City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: January 10, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning
Claudia D. Husak, AICP, Planner III

Re: Ordinance 01-13 – Rezoning Approximately 2.9 Acres, Located on the North Side of Perimeter Drive, Between the Intersections with Avery-Muirfield Drive and Hospital Drive from PCD, Planned Commerce District (Riverside PCD North, Subarea A3) to PUD, Planned Unit Development District (Riverside PUD North, Subarea A3) to Facilitate the Development of the Site with an Approximately 14,500-square-foot Retail Building, Including Restaurant Spaces and Associated Patios. (Case 12-073Z/PDF/FDP)

Summary

Ordinance 01-13 is a request for review and approval of a rezoning with preliminary development plan for 2.9 acres to modify the permitted uses of an existing development text. Approval of the change would allow the development of a retail building with restaurant spaces and associated patios. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.

Background

The 24-acre Riverside PCD North was rezoned in 2004 to allow a mix of office, medical office, daycare, retail and restaurant in three Subareas. The PCD has been under development for several years and currently includes the Shoppes at Avery shopping center, Huntington National Bank, Champaign Bank, the Primrose School daycare and medical office buildings. The subject parcel is in Subarea A3 of the PCD.

The Planning and Zoning Commission commented informally on this proposal at their September 6, 2012 meeting. The Commission generally agreed with the applicant's proposal and recognized the challenges for the development of the site as originally zoned and the changes in surrounding conditions. While the Commission appreciated the architectural concept for the building, they encouraged the applicant to address signs in an innovative manner.

Description

The site is a rectangular, vacant parcel. Site access is provided by two internal private drives from Perimeter Drive. The development has two driveways from the internal drives from Perimeter Drive, and one driveway from a shared drive providing access from Post Road. The 14,488-square-foot building fronts Perimeter Drive with parking on all sides of the building except the south. A plaza area is indicated along the north side of the building. Restaurant spaces on each end of the building shows a patio.

Development Text

Proposed Development Text
This development text modifies the permitted uses and sign standards for Subarea A3.

Use
The proposed development text for Subarea A3 continues to permit the uses in the SO, Suburban Office and Institutional District of the Zoning Code, which includes office and institutional uses, daycare centers, and banks.

The text would also permit "casual and fine dining eating and drinking establishments with 'table' services." As requested by the Planning and Zoning Commission, the applicant has revised the text to limit the restaurant size to a maximum of 11,000 square feet but would permit additional restaurant square footage with Commission approval. The text also allows general retail uses, which was previously not permitted, but continues to prohibit drive-thru facilities or pick-up windows.

The text also permits a total of 2,000 square feet for outdoor dining area to be allotted to the various tenants and approved administratively if the stipulated conditions are met. The text requires complementary amenities and furniture of black wrought iron design. A limitation to the seasonal use of the patios is included as well as a requirement to store the amenities out of view. Outdoor speakers are prohibited.

Signs
To address creatively this proposal's unique sign needs requested by the Planning and Zoning Commission, the proposed text permits wall signs and projecting blade signs. Each tenant is allowed three signs (the same as permitted for the retail building in Subarea A2. One wall sign per tenant is permitted along the north elevation and one along the south elevation. The wall signs must be architecturally integrated. Each tenant may install a projecting sign along the north façade. Window signs, except for informational window signs, are prohibited.

Signs must meet the Zoning Code in terms of sign colors and logos. Sign lighting requirements were clarified based on the condition from the Planning and Zoning Commission for linear fluorescent track lighting fixtures, as depicted and described in Table D. To the extent architecturally compatible and tastefully integrated, wall-mounted signs may be internally illuminated or backlit. Projecting (blade) signs may not be separately illuminated from the building.

Preliminary Development Plan

Overview
The proposal includes a 14,488-square-foot building, with 1,623 square feet of patios at either end of the building with a potential expansion area for the west patio. A plaza area is proposed in front (north side) and five-foot sidewalk to the south. The 125 parking spaces are concentrated in the north of the site with two smaller pods in the east and west. The proposed architecture provides a residential character with rich materials and colors. Landscape pods, bike rack, and informal seating are located in the plaza area and mounding and landscaping front Perimeter Drive.

Access/Parking
Access for this site was determined with the original rezoning and the proposed plan uses the existing access points. Vehicular circulation through the site meets Code requirements. Fire access is from the internal drives surrounding the site. Pedestrian circulation includes a five-foot wide sidewalk immediately along the south site of the building. Six-foot wide sidewalks connect to the public sidewalk along Perimeter Drive.

The plan provides 125 parking spaces, where Code requires 97. There were some concerns mentioned by the Planning and Zoning Commission at the informal review of this proposal regarding the parking demands of popular restaurants. In response, the applicant has reached an arrangement with Champaign Bank to allow employee parking at the bank on weekday nights after 6 p.m. and on weekends should additional parking be needed. The applicant must provide a copy of this agreement with the building permit application.

Architecture
The proposed architecture meets the development text requirements for traditional architecture with a residential character and natural materials. The applicant is proposing a warm-hued stone for each of the end tenants. The stone wraps around three sides of these portions of the building. A dark red brick is proposed for the central portion of the building.

Other proposed building materials include dark beige fiber cement lap siding, and a dark brown board and batten cement fiber cement panel lap siding. Storefronts include a variety of Benjamin Moore colors of slate blue, dark green and burgundy.

The majority of the roof includes dimensional asphalt shingles and the two lower roofs next to the central portion of the building are standing seam, which the applicant has revised to a deep burgundy color as required by a Planning and Zoning Commission condition. The applicant also revised the roof overhangs to meet the Commission's condition.

Other architectural elements include wood trellises on the south elevations, metal and fabric awnings and storefront with a deep recess along the eastern portion of the west elevation. The east patio also includes a partial cover of wood columns and trim. Copper roof vents, decorative brick medallions, and brick soldier course accents reinforce a high quality character for the proposed building.

Signs
The proposal does not include specific signs or locations as tenants have yet to commit to the building. The development text includes detailed sign requirements including a sign height limitation of 15 feet and provisions for maximum sizes of sign panels and sign copy. Each tenant is allowed up to three signs (two wall and one blade sign). The text also includes approved sign locations on the building in Table D. Creativity is encouraged for sign design.

The text includes sign lighting standards and permits linear fluorescent track lighting fixtures for which the applicant has provided a cut sheet.

Landscaping
The proposal meets Code required landscaping as well as the text requirements for mounding and landscaping along Perimeter Drive. The plan includes large landscape islands in the parking lots

and smaller pockets of plantings in the plaza area in front (north side) of the building.

Engineering
Stormwater management for this Subarea will be handled similarly to the other areas of this development using parking lot ponding and controlled release at the one-year release rate to the existing pond along Avery-Muirfield Drive. Water quality will be provided by an underground unit prior to discharging to the private sewer.

Recommendation of the Planning and Zoning Commission

The Planning and Zoning Commission reviewed this application at the December 6, 2012 meeting and recommended approval of the rezoning and preliminary development plan by City Council with the conditions listed below.

All conditions recommended by the Commission related to the preliminary development plan have been incorporated with this submission. The applicant has also addressed Conditions 1, 3, 5, and 6 of the final development plan as part of this submission. Condition 2 will be required to be met at the building permit stage.

Rezoning/Preliminary Development Plan Conditions

1) That the development text be revised to limit the size of permitted restaurant use to 11,000 square feet (excluding outdoor dining patios) and that any additional restaurant square footage, exclusive of outdoor dining areas, require review and approval by the Planning and Zoning Commission;
2) That the development text be modified to allow patio furniture be used when the weather permits outside of the permitted dates, subject to approval by Planning;
3) That the development text be modified to limit sign lighting to the proposed band lighting; and
4) That the development text be revised to adhere to Code for sign colors including logos and that window signs be prohibited, excluding informational window signs.

Final Development Plan Conditions

1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
3) That the elevations be revised to replace the gable returns with a more appropriate style;
4) That the site plan be revised to increase the size of the landscape island to one parking space to the west along the parking area to the north of the building; and
5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

Recommendation

Planning recommends City Council approval of Ordinance 01-13 at the second reading/public hearing on January 28, 2013.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 01-13 *Passed* _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 2.9 ACRES, LOCATED ON THE NORTH SIDE OF PERIMETER DRIVE, BETWEEN THE INTERSECTIONS WITH AVERY MUIRFIELD DRIVE AND HOSPITAL DRIVE FROM PCD, PLANNED COMMERCE DISTRICT (RIVERSIDE PCD NORTH, SUBAREA A3) TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (RIVERSIDE PUD NORTH, SUBAREA A3) TO FACILITATE THE DEVELOPMENT OF THE SITE WITH AN APPROXIMATELY 14,500-SQUARE-FOOT RETAIL BUILDING, INCLUDING RESTAURANT SPACES AND ASSOCIATED PATIOS. (CASE 12-073Z/PDP/FDP)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. The following described real estate (see attached legal description), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2013.

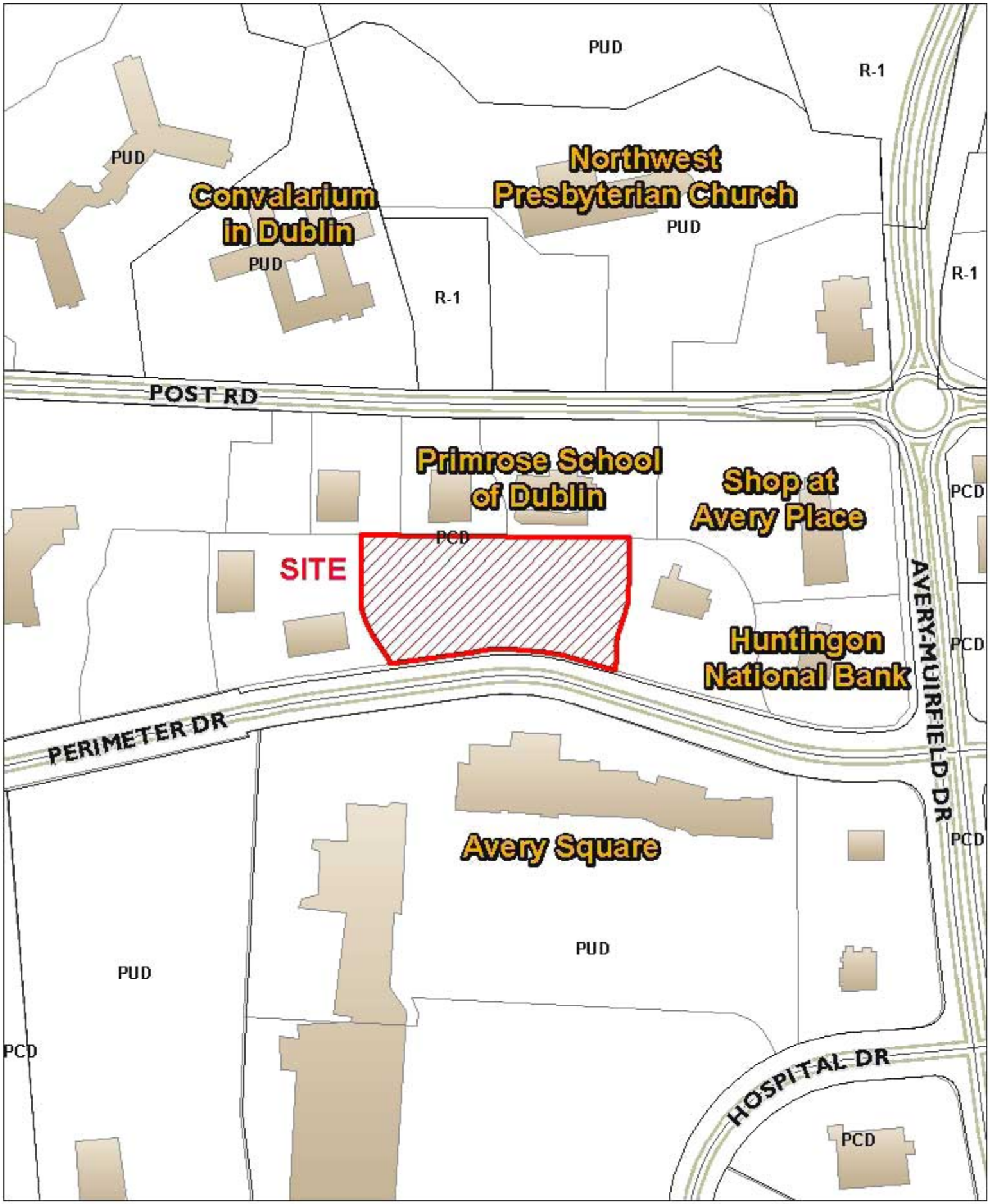
_____

Mayor - Presiding Officer

ATTEST:

_____

Clerk of Council



City of Dublin
Land Use and
Long Range Planning

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/
Final Development Plan
The Perimeter
Perimeter Dr

N

0 200 400 Feet

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☑ Preliminary Development Plan / Rezoning (Section 153.053)
- ☑ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* **sheet for additional submittal requirements that will need to accompany this application form.**

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Avery Place/Reserve "B"	
Tax ID/Parcel Number(s): 273-011309-00	Parcel Size(s) (Acres): 2.930-Acres
Existing Land Use/Development: Vacant	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Neighborhood support retail center
Total acres affected by application: 2.930

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Avery Perimeter LLC	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.com	

FILE COPY

RECEIVED
12-073Z/PDP/FDP
OCT 08 2012
CITY OF DUBLIN
PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Avery Perimeter LLC	Applicant is also property owner: yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.): c/o/ The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Paul G. Ghidotti	
Organization (Owner, Developer, Contractor, etc.): The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Paul G. Ghidotti ☑, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 10/8/12

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Paul G. Ghidotti, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date: 10/8/12

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Paul G. Ghidotti, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date: 10/8/12

Subscribed and sworn to before me this 8 day of October, 20 12

State of Ohio

County of Franklin

Notary Public

ANDREA GILANI - NOTARY PUBLIC
COMM. EXP. APRIL 8, 2014
STATE OF OHIO

FOR OFFICE USE ONLY

Amount Received: $2775	Application No: 12-073	P&Z Date(s): 12/6/12	P&Z Action: Approved
Receipt No: 18943	Map Zone: 4	Date Received: 10/8/12	Received By: CDH
City Council (First Reading): January 14, 2013		City Council (Second Reading): January 28, 2013	
City Council Action:		Ordinance Number:	
Type of Request: Rezoning w/ Preliminary Development Plan & FDP			
N, S, E, W (Circle) Side of: Perimeter			
N, S, E, W (Circle) Side of Nearest Intersection: Avery-Muirfield Dr.			
Distance from Nearest Intersection: 700 ft.			
Existing Zoning District: PCD		Requested Zoning District: PUD	

September 26, 2012

DESCRIPTION OF R ESERVE "B" OF AVERY PLACE
ALONG PERIMETER DRIVE, WEST OF AVERY–MUIRFIELD DRIVE,
CITY OF DUBLIN, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and 3452 and being all of Reserve "B", as shown upon the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, said Reserve "B" being a portion of an original 24.335 acre tract of land conveyed to Avery Perimeter LLC, by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio.

containing 2.930 acres of land, more or less and being subject to all easements and restrictions of record and being all of P.N. 273-011309. Of said 2.930 acres, 2.210 acres is within Virginia Military Survey 2999 and 0.720 acre is within Virginia Military Survey 3452.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2004 and verified in September, 2012. Basis of bearings is the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, Recorder's Office, Franklin County, Ohio.

Kevin L. Baxter
Ohio Surveyor #7697

STATE OF OHIO
KEVIN L. BAXTER
S-7697
REGISTERED
SURVEYOR

12-066/Reserve-B

Proximity Report Results

884875-/8320311
The selection distance was **300 feet.**
The selected parcel was **273-011309.**

To view a table showing the **15 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

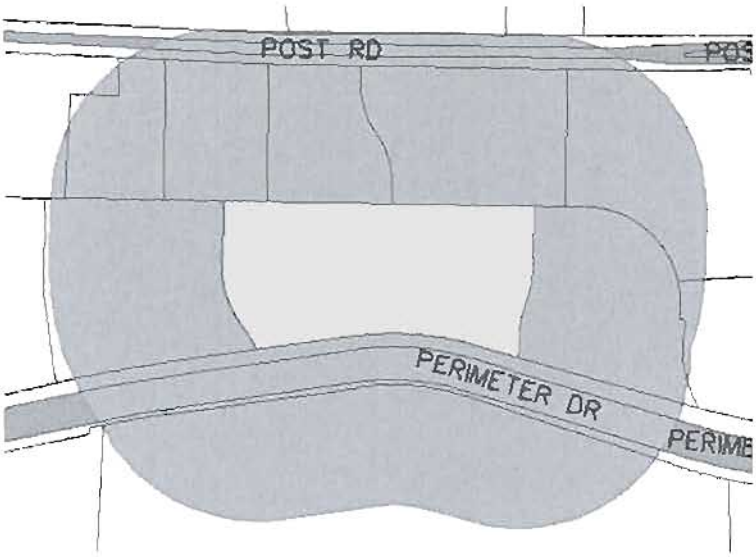


Image Date: Wed Sep 26 10:16:37 2012

Disclaimer
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-012056	6455 POST ROAD LLC	POST RD
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR
273-011309	AVERY PERIMETER LLC	PERIMETER DR
273-011305	CHAMPAIGN NATIONAL BANK	6400 PERIMETER DR
273-004286	DUBLIN GERIATRIC CARE CO	6430 POST RD
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR
273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR
273-012135	JEK MANAGEMENT LTD	6425 POST RD
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD
273-011780	OHIOHEALTH CORP	HOSPITAL DR
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD
273-012055	PERIMETER MOB LLC	POST RD
273-011303	PMDM-AVERY LLC	6695 -755 AVERY MUIRFIELD DR
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD

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12-073 Z/PDP/FDP

273-012056	6455 POST ROAD LLC	POST RD	DUBLIN, OH 43017	6455 POST ROAD LLC	
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR	DUBLIN, OH 43017	6600 PERIMETER DRIVE LLC	
273-011309	AVERY PERIMETER LLC	PERIMETER DR	DUBLIN, OH 43017	AVERY PERIMETER LLC	
273-011305	CHAMPAIGN NATIONAL BANK	6460 PERIMETER DR	DUBLIN, OH 43017	CHAMPAIGN NATIONAL BANK	
273-004286	DUBLIN GERIATRIC CARE CO	6430 POST RD	DUBLIN, OH 43016	DUBLIN GERIATRIC CARE CO	A
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR	DUBLIN, OH 43017	DON CASTO	A
273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR	DUBLIN, OH 43017	HUNTINGTON NATIONAL BANK	B
273-012135	JEK MANAGEMENT LTD	6425 POST RD	DUBLIN, OH 43017	JEK MANAGEMENT LTD	
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA INC	6488 POST RD	DUBLIN, OH 43017	NORTHWEST PRESBYTERIAN	C
273-011780	OHIOHEALTH CORP	HOSPITAL DR	DUBLIN, OH 43016	OFFICE OF GENERAL COUNSEL	O
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD	DUBLIN, OH 43017	OSU EYE PHYSICIANS &	S
273-012055	PERIMETER MOB LLC	POST RD	DUBLIN, OH 43017	PERIMETER MOB LLC	
273-011303	PMOM-AVERY LLC	6695 -755 AVERY MUIRFIELD DR	DUBLIN, OH 43017	PMDM AVERY	
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUNDATION INC TR	6400 POST RD	DUBLIN, OH 43016	PRESBYTERIAN CHURCH IN	A
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD	DUBLIN, OH 43017	TRIPLE ROSE HOLDING CO	L

Subarea A - Post Road Related

For purposes of clearly defining and limiting uses that are permitted within Subarea A of the Riverside Dublin PCD, three separate subareas are established. Each of these subareas (referred to as subarea A_1, A_2, and A_3) is identified on the attached Exhibit A.

Permitted Uses:

The following uses shall be permitted within each of Subarea A_1, A_2, and A_3, respectively:

Subarea A_1

a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.

b) Financial service organizations and financial institutions (conditional use for drive-thru bank); provided that all such organizations and institutions shall be located only in Subarea A between Avery-Muirfield Drive and the access drive within Subarea A which lines up with the western access to Avery Square (the Kroger center) to the south of Subarea A (the "Demarcation Line"). The Demarcation Line is depicted on the attached Exhibit A.

c) Daycare centers (including a preschool or any type of institution which provides education to toddlers and children up to the age of 13 years old).

Subarea A_2

a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.

b) Financial service organizations and financial institutions (conditional use for drive-thru bank; provided that any such drive-thru that might be contained within a structure located along Avery-Muirfield Drive shall be screened to the satisfaction of staff and consistent with the Master Plan (defined below)).

c) Coffee shops, cafés, ice cream shops, bakeries, or casual or fine dining eating and drinking establishments, specialty retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) Subarea A_2 shall contain no more than 11,000 square feet of area in total of those uses described in the preceding sentence. In addition, one eating or drinking establishment within the neighborhood retail center located within Subarea A_2 will be permitted to incorporate an outdoor seating area, along the pond between the building and Avery-Muirfield Drive, as part of such establishment; provided that such seating

area shall have a maximum square footage area no more than 15% of the interior space of such establishment.

Subarea A_3 (as revised through Ordinance 13-XX, Date)

a) Those uses listed in §153.026(A)--suburban office and institutional district--of the Zoning Code.

b) Casual and fine dining, eating and drinking establishments not to exceed a total of 11,000 square feet, except as approved by the Planning and Zoning Commission; retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) or otherwise provide support retail services for nearby residential neighborhoods provided those establishments at no time include a drive-thru.

c) Outdoor Dining Areas with up to 2000 total sq. ft. of seating space within Subarea A-3 that can be allotted to the various tenants to be administratively approved by Land Use and Long Range Planning. Those outdoor dining areas shall employ complementary amenities (fences, tables, chairs, flower boxes) and must be of a black, wrought-iron design consistent with the patios which have been approved for the area. Outdoor speakers are prohibited. The proposed patio amenities shall be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

Notwithstanding any of the uses listed above in any of Subareas A_1, A_2, or A_3, none of the following uses shall be permitted anywhere within Subarea A at any time: (i) auto service; (ii) auto repair; (iii) gas station; (iv) tire store, (v) muffler or brake shop; (vi) car dealer or any other type of business which offers cars for sale or resale; (vii) car wash; or (viii) fast food restaurant (with or without a drive-through window). Furthermore, in the event any financial service organization or financial institution that is located along Avery-Muirfield Drive desires to change to a use other than that which is permitted under (a)-(c) of Subarea A_1, above, that new use shall be subject to review and approval of the Planning Commission.

Density/Lot Coverage:

The density of each site shall not exceed 10,000 sf/acre. In addition, the total maximum lot coverage for all of Subarea A shall be equal to or less than 65% for the overall development and no individual site shall have a lot coverage greater than 70%.

Yard and Setback Requirements:

a) In 1988, the Riverside Dublin PCD text originally contemplated a large setback for Subarea A along its Post Road frontage. In an effort to reallocate setbacks and associated green space areas to reflect the nature and character of how all of the neighboring uses have since been developed as commercial/institutional uses and to adequately reflect the transitional nature of Subarea A from those same surroundings, it is desirable to adjust and increase certain setbacks within Subarea A (see attached Table A). The main goal of this reallocation is to treat the Avery-Muirfield Drive frontage with special attention. As a result, a substantial parking and building setback shall be created along Avery-Muirfield Drive and within that setback a large pond with two fountains and a cascading waterfall shall be constructed to more appropriately reflect the gateway nature of Subarea A in a manner that is complimentary to its environs. With this reallocation of setbacks, the following setbacks for Post Road, Avery-Muirfield Drive, and Perimeter Drive are created:

	Building Setback	Pavement Setback
Avery-Muirfield Drive	85'	75'
Perimeter Drive	40'[1]	20'[1]
Post Road (east)[2]	100'	40'
Post Road (west)[3]	100'	70'

b) Side yard setbacks shall be 15' for pavement and 25' for buildings. However, in order to promote prudent planning and to encourage the location (or relocation) of green space to more desirable areas, the planning commission may permit pavement setbacks (and rear yard pavement setbacks defined in (c), below) to be reduced to less than 15' (and even to a zero lot line situation wherein parking lots of adjoining properties would be shared). Notwithstanding the foregoing, the neighborhood retail center proposed at the northeast corner of Subarea A which is a single structure which is located in both Subarea $A_1$and A_2 shall be permitted to straddle the Subarea A_1/A_2 line.

c) Subject to (b), above, rear yard setbacks shall be 25' for pavement and buildings.

d) Total ground covered by all buildings shall not exceed 25% of the total lot area.

[1] Which is consistent with the current required setbacks less the additional right-of-way grant required.
[2] Between Avery-Muirfield Drive and the Demarcation Line.
[3] Between the Demarcation Line and the western boundary of Subarea A.

Parking and Loading:

a) Size, ratio, and type of parking and loading facility shall be regulated by Dublin Code Chapter [153.200].

b) All sites within Subarea A shall comply with the City of Dublin exterior lighting guidelines and will utilize "shoe-box" light fixtures with pole heights not greater than 28 feet from the grade of the parking lot.

Circulation:

Circulation within Subarea A and access to and from the adjacent publicly-dedicated streets shall be provided for in accordance with the approved development plan for Subarea A set forth in the Master Plan (defined below). Subarea A shall have no direct access onto Avery-Muirfield Drive.

Offsite Infrastructure:

In order to promote improved traffic efficiency on Post Road, Avery-Muirfield Drive, and Perimeter Drive proximate to Subarea A and in accordance with the November 20, 2003 letter from the City of Dublin (attached Exhibit B), all of the following shall occur to the satisfaction of the City of Dublin:

a) Right-of-Ways.

(i) An additional 15' of right-of-way shall be granted to Dublin along the west side of Avery-Muirfield Drive.

(ii) An additional 10' of right-of-way shall be granted to Dublin along the north side of Perimeter Drive up to the point at which the existing right-of-way is 100'.

b) Road/Infrastructure Improvements.

(i) Payment of the proportionate cost (as determined by the City of Dublin) for the improvements associated with the addition of an east bound left turn lane on Post Road (west of Avery-Muirfield Drive) which proportionate costs relate to additional traffic which will be generated by Subarea A as a result of the Post Road access.

(ii) Payment of all costs associated with the addition of a left turn lane from Post Road into Subarea A at the single access point on Post Road. The

applicant shall attempt to coordinate completion of these improvements with those required of the church property on the north side of Post Road.

(iii) Payment of 25% of the cost associated with any future traffic controls installed at the third intersection on Perimeter Drive (west of Avery-Muirfield Drive) if, and when, such traffic control is warranted.

Waste and Refuse:

All waste and refuse shall be contained and fully screened from view by a solid wall or fence as required by the Dublin Code.

Fences:

Other than as required for any daycare center located within Subarea A_1, no fences shall be permitted on any site unless otherwise approved by staff or otherwise required for screening service areas, mechanical units, etc.

Storage and Equipment:

a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious with the building as required by the Dublin Code.

Landscaping:

a) Landscaping shall be according to the Dublin Landscape Code Chapter [153.130-153.139]. In addition, landscaping treatment along Post Road shall be provided within the Post Road setback and shall include a grass mound with a mixture of ornamental, evergreen, and shade trees. The mound shall be contoured, natural, and undulating in appearance and shall be broken up into sections of varying lengths between 130' and 150' in length and with varying heights ranging from three and a half feet to six feet in height. Landscape plantings shall be in accordance with the Master Plan described in (c), below, and sample elevations are included as attached Exhibit C.

b) In addition, landscaping along Perimeter Drive shall include a three and a half foot contoured, landscaped mound with street trees planted 50' on center within the right-of-way and planted within five feet of the right-of-way line.

c) In order to appropriately transition the institutional and residential uses to the north of Subarea A with the fast food and strip center retail development to the

south of Subarea A, Subarea A will incorporate a large pond (with an appearance similar to The Preserve at the southeast corner of Frantz Road and Tuttle Crossing Boulevard) fronting along Avery-Muirfield Drive with a higher reflective pond that will include a cascading water fall feature. This pond will be "well-fed" in the manner approved by the City of Dublin. In addition, the pond will contain fountains at the north and south ends along Avery-Muirfield. This frontage treatment will provide for an appropriate gateway feature for vehicular traffic as it moves from the residential development to the north south towards the SR33/161 interchange. This overall landscaping plan for Subarea A will be consistent with the Comprehensive Site Master Plan prepared by Faris Planning & Design and approved by the Planning Commission (the "Master Plan").

Traffic Calming:

Along the private, internal, east-west street that runs parallel to Post Road and Perimeter Drive, traffic calming measures (e.g. textured pavement, raised tables, etc.) acceptable to the City of Dublin shall be installed to slow the movement of traffic at the intersection of the driveway that provides access from the Subarea A to Post Road.

Architecture:

Generally:

The architectural design of all buildings within Subarea A shall be traditional in look and feel and will be finished with natural materials. The particular architecture for all buildings within Subarea A that will contain uses other than those permitted in §153.026(A) (the "Non-Office Uses") shall be consistent with, or complimentary to, the style of architecture of those submitted as "conceptual" with this application (i.e. the small neighborhood retail center and The Huntington Bank branch). The intent of the foregoing is that these commercial structures have a residential feel and flare similar in design and feel to the Perimeter Center development. The architectural design of all uses within Subarea A permitted under §153.026(A) (the "Office Uses") shall be consistent with the office buildings proximate to Subarea A along Perimeter Drive and Post Road. In addition to the foregoing, the following guidelines shall be followed:

Height:

1) No Non-Office Uses shall have a height in excess of 28' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof). No Office Uses shall have a height in excess of 35' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof).

Color Palette:

1) Earth tones and muted/natural tones shall be required on all structures within Subarea A so as to be consistent with those earth tone and muted/natural colors of nearby structures. In addition, storefront colors for the neighborhood retail center shall be selected from a palette of colors approved by the planning commission as part of the development plan approval for that neighborhood center.

Materials:

1) Warm tone brick, stone or synthetic stone, cedar siding and trim, and engineered wood composite material (e.g. hardi-plank or smartside siding and trim).

2) Specifically for Non-Office Uses, windows shall be residential in character (where appropriate for the particular type of commercial use). Windows should include mullions and muntins to reduce large expanses of glass areas. However, "store-front" glass is acceptable and appropriate in service-oriented areas for Non-Office Uses.

Roof:

1) All buildings shall have a pitched or sloped roof (whether hipped or gabled). However, for Office Uses, this requirement may be satisfied by partial roofs, towers, or pagodas--similar to that utilized at The Preserve. In addition and regardless of whether a building is an Office-Use or a Non-Office Use, each such roof may provide open areas to house and permit the functionality of mechanical and other typical roof top equipment.

2) All structures shall contain roofing material consisting of dimensional asphalt shingles, cedar shakes or shingles, or slate (whether synthetic or authentic slate), all of which shall be in a color and style deemed appropriate by the planning commission as compatible with the neighboring buildings.

3) The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged for roofs on Non-Office Use structures.

Scale:

1) All structures within Subarea A should be of a size and character complimentary with the existing nearby structures.

2) Structures should be designed to harmonize with the Master Plan.

3) Each Non-Office Use building must use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help

break up the mass and bring each such building into a more residential character.

Wall Articulation/Fenestration:

1) In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.

2) With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the "rear" of any building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.

3) The amount of fenestration should be balanced with the amount of solid facade.

Signage and Graphics:

All signs shall comply with the Dublin Sign Code -- [Section 153.150]. In the event of any conflict between the Dublin Sign Code and this text, this text shall control.

a) Materials and Landscaping:

1) All monument signs with a base located within Subarea A shall have an appearance consistent with, or compatible to, that depicted on Table C attached hereto.

2) All monument signs shall have landscaping around the base of the sign as required by the Dublin Code.

b) Dimensions of Sign:

1) Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.

2) Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.

3) Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.

c) Sign Graphics:

1) Graphic identification shall be limited to the site user's name, logo, and street number.

2) The area of graphic images such as logos shall not exceed 20% of the sign face.

3) Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.

4) The maximum height of any letter or number shall be 16".

d) Quantity:

No more than one ground sign shall be permitted on any one lot devoted to one specific use or user; except that for buildings or uses having frontage on two or more public rights-of-way, two ground signs are permitted. In the event any lot qualifies for two ground signs, those signs shall comply with the Dublin Sign Code and shall consist of no more than 66.67 square feet in the aggregate.

e) Illumination:

All monument signs shall be non-illuminated or feature internally illuminated graphics or back-lit graphics.

f) Setbacks:

The setback for all signage shall be no less than eight feet from the right-of-way of any site consistent with the Dublin Code.

g) Traffic/Directional:

All traffic and directional signage shall conform to Section 153.152 of the Dublin Zoning Code.

h) Sign Location:

Other than approved as part of the neighborhood retail center as described below, no sign shall be painted or posted on the surface of any building, wall, or fence (i.e. all signage other than for the neighborhood retail center shall be

monument signs). No wall murals shall be allowed. No roof signs shall be permitted, nor shall any sign extend higher than the building.

i) Window Signage:

Other than described below relating to the neighborhood retail center, no sign shall be applied to any windows for the purpose of outdoor or exterior advertising.

j) Neighborhood Retail Center:

All of the following signage standards shall relate specifically to the neighborhood retail center that will be situated west of the pond located along the west side of Avery-Muirfield Drive, the following signage criteria is established:

1) Each tenant store front within the retail center shall only have the right to install wall signage consistent with that depicted in the attached Table B and only along the east and west elevations of the retail center.

2) All such signs shall not exceed a placement height of 15 feet.

3) Each tenant store front sign shall be limited to one wall sign and one projecting sign along the western elevation of the retail center and one wall sign only along the eastern elevation of the retail center. Such wall signs shall be in accordance with Table B. The color of the wall sign and the projecting sign for each user shall be the same.

4) The background color of wall signs and projecting signs shall be selected from a palette of trim colors approved by the planning commission as part of the development plan approval process.

5) For purposes of aiding the public with locating a particular use within this center, each user shall be allowed to apply temporary signage to the east elevation of the retail center consistent with the Dublin Signage Code.

6) In addition to the wall signs which may be located on the east and west sides of the retail center as described in 3, above, the occupant located at the north end of the retail center (i.e. Tenant 7) shall have the right to locate one monument sign along Avery-Muirfield Drive which identifies only that occupant provided that such monument sign complies with all of items (a) - (i), above, and provided further that that occupant (Tenant 7) is limited to a total amount of signage of no more than 66.67 square feet. That monument sign shall be located as noted on Table C .

7) No projection signage located along the west elevation of the retail center shall be illuminated.

8) Wall signs located along the east and west elevations of the retail center should be externally lit by "goose-neck" light fixtures.

Signage and Graphics Applicable only to Subarea A_3 (as revised as part of Ordinance 13-XX, Date, 2013)

All of the following signage standards shall apply to the neighborhood retail building on Perimeter Drive (located within Subarea A-3) as generally depicted on the attached Exhibit D.

A. Types of Signs. Permitted sign types include single-sided, wall-mounted, tenant "panel" signs, and wall-mounted, projecting "blade" signs. Window signs, other than informational window signs, of any type are prohibited.

B. Number and Location. All signs shall be architecturally integrated into the building façade generally in the location depicted on the attached Table D. Tenants occupying space within the building shall have the right to install one wall-mounted (panel) sign on the north building façade, one on the south building façade, and one projecting (blade) sign on the north building façade.

C. Mounting Height. No sign shall be permitted to exceed 15' in height to the top of the sign measured from established grade. The projecting (blade) signs on the north façade shall be a minimum of eight feet in height to the bottom of the sign from established grade.

D. Design and Fabrication. Creativity with signage is encouraged. However, the following must be adhered to:

1. Wall-mounted Tenant Signs.
   a. *Maximum Size*. The maximum height for all wall-mounted tenant sign panels shall be no more than 24" tall. The maximum width for all wall-mounted tenant sign panels shall be no more than 120". The maximum height for text/graphics within said wall-mounted sign panels shall be no more than 16". The maximum width for text/graphics within said wall-mounted sign panels shall be no more than 96".
   b. *Additional Specifications*:
      i. Sign Panel = Single Faced, 1.5" thick wood or high density urethane with surface applied text/graphics and routered 1" wide perimeter detail.
      ii. Installation = Sign panels to be surface-mounted to wall with 5/16" Hilti style expanding anchors. No mounting hardware shall be visible on sign face.

2. Approved Signage Shapes. The shape of the wall-mounted sign panels on the north and south facades of the building shall be generally in a rectangular shape and shall have matching ends containing one of the shapes depicted in Table D.

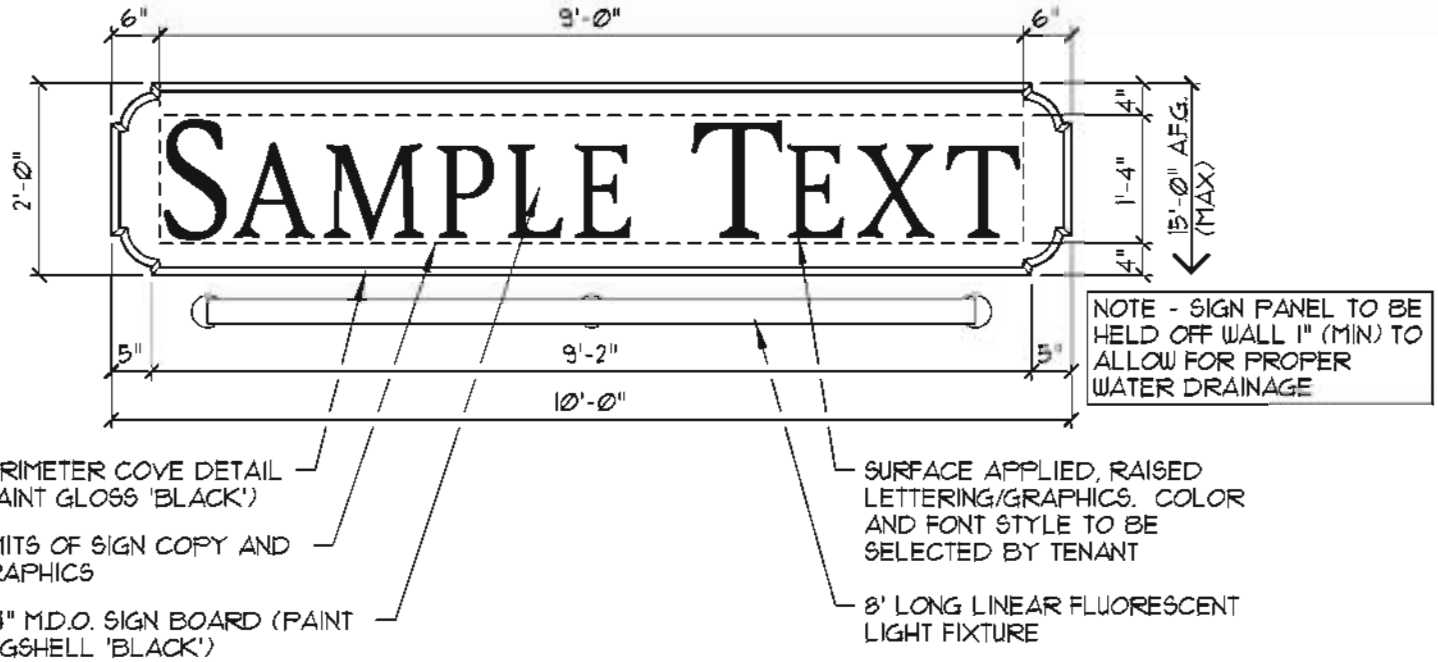
3. Wall-mounted Projecting (Blade) Signs.
   a. *Maximum Size*. The maximum height for all wall-mounted projecting (blade) sign panels shall be no more than 27". The maximum width for all blade sign panels shall be no more than 36".
   b. *Additional Specifications:*
      i. Sign Panel = Double-faced, 2" thick wood or high density urethane with surface-applied text/graphics & routered 1" wide perimeter detail.
      ii. Hanging Bracket = 1-1/2" x 1-1/2" square steel tube and wall flange assembly with fabricated 1/4" aluminum scroll and finial cap. Bracket and hardware shall be painted in Matte Black finish.
      iii. Installation = Bracket installed perpendicular to wall w/ 3/8" Hilti style expanding anchors. Signs shall be suspended beneath the brackets with ½" eye-bolts.
   c. *Projecting (Blade) Signage Shapes:* The shape of the projecting (blade) signage on the north façade of the building shall be generally in one of the four shapes depicted in Table D.

   Further, such projecting (blade) signage may incorporate and include the logo of the business operating within the building or an iconic representation of the nature of the business or the primary good or service sold or provided to the public by that business.

4. Lettering, Logos and Secondary Images
   a. Lettering. All sign lettering is to be centered in relation to the height and width of the sign. The actual signage text/lettering shall consist of surface mounted, raised lettering (as individual letters containing the name of the business operation) and shall be adhered to the wood sign board. The height and placement of all sign lettering must comply with the requirements specified in this text.
   b. Logos and Secondary Images are permitted in accordance with Code Section 153.158(C)(2).

5. Color. The background color for all signs shall be in accordance with that approved as part of the final development plan presented to the Planning Commission or as otherwise approved by the Planning Staff. No more than three colors in total are permitted for each sign including the color of the background of the wood sign. A corporate trademark or symbol used as a logo or secondary image shall not be limited in the number of colors used, but shall be considered as one of the three permissible colors. The selected color scheme of each tenant must be consistent for each of the tenant's signs.

6. Sign Illumination. Wall-mounted signs shall be illuminated by linear fluorescent track lighting fixtures as depicted and described in Table D. Projecting (blade) signage shall not be separately illuminated from the building.



