting around and near the foundation of the building(s).

Notwithstanding the foregoing and if proposed by the developer, the City's Development Director shall be permitted to approve deviations from the planting requirements that are detailed in the immediately preceding paragraph. Such deviations shall be permitted to provide variations in the landscape treatment when it is desirable to create or preserve viewsheds into any portion of Subarea A where architectural features within the site add visual character or aesthetic appeal

when viewed from the street, and/or to protect the health of vegetation or the safety or people or property.

2. Along Northern Boundary: Subarea A abuts property to the north which contains existing residential development. Along all portions of the northern boundary line of Subarea A which are not adjacent to Royal Belfast Boulevard, a 6-foot high earthen mound with a number of plantings and with spacing which are detailed on the attached "Buffering Plan" shall be required to be installed during the first phase of development within Subarea A.

3. Tree Survey: A tree survey shall not be required to be submitted to the City for any proposed development in this subarea.

4. Minimum On-Site Tree Sizes: Unless otherwise set forth in this zoning text, minimum tree size at installation shall be no less than one and one half (1 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and eighteen (18) to twenty-six (26) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

I. Lighting:

1. Fixture Types: All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be operated from a controlled source.

2. Consistency: All parking lot lighting shall be of the same light source type and style.

3. Parking Lot Light Poles: All parking lot light poles shall be dark in color and constructed of metal. Light poles shall not exceed 28 feet in height.

4. No Light Spillage; Lighting Plan: No light spillage from Subarea A onto adjacent private properties located outside of this Zoning District shall be permitted. A lighting and photometric plan shall be filed for review and approval at the time that an amended final development plan application is filed with the City as contemplated in Section III.F.2.(a) above.

5. All other lighting on the site shall be in accordance with City Code.

J. Signage: Signage needs for the types of facilities that are to be developed in this subarea are unique and require flexibility in standards, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. In addition, they will be larger than is typical due to the size of the building(s). Character images of the anticipated types of wall signage were filed with the preliminary development plan for this Zoning District for the limited purpose of setting expectations for these signs ahead of specific signage

that will be provided once building design is complete, and those images are incorporated herein by reference. A Comprehensive Sign Plan shall be required to be reviewed and approved in accordance with City Code Section 1151.11 and shall be filed for review and approval at the time that an amended final development plan application is filed with the City as contemplated in Section III.F.2.(a) above. The Comprehensive Sign Plan shall provide the signage requirements for this subarea and shall conform to the following requirement unless otherwise approved:

1. Wall, Blade, and Projecting Signs: The number of permitted wall signs and the amount of permitted sign area for individual tenant wall signage shall be determined by the calculations described below:
 - (a) Minor Occupants: Occupants or tenants occupying up to 5,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 30 square feet.
 - (b) Medium-Size Occupants: Occupants or tenants occupying between 5,001 square feet and 25,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 40 square feet.
 - (c) Large Occupants: Occupants or tenants occupying more than 25,000 square feet of space within a building shall be permitted to locate one sign on each facade of the building in which it is located, provided that such signs for any individual tenant shall not be located on more than three facades of the building. Each sign shall have a maximum permitted sign area of 300 square feet.

The permitted graphic areas above may be divided among wall signs, blade signs, and/or projecting signs. Each tenant may have multiple signs per building elevation so long as such signs together do not exceed the maximum graphic area permitted for that tenant and no more than one wall sign shall be permitted on that elevation. Building signage for a tenant occupying 25,000 square feet of space or less shall only be permitted to install signage on a building façade that is adjacent to space that the tenant occupies (this limitation shall not apply to tenants occupying more than 25,000 square feet of space). Notwithstanding any other requirement in this text, all signs may wrap around corners of buildings for medical office, ambulatory care facilities, and other medical-related uses. Building signs intended to provide for pedestrian wayfinding shall be permitted in addition to other permitted wall signage.

2. Illumination: Permitted wall signs may be internally or externally illuminated.

3. Ground Signs:

(a) Monument Signs: One monument sign identifying (individually or jointly) medical office, ambulatory care, and similar or related uses may be located (i) to the north or south (and in the general vicinity) of the main entry drive into Subarea A from Sawmill Parkway, (ii) to the east or west (and in the general vicinity) of the entry drive into Subareas A and B from Home Road, and (iii) to the south (and in the general vicinity) of Royal Belfast Boulevard. Each monument sign shall be located at a minimum distance from the right-of-way so as not to interfere with lines of vision for drivers entering or exiting from this access drive. The maximum height for monument signs shall be 8 feet and the maximum area of the sign (excluding the sign base) shall be 60 square feet. Other permitted specifications for the monument signs shall be approved as part of a final development plan.

(b) Wayfinding and Directional: Wayfinding and directional ground signage shall be permitted within Subarea A. Each such sign shall be painted and mounted on a painted wood pole, shall not exceed 6 feet in height, and shall not exceed 6 square feet in area.

(c) Illumination: Ground signs may be illuminated provided the lighting does not project off-site or into the public right-of-way.

(d) Bases: Ground sign bases shall utilize masonry materials that are consistent with or complimentary to the primary building(s) in this subarea.

K. Utilities: All new utility lines within this subarea shall be installed underground.

IV. SUBAREA A – SCENARIO 2:

A. Applicability: The provisions, standards, and requirements of this Section IV shall apply to the development and operation of uses within Subarea A if the Med Center and/or its affiliated entities or institutions do not obtain ownership of Subarea A, in which event the provisions, standards, and requirements of this Section IV shall apply to Subarea A to the exclusion of the provisions, standards, and requirements of Section III above, and Section III shall be of no further legal force and effect. Should development commence within Subarea A by the Med Center and/or its affiliated entities or institutions, then the provisions, standards, and requirements of this Section IV shall no

longer apply to Subarea A and the provisions, standards, and requirements of Section III shall apply to Subarea A instead.

B. Confirmation and Adoption of Existing Zoning Rights: Prior to being annexed to Powell, Subarea A had zoning rights which were approved for “Golf Village North” by Liberty Township in its Board of Trustees’ Resolution Number LTZ 04-03, as amended from time-to-time as described in the accompanying document titled “Golf Village North – Rezoning & Development Plan; Subsequent Amendments and Variances (the “Township Zoning”). The annexation of Subarea A is being undertaken solely for the purpose of accommodating the development of Subarea A by the Med Center; without the potential for the Med Center’s development, the current property owner would not have pursued an annexation of the property to Powell. Therefore, in order to ensure that the zoning and development standards which applied to Subarea A in Liberty Township will remain effective in the event that the Med Center does not purchase the property within Subarea A, the Township Zoning will continue to apply to Subarea A in limited circumstances (i.e., until such time as specified in Section IV.A above) following its annexation to Powell, but will be administered by the City.

Accompanying this zoning text and incorporated herein by reference are the exhibits referenced in Section IV.C below, which represent the approved zoning regulations and plans under the Township Zoning for Subarea A and Subarea B. More specifically, the regulations, standards, and plans which apply to the real property which is identified in those exhibits as “Proposed Commercial and Office ±36.301 acres” shall apply to Subarea A and Subarea B (noting that the differences in total acreages in this zoning district versus the acreage under the Township Zoning are due to additional right-of-way dedication). All other real property identified in the Township Zoning shall remain within the jurisdiction of Liberty Township. When applicable, these documents shall be used to regulate permitted uses and required development standards in this subarea. The records of Liberty Township, as they exist on July 24, 2018 and as they relate to the Township Zoning, may be requested by the City and/or the developer when necessary to provide further information on and clarification of the requirements of the Township Zoning. The Liberty Township Zoning Resolution as it exists on July 24, 2018 shall be used to determine and administer substantive (but not procedural) zoning regulations that are not addressed directly by the zoning text and plans which were approved as part of the Township Zoning. Approval and review of development occurring in Subarea A when applying the Township Zoning shall follow the required procedures of the City Code.

C. Township Zoning Exhibits: The following documents constitute the Township Zoning, were filed with the City as part of the preliminary development plan for this Zoning District, and are incorporated herein by reference:

1. Development Plan – Exhibit H
2. Concept and Phasing Plan – Exhibit I
3. Landscape Plan – Exhibit J
4. Landscape Plans – Exhibit K

5. Landscape Plans – Exhibit L
6. Landscape Plans – Exhibit M
7. Commercial Architecture & Landscape Plan – Exhibit N
8. Township Zoning Text – Exhibit O

V. SUBAREA B:

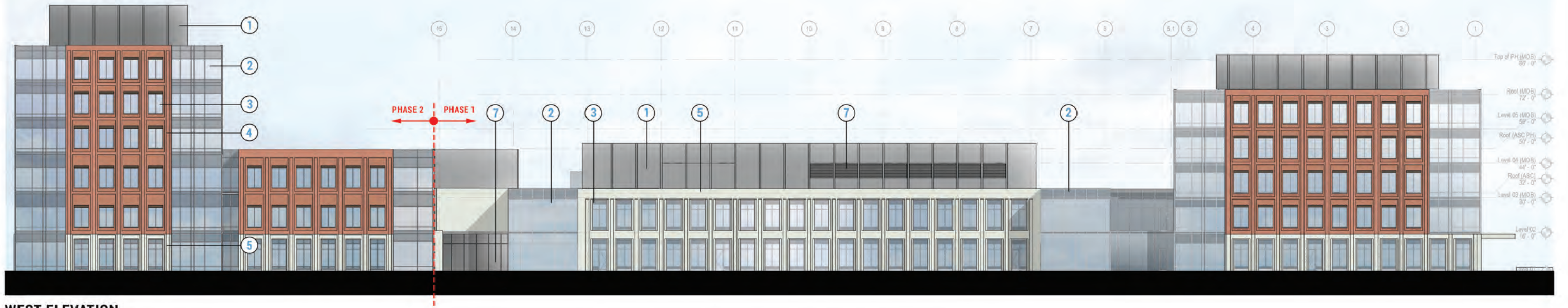
A. Applicability: The provisions, standards, and requirements of this Section V shall apply to the development and operation of uses within Subarea B (as depicted on the accompanying subarea plan), except as otherwise provided herein. Development which occurs on any portion of real property within Subarea B while under the ownership of any person or entity other than the Med Center and/or its affiliated entities or institutions shall result in the provisions, standards, and requirements of this Section V being applied to said real property. Should the Med Center and/or its affiliated entities or institutions obtain ownership of all or any portion of Subarea B in the future, then the provisions, standards, and requirements of Section III of this text shall apply to the real property within Subarea B that has been acquired by the Med Center and/or its affiliated entities or institutions, and this Section V shall be of no further legal force and effect strictly as it relates to that real property.

