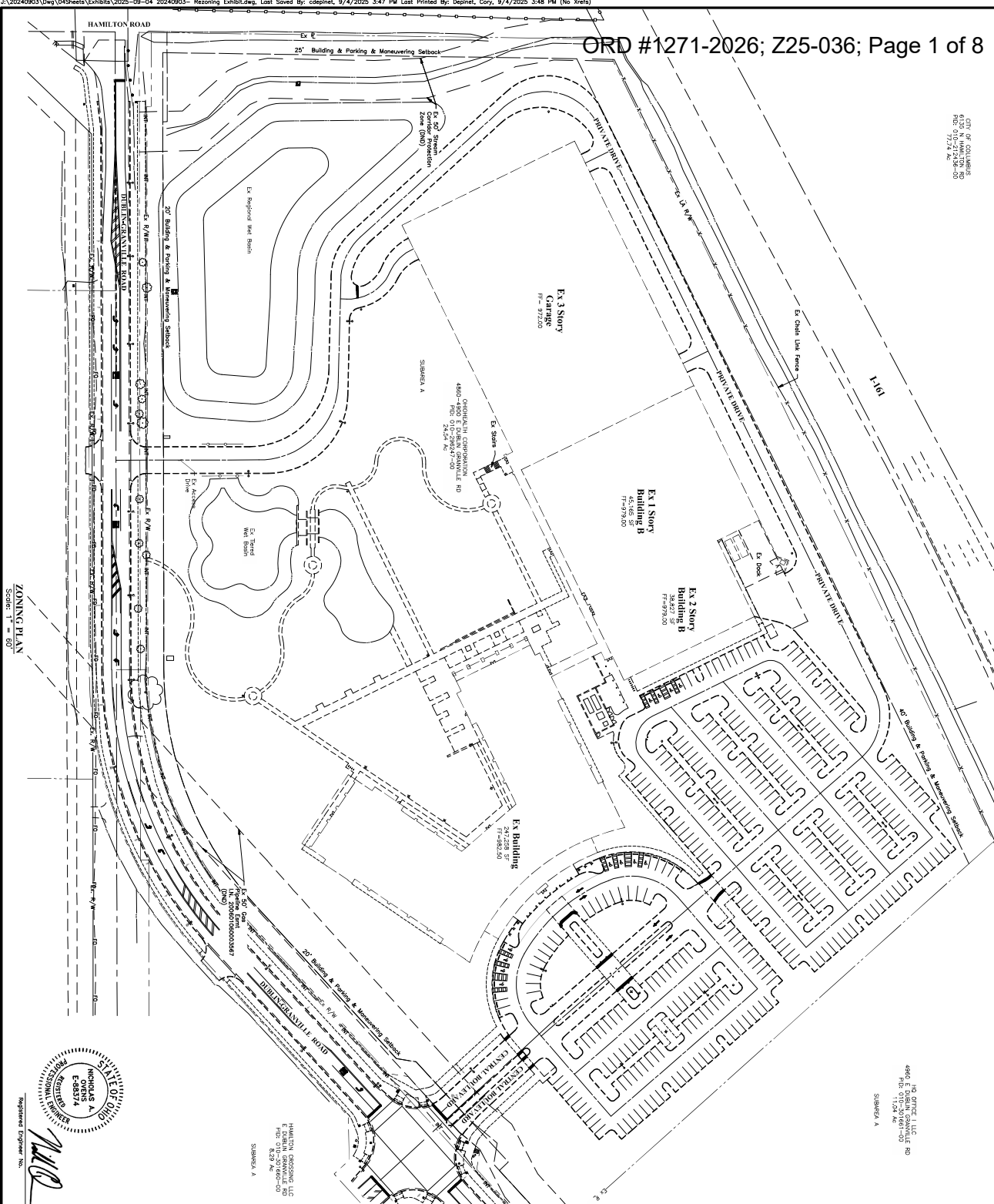


DATE OF CALCULATIONS  
 6/16/2025  
 FILED: 010-2174-26-00  
 7/2/25



**PARKING CALCULATIONS**

Use	Square Footage	Minimum	Maximum
Office	334843	X 1,450 SF/741.1	1,250SF= 139.4
Required Parking		744.1	139.4
Existing Surface Parking		745	1340
Existing Surface Parking			375
Provided Specific Parking		20	

**GENERAL ZONING INFORMATION**

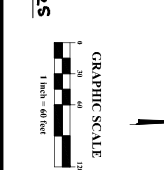
Address	4900 E. DUBLIN-GRANVILLE RD
Parcel No.	010-286114
Zoning Classification/District	CPD
Height District	110 H
Commercial Overlay	CZ214D4
Total Site Area (Acre)	24.88 AC.
Number Lots	3504C020BK
Number (Final)	
Most Recent Effective Date of PBM	6/17/2008
Base Flood Elevation (BFE)	N/A