(A) TYPICAL WALL SIGN

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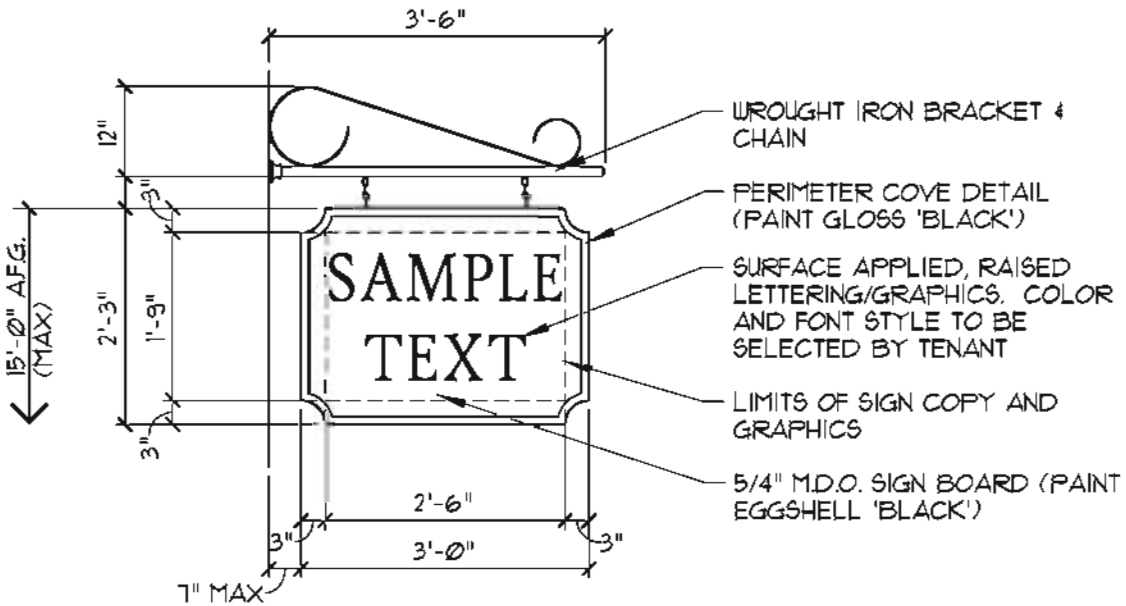


(B) TYPICAL BLADE SIGN

SCALE: 1" = 1'-0"

Project Number:	#12040.00
Date:	DEC. 12, 2012
Modifies Drawing:	
Drawing Number:	TABLE "D"

PERIMETER RETAIL

PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

THE DAIMLER GROUP

1533 LAKE SHORE DRIVE, COLUMBUS, OHIO 43204

BEAM

(A) SOUTH BUILDING ELEVATION

SCALE: 1" = 30'-0"

(B) NORTH BUILDING ELEVATION

SCALE: 1" = 30'-0"

Project Number:	#12040.00
Date:	DEC. 12, 2012
Modifies Drawing:	
Drawing Number:	TABLE "D"

PERIMETER RETAIL

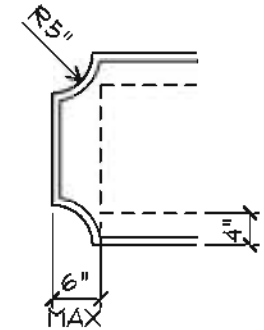
PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

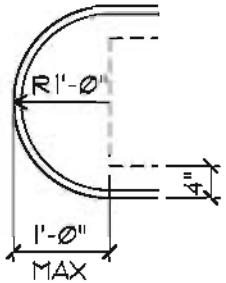
THE DAIMLER GROUP

1533 LAKE SHORE DRIVE, COLUMBUS, OHIO 43204

BEAM



OPTION 'A'



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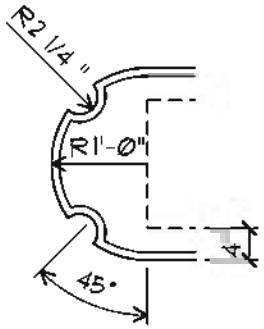

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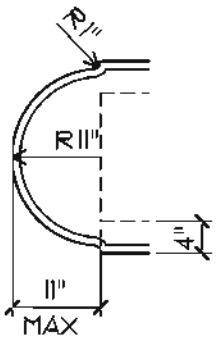

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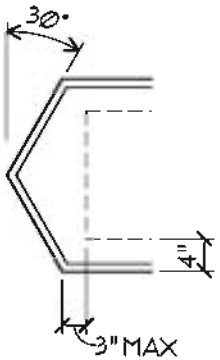

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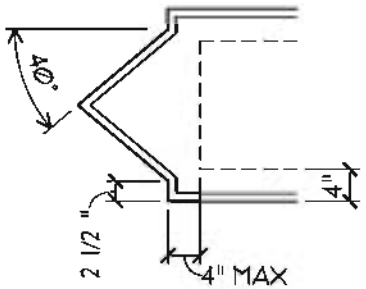

OPTION 'F'

(A) WALL SIGN DETAILS

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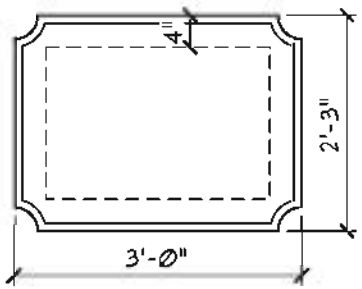

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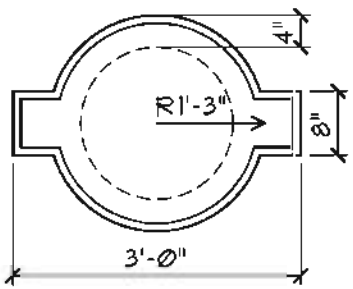

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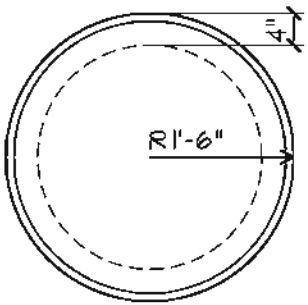

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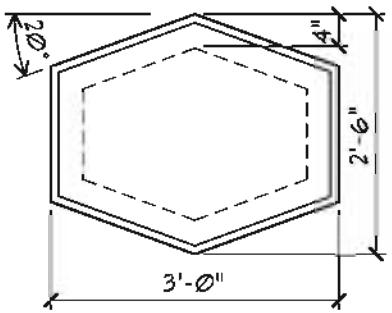


OPTION 'D'

(B) BLADE SIGN DETAILS

SCALE: 1/2" = 1'-0"

Project Number:	#12040.00
Date:	DEC. 12, 2012
Modifies Drawing:	
Drawing Number:	TABLE "D"

PERIMETER RETAIL

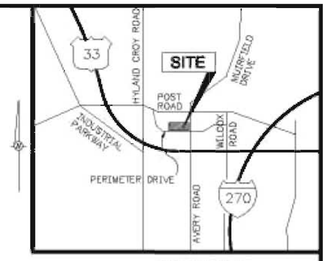
PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

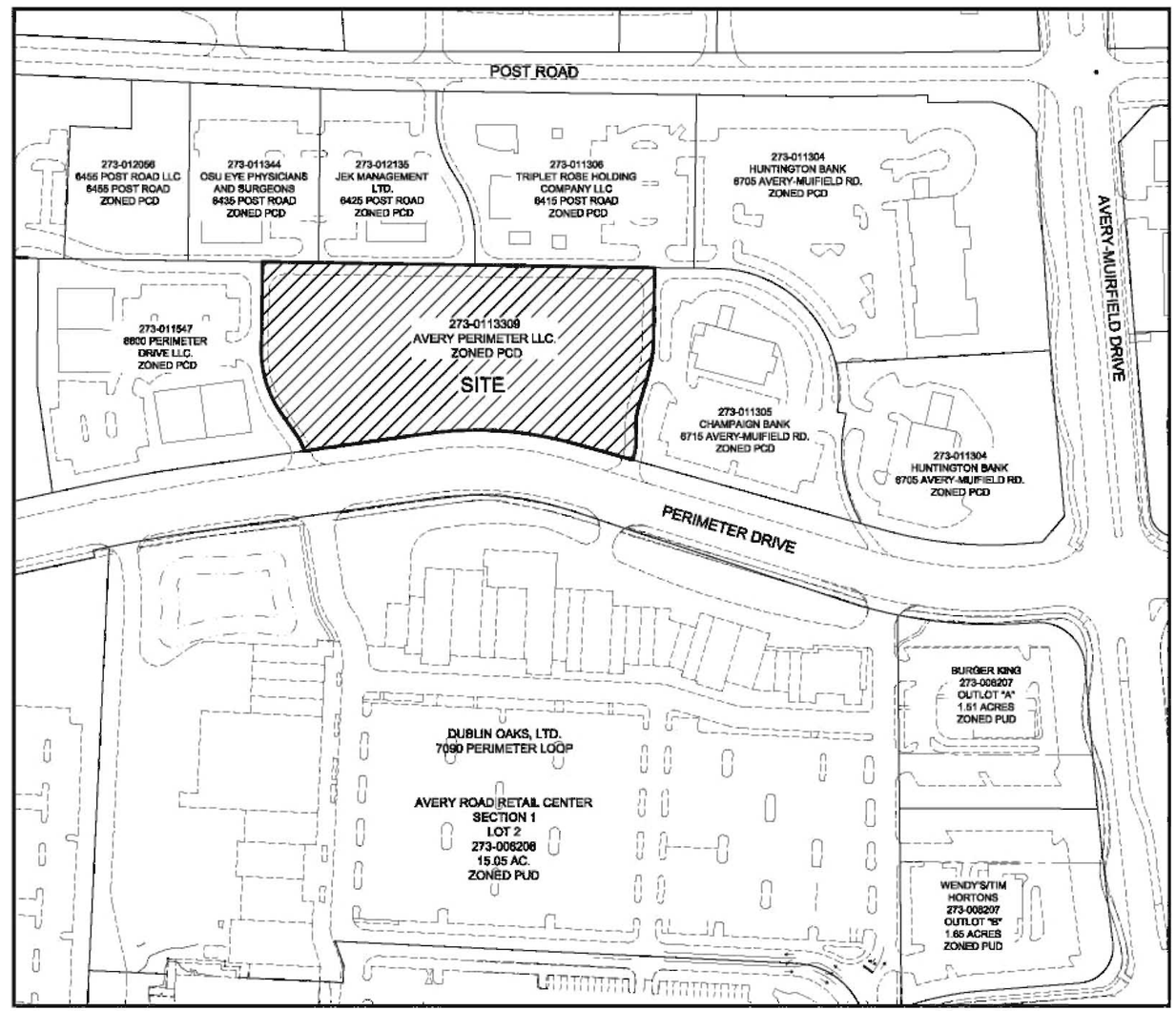
THE DAIMLER GROUP
1533 LAKE SHORE DRIVE, COLUMBUS, OHIO 43204

BEAM

CITY OF DUBLIN, OHIO
ZONING DOCUMENTS
FOR
PERIMETER RETAIL
2013



LOCATION MAP
NO SCALE



INDEX MAP
SCALE: 1" = 100'

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PERIMETER RETAIL
PERIMETER ROAD
DUBLIN, OHIO

TITLE SHEET

SCALE: 1" = 100'			JOB NO. 12-066	C1.1
DWN:SG	CKD:AAG	DATE: 12/12/12		

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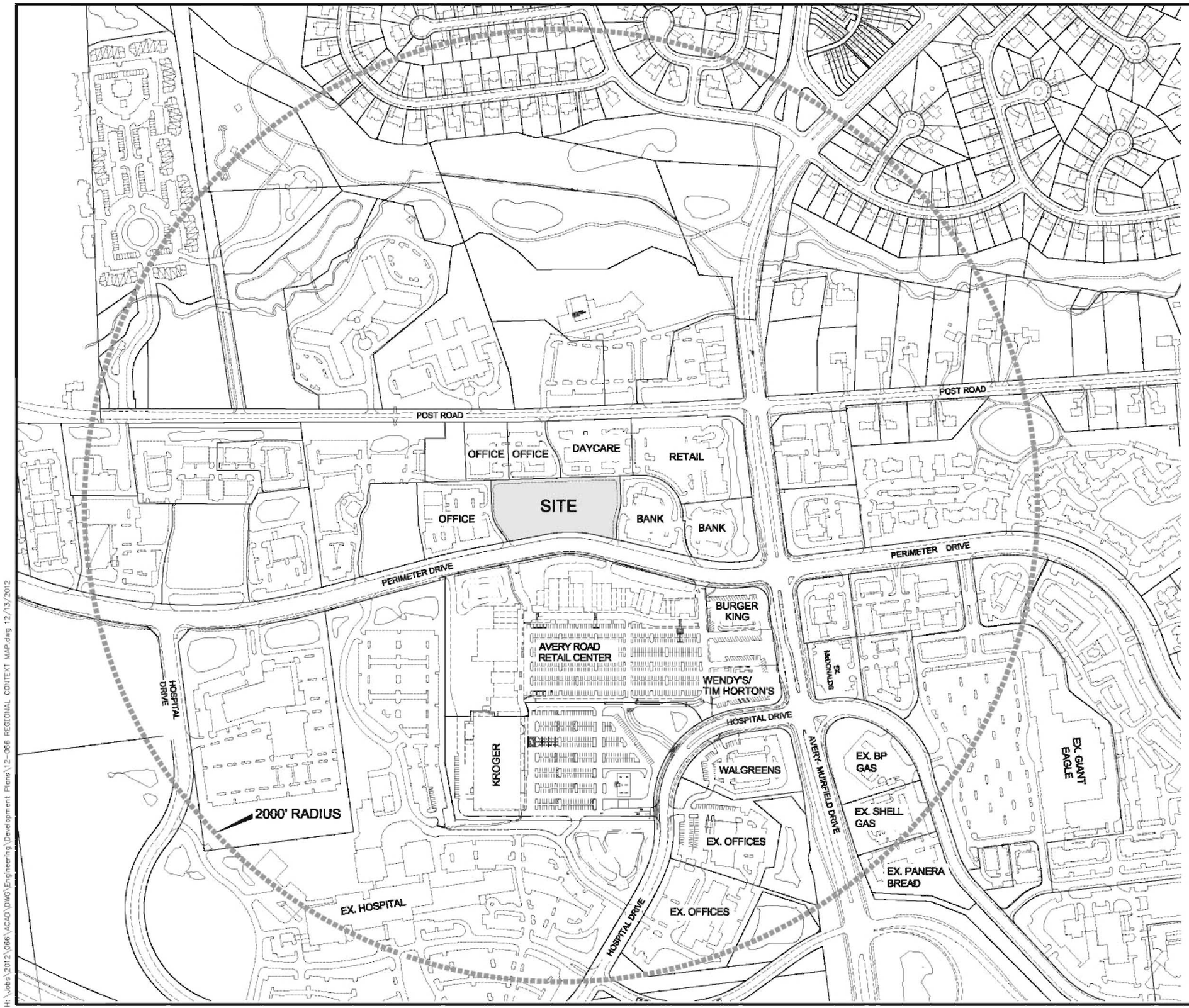

SCALE: 1" = 200'

0 200 400 600

GRAPHIC SCALE

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PERIMETER RETAIL
PERIMETER DRIVE
DUBLIN, OHIO

REGIONAL CONTEXT MAP

SCALE: 1" = 200'			JOB NO. 12-066	C1.2
DWN:SG	CKD:AAG	DATE: 11/15/12		

ZONED R1

ZONED PUD

ZONED PUD

POST ROAD

273-012056
6455 POST ROAD LLC.
6455 A POST RD.
ZONED PCD

273-012135
OSU EYE PHYSICIANS
& SURGEONS LLC.
6435 A POST RD.
ZONED PCD

OFFICE

273-012135
JEK MANAGEMENT LTD.
6425 A POST RD.
ZONED PCD

OFFICE

DAYCARE

273-011306
TRIPLET ROSE
HOLDING CO. LLC.
6415 POST RD.
ZONED PCD

273-011303-00
PMDM-AVERY LLC.
6695 AVERY-MUIRFIELD RD.
ZONED PCD

SHOPS / RETAIL

AVERY - MUIRFIELD DRIVE

273-011647
6600 PERIMETER DRIVE LLC.
ZONED PCD

273-0113309
AVERY PERIMETER LLC.
ZONED PCD

SITE

BANK

273-011305
CHAMPAIGN BANK
6715 AVERY-MUIFIELD RD.
ZONED PCD

BANK

273-011304
HUNTINGTON BANK
6705 AVERY-MUIFIELD RD.
ZONED PCD

PERIMETER DRIVE

RETAIL

ZONED PUD

DUBLIN OAKS, LTD.
7090 PERIMETER LOOP

BURGER KING
273-008207
OUTLOT "A"
1.51 ACRES

ZONED PUD

SCALE: 1" = 60'

0 60 120 180

GRAPHIC SCALE

LEGEND

ZONED CODE: PCD: PLANNED COMMERCIAL DEVELOPMENT DISTRICT

DEVELOPMENT SITE

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PERIMETER SHOPS
PERIMETER DRIVE
DUBLIN, OHIO

VICINITY MAP

SCALE: 1" = 60'			JOB NO. 12-066	C1.3
DWN:SG	CKD:AAG	DATE:11/15/12		

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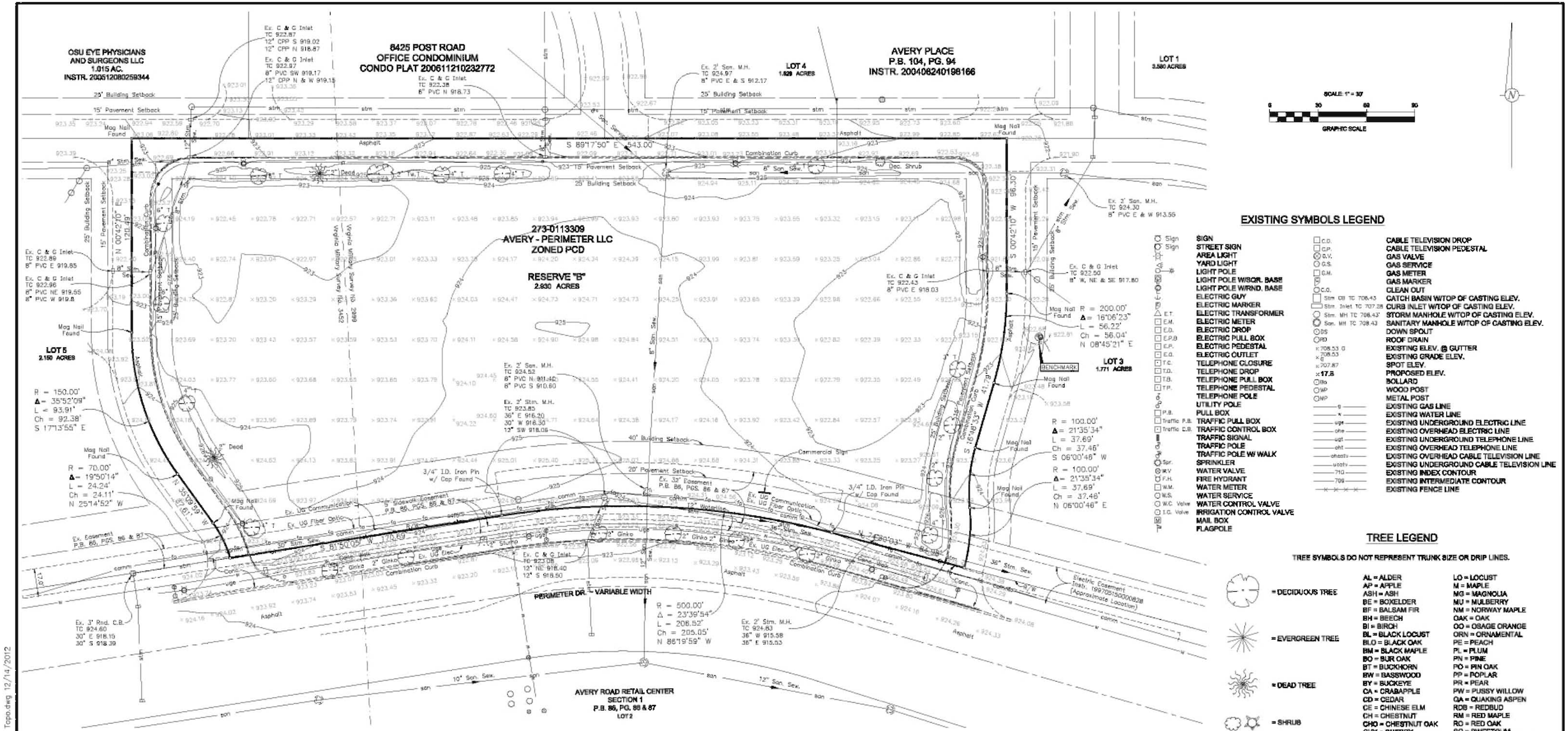

EXISTING SYMBOLS LEGEND

Sign	SIGN
Sign	STREET SIGN
	AREA LIGHT
	YARD LIGHT
	LIGHT POLE
	LIGHT POLE W/SQR. BASE
	LIGHT POLE W/RND. BASE
	ELECTRIC GUY
	ELECTRIC MARKER
E.T.	ELECTRIC TRANSFORMER
E.M.	ELECTRIC METER
E.D.	ELECTRIC DROP
E.P.B	ELECTRIC PULL BOX
E.P.	ELECTRIC PEDESTAL
E.O.	ELECTRIC OUTLET
T.C.	TELEPHONE CLOSURE
T.D.	TELEPHONE DROP
T.B.	TELEPHONE PULL BOX
T.P.	TELEPHONE PEDESTAL
	TELEPHONE POLE
	UTILITY POLE
P.B.	PULL BOX
Traffic P.B.	TRAFFIC PULL BOX
Traffic C.B.	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL
	TRAFFIC POLE
	TRAFFIC POLE W/ WALK
Spr.	SPRINKLER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
W.M.	WATER METER
W.S.	WATER SERVICE
W.C. Valve	WATER CONTROL VALVE
I.C. Valve	IRRIGATION CONTROL VALVE
M	MAIL BOX
	FLAGPOLE
C.D.	CABLE TELEVISION DROP
C.P.	CABLE TELEVISION PEDESTAL
G.V.	GAS VALVE
G.S.	GAS SERVICE
G.M.	GAS METER
	GAS MARKER
C.O.	CLEAN OUT
Stm CB TC 706.43	CATCH BASIN W/TOP OF CASTING ELEV.
Stm. Inlet TC 707.25	CURB INLET W/TOP OF CASTING ELEV.
Stm. MH TC 708.43'	STORM MANHOLE W/TOP OF CASTING ELEV.
San. MH TC 708.43	SANITARY MANHOLE W/TOP OF CASTING ELEV.
DS	DOWN SPOUT
RD	ROOF DRAIN
x 708.53 G	EXISTING ELEV. @ GUTTER
x 708.53	EXISTING GRADE ELEV.
x 707.87	SPOT ELEV.
x 17.8	PROPOSED ELEV.
Bo	BOLLARD
WP	WOOD POST
MP	METAL POST
g	EXISTING GAS LINE
w	EXISTING WATER LINE
uge	EXISTING UNDERGROUND ELECTRIC LINE
ohe	EXISTING OVERHEAD ELECTRIC LINE
ugt	EXISTING UNDERGROUND TELEPHONE LINE
oht	EXISTING OVERHEAD TELEPHONE LINE
ohcatv	EXISTING OVERHEAD CABLE TELEVISION LINE
ugcatv	EXISTING UNDERGROUND CABLE TELEVISION LINE
710	EXISTING INDEX CONTOUR
709	EXISTING INTERMEDIATE CONTOUR
x x x x	EXISTING FENCE LINE

TREE LEGEND

TREE SYMBOLS DO NOT REPRESENT TRUNK SIZE OR DRIP LINES.

= DECIDUOUS TREE

= EVERGREEN TREE

= DEAD TREE

= SHRUB

= HEDGE

= STUMP

TWT = TWIN TRUNK

TRT = TRIPLE TRUNK

MUT = MULTI TRUNK

AL = ALDER	LO = LOCUST
AP = APPLE	M = MAPLE
ASH = ASH	MG = MAGNOLIA
BE = BOXELDER	MU = MULBERRY
BF = BALSAM FIR	NM = NORWAY MAPLE
BH = BEECH	OAK = OAK
BI = BIRCH	OO = OSAGE ORANGE
BL = BLACK LOCUST	ORN = ORNAMENTAL
BLO = BLACK OAK	PE = PEACH
BM = BLACK MAPLE	PL = PLUM
BO = BUR OAK	PN = PINE
BT = BUCKHORN	PO = PIN OAK
BW = BASSWOOD	PP = POPLAR
BY = BUCKEYE	PR = PEAR
CA = CRABAPPLE	PW = PUSSY WILLOW
CD = CEDAR	QA = QUAKING ASPEN
CE = CHINESE ELM	RDB = REDBUD
CH = CHESTNUT	RM = RED MAPLE
CHO = CHESTNUT OAK	RO = RED OAK
CHY = CHERRY	SG = SWEETGUM
CS = CHINESE SUMAE	SH = SHAGBARK HICKORY
CT = CATALPA	SIM = SILVER MAPLE
CW = COTTONWOOD	SM = SUGAR MAPLE
DW = DOGWOOD	SO = SCARLET OAK
ELM = ELM	SP = SPRUCE
FIR = FIR	SS = SASSAFRAS
GINK = GINKO	SU = SUMAC
HAW = HAWTHORN	SYC = SYCAMORE
HB = HACKBERRY	TA = THORNAPPLE
HEM = HEMLOCK	TU = TULIP TREE
HL = HONEY LOCUST	T = TREE
H = HICKORY	WAL = WALNUT
HY = HOLLY H	WL = WILLOW
CH = HORSE CHESTNUT	WC = WILD CHERRY
J = JUNIPER	

REFERENCE BENCHMARK

BENCHMARKS WERE DERIVED FROM VRS OBSERVATIONS REFERENCING MONUMENT, PID DESIGNATION OF CO18 (COMPUTED USING GEOID09) AND ALL OTHER ELEVATION ARE BASED UPON THIS OBSERVATION.

ELEV.: 722.189
(NAVD 88 REFERENCE DATUM)

BENCHMARK

TOP OF ROUND LIGHT POLE BASE ON SOUTHWEST SIDE.

ELEV.: 924.54

NOTE:

UTILITIES SHOWN ARE PART FROM SURVEY AND PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON SUBJECT PREMISES.

ELECTRIC PEDESTALS, ELECTRIC TRANSFORMERS, LIGHTING SYSTEM AND TELEPHONE CLOSURES WERE FOUND DURING THE FIELD INVESTIGATION. NO FIELD MARKINGS OR UTILITY DRAWINGS WERE PROVIDED TO THE SURVEYOR DEPICTING UNDERGROUND OR OVERHEAD FACILITIES THAT MAY CONNECT TO THESE SERVICES BOXES.

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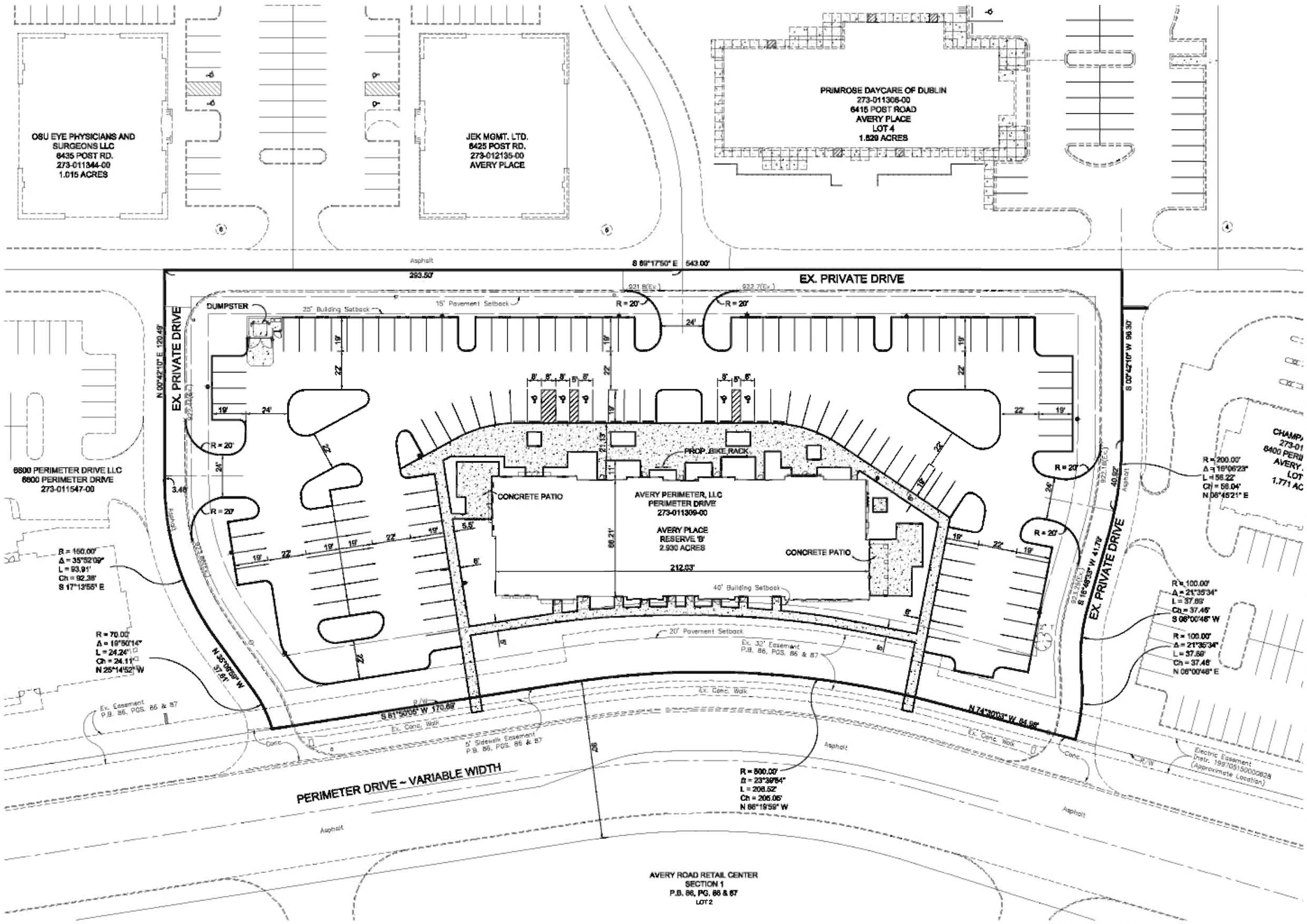
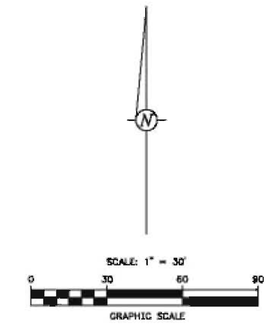
PERIMETER RETAIL
PERIMETER DRIVE
DUBLIN, OHIO

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

ORIG. SHT. SZ. 22" x 34"
SCALE: 1" = 30'
DWN:JRM | CKD:AAG | DATE: 10/8/12
JOB NO. 12-066
C1.4

H:\Jobs\2012\066\ACAD\DWG\Engineering\12-066 Existing Conditions and Topo.dwg 12/14/2012





DEVELOPMENT DATA

ZONING:

PROPERTY OWNER:	AVERY PERIMETER, LLC
PROPERTY USE:	SHOPPING CENTER
EXISTING ZONING:	PCD (PLANNED COMMERCIAL DEVELOPMENT)
ADJACENT ZONING NORTH:	PCD
ADJACENT ZONING SOUTH:	PUD
ADJACENT ZONING EAST:	PCD
ADJACENT ZONING WEST:	PCD

SITE LAYOUT DATA:

TOTAL SITE AREA:	2.930 ACRES
PRIVATE STREET AREA WITHIN PARCEL:	0.29 ACRES
TOTAL SITE AREA (EXCLUDING PRIVATE STREET)	2.64 ACRES
VEHICULAR USE AREA:	1.165 AC. (50,760 S.F.) (44%)
PROPOSED BUILDING AREA:	0.328 ACRES (14,488 S.F.) (12%)
SITE IMPERVIOUS AREA:	1.49 AC. (64,904 S.F.) (0.56%)

(NOTE % AREAS ARE BASED ONSITE AREA, EXCLUDING EXISTING PRIVATE STREETS)

AISLE WIDTH:	22'
PARKING SETBACK:	15' (INTERNAL ROADS) 20' (PERIMETER DRIVE)
BUILDING SETBACK:	25' (INTERNAL ROADS) 40' (PERIMETER DRIVE)
STANDARD PARKING STALL:	9' X 19'
TOTAL PARKING SPACES REQUIRED: (1 SPACE PER 150 S.F.)	97 SPACES
TOTAL PARKING SPACES:	126 SPACES (WITH 5 HC SPACES)

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE

COUNCIL APPROVAL DATE _____ DATE

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE

PROPERTY OWNER / APPLICANT _____ DATE

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PERIMETER RETAIL
PERIMETER DRIVE
DUBLIN, OHIO

PRELIMINARY DEVELOPMENT PLAN

ORIG. SHT. SZ. 22" x 34"

SCALE: 1" = 30'
DWN:WSM| CKD:AAG | DATE: 12/12/12
JOB NO. 12-066
C1.5

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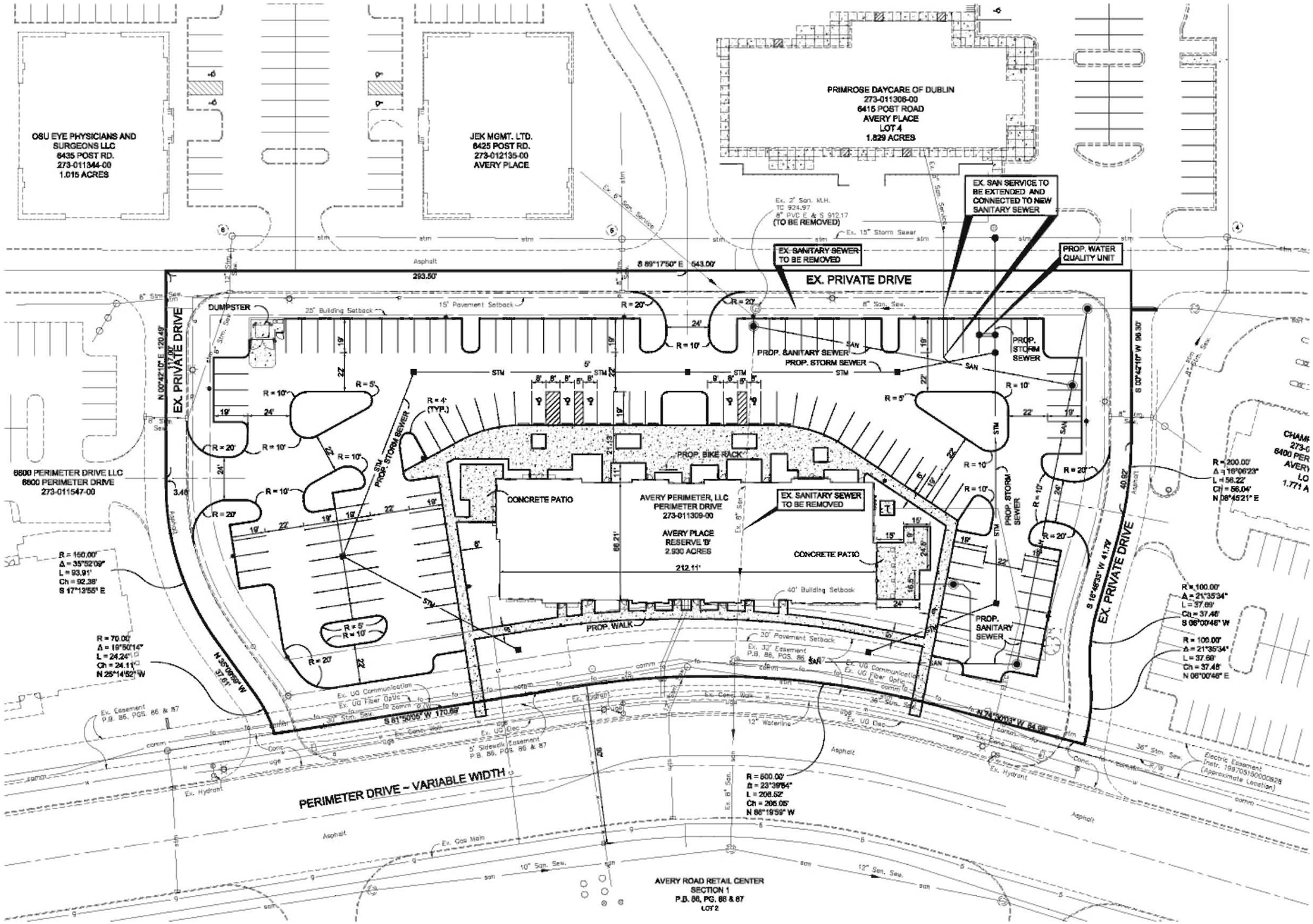

DEVELOPMENT DATA

ZONING:

PROPERTY OWNER:	AVERY PERIMETER, LLC
PROPERTY USE:	SHOPPING CENTER
EXISTING ZONING:	PCD (PLANNED COMMERCIAL DEVELOPMENT)
ADJACENT ZONING NORTH:	PCD
ADJACENT ZONING SOUTH:	PUD
ADJACENT ZONING EAST:	PCD
ADJACENT ZONING WEST:	PCD

SITE LAYOUT DATA:

TOTAL SITE AREA:	2.930 ACRES
PRIVATE STREET AREA WITHIN PARCEL:	0.29 ACRES
TOTAL SITE AREA (EXCLUDING PRIVATE STREET)	2.64 ACRES
VEHICULAR USE AREA:	1.165 AC. (50,760 S.F.) (44%)
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(NOTE % AREAS ARE BASED ONSITE AREA, EXCLUDING EXISTING PRIVATE STREETS)

AISLE WIDTH:	22'
PARKING SETBACK:	15' (INTERNAL ROADS) 20' (PERIMETER DRIVE)
BUILDING SETBACK:	25' (INTERNAL ROADS) 40' (PERIMETER DRIVE)
STANDARD PARKING STALL:	9' X 19'
TOTAL PARKING SPACES REQUIRED: (1 SPACE PER 150 S.F.)	97 SPACES
TOTAL PARKING SPACES:	126 SPACES (WITH 5 HC SPACES)

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE

PROPERTY OWNER _____ DATE

APPLICANT _____ DATE

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PERIMETER DRIVE
DUBLIN, OHIO

FINAL DEVELOPMENT PLAN

SCALE: 1" = 30'		ORIG. SHT. SZ. 22" x 34"	
DWN:WSM CKD:AAG	DATE: 12/12/12	JOB NO. 12-066	C1.6

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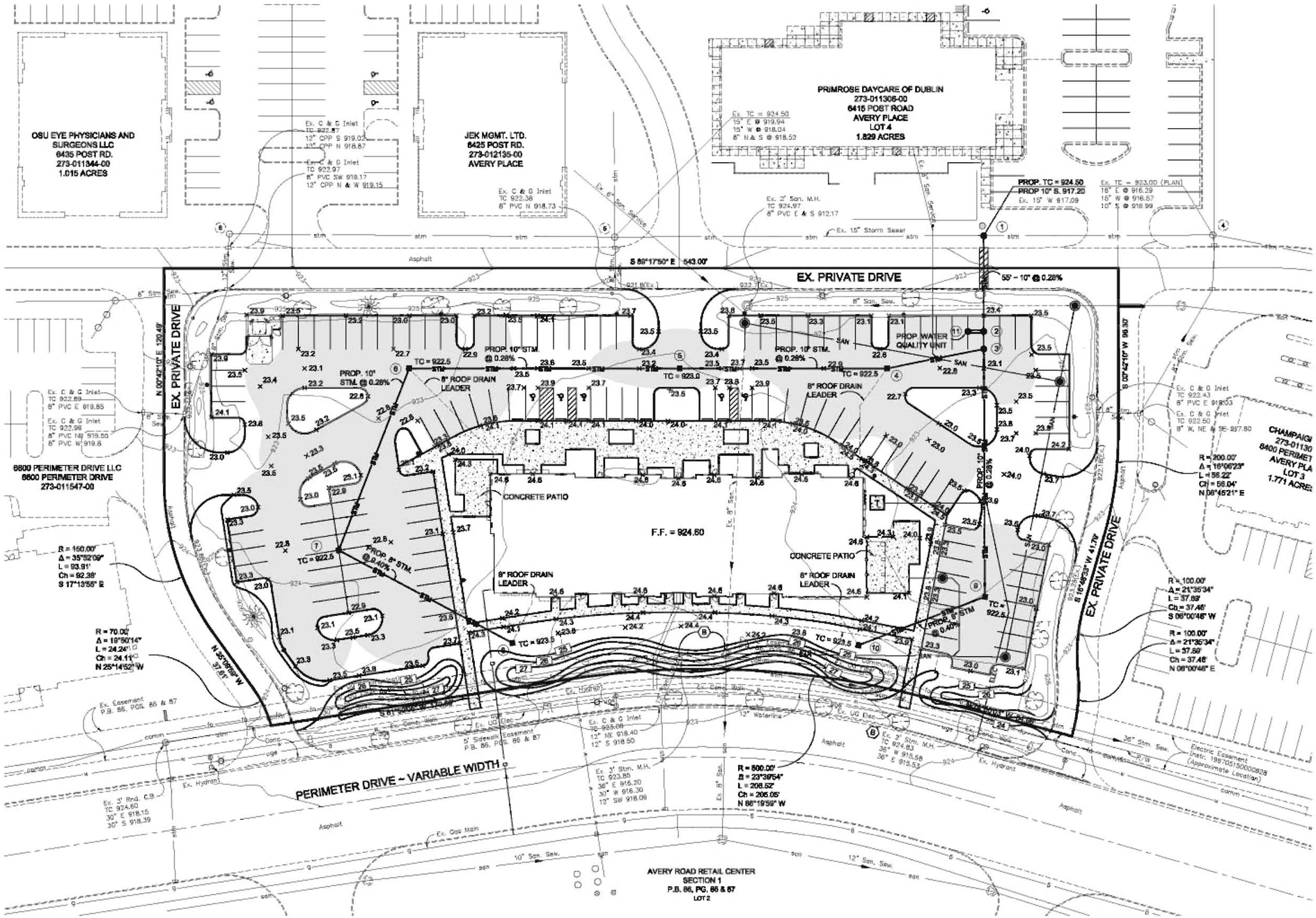

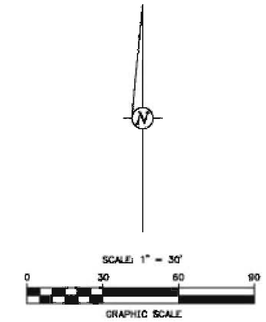

STRUCTURE #	PONDING REQUIRED	PONDING PROVIDED	STORAGE ELEVATION
4-7, 9		10,697 C.F.	923.27

NOTE:
PONDING REQUIRED AND PROVIDED IS FOR THE 25-YEAR CRITICAL STORM. SHADED AREAS REPRESENT PONDING AT THE MAXIMUM STORAGE ELEVATION OF 923.50. MAXIMUM STORAGE CAPACITY AT 923.50 = 18,269 C.F.

CODED NOTES

(A) CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF THE EXISTING 15" STORM SEWER PRIOR TO INSTALLATION OF MANHOLE #1.

(B) EXISTING MANHOLE TO BE ADJUSTED TO GRADE.

LEGEND

- 893 EXISTING CONTOUR
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORMWATER PONDING AREAS
- PERMANENT PAVEMENT REPLACEMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- LIMITS OF PROPOSED CONCRETE

(1) PROP. MANHOLE (A)
TC = 924.50±
Ex. 15" E-W @ 917.09
PROP. 10" S @ 917.20

(2) PROP. MANHOLE
TC = 923.30
10" N. @ 917.35
10" S. @ 917.45

(3) PROP. MANHOLE
TC = 923.20
10"N. @ 917.50 W/4" ORIFICE PLATE
10" W @ 917.60
10" S. @ 917.60

(4) PROP. CATCH BASIN
TC = 922.50
10" E = 917.75
10" W = 917.85

(5) PROP. CATCH BASIN
TC = 923.00
10" E = 918.18
10" W @ 918.28

(6) PROP. CATCH BASIN
TC = 922.50
10" E = 918.71
10" W = 918.81

(7) PROP. CATCH BASIN
TC = 922.50
10" NE @ 919.12
8" SE @ 919.22

(8) PROP. CATCH BASIN
TC = 923.50
8" NW @ 919.68

(9) PROP. CATCH BASIN
TC = 922.50
10" N. @ 918.00
8" SW @ 918.10

(10) PROP. CATCH BASIN
TC = 923.50
8" NE @ 918.40

(9) PROP. WATER QUALITY UNIT
TC = 923.2
CONTECH CDS-2025 OR APPROVED EQUAL.

NOTE: FINAL CALCULATIONS AND SIZING OF WATER QUALITY UNIT WILL BE PROVIDED ON FINAL ENGINEERING PLANS.

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DUBLIN, OHIO

PRELIMINARY GRADING AND STORM SEWER PLAN

SCALE: 1" = 30'
DWN:WSM/ CKD:AAG
DATE: 12/12/12
ORIG. SHT. SZ. 22"x 34"
JOB NO. 12-066
C1.7

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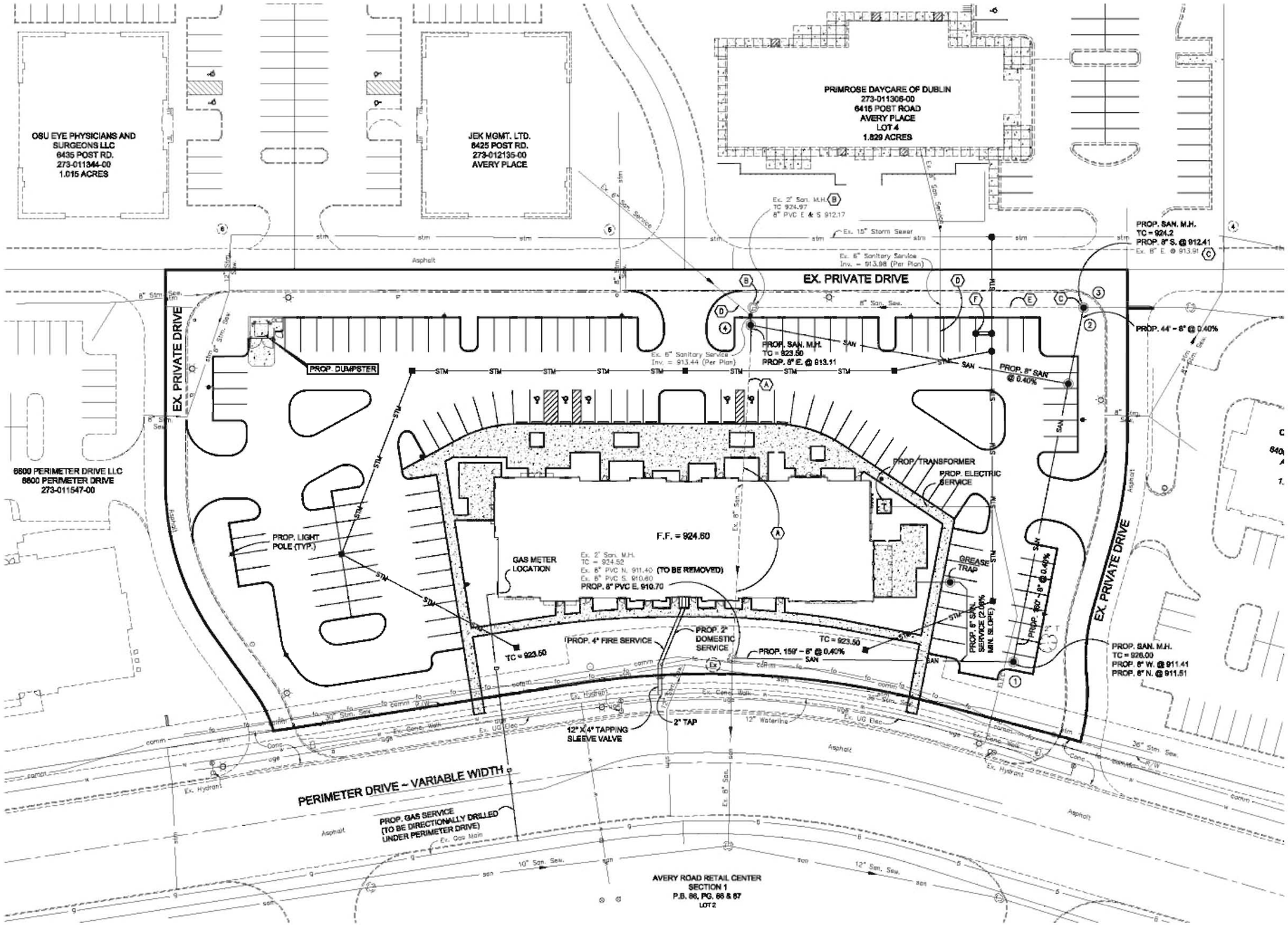

CODED NOTES

- (A) EXISTING 8" SANITARY SEWER TO BE REMOVED.
- (B) EXISTING SANITARY MANHOLE TO BE REMOVED.
- (C) CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO CONSTRUCTION.
- (D) INSTALL 6" x 6" WYE. CONNECT TO EXISTING 6" SANITARY SERVICE.
- (E) EXISTING SANITARY SEWER TO BE ABANDONED IN PLACE.
- (F) PROP. UNDERGROUND WATER QUALITY UNIT. FINAL SIZE AND MODEL UNIT TO BE SPECIFIED ON FINAL ENGINEERING DOCUMENTS.