B. Confirmation and Adoption of Existing Zoning Rights: Prior to being annexed to Powell, Subarea B had zoning rights which were approved for “Golf Village North” by Liberty Township in its Board of Trustees’ Resolution Number LTZ 04-03, as amended from time-to-time as described in the accompanying document titled “Golf Village North – Rezoning & Development Plan; Subsequent Amendments and Variances (the “Township Zoning”). The annexation of Subarea B is being undertaken solely for the purpose of accommodating the development of Subarea A by the Med Center; without the potential for the Med Center’s development, the current property owner would not have pursued an annexation of the property to Powell. Therefore, in order to ensure that the zoning and development standards which applied to Subarea B in Liberty Township can remain effective in the event that the Med Center does not purchase the property within Subarea B, the Township Zoning will continue to apply to Subarea B (i.e, until such time as specified in Section V.A above) following its annexation to Powell, but will be administered by the City.

Accompanying this zoning text and incorporated into this Subarea B by reference are the exhibits referenced in Section IV.C above, which represent the approved zoning regulations and plans under the Township Zoning for Subarea A and Subarea B. More specifically, the regulations, standards, and plans which apply to the real property which is identified in those exhibits as “Proposed Commercial and Office ±36.301 acres” shall apply to Subarea A and Subarea B (noting that the differences in total acreages in this zoning district versus the acreage under the Township Zoning are due to additional right-of-way dedication). All other real property identified in the Township Zoning shall remain within the jurisdiction of Liberty Township. When applicable, these documents shall be used to regulate permitted uses and required development standards in this

subarea. The records of Liberty Township, as they exist on July 24, 2018 and as they relate to the Township Zoning, may be requested by the City and/or the developer when necessary to provide further information on and clarification of the requirements of the Township Zoning. The Liberty Township Zoning Resolution as it exists on July 24, 2018 shall be used to determine and administer substantive (but not procedural) zoning regulations that are not addressed directly by the zoning text and plans which were approved as part of the Township Zoning. Approval and review of development occurring in Subarea B when applying the Township Zoning shall follow the required procedures of the City Code.

C. Bank Parcel: At the time of the submittal of this text, a bank is presently operating on an outparcel within Subarea B in the location that is identified in the accompanying subarea plan as the "Bank Parcel". It is the intent of this text that the existing use and conditions on the Bank Parcel shall be deemed to be legally conforming to the Township Zoning, which will apply to the Bank Parcel immediately upon the approval of this text.



A WEST ELEVATION
1' = 20'



B EAST ELEVATION
1' = 20'



1. PAINTED METAL PANEL
2. ALUMINUM CURTAIN WALL SYSTEM, CERAMIC FRIT SPANDREL GLASS, DARK BRONZE MULLIONS/FRAME
3. ALUMINUM WINDOW WALL SYSTEM, DARK BRONZE MULLIONS/FRAME
4. BLENDED BRICK, CUSTOM MORTAR COLOR
5. PRECAST CONCRETE BASE, ARCH. LIMESTONE FINISH
6. PAINTED ALUMINUM COMPOSITE METAL PANEL CANOPY
7. PAINTED MECHANICAL LOUVERS

EXTERIOR ELEVATIONS OSU RAF POWELL SOUTH DELAWARE

City of Powell, Ohio January 08, 2019

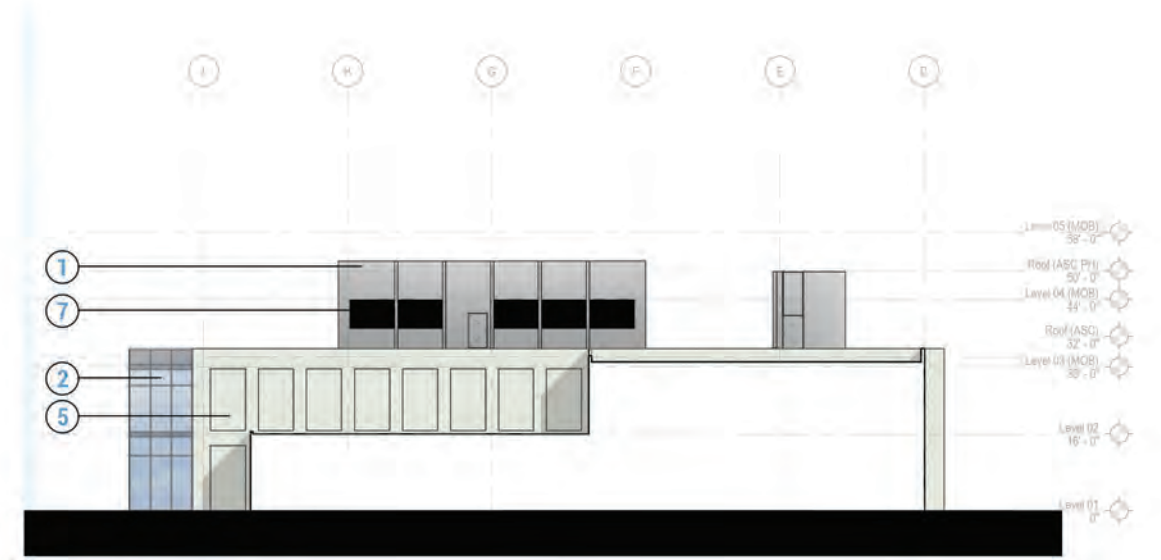


THE OHIO STATE UNIVERSITY
WEXNER MEDICAL CENTER

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Reed
Leskosky



C SOUTH ELEVATION - MOB
1' = 20'



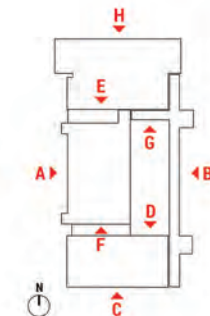
F SOUTH ELEVATION - ASC
1' = 20'



D NORTH ELEVATION - MOB
1' = 20'



E NORTH ELEVATION - ASC (PHASE 1)
1' = 20'



1. PAINTED METAL PANEL
2. ALUMINUM CURTAIN WALL SYSTEM, CERAMIC FRIT SPANDREL GLASS, DARK BRONZE MULLIONS/FRAME
3. ALUMINUM WINDOW WALL SYSTEM, DARK BRONZE MULLIONS/FRAME
4. BLENDED BRICK, CUSTOM MORTAR COLOR
5. PRECAST CONCRETE BASE, ARCH. LIMESTONE FINISH
6. PAINTED ALUMINUM COMPOSITE METAL PANEL CANOPY
7. PAINTED MECHANICAL LOUVERS

EXTERIOR ELEVATIONS OSU RAF POWELL SOUTH DELAWARE

City of Powell, Ohio January 08, 2019



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G SOUTH ELEVATION - HOSPITAL (PHASE 2)
1' = 20'



H NORTH ELEVATION - HOSPITAL (PHASE 2)
1' = 20'



1. PAINTED METAL PANEL
2. ALUMINUM CURTAIN WALL SYSTEM, CERAMIC FRIT SPANDREL GLASS, DARK BRONZE MULLIONS/FRAME
3. ALUMINUM WINDOW WALL SYSTEM, DARK BRONZE MULLIONS/FRAME
4. BLENDED BRICK, CUSTOM MORTAR COLOR
5. PRECAST CONCRETE BASE, ARCH. LIMESTONE FINISH
6. PAINTED ALUMINUM COMPOSITE METAL PANEL CANOPY
7. PAINTED MECHANICAL LOUVERS