**GENERAL PROJECT INFORMATION**

Maximum Building Height	110'
Total No. of Buildings	4
Existing Building Height	48'
Existing Building Area	41'
Existing Building Area	33'
Building A	247,258 SF
Building B	251,522 SF
Garage	32,544 SF
Site Area	30,000 SF/AC
Allowable Density	13,500 SF/AC
Provided Density	



Registered Engineer No. **E-88374**  
 Date: **9/16/2025**



<p><b>OHIOHEALTH</b></p>	<p>MARK DATE DESCRIPTION</p>	
<p>DATE: September 16, 2025</p>		
<p>SCALE: 1" = 40'</p>		
<p>PROJECT: 20240904</p>		
<p>SHEET: 1/1</p>		

**MIT**  
 Design, Mechanical, Electrical & Plumbing, Inc.  
 4900 New Albany Road, Columbus, OH 43260  
 Phone: (614) 776-8800 Fax: (614) 776-8800  
 www.mit-engineers.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 EXHIBIT FOR  
**OHIOHEALTH CORPORATION**  
 4900 E. DUBLIN-GRANVILLE RD  
 SITE EXHIBIT

Final Site Plan Received 4.17.2026; Z25-036; Sheet 1 of 1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2026**

- 2. APPLICATION: Z25-036**  
**Location:** 4860-4900 E. DUBLIN-GRANVILLE RD. (43081), being 24.71± acres located on the north side of East Dublin-Granville Road; at the northern terminus of Old Hamilton Road (010296247; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development.  
**Request:** CPD, Commercial Planned Development District (H-200).  
**Proposed Use:** Hospital and accessory uses.  
**Applicant(s):** Doug Scholl; c/o Matthew E. Moberg, Atty.; 41 South High Street, Suite 2800-3100; Columbus, OH 43215.  
**Owner(s):** OhioHealth Corporation; 3535 Olentangy River Road; Columbus, OH 43214.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