LEGEND

EXISTING STORM MANHOLE	EXISTING SANITARY MANHOLE
PROPOSED STORM MANHOLE	PROPOSED SANITARY MANHOLE
EXISTING CATCH BASIN	EXISTING FIRE HYDRANT
PROPOSED CATCH BASIN	PROPOSED FIRE HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	LIMITS OF PROPOSED CONCRETE

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PRELIMINARY UTILITY PLAN

SCALE: 1" = 30'	JOB NO. 12-066	ORIG. SHT. SZ. 22"x 34" C1.8
DWN:WSM CKD:AAG DATE: 12/12/12		

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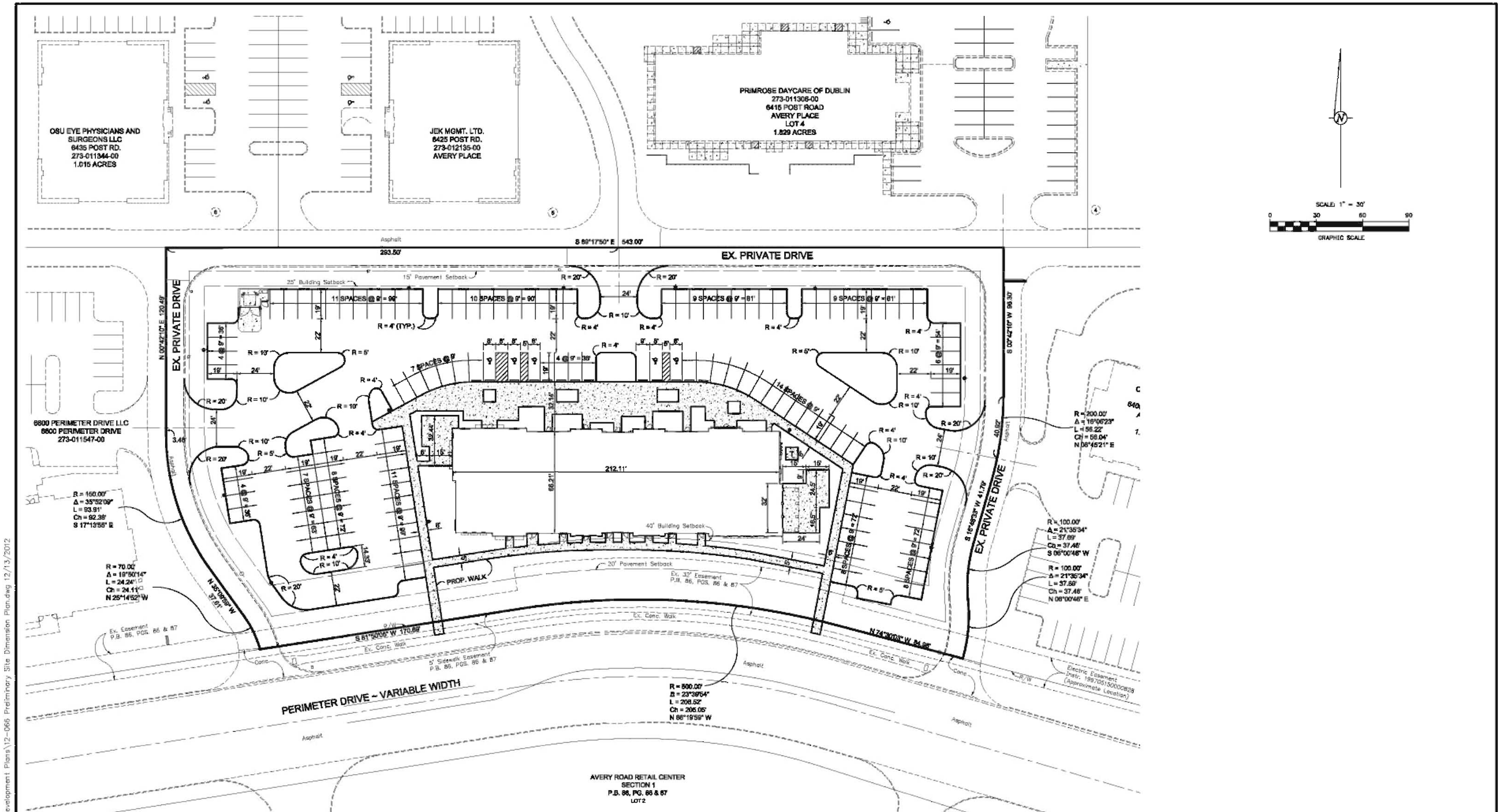

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PERIMETER RETAIL
PERIMETER DRIVE
DUBLIN, OHIO

PRELIMINARY STAKING AND DIMENSION PLAN

SCALE: 1" = 30'		ORIG. SHT. SZ. 22"x 34"	
DWN:WSM	CKD:AAG	DATE: 12/12/12	JOB NO. 12-066	C1.9

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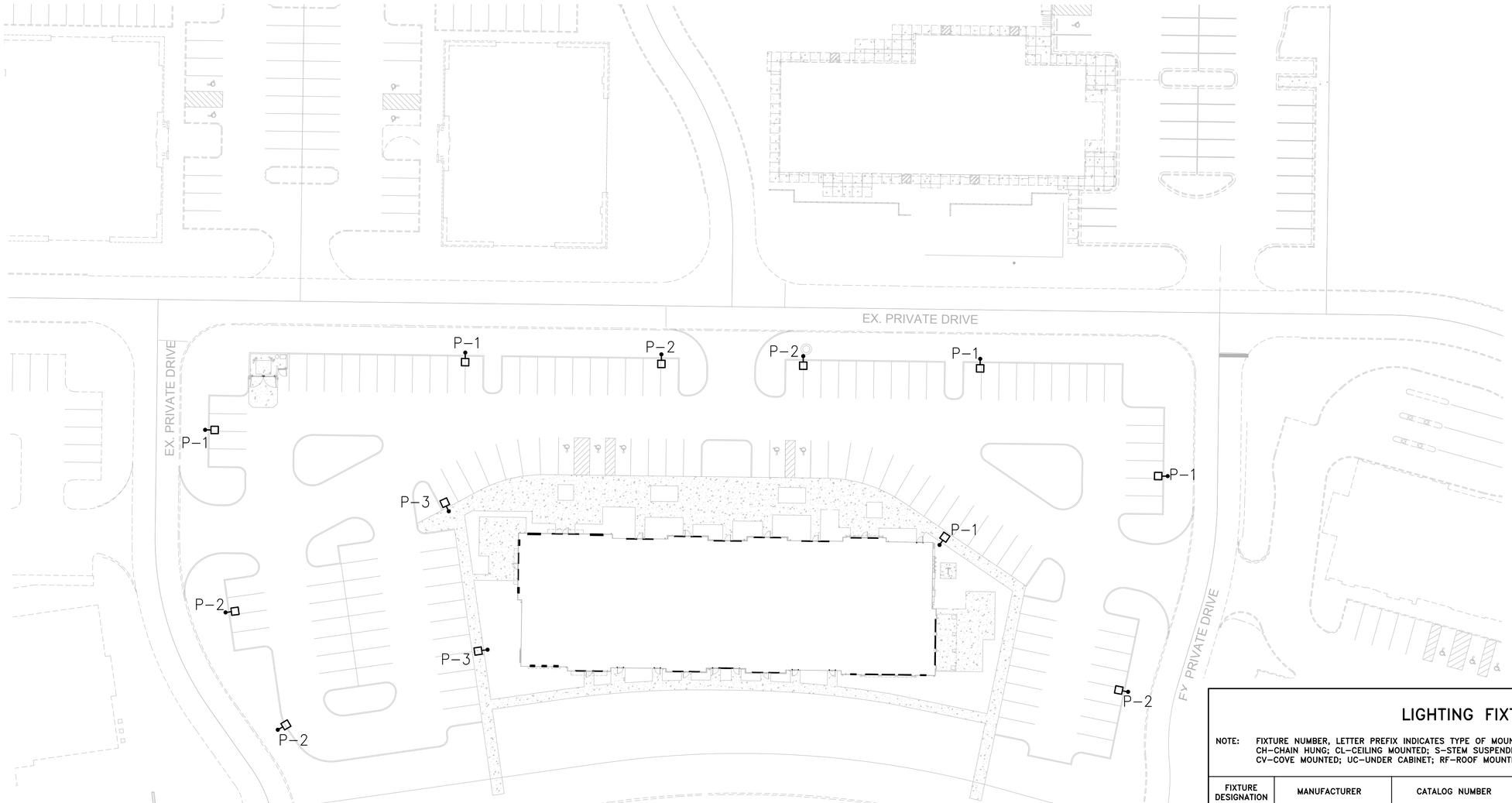
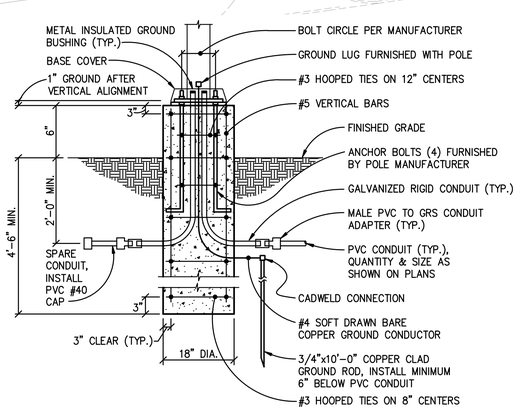


SITE LIGHTING PLAN
1"=30'-0"



A FIXTURE TYPE "PL2-PL5" POLE BASE DETAIL
N.T.S.

LIGHTING FIXTURE SCHEDULE

NOTE: FIXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS:
CH-CHAIN HUNG; CL-CEILING MOUNTED; S-STEM SUSPENDED; W-WALL MOUNTED; R-CEILING RECESSED; WR-WALL RECESSED; CV-COVE MOUNTED; UC-UNDER CABINET; RF-ROOF MOUNTED; P-POST; GR-GROUND MOUNTED; H-MOUNTED IN HOOD

FIXTURE DESIGNATION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
P-1 (HEAD)	KIM	1A/RA253/350PMH208/DB-P/HS/DF	(1) 350W PULSE START M.H.	350 WATT PULSE START METAL HALIDE FIXTURE, TYPE III DISTRIBUTION (208V) WITH HOUSE SIDE SHIELD AND DOUBLE FUSING. COLOR TO BE DARK BRONZE.
P-1 (POLE/ARM)	VALMONT(POLE)/KIM(ARM)	DS340-400V200-P2-DB-HH-FBC-AB/ CSS ARM-DB	N/A	20' ROUND STEEL POLE WITH HAND-HOLE, FULL BASE COVER AND TENON ADAPTER. MOUNT POLE ON BASE AS SHOWN ON THIS SHEET. COLOR TO BE DARK BRONZE.
P-2 (HEAD)	KIM	1A/RA254/350PMH208/DB-P/HS/DF	(1) 350W PULSE START M.H.	350 WATT PULSE START METAL HALIDE FIXTURE, TYPE IV DISTRIBUTION (208V) WITH HOUSE SIDE SHIELD AND DOUBLE FUSING. COLOR TO BE DARK BRONZE.
P-2 (POLE/ARM)	VALMONT(POLE)/KIM(ARM)	DS340-400V200-P2-DB-HH-FBC-AB/ CSS ARM-DB	N/A	20' ROUND STEEL POLE WITH HAND-HOLE, FULL BASE COVER AND TENON ADAPTER. MOUNT POLE ON BASE AS SHOWN ON THIS SHEET. COLOR TO BE DARK BRONZE.
P-3 (HEAD)	KIM	1A/RA254/350PMH208/DB-P/DF	(1) 350W PULSE START M.H.	350 WATT PULSE START METAL HALIDE FIXTURE, TYPE IV DISTRIBUTION (208V) AND DOUBLE FUSING. COLOR TO BE DARK BRONZE.
P-3 (POLE/ARM)	VALMONT(POLE)/KIM(ARM)	DS340-400V200-P2-DB-HH-FBC-AB/ CSS ARM-DB	N/A	20' ROUND STEEL POLE WITH HAND-HOLE, FULL BASE COVER AND TENON ADAPTER. MOUNT POLE ON BASE AS SHOWN ON THIS SHEET. COLOR TO BE DARK BRONZE.

AVERY ROAD RETAIL CENTER
SECTION 1
P.B. 86, PG. 86 & 87
LOT 2

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE

PROPERTY OWNER _____ DATE

APPLICANT _____ DATE

M-Engineering
750 Brooksedge Blvd.
Westerville, Ohio 43081
phone: 614.839.4639
fax: 614.839.2222
www.mengineering.us.com

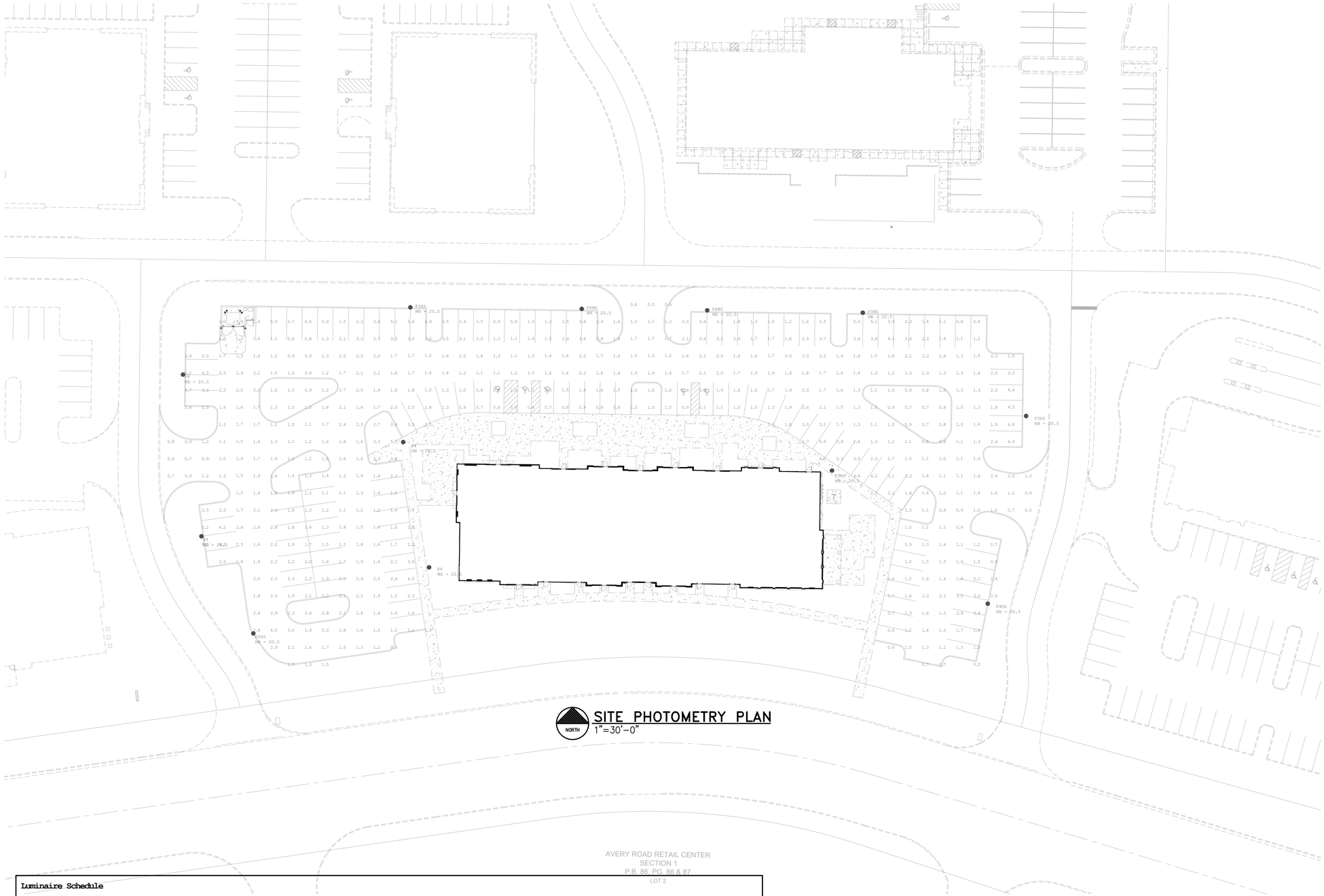
Bird+Bull Engineers + Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

PERIMETER SHOPS
PERIMETER DRIVE
DUBLIN, OHIO

SITE LIGHTING PLAN

SCALE: 1" = 30'		JOB NO. 12-066	ORIG. SHT. SZ. 22"x 34" C.10 / 11
DWN:GMT	CKD:MRN	DATE: 11/16/12	

P:\2012 Jobs\12121023 Perimeter Shops\03DWG\SL1-12121023.dwg 12/13/2012



SITE PHOTOMETRY PLAN

1"=30'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	P3HS	SINGLE	33000	0.720	KIM #1A/RA253/350PMH/HS (1-350PSMH)
	4	P4HS	SINGLE	33000	0.720	KIM #1A/RA254/350PMH/HS (1-350PSMH)
	4	P4	SINGLE	33000	0.720	KIM #1A/RA254/350PMH (1-350PSMH)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Illuminance	Fc	1.79	6.2	0.5	3.58	12.40

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE

PLANNING AND ZONING COMMISSION SECRETARY DATE

PROPERTY OWNER DATE

APPLICANT DATE

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PERIMETER SHOPS
PERIMETER DRIVE
DUBLIN, OHIO

SITE PHOTOMETRY PLAN

ORIG. SHT. SZ. 22"x 34"
SCALE: 1" = 30'
JOB NO. 12-066
C.11 / 11
DWN:GMT | CKD:MRN | DATE: 11/16/12

P:\2012 Jobs\12121023 Perimeter Shops\03DWG\SP1-12121023.dwg 11/15/2012

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
	SHADE TREES					
6	ARA	ACER FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2" CAL.	B&B	
5	CC	CORYLUS COLURNA	TURKISH FILBERT	2" CAL.	B&B	
10	QI	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	
4	QR	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
5	UH	ULMUS P.H.C. 'HOMESTEAD'	HOMESTEAD ELM	2" CAL.	B&B	
8	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	B&B	
1	AGG	GINKGO BILOBA 'AUTUMN GOLD GINKGO'	AUTUMN GOLD GINKGO	2" CAL.	B&B	
	ORNAMENTAL TREES					
7	MS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	1 3/4" CAL.	B&B	
	EVERGREEN TREES					
46	JC	JUNIPERUS CHINENSIS 'HOOKS'	HOOKS JUNIPER	6' HT.	B&B	3.5' O.C. when used for screening
12	HFC	PICEA GLAUCA 'CONICA'	WEEPING WHITE SPRUCE	36" HT. NO.5	CONT.	
	SHRUBS					
132	SG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.	B&B	3.5' O.C.
116	BMW	BUXUS MEDIA 'WINTERGEM BOXWOOD'	WINTERGEM BOXWOOD	24" HT.	B&B	3.5' O.C.
288	VB	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	VARDAR VALLEY BOXWOOD	NO. 3	CONT.	
62	BR	ROSA 'CAREFREE BEAUTY ROSE'	CAREFREE BEAUTY ROSE	15" HT. NO.3	CONT.	
	PERENNIALS/GRASSES/GROUNDCOVERS					
3,565	VM	VINCA MINOR	BLUE MYRTLE	2 1/2" P.P.	FLAT	
122	LB	PENNESETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	NO. 1	CONT	
129	SD	HEMEROCALLIS	STELLA D'ORO DAYLILY	NO. 2	CONT	
90	BF	FESTUCA OVINA 'ELIJA BLUE'	ELIJA BLUE FESCUE	NO. 1	CONT	
4	CT	CLEMATIS TERNIFLORA	SWEET AUTUMN CLEMATIS	NO. 3	CONT	TRELLIS
6	CJS	CLEMATIS 'JACKMANII SUPERBA'	JACKMANII SUPERBA	NO. 3	CONT	TRELLIS

GENERAL PLANTING NOTES:

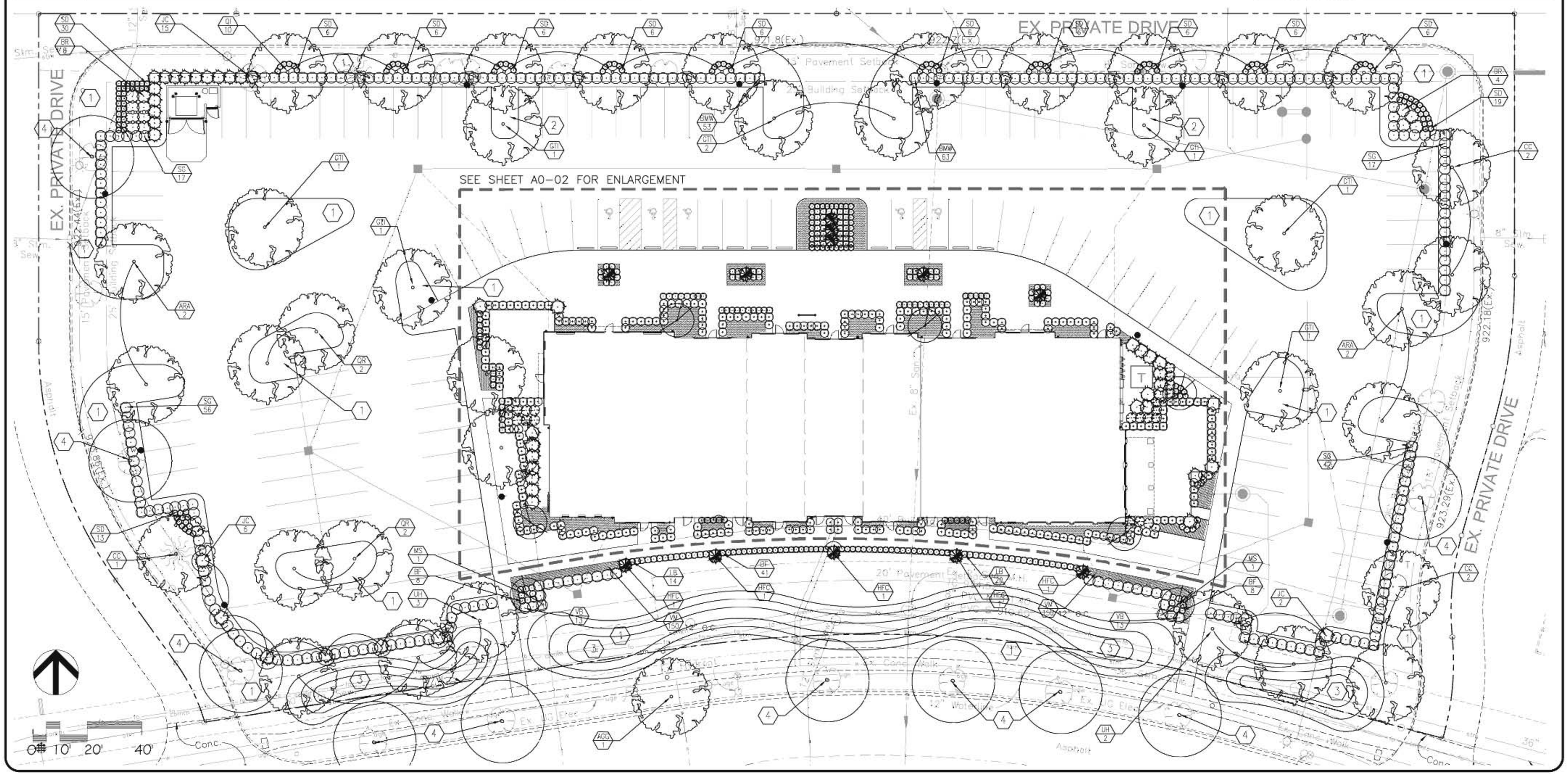
1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED C.F. BIRD AND R.J. BULL INC.
2. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
3. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
4. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
6. PLANTING BEDS AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
7. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
8. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
9. SODDING BY LANDSCAPE CONTRACTOR.
10. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
11. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
12. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
13. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
14. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
15. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED. (SEE LANDSCAPE PLANS)
16. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
17. CONTRACTOR TO PROVIDE SPRAY IRRIGATION IN AREAS INDICATED.
18. QUANTITIES ARE SHOWN PER CITY REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL SHOWN ON PLANS, INFORM LANDSCAPE ARCHITECT IF ANY DISCREPANCY ARISES.

CONSTRUCTION NOTES

1. SEED AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. MULCH AREA
3. EARTH MOUNDING, TO BE 3'-6" ABOVE PAVEMENT, DASHED LINE INDICATES OUTLINE OF MOUNDING.
4. EXISTING TREE TO REMAIN

LANDSCAPE CALCULATIONS

LOT COVERAGE	
- VEHICULAR USE AREA	50,760 S.F.
- BUILDING AREA	14,488 S.F.
INTERIOR GREENSPACE REQUIRED	
- 50,760 S.F. X 5% = 2,538 S.F. REQUIRED	
- 5,399 S.F. PROVIDED 10.6%	
GROUND COVERAGE TREE REQUIREMENTS - 1 / 12 SPACES	
- 124 PARKING SPACES	
- 11 TREES AT 2" MIN. CALIPER INCHES REQUIRED	
- 16 TREES AT 2" MIN. CALIPER INCHES PROVIDED	
ADDITIONAL SITE PLANTING - BUSINESS AND COMM. SHOPPING	
- 14,488 S.F. OF PROPOSED BUILDING COVERAGE	
- 14,488 S.F. x 2% = 290 S.F. REQUIRED	
- 480 S.F. PROVIDED	



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Perimeter Retail

Perimeter Road
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The Daimler Group
1533 Lake Shore Drive
Columbus Ohio 43204

KLA STUDIOS PROJECT NO:
20-0250

ISSUE DATE
2012.10.8

SHEET INFORMATION

CURRENT DATE
2012.12.13

REVISIONS

SHEET TITLE
LANDSCAPE PLAN

SCALE
1"=20'

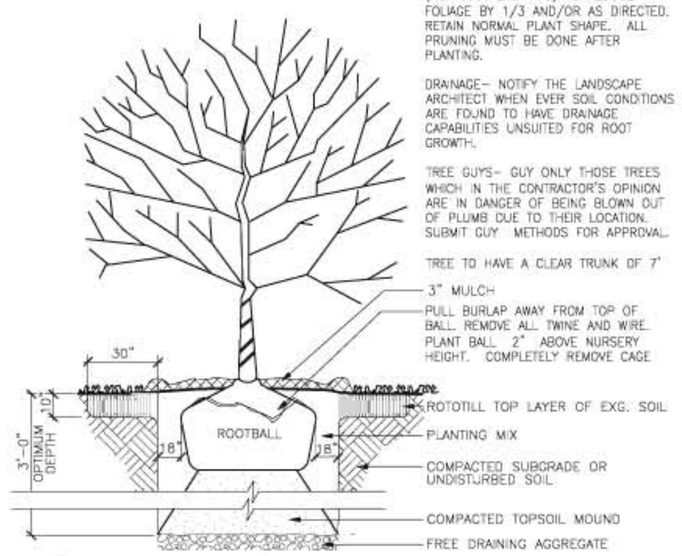
SHEET NO.
A0
01

PRUNING– REMOVE WHOLE BRANCHES (NOT JUST END TIPS) TO REDUCE FOLIAGE BY 1/3 AND/OR AS DIRECTED. RETAIN NORMAL PLANT SHAPE. ALL PRUNING MUST BE DONE AFTER PLANTING.

DRAINAGE– NOTIFY THE LANDSCAPE ARCHITECT WHEN EVER SOIL CONDITIONS ARE FOUND TO HAVE DRAINAGE CAPABILITIES UNSUITED FOR ROOT GROWTH.

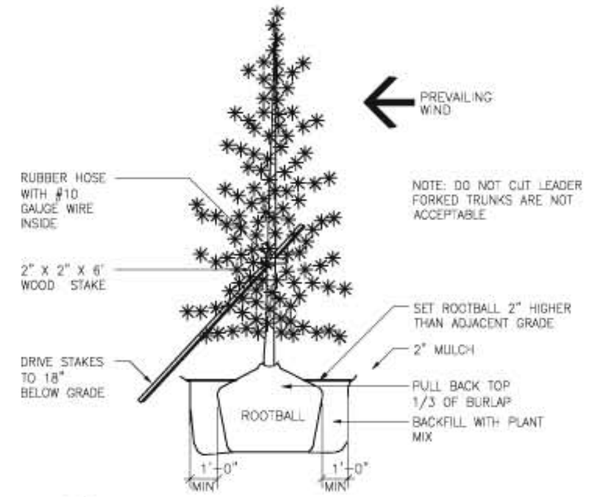
TREE GUYS– GUY ONLY THOSE TREES WHICH IN THE CONTRACTOR'S OPINION ARE IN DANGER OF BEING BLOWN OUT OF PLUMB DUE TO THEIR LOCATION. SUBMIT GUY METHODS FOR APPROVAL.

TREE TO HAVE A CLEAR TRUNK OF 7'



1 DECIDUOUS TREE PLANTING

NTS



NOTE: DO NOT CUT LEADER FORKED TRUNKS ARE NOT ACCEPTABLE

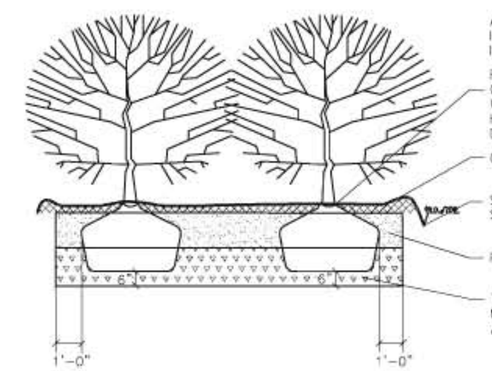
SET ROOTBALL 2" HIGHER THAN ADJACENT GRADE
2" MULCH
PULL BACK TOP 1/3 OF BURLAP
BACKFILL WITH PLANT MIX

2 EVERGREEN TREE PLANTING

NTS

ALL PLANTS IN MASSING TO BE SURROUNDED IN PLANT MIX, NOT PLUGGED INTO INDIVIDUAL HOLES.

ALL HEDGES TO BE PLANTED IN TRENCHES AND MULCHED INTO ONE LONG BED.



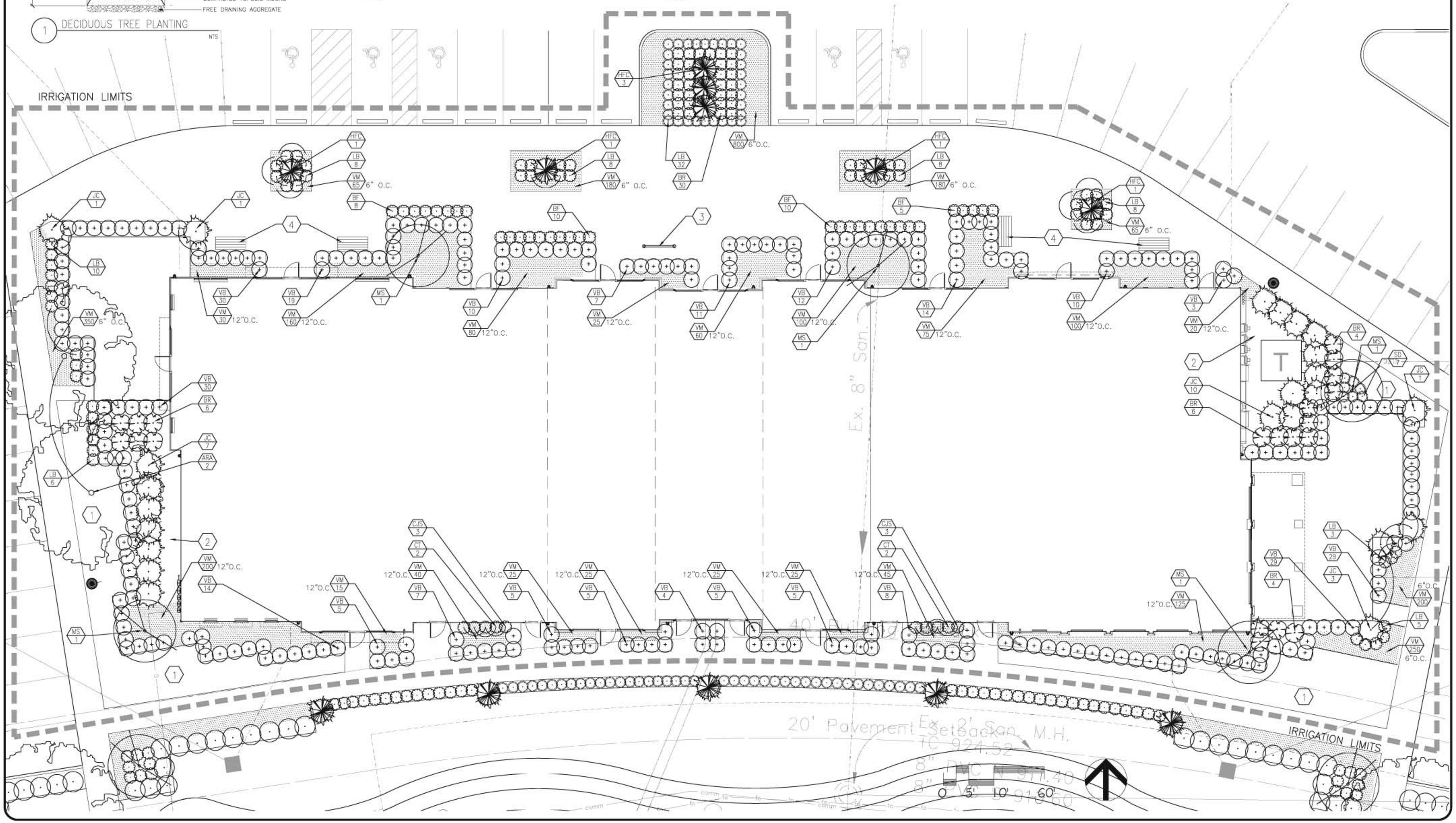
PULL BURLAP AWAY FROM TOP OF BALL. REMOVE ALL TWINE AND WIREPLANT BALL AT SAME HEIGHT AS GROWN IN NURSERY. DO NOT MOUND UP OVER
CONSTRUCT EARTH SAUCER
SHARP V-CUT EDGE TO SEPARATE MULCH FROM LAWN
PLANTING MIX
TRANSITION LAYER: PLANTING MIX + EXG. TOPSOIL WITH AMENDMENTS AS NEEDED (1:1)

3 SHRUB PLANTING

NTS

CONSTRUCTION NOTES

1. SEED AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. MULCH AREA
3. BIKE RACK
4. BENCH



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1533 Lake Shore Drive
Columbus Ohio 43204

KLA STUDIOS PROJECT NO:
20-0250

ISSUE DATE
2012.10.8

SHEET INFORMATION

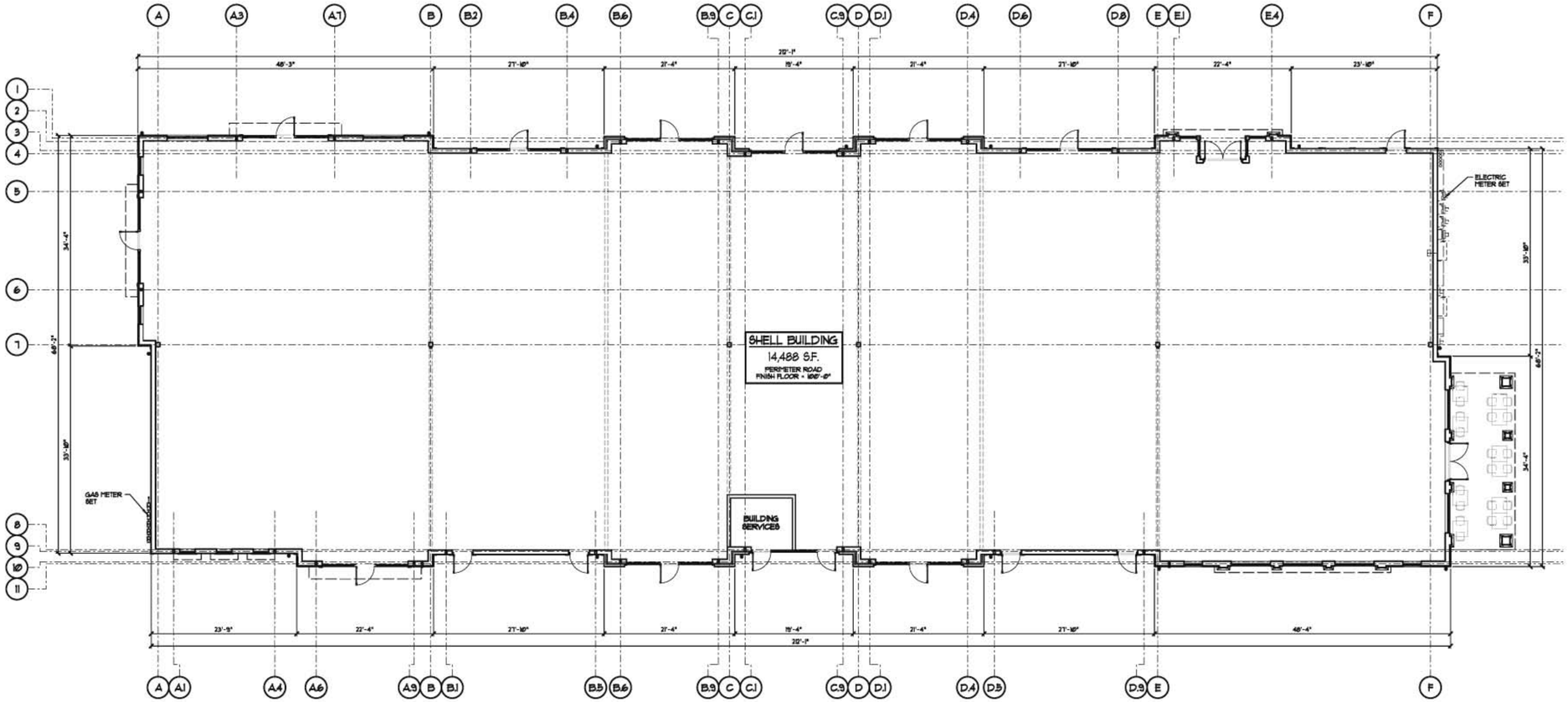
CURRENT DATE
2012.12.13

REVISIONS

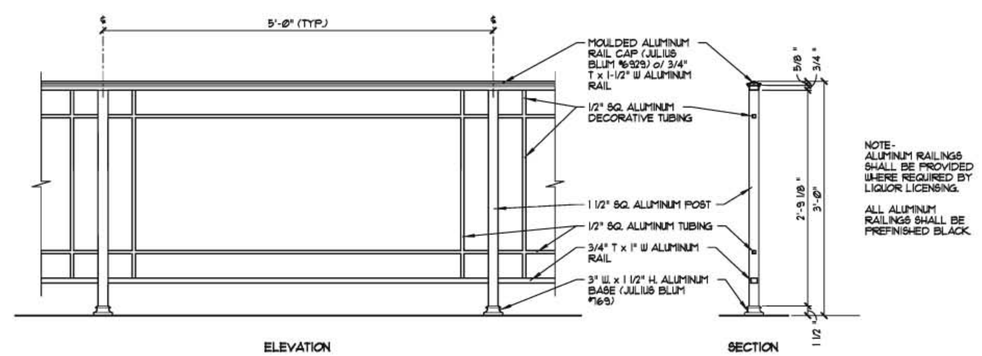
SHEET TITLE
ENLARGEMENT PLAN

SCALE
1"=10'

SHEET NO.
A0
02



A BUILDING FLOOR PLAN
SCALE: 3/32" = 1'-0"



NOTE-
ALUMINUM RAILINGS SHALL BE PROVIDED WHERE REQUIRED BY LIQUOR LICENSING.

ALL ALUMINUM RAILINGS SHALL BE PREFINISHED BLACK.