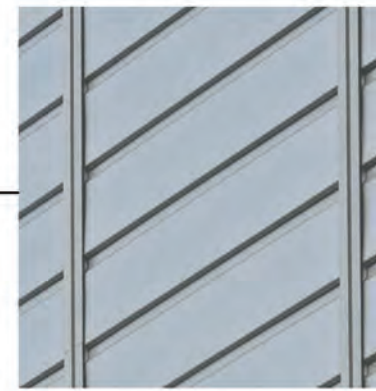
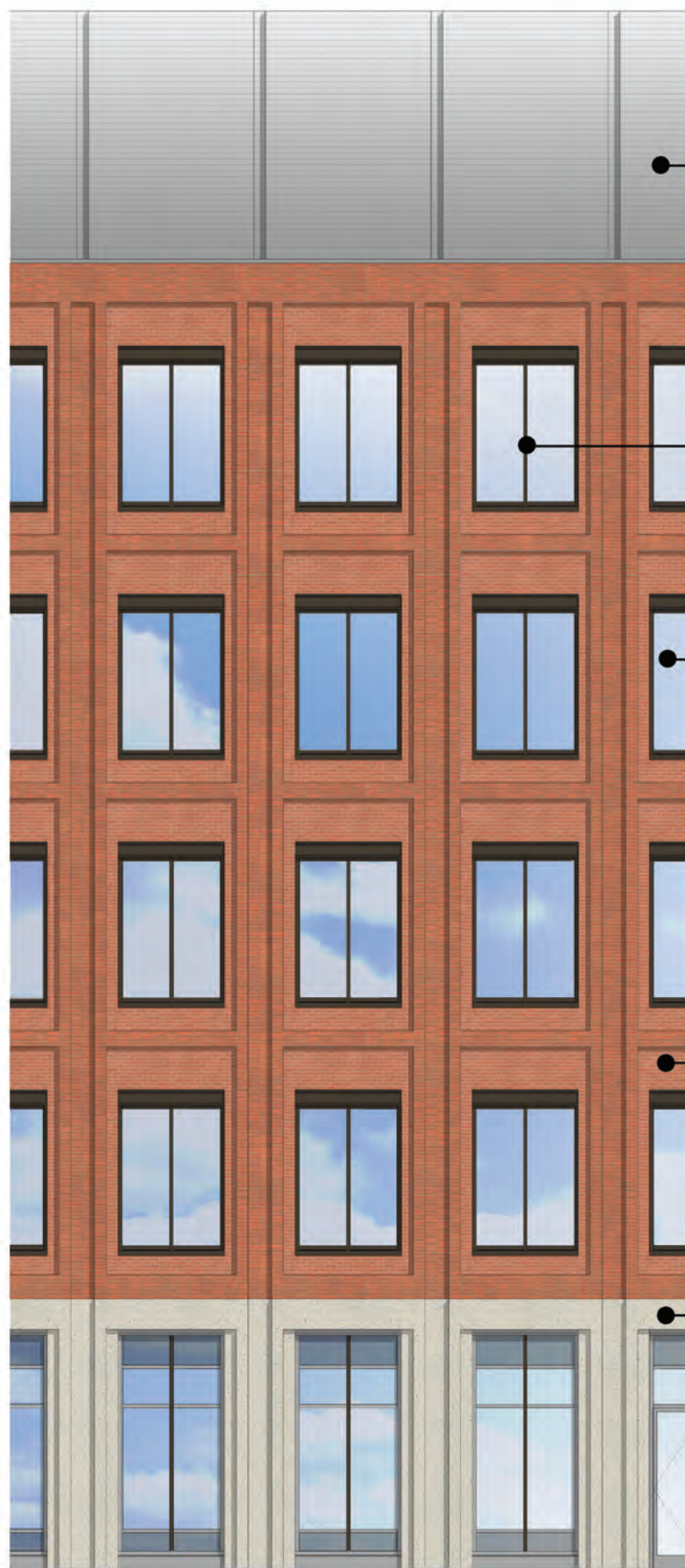
EXTERIOR ELEVATIONS OSU RAF POWELL SOUTH DELAWARE

City of Powell, Ohio January 08, 2019



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PAINTED METAL SCREENWALL



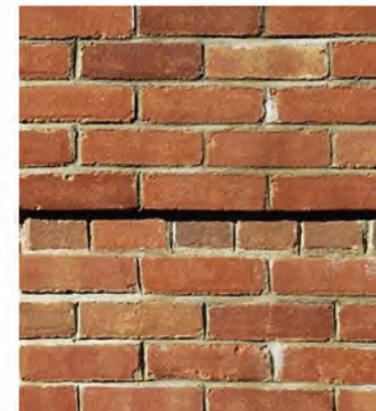
**CLEAR INSULATED GLASS
CERAMIC FRIT SPANDREL GLASS
DARK BRONZE FRAME**



The specification for future brick buildings at OSU should be:

OSU Blend
Similar to Fisher College of Business and Student Academic Services

3/8" concave mortar joint;
CEMEX Richcolor Custom Colored Cement
Type N; Tan; Product Code: 50
Kentucky Ochre or equal.



**BLENDED BRICK
CUSTOM MORTAR COLOR**



**PRECAST CONCRETE BASE
ARCHITECTURAL 'LIMESTONE' FINISH**

EXTERIOR ELEVATIONS OSU RAF POWELL SOUTH DELAWARE

City of Powell, Ohio January 08, 2018



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WEXNER MEDICAL CENTER



Westlake
Reed
Leskosky



1 SIGNALIZED INTERSECTION IN NW CORNER



2 EXISTING KINSALE POND ALONG SAWMILL PKWY.



3 NORTHERN GATEWAY/ENTRANCE



4 KINSALE VILLAGE CONDOMINIUMS - PHASE I



5 KINSALE VILLAGE CONDOMINIUMS - PHASE II



6 VIEW WEST TOWARDS HIGH SCHOOL



7 VIEW EAST TOWARDS ATHLETIC FIELDS



8 VIEW TO EXISTING BANK



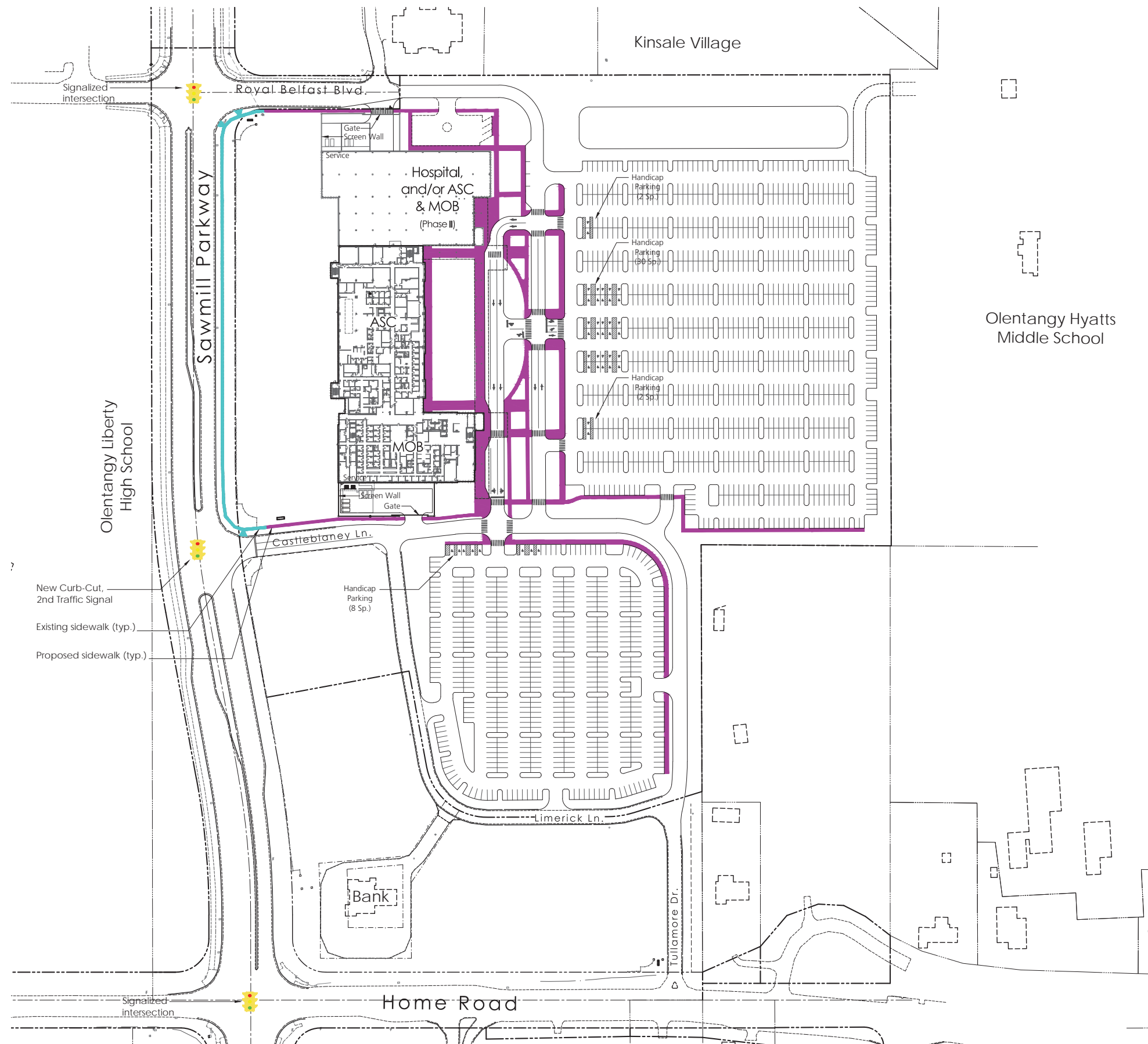
9 EXISTING FRONTAGE ROAD



10 (FUTURE) PROPOSED SIGNALIZED ENTRANCE

Exhibit 'A': Existing Conditions Plan Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio January 8, 2019



Key:

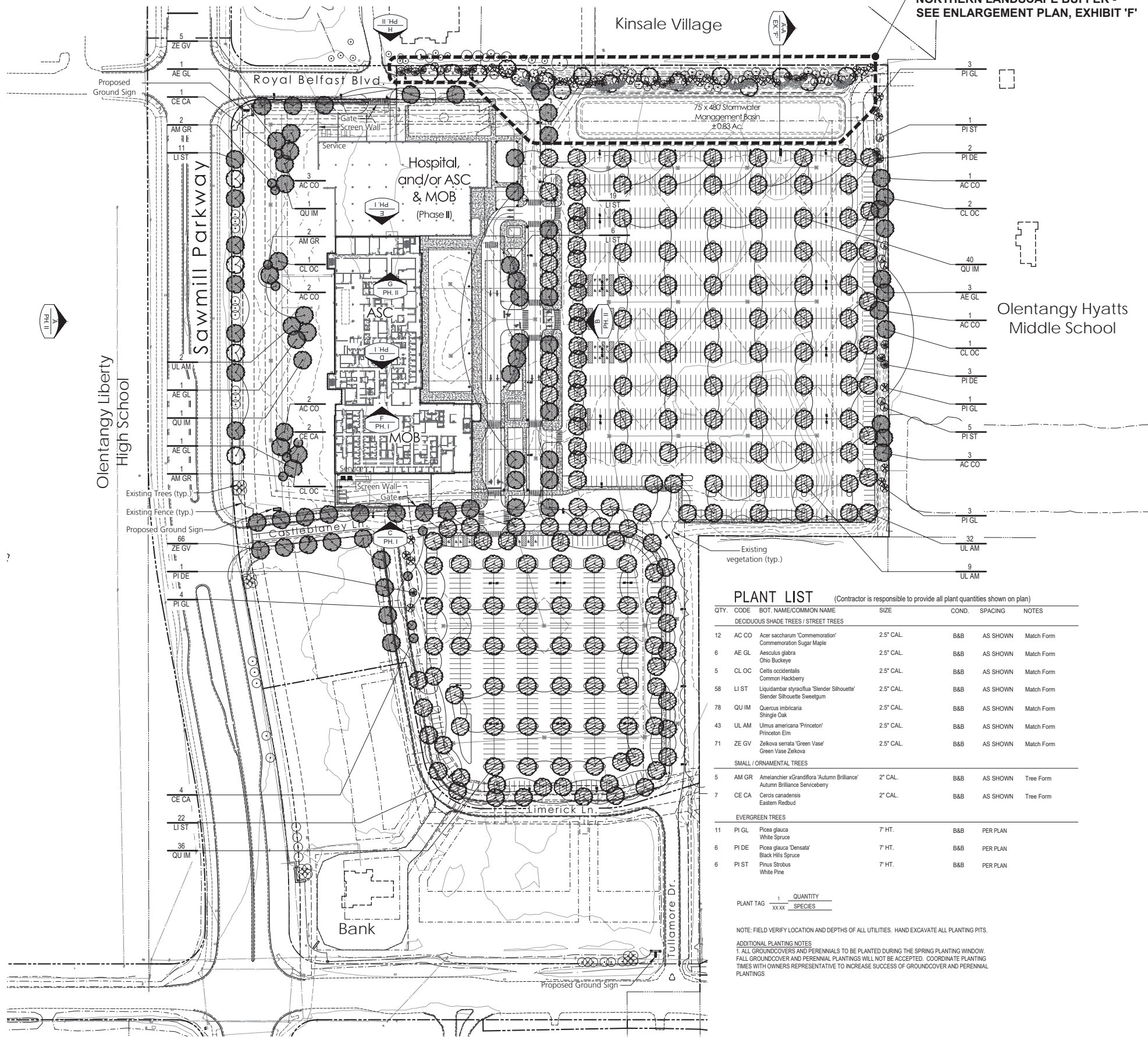
- Proposed Sidewalk
- Existing Sidewalk

Exhibit 'D': Pedestrian Circulation Plan Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio January 8, 2019



The Ohio State University



LANDSCAPE CODE REQUIREMENTS

Minimum Required Trees - 1145.30

Table with 3 columns: (a) MINIMUM TREES, REQUIRED, PROVIDED. Includes tree coverage diagram and text requirements for minimum trees based on ground coverage and square footage.

Parking Area Landscaping - 1145.31

Table with 3 columns: PARKING LOT PLANTING BAYS/TREES, REQUIRED, PROVIDED. Includes parking lot tree diagram and text requirements for parking lot landscaping.

Screening - 1145.33

Table with 3 columns: SCREENING OR BUFFERING, REQUIRED, PROVIDED. Includes screening diagram and text requirements for screening or buffering.

Sawmill Parkway Landscaping

Table with 3 columns: SAWMILL PARKWAY TREES, REQUIRED, PROVIDED. Includes sawmill parkway tree diagram and text requirements for sawmill parkway landscaping.

Lighting Key

- VEHICULAR AREA LIGHTING - 14' HT.
- PEDESTRIAN AREA LIGHTING - 10' HT.
- ACCENT LIGHTING

Architectural Elevation Key

- DIRECTION OF VIEW
- CORRESPONDING ARCHITECTURAL EXHIBIT
- PHASE OF COMPLETION SHOWN

Vehicular and Pedestrian Lighting Character

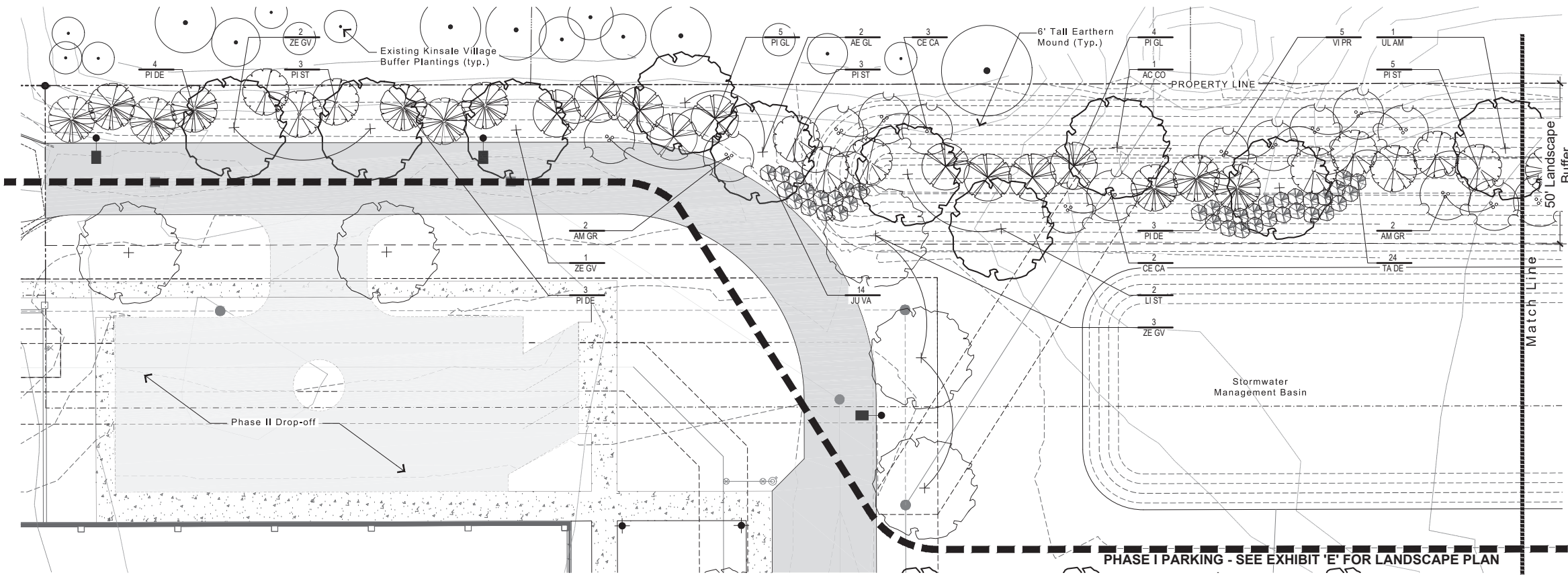


Exhibit 'E': Site Landscape Plan + Lighting Plan
Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio January 8, 2019

The Ohio State University

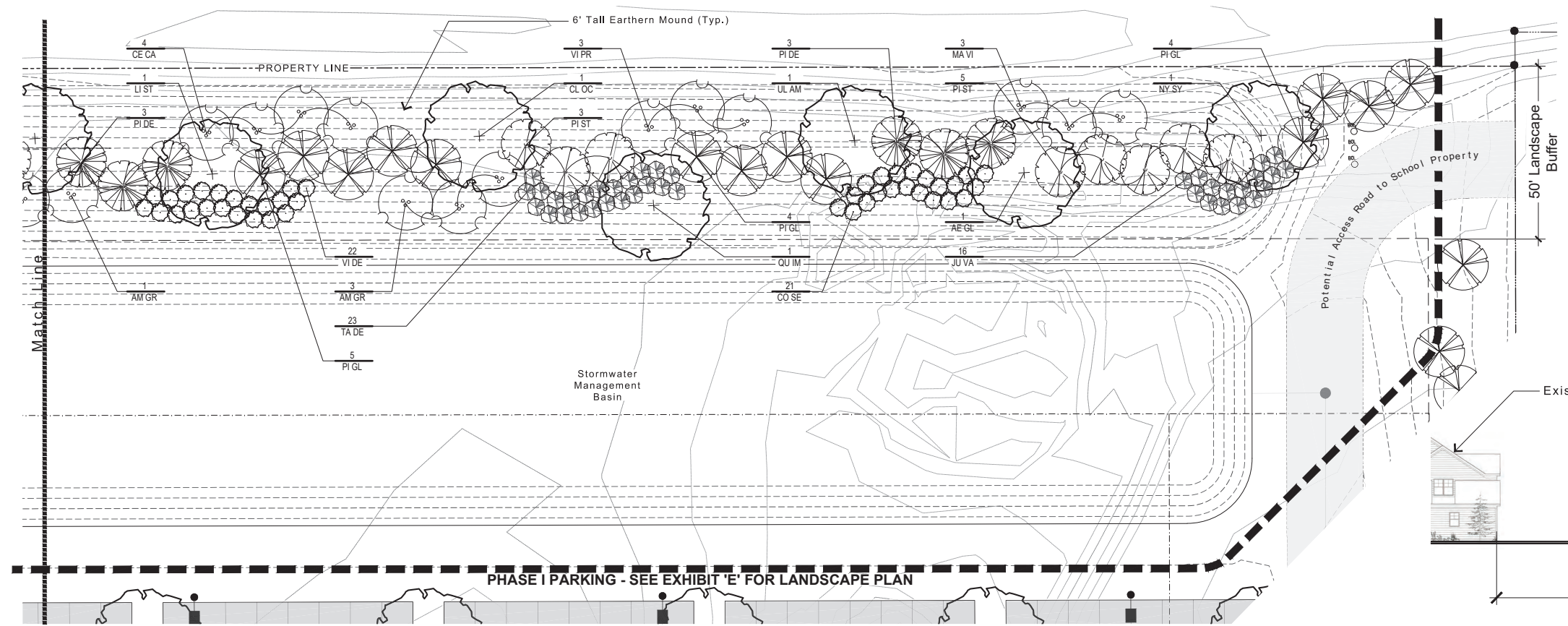




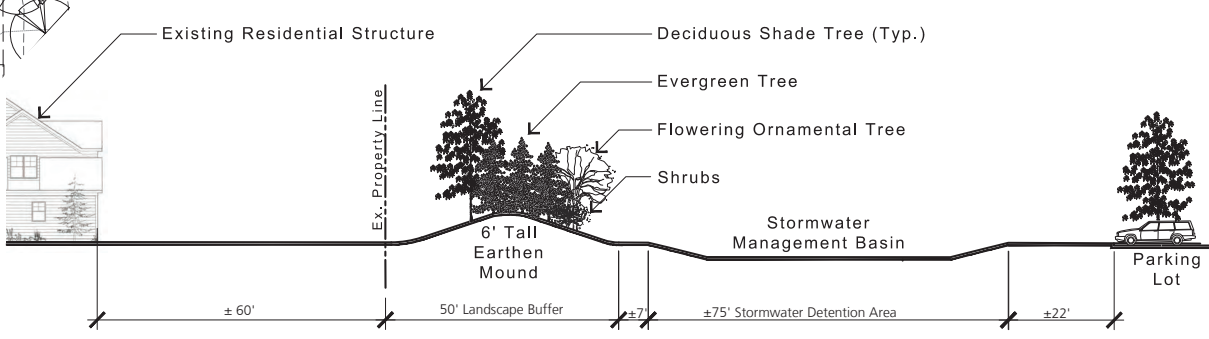
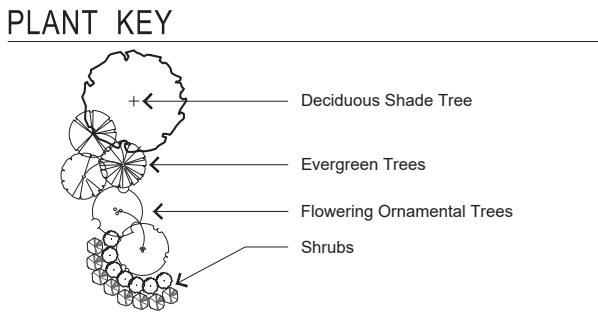
Northern Landscape Buffer - West

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
1	AC CO	Acer saccharum 'Commemoration'	2.5" CAL.	B&B	AS SHOWN	Match Form
3	AE GL	Aesculus glabra	2.5" CAL.	B&B	AS SHOWN	Match Form
1	CL OC	Celtis occidentalis	2.5" CAL.	B&B	AS SHOWN	Match Form
3	LI ST	Liquidambar styraciflua 'Slender Silhouette'	2.5" CAL.	B&B	AS SHOWN	Match Form
1	NY SY	Nyssa sylvatica 'Wildfire'	2.5" CAL.	B&B	AS SHOWN	Match Form
1	QU IM	Quercus imbricaria	2.5" CAL.	B&B	AS SHOWN	Match Form
2	UL AM	Ulmus americana 'Princeton'	2.5" CAL.	B&B	AS SHOWN	Match Form
6	ZE GV	Zelkova serrata 'Green Vase'	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
8	AM GR	Amelanchier xGrandiflora 'Autumn Brilliance'	8' HT.	B&B	AS SHOWN	Multi-stem
9	CE CA	Cercis canadensis	8' HT.	B&B	AS SHOWN	Multi-stem
3	MA VI	Magnolia virginiana	8' HT.	B&B	AS SHOWN	Multi-stem
8	VI PR	Viburnum prunifolium	48" HT.	B&B	AS SHOWN	Multi-stem
EVERGREEN TREES						
22	PI GL	Picea glauca	7' HT.	B&B	PER PLAN	
16	PI DE	Picea glauca 'Densata'	7' HT.	B&B	PER PLAN	
19	PI ST	Pinus strobus	7' HT.	B&B	PER PLAN	
EVERGREEN SHRUBS						
30	JU VA	Juniperus virginiana 'Grey Owl'	36" HT.	#3 Cont.	PER PLAN	
47	TA DE	Taxus x media 'Densiformis'	24" HT.	#3 Cont.	PER PLAN	
FLOWERING / DECIDUOUS SHRUBS						
21	CO SE	Cornus sericea	36" HT.	#3 Cont.	PER PLAN	
22	VI DE	Viburnum dentatum 'Christom'	48" HT.	#5 Cont.	PER PLAN	



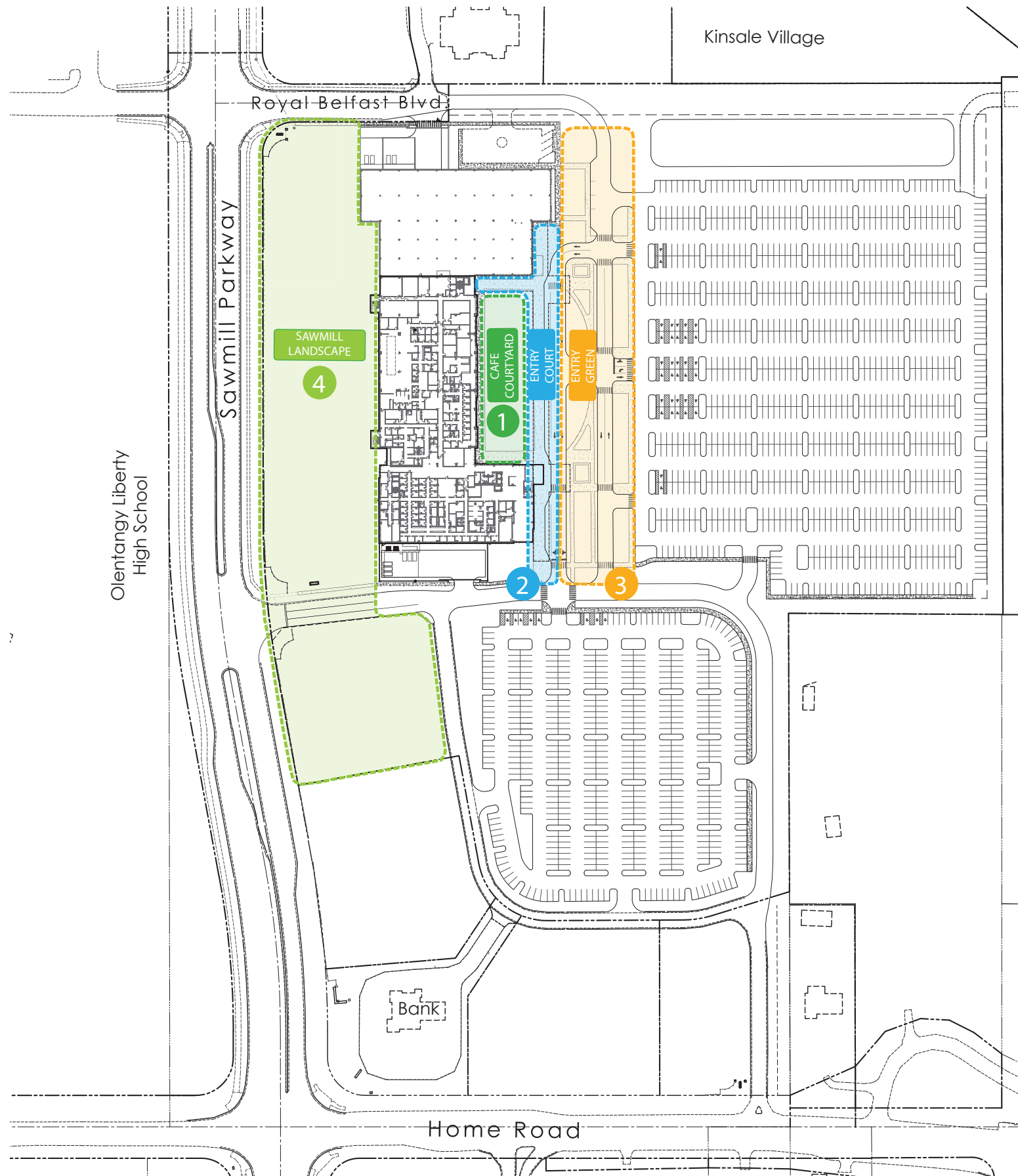
Northern Landscape Buffer - East



Section A-A Through Northern Landscape Buffer and Stormwater Detention Basin

Exhibit 'F': Northern Landscape Buffer Southern Delaware Co Ambulatory Care Facility

City of Powell, Ohio January 8, 2019



1

CAFE COURTYARD & RESPITE GARDEN

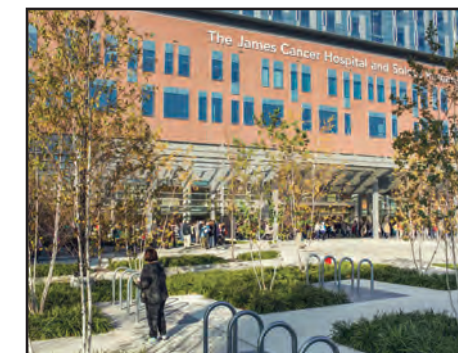
- SPECIALTY CONCRETE/ ACCENT PAVERS
- TREES AND ACCENT PLANTINGS
- MOVEABLE FURNITURE
- SPECIALTY LIGHTING



2

ENTRY COURT

- SPECIALTY CONCRETE/ACCENT PAVERS
- TREES AND ACCENT PLANTINGS
- SITE FURNITURE & BOLLARDS
- SITE LIGHTING



3

ENTRY GREEN

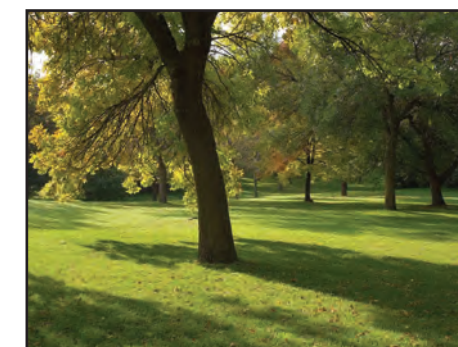
- CONCRETE WALKS
- SPECIALTY CONCRETE
- TREES AND ACCENT PLANTINGS



4

SAWMILL LANDSCAPE

- OPEN LAWN
- LARGE SETBACK
- NATIVE TREES
- ENTRY SIGNAGE
- EXISTING RAIL FENCES



*CHARACTER IMAGES COURTESY OF MKSK

Exhibit 'G': Landscape Character Southern Delaware Co Ambulatory Care Facility

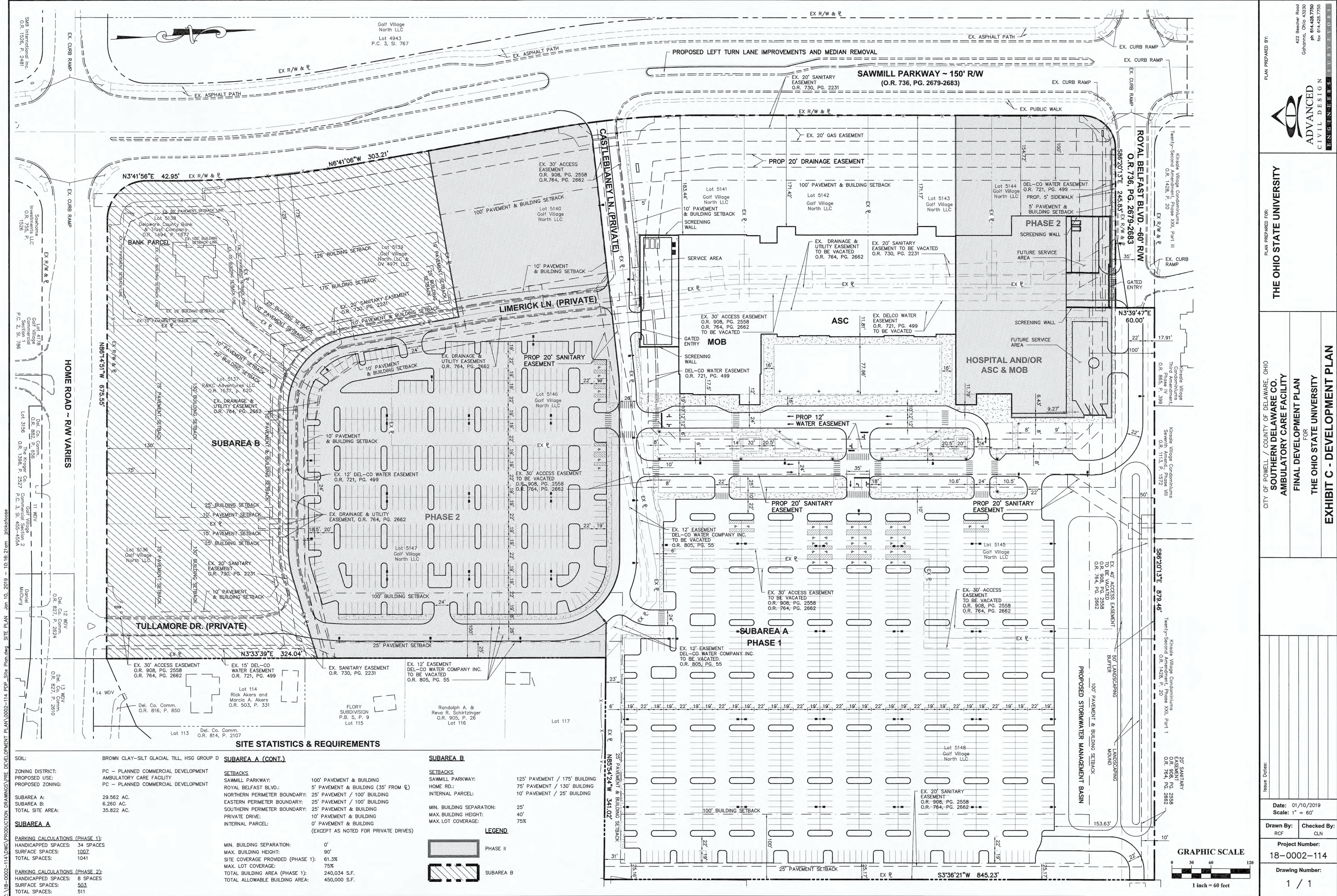
City of Powell, Ohio January 8, 2019

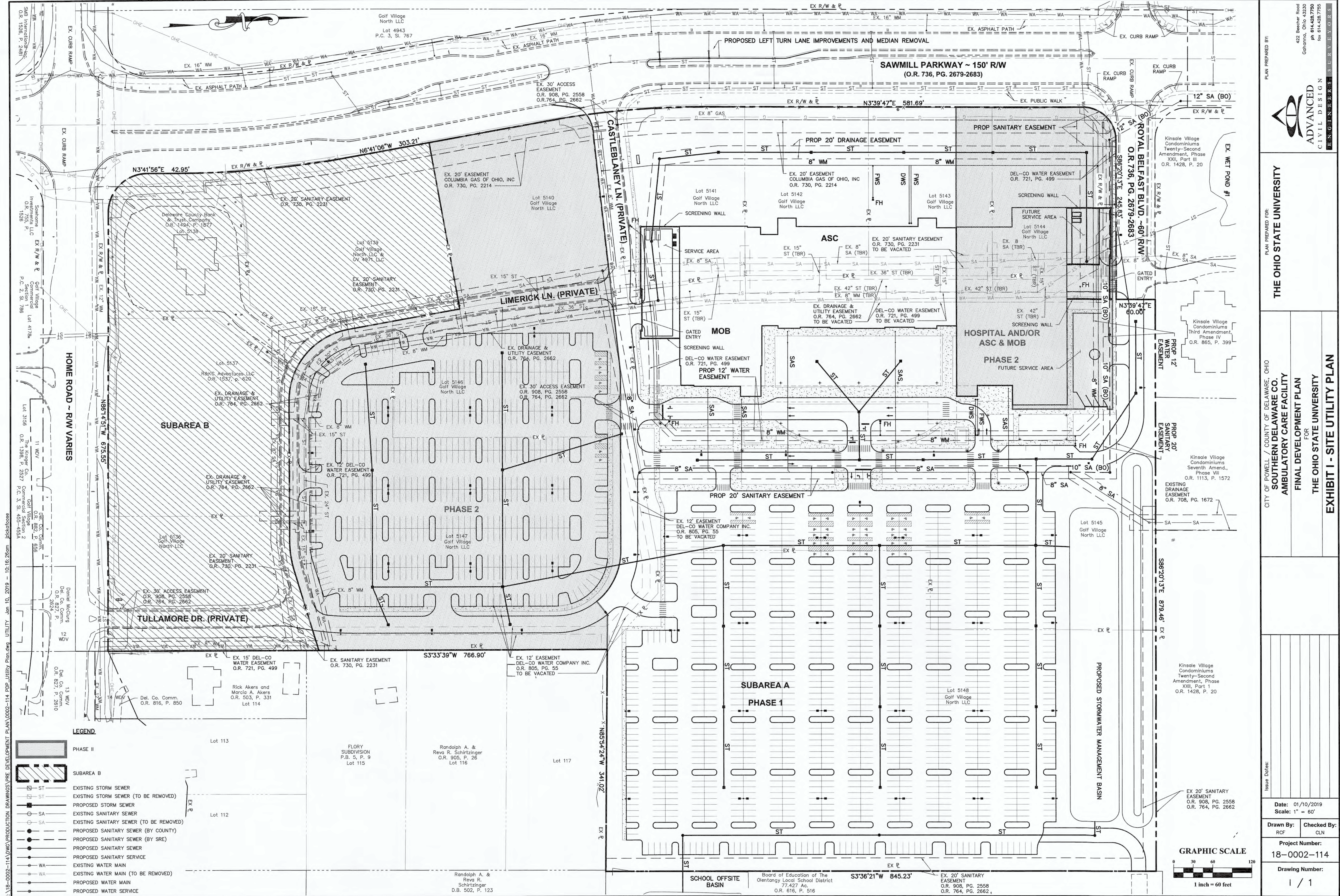
The Ohio State University

0 100 300



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THE OHIO STATE UNIVERSITY

PLAN PREPARED FOR:
**SOUTHERN DELAWARE CO.
AMBULATORY CARE FACILITY**

FOR
FINAL DEVELOPMENT PLAN

FOR
THE OHIO STATE UNIVERSITY

EXHIBIT I - SITE UTILITY PLAN

Issue Dates:

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Scale: 1" = 60'

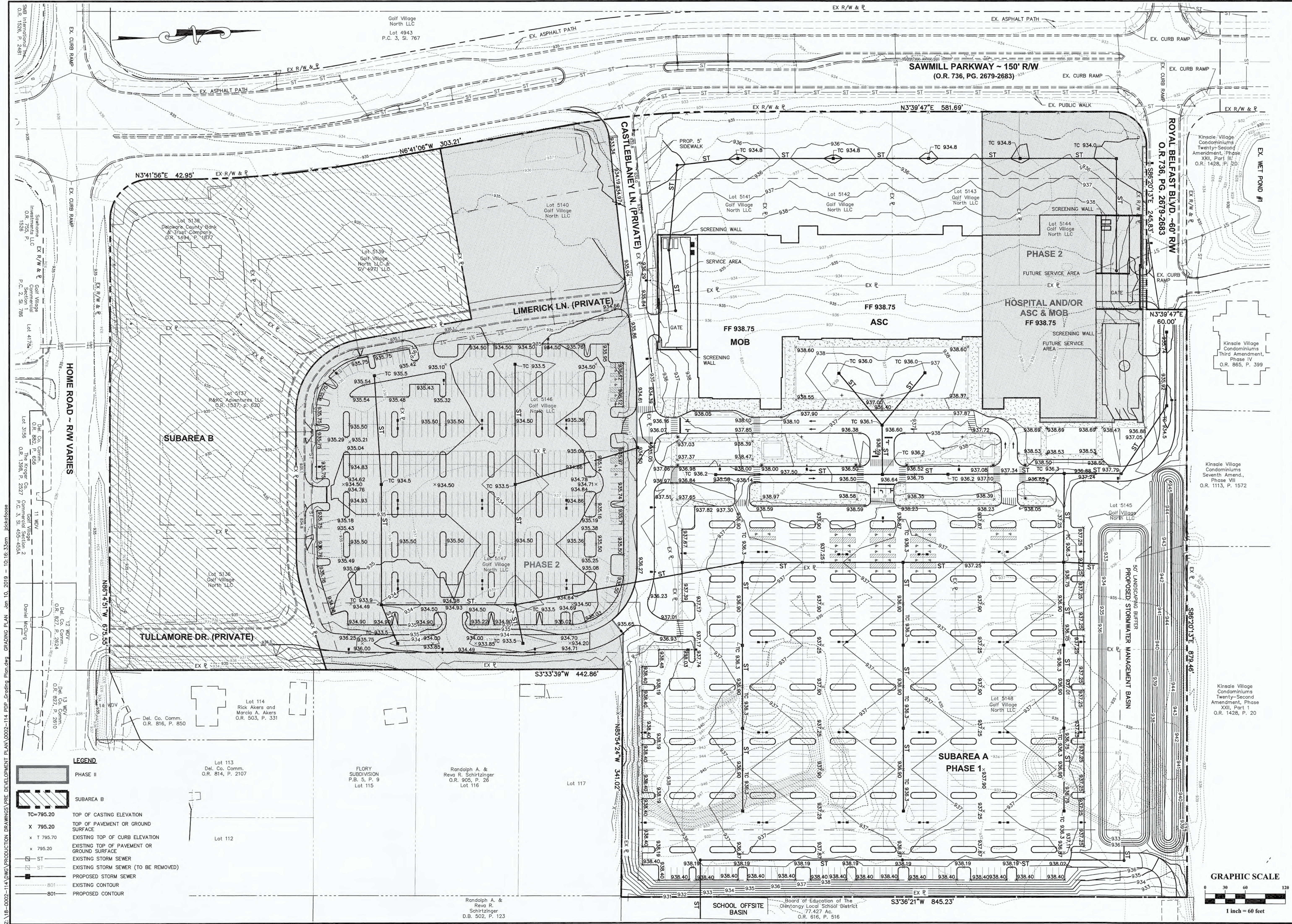
Drawn By: RCF
Checked By: CLN

Project Number:
18-0002-114

Drawing Number:
1 / 1

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS



PLAN PREPARED BY:

THE OHIO STATE UNIVERSITY

CITY OF POWELL / COUNTY OF DELAWARE, OHIO

SOUTHERN DELAWARE CO.

AMBULATORY CARE FACILITY

FINAL DEVELOPMENT PLAN

FOR

THE OHIO STATE UNIVERSITY

EXHIBIT J - GRADING PLAN

Issue Dates:

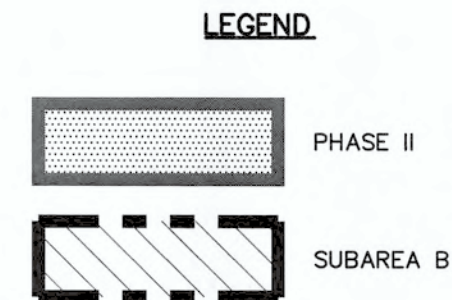
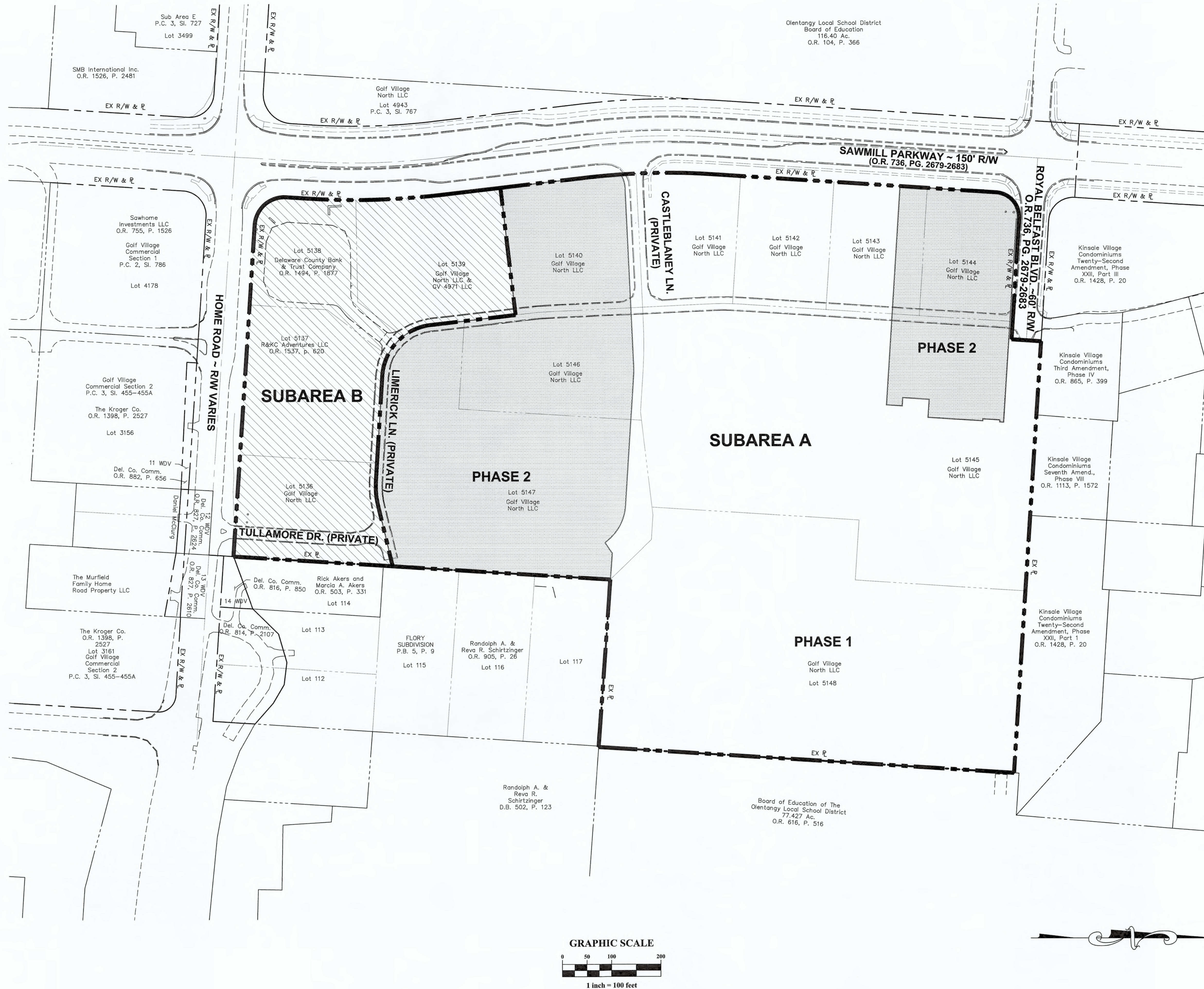
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Checked By:	RCF
Project Number:	18-0002-114
Drawing Number:	1 / 1

422 Beecher Road
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ADVANCED
CIVIL DESIGN

REGISTERED PROFESSIONAL ENGINEER

Z:\18-0002-114\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0002-114_PDP_Subarea plan.dwg SUBAREA PLAN Jan 10, 2019 - 10:16:42am Eickelfoose



PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
PLAN PREPARED FOR: THE OHIO STATE UNIVERSITY	
CITY OF POWELL / COUNTY OF DELAWARE, OHIO SOUTHERN DELAWARE CO. AMBULATORY CARE FACILITY	FOR THE OHIO STATE UNIVERSITY
FINAL DEVELOPMENT PLAN EXHIBIT K - SUBAREA PLAN	
Issue Dates:	
Date: 01/10/2019 Scale: 1" = 100'	
Drawn By: RCF	Checked By: CLN
Project Number: 18-0002-114	
Drawing Number: 1 / 1	

SOUTHERN DELAWARE COUNTY AMBULATORY FACILITY
POWELL, OHIO

**STORM WATER
MANAGEMENT REPORT**

Prepared By:



ADVANCED
CIVIL DESIGN

ENGINEERS & SURVEYORS
422 BEECHER ROAD
GAHANNA, OHIO 43230
Ph: 614-428-7750
Fax: 614-428-7755

Date: January 10th, 2018

Site Summary:

The Southern Delaware County Ambulatory Facility project consists of the development of vacant commercial land within a 35.82 acre parcel. The site is bordered by a Home Road to the South, Sawmill Parkway to the West, Kinsale Village Condominiums to the North and the Olentangy Hyatts Middle School Campus to the East.

The site is a portion of the Golf Village North Master Drainage Plan which consists of a mix of commercial, school, and residential properties encompassing approximately 219.7 acres. The Master Drainage Plan established allowable release rates for the post-developed 100 year storm event to meet the pre-developed 2 year storm event for the five (5) major developments as a part of the regional study. This development is a portion of the post-development tributary number 2, 4, and 5. Allowable release rates and tributary area acreages and descriptions can be located within "Table 2: Allowable Release for Post-developed Condition during the 100-Yr Storm Event" within the Golf Village North Master Drainage Plan.

From the guidelines set forth by the master drainage plan the Kinsale Village and Golf Village Commercial Stormwater Management Report constructed five (5) regional basins that accounted for post-developed water quantity and quality for 33.5 acres of residential development, 16.4 acres of drainage area from Sawmill Parkway, and 25.78 acres of the Golf Village North Commercial tributary. Of the five (5) constructed regional basins, four (4) would be designed for storm water retention and one (1) would be constructed on 7.4 acres of the school's property to treat water quality for the tributary areas. Post-development water quantity and quality of the remaining 10.04 acres of the Golf Village Commercial property was to be accounted for in the school basin located at Southeastern portion of the site.

Surface run off from the existing site flows via sheet flow into the existing curb inlets along the private drives that divide the site nearly in half which ultimately outlets into the existing basin #1 under the Kinsale Village and Golf Village Commercial Stormwater Management Report. Accordingly, storm water management calculations were completed with this common downstream tributary point in mind. Subarea A has an area of 29.56 acres. A total of 29.56 acres will be disturbed as a part of this development. Exhibits displaying existing and proposed conditions are included as Appendix A of this report.

Pre-Developed Conditions:

The existing site primarily consists of vacant commercial property with private drives. The Southerwestern most parcel, identified as the "Bank Parcel" on the tributary maps has approximately 1.00 acre of impervious area associated with its post-development condition. The existing private drives account for approximately 2.51 acres of impervious area. Kinsale Village and Golf Village Commercial Stormwater Management Summary identifies the onsite tributary areas as urban commercial land consisting of 85% impervious areas having runoff curve number of 93 with soil composition consisting of somewhat poorly drained soil classified within hydrologic group "C".

Post-Developed Conditions:

The Southern Delaware County Ambulatory Facility will construct 240,034 square feet of medical office building and ambulatory care service along with supporting parking lot pavement, access drives, and sidewalk improvements to service the facility within phase one of the development. Storm sewers, roof drains, and overland flood routing will convey runoff from the proposed development into the existing basin designed to treat the water quantity and quality regulations for the tributary area. The basins constructed under Kinsale Village and Golf Village Commercial Stormwater Management Summary will satisfy 25.71 acres of the development tributary area water quantity and quality requirements with the remainder, 10.04 acres, to be accounted for under the schools offsite basin.

The proposed development will remove portions of the existing private drives and when phase one and two are completed will have approximately 17.64 acres of impervious area within Subarea A compared to 25.13 acres of impervious area at the assumed value of 85% lot coverage for the 29.56 acres within Subarea A.

Allowable Release Rates:

Per the Golf Village North Master Drainage Plan allowable release rates for each tributary area as identified in the regional study have been established. The post-developed 100 year storm event shall be restricted to release the pre-developed 2 year storm event as shown below as established under the master drainage plan. The existing basins referenced herein were designed under the master drainage plan and were intended to treat runoff from Subarea A and B to meet these allowable release rates in the post-development condition.

Storm Water Quality Control

Post-construction water quality control will be provided through the use of two existing extended dry detention basins, existing basin #1 as constructed under the Kinsale Village and Golf Village Commercial Stormwater Management Summary and one in the Southeast corner of the project under the existing school's onsite basin. A drawdown time of 24 hours for the extended wet detention basins has been provided with half the Water Quality Volume (WQv) remaining at one third the drawdown time. Water quality control within the extended wet detention basin will be provided through the use of a riser with 4-4" orifices within the outlet control structure with the remainder of the allowable release rate being achieved through the use of a window within the outlet control structure.

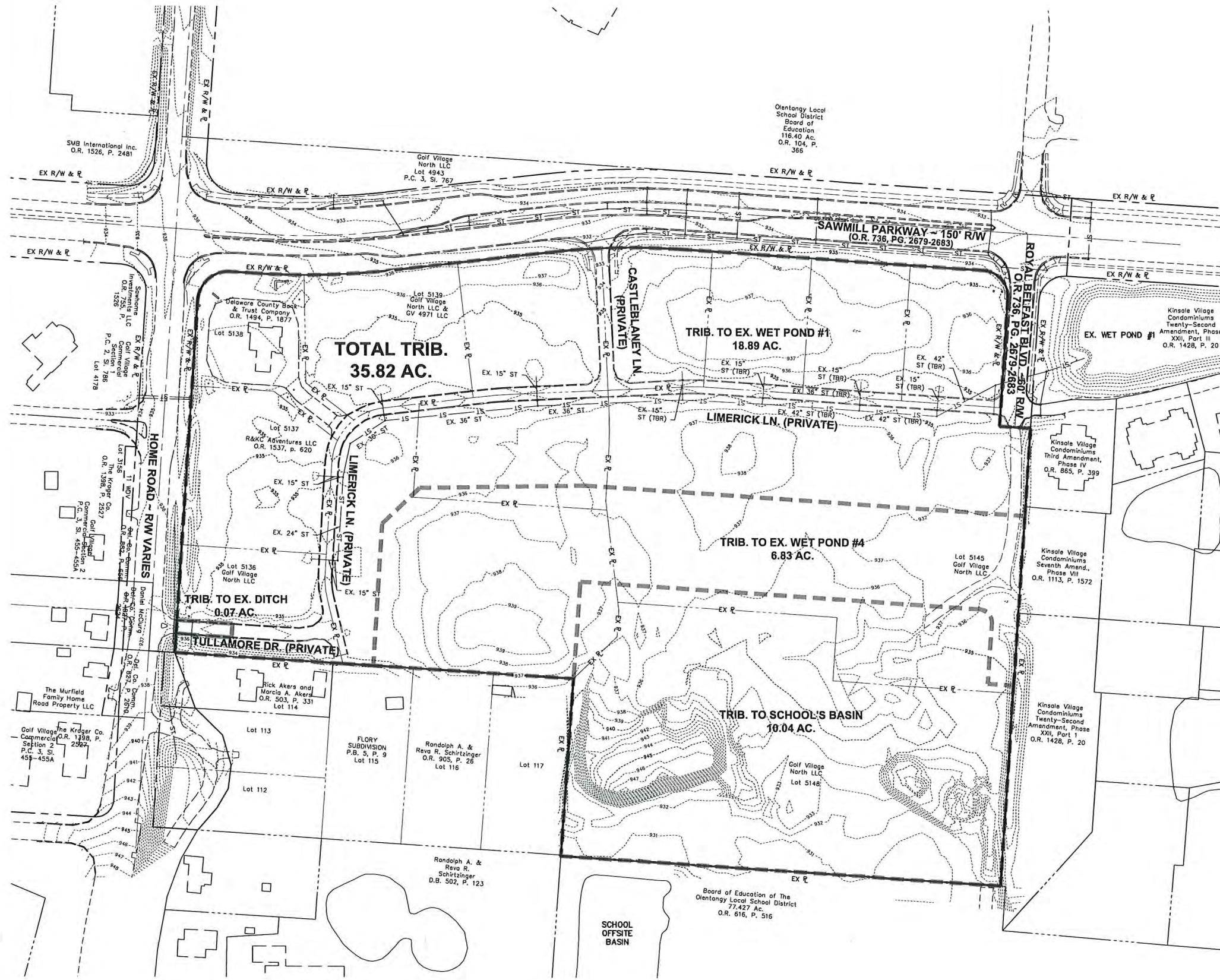
Conclusion

The proposed Southern Delaware County Ambulatory Facility development will utilize the series of existing extended wet detention basins constructed under the Kinsale Village and Golf Village Commercial Stormwater Summary and the school offsite basin to detain and to treat runoff from the site. Orifice controls devices within the outlet control structures will address treatment of the "first flush" of stormwater runoff. Peak flow control for both the critical 2-year storm and 100-year storm event will provide for protection of downstream conveyances and limit flooding during extreme storms events.

APPENDIX A

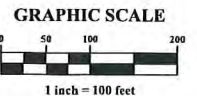
STORMWATER MANAGEMENT EXHIBITS

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EXISTING TRIBUTARY AREAS ARE AS ESTABLISHED ON GOLF VILLAGE NORTH MASTER DRAINAGE PLAN. SEE MASTER DRAINAGE PLAN AND KINROSS VILLAGE AND GOLF VILLAGE COMMERCIAL STORMWATER SUMMARY FOR ADDITIONAL DETAILS REGARDING EXISTING TRIBUTARY AREAS AND BASIN DESIGN INFORMATION.

- LEGEND**
- 801----- EXISTING 1' CONTOUR
 - 800----- EXISTING 5' CONTOUR
 - ST - ST EXISTING STORM SEWER
 - ST - ST EXISTING STORM SEWER (TBR)
 - STORMWATER TRIB. BOUNDARY



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**SOUTHERN DELAWARE CO.
AMBULATORY CARE FACILITY
STORMWATER MANAGEMENT EXHIBIT**
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PRE-DEVELOPMENT TRIBUTARY MAP

Date: 01/10/2019
Scale: 1" = 100'
Drawn By: RCF
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Drawing Number:
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