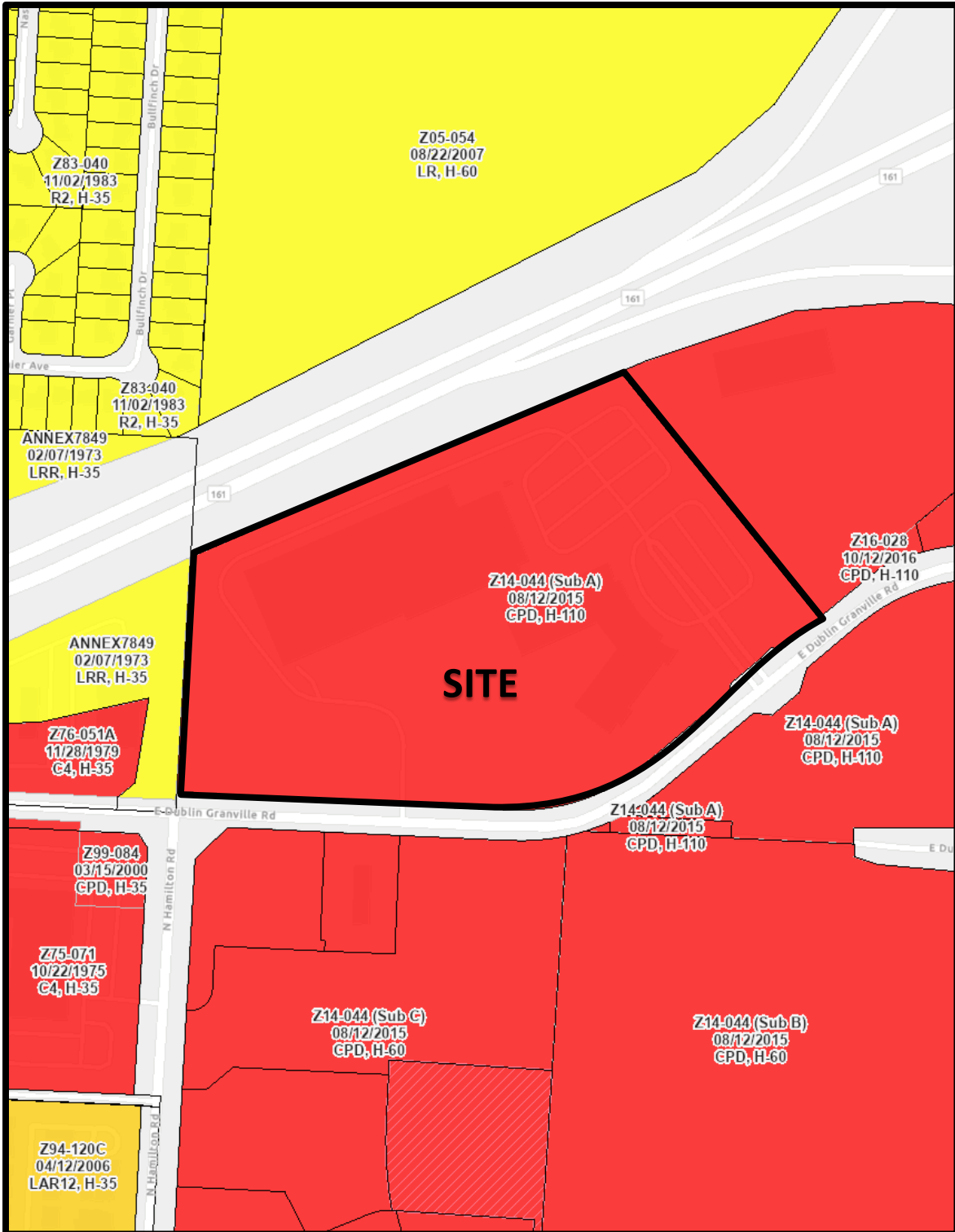
**BACKGROUND:**

- The 24.71± acre site consists of one parcel developed with an office campus in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow the existing development to be repurposed with hospital and associated accessory uses.
- South of the site is an automatic car wash facility and multiple undeveloped parcels in the CPD, Commercial Planned Development District. East of the site is an office building and an undeveloped parcel in the CPD, Commercial Planned Development District. West of the site is an Ohio Department of Transportation garage in the C-4, Commercial District and the L-RR, Limited Rural Residential District. North of the site is State Route 161, which is public right-of-way.
- The site is within the planning area of the *Columbus Growth Strategy (2026)*, which recommends “Business & Institutional Campus” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval, but is conditioned on the CPD text limiting allowable uses to hospital and associated uses.
- The development text establishes use restrictions, and supplemental development standards addressing, building and parking setbacks, building height, lot coverage, vehicle parking, landscaping and screening, building design, and lighting. The text includes a commitment to develop the site in accordance with the submitted site plan. Additionally, code modifications to remove the maximum required parking for medical office uses, reduce building setbacks, and increase the maximum allowable height for lighting are included in the text.

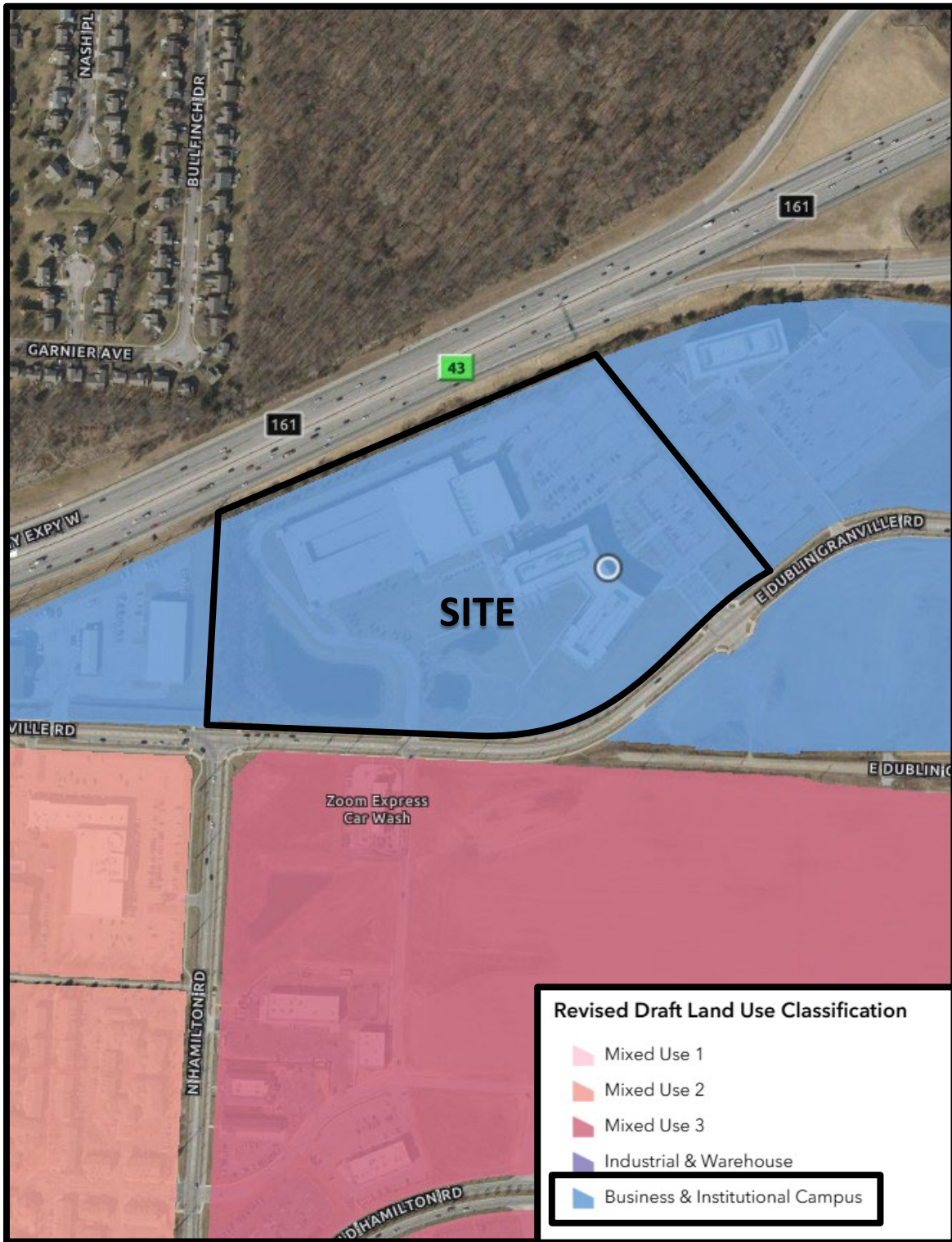
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of E. Dublin-Granville Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval~~ **Approval**