B TYPICAL RAILING DETAILS
SCALE: 1" = 1'-0"

BEAN
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PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

THE DAIMLER GROUP
1533 LAKE SHORE DRIVE, COLUMBUS, OHIO 43204

DRAWING STATUS

PRELIMINARY		SEPTEMBER 6, 2012
ZONING		OCTOBER 08, 2012
		NOVEMBER 19, 2012
		NOVEMBER 28, 2012
		DECEMBER 13, 2012

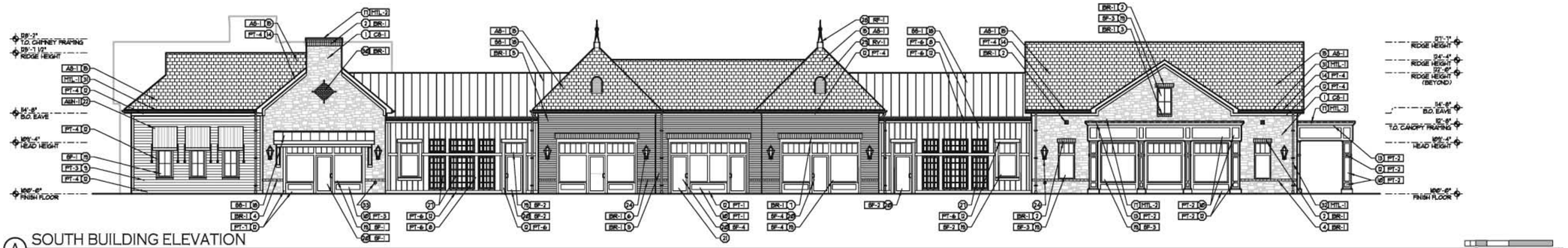
DRAWING TITLE

BUILDING FLOOR PLAN

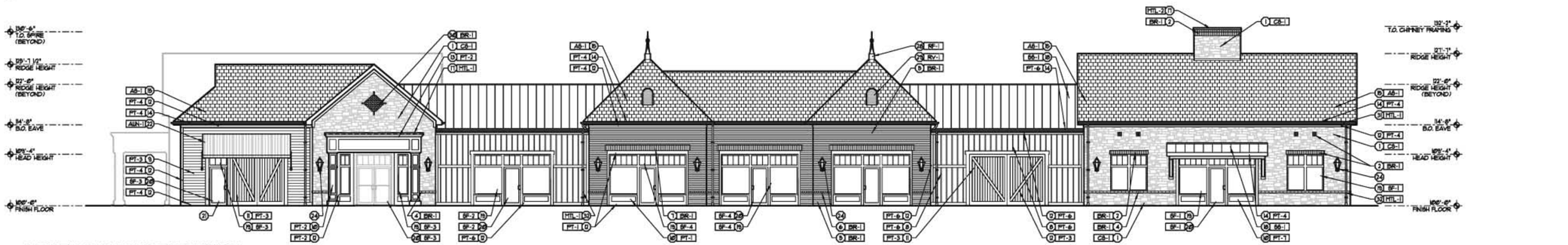
DRAWING NUMBER

A-1.1

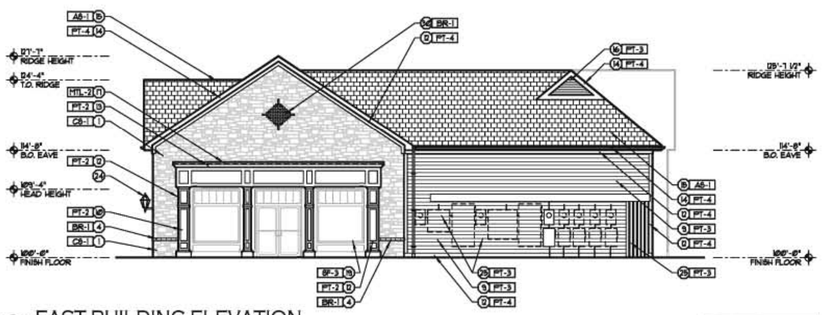
BEAN #00000.00



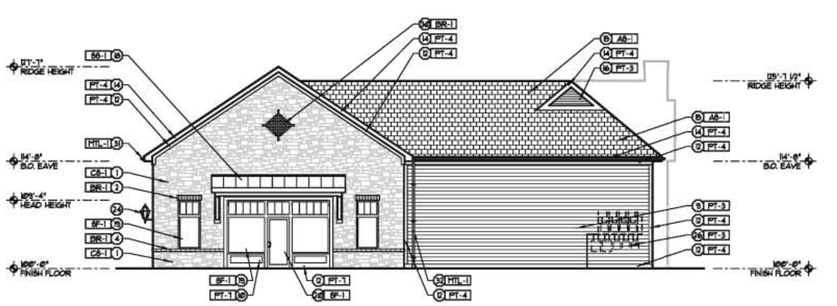
A SOUTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



B NORTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



C EAST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



D WEST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION CODED NOTES

1. CULTURED STONE VENEER
2. BRICK SOLDIER ACCENT COURSE, CUT TO FIT CULTURED STONE VENEER SYSTEM
3. BRICK ROWLOCK COURSE ACCENT BAND, CUT TO FIT CULTURED STONE VENEER SYSTEM
4. BRICK SHINER COURSE ACCENT BAND, CUT TO FIT CULTURED STONE VENEER SYSTEM
5. BRICK VENEER RUNNING BOND
6. BRICK VENEER ROWLOCK ACCENT BAND
7. BRICK VENEER SOLDIER COURSE HEADER
8. FIBER CEMENT PANEL SIDING w/ 1x2 SMOOTH PAULOWNIA WOOD BATTEN STRIPS @ 12" O.C. (PAINT)
9. 6" EXPOSURE FIBER CEMENT LAP SIDING, SMOOTH (PAINT)
10. FIBER CEMENT PANEL SIDING, SMOOTH (PAINT)
11. FIBER CEMENT PANEL SIDING, TEXTURED (PAINT)
12. PAULOWNIA WOOD TRIM, SMOOTH (PAINT)
13. PAULOWNIA WOOD MOULDING, SMOOTH (PAINT)
14. PAULOWNIA WOOD FASCIA, SMOOTH (PAINT)
15. ASPHALT ROOF SHINGLES
16. TRIANGULAR WOOD LOUVER (PAINT)
17. PREFINISHED METAL (24 GAUGE) FASCIA EDGE FLASHING
18. PREFINISHED STANDING SEAM METAL ROOF
19. TUBELITE 14000 SERIES STOREFRONT SYSTEM WITH GLAZING
20. ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR WITH GLAZING
21. GLAZING TO BE FROSTED
22. CANVAS AWNING w/ METAL FRAME AND DECORATIVE BRACKETS
23. DECORATIVE METAL RAILING (PAINT)
24. PREFINISHED METAL DECORATIVE WALL FIXTURE (SEE ELECTRICAL SHEETS)
25. ELECTRIC METER CENTER (PAINT TO MATCH SURROUNDING SIDING)
26. GAS METER SET (PAINT TO MATCH SURROUNDING SIDING)
27. NATURAL, SMOOTH CEDAR VINE TRELLIAGE
28. 4' HIGH PRE-MANUFACTURED COPPER FINIAL
29. 24"x36" PRE-MANUFACTURED COPPER ROOF VENT
30. DECORATIVE BRICK MEDALLION, CUT TO FIT CULTURED STONE VENEER SYSTEM
31. PREFINISHED METAL (24 GAUGE) 5" DIAMETER HALF-ROUND GUTTER w/ FLANGE
32. PREFINISHED METAL (24 GAUGE) 2"x3" EXTERIOR DOWNSPOUT
33. LAMBS TONGUE OVERFLOW ROOF DRAIN OUTLET

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT ROOF SHINGLES			
AS-1	GAF	SLATELINE SHINGLES "WEATHERED SLATE"	
PREFINISHED STANDING SEAM METAL ROOF			
SS-1	DMI	24 GAUGE INTERLOCKING PANEL SYSTEM, "WEATHERED ZINC"	18" "FLAT" PANEL
CULTURED STONE VENEER			
CS-1	CENTURION	CENTURION CASTLE COLLECTION COLOR #210, "CALIFORNIA"	MORTAR- CEMEX RC-53-C "HONEYCOMB"
MODULAR BRICK VENEER			
BR-1	GLEN-GERY	MODULAR HOMETOWN SERIES, "CAMBRIDGE"	MORTAR- CEMEX RC-53-C "HONEYCOMB"
CANVAS AWNING			
AWN-1	SUNBRELLA	"BLACK" #4600	FRAME & DECORATIVE SUPPORTS TO BE PAINTED PT-5 "BLACK"
PREFINISHED METAL			
MTL-1	DMI	"STONE"	ALL GUTTERS AND DOWNSPOUTS
MTL-2	DMI	"WEATHERED ZINC"	
STOREFRONT SYSTEM			
SF-1	TUBELITE	"COLONIAL RED"	14000 SERIES, 2" x 4 1/2" FRAMING WITH 1" INSULATED GLAZING
SF-2	TUBELITE	"MEDIUM BRONZE" ANODIZED	14000 SERIES, 2" x 4 1/2" FRAMING WITH 1" INSULATED GLAZING
SF-3	TUBELITE	"DARK BRONZE" ANODIZED	14000 SERIES, 2" x 4 1/2" FRAMING WITH 1" INSULATED GLAZING
SF-4	TUBELITE	"MILITARY BLUE"	14000 SERIES, 2" x 4 1/2" FRAMING WITH 1" INSULATED GLAZING
PAINT			
PT-1	BENJAMIN MOORE	"BUCKLAND BLUE" HC-151	"EGGSHELL" FINISH
PT-2	BENJAMIN MOORE	"ESSEX GREEN" IE-43	"EGGSHELL" FINISH
PT-3	BENJAMIN MOORE	"RACCOON HOLLOW" #719	"EGGSHELL" FINISH
PT-4	BENJAMIN MOORE	"WOODCLIFF LAKE" #1080	"EGGSHELL" FINISH
PT-5	BENJAMIN MOORE	"ONYX" #133-10	"EGGSHELL" FINISH
PT-6	BENJAMIN MOORE	"PINK", #212-10	"EGGSHELL" FINISH
PT-7	BENJAMIN MOORE	"COTTAGE RED"	"EGGSHELL" FINISH
COPPER ROOF ACCESSORIES			
RV-1	EUROPEAN ATTIC	"LARGE TOMBSTONE" COPPER ROOF VENT, #CV48S36	MANUFACTURER TO PROVIDE COPPER INSECT SCREEN
RF-1	EUROPEAN ATTIC	4' H. COPPER FINIAL, #N36004	

BEAN

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PERIMETER RETAIL

PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

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DRAWING STATUS		
PRELIMINARY		SEPTEMBER 6, 2012
ZONING		OCTOBER 08, 2012
		NOVEMBER 19, 2012
		NOVEMBER 28, 2012
		DECEMBER 13, 2012

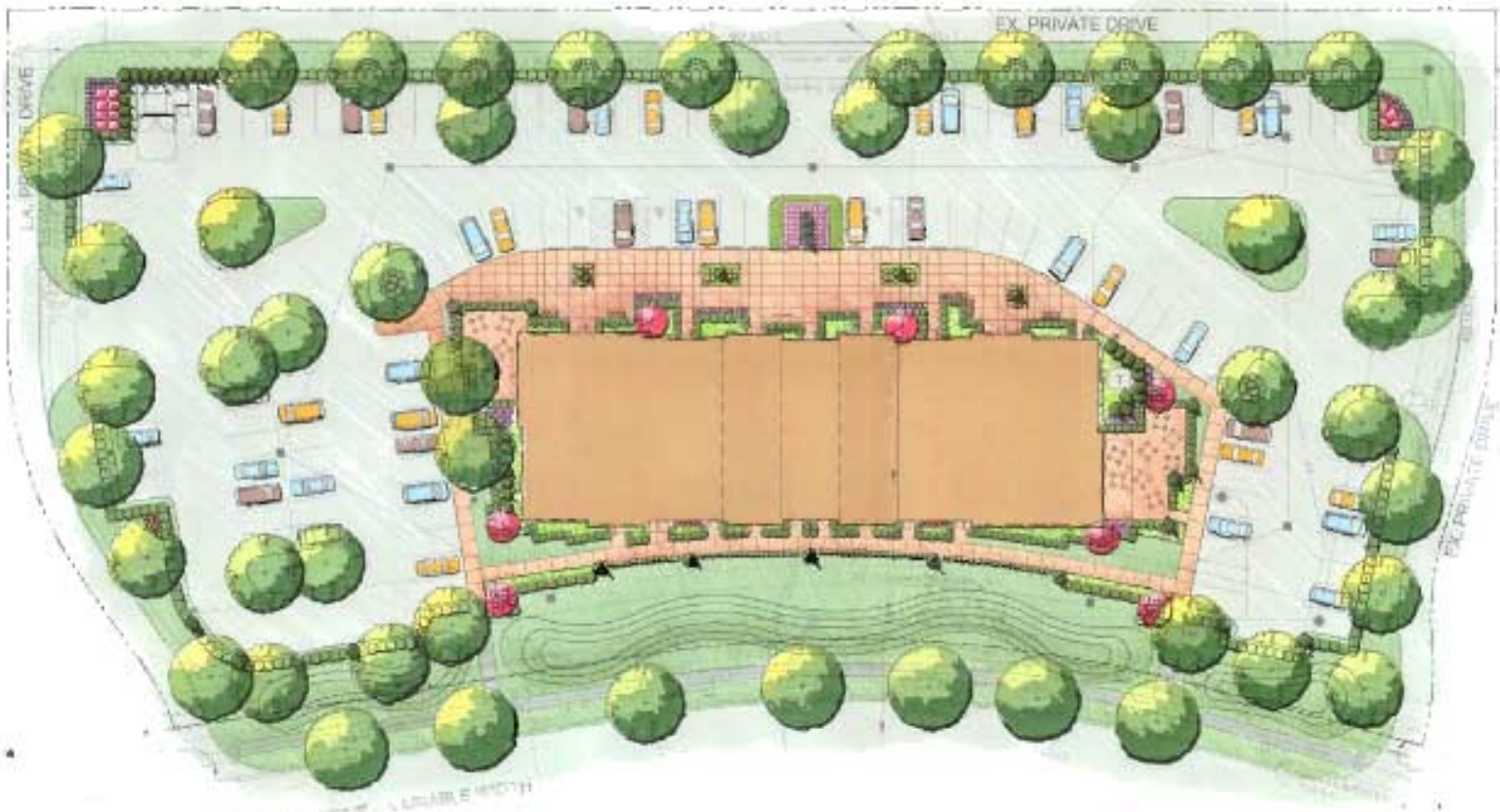
DRAWING TITLE

EXTERIOR BUILDING ELEVATIONS

DRAWING NUMBER

A-2.1

BEAN #000000.00



kla studios

Perimeter Retail

Perimeter Road
Dublin, Ohio 43017

The Dalmler Group

VIEW LOOKING NORTHWEST FROM PERIMETER

J. CARTER BEAN
ARCHITECT

Perimeter Retail

Dublin, Ohio 43017

December 13, 2012

DAIMLER

DETAIL VIEW LOOKING NORTHWEST FROM PERIMETER

J. CARTER BEAN
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VIEW LOOKING NORTHEAST FROM PERIMETER

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DETAIL VIEW LOOKING NORTHEAST FROM PERIMETER

J. CARTER BEAN
ARCHITECT

Perimeter Retail

Dublin, Ohio 43017

December 13, 2012

DAIMLER

VIEW LOOKING SOUTHEAST FROM PARKING

J. CARTER BEAN

Perimeter Retail

Dublin, Ohio 43017

December 13, 2012

DAIMLER

DETAIL VIEW LOOKING SOUTHEAST FROM PARKING

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VIEW LOOKING SOUTHWEST FROM PARKING

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DETAIL VIEW LOOKING SOUTHWEST FROM PARKING

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ARCHITECT

Perimeter Retail

Dublin, Ohio 43017

December 13, 2012

DAIMLER

City of Dublin
Land Use and Long Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

3. Riverside Planned Commerce District North, Subarea A3 – The Perimeter
12-073Z/PDP/FDP **Perimeter Drive**
Rezoning/Preliminary Development Plan
Final Development Plan

Proposal:	To develop a vacant 2.9-acre site with an approximately 14,000-square-foot retail building, including restaurant spaces and associated patios, in Subarea A3 of the Riverside Planned Commerce District North, located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Request:	Review and recommendation of approval to City Council of a rezoning with preliminary development plan and review and approval of a final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Daimler Group; represented by Paul Ghidotti.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION#1: To recommend approval to City Council for this Rezoning with Preliminary Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with four conditions:

1) That the development text be revised to limit the size of permitted restaurant use to 11,000 square feet (excluding outdoor dining patios) and that any additional restaurant square footage, exclusive of outdoor dining areas, require review and approval by the Planning and Zoning Commission;
2) That the development text be modified to allow patio furniture be used when the weather permits outside of the permitted dates, subject to approval by Planning;
3) That the development text be modified to limit sign lighting to the proposed band lighting; and
4) That the development text be revised to adhere to Code for sign colors including logos and that window signs be prohibited, excluding informational window signs.

*Paul Ghidotti agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Rezoning with Preliminary Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2012

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

3. Riverside Planned Commerce District North, Subarea A3 – The Perimeter
12-073Z/PDP/FDP

Perimeter Drive
Rezoning/Preliminary Development Plan
Final Development Plan

Proposal:	To develop a vacant 2.9-acre site with an approximately 14,000-square-foot retail building, including restaurant spaces and associated patios, in Subarea A3 of the Riverside Planned Commerce District North, located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Request:	Review and recommendation of approval to City Council of a rezoning with preliminary development plan and review and approval of a final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	Daimler Group; represented by Paul Ghidotti.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #2: To approved this Final Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with five conditions:

1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
3) That the elevations be revised to replace the gable returns with a more appropriate style;
4) That the site plan be revised to increase the size of the landscape island to one parking space to the west along the parking area to the north of the building; and
5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

*Paul Ghidotti, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

3. Riverside Planned Commerce District North, Subarea A3 – The Perimeter
12-073Z/PDP/FDP **Perimeter Drive**
Rezoning/Preliminary Development Plan
Final Development Plan

Ms. Amorose Groomes introduced this Rezoning/Preliminary Development Plan/Final Development Plan which is a request to develop a vacant 2.9-acre site with an approximately 14,800-square-foot retail building, including restaurant spaces and associated patios, in Subarea A3 of the Riverside Planned Commerce District North, located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive. She said this application will require two votes, the rezoning with preliminary development plan will forwarded to City Council for final approval and the Commission is the final authority on the final development plan. She swore in those intending to address the Commission on this case, including the applicant, Paul Ghidotti with the Daimler Group.

Ms. Husak said this site is on the north side of Perimeter Drive and is a 2.9 acre parcel that is currently vacant. She described the site and adjacent developments. She said the proposal is for a commercial building that could accommodate restaurants spaces on either end and has some in-line tenant spaces that could accommodate a variety of uses as outlined in the development text. She said on either end are patio spaces proposed for the building, there is a large plaza area to the north which could accommodate additional seating if warranted depending on the uses in the spaces and parking centered to the north, east and west. She said as proposed the plan meets parking requirements of 97 spaces and provided is 125. She said the applicant is proposing administrative approval for additional patio spaces as long as furniture and any other amenities complement one another and are of typical high quality design that is seen within the City.

Husak said there are sidewalks on all sides of the building that also connect to the south sidewalk along Perimeter Drive. The applicant has the option for shared parking with Champaign Bank and they are asking the applicant to do a more formal agreement. She said architecturally it is very similar to what was presented at the informal review with more traditional styling and elements, a lot of detailing on all sides of the building. She said they asked the applicant to break up the roof a little and do colored standing seam as opposed to a gray and the perspective drawings do address giving the standing seam with a more a rich dark burgundy red color. Carter Bean, project architect, showed a sample of the color.

Ms. Husak said they have worked with the applicant on innovative sign ideas and with the architecture and the surroundings they are looking at a plaque type sign design with the lighting suggested by the Commission that was approved for the Bridge Pointe shopping center. She said each tenant would be allowed to have two wall signs; one the Perimeter Drive elevation and one the interior elevation to the north, a blade sign would also be allowed on the north side. She said the wall signs have different options for the rounding and edges of the sign to do a bit more interesting so that they are not all uniform and the blade signs providing different options and allowing for a depiction of what the business might be on the blade signs if the use or tenant warranted.

Ms. Husak said they are recommending approval of the Preliminary Development Plan/Rezoning which represents the blue in the proposed development text that the applicant changed, which is the list of permitted uses, the patio and sign requirements which are different and unique to this Subarea. She said Planning also recommends approval of the Final Development Plan and all the details presented with the two conditions:

1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning; and,
2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application.

Paul Ghidotti, Daimler Group, said they have shown what the Commission had hoped to see from the Informal. He said present is Carter Bean, the project architect and Andrew Gardner, Bird & Bull, site engineer. He said staff has done a wonderful job presenting the application and they have worked with them for the last three months and hopefully everyone is excited about what they are developing.

Ms. Amorose Groomes asked if there was anyone from the general public that would like to speak to this application. [There were none.]

Ms. Kramb said that parking did not seem sufficient for unlimited restaurant space. Mr. Ghidotti said they could agree to a maximum square footage that is allocated to restaurants, but they struck out the limitation due to the Commission comments that they wanted to make sure they were able to attract the right restaurants.

Mr. Hardt said when they saw the informal there was a quantity of restaurant discussed and it was expressed to give flexibility. Mr. Ghidotti said the original text limited no more than 11,000 square feet of restaurant and it was modified and expressed not to have the patio square footage limit the ability to have more square footage, they designed conceptually two patios on each end, established the max square footage of the patios of 2,000 square feet and he does not think they get to 2,000 square feet and their experience is typically restaurant outdoor space and indoor space is not typically occupied at the same time. He did not think it was intentional to take out the maximum square footage and if there is a desire to put back in the 11,000 square foot, he has no problem doing that and it was not an intentional change by them.

Ms. Husak said staff's concern with the limitation of the square footage of restaurants is that any kind of place that would serve food or whether it was a ice cream or soda shop or something it would all be classified as a restaurant.

Mr. Hardt said during the informal he heard that this site was originally intended for up to two free standing restaurants and it was too big of a site for one and it did not work for two and they are looking to have two restaurants and fill the space in between with retail and the retail was the question because the text did not allow retail at this end of the development and he said there is a practical limit to how big any one restaurant is going to be, but he envisioned the stuff in the middle to be retail.

Ms. Amorose Groomes said this came from their discussion about the coffee shop and the ice cream shop and the pretzel shop and those can come in as conditional uses if that is the mix that works.

Ms. Amorose Groomes said the best solution to head off a major parking issue is to use the conditional use mechanism to come back through when a Smoothie King wants to come in there and the Commission can look at the numbers. Ms. Kramb said if they put the 11,000 square feet back in, it could be any number of restaurants and if they wanted to go over the 11,000 they would have to come back and get approval for the smoothie shop.

Mr. Fishman said there are different types of restaurants that have dancing which causes a different type of traffic that would change the character of the whole area and is concerned if it is one huge 14,000 square foot restaurant. Ms. Amorose Groomes said if they have two restaurants of similar size 5,500 square foot restaurant is not a monster.

Mr. Fishman said he does not have a problem with two 5,500 square foot restaurants he is concerned if it becomes one large 11,000 square foot restaurant. Mr. Taylor said if there is a cap for the total amount of restaurant and a cap for one single restaurant. Mr. Ghidotti agreed that concept is fine, his preference is not to have to come back for a 1,200 square foot Smoothie King, that example of someone that size coming back for an amended final development plan and go through that process they will lose that tenant.

Mr. Hardt said they are okay with 11,000 square foot of total restaurant, but if they want to go over that they have to get approval. Mr. Ghidotti agreed.

Ms. Newell said she thought that was a good solution and the development is going to look very nice. Ms. Amorose Groomes said there are solutions that they can engage and they could talk through what might be most efficient for them depending upon who is coming.

Ms. Kramb suggested revising the outdoor furniture text to reflect what the Commission had previously approved. Ms. Readler said they will add the condition to modify the language to make consistent with what was used.

Ms. Kramb said the text regarding signs says the creativity with signage is encouraged, but, it is not because there is prescriptive language and the signs are going to look just like every other sign. She said her issue is with sign illumination, reading the text that says "wall signs shall be illuminated either by linear fluorescent track lighting fixture as depicted in table "D". She wondered what the "or" option is. Mr. Ghidotti said they are trying to get away from the goose necks, so they did and the architecture of the building is limited so they provided for track lighting that will not be seen.

Ms. Kramb said the second sentence is allowing signs to be internally illuminated or back lit. Mr. Ghidotti said the wall signs have to be lit and there are three options for lighting and wanted to allow internally illuminated or back lit signs.

Mr. Ghidotti said the wall signs have to be lit, but there will not be lighting on the blade signs or projecting signs.

Mr. Taylor said he would like to see a solution and make sure that the option for a more creative sign to be proposed to the Commission. Mr. Ghidotti said they tried to incorporate the concept for the projecting signs face they could have the good or service.

Mr. Hardt said there is something in the text that refers to window signs and that no permanent windows signs are permitted, and in this general area they do not allow window signs at all. Ms. Husak said they do allow temporary window signs in the area and not specified in the text.

Mr. Hardt said he would like this text or code regarding window signs to match the existing retail center.

Mr. Hardt said the wrong code section is reference for color limitation allowing the logo to be counted as one color allowing three additional colors. Mr. Langworthy said the correct section is 158(C)(4) refers to color.

Mr. Hardt said every other retail center within a mile of this project they have not allowed internally or back lit signs and given this building was to fall into line with the other buildings in the area and is not comfortable with the two alternative lighting methods. Ms. Amorose Groomes agreed it is not an appropriate location for internally illuminated signs. Mr. Taylor agreed.

Mr. Budde said if they permitted this and this is the new Dublin and the new signage and new interests, why not and if the neighbors want to come and make some changes, that would be their prerogative and the Commission could help in creating this new look.

Mr. Hardt said the new look was for the Bridge Street Corridor. Mr. Budde said except for the City did not create the Nationwide Children's multi-color logo. Ms. Amorose Groomes said this is a more sign style issue. Mr. Hardt said it is an illumination style.

Ms. Newell said she agrees with Mr. Hardt and it should be kept consistent with what is in place with the surrounding businesses and is only fair. Mr. Fishman said he understood the "New Dublin" is strictly within the Bridge Street Corridor and they were concerned it would leak out of the corridor.

Mr. Taylor said a minor technicality with installation, signs are mounted flush to wall and where they are on the synthetic stone it would be better to stand off an inch. Mr. Ghidotti agreed.

Mr. Hardt said on the cut sheet submitted for the linear florescent tubes that the cold start ballast are an option and wanted to make sure they are used or they will flicker in the winter. Mr. Ghidotti agreed to order them as indicated.

Ms. Amorose Groomes said as discussed they will limit the restaurant space in the text 11,000 square feet and to exceed that would require Commission approval, some patio furniture out of season storage language to be incorporated. Ms. Husak said she added conditions:

3) That the development text be revised to limit the size of permitted restaurant use to 11,000 square feet excluding the outdoor dining patios and that any additional restaurant square footage, exclusive of outdoor dining areas, require review and approval by the Planning and Zoning Commission;
4) That the development text be modified to allow patio furniture be used when the weather permits outside of the permitted dates, subject to Planning approval;

She said she also summarized the sign discussion.

Mr. Ghidotti said they have to use the illuminated tube that is referenced in the shell of the first part of section 6. He said they were trying to get away from the goose neck lighting and wanted to give people more flexibility and it will look more uniform and different from the area and will look nice and wanted to give creativity and allow for it. He said lighting and signage were the two areas they struggled with to take their comments and come back with what they thought the commission wanted to hear.

Mr. Hardt said the scalloped sign panels, wood sign panels with goose neck lighting fixtures are getting tired and would like to see more creativity as general statement, but this site is the last puzzle piece of an already developed site, they should stay the course and finish this. Mr. Ghidotti said that is exactly what Ms. Husak had told them in the early discussions after September, while they want to be creative it is hard to make a lot of changes with everything around. He said it is an infill site.

Ms. Kramb said they wanted to make sure they get the logo option. Mr. Ghidotti said they wanted to refer to both paragraphs.

Ms. Kramb said she really disliked the barn doors on the elevation with the pedestrian glass door next to it and with the awnings over it and looks awkward.

Ms. Kramb said the finials on the center section she does not care for and they are usually crooked and look small and never look right when built and would like to nix them. Mr. Taylor said there is bad precedent in the area for leaning finials.

Mr. Taylor said on the site plan the new entrance coming in from the north there is a planting island and a one and a half parking space when someone pulls out of will be into the entrance and thought they should expand the landscape island to avoid an accident. Mr. Ghidotti said that is why the island was placed there to avoid potential problems, and agreed to switch that space to a van accessible handicap space to avoid any issues.

Mr. Taylor said he would like to see the return on the gables something other than little dog house returns and the trim style is simple and can be something other than the tucked under piece and the

finials. Ms. Newell said she is not crazy about the finials, but since they are on the other buildings she felt they were appropriate.

Mr. Taylor said they always look good on drawings, but thought they should be replaced with something more appropriate gable return for the style of the building.

Ms. Newell said she is okay with the barn door detail because it is something newer and did not object to it. Mr. Taylor said he likes the barn door on the right. Ms. Kramb said it is the western side barn door and the other is a full door with a pedestrian door next to it.

Mr. Bean said they are working on another project where they are doing a similar treatment and instead of the man door being on the side it is in the middle to appear that the barn doors a slid open and this is the gap between. Ms. Kramb said that sounds better. Ms. Amorose Groomes thought it is a cool option.

Ms. Newell said she appreciated the sidewalks across the street frontage that connects and it was a response to her comment that it did not have much pedestrian access and appreciated the solution.

Ms. Amorose Groomes said they have circled the entire property in sea green junipers and asked that they change the back side of the rear of the property and stop at the east and west entry points out with wintergem boxwood and appreciated that they have the plantings held back more than 5 feet off of the parking surface. Mr. Ghidotti said they had a different spec tree and staff suggested junipers as one of the options.

Ms. Newell said that boxwood is not a hardy plant for snow piled on them and wanted to know if that was a concern. Ms. Amorose Groomes said in the area that is in the back location because the push of snow would go in the different direction and far enough away from the drive lane to be clear of the salt spray.

Mr. Ghidotti said he is concerned with the location of the dumpster at the northwest corner and not sure if they should change the plant material north of the entry drives and if they could just change out the plantings at the north drive because of the screening is mirrored on both sides. Ms. Amorose Groomes agreed to make the change on the north property line.

Motion #1 and Vote
Mr. Taylor moved to recommend approval to City Council for this Rezoning with Preliminary Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with four conditions:

1) That the development text be revised to limit the size of permitted restaurant use to 11,000 square feet (excluding outdoor dining patios) and that any additional restaurant square footage, exclusive of outdoor dining areas, require review and approval by the Planning and Zoning Commission;
2) That the development text be modified to allow patio furniture be used when the weather permits outside of the permitted dates, subject to approval by Planning;
3) That the development text be modified to limit sign lighting to the proposed band lighting; and
4) That the development text be revised to adhere to Code for sign colors including logos and that window signs be prohibited, excluding informational window signs.

Mr. Ghidotti agreed to the above conditions.

Mr. Fishman seconded the motion.

The vote was as follows: Ms. Newell, yes; Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Motion #2 and Vote

Mr. Taylor moved to approve this Final Development Plan application because it complies with the applicable review criteria and the existing and anticipated development standards, with five conditions:

1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning;
2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application;
3) That the elevations be revised to replace the gable returns with a more appropriate style;
4) That the site plan be revised to increase the size of the landscape island to one parking space to the west along the parking area to the north of the building; and
5) That the sea green junipers on the north side of the site be replaced with wintergem boxwood.

Mr. Ghidotti, agreed to the above conditions.

Ms. Newell seconded the motion.

The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes said she wanted to thank the applicant's team for taking seriously their comments at the informal review and were able to get both the rezoning/preliminary development plan and the final development plan done, so hopefully it is a net gain. Mr. Ghidotti thanked the commission for their time and effort and apologized for the sloppiness in the text and that is not how they operate and he accepted responsibility for them and said it will not happen next time.

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City of Dublin Planning and Zoning Commission

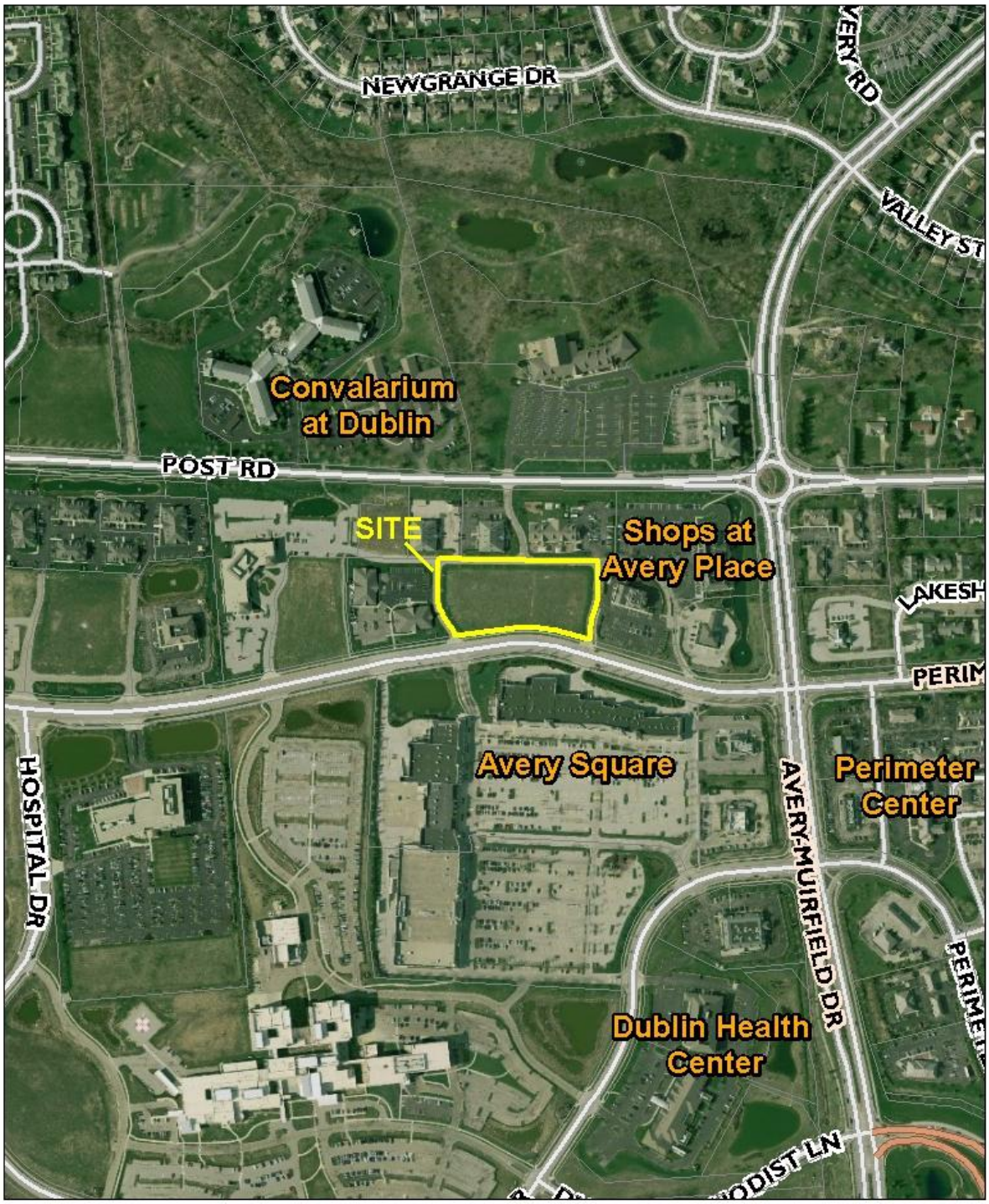
Planning Report

Thursday, December 6, 2012

Riverside Planned Commerce District North
Subareas A_3
The Perimeter

Case Summary

Agenda Item	3
Case Number	12-073Z/PDP/FDP
Site Location	Perimeter Drive On the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Proposal	To develop a vacant 2.9-acre site with an approximately 14,500-square-foot retail building, including restaurant spaces and associated patios, in Subarea A_3 of the Riverside Planned Commerce District North.
Requests	1) Review and recommendation to City Council under the Planned District provisions of Zoning Code Section 153.050 for a rezoning with preliminary development plan. 2) Review and approval of a final development plan under the Planned District provisions of Zoning Code Section 153.050.
Owner/Applicant	Daimler Group; represented by Paul Ghidotti.
Case Manager	Claudia D. Husak, AICP Planner II | (614) 410-4675 | chusak@dublin.oh.us
Planning Recommendation	In Planning's analysis the proposal complies with all applicable review criteria and the existing and anticipated development standards. Planning recommends: 1) Approval to City Council of the rezoning with preliminary development plan with no conditions. 2) Approval of the final development plan with 2 conditions.
Conditions	Final Development Plan 1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning; and, 2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application.



City of Dublin
Land Use and
Long Range Planning

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/
Final Development Plan
The Perimeter
Perimeter Rd

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Facts	
Site Area	2.93 acres
Zoning	PCD, Planned Commerce District (Riverside North plan, Subarea A_3)
Surrounding Zoning	South: PUD, Planned Unit Development District (Avery Square plan) containing the Avery Square shopping center. All Others: PCD, Planned Commerce District (Riverside North plan) containing office, daycare and commercial uses, including the Shoppes at Avery restaurant and retail center.
Site Features	• Rectangular, vacant parcel lacking vegetation. • Access is provided by two private drives from Perimeter Drive. • Existing sidewalk located along Perimeter Drive.
Development Context	• 24 acres at the northwest corner of Perimeter Drive and Avery-Muirfield Drive. • Divided into three Subareas, with specific permitted uses, such as office, medical office, daycare, retail and restaurant, depending on the Subarea. • The PCD has been under development for several years and currently includes the Shoppes at Avery shopping center, Huntington National Bank, Champaign Bank, the Primrose School daycare and medical office buildings. • The subject parcel is in Subarea A_3 of the PCD
Background	Planning and Zoning Commission At their September 6, 2012 meeting, the Commission commented informally on this application for informal feedback for the potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building, including two 5,000-square-foot restaurant spaces and associated patios. The Commission generally agreed with the applicant's proposal and understood the challenges for the development of the site as originally zoned and the changes in surrounding conditions. The Commission appreciated the architectural concept for the building and encouraged the applicant to address signs in an innovative manner. The Commission has also approved numerous final development plans within this PCD for a variety of office and commercial uses. City Council • Ordinance 118-03 approved Planned Commerce District on April 19, 2004. • Preliminary and Final Plats approved on August 2, 2004.

Facts

Community Plan	*Future Land Use* The Community Plan's Future Land Use Map shows the site as *General Commercial (6,500 – 8,700 SF per acre*) and the current zoning allows restaurants and office but excludes retail uses. The Plan describes this land use classification as retail and commercial development that is heavily dependent upon the automobile with a mix of retail, restaurant and personal services. The plan also states this type of commercial development is outdated and should not be used in the future due to the reliance on the automobile. *Land Use Principles* Land Use Principle 3 and 4 of the Community Plan suggest places with integrated uses that are distinctive and sustainable, and contribute to the City's overall vitality. The Plan states it is important to provide some retail services on closer proximity to residential areas and an important amenity to the residents. The Plan also accents design considerations.

Details

Rezoning with Preliminary Development Plan

Plan Overview	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation for the development requirements noted; the Zoning Code covers all other requirements. The development text typically addresses permitted and conditional uses, setbacks, parking, landscaping, signs and architecture, among other subjects. The proposal is a request to rezone 2.9 acres from PCD (Planned Commerce District, Riverside PCD North, Subarea A_3) to PUD (planned Unit Development District, Riverside PUD North, Subarea A_3) modify this Subarea of the existing Planned District, essentially creating a new PUD with standards and regulations only applicable to for this Subarea. No changes are proposed to Subareas A1 and A2.
Development Text	This development text modifies the permitted uses and sign standards for Subarea A_3.

Details	**Rezoning with Preliminary Development Plan**
Use	The proposed development text for Subarea A_3 continues to permit the uses in the SO, Suburban Office and Institutional District of the Zoning Code, which includes office and institutional uses, daycare centers, and banks. The text would also permit "casual and fine dining eating and drinking establishments with 'table' services." The text limitation of the maximum number and size of these establishments has been deleted and now allows general retail uses, but continues to prohibit drive-thru facilities or pick-up windows. The text also permits outdoor dining areas at a total of 2,000 square feet to be allotted to the various tenants to be approved administratively if the stipulated conditions are met. The text requires complementary amenities and furniture of black wrought iron design. A limitation to the seasonal use of the patios is included as well as a requirements to store the amenities out of view. Outdoor speakers are prohibited.
Layout	The proposal has two driveways from the shared internal drives that provide access from Perimeter Drive, and one driveway from a shared drive providing access from Post Road. The 14,488-square-foot building fronts Perimeter Drive with parking on all sides of the building except the south. A plaza area is indicated along the north side of the building. Each restaurant space shows a patio.
Architecture	The development text requires architecture that is traditional in look and feel with natural materials. Mass, scale and architectural details are regulated to create a more residential character, particularly for the non-office buildings. The proposed architecture closely complements the Shoppes at Avery building and appears to meet the requirements in the development text for non-office buildings. Materials include brick, stone, siding and metal roofing. Storefronts include residential style windows and lights.
Parking	The development text requires parking by the Zoning Code. As a "shopping center" the parking requirement is 1 space/150 square feet of building, or 97 spaces. The proposal has 126 parking spaces, which meets the shopping center requirements. The applicant has also indicated that the owner of the adjacent Champaign Bank will allow shared parking on evenings and weekends.
Landscaping	The text requires landscaping along Perimeter Drive to include a three and a half foot contoured, landscaped mound with street trees planted 50 feet on center within the right-of-way and within five feet of the right-of-way line. All other landscaping must meet Code.

Details	**Rezoning with Preliminary Development Plan**
Signs	The applicant has worked with Planning to address creatively the unique sign needs for this proposal. The proposed text permits flush mounted wall signs and projecting blade signs. Each tenant is allowed three signs, which is the same as permitted for the retail building in Subarea A_2. One wall sign per tenant is permitted along the north elevation and one along the south elevation. The wall signs must be architecturally integrated. Each tenant may install a projecting sign along the north façade. Permanent window signs are prohibited. • Wall Sign: The maximum height for all wall-mounted tenant sign panels is 24 inches and the maximum width is 120 inches. The maximum height for text/graphics is 16 inches and the maximum width for text/graphics is 96 inches. Other specifications include requires a one inch wide routered sign panel. The text includes graphics for the different permitted end shapes of the wall sign. • Projecting Sign: The maximum height for all wall-mounted projecting (blade) sign panels is 27 inches and the maximum width is 36 inches. Additional specifications include a required 1 inch wide routered perimeter and matte black finish bracket and hardware. Four shapes are permitted for the projecting (blade) signs which are included in a graphic. However, the shape may incorporate and include the logo of the business operating within the building or an iconic representation of the nature of the business or the primary good or service sold or provided to the public. The background color for all signs is included in the final development plan. Other background colors may be approved administratively. No more than four colors are permitted per sign with the background counting as one of the permitted colors. The selected color scheme of each tenant must be consistent for each of the tenants' signs. The text includes sign lighting standards and permits either linear fluorescent track lighting fixtures as depicted and described in the Table D. To the extent architecturally compatible and tastefully integrated, wall-mounted signage may be internally illuminated or backlit. Projecting (blade) signage shall not be separately illuminated from the building.
Traffic Study	Traffic analysis has been provided to the satisfaction of the City Engineer.

Analysis	**Rezoning with Preliminary Development Plan**
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.

Analysis	**Rezoning with Preliminary Development Plan**
1) Consistency with Dublin Zoning Code	**Criterion met:** The proposed development text modifications address the unique needs of this Subarea and includes appropriate regulations for the site.
2) Conformance with adopted Plans	**Criterion met:** The Future Land Use Plan of the 2007 Community Plan identifies the land use for this site as *General Commercial*. This proposal expands the uses permitted for this site.
3) Advancement of general welfare & orderly development	**Criterion met:** The preliminary development plan encourages development as a cohesive and complementary development to the surrounding area.
4) Effects on adjacent uses	**Criterion met:** The proposed development fits well within the existing development pattern of this area.
5) Adequacy of open space for residential	Not applicable.
6) Protection of natural features and resources	**Criterion met:** The proposal includes the replacement of removed trees.
7) Adequate infrastructure	**Criterion met:** All required public infrastructure is in place.
8) Traffic and pedestrian safety	**Criterion met:** The applicant provided traffic analysis, which accounts for the proposed uses.
9) Coordination & integration of building & site relationships	**Criterion met:** The proposal provides for a coordinated and integrated development consistent architectural and landscaping details.
10) Development layout and intensity	**Criterion met:** The proposed use meets lot coverage requirements, has adequate parking and circulation. The layout is cohesive in relation to the existing development.
11) Stormwater management	**Criterion met:** The applicant has provided the necessary information to satisfy City requirements.
12) Community benefit	**Criterion met:** The proposal will provide additional areas for retail services near residential and commercial areas, giving the community more options.
13) Design and appearance	**Criterion met:** The proposed development plan encourages the use of high quality materials consistent with the previously approved development text and other developments in the area.
14) Development phasing	**Criterion met:** This will be constructed in a single phase.
15) Adequacy of public services	**Criterion met:** There are adequate services for the proposed uses.

Analysis	**Rezoning with Preliminary Development Plan**
16) Infrastructure contributions	**Criterion met:** No public infrastructure contributions are required.

Recommendation	**Rezoning with Preliminary Development Plan**
Approval	Based on Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria, provides the opportunity for additional retail options within the city and includes a cohesive campus development. Approval is recommended.

Details	**Final Development Plan**
Proposal/ Development Details	The proposed improvements include: • 14,488-square-foot building, with 1,623 square feet of patios at either end of the building with a potential expansion area for the west patio • Plaza area in front (north side) and five-foot sidewalk to the south • 125 parking spaces concentrated in the north of the site with two smaller pods in the east and west • Architecture with a residential character and rich materials and colors • Landscape pods, bike rack, and informal seating within the plaza area • Mounding and landscaping along the Perimeter Drive frontage • Site amenity details, including signs • Two driveways from the shared internal drives provide access from Perimeter Drive. An additional access point is located in the north of the site from a shared drive providing access from Post Road.
Access and Circulation	Access for this site was determined at the time of the original rezoning and the proposed plan uses the existing access points. Vehicular circulation through the site meets Code requirements. Washington Township Fire Department has access from the internal drives surrounding the site. Pedestrian circulation includes a five-foot wide sidewalk immediately along the south site of the building. Six-foot wide sidewalks connect to the public sidewalk along Perimeter Drive.
Parking	The plan provides 125 spaces, which exceeds the Code requirement of 97 spaces. There were some concerns mentioned by the Planning and Zoning Commission at the informal review of this proposal regarding the parking impacts of popular restaurants. In response, the applicant has reached an arrangement with Champaign Bank to allow employee parking at the bank weekday nights after 6 p.m. and on weekends should parking prove to be insufficient. The applicant must provide this agreement with the building permit application.

Details	**Final Development Plan**
Architecture	The proposed architecture meets the development text requirements for traditional architecture with a residential character and natural materials. The applicant is proposing a warm-hued stone (Centurion, "California") for each of the end tenants. The stone wraps around three sides of these portions of the building. Brick (Glen-Gery, "Cambridge") in dark red is proposed for the central portion of the building. This portion of the building is prominent, particularly as viewed from the north driveway. A higher roof in this area could give this portion of the building additional relief. Other proposed building materials include fiber cement lap siding painted dark beige, and a board and batten cement fiber cement panel lab siding painted a dark brown color. Storefronts include a variety of Benjamin Moore colors including slate blue, dark green and burgundy. The majority of the roof includes dimensional asphalt shingles (GAF, "Weathered Wood") and the two lower roofs next to the central portion of the building include standing seam (DMI, "Weathered Zinc"). Given the long roof line of this building at essentially the same eave line, Planning prefers the applicant break the roof up by using a deep red color for the standing seam portions of the roof. It appears the applicant made this change in the perspective drawings but not on the materials list or elevations. Other architectural elements include wood trellises on the south elevations, metal and fabric awnings and storefront with a deep recess along the eastern portion of the west elevation. The east patio also includes a partial cover of wood columns and trim. Copper roof vents, decorative brick medallions, and brick soldier course accents create a high quality character for the proposed building.
Landscaping	The proposal meets the Code required landscaping as well as the text requirements for mounding and landscaping along Perimeter Drive. The plan includes large landscape islands in the parking lots and smaller pockets of plantings in the plaza area in front of the building.
Signs	The proposal does not include specific signs or locations as tenants have yet to commit to the building. The development text includes detailed sign requirements including a sign height limitation of 15 feet and provisions for the maximum size of sign panels and sign copy. Each tenant is allowed up to three signs (2 wall and 1 blade sign). The text also includes approved sign locations on the building in Table D. Creativity is encouraged for sign design. The text includes sign lighting standards and permits either linear fluorescent track lighting fixtures for which the applicant has provided a cut sheet. Internally or backlit copy is also permitted for any text on the wall sign panel.

Details	**Final Development Plan**
Lighting	The proposed plans meet the lighting requirements and proposed fixtures are consistent with the approved light fixtures for Subarea A_2.
Stormwater Management	Stormwater management for this Subarea will be handled similarly to the other areas of this development using parking lot ponding and controlled release at the one-year release rate to the existing pond along Avery-Muirfield Drive. Water quality will be provided by an underground unit prior to discharging to the private sewer.
Utilities	Existing water and sanitary sewer services are used for the construction of the proposed building.

Analysis	**Final Development Plan**
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) Consistency with the preliminary development plan. Condition 1	**Criterion met with condition:** This proposal is consistent with the requirements of the proposed development text and preliminary development plan. The plans should be revised to change the color of the standing seam metal roof from grey to a deep red and change the metal awning color to match, subject to approval by Planning.
2) Traffic and pedestrian safety Condition 2	**Criterion met with condition:** The plans provide for adequate safety and circulation for both pedestrians and vehicles. On-site walks are adequate sized to allow for parked vehicle overhang. Planning requests the applicant provide the shared parking agreement with Champaign Bank with the building permit application.
3) Adequate public services and open space	**Criterion met:** The site has adequate public services. No open space dedication is required.
4) Protection of natural features and resources	**Criterion met:** The proposed plans indicate tree replacement in accordance with Code.
5) Adequacy of lighting	**Criterion met:** The proposed lighting plan meets the requirements and the proposed fixtures are of a consistent design with Subarea A_2.
6) Signs consistent with preliminary development plan	**Criterion met:** Any signs for tenants within this building will be required to adhere to the details in the development text.

Analysis	**Final Development Plan**
7) Appropriate landscaping to enhance, buffer, & soften the building and site.	**Criterion met:** The landscape plan meets or exceeds Code and text requirements.
8) Compliant stormwater management	**Criterion met:** Stormwater management for the site is accommodated in the stormwater management plan and will be finalized at the building permit stage.
9) All phases comply with the previous criteria.	Not applicable.
10) Compliance with other laws & regulations.	**Criterion met:** The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	**Final Development Plan**
Approval	In Planning's analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request with two conditions.
Condition	1) That the plans be revised to change the color of the standing seam metal roof from grey to a deep red and the metal awning color be changed to match the metal roof, subject to approval by Planning. 2) That the applicant provide the shared parking agreement with Champaign Bank with the building permit application.

REZONING/PRELIMINARY DEVELOPMENT PLAN CRITERIA

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

1) Concept Plan (Staff, Commission, and/or City Council review and comment);
2) **Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

FINAL DEVELOPMENT PLAN CRITERIA

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

1) Concept Plan (Staff, Commission, and/or City Council review and comment);
2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

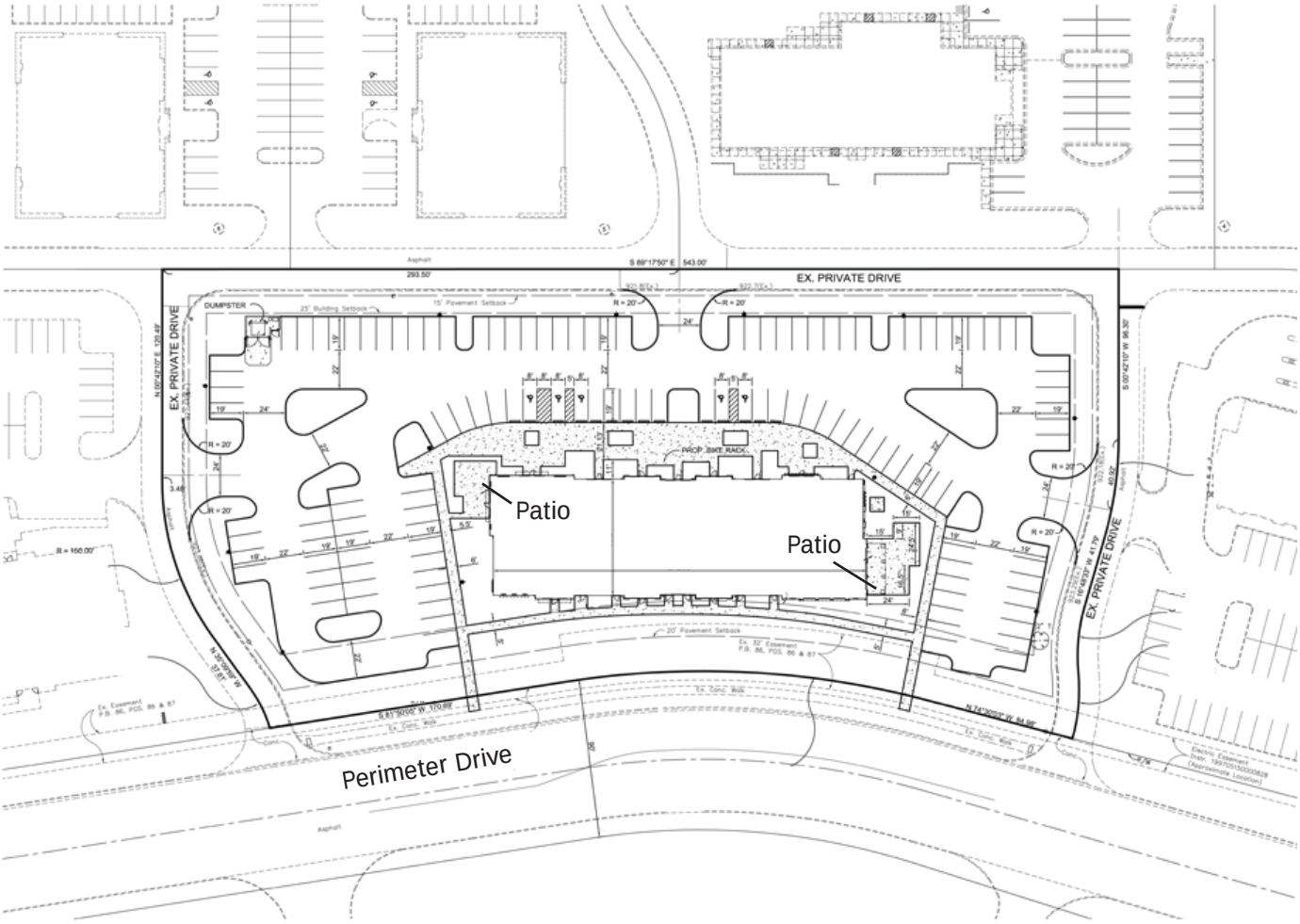
Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
3) The development has adequate public services and open spaces;
4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;

6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

Proposed Site Plan



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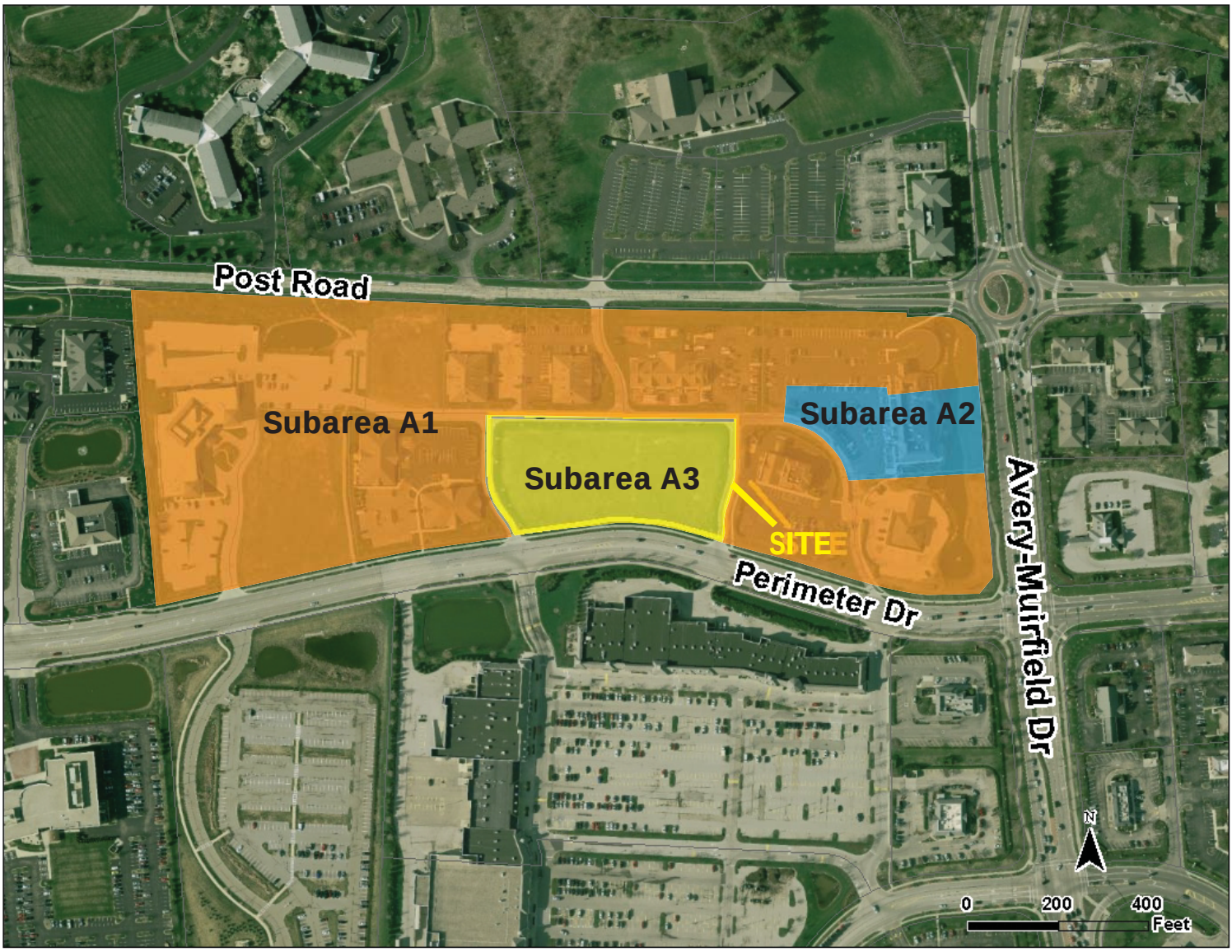
Subarea Map



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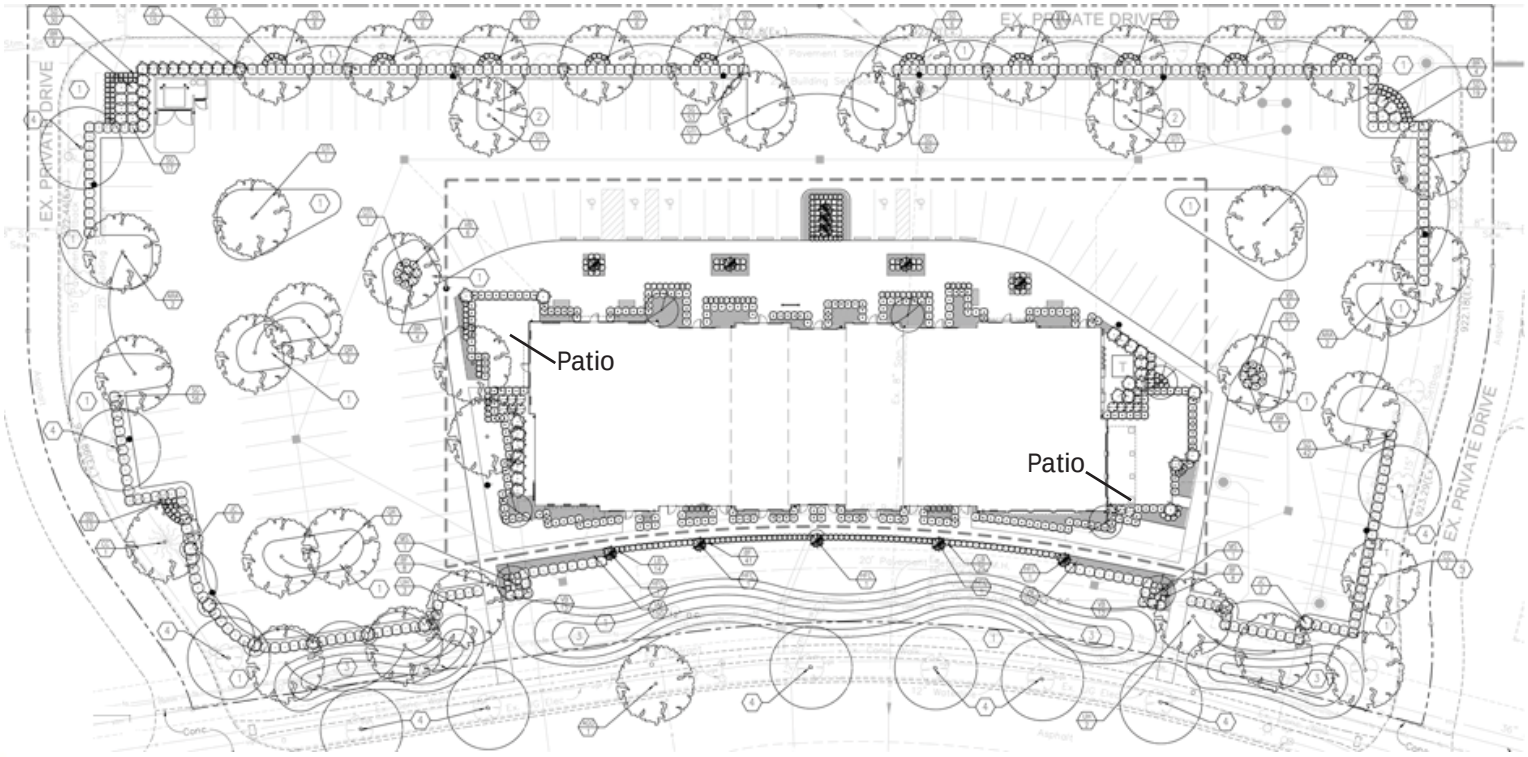
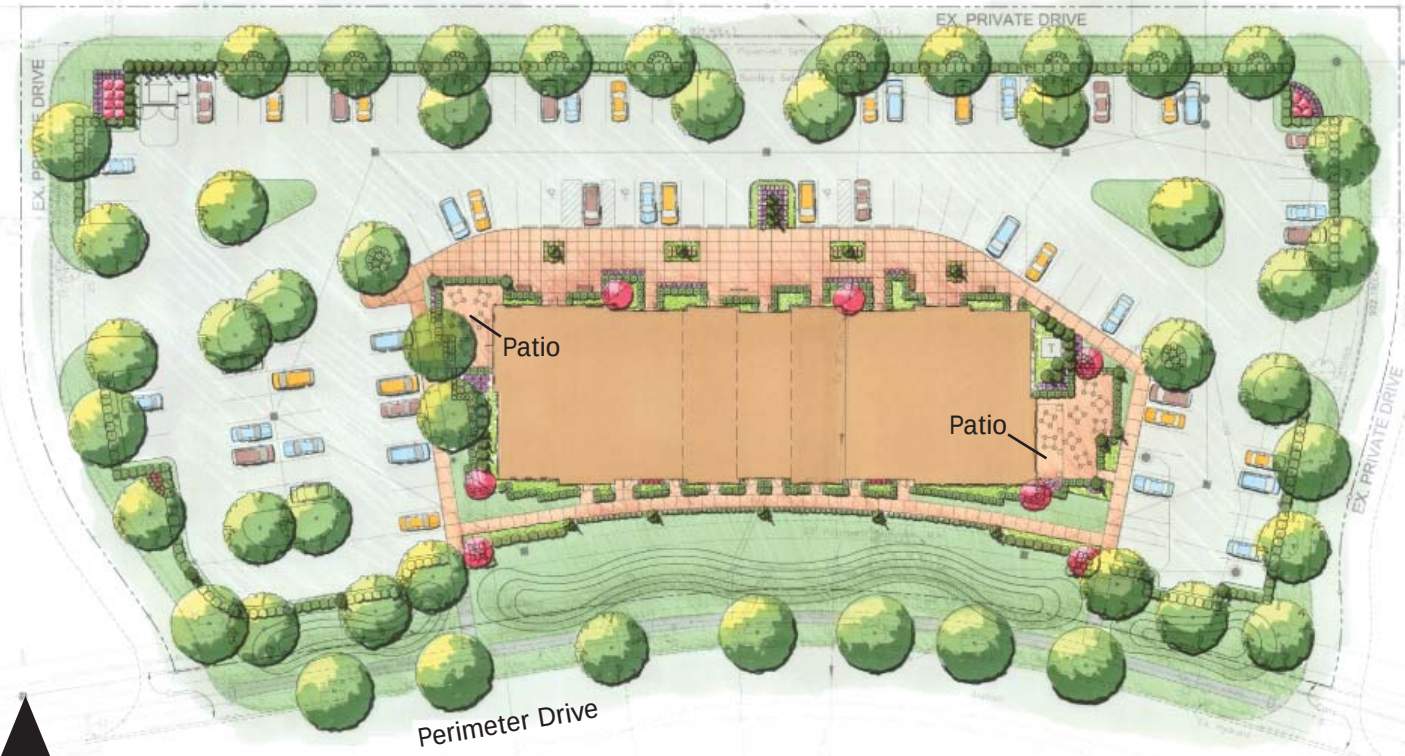
Proposed Landscape Plan



Rendered Site Plan



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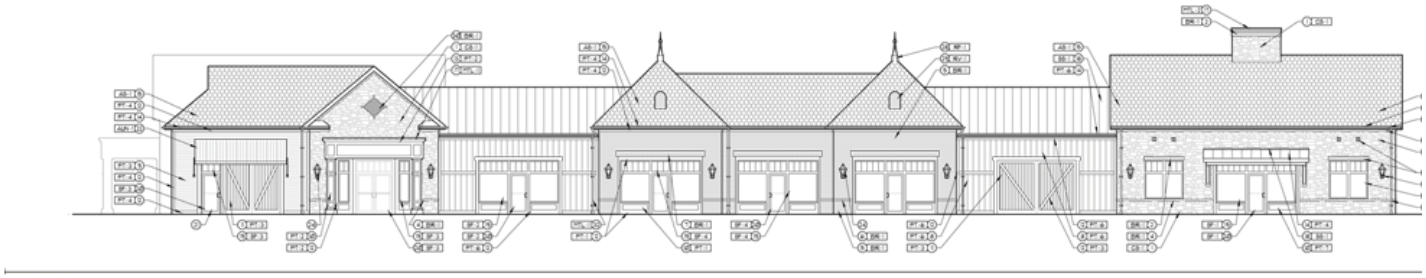
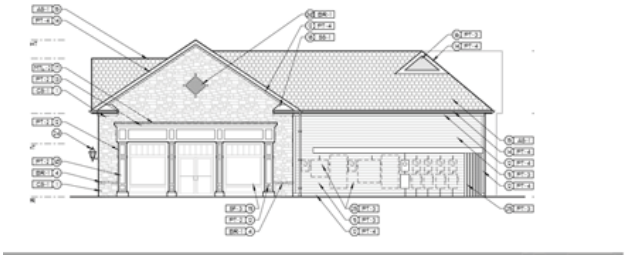
Proposed Elevations

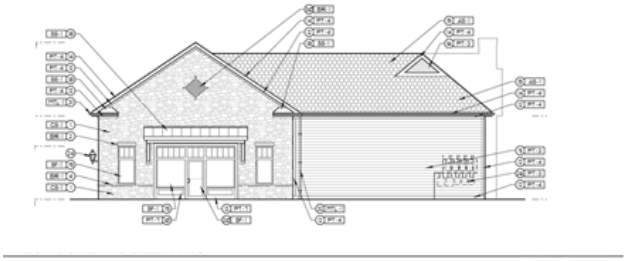
South Elevation



North Elevation



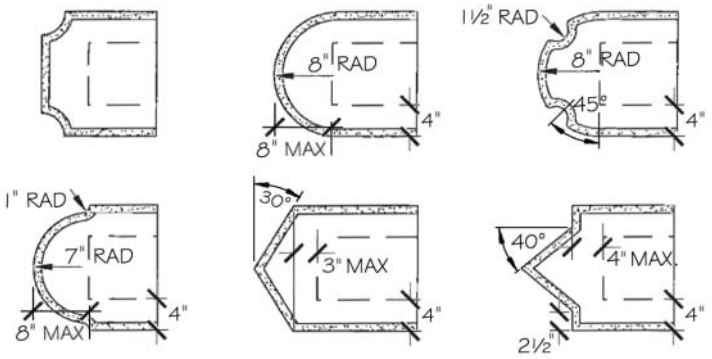
East Elevation



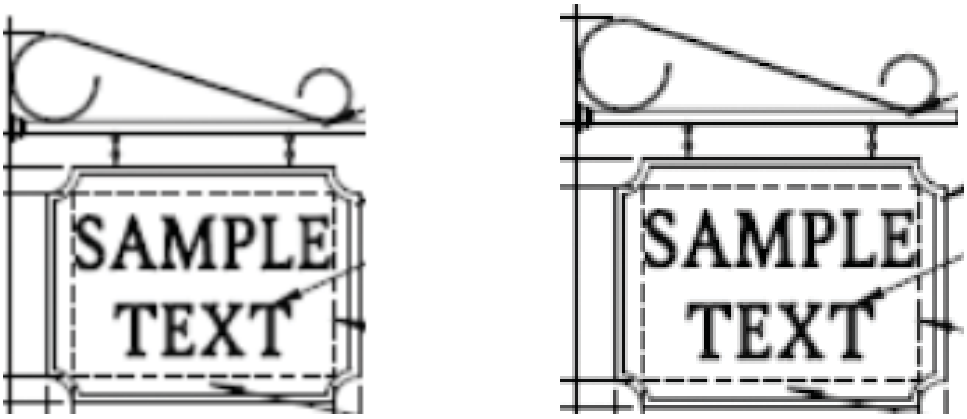
West Elevation

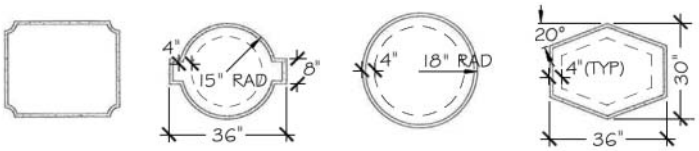
N

Proposed Signs



Ⓐ Typical Wall Sign

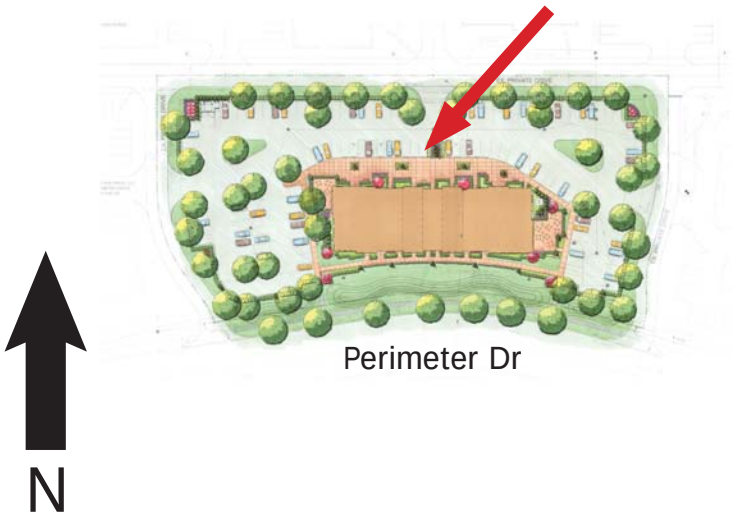




Ⓑ Typical Blade Sign

Elevation Perspective

View Looking Southwest



Elevation Perspective

View Looking Northwest

Subarea A - Post Road Related

For purposes of clearly defining and limiting uses that are permitted within Subarea A of the Riverside Dublin PCD, three separate subareas are established. Each of these subareas (referred to as subarea A_1, A_2, and A_3) is identified on the attached Exhibit A.

Permitted Uses:

The following uses shall be permitted within each of Subarea A_1, A_2, and A_3, respectively:

Subarea A_1

a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.

b) Financial service organizations and financial institutions (conditional use for drive-thru bank); provided that all such organizations and institutions shall be located only in Subarea A between Avery-Muirfield Drive and the access drive within Subarea A which lines up with the western access to Avery Square (the Kroger center) to the south of Subarea A (the "Demarcation Line"). The Demarcation Line is depicted on the attached Exhibit A.

c) Daycare centers (including a preschool or any type of institution which provides education to toddlers and children up to the age of 13 years old).

Subarea A_2

a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.

b) Financial service organizations and financial institutions (conditional use for drive-thru bank; provided that any such drive-thru that might be contained within a structure located along Avery-Muirfield Drive shall be screened to the satisfaction of staff and consistent with the Master Plan (defined below)).

c) Coffee shops, cafés, ice cream shops, bakeries, or casual or fine dining eating and drinking establishments, specialty retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) Subarea A_2 shall contain no more than 11,000 square feet of area in total of those uses described in the preceding sentence. In addition, one eating or drinking establishment within the neighborhood retail center located within Subarea A_2 will be permitted to incorporate an outdoor seating area, along the pond between the building and Avery-Muirfield Drive, as part of such establishment; provided that such seating

area shall have a maximum square footage area no more than 15% of the interior space of such establishment.

Subarea A_3 (as revised through Ordinance 13-XX, Date)

a) Those uses listed in §153.026(A)--suburban office and institutional district–of the Zoning Code.

b) ~~b)~~ Casual and fine dining, eating and drinking establishments; retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) or otherwise provide support retail services for nearby residential neighborhoods, provided those establishments at no time include a drive-thru. ~~with "table service" or bakery/cafés; provided that at no time shall this Subarea A_3 include: (i) more than two such establishments, (ii) more than 11,000 square feet of area dedicated thereto, or (iii) a drive-thru, pick-up window.~~

c) Outdoor Dining Areas with up to 2000 total sq. ft. of seating space within Subarea A-3 that can be allotted to the various tenants to be administratively approved by Land Use and Long Range Planning. Those outdoor dining areas shall employ complementary amenities (fences, tables, chairs, flower boxes) and must be of a black, wrought-iron design consistent with the patios which have been approved for the area. Outdoor speakers are prohibited. All patio materials (e.g., tables, chairs, etc.) must be removed from the patio area from November 15 to April 1. Such materials cannot be stored outside at the center. Outdoor Dining Areas shall not be required to provide additional parking spaces.

Notwithstanding any of the uses listed above in any of Subareas A_1, A_2, or A_3, none of the following uses shall be permitted anywhere within Subarea A at any time: (i) auto service; (ii) auto repair; (iii) gas station; (iv) tire store, (v) muffler or brake shop; (vi) car dealer or any other type of business which offers cars for sale or resale; (vii) car wash; or (viii) fast food restaurant (with or without a drive-through window). Furthermore, in the event any financial service organization or financial institution that is located along Avery-Muirfield Drive desires to change to a use other than that which is permitted under (a)-(c) of Subarea A_1, above, that new use shall be subject to review and approval of the Planning Commission.

Density/Lot Coverage:

The density of each site shall not exceed 10,000 sf/acre. In addition, the total maximum lot coverage for all of Subarea A shall be equal to or less than 65% for the overall development and no individual site shall have a lot coverage greater than 70%.

Yard and Setback Requirements:

a) In 1988, the Riverside Dublin PCD text originally contemplated a large setback for Subarea A along its Post Road frontage. In an effort to reallocate setbacks and associated green space areas to reflect the nature and character of how all of the neighboring uses have since been developed as commercial/institutional uses and to adequately reflect the transitional nature of Subarea A from those same surroundings, it is desirable to adjust and increase certain setbacks within Subarea A (see attached Table A). The main goal of this reallocation is to treat the Avery-Muirfield Drive frontage with special attention. As a result, a substantial parking and building setback shall be created along Avery-Muirfield Drive and within that setback a large pond with two fountains and a cascading waterfall shall be constructed to more appropriately reflect the gateway nature of Subarea A in a manner that is complimentary to its environs. With this reallocation of setbacks, the following setbacks for Post Road, Avery-Muirfield Drive, and Perimeter Drive are created:

	Building Setback	Pavement Setback
Avery-Muirfield Drive	85'	75'
Perimeter Drive	40'[1]	20'[1]
Post Road (east)[2]	100'	40'
Post Road (west)[3]	100'	70'

b) Side yard setbacks shall be 15' for pavement and 25' for buildings. However, in order to promote prudent planning and to encourage the location (or relocation) of green space to more desirable areas, the planning commission may permit pavement setbacks (and rear yard pavement setbacks defined in (c), below) to be reduced to less than 15' (and even to a zero lot line situation wherein parking lots of adjoining properties would be shared). Notwithstanding the foregoing, the neighborhood retail center proposed at the northeast corner of Subarea A which is a single structure which is located in both Subarea A_1 and A_2 shall be permitted to straddle the Subarea A_1/A_2 line.

c) Subject to (b), above, rear yard setbacks shall be 25' for pavement and buildings.

d) Total ground covered by all buildings shall not exceed 25% of the total lot area.

[1] Which is consistent with the current required setbacks less the additional right of way grant required.
[2] Between Avery-Muirfield Drive and the Demarcati
[3] Between the Demarcation Line and the western b

Parking and Loading:

a) *Size, ratio, and type of parking and loading facility shall be regulated by Dublin* Code Chapter [153.200].

b) All sites within Subarea A shall comply with the City of Dublin exterior lighting guidelines and will utilize "shoe-box" light fixtures with pole heights not greater than 28 feet from the grade of the parking lot.

Circulation:

Circulation within Subarea A and access to and from the adjacent publicly-dedicated streets shall be provided for in accordance with the approved development plan for Subarea A set forth in the Master Plan (defined below). Subarea A shall have no direct access onto Avery-Muirfield Drive.

Offsite Infrastructure:

In order to promote improved traffic efficiency on Post Road, Avery-Muirfield Drive, and Perimeter Drive proximate to Subarea A and in accordance with the November 20, 2003 letter from the City of Dublin (attached Exhibit B), all of the following shall occur to the satisfaction of the City of Dublin:

a) Right-of-Ways.

(i) An additional 15' of right-of-way shall be granted to Dublin along the west side of Avery-Muirfield Drive.

(ii) An additional 10' of right-of-way shall be granted to Dublin along the north side of Perimeter Drive up to the point at which the existing right-of-way is 100'.

b) Road/Infrastructure Improvements.

(i) Payment of the proportionate cost (as determined by the City of Dublin) for the improvements associated with the addition of an east bound left turn lane on Post Road (west of Avery-Muirfield Drive) which proportionate costs relate to additional traffic which will be generated by Subarea A as a result of the Post Road access.

(ii) Payment of all costs associated with the addition of a left turn lane from Post Road into Subarea A at the single access point on Post Road. The applicant shall attempt to coordinate completion of these improvements with those required of the church property on the north side of Post Road.

(iii) Payment of 25% of the cost associated with any future traffic controls installed at the third intersection on Perimeter Drive (west of Avery-Muirfield Drive) if, and when, such traffic control is warranted.

Waste and Refuse:

All waste and refuse shall be contained and fully screened from view by a solid wall or fence as required by the Dublin Code.

Fences:

Other than as required for any daycare center located within Subarea A_1, no fences shall be permitted on any site unless otherwise approved by staff or otherwise required for screening service areas, mechanical units, etc.

Storage and Equipment:

a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious with the building as required by the Dublin Code.

Landscaping:

a) Landscaping shall be according to the Dublin Landscape Code Chapter [153.130-153.139]. In addition, landscaping treatment along Post Road shall be provided within the Post Road setback and shall include a grass mound with a mixture of ornamental, evergreen, and shade trees. —The mound shall be contoured, natural, and undulating in appearance and shall be broken up into sections of varying lengths between 130' and 150' in length and with varying heights ranging from three and a half feet to six feet in height. Landscape plantings shall be in accordance with the Master Plan described in (c), below, and sample elevations are included as attached Exhibit C.

b) In addition, landscaping along Perimeter Drive shall include a three and a half foot contoured, landscaped mound with street trees planted 50' on center within the right-of-way and planted within five feet of the right-of-way line.

c) In order to appropriately transition the institutional and residential uses to the north of Subarea A with the fast food and strip center retail development to the south of Subarea A, Subarea A will incorporate a large pond (with an appearance similar to The Preserve at the southeast corner of Frantz Road and Tuttle Crossing Boulevard) fronting along Avery-Muirfield Drive with a higher reflective pond that will include a cascading water fall feature. This pond will be "well-fed"

in the manner approved by the City of Dublin. In addition, the pond will contain fountains at the north and south ends along Avery-Muirfield. This frontage treatment will provide for an appropriate gateway feature for vehicular traffic as it moves from the residential development to the north south towards the SR33/161 interchange. This overall landscaping plan for Subarea A will be consistent with the Comprehensive Site Master Plan prepared by Faris Planning & Design and approved by the Planning Commission (the "Master Plan").

Traffic Calming:

Along the private, internal, east-west street that runs parallel to Post Road and Perimeter Drive, traffic calming measures (e.g. textured pavement, raised tables, etc.) acceptable to the City of Dublin shall be installed to slow the movement of traffic at the intersection of the driveway that provides access from the Subarea A to Post Road.

Architecture:

Generally:

The architectural design of all buildings within Subarea A shall be traditional in look and feel and will be finished with natural materials. The particular architecture for all buildings within Subarea A that will contain uses other than those permitted in §153.026(A) (the "Non-Office Uses") shall be consistent with, or complimentary to, the style of architecture of those submitted as "conceptual" with this application (i.e. the small neighborhood retail center and The Huntington Bank branch). The intent of the foregoing is that these commercial structures have a residential feel and flare similar in design and feel to the Perimeter Center development. The architectural design of all uses within Subarea A permitted under §153.026(A) (the "Office Uses") shall be consistent with the office buildings proximate to Subarea A along Perimeter Drive and Post Road. In addition to the foregoing, the following guidelines shall be followed:

Height:

1) No Non-Office Uses shall have a height in excess of 28' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof). No Office Uses shall have a height in excess of 35' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof).

Color Palette:

1) Earth tones and muted/natural tones shall be required on all structures within Subarea A so as to be consistent with those earth tone and muted/natural colors of nearby structures. In addition, storefront colors for the neighborhood retail center shall be selected from a palette of colors approved by the planning

commission as part of the development plan approval for that neighborhood center.

Materials:

1) Warm tone brick, stone or synthetic stone, cedar siding and trim, and engineered wood composite material (e.g. hardi-plank or smartside siding and trim).

2) Specifically for Non-Office Uses, windows shall be residential in character (where appropriate for the particular type of commercial use). Windows should include mullions and muntins to reduce large expanses of glass areas. However, "store-front" glass is acceptable and appropriate in service-oriented areas for Non-Office Uses.

Roof:

1) All buildings shall have a pitched or sloped roof (whether hipped or gabled). However, for Office Uses, this requirement may be satisfied by partial roofs, towers, or pagodas–similar to that utilized at The Preserve. In addition and regardless of whether a building is an Office-Use or a Non-Office Use, each such roof may provide open areas to house and permit the functionality of mechanical and other typical roof top equipment.

2) All structures shall contain roofing material consisting of dimensional asphalt shingles, cedar shakes or shingles, or slate (whether synthetic or authentic slate), all of which shall be in a color and style deemed appropriate by the planning commission as compatible with the neighboring buildings.

3) The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged for roofs on Non-Office Use structures.

Scale:

1) All structures within Subarea A should be of a size and character complimentary with the existing nearby structures.

2) Structures should be designed to harmonize with the Master Plan.

3) Each Non-Office Use building must use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help break up the mass and bring each such building into a more residential character.

Wall Articulation/Fenestration:

1) In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.

2) With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the "rear" of any building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.

3) The amount of fenestration should be balanced with the amount of solid facade.

Signage and Graphics:

All signs shall comply with the Dublin Sign Code -- [Section 153.150]. In the event of any conflict between the Dublin Sign Code and this text, this text shall control.

a) Materials and Landscaping:

1) All monument signs with a base located within Subarea A shall have an appearance consistent with, or compatible to, that depicted on Table C attached hereto.

2) All monument signs shall have landscaping around the base of the sign as required by the Dublin Code.

b) Dimensions of Sign:

1) Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.

2) Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.

3) Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.

c) Sign Graphics:

1) Graphic identification shall be limited to the site user's name, logo, and street number.

2) The area of graphic images such as logos shall not exceed 20% of the sign face.

3) Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.

4) The maximum height of any letter or number shall be 16".

d) Quantity:

No more than one ground sign shall be permitted on any one lot devoted to one specific use or user; except that for buildings or uses having frontage on two or more public rights-of-way, two ground signs are permitted. In the event any lot qualifies for two ground signs, those signs shall comply with the Dublin Sign Code and shall consist of no more than 66.67 square feet in the aggregate.

e) Illumination:

All monument signs shall be non-illuminated or feature internally illuminated graphics or back-lit graphics.

f) Setbacks:

The setback for all signage shall be no less than eight feet from the right-of-way of any site consistent with the Dublin Code.

g) Traffic/Directional:

All traffic and directional signage shall conform to Section 153.152 of the Dublin Zoning Code.

h) Sign Location:

Other than approved as part of the neighborhood retail center as described below, no sign shall be painted or posted on the surface of any building, wall, or fence (i.e. all signage other than for the neighborhood retail center shall be monument signs). No wall murals shall be allowed. No roof signs shall be permitted, nor shall any sign extend higher than the building.

i) Window Signage:

Other than described below relating to the neighborhood retail center, no sign shall be applied to any windows for the purpose of outdoor or exterior advertising.

j) Neighborhood Retail Center:

All of the following signage standards shall relate specifically to the neighborhood retail center that will be situated west of the pond located along the west side of Avery-Muirfield Drive, the following signage criteria is established:

1) Each tenant store front within the retail center shall only have the right to install wall signage consistent with that depicted in the attached Table B and only along the east and west elevations of the retail center.

2) All such signs shall not exceed a placement height of 15 feet.

3) Each tenant store front sign shall be limited to one wall sign and one projecting sign along the western elevation of the retail center and one wall sign only along the eastern elevation of the retail center. Such wall signs shall be in accordance with Table B. The color of the wall sign and the projecting sign for each user shall be the same.

4) The background color of wall signs and projecting signs shall be selected from a palette of trim colors approved by the planning commission as part of the development plan approval process.

5) For purposes of aiding the public with locating a particular use within this center, each user shall be allowed to apply temporary signage to the east elevation of the retail center consistent with the Dublin Signage Code.

6) In addition to the wall signs which may be located on the east and west sides of the retail center as described in 3, above, the occupant located at the north end of the retail center (i.e. Tenant 7) shall have the right to locate one monument sign along Avery-Muirfield Drive which identifies only that occupant provided that such monument sign complies with all of items (a) - (i), above, and provided further that that occupant (Tenant 7) is limited to a total amount of signage of no more than 66.67 square feet. That monument sign shall be located as noted on Table C .

7) No projection signage located along the west elevation of the retail center shall be illuminated.

8) Wall signs located along the east and west elevations of the retail center should be externally lit by "goose-neck" light fixtures.

Signage and Graphics Applicable only to Subarea A_3 (as revised as part of Ordinance 13-XX, Date, 2013)

All of the following signage standards shall apply to the neighborhood retail building on Perimeter Drive (located within Subarea A-3) as generally depicted on the attached Table D.

A. Types of Signs. Permitted sign types include single-sided, flush, wall-mounted, tenant signs on the facades of the building and double-sided, wall-mounted, projecting "blade" signs on the north façade of the building. No permanent window signs of any type are permitted.

B. Number and Location. All signs shall be architecturally integrated into the building façade generally in the location depicted on the attached Table D. Tenants occupying space within the building shall have the right to install one wall-mounted sign on the north building façade, one of the south building façade, and one projecting (blade) sign on the north building façade.

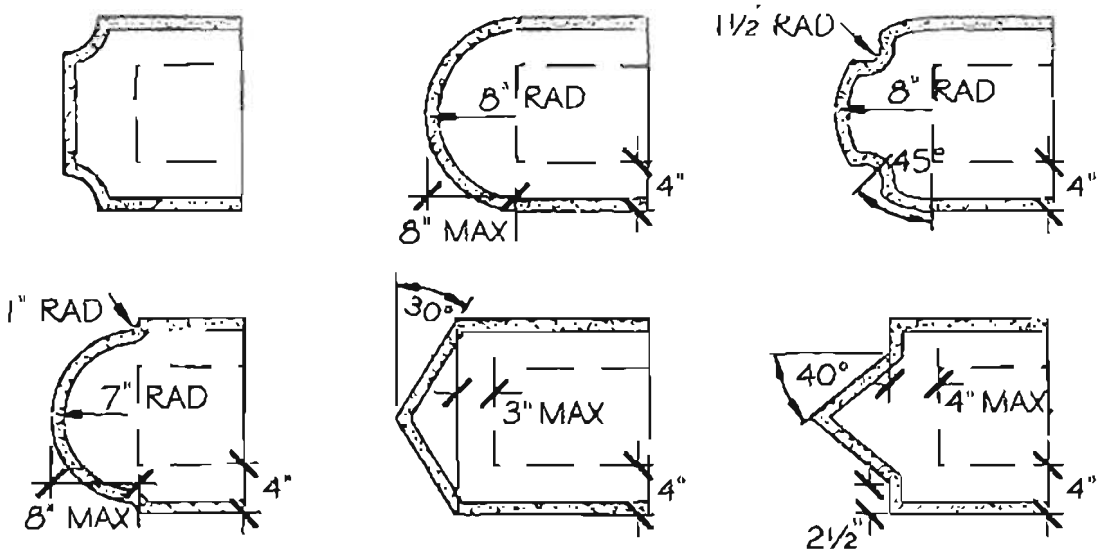
C. Mounting Height. No sign shall be permitted to exceed 15' in height to the top of the sign measured from established grade. The projecting (blade) signs on the north façade shall be a minimum of eight feet in height to the bottom of the sign from established grade.

D. Design and Fabrication. Creativity with signage is encouraged. However, the following must be adhered to:

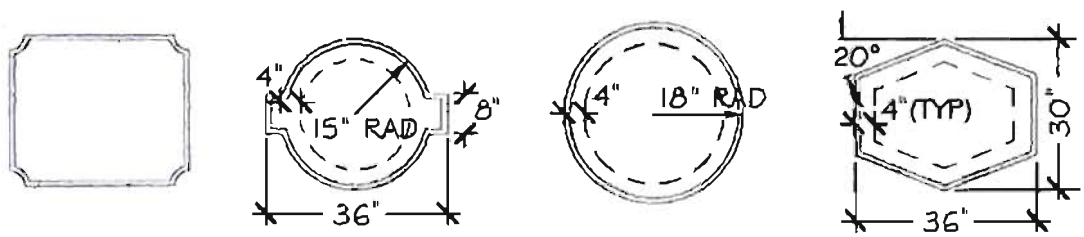
1. Wall-mounted Tenant Signs.
   a. *Maximum Size.* The maximum height for all wall-mounted tenant sign panels shall be no more than 24" tall. The maximum width for all wall-mounted tenant sign panels shall be no more than 120". The maximum height for text/graphics within said wall-mounted sign panels shall be no more than 16". The maximum width for text/graphics within said wall-mounted sign panels shall be no more than 96".
   b. *Additional Specifications:*
      i. Sign Panel = Single Faced, 1.5" thick wood or high density urethane with text/graphics routered +/-1/2" deep into background and routered 1" wide perimeter detail.
      ii. Installation = Signs installed flush to wall with 5/16" Hilti style expanding anchors. No mounting hardware shall be visible on sign face.

2. Approved Signage Shapes. The shape of the wall-mounted signs on the north and south facades of the building shall be generally in a rectangular shape and shall have matching ends containing one of the following shapes:

APPROVED END SHAPES FOR WALL-MOUNTED TENANT SIGNS



3. Wall-mounted Projecting (Blade) Signs.
   a. *Maximum Size.* The maximum height for all wall-mounted projecting (blade) sign panels shall be no more than 27". The maximum width for all blade sign panels shall be no more than 36".
   b. *Additional Specifications:*
      i. Sign Panel = Double-faced, 2" thick wood or high density urethane with text/graphics routered ±1/2" deep into background & routered 1" wide perimeter detail.
      ii. Hanging Bracket = 1-1/2" x 1-1/2" square steel tube and wall flange assembly with fabricated 1/4" aluminum scroll, finial cap & synthetic ball. Bracket and hardware shall be painted in Matte Black finish.
      iii. Installation = Bracket installed perpendicular to wall w/ 3/8" Hilti style expanding anchors. Signs shall be suspended beneath the brackets with ½" eye-bolts.
   c. *Projecting (Blade) Signage Shapes:* The shape of the projecting (blade) signage on the north façade of the building shall be generally in one of the four shapes:



APPROVED SHAPES FOR BLADE SIGNS

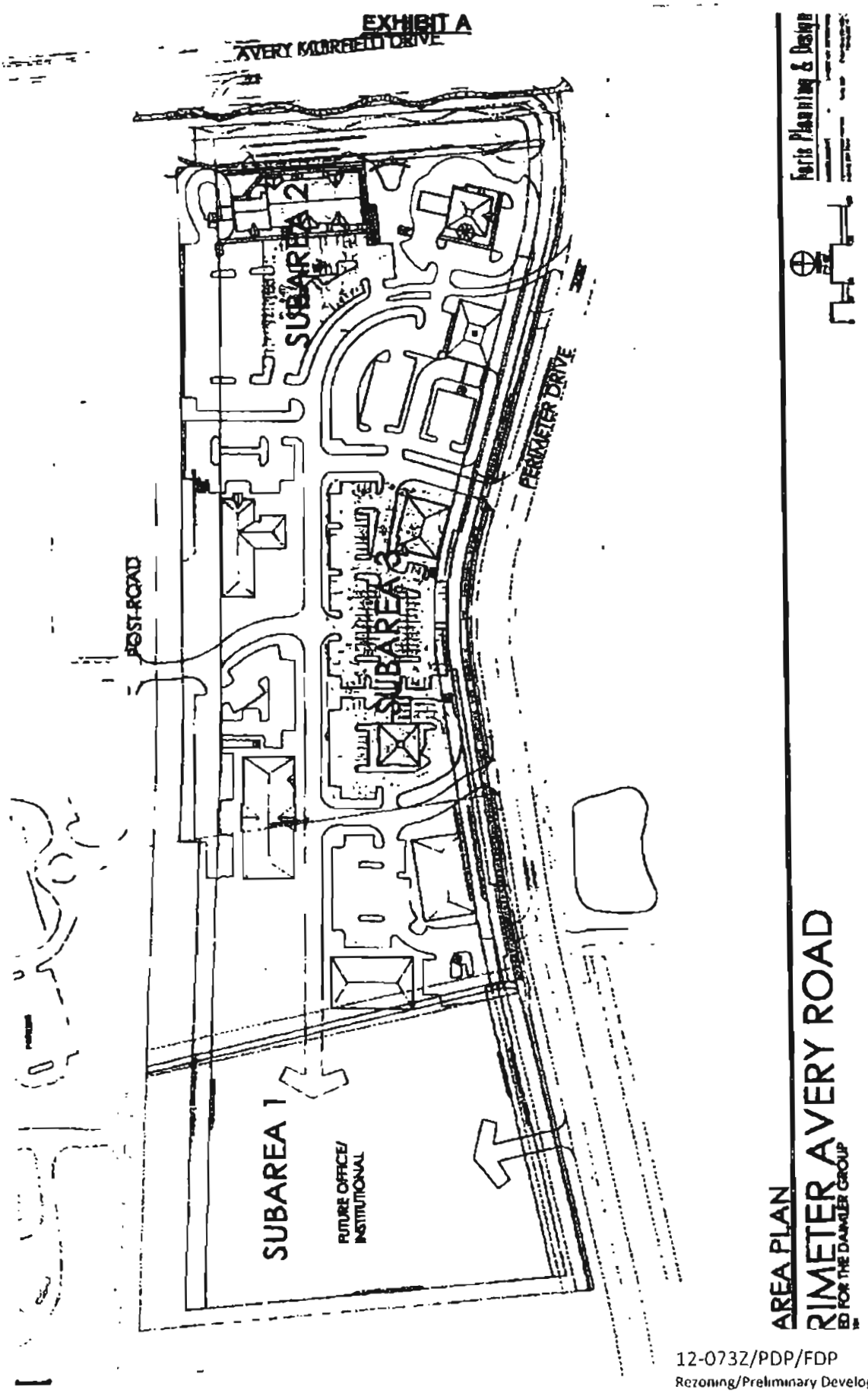
Further, such projecting (blade) signage may incorporate and include the logo of the business operating within the building or an iconic representation of the nature of the business or the primary good or service sold or provided to the public by that business.

4. Lettering, Logos and Secondary Images
   a. Lettering. All sign lettering is to be centered in relation to the height and width of the sign. The actual signage text/lettering shall consist of surface mounted, raised lettering (as individual letters containing the name of the business operation) and shall be adhered to the wood sign board. The height and placement of all sign lettering must comply with the requirements specified in this text.
   b. Logos and Secondary Images are permitted in accordance with Code Section 153.158(C)(2).

5. Color. The background color for all signs shall be in accordance with that approved as part of the final development plan presented to the planning commission or as otherwise approved by the Planning Staff. As far as the number of colors on the sign, no more than four sign colors in total are permitted for each sign including the color of the background of the wood sign. The selected color scheme of each tenant must be consistent for each of the tenant's signs.

6. Sign Illumination. Wall-mounted signs shall be illuminated either by linear fluorescent track lighting fixtures as depicted and described in the Table D. To the extent architecturally compatible and tastefully integrated, wall-mounted signage may be internally illuminated or backlit. Projecting (blade) signage shall not be separately illuminated from the building.

PROPOSED DEVELOPMENT TEXT



12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT

EXHIBIT B

CITY OF DUBLIN

Division of Engineering
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6506
Web Site: www.dublin.oh.us

November 20, 2003

Mr. Paul G. Ghidotti
The Daimler Group, Inc.
1533 Lake Shore Drive
Columbus, Ohio 43204

RE: **The Fairway**
03-004-COM

Dear Paul:

Regarding the traffic questions that arose at our meeting on November 12, 2003, I emailed both your traffic consultant (Garry Wilcox) and ours (Doyle Clear) a listing of the items that needed to be addressed. I have received a response from our consultant and have reviewed that information and the recorded plat that created part of your property. The following indicates the questions (as they were emailed) and our desired resolution (in italics):

1. The east bound left hand turn lane on Post Road onto Avery-Muirfield Drive is noted in the report to need 290 feet of stacking. The report says that the City provided this information. How much of this stacking is generated by the traffic from this 24-acre site? We need to portion the cost of this improvement.

   I have not received a response from Traffic Engineering Services on this. I sent my email on Thrusday, November 13.

2. How much right-of-way (width and length) is needed to accommodate the turn lane in Item 1?

   Additional right-of-way is not needed along the Post Road frontage of your property.

3. How long of a turn lane is needed on Post Road for the site access (if granted)?

   Since the Planning and Zoning Commission agreed to this access point last Thursday evening, this turn lane needs to be accommodated between the two driveways on the north side of Post Road for the church. Also the design should be coordinated to accommodate the future required left hand turn lane into the church property.

4. How much right-of-way is needed from this site along the Avery-Muirfield frontage? I believe we have to accommodate an additional through lane and an additional southbound right hand turn lane at Perimeter.

   Only a southbound right-hand turn lane at Perimeter Drive from Avery-Muirfield Drive is needed in the ultimate improvement of Avery-Muirfield Drive and its intersection with Perimeter Drive. An additional 15-feet of right-of-way is needed along the Avery-Muirfield Drive frontage of your property. According to the recorded plat (a copy is attached for your reference), a 30-foot roadway easement already exists along this frontage. This needs to be reflected on your site plan. We could use this space to build the infrastructure that we need, but I am not comfortable with the

PROPOSED DEVELOPMENT TEXT

long-term use of this easement. We would prefer to reduce the easement (for coverage over the existing bike path) and have actual right-of-way for the planned improvements. Also the landscaping in the northwest corner of this intersection will need to remain outside the visibility triangle for the ultimate intersection configuration.

5. How much right-of-way (width and length) is needed on Perimeter Drive at the intersection with Avery-Muirfield is needed to accommodate the future additional eastbound left turn lane?

   The enclosed recorded plat answers the question as to the increase of the right-of-way at the western end of your Perimeter Drive frontage. The right-of-way tapers from 100-feet to 80-feet as it moves westward from the Avery-Muirfield Drive intersection. When Perimeter Drive was extended to the west in 2000, we acquired the 100-feet of right-of-way on the far western portion of your frontage.

   The adopted Thoroughfare Plan indicates that Perimeter Drive is to have 100-feet of right-of-way in this area. Therefore, we need an additional 10-feet dedicated from the intersection with Avery-Muirfield Drive westward to the point where the 100-feet of right-of-way exists. This will create 110-feet of right-of-way near the intersection with Avery-Muirfield (that tapers as the existing right-of-way does) and 90-feet of right-of-way where only 80-feet exists today.

6. What portion of the traffic that will warrant the traffic signal at the Kroger Drive is generated from this site? Again, this is to portion the costs.

   Considering this signal will have four approaches to it, the logical distribution of the costs is: 50% by the City, 25% by you, 25% by the Avery Square owners. Also, as I stated at the meeting, the approach within the right-of-way at this location will include the items that we need to facilitate the installation of the signal in the future.

As indicated, the only outstanding item is #1. Once I have received a response from your consultant, we will review the information and respond accordingly. If you have any questions on these items, please contact us at your earliest convenience.

Sincerely,

Barbara A. Cox

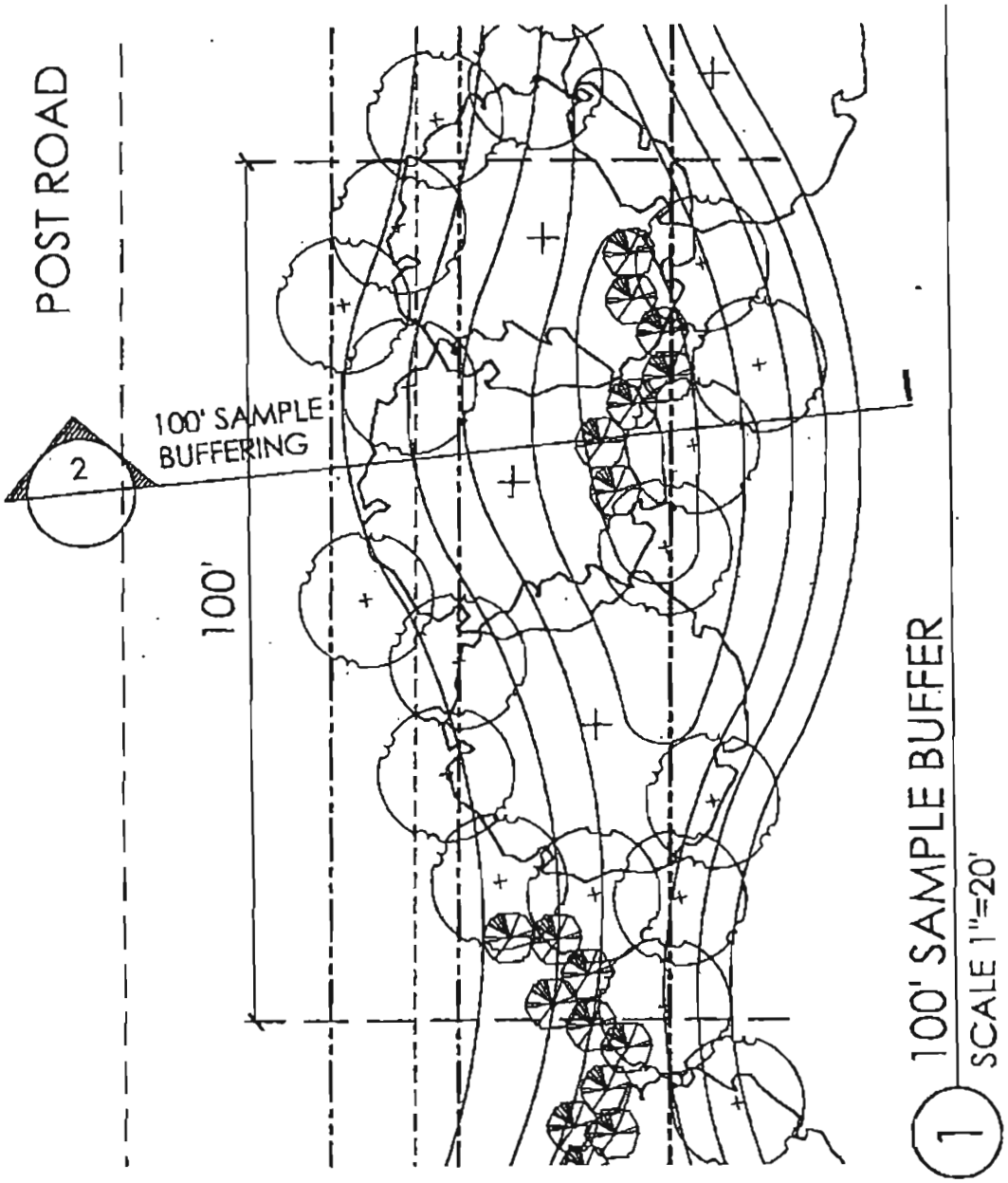
Barbara A. Cox, P.E.
Assistant Director of Engineering – Development

Attachment

Cc: Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Kristin K. Yorko, P.E., Civil Engineer
Chad Gibson, AICP, Senior Planner
Doyle Clear, Parsons Transportation Group

PROPOSED DEVELOPMENT TEXT

EXHIBIT C



12-073Z/PDP/FDP
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Development Plan
The Perimeter
Perimeter Drive

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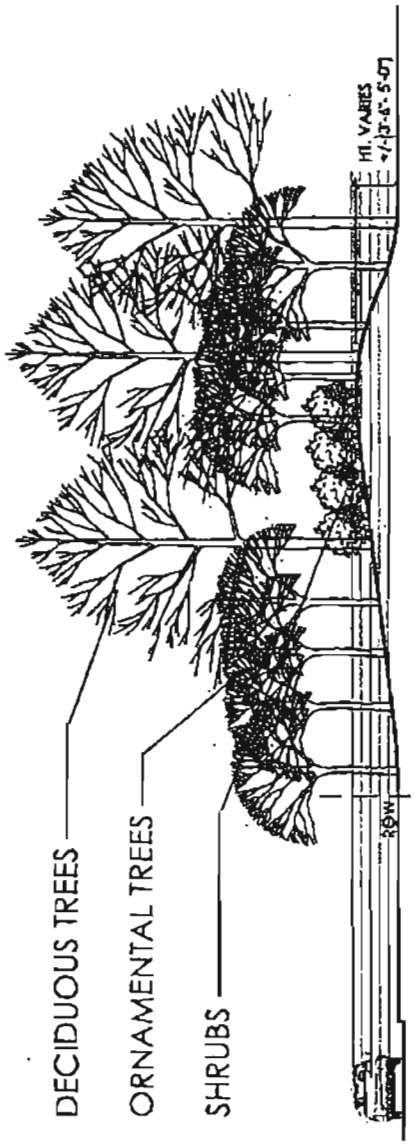
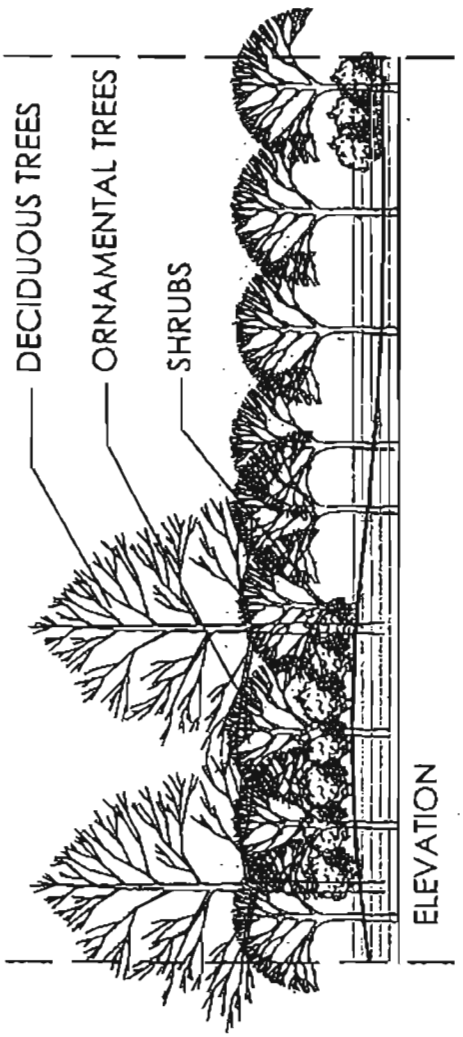
AVERAGE PLANT QUANTITIES PER 100' LF
ALONG POST ROAD:

3 DECIDUOUS SHADE TREES
9 DECIDUOUS ORNAMENTAL TREES
8 DECIDUOUS MEDIUM SHRUBS



SECTION



ELEVATION

2 100' SAMPLE BUFFER
SCALE 1"=20'

12-073Z/PDP/FDP
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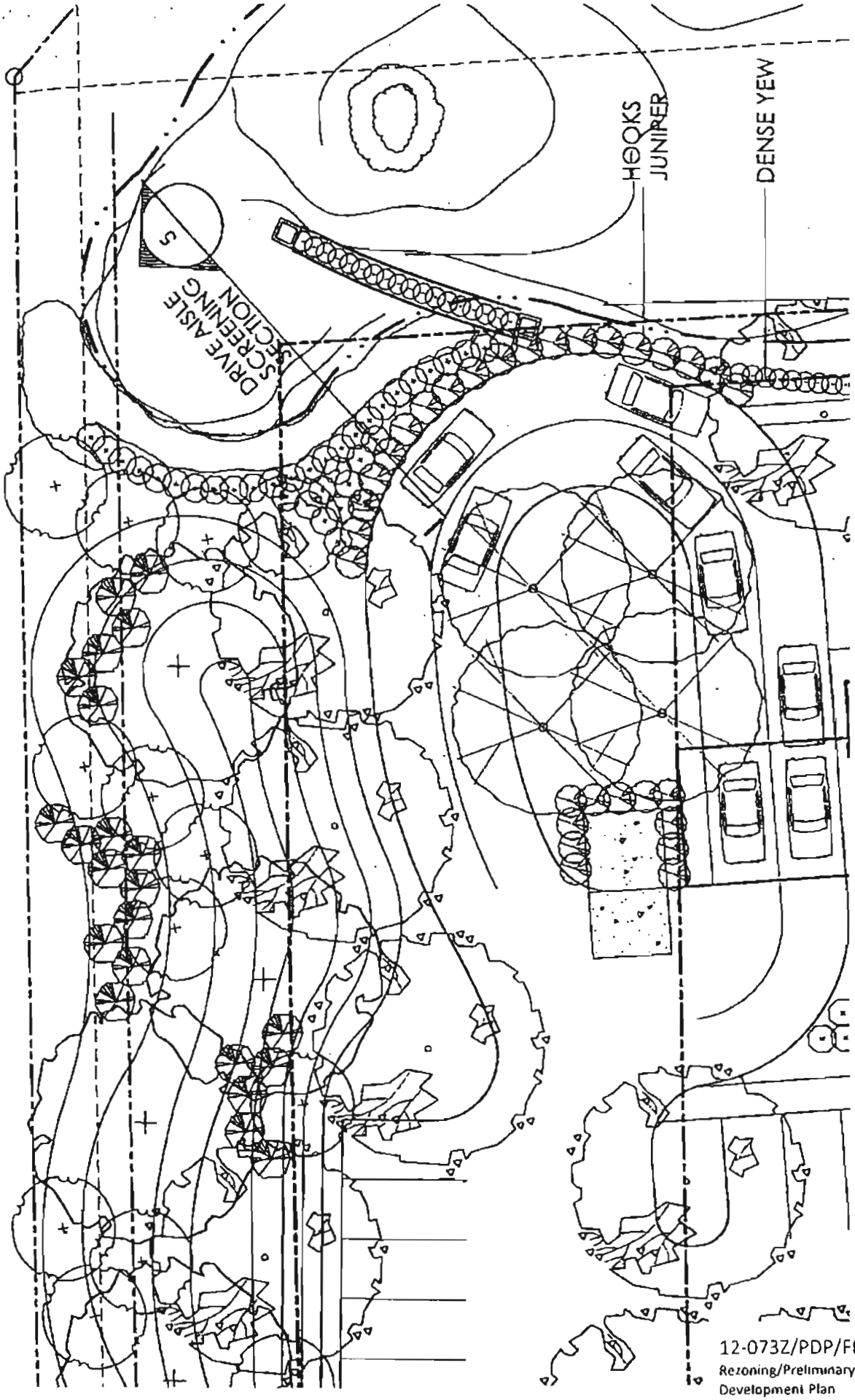
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT



DRIVE AISLE SCREENING PLAN

SCALE 1"=20'

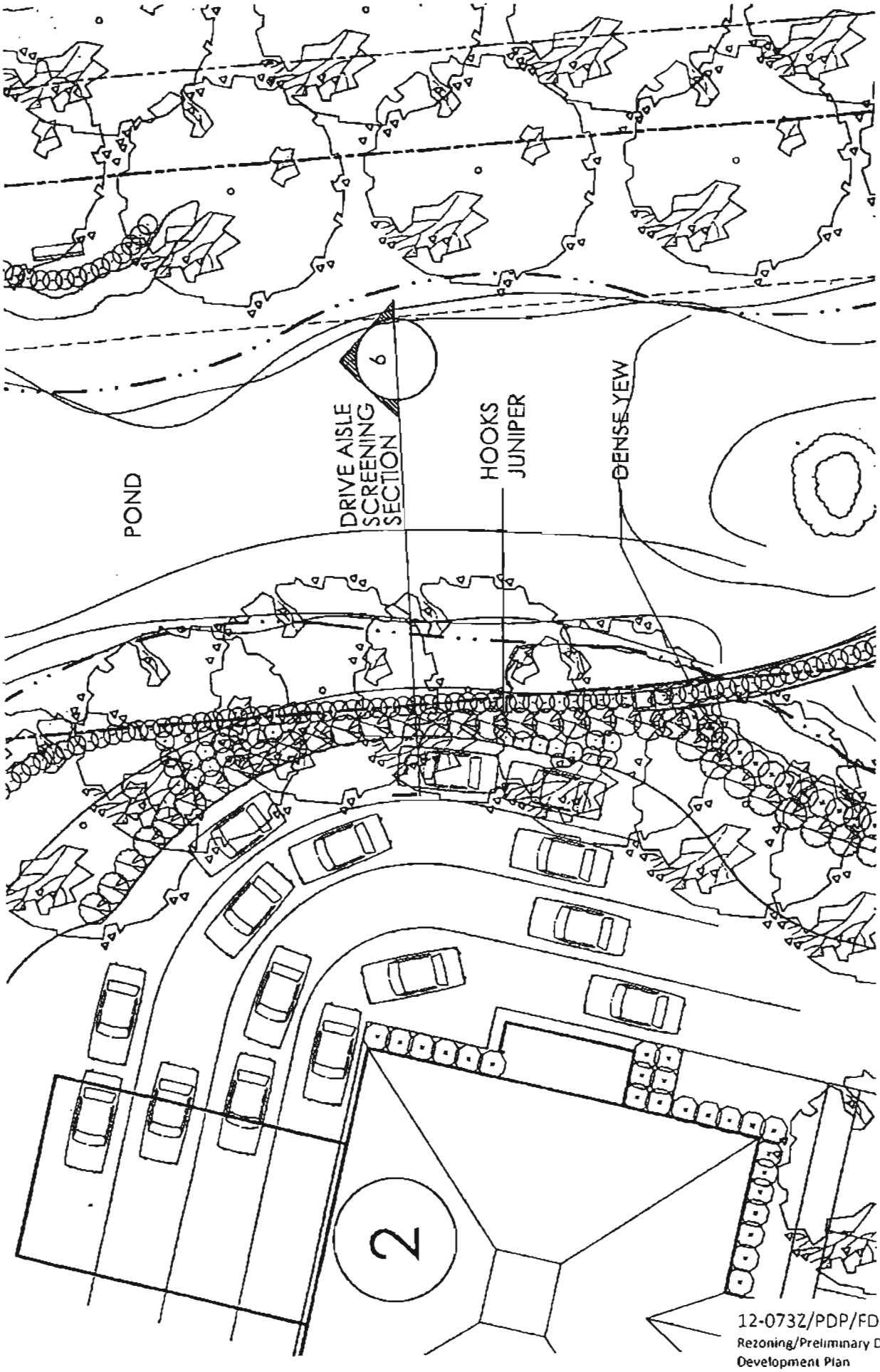
12-073Z/PDP/FDP

Rezoning/Preliminary Development Plan/ Final Development Plan

The Perimeter

Perimeter Drive

PROPOSED DEVELOPMENT TEXT

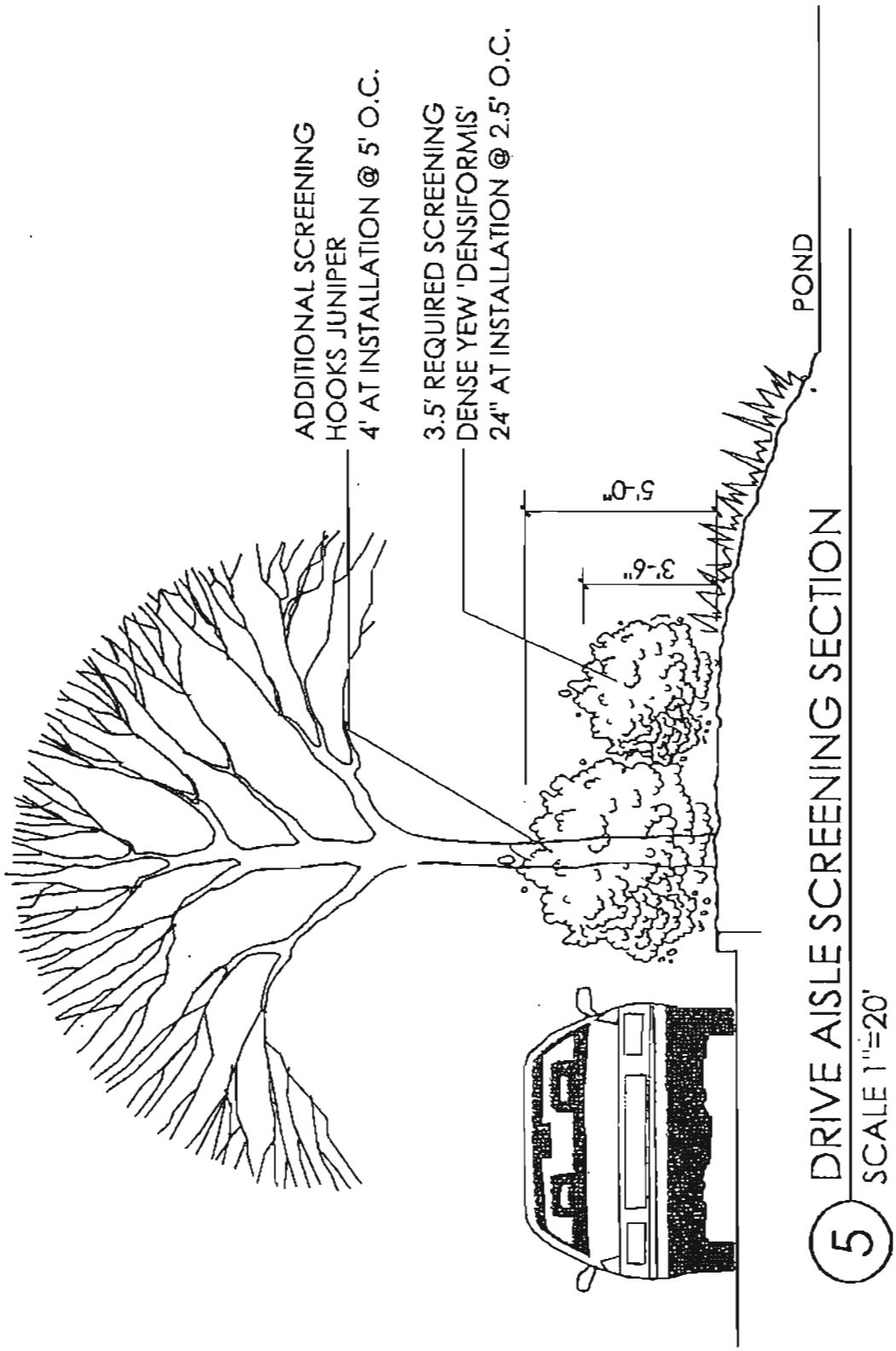


DRIVE AISLE SCREENING PLAN

SCALE 1"=20'

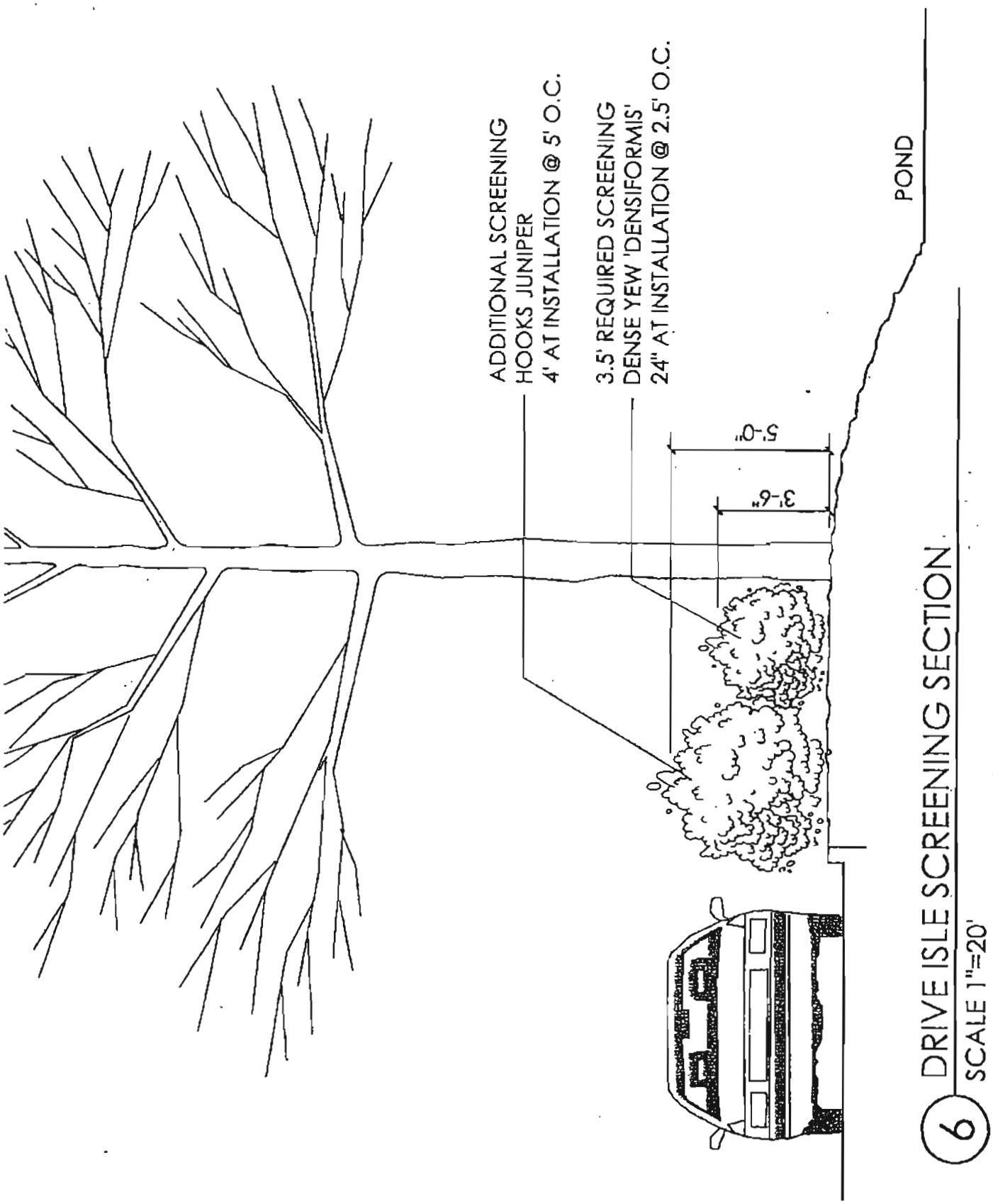
12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT



12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT



6 DRIVE ISLE SCREENING SECTION
SCALE 1"=20'

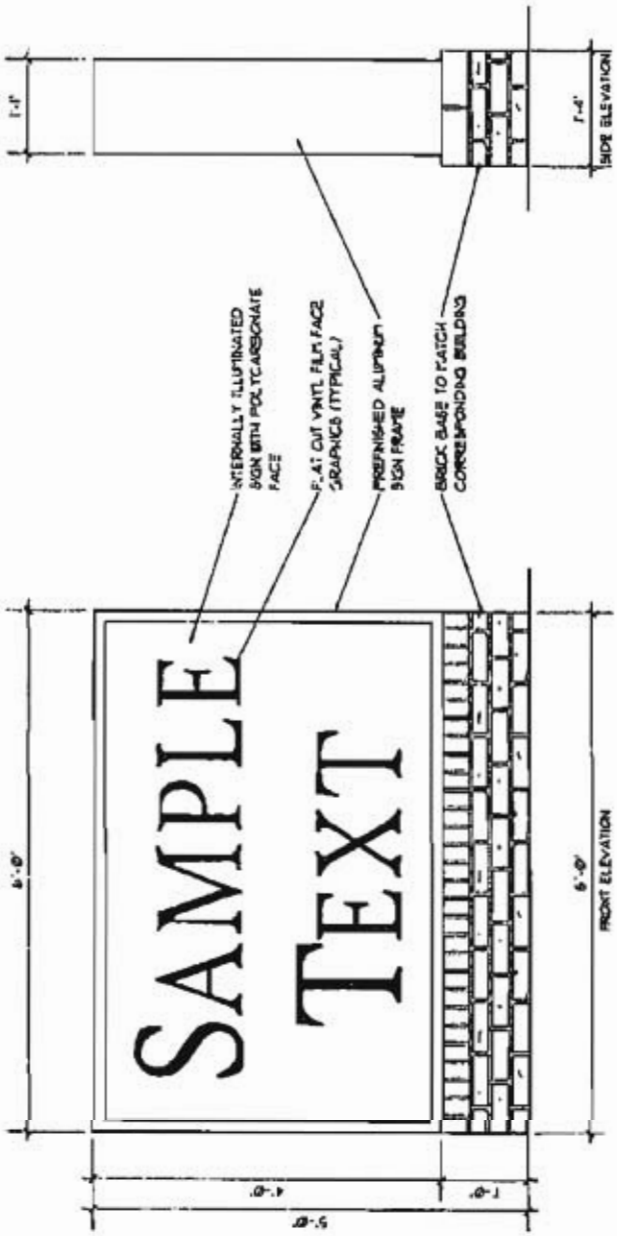
12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT

TABLE A

	Pavement Setback		Building Setback	
	Before Right of Way	After Right of Way	Before Right of Way	After Right of Way
Current Zoning	4.96	4.46	7.29	6.77
Additional Avery (Pond) Setbacks	0.69	0.69	0.53	0.53
Setback Allowance (In lieu)	0.71	0.71	0.00	0.00
New Proposed Total Setbacks	4.96	4.44	7.82	7.30
	(In Acres)		(In Acres)	

PROPOSED DEVELOPMENT TEXT



DAIMLER

DAVID MAR ARCHITECTS

MARCH 10, 2004

SCALE: 1/2"= 1'-0"

TABLE "C"

TYP. MONUMENT SIGN ELEVATIONS 24 SQ.FT.

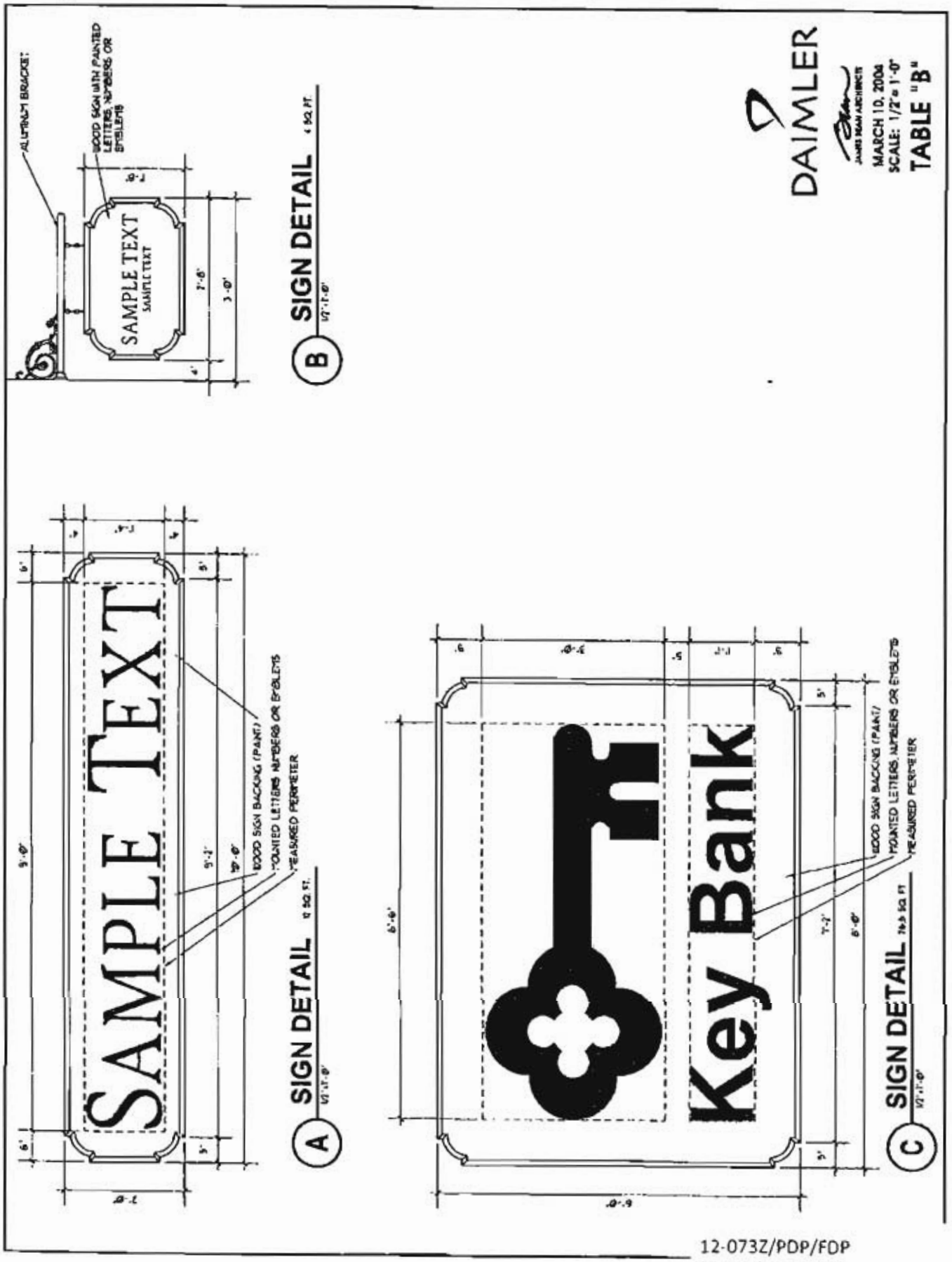
12-073Z/PDP/FDP

Rezoning/Preliminary Development Plan/ Final Development Plan

The Perimeter

Perimeter Drive

PROPOSED DEVELOPMENT TEXT



12-073Z/PDP/FDP

Rezoning/Preliminary Development Plan/ Final Development Plan

The Perimeter

Perimeter Drive

PROPOSED DEVELOPMENT TEXT

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 4, 2004

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

1. **Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A**
   Location: 24.3 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.
   Existing Zoning: PCD, Planned Commerce District (Riverside Hospital plan).
   Request: A revision to the existing PCD composite plan under the provisions of Section 153.058.
   Proposed Use: A mixed-use development of office, bank, retail, restaurant, and daycare uses.
   Applicant: The Daimler Group Inc., c/o Paul Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio 43204.
   Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this rezoning/revised composite plan application because the plans address concerns raised by the Planning and Zoning Commission on November 3, 2003, it generally complies with criteria set forth in Section 153.058(E) of the Dublin Zoning Code, and the rezoning will provide a quality development with necessary support services within the employment core of the City, with 12 conditions:

1) That *Section B – Yard and Setback Requirements* of the proposed text be revised to read: "Side yard setbacks shall be ~~a total of~~ 15' for pavement..." prior to scheduling for a public hearing at City Council;
2) That proposed sign standards for Tenant 7 of the Neighborhood Retail Center (Subarea A1) be revised to provide a total permitted sign area of no more than 66.67 square feet to comply with Code prior to scheduling for a public hearing at City Council, subject to staff approval;
3) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
4) That the proposed development comply with the City of Dublin Exterior Lighting Guidelines and that all sites utilize coordinated shoe box lighting no greater than 28 feet in height;

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MARCH 4, 2004

1. **Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A (Continued)**

5) That fencing be utilized only for the purposes of screening service structures, mechanical units, etc. or required by State regulations, to the satisfaction of staff;
6) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff;
7) That a full sign package to be brought back to the Commission for approval prior to the development plan stage;
8) That the same level of finishing be required on the east roof of the retail center that provides an appearance with residential character;
9) That concerns of pedestrian connectivity within this retail center and to the south be properly provided for residents to the north of Post Road;
10) That the text be revised to include no financial services in Subarea A3;
11) That text language regarding daycares be revised to include an age limit of 13 years or under; and
12) That the issues of odor control be brought back to the Commission for further consideration prior to the development plan stage.

* Ben W. Hale, Jr., representing the applicant, agreed to the above conditions.

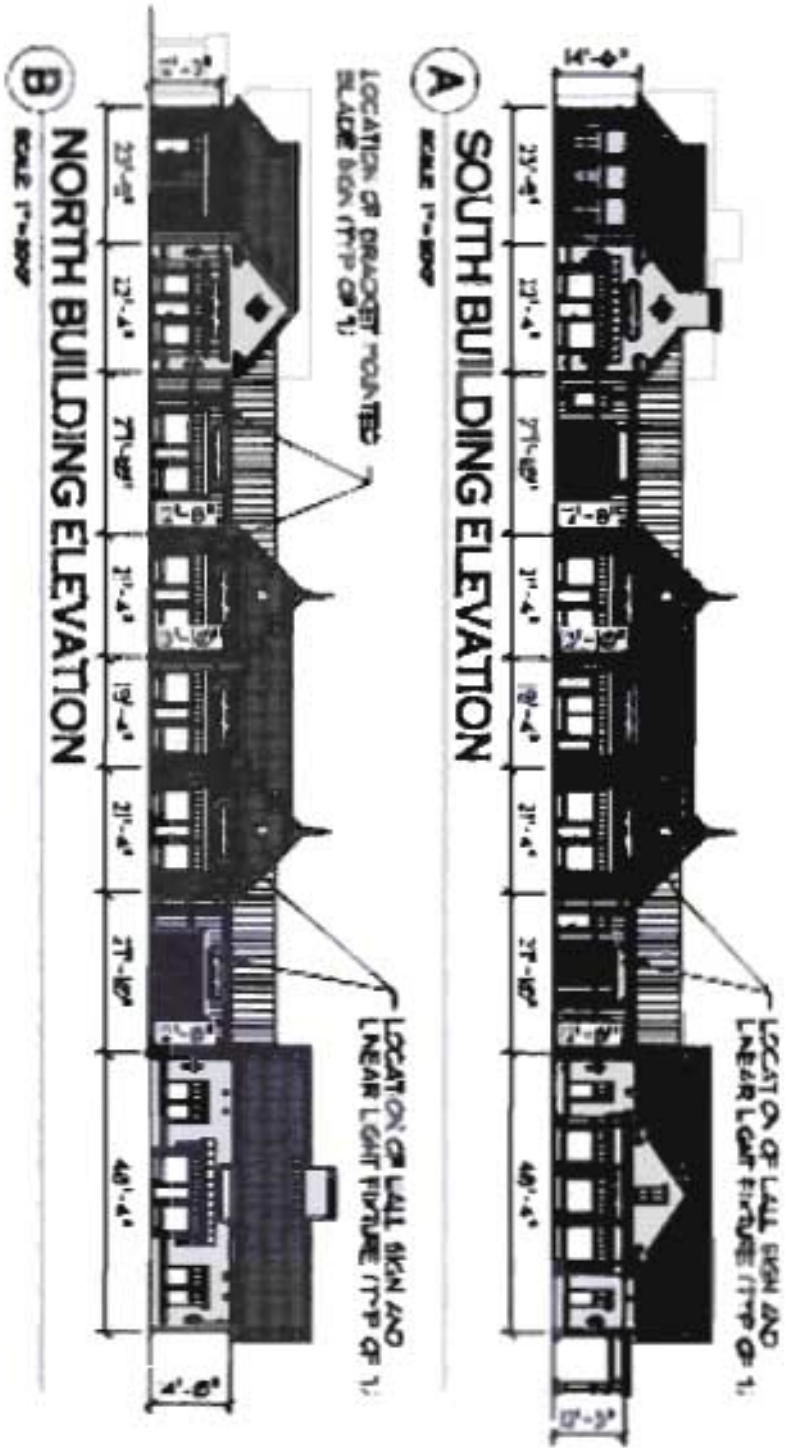
VOTE: 6-0.

RESULT: This rezoning/composite plan was approved. The rezoning application will be forwarded to City Council with a positive recommendation. The entire sign package will return to the Commission for review and approval at a later date.

STAFF CERTIFICATION

Frank A. Ciarochi
Acting Planning Director

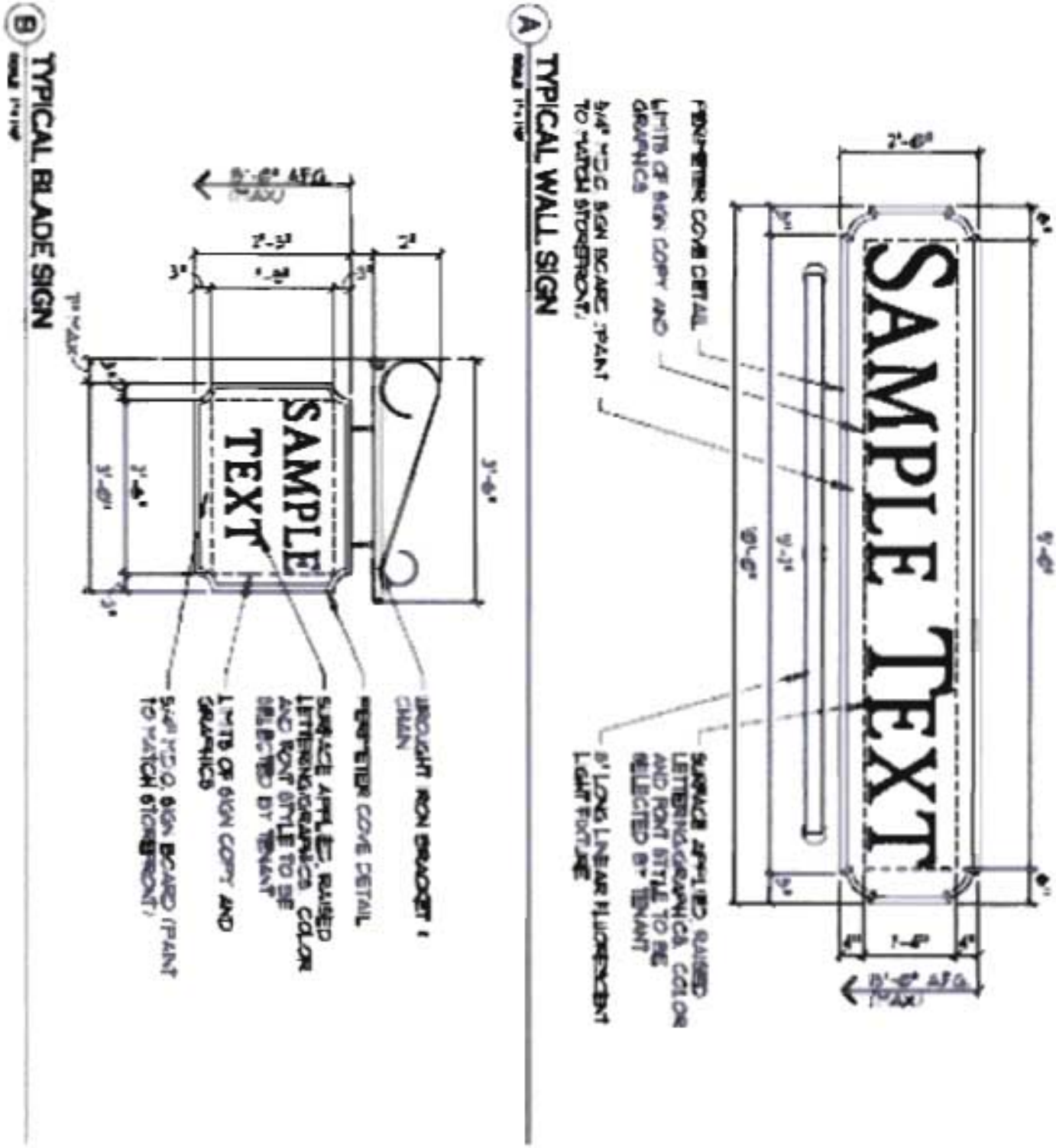
PROPOSED DEVELOPMENT TEXT



DEAN	PERIMETER RETAIL PERIMETER ROAD DUBLIN, OHIO 43017 FOR THE DAIMLER GROUP	Project Number: 912040.00 Date: NOV. 27, 2012 Revisions Drawings Drawing Number: TABLE "D"

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

PROPOSED DEVELOPMENT TEXT



DEAN

PERIMETER RETAIL

PERIMETER ROAD
DUBLIN, OHIO 43017

FOR

THE DAIMLER GROUP

Project Number:	#12040.00
Date:	NOV. 27, 2012
Modified Drawing:	
Drawing Number:	TABLE "D"

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 6, 2012

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

3. Riverside PCD North, Subarea A3 – The Perimeter **Perimeter Drive**
12-050INF **Informal Review**

Proposal:	The potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Request:	Review and informal feedback.
Applicant:	Paul Ghidotti, Daimler.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: The Commission commented informally on this application for informal feedback for the potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. The site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive. The Commission generally agreed with the applicant's proposal and understood the challenges for the development of the site as originally zoned and the changes in surrounding conditions. The Commission appreciated the architectural concept for the building and encouraged the applicant to address signs innovatively.

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

reason and he did not see any reason to change the text at all. He recalled that Dominion made sure that it was included in the text so that it would be there forever and look good. Mr. Fishman said he was stressed because the standards continue to be lowered for economic reasons. He said no matter how fabulous the shingle is, it is less expensive than shake. He said he would be in favor of changing the text if in allowing something like standing seam metal or something very attractive. He said the asphalt shingle would give the building a whole new look.

Mr. McAllister said he would be in favor of the composite shake.

Mr. Fishman said he would have to see the composite shake proposed before he would be willing to change the text to allow it. He said originally, it was specified that hand-split shake shingles were to be used but he did not know if the second application was hand-split shakes which last a lot longer. He said it was thicker, better, and required less maintenance, but it was more expensive. He said that in Dublin, many times for the second go around on shake roofs, a machine cut shake was substituted. He said they have to be very careful not to lower standards in Dublin. He said obviously, he was against the proposed shakes.

Ms. Amorose Groomes asked if this was the second shake roof on this building.

Mr. McAllister confirmed. He said a well-maintained shake roof usually lasted 30 years.

Ms. Amorose Groomes asked the applicant if it was his pleasure to have the Commission table this case to allow him further research of roof materials and come back with other options.

Mr. McAllister asked if a composite shake had been previously approved by the Commission.

Ms. Amorose Groomes could not recollect one.

Mr. McAllister requested a tabling of this minor text amendment and amended final development plan application.

Motion and Vote
Mr. Taylor moved to table this minor text amendment and amended final development plan application at the request of the applicant. Mr. Fishman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Tabled 7 – 0.)

Ms. Amorose Groomes said if the Commission needed to waive any time requirements, or if they are in a hurry, Planning would work with the applicant.

3. Riverside PCD North, Subarea A3 – The Perimeter **Perimeter Drive**
12-050INF **Informal Review**

Chris Amorose Groomes introduced the following application requesting a informal review and non-binding feedback for the potential development of a vacant 2.9-acre site with an approximately 14,000-square-foot retail building including two 5,000-square-foot restaurant spaces and associated patios in Subarea A3 of the Riverside Planned Commerce District North. She said the site is located on the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.

Claudia Husak presented this case. She explained that the next step the applicant would take after this informal, non-binding discussion was a rezoning/preliminary development plan application. She said the

entire Riverside Planned Commerce District includes the Shoppes of Avery Square, Primrose Daycare, and several office buildings, which are mostly medical. She said this site is in the center of the PCD and the other vacant pieces within the District have approved final development plans but have not been built yet. She said the Community Plan shows this site as the General Commercial category, which is also the category for the eastern portion of this development district as well as the Avery Square Shopping Center and the area of the Giant Eagle Shopping Center, Perimeter Shopping Center.

Ms. Husak said the General Commercial District is described as including most of the existing and commercial development within the City and it is also described that a lot of the pattern of that development in the commercial district is very auto-oriented with uses such as retail, restaurants, personal services, offices, lodging and other auto-oriented services. Ms. Husak presented a subarea map and said that a majority of this site is in Subarea A1, which permits medical offices and regular offices, the Suburban Office and Institutional District in the Zoning Code.

Ms. Husak said that Subarea A3 is the one that the applicant would be proposing to rezone to expand the uses permitted. She said currently permitted are all of the uses listed under the Permitted section in the SO, Suburban Office portion of the Zoning Code, which are mostly office uses and financial institutions. She said also permitted in the subarea currently are two restaurants limited to a total of 11,000 square feet. Ms. Husak said that there was a specific exclusion for drive-thru, drive-up windows.

Ms. Husak presented the applicant's contemplated site plan, which centered around a 14,000-square-foot retail building which could accommodate two restaurants potentially at either end. She said the applicant is proposing to open up the text to allow general commercial uses in addition to the uses currently permitted to mirror what the Matt the Miller's building is currently laid out as with a restaurant and different kinds of uses that would be permitted in a general commercial district. Ms. Husak said that would require a rezoning because those uses are not currently permitted within the current district. She reiterated that there was a cap on the square footage of restaurants permitted within this subarea. Ms. Husak said if the applicant wanted to have those uses opened up to allow all kinds of commercial uses, an ice cream or coffee shop or a use like that which could also be considered a restaurant could be envisioned. She said there is some limitation if the text is kept at the 11,000 square-feet of restaurant use.

Ms. Husak said if the patios are included as this proposal suggests with the restaurant, they would be limited in size because quickly they add up to 500 square feet each and they are at 11,000 square feet, the current cap for the restaurants. So a discussion point outlined was should the patios be counted as part of the restaurant space number, or is there the opportunity to allow patios to be bigger and more of an amenity and more integrated and potentially not be counted as part of an overall square footage number.

Ms. Husak said that they would look at something similar to what they have done at Giant Eagle and at the Kroger shopping centers with allowing a certain overall number of patio space by right with certain amenities that they have come to be used to in Dublin.

Ms. Husak said that the applicant also provided some conceptual elevations of this type of building. She said that the development text currently requires non-office buildings to have a more residential feel and style. She said the applicant is trying to mirror what has been the look of the Matt the Miller's building and other buildings that Daimler has developed around the area.

Ms. Husak said that Planning suggests the following four general questions for the Commission to discuss:

1. Does this proposal warrant a change to the development text to allow retail uses in this Subarea?
2. Would the Commission allow additional restaurants to occupy the retail spaces, which would exceed the number of restaurants currently permitted?

3. Does the Commission support excluding patio spaces from the restaurant size limitation?
4. Is the proposed architectural character appropriate for this development?

Paul Ghidotti, 6840 McNeil Drive, Dublin, with the Daimler Group, said the architectural style of this building was similar to the Wine Bistro building, across from the Shoppes at Lane Avenue. He said they thought this architecture was a step above that of the Matt the Miller building. Mr. Ghidotti said that in 2003, they partnered with OhioHealth on this 24-acre development and created a mix of uses, 100,000 square feet of office and medical office space. He said they had talked to five restaurants over the eight-year period since they started the development. He said every time a restaurant laid out a 5,000 to 7,000 square-foot restaurant, they found that after they met setback and parking requirements and did a freestanding building, that they needed 2.2 to 2.4 acres which left them with an unusable parcel. He said the second problem they encountered was that they could not afford to build a building that met the standard of the Shoppes at Avery.

Mr. Ghidotti said it was his impression most of the second and third generation space that had been developed at Avery Square and the Giant Eagle center have mostly been quick service restaurants which are wonderful to have, but they have not generated any real nice sit down restaurants other than Matt the Millers and The Rusty Bucket. He said two restaurants have come to them; one an Italian family-oriented pizza, pasta restaurant and the tenant previously mentioned that was on Lane Avenue would like to have a Dublin location.

Mr. Ghidotti said the reason why bringing the uses together and creating a single building make sense is that the type of uses he is talking about cannot afford a $2M restaurant, but they can afford to rent a restaurant like this. He said they can have complementary uses if they can make it one building when there is a restaurant that is only busy at night and a user that may be a neighborhood retail service that can provide a service that people will use during the day, but not necessarily at night. Mr. Ghidotti said they did not have anyone identified yet for what is known as a retail space or letters of intent signed for the restaurant spaces. Mr. Ghidotti asked for the Commissioners' questions and feedback so that they could come back with a plan that incorporated the things the Commissioners would like to see.

Ms. Amorose Groomes invited public comments with respect to this application. [There were none.]

Amy Kramb said that she was in favor of the building being shared with two restaurants, but not in favor of the retail. She was also fine with adding patio space not being included and/or adjusting the amount of square footage allowed. She said she was okay with the character of the building, but she was tired of seeing the same thing repeatedly and would like to see something new. Ms. Kramb said asked if the Development Text would need to be changed to allow the restaurant use.

Ms. Husak said the development text would not need to be changed to allow a restaurant at the site, but it would require a rezoning to add other non-office commercial uses.

Ms. Kramb said that she would be willing to change the development text to allow a larger square footage or somehow not include the patio space in the square footage.

Ms. Husak asked if Ms. Kramb would be in favor of allowing more than two restaurants.

Ms. Kramb said no, due to the strained parking in the entire development.

John Hardt said that he thought this was a good proposal and supported it. He said having dealt with similar sites in his profession, he could sympathize how a freestanding restaurant really did not work on this site, so the fundamental approach is okay to him. Mr. Hardt said that he was not concerned about the retail. He said the size they are talking about make them Mom and Pop shops. He said there was 100,000 square feet of retail across the street, so he did not see how this would markedly change the

character of the area. Mr. Hardt said that in the past, there had been some concern about retail creep going westward down Perimeter Drive, and he was sympathetic to that, but he was okay with this proposal for a couple of reasons. He said most of the land to the west is developed and he did not think there was a lot of opportunity for retail left. Mr. Hardt said that the Community Plan had this site being contemplated as being commercial and the offices to the west. He said if they leaned on the Community Plan, this was an appropriate use.

Mr. Hardt said there were two different related issues and one was the quantity of restaurants and the other is the area of the restaurants. He said he had the same concern as Ms. Kramb about the parking and he wanted to be convinced that they deal with that. Mr. Hardt said he was willing to consider some latitude in terms of the square footage and if it was 11,500 square feet, it would allow potentially one of the small retail spaces to be a restaurant. He said he agreed with the comments in the Planning Report regarding the patios. He said he was in favor of the patios because he thought we needed more of them. Mr. Hardt said he would like to see them incorporated into this project in a creative way. He said regarding the eastern restaurant, the entire area between the building and parking lot could be a patio, as long as it was done well, well appointed, and landscaped. He said he did not think it needed to be a 500-square-foot box.

Mr. Hardt said architecturally, he agreed with Ms. Kramb about being over this style and tired of it. He said he would love to see some more interesting, creative things happen, but probably somewhere else. He said on this site, the die has been cast and this is what we have. He said he had no trouble matching the existing center because he thought it was the appropriate thing to do and he thought this building did a good job of it. He said he was willing to look and consider more creative and different approaches to the signs, but on this site, it has been established and done and continuing it was fine with him in this case. Mr. Hardt said overall, this was a good proposal with some details left to be worked out. He said that as a resident of the nearby area, he would welcome the restaurants.

Victoria Newell agreed that the architecture has been established in the area and what had been presented looked nice and it matched. Ms. Newell said she could support having the restaurants in the area and agreed that if the outdoor patio spaces should be done well and creatively. She said she was concerned about retail in terms of how she perceived it would remain empty and add to the existing empty retail all around which was not a good thing. Ms. Newell said that there was not a means of getting foot traffic to the location, so more car traffic is being generated with it. She said the area gets very congested with traffic and she was concerned that more retail would add to the traffic.

Joe Budde referred to the south elevation and asked if something similar would be on the other side. He asked about deliveries and trash pickup.

Carter Bean, Carter Bean Architects, 4400 North High Street, explained that it was very similar to the existing shops where all the services come and go through the front door.

Mr. Budde suggested if they were building a 15,000 square-foot building, why not have three similarly sized restaurants if the retail created heartburn.

Warren Fishman emphasized that he would want to see the restaurant be very successful, and the big problems are parking and access. He said the parking lot is packed by Matt the Miller's Sunday Brunch customers. He said parking for retail customers may be a potential problem due to large restaurant crowds. He said he was in favor of the proposal for the restaurants, but had mixed feelings about the retail use. He said he liked the architecture. He said he thought there might be a parking and access problem having a high volume restaurant along with Matt the Miller's.

Richard Taylor said that as long as the parking situation was remedied, he was not very concerned whether there were two or three restaurants, patios or not, and retail or not. He said it was interesting

that when uses are set in the development text to look back at conversations that took place and try to figure out where that came from. He said that Mr. Ghidotti did a good job of explaining it to him. He said when there was nothing there, it made sense to limit the uses, but there is nowhere else for retail to go except here at this point. He said they were talking about small retail, so he had no problem with that.

Mr. Taylor said the architecture of the building looked fine. He said he would rather retail centers that have a common architecture have it be this Irish town theme than storefront, glass, and brick like is seen everywhere but Dublin. Mr. Taylor said they are facing the back of a retail center, so if the signs were neon, which are not allowed, they would not offend anybody because they would not face a residence or business. He said to get away from these scallop edged, colonial signs and do something interesting and creative. Mr. Taylor said not to just use channel letters. He said at Bridgepointe, they did not use gooseneck fixtures but used a light that lights more evenly and did not draw attention to the fixture so just the light is seen. He said he saw on the plan four identical signs with different words on them. He suggested four signs that reflected the businesses inside. Mr. Taylor said regarding the trade-off on the building size and patios, as long as the total number of parking spaces is addressed, there should be the opportunity.

Ms. Amorose Groomes said she did not have any heartburn about the retail. She said there was not one vacant retail spot near Plaza. She said that we may be a little underserved on retail right through there. She said if it was the right retail, it is healthy, and she anticipated that this would experience that same sort of evolution. She said she did not have a problem with two restaurants or the size. Ms. Amorose Groomes said she would like to see shared parking agreements, so at least the employees could park somewhere else. She said that there were many medical office uses that would have significantly different peak hours than the applicant's. Ms. Amorose Groomes said that the patio spaces are great, as long as they are treated well and their boundaries are treated well with landscape treatments and the proper fencing and all that creates an environment that is welcoming, rich, and warm. She said she was okay with architecture.

Ms. Kramb added a caveat to her opposition to the retail use was tied to parking. She said the problem she saw with retail was that parking spaces are assigned to them only. She said the shared parking agreements were a great idea. She said this is definitely better than the other plaza and easier to access.

Mr. Ghidotti agreed that the access for the Shoppes at Avery is awful on a private drive which was forced with the geometry to ensure that vehicles could only go in and not come out of there. He said this plan is completely different because the access points are already established and there are two points on both the east and west side where the two private drives come out to Perimeter Drive. He said it will be much easier to get in and out of this site. He said that although there are complaints about the access, Matt the Miller's revenue has increased double digits every year they have been open.

Mr. Ghidotti said regarding concerns mentioned about retail, he said the complementary uses of the restaurants and the retails are such that they really could not do 15,000 square feet of restaurant on this site. He said it would not work from a parking standpoint. He said the reason why they can try to make this work with this kind of complementary use is about daytime, travel times, and parking is that it works better. He said if the Commission is comfortable with this, they will come back with a use that is this size and type of use. He said there are no walls between each of the spaces inside, and if a restaurant needs 400 square feet or 5,200 square feet, they will make it work for their use.

Ms. Newell clarified her comment in regards to the retail. She said her concern was that it was isolated and there is no encouragement for foot traffic.

Mr. Ghidotti said at the Shoppes at Avery for FedEx they established three dedicated parking spaces at their front door for drop offs. He said most retail tenants love that because their customers can park at their front door. He said that might be an option.

Ms. Newell said she actually would like to see the retail foot traffic encouraged. She said when there are interconnected walking paths from one location to the other and it is a pleasant transition, people who go to restaurants want to wander before or after dinner or while they are waiting for tables.

Ms. Amorose Groomes said there was nothing that required a vote and she concluded the discussion. She thanked Mr. Ghidotti and said the Commission looked forward to great things.

4. Midwestern Auto Group PUD – MAG Audi **5875 Venture Drive**
12-057INF **Informal Review**

Ms. Amorose Groomes introduced this application requesting an informal review and non-binding feedback for architectural revisions to a dealership for the Audi franchise for the Midwestern Auto Group dealership campus. She said the site is located on the south side of Venture Drive, north of US33/SR161.

Claudia Husak presented this case. She said that the Commission reviewed an application recently for the BMW and Mini portion of the MAG campus to incorporate the Audi building as a free-standing building and at the meeting, the Commission requested that the Audi building come back for another review of the architecture because of concerns regarding the form of the building, the materials used not meeting the development text or complementing the campus. She said as a first step, the applicant requests informal review and feedback before filing a formal application for an amended final development plan.

Ms. Husak said that the MAG campus incorporates approximately 25 acres. She presented the site plan the Commission previously reviewed and said the building footprint in the center of the site remains the same size as before. She said the service reception area has been moved slightly to the west and the plaza in front of the building to the east has decreased in size a little. Ms. Husak said architecturally, the applicant has increased the height of the building to accommodate a second story, mainly in the service reception area with offices and the showroom, close to US 33 is a lot higher. She said while previously, the building was mainly glass, the applicant has incorporated metal and cement fiberboard to the building elevations. She said glass is primarily along the front elevation and a metal panel with a honeycomb pattern overlay has been applied in a manner to create angles and edges which was something that the Commission honed in on as being prevalent on the MAG campus. Ms. Husak said while the building is still modular in its form, the application of the metal material was intended to mirror what the style is of MAG. Ms. Husak presented a sample of the proposed metal panel with a honeycomb pattern overlay.

Ms. Husak said that Planning had concerns about using the clear glass along the roofline to screen the mechanical units. She presented an elevation showing how the metal screening would look. She said on the elevations, a dotted line indicated a window where the metal backing would be cut out so that there would only be the honeycomb pattern over it so that you could see through it, but it would still be covered. She presented perspectives showing the building views from different angles.

Ms. Husak said the discussion points provided ask whether or not the applicant has addressed the Commission's comments and concerns from the last meeting with either the form of the building or the materials of the building.

Ms. Husak said the applicant has proposed two signs for the building. She said both signs require development text modifications as identified by Planning. She said the wall sign on the south elevation that faces US 33, is proposed to be a logo only without any letters or copy which requires a text modification to allow an additional wall sign in the subarea because the subarea was limited to two wall

Ms. Brautigam responded that teams indicating that experience leads them to recommend it be non-carded, but if a majority of Council believes that leaving this open will provide more opportunity, they can make that change.

Mayor Chinnici-Zuercher invited public testimony.

Wallace Maurer, 7451 Dublin Road asked for clarification of the phrase, "non-select." Are these teams composed of children who do not have to meet certain skill standards?
Ms. Brautigam clarified that this classification requires no tryouts.
Mr. Maurer asked if the City has liability for injuries incurred in these soccer programs.
Ms. Brautigam stated that the City does not have liability.
Mr. Maurer added that he is interested in the phrase, "to educate, especially youth, in proper moral values." However, there is not time to address the issue in this forum.

Mayor Chinnici-Zuercher asked if there is a motion from the floor.
Mr. Lecklider moved to amend the agreement as follows:

1. On page 5, Article IV, third line to indicate that the City recognizes two club soccer programs as opposed to two select soccer programs;
2. In Article V, the second line, regarding the middle tier soccer program, on page 6, third to last line, change the term "select" to "club."
3. Under Article V, second line, "middle tier soccer program is a ..." - delete the term "non-select" and in the next line delete "non-carded."
4. In the fifth line up from the bottom, replace "select" with "club."

This creates consistency throughout the agreement.
With these amendments, Mr. Lecklider moved adoption of the Resolution.
Ms. Salay seconded the motion.
Vote on the motion: Ms. Salay, yes; Mr. Reiner, no; Mr. Keenan, yes; Mayor Chinnici-Zuercher, no; Mr. McCash, yes; Mrs. Boring, no; Mr. Lecklider, yes.
(The motion carried by vote of 4-3.)

SECOND READING/PUBLIC HEARING - ORDINANCES
CODE AMENDMENT
Ordinance 75-03
Amending the Dublin Codified Ordinances, Sections 153.050 through 153.058 - Planned District Regulations, and Section 153.234 - Procedure Regulations (Case No 03-013).
Mr. Gundersman stated that a staff error was made and the correct version of the ordinance was not forwarded to Council in the packet. The draft in the packet was from the first reading and does not reflect the changes.
Ms. Salay moved to postpone this until May 3.
Mr. Lecklider seconded the motion.
Ms. Brautigam stated that staff would also provide a redlined version to show the changes.
Vote on the motion: Mrs. Boring, yes; Mr. Keenan, yes; Mr. Reiner, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, yes; Mr. Lecklider, yes.

The ordinance was postponed for hearing until the May 3 Council meeting.

REZONING
Ordinance 118-03
Rezoning Approximately 24.3 Acres, on the Northwest Corner of Perimeter Drive and Avery-Muirfield Drive, Revising Subareas A1 and A2 of the Existing PCD Composite Plan. (Case No. 03-119Z – Riverside Hospital PCD, Subarea A)
Mr. Combs stated that this ordinance requests rezoning of 24.3 acres at the southwest corner of Post Road/Avery Muirfield. The site is currently zoned Planned Commerce District and the request is for minor modifications to the existing text. The proposed changes would permit a variety of office and mixed-use elements for the site. He showed slides of the site, noting that to the north are institutional uses as part of the Indian Run Meadows PUD; to the south and west are other areas of the Riverside Hospital PCD; and to the east across Avery-Muirfield Drive are a variety of office and mixed commercial uses. The site is generally agricultural currently, and what is proposed is a total of three different subareas. He showed a slide delineating the three subareas. What is proposed with the rezoning is to divide current subareas A1 and A2 into subareas A1 through A3. These will consist of mixed use, neighborhood retail center in subarea 2. Subarea 3 will have provision for sit down or more formalized restaurants. A mix of different office and financial institutions will be throughout subarea 1. Currently, the two subareas within the

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PCD provide for all those uses except what is indicated in subarea 2 and subarea 3. For the most part, the proposed uses are intended to integrate with the financial and office-type uses within subarea A1 and are intended to complement the surrounding area. The Commission reviewed this request on several occasions, and on March 4, 2004 they recommended approval with 12 conditions. They requested as part of the recommendation that the Commission review signage and odor control for the restaurants. On March 18, P&Z reviewed those two items and recommended approval of the request with a modification to include five conditions instead of 12. In general, the architecture will be somewhat similar to Perimeter Center with a sign package that will complement that. What is proposed are a variety of wall signs for the various tenants that will face away from Avery-Muirfield. The other tenants and portions of the development will include ground signage. Wall signs will be 20 square feet and will also include a 4.5-foot projecting sign, similar to the existing centers. The other parcels within the development will incorporate a 50-foot ground sign that complies with Code. He showed a slide of the variety of signs to be used for the development and their location.
Staff believes the proposed rezoning is generally consistent with the PCD. The Community Plan designated this area in particular as office with employment emphasis. The recommendation was carried through by the Planning Commission. They recommended approval with five conditions, which are listed in the documents.

Mr. Lecklider asked Mr. Combs to summarize the discussions related to odor control.
Mr. Combs responded that the Commission had some general concerns with odor control and whether the types of restaurants incorporated into the development would create any offsite impacts, particularly for existing residential areas nearby – on the north side of Post Road as well as the subdivisions further to the north. Staff believes, based on their research, that there are not odor control measures, which can be taken that are economically feasible to facilitate complete elimination of odors. Given the physical layout of the property, the subareas proposed and the prevailing winds, staff indicated to the Commission that they did not believe this would be a significant issue. Another exhibit that was shown also indicated the sit-down restaurant areas and the buffers that would provide distance between those uses and residential uses. After discussion by the Commission, there was no consensus on modifying the text regarding this issue.

Mr. Lecklider noted that distances were measured in this review, but what relationship would this have to odors?
Mr. Combs responded that staff considered the distances as well as prevailing winds from the southwest. Staff's position is that the odor control would not be a significant issue, based on their research.
Mr. Lecklider asked if staff discovered if there are odor control devices practically in use anywhere?
Mr. Combs responded that in general, for the most part, such devices do not provide complete odor control. For restaurants, there is another issue of the types of mechanicals available and that creating a fire safety hazard. Based on the testimony, the Commission chose not to pursue this.

Mr. Lecklider asked about the major distinctions between the existing zoning and that being requested.
Mr. Combs responded that in the existing PCD, subareas A1 and 2 provide for suburban office and institutional uses, financial and banking institutions, and a variety of institutional uses including hospice and day care. The main distinction is that the proposed rezoning provides for a small neighborhood center, which would have a mix of retail. It does provide for the two outparcel-type uses for sit down restaurants, and eliminates some of the institutional uses from the current text.

Mr. Lecklider asked if there was some feeling that there is a lack of retail in this area?
Mr. Combs responded that from staff's perspective, what is proposed are services and uses subsidiary to office use in this part of the City. There have been ongoing complaints about the fact that the lunch rush hour precludes access to many of the uses at that time of day, and that it is under serviced at this time. Given the surrounding land uses and what is proposed in the future to the west, staff believes this is an appropriate type of support use for the businesses and employees.

Mr. Lecklider asked him to limit his response to the retail uses, not the restaurant use.
Mr. Combs acknowledged that there is existing retail to the south in Avery Square and Perimeter Center, but the applicant felt there was a need for retail in this location. What is

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proposed is limited in scale, with likely a maximum of five tenants the center. One of the tenants within the center is a banking institution, and another is a restaurant type use – smaller, neighborhood type support services.

Mr. Leckliider pointed out that the renderings indicate 7 tenants, not five.
Mr. Combs responded that the proposed layout provides for subdividing for up to 7 tenants in the building, but the target is five, according to the applicant.

Ms. Salay asked about the substantive changes from May of 2003 to this point.
Mr. Combs stated that there were substantial changes within the text. In terms of land use, there was little change. In general, the proposed uses were carried through – what was changed was the text, and the standards were worked out.

Mr. Leckliider asked for clarification – there could be 3 to 5 financial institutions within this rezoning?
Mr. Combs responded that based on the subarea map, anything in subarea 1 could become a financial institution. The current zoning would allow for the entire site to be financial institutions. From staff's perspective, the proposal provides for a broader mix of uses that are integrated together.

Mr. Leckliider noted that in the preliminary development plan in the packet, there are lots 1, 2, 3, 5 and 6 specifically financial services or some combination thereof. So there could actually be more than five financial institutions on the site.

Mr. Combs confirmed that is correct.

Mr. Keenan asked for clarification – is financial institutions strictly a banking or retail business?
Mayor Chinnici-Zuercher stated that the applicant could clarify this in his presentation.

Mr. McCash stated that in view of the change to retail and restaurant components, was a traffic study done regarding the additional traffic generated? There are existing problems with traffic congestion – how will this rezoning impact the future improvements planned in the Avery-Muirfield area? He is aware that another proposal south of the Avery-Muirfield bridge was rejected based on the type of uses proposed.
Mr. Combs responded that a traffic study was completed by the applicant. In general, it was found that the proposed rezoning would bring a reduction of overall traffic volume during peak hours versus the existing zoning. The traffic would be spread over the entire day versus at morning or evening rush hour. The capability of the intersections around the site would be improved. Staff has worked with the applicant regarding clarification in the text of the offsite improvements necessary to upgrade the surrounding streets and particular intersections.

Ben Hale, Jr., 37 W. Broad Street, representing the applicant addressed Council. He noted that Paul Ghidotti, Daimler Group is also present tonight. He commented as follows:

1. The site was zoned as part of the Riverside PCD. The entire site was zoned by Riverside, and Riverside still retains an interest in this site. Given Riverside's desire for the other type of uses in subareas 3 and 2, they teamed up with Daimler on this proposal. They felt it was important to bring all the uses to the site for development at the same time.
2. In regard to the banks/financial institutions, they require a conditional use from the Planning Commission. Those uses are permitted uses under both the previous and the requested zoning.
3. In his own research, he visited the area during the lunch hour four times and attempted to be seated in various restaurants. The area is currently under serviced for restaurants to support the employees who work in Dublin. If Dublin desires to attract more office uses into the community and more income tax revenue, these companies look for a traffic system that functions well, good location, security in their investment, and also support facilities for their employees – such as restaurants.
4. In the Community Plan, a mixed use for this area is permissible. The definition includes commercial uses, not just office. So in this proposal, there is a multi-building development that will be a first class development along Avery-Muirfield Road.

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Dale Smooth, Daimler Group showed the renderings of this neighborhood retail center of approximately 13,000 square feet. It will include a Key Bank anchor at the corner of Post/Avery. The balance of the center as laid out today does include the possibility of six additional uses, but they will be developed as users come forward. Pending approval, they have a letter of intent from Caribou Coffee, and have interest from several cafes and ice cream retailers. There will likely be 3-4 retail uses, based on the space available. In terms of substantive changes, the original plan in May of 2003 included a 20,000 square foot specialty food use and a funeral home. They went back on an informal basis to Planning Commission in August of 2003 after eliminating the funeral home. They had two options presented: one with Wild Oats and one without. They were told not to include Wild Oats. They then reduced the number of potential retail square footage to 20,000, a reduction from the previous 50,000 square feet of retail.

Mr. Hale commented that this represents 10 percent of the square footage allowed under the current zoning. The total square footage on the site has been reduced to 85,000 square feet. This brings a reduction in the traffic associated with the development. Mr. Ghidotti added that they felt it was important that site provide the appropriate transition from both east to west as well as north to south. They have doubled the size of the existing setback along Avery-Muirfield and are adding a cascading pond feature, similar to that at the entry to Ballantrae. In terms of the number of financial institutions, at the Planning Commission process, they were encouraged to not show sites 5 and 6 as financial services or banks. At this point, Key Bank will anchor the Center and Huntington will have a 4,100 square foot branch bank at the corner. If they receive approval of the rezoning, they are hopeful of coming in for a final development plan for the entire Avery frontage, both buildings, and will construct all of this simultaneously, with a target completion date within a year. Market conditions have indicated that the banking locations should be on the perimeter of the site. At the March 4 Planning Commission meeting, at the suggestion of the Commission, the office and banking locations on the site were modified – everything west of subarea 1 must be office. Site 4 is to house Primrose, out of Atlanta, which is an educational facility for children from 6 weeks to 6 years with accredited teachers. Sites 7 and 8 will house R.J. Boll Realty, a real estate brokerage service which is moving their operations to Dublin. To summarize, in a very short timeframe, there will be the neighborhood retail center, the Huntington Bank, the Champaign Bank and Primrose. They do not currently have users for either of the two restaurant sites. The area west of subarea 3 will all be office use. They are hoping to secure a larger office use for that portion of the site of 50-60,000 square feet. This provides an appropriate transition to the west to the Pacer Logistics building.

Dana Freudeman, 6132 Campden Lakes, Dublin noted that he is employed by Ohio Health and is a real estate broker in the state of Ohio. He is institutionally engaged with buying and selling land for Ohio Health, developing medical buildings and managing property in which Ohio Health has medical offices. Two years ago, institutionally, they came to the Planning Division with a vision as they began to think about the future hospital at Post and Avery, south of Kroger. Part of that vision included the amenities needed in the neighborhood to surround this type of institutional use – a major health care facility, operating 24 hours a day, seven days a week. They wanted to satisfy two key criteria: work-life issues for employees and for patients and their families who come from the region. They conducted a major site evaluation last year looking at major land tracts from Sawmill Road west through Dublin and down to Hilliard Cemetery Road. They engaged local brokers to assist in the study and the conclusion was the best location was the land already owned at Avery/33 due to visibility, the existing amenities around this site, and access to the location with the recent improvement of the Avery Road bridge. They heard from Planning & Zoning Commission that if the desire was to rezone this land to incorporate some finer dining to accommodate staff physicians, they could encounter neighborhood opposition. They are not interested in turning this site into "restaurant row" or "banking row." They were seeking a process from Dublin where Dublin would approve everything on a case-by-case basis that was proposed. Dublin requested a master plan, and so they approached Daimler to work with them on this project. The direction from the Commission and staff was clear: to protect Post Road as a scenic roadway by limiting curb cuts, to create the southwest corner of Post and Avery as a nice front yard to the southwest of Dublin, to have low density lot coverage, and to include architectural features that meet or exceed the current text in the existing PCD plan. This was acceptable to them. Their vision was to have a "white tablecloth", sit down dining facility where a physician group or hospital administrators group can meet, close to the hospital facility. Daimler Group can attract this type of restaurant to the development. On behalf of Ohio

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Health institutionally, he is requesting that Council support this rezoning request as approved by staff and Planning Commission.

Mayor Chinnici-Zuercher invited public testimony.

Cameron Begg, 6860 Roundwood Court stated that there have been comments tonight about what makes Dublin a special place to live. He went to the Internet and viewed the *Money Magazine* survey of cities in the U.S., which named Dublin, Ohio as No. 2 in "Best places to live" in the central region. He described the various similarities and differences among them. The appearance of Dublin has been made possible by great planning. It is a beautiful place to live and he wants it to remain that way. As part of the Community Plan telephone survey in 1995, 95 percent rated Dublin as a good or excellent place to live; 67 percent said they would not move in the next five years; 60 percent agreed that retail, commercial and residential development should be slowed; 80 percent said that City officials should protect the character of Dublin's outlying areas; 70 percent said that the City should protect a portion of the area's remaining agricultural land; and 73 percent said the City should work to revitalize Old Dublin. He read a description from the Coffman Park design pamphlet – and asked Council to consider carefully whether they want a strip mall with restaurants located across from this center of the City's ecological interests.

Karen Pryor, 6850 Roundwood Court noted that she lives immediately north of the Red Trabue nature preserve. They experience odors regularly from the existing restaurants at Avery Square, and she is concerned about future restaurants being approved. She then spoke on behalf of 12 neighbors from Lowell Trace stating that in the mid 1990's, the Community Plan set out the view of the Perimeter Center area as a showcase entrance to the City featuring quality retail and business uses along the 33 corridor, between Shier Rings Road and Perimeter Drive. A buffer zone of offices, hospice, childcare and institutional uses were described as suitable for the land area between Perimeter Drive and Post Road. City Council affirmed this view when they voted against a proposal for high intensity use between Perimeter Drive and Post Road on the east side of Avery-Muirfield Drive – the Super America site. The citizens of Dublin upheld City Council's decision at the ballot box after corporate interests attempted to override City Council by bringing the issue to a referendum. The confluence of this City Council vote, the Community Plan, and the majority view of residents argue strongly against the proposal for rezoning before Council tonight. The Red Trabue nature preserve lies on the north side of Post Road and constitutes the western continuation of the central park. She urged Council not to degrade this area by placing a strip mall and restaurants nearby. She asked that Council vote against this rezoning, thereby once again establishing this area as a desirable buffer between the high intensity development to the south and the nature preserve and adjacent residential areas.

Gavin Pryor, 6850 Roundwood Court addressed Council stating that he disagrees with the proposal. He presented to Council a petition signed by his classmates regarding the proposal. The location is not suitable for the community, and the strip mall is not needed. The land should be used for business uses, office, medical, daycare, institutional, hospice, park, etc. He presented the petition to Council.

Andy Keller, 6586 Weston Circle noted that he attended some Planning Commission hearings on this matter. He works at Cardinal Health and believes it would be desirable to have some additional sit down restaurants in the area. From his perspective, having a coffee shop in this location would be very convenient. He agrees that there is a need for more restaurants in the area – they often must travel to other areas outside of Dublin for lunch because of the congestion at the existing sit down restaurants.

Jeff Boll noted that his company plans on building two 9,000 square foot office buildings. The amenities proposed are what attract them to this site. In the proposed buildings will be his company and a financial planning company, 20 jobs of which are new to Dublin. The second building will be completed in 2005 and would add approximately 40 jobs. The proposed development will add amenities to the general area and will serve as a nice gateway to the Muirfield area. He urged Council to support this proposal.

Lynn Hosfeld, resident of Lowell Trace stated that representatives of their association have attended these meetings. She wrote a letter to Council regarding concerns with the impacts on the Red Trabue nature reserve. While there is a need for jobs and economic development, there is only a small amount of space remaining in the community for

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greenspace. It is upsetting to think that this development could affect the preserve. The long-term impacts, 10-15 years later, need to be considered. She urged Council to weigh this choice heavily tonight – it is still a choice.

David Bromwich, 6300 Post Road noted that his concern with this rezoning is the question of a transitional use between a heavy intensity use at the Kroger development and the Red Trabue reserve to the north. He was heavily involved in the rezoning issues of the Super America property on the opposite corner, and it is now zoned for medical offices – an appropriate transitional use. There is property which is presently undeveloped to the east of Avery-Muirfield and north of the medical offices. If a fairly intensive use is approved for the property under consideration tonight, it will likely encourage a more intensive use of the undeveloped property at the northeast corner. The proposal is not a good use of this property. There is a delightful space at the Red Trabue nature reserve and it should be preserved with a transitional use to the south.

Mr. Leckfider acknowledged that he has met with and spoken with Mr. Ghidotti and Mr. Hale on several occasions regarding this matter. Mr. Ghidotti has stated that lots 5 and 6 can only be restaurant sites, but the plan he has indicates restaurants or financial services. He asked for clarification.
Mr. Hale responded that at the Planning Commission, they were asked to remove financial institutions in those locations. There was concern expressed about affecting the northeast corner of Avery-Muirfield/Post, and so the exact permitted uses that exist today were left intact for the southwest corner of Avery-Muirfield/Post.
Mr. Leckfider asked if the retail component would have impact on the northeast corner in terms of development pressure.
Mr. Hale responded that the owner of the northeast corner property was previously in contract with Star Bank to develop the property. After Star Bank met with staff, they did not proceed with rezoning based on feedback obtained at that meeting. In terms of the southwest corner impacting the future northeast corner development, the same uses will be left in place that existed in the previous zoning for that portion. If someone wants to propose commercial for the northeast corner, there would actually be a stronger case for a fourth corner office development – not the residential zoning as shown in the Community Plan. The other corners are zoned office, and banking is a conditional use in the zone.

Mr. McCash asked how far down subarea 2 begins from the corner.
Mr. Hale responded that it is approximately 300 feet. They have substantially increased the setback along Avery Road, doubling it from the current zoning to allow for the water features.

Mr. Leckfider asked for clarification. The current zoning allows for financial institutions, but drive through banks are a conditional use?
Mr. Hale responded that drive throughs are shown on the site plan, but a conditional use approval must be obtained from Planning & Zoning Commission. The Commission has made it clear that there are concerns about screening at the northeast corner of the site. The zoning for the bank locations is the same as that existing today, and both conditional use and final development plan approval are needed.
Mr. Leckfider stated that in reading the minutes of Planning Commission, it seems they indicated a favorable disposition to grant conditional uses for those two sites.
Mr. Hale agreed, but the Commission also expressed concerns about landscaping, lighting, stacking, etc. The applicant will meet the requirements and uphold the high standards of the community. He commented briefly on the development process in Dublin and how it does result in a very high quality product.

Mr. Leckfider asked how a white tablecloth restaurant would address the long lines at Panera Bread, Chipotle and other restaurants? The patrons of the casual restaurants and "white tablecloth" restaurants represent different markets.
Mr. Hale responded that many people desire a nicer restaurant where they can take clients – executives, professional people, etc. Many desire healthier food and choices other than fast food. There is a need for higher end restaurants in this market and location.
Mr. Leckfider stated that in terms of addressing the crowding in the existing restaurants, this does not seem logical. In terms of a high-end restaurant, the zoning text cannot specifically call for this. It can be for dine-in only, not a drive through, but it cannot be zoned for a certain type of restaurant – high end or other.

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Mr. Hale agreed, but the fast food chains will not be interested in a site where they cannot have a drive-through. A large percentage of their business is through the drive-through. Finally, at the final development plan stage, Dublin requires that development conforms to the commitments made throughout the hearings on the application. The intent here is to have the high-end restaurants that have been discussed in the process.

Mr. Lecklider noted that that there will be intense pressure for additional retail and restaurant use moving west from Avery-Muirfield.
Mr. Hale stated that his understanding is that Dublin is convening a meeting of the various jurisdictions in the area this week about future development plans in the area. There is a fear of what will happen on the City's western border in terms of development controlled by other jurisdictions. He agreed that there will be some pressure for retail development, and this will be a topic of the meetings. In terms of township development outside of Dublin's boundaries, townships are governed by state law and do not have have the power or the tools to develop in the same way. In terms of financial base, townships do not have the ability to hire planners to ensure the best development.

Ms. Salay stated that she shares the residents' concerns about the long-term environmental impacts of the development. Is it possible for conditions to be included that would aid in the exclusion of the nuisance birds? She is disappointed to hear that the odor control issues cannot be addressed. This is unfortunate, as the existing restaurant odors are a nuisance to the residents. Does Mr. Hale have any suggestions for language in the text to control the environmental impacts? The City needs to be cognizant of this as more development encroaches on the natural areas of the City. It is important to be sensitive to these natural areas. Perhaps a means of measuring the impact on natural areas is advisable.
Mr. Hale responded that the issue of nuisance birds could be addressed in the way that trash is handled on the site. Birds are attracted to open trash bins, and there are trash compactors, which could help to reduce this problem. Many problems occur when the bins are not closed and trash blows around the site.
Ms. Salay stated that perhaps the businesses could have employees police the area to pick up garbage from their sites.

Mayor Chinnici-Zuercher asked if she has a suggested text amendment to address this.
Ms. Salay responded that this is likely a final development plan issue and could be addressed at that time.
Mr. Hale offered that at the time of the final development plan, they could commit to a condition to address this if problems occur in the future.

Mayor Chinnici-Zuercher asked staff to review these matters so that they can be addressed at the final development plan stage.
Ms. Salay added that it would be important that the businesses understand the expectations of the community regarding these items.

Mr. McCash asked how the mechanical systems would be addressed for the restaurants in view of the sloped roofs? Typically, the mechanicals have been on the roof with a fence surrounding them, and they are very unsightly.
Mr. Ghidotti responded that with a similar building they have constructed in another area, the sloped roof comes to a point to hide the mechanicals, and there is a relief area in the middle where they can be hidden.

Ms. Salay asked if the east elevation of the strip center looks the same on both sides.
Mr. Ghidotti responded that the only difference is that there will not be sign bands on the east elevation. At the March meeting, they showed the Commission renderings of the other elevation.

Mr. Reiner stated that the opportunity for the community to have a hospital is really important. Ohio Health is very committed to making a large presence here in Dublin and the development will include many types of facilities. Good health care is one of the best things the City can offer to its residents. In a recent visit to the Cleveland Clinic, he noted that the largest employer in Cleveland is the Clinic. The quality of food at the nearby restaurants was excellent. In addition, a large number of doctors and professionals live in Dublin and would like to work in Dublin. There is a shortage of fine restaurants to support all of this development. He does agree with the residents' concerns about the environment. He also asks that those residents consider conservation design and new

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ruralism concepts to stop urban sprawl. Emergency care for citizens is a major priority. The environmental issues should be addressed in a different forum. He knows the Ohio Health organization well, and facilities will be needed to allow hospital employees to have lunch during the time provided. The applicant has made logical arguments in support of this rezoning, and he will support it as well.

Mr. McCash noted that while he recognizes the need for additional restaurants in Dublin, everything north of Perimeter Drive and Post Road has been very contentious. It is a difficult thing to address in this rezoning.

Mr. Keenan stated that the corporate neighbors who help to maintain the overall quality of life for Dublin have asked for Council's support in this matter. He echoed the comments made about the need for additional sit-down restaurants in the area to serve the needs of the corporate citizens. His office faces this area and he has not noticed any significant odor issues from the center.

Ms. Salay acknowledged that she met with Mr. Ghidotti and reviewed the proposal. She has personally struggled with this, as the proposed center is beautiful. Obviously, the businesses would like to have more restaurants. This is a mixed use with offices desired, bringing more jobs and support for the hospital which will be important to the community. On the other hand, she recalls the zoning battle fought for the property across the street and how the residents of the area and community supported the maintainance of a transition between the intense retail to the south of Perimeter. The ponds are beautiful, and there seems to be support from this application on Council. The Planning Commission supported this application by a vote of 7-0. There were no citizens voicing any opposition to this application during the rezoning process at the Planning Commission, which is frustrating to her as well.

Mr. Lecklider stated that one of his concerns is the sense that this is being considered as the last rezoning available for restaurants uses in the area. There is much land available to the west for these uses as well. Likewise, he does not deny the need for additional restaurants in the area, but it is an issue of where they will be located. He does not believe the area is under-retailed, and that the appropriate transitional zoning for this parcel is office with some financial institutions. What has been presented includes very good architecture, landscaping, etc. It is simply his view that the retail and restaurant uses proposed for this parcel are not appropriate.

Mayor Chinnici-Zuercher noted that she would like the environmental issues to be addressed by staff and the applicant at the final development plan stage. All of Council has an interest in these issues for development throughout the City. Council has given guidance to staff about the importance of economic development to the community. Some of the feedback she has heard is that the commercial venue needs other support services nearby – childcare, restaurants, coffee shops, etc. It is often difficult to marry the residential use with the commercial uses of these venues. There are work-life issues for everyone to manage, and it is important to determine how these needs can be addressed within the City's development. She believes that the proposed plan is very attractive visually, that the reduction of square footage has been addressed, and that adding the pond and trees enhances the environment and provides a buffer from the roadway.

Mr. Keenan moved approval of the Ordinance.
Mr. Reiner seconded the motion.
Vote on the motion: Mr. Reiner, yes; Ms. Salay, no; Mr. McCash, no; Mr. Lecklider, no; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes.
(Ordinance passed 4-3)

Mrs. Boring noted clarification for the record. The minutes of P&Z reflect her comments that the Commission wanted no monument signs. However, this is not what she meant. The sign package is coming back to P&Z at a later date for review, and she she asked that Council Members provide feedback to her.

FEE ORDINANCE AMENDMENT
Ordinance 25-04
Amending Ordinance 126-03 Regarding Fee Waivers for Facility Rental at the Dublin Community Recreation Center.
Ms. Brautigam stated that there have no changes since the last reading.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 4, 2004

CITY OF DUBLIN

Division of Planning
5200 Sawyer Ridge Road
Dublin, Ohio 43016-1236

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

1. **Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A**
Location: 24.3 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.
Existing Zoning: PCD, Planned Commerce District (Riverside Hospital plan).
Request: A revision to the existing PCD composite plan under the provisions of Section 153.058.
Proposed Use: A mixed-use development of office, bank, retail, restaurant, and daycare uses.
Applicant: The Daimler Group Inc., c/o Paul Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio 43204.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this rezoning/revised composite plan application because the plans address concerns raised by the Planning and Zoning Commission on November 3, 2003, it generally complies with criteria set forth in Section 153.058(E) of the Dublin Zoning Code, and the rezoning will provide a quality development with necessary support services within the employment core of the City, with 12 conditions:

1) That *Section B – Yard and Setback Requirements* of the proposed text be revised to read: "Side yard setbacks shall be ~~a total of~~ 15' for pavement..." prior to scheduling for a public hearing at City Council;
2) That proposed sign standards for Tenant 7 of the Neighborhood Retail Center (Subarea A1) be revised to provide a total permitted sign area of no more than 66.67 square feet to comply with Code prior to scheduling for a public hearing at City Council, subject to staff approval;
3) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
4) That the proposed development comply with the City of Dublin Exterior Lighting Guidelines and that all sites utilize coordinated shoe box lighting no greater than 28 feet in height;

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1. **Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A (Continued)**

   5) That fencing be utilized only for the purposes of screening service structures, mechanical units, etc. or required by State regulations, to the satisfaction of staff;
   6) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff;
   7) That a full sign package to be brought back to the Commission for approval prior to the development plan stage;
   8) That the same level of finishing be required on the east roof of the retail center that provides an appearance with residential character;
   9) That concerns of pedestrian connectivity within this retail center and to the south be properly provided for residents to the north of Post Road;
   10) That the text be revised to include no financial services in Subarea A3;
   11) That text language regarding daycares be revised to include an age limit of 13 years or under; and
   12) That the issues of odor control be brought back to the Commission for further consideration prior to the development plan stage.

* Ben W. Hale, Jr., representing the applicant, agreed to the above conditions.

VOTE: 6-0.

RESULT: This rezoning/composite plan was approved. The rezoning application will be forwarded to City Council with a positive recommendation. The entire sign package will return to the Commission for review and approval at a later date.

STAFF CERTIFICATION

Frank A. Ciarochi

Frank A. Ciarochi
Acting Planning Director

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It may not put them in the best light or give them the best tools. He proposed that perhaps it go the other way completely to open it up for everybody or to leave it "as is". Mr. Gerber said Commissioners were absent tonight and it was important that everyone discuss this. The Commissioners present agreed to think about it and discuss it at the next meeting.

Mr. Gerber said it made sense to form a subcommittee to work with staff to better clarify what is meant by "conservation design" and to assist City Council as they review it. It is only in Resolution form now and more consideration is needed to determine how staff is to receive applications and how a determination is made with respect to what properties the Resolution may apply. He suggested that a subcommittee of three meet with staff to put something on paper to pass it on to City Council and the Code Revision Taskforce who are looking at this issue. Mr. Zimmerman, Mr. Gerber, and Ms. Reiss volunteered to serve on the subcommittee.

Mr. Gerber made a motion that the Commission establish a subcommittee to address the Conservation design process for further clarification. Mr. Messineo seconded the motion, and the vote was as follows: Ms. Reiss, yes; Ms. Baring, yes; Mr. Zimmerman, yes; Mr. Messineo, yes; and Mr. Gerber, yes. (Approved 5-0.)

Ms. Readler said the subcommittee meetings should be advertised like any other Commission meeting. Ms. Farley said she would be responsible for notifying the media of the meetings at the appropriate time.

Mr. Gerber said that any other Commissioners who want to attend were welcome. He asked that all the Commissioners be notified.

Mr. Gundelman informed the Commission that an updated Administrative Case update had been distributed tonight. Mr. Gerber noted that a lot of work had been accomplished over the last eight months.

Mr. Gerber asked for a show of hands of those present for each case on the agenda tonight.

Mr. Gerber announced that the Informal Case (Case 5) would be held first followed by Cases 1, 2, 3, and 4. [Later in the meeting, Case 4 was tabled as requested by the applicant's representative due to time limitations, before Case 2 was heard. The minutes reflect the order of the published agenda.]

1. Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A
Carson Combs said this is a proposed revision to the existing composite plan for the Riverside Hospital PCD for 24.3 acres located north of Perimeter Drive. This has been before the Commission a number of times. When heard in November 2003, the

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
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Commission discussed nine general issues that they requested be resolved by the developer and staff:

1) The proposed sign package does not comply with Code and is not in keeping with nearby multi-tenant retail development.
2) The text does not clearly indicate developer participation in related off-site traffic improvements.
3) The plans and text should be revised to provide additional opaque landscaping to screen the drive-thru stacking areas.
4) The text should be revised to reflect appropriate setbacks based on required right-of-way dedication and traffic improvements.
5) The text permits non-earth tone colors that are not in keeping with the overall character of the area.
6) The text should be revised to provide maximum overall lot coverage of less than 65 percent.
7) The plans need revised to provide less opportunity for cut-through traffic.
8) The text should be revised to prohibit Avery-Muirfield Drive access.
9) The Subarea boundary is not clearly demarcated on the plans.

He showed slides of the site located at the southwest corner of Post Road and Avery-Muirfield Drive. The site is agricultural south of Post Road, with one existing barn located on the west end of the site. Properties to the west and south are part of the Riverside PCD. Across Post Road, to the north, are a variety of institutional uses that are zoned PUD, Planned Unit Development District. The site is relatively flat, and a pedestrian connection exists from the institutional uses on the north side of Post Road to the Avery Square shopping center.

This plan proposes to modify the existing Subarea A into three different subareas. In general, most of the uses will be the same as the existing text. The changes are generally in Subareas A2 and A3, which provide for retail and restaurant uses that are not in the existing text.

Mr. Combs said staff has worked with the applicant to resolve all of the above nine issues. He said most of the issues dealt with technical aspects of the proposed development text. Staff feels very comfortable with this revised plan and the Community Plan indicates this site should be mixed-use/employment emphasis. Staff believes that the proposed uses will provide a mix that is called for in the Community Plan, and is consistent with the overall goals.

Due to the narrow nature of the site, it will be bisected from east to west to provide for uses that will served by a single, interior access drive. Curbcuts will be located along Perimeter Drive. The site extends west to the portion of Subarea A1 that is undefined for future office use. He said in general, there are a total of four access points on Perimeter Drive that include a right-in one, and three full-service curb cuts (one with a traffic light). One access on Post Road was agreed to by the Commission several meetings ago, and the text specifies there will be no access onto Avery-Muirfield Drive. The site includes a

mix of different office uses that will be highlighted by sit-down restaurants and a neighborhood center that will provide for a mix of smaller retail and café-type uses.

Mr. Combs said a large entry feature will be located along the Avery-Muirfield frontage. The applicant has also proposed landscape treatments along Post Road as well as along Perimeter Drive that are attached as exhibits to the development text.

Signage proposed is more consistent with the Code and surrounding shopping centers. For each tenant in the neighborhood center, one wall sign (20 square feet) and one projecting sign (4.5 square feet) for pedestrian orientation is permitted, similar to the other centers. There will be a total of seven tenants. He said Tenants 1 through 6 would have that sign package.

The seventh tenant (Key Bank) will have one larger wall sign (48 square feet) and the ability for a monument sign along Avery Road. Mr. Combs said Tenant 7 is located on a corner with two frontages. In general, Code would permit two monument signs that total 66.67 square feet in total area. He said with this particular development, staff is trying to balance the fact that they want to keep Post Road as scenic and uncluttered as possible, while providing something that blends with the center and the established monument-style signage along the Avery Corridor.

He said other buildings will be permitted one monument-style sign totaling 50 square feet, which is consistent with Code. The maximum height for all monument signs is eight square feet. Any additional corner property would be permitted to have two signs that comply with the 66.67- square foot Code requirement.

Ms. Boring asked if the bank on the southern corner would be allowed two signs. Mr. Combs said yes. It is in a different subarea and is located on a corner with two frontages. He said staff had worked with the applicant to limit monument signs to a maximum of two along Avery-Muirfield Drive.

Ms. Reiss understood that other tenants in the multi-tenant building would not have monument signs on Avery-Muirfield Drive. Mr. Combs said Tenants 1-6 will only have a wall sign facing to the west, so there would be no signage oriented towards Avery-Muirfield Drive. Ms. Reiss asked if the projecting signs would also be on the west side of the building. Mr. Combs said yes, they are oriented toward the parking lot and pedestrian movement. He said Key Bank will have one wall sign on that side of the building and one monument sign on the other side facing Avery Road. Mr. Combs said staff is recommending that the applicant work with staff so that both signs total no more than 66.67 square feet in area.

Ms. Reiss questioned the text wording regarding signage because she was confused about who was getting a monument sign, how many there would be, where they would be located, and if the wall signs were on the east or west side of the building.

Mr. Combs said staff had reviewed the text and thought it was clear. Exhibits are attached that reference the elevations, so the particular position for each sign on the building is noted.

Mr. Gerber requested Commission questions be held until the completion of the presentation. He noted there were individuals in the audience that wished to speak, and that there will be ample time for questions.

Mr. Combs said staff believes the proposed application is consistent with the Community Plan. The applicant has worked at length with staff to address all the issues raised by the Commission. Staff recommends approval of this revised composite plan with six conditions:

1) That *Section B – Yard and Setback Requirements* of the proposed text be revised to read: "Side yard setbacks shall be ~~a total of~~ 15' for pavement..." prior to scheduling for a public hearing at City Council;
2) That proposed sign standards for Tenant 7 of the Neighborhood Retail Center (Subarea A1) be revised to provide a total permitted sign area of no more than 66.67 square feet to comply with Code prior to scheduling for a public hearing at City Council, subject to staff approval;
3) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
4) That the proposed development comply with the City of Dublin Exterior Lighting Guidelines and that all sites utilize coordinated shoe box lighting no greater than 28 feet in height;
5) That fencing be utilized only for the purposes of screening service structures, mechanical units, etc., to the satisfaction of staff; and
6) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff.

Ben W. Hale, Jr., representing the applicant, said he was not present the three previous times this application was presented, although he had reviewed those staff reports. He said he knew there had always been a concern about what happens on the other corner with this setting a precedent. Mr. Hale suggested discussing only where the uses will be changed.

The use on the north side is not being changed. A bank is permitted already. He said the drive-through is a conditional use. Therefore, they have not changed the zoning on this property, except for two small areas. However, since the City wanted additional right-of-way to accommodate the expansion of Perimeter Drive, they have made the setback about ten feet smaller. Other than that, he said the standards for this site remain the same.

Mr. Hale said he had the advantage of knowing what was being done elsewhere because he worked in many other cities such as Westerville, Easton, and New Albany. He said Dublin has a great deal of office shown in the Community Plan. He said part of being competitive with other cities is to have the amenities that office employees want. The

office jobs drive the quality of life. He said Dublin has an expanding residential base, and office uses are needed to continue to keep the balance. Mr. Hale however, has observed crowded parking the times he has come to Dublin to eat lunch. He said Dublin is under-served with restaurant uses for the amount of office that exists today. They are suggesting a nice neighborhood center with the ability to have sit-down restaurants without drive-thrus. He said the remainder of the site is basically the same as the existing development text.

Mr. Hale accounted the history of the adjacent shopping centers and said this center is exceptionally well done. He said the total density is 65 percent and it will service an existing need today. If built, he said all the restaurants will be successful. Perimeter Center, which is turning largely into restaurants, shows there is a great demand for such uses.

Mr. Hale said all the sign issues had been resolved. He said this proposed design, construction and material is very expensive. He said it will demand a high dollar per square foot and receive it. Mr. Hale said these uses have been and are needed. He requested the Commission to look at this with a very open mind because he thought this was appropriate for the site. He understood the precedent argument, but everything to the north is developed and nothing else is going to happen. This will not have any domino effect. The zoning at the southwest corner is exactly the same as on the southeast corner. He said if it does not meet the community standard in how it looks and feels from Avery Road, the Commission should say no. Mr. Hale said there is no question that it fits a current need in the community. It is important to help current office uses because Dublin is "under-restauranted" right now.

Mr. Hale said at peak hour, traffic will be under what it would be if the site was developed as currently zoned, and there is not a traffic or density issue. He said the Commission needs to decide if this is an appropriate look and a need that should be filled.

Dr. Larry Allen, pastor of Northwest Presbyterian Church, north of the site, said they felt this would be a very good use. He said the advantage of this proposed development to the church was that the properties facing them look like offices. Dr. Allen said when they expand their sanctuary in a couple of years, they must install a left turn lane. By doing this development now, they will cooperate with the Damlier Group and do both turn lanes at the same time so they coordinates. He said they would love to have restaurants this close after worship on Sundays.

A resident east of this site said he worked for Ashland and there is no place now to pick up a sandwich at lunchtime in an hour. He questioned how, if there were additional offices, the employees would be fed. He agreed that this area is "under-restauranted."

Andy Keller, 6586 Weston Circle East, said he lived north by Dublin Jerome High School and worked at Cardinal Health. He said now there are only fast-food establishments and bars to meet clients in this area. He said his family likes to meet for

coffee on weekends, and the only place in town is in Historic Dublin, which takes too long to get there. He said it would be nice to have a nearby place to meet for coffee or a meal; especially on Sundays.

Dana Freudeman, Prime Medical Group, (representing Ohio Health), said approximately two years ago they approached the Planning staff with an idea for the property they owned. They were considering uses that would compliment and supplement not only patients and visitors, but also their staff and physicians working 24/7. He said staff, at the time, told them they were sympathetic to their proposal and ideas for sit-down restaurants and felt the west side of Dublin lacks this type of use. He said they then engaged Mr. Hale because they are healthcare developers and build medical buildings. He said doing a large mixed-use development on 24 acres at a prominent corner like Post and Avery Roads was out of his area. They partnered with the Damlier Group because they knew they build and produce a quality product and have done a lot of work in Dublin. Mr. Freudeman said at the recent State of the City Address, City leaders had the opportunity to meet their president who will have the sole task to put together the development of the Dublin hospital. He said Post and Avery Roads will be the hospital's front yard. He said they think this plan is proper for the corner and asked for the Commission's support.

Martha Hubbell, Huntington Bank, said they were thrilled with the opportunity to partner with Daimler on this development. She said they are very anxious to expand their presence in Dublin with a third location. Ms. Hubbell said the restaurants are needed. Huntington has over 20 employees that live in the neighborhoods directly to the north who are all excited about a location at this site and the other services provided including the daycare and sit-down restaurants. They welcome the opportunity to be in Dublin at this new location.

Another resident who lived north of the site near Karrer Middle School, who has a law office in Dublin said his biggest concern is there is currently no place to meet a client for a sit down lunch or dinner in Dublin. There are twelve restaurants near Perimeter Center that he considered fast- food restaurants. He said a nice sit-down restaurant would help the area. He saw no negativity about it.

Mr. Gerber noted that this case had previously been before the Commission. A concept plan was approved 5-1. Mr. Combs said it was discussed in August and November 2003 and was tabled in February 2004. Mr. Gerber reiterated that the Commission's previous concerns had been addressed with staff.

Ms. Reiss referred to page 14 of the proposed development text under Item 6 and said she did not see Item "K." Mr. Combs said there was no Item "K", but that referenced to the Key Bank tenant location under "A" through "J." He said that portion of the text allows one monument sign that complies with all the text standards and Code. Ms. Reiss said this section was confusing because the beginning of Item "J" discusses the retail center. It does not say one tenant of the retail center or the northern tenant of the retail center

gets to do all these things. Mr. Combs said the text refers directly to Table B, which is attached as an exhibit of the text and shown on a slide that clearly identifies the wall signs. There is an attached detail specifying the dimensions and text for each of the signs.
Mr. Gerber asked if there were any monument signs further south on either side of this development. Mr. Combs said there were many monument signs along Avery Road. Most are located on the east side, but there is the Riverside Hospital signage, as well as Wendy's and Burger King signs. Across the street, there are a number of banks, as well as Panera Bread, McDonald's, and the gas stations with monument signs.

Ms. Boring said City Council did not want more monument signs on Avery-Muirfield, and that in order to get what is present, Mr. Hale had to do a "jig." She was very concerned about putting in more monument signs, especially since there is such a short distance.

Mr. Hale thought Avery Road was to be all monument signs with no wall signs. He said they wanted a monument sign and wall sign on Burger King, but they only got a monument sign approved. He said everybody has a monument sign.

Mr. Combs reaffirmed that all texts for surrounding developments specify monument signs as a standard for the Avery-Muirfield Corridor.

Mr. Gerber said the Burger King and Wendy's signs seemed to be set back a distance from the road. Mr. Combs said that was likely a function of right-of-way width. Code requires signage to be a minimum of eight feet outside the right-of-way.

Mr. Gerber asked how far the signs would be from the road. Mr. Combs said the text specifies that the Commission will determine the location of the signage during the development plan stage.

Mr. Gerber said the Commission needed to scrutinize the signage issue at some point in some detail. It is not necessarily a deal-killer, but the proposed signage will have to be reviewed carefully.

Mr. Hale said they would be happy to bring the full signage back with locations, etc. to the Commission for review and approval at a separate meeting before the development plan.

Mr. Saneholtz's concern was with the pond, which is a completely different treatment than the properties to the south (Burger King and Wendy's). He thought their signs were close to the hedgerow or incorporated into it, off the road. He did not want the applicant to say, because of this pond, that signage on the backside won't work because it would not be seen or that on the front side of the pond it will only be 15 feet away from the roadway.

Mr. Hale said they agreed to comply with the Sign Code.

Mr. Sarneholtz asked how far off the road was the signage setbacks for Burger King and Wendy's. Mr. Combs guessed they are at least eight feet off the right-of-way.

Mr. Hale said there was a large right-of-way. He there was a considerable amount of greenspace between the curb and the signs.

Mr. Gerber asked the Commissioners how they felt about pulling the signage package out and considering it separately from this.
Ms. Boring suggested a condition: That a full signage package be brought back to the Commission for approval prior to the development plan stage. She said that made sense and would allow the Commission to take more time to scrutinize because they had many things to consider.

Mr. Hale agreed to separate the full sign package out from this application and bring it back for the Commission's consideration.

Ms. Reiss asked how long temporary signage would be limited. Mr. Combs said they must comply with Code.

Ms. Boring said although she had seen Damiler's products and they looked fine, she wanted to make sure that she saw the cascading pond. She asked if there were any stone wall treatments in the area.

Paul Ghidotti, Damiler, said they would match the hedgerow to the south on both sides of the street with the evergreen hedge and columns required in the text along the entire Avery-Muirfield Boulevard frontage. He said on the ends, they proposed to sweep the plantings into the water and have the columns actually in it to provide a different feature. He said the upper pool has a radius fall, and the water will cascade. It is not meant to be a waterfall, but a smooth cascade similar to the one at the entrance of Ballantrae.

Ms. Boring asked what material would be used for the walkway. Mr. Ghidotti said it would be paver material. There would not be a walkway area between the terrace and the pond. The terrace would extend into the water.

Ms. Boring said she would like the east elevation to be more detailed with a more residential appearance. Mr. Ghidotti said the elevation she was referring to was the west elevation (there was no drawing of the east elevation). He said although six tenant spaces were shown, it would likely be three or four, depending upon their configuration. He said there are offsets to make it feel like traditional storefronts.

Ms. Boring said she did not want it to look like storefronts. She wanted it more residential, although she appreciated the architectural relief. She said the roofline was

too ordinary. She said at the daycare across the street, dormers were added on both sides of the roof.

Mr. Ghidotti said finials will provide a feeling of height to the center, different than what exists now. He said the building is four-sided and the materials will all be the same.

Ms. Boring said it appeared that the retail space had been reduced tremendously as requested. She understood the total limit was 20,000 square feet. Mr. Ghidotti said the structure was 13,500 square feet. The bank is portion 3,000 square feet, so there is approximately 10,500 square feet within the retail portions. He said they had signed commitments from Caribou Coffee and Camille's Sidewalk Café. He said they were also talking to another restaurant operator who was not comfortable being discussed. He said the three-acre subarea can, at most, hold 11,000 square feet of sit-down, casual restaurants (no drive-thrus or fast food restaurants). The text is very specific in its limitations.

Ms. Boring said the applicant did a great job of providing parking in the back of the retail center, although she wanted the back to look better than the front. She said there is an office building along Post Road where the parking is proposed in front. She asked why parking could not be pushed behind that building.

Mr. Ghidotti said the issue they struggled with on this site was its linear nature. There is approximately 2,000 feet of frontage on Post Road. The building could only be moved about 25 feet to the north, and there would not be room to park for the office building.

Mr. Gerber asked to see landscape features along Post Road. Mr. Ghidotti said along Post Road their landscape architect had worked closely with staff to come up with a typical 100-foot cross section for Post Road. He said in each 100 feet, there are three deciduous shade trees, nine ornamental trees, and eight deciduous medium shrubs, in addition to the 3½ to 6-foot mounding.

Ms. Boring asked if anything blooming would be added for special effect. Mr. Ghidotti said the Post Road text is not very exciting, so they substantially increased it. They are proposing plantings comparable to Upper Metro Place without the stone wall. Mr. Gerber noted that Upper Metro Place looked nice in the summer, but not in the winter.

Ms. Reiss said there were housebound residents across the street from this office building who would be looking at the parking lot out their windows, especially in the winter. Ms. Boring said they actually would be looking at the mounding.

Ms. Reiss said she agreed with Ms. Boring about trying to flip the office building, but she understood that the setback for pavement is less than the building setback.

Mr. Gerber said the Commission saw a case about two years ago on the northwest corner and the one regret he had was that they required the parking in the rear. That forced the

building right out on the corner and it seemed like it gave it a larger proportion to the area. If it were sufficiently mounded with nice landscape features, he thought the building would not be so imposing.

Mr. Gerber asked that the traffic pattern from the north be explained for those who would be stopping at the daycare center. Mr. Ghidotti explained how access to the site would be made. He said they are picking up their portion of the improvements for the intersection to add a left turn movement to go north on Post Road.

Ms. Boring said the Commission has concerns about odor control. She asked if staff knew of any odor control devices that could be installed as restaurants are built. She wanted some odor control to be incorporated.

Ms. Readler said she vaguely remembered the situation with Indian Run Meadows when they investigated mechanisms. She did not think many of the smaller restaurants have any sophisticated methods, but large high-rises have special mechanisms. However, they found in the research that the most important thing to keeping the odors down was to have good cleaning procedures in place and to follow them. She said any kind of more sophisticated odor control system is much too expensive.

Ms. Boring asked for an investigation to ensure that all bases have been covered.

Brandol Harvey said staff would look into it further. Having designed some restaurants previously, he said one of the problems with odor control is that there are many possible sources and it is hard to guarantee that it is going to be under control.

Ms. Boring appreciated Mr. Harvey's observations and believed that the exhaust would affect the church first. She asked for a condition that odor control be brought back with the sign package.

Mr. Hale agreed to work with staff and come back with suggestions. He said this is south of all the residential, and typically there is a west wind.

Ms. Boring also wanted bikepath connections to make this as pedestrian-friendly as possible.

Mr. Ghidotti committed they will relocate the bikepath to make sure there is a connection. He said they would provide connections from the various office buildings to a walkway system. He said they are not required to extend the bikepath on Post Road.

Mr. Saneholtz noted that most of the residents are to the north of this property. To ride a bike to the neighborhood center, one would have to ride past it to go to Perimeter Drive and ride back up. Mr. Ghidotti said the existing bikepath will be moved back because of the right-of-way and plantings. Mr. Ghidotti committed to a bikepath connection.

Ms. Reiss suggested a condition that the bikepath not be in the exact same spot. It should start in the same place, bend to the west, and end at the same place. She said many Dublin Village Retirement Center residents walk to Avery Square. That would attract them to these restaurants also. Mr. Ghidotti agreed.

Ms. Boring asked if the shoebox lighting, because it is part of a Guideline, needed to be a condition. Mr. Combs said that already listed in the report as a condition.

Ms. Boring suggested that dumpster signage be on the doors and reflected in the zoning text.

Mr. Saneholtz said the architecture proposed was fabulous, and he had come 180 degrees on the retail center. However, he could not get over the hurdle of the drive-thru on the corner of Avery and Post Road. He heard the neighbors say restaurants are needed, and he only saw one free-standing restaurant, some restaurant/retail space, and three drive-thru banks. He said this is a visible corner, and he did not want to see a drive-thru. He said the bank to the south of the retail center is fine. He said there are three conditional uses on this property already with drive-thrus and he thought it was highly intensive. He suggested flipping the location of the bank. He preferred a restaurant with patio seating to the north where people can be seen enjoying themselves, rather than seeing drive-thru lanes.

Mr. Saneholtz referred to page 6 of the development text (Subarea A3), which lists "casual and fine dining and drinking establishments with table service or bakery/sales…" He said the Commission had discussed bakeries/cafés where customers came in and left quickly. He was in favor of table service, but doubted bakeries or cafés without table service should be included. He felt the text was too vague.
Mr. Ghidotti said the classification of bakery/cafés is meant to include a Panera Bread-type of operation. He said Camille's Sidewalk Café had operations in the 2,500- to 3,000-square foot range and it caters mostly to breakfast and lunchtime crowds. They close around 6 or 7 p.m.

Mr. Gerber said the bank drive-thrus are conditional uses and will have to be brought back to the Commission. Mr. Hale said if there is an irresolvable issue, in order to use this for a restaurant site they would have to expand it. Mr. Saneholtz said it could not be expanded to the corner.

Mr. Gerber said the issue was that the drive-thru could be seen from the intersection. Mr. Ghidotti said they have studied the issue at length because they too, are concerned about the drive-thru bank. They worried about the precedent this creates here. A larger sit-down restaurant that would have wonderful exposure would be good.

Mr. Messineo said the drive-thru seemed a very intense use of this land. He said they were talking like there was no open space to the west. He asked if there were any other locations on Perimeter Drive to US 33 that a bank with a drive-thru could be constructed.

Mr. Combs confirmed that there are other sites within the City, but they are talking about this particular proposal. He had not heard a clear consensus from the Commission.

Ms. Boring said they did not want to "junk up" the area to the west because there is enough room to construct a two- or three-story office building, which means income to the City. That office building cannot be placed to the east because of the setbacks required.

Mr. Gerber asked if the concern with the bank drive-thrus was aesthetic in nature. Mr. Saneholtz said very much so. He was willing to concede about the southernmost portion of the property and he was willing to concede the one to the west. However, he questioned if three drive-thru banks on this parcel was the best use of the property. He said another nice restaurant was needed. He did not want the drive-thru seen on the corner, yet he did not want it so screened that it looked like a screened drive-thru.

Mr. Ghidotti said in November, the tabled proposal was required to provide effectively a 100 percent opacity and they have. He considered flipping the Key Bank drive-thru within the middle of the building, but that created cars stacked on the water. He said the water should be seen and not hidden.

Mr. Saneholtz felt this proposal was being driven by the fact that Key Bank was ready to buy the corner. He did not want to discount that fact, but felt as a resident he did not want to see a drive-thru on that corner.

Mr. Gerber reiterated that the drive-thru had been landscaped.

Mr. Saneholtz said he understood. However, BP in front of Tuttle Mall had opaque landscaping with ten-foot tall pine trees, but it was not visually appealing whatsoever.

Mr. Gerber said if Key Bank is flipped, there will be two banks back to back. Mr. Saneholtz said he did not like that either. He was proposing a bank on the corner and a bank to the west.

Mr. Ghidotti said they can only have four financial institutions/banks. However, he clarified that the two-story Champaign Financial Services regional headquarters office building will have a bank on the first floor.

There was a discussion about how many banks are proposed. Mr. Messineo counted five. He said he liked the original office zoning for this site. However, the residents wanted restaurants.

Ms. Boring hoped this becomes an economic tool to get the rest of the site developed into offices. She said a bank is open 5½ days a week and not at night. They are not open until peak traffic gets through the area.

Mr. Messineo said he did not hear anyone say more banks are needed to service the coming offices.

Mr. Gerber asked if the drive-thru bank on the corner concerned any of the remaining Commissioners.

Ms. Boring was not concerned because she thought the screening made a difference. She felt if the uses were flipped it would ruin the total look of the development.

Ms. Reiss said the aesthetics of a drive-thru at the corner bothered her. However, putting a restaurant at that corner with outdoor seating also bothered her due to the longer hours. It could be intrusive if the northeast corner becomes residential.

Mr. Gerber agreed with Ms. Reiss about the restaurant. He said as long as the drive-thru is landscaped as proposed, he had no problem. Mr. Zimmerman agreed with Mr. Gerber.

Mr. Hale understood concern about opacity for the drive-thru. He said the landscape plan would be provided at the time of the development plan.

Mr. Gerber and Ms. Boring had no problem with there being four banking facilities in the development.

Ms. Reiss said there is no restriction in the text, except in Subarea A3, on the number of square feet. In the rest of A1, there is no restriction as to how many of any use there could be in the development. She said there could be 100 percent office, bank or daycare uses.

Mr. Hale said there are hundreds of acres of office uses surrounding this site where a bank is a permitted use and a drive-thru is a conditional use.

Ms. Boring was not interested in creating a row of restaurants, and Mr. Saneholtz was not interested in creating a row of banks.

Mr. Saneholtz said this site was over saturated with banks because they are the present buyers. He would rather see a more creative use of this land and he would like to know what is still available to the west of this property. Mr. Saneholtz said if the only potential restaurant land is used up as banks, it would not solve any challenges.

Mr. Hale agreed to remove the bank from the corner site.

Mr. Ghidotti said they were willing to change a subarea so that financial services are not permitted. It could be office and restaurant uses.

Mr. Combs pointed out for the record that the land is already zoned for financial institutions and every site could develop as a bank today.

Ms. Reiss referred to Condition 5 about the fencing around the mechanicals. She asked if fencing included landscaping to screen them.

Mr. Combs said fencing was not addressed in the text, so it must meet Code requirements. The Code allows combinations of mounding, screening, stone wall, etc. to comply.

Ms. Reiss would rather shrubbery or greenery be used to screen mechanicals instead of fencing or putting up additional walls.

Ms. Reiss asked about the age of children attending the daycare center. Mr. Ghidotti said the Primrose School would accept children from six weeks through the first grade (six or seven years old). Ms. Reiss suggested the text read: Children up to age ten years, instead of "young" children. She said that would quantify it, as opposed to something like a Sylvan Learning Center where high schoolers might be tutored, etc. Mr. Ghidotti agreed. Ms. Reiss said Condition 3 should read ...education to toddlers and children up to age ten.

Ms. Boring asked why there was concern about the age of children educated at the school. Ms. Reiss wanted a more solid, quantifiable situation that it is either permitted or not permitted.

Mr. Gerber said there may be children eleven or twelve years old dropped off after school and the age restriction would prevent it.

Ms. Reiss wanted to clarify that it is an educational place and not a daycare. Ms. Boring expected it to be used as a daycare.

Mr. Zimmerman noted that children six weeks old would be accepted, so it might be considered a daycare.

Mr. Ghidotti said Primrose School was not a daycare.

Ms. Boring had a problem with limiting the age. She did not think Code Enforcement should check the age of children.

Ms. Reiss suggested not using the adjective "young" in text.

Mr. Combs indicated that the Zoning Code does not reference any age limits for daycares or similar uses. There is no way to enforce it.

Mr. Hale agreed to limit the age of children in the daycare to thirteen years old.

Mr. Zimmerman asked if there would be fencing around the playground. He was concerned that the text limited fencing.

Mr. Ghidotti was sure fencing would be needed. Mr. Combs clarified that fencing is required for playground areas by State regulations. He modified Condition 5 adding "…or as otherwise required by State regulations."

Ms. Boring said (in the interest of Mr. Sprague, who was absent) there is concern about the right-in/right-out access being so close to the intersection. She asked if there would be a deceleration lane.

Mr. Ghidotti said the issue had been addressed thoroughly with staff. He said it was the preference not to do the deceleration lane, but to be sure the geometry for the right-in only would be very easy coming off to Perimeter Drive.

Mr. Ghidotti said there would be "Do Not Enter" signage and an area on site with no competition for stacking.

Mr. Messineo asked if the undesignated area to the west was was for office. Mr. Ghidotti said two 9,000-square foot office buildings will be developed. One would be occupied with a family practitioner. When the office market gets better, the other area will be a perfect location for a REA Financial-sized type building.

Ms. Boring made a motion to approve this rezoning/revised composite plan application because the plans address concerns raised by the Planning and Zoning Commission on November 3, 2003, it generally complies with criteria set forth in Section 153.058(E) of the Dublin Zoning Code, and the rezoning will provide a quality development with necessary support services within the employment core of the City, with 12 conditions:

1) That *Section B – Yard and Setback Requirements* of the proposed text be revised to read: "Side yard setbacks shall be ~~a total of~~ 15' for pavement…" prior to scheduling for a public hearing at City Council;
2) That proposed sign standards for Tenant 7 of the Neighborhood Retail Center (Subarea A1) be revised to provide a total permitted sign area of no more than 66.67 square feet to comply with Code prior to scheduling for a public hearing at City Council, subject to staff approval;
3) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
4) That the proposed development comply with the City of Dublin Exterior Lighting Guidelines and that all sites utilize coordinated shoe box lighting no greater than 28 feet in height;
5) That fencing be utilized only for the purposes of screening service structures, mechanical units, etc. or required by State regulations, to the satisfaction of staff;
6) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff;

7) That a full sign package to be brought back to the Commission for approval prior to the development plan stage;
8) That the same level of finishing be required on the east roof of the retail center that provides an appearance with residential character;
9) That concerns of pedestrian connectivity within this retail center and to the south be properly provided for residents to the north of Post Road;
10) That the text be revised to include no financial services in Subarea A3;
11) That text language regarding daycares be revised to include an age limit of 13 years or under; and
12) That the issues of odor control be brought back to the Commission for further consideration prior to the development plan stage.

Mr. Gerber seconded the motion. Mr. Hale agreed with the conditions listed above. The vote was as follows: Ms. Reiss, yes; Mr. Zimmerman, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Gerber, yes; and Ms. Boring, yes. (Approved 6-0.)

Mr. Gerber thanked Mr. Hale and Mr. Ghidotti for their hard work.

Administrative Business
At 9 p.m., Mr. Gerber called a short recess.

2. Revised Development Plan/Conditional Use 04-023RDP/CU – Avery Square Addition – 6355-7090 Perimeter Loop Road

Mr. Gerber said there are two applications being considered, a revised development plan and a conditional use. Separate votes will be required. Since both were administrative cases, those who intended to speak before the Commission were swore-in.

Jamie Adkins said this site is located north of SR 161, west of Avery-Muirfield Drive. She showed slides of the site. The Avery Square shopping center is L-shaped and has two outparcels on Avery-Muirfield Drive. The site is zoned PCD as part of the larger Riverside PCD. Surrounding parcels are zoned PCD, as well. Ms. Adkins said the proposed addition is a vacant site that would connect two portions of the shopping center, as originally shown on the approved preliminary development plan. In general, landscaping, parking, etc. for this addition were installed previously.

Four tenant spaces are proposed for this addition with two outdoor dining areas. The total square footage of this addition is 14,557 square feet, and the patio area is 1,155 square feet.

Ms. Adkins said staff recommends approval of the **development plan** with eight conditions:

Located Generally on the North Side of Post Road, South of Brand Road, Between Hyland-Croy and Muirfield Drive, as R-1, Restricted Suburban Residential District and R, Rural District. (Case No. 03-070Z – Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road)
Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mrs. Boring, yes; Mayor McCash, yes.

INTRODUCTION/FIRST READING – ORDINANCES

AGREEMENT
Ordinance 114-03
Authorizing the City Manager to Enter Into an Agreement with the Delaware Municipal Prosecutor in the Delaware County Municipal Court
Mr. Lecklider introduced the ordinance.
Ms. Brautigam stated that this relates to an annual contract for services provided by the Delaware Municipal Prosecutor. The cost has been reduced from last year's contract, based on the volume.
Mayor McCash noted that a second reading/public hearing will be scheduled for the November 3 Council meeting.