The requested CPD, Commercial Planned Development District will allow the site to be developed with hospital and associated uses. The CPD text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan. The proposal is consistent with the *Columbus Growth Strategy's* land use recommendation at this location. ~~There is an outstanding comment from the Department of Public Service requiring satisfactory resolution of the 60-foot right-of-way dedication requirement or approval of the right-of-way dedication exception request. Once this comment is resolved to the satisfaction of the Department of Public Service, the City Departments' recommendation will be for full approval.~~ **All comments have been resolved. Conditions have been met to receive the City Departments' recommendation of approval.**



Z25-036  
4860-4900 E. Dublin-Granville Rd.  
Approximately 24.7 acres  
CPD to CPD



Columbus Growth Strategy (2026)

Z25-036  
4860-4900 E. Dublin-Granville Rd.  
Approximately 24.7 acres  
CPD to CPD



Z25-036  
4860-4900 E. Dublin-Granville Rd.  
Approximately 24.7 acres  
CPD to CPD



Northland Community Council  
Development Committee

Report

January 28, 2026 6:00 PM  
Columbus Metropolitan Library  
5590 Karl Road (43229)

**Meeting Called to Order: 6:05 pm** by co-chairs **Dave Paul and Bill Logan**

Members represented:

*Voting (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Minerva Park (MP), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Trouville Manor (TMHOA)

**Case #1** Application #BZA25-122 (BZA variances to permit a 1090 SF addition to an existing structure not conforming to the Title 34 CAC District: E.20.080 Building Setback, Façade Zone, Transparency; G.20.030.A Landscaping; F.30 Frontage Type Standards; tabled December 2025) Trimmer  
**POST-PONED** Andrew Vogel/Edifice1 Architecture representing Buckeye State Auto Sales Co. 6125 Cleveland Ave, 43231 (PID 600-202557)

**Case #2** Application #Z25-036 (Rezone 24.71 AC± from CPD to CPD, including specified C-4 uses, to permit hospital, office and other medical uses) Carpenter  
Matthew Moberg/Porter Wright representing Doug Scholl/OhioHealth Corporation (fmr Big Lots HQ) 4860-4900 E Dublin Granville Rd, 43081 (PID 010-296247)  
• *The Committee approved 16-0 a motion (by APHA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***  
○ That the Committee’s list of recommended prohibited uses not related to medical facility uses be restored to the CPD text.

**Case #3** Application #GC25-052 (Special graphics permit to permit an off-premise graphic on an existing pylon sign at 4048 Morse Road for the use at 4056 Morse Road) Trimmer  
David Mikel/Site Enhancement Services representing Veterinary Emergency Group (VEG) 4056 Morse Road, 43230 (PID 010-227834 et al)  
• *The Committee approved (16-0) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL** of the application.*

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z25-036

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew E. Moberg  
of (COMPLETE ADDRESS) 41 S. High Street, Ste. 2800-3100, Columbus, OH 43215

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. OhioHealth Corporation 3535 Olentangy River Rd Columbus, OH 43214</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Matthew E. Moberg*

Sworn to before me and signed in my presence this 28th day of January, in the year 2026

*Heather E. Reed*  
SIGNATURE OF NOTARY PUBLIC

5-11-29  
My Commission Expires



Notary Seal Here  
**HEATHER ELAINE REED**  
Notary Public, State of Ohio  
My Commission Expires  
5-11-29

***This Project Disclosure Statement expires six (6) months after date of notarization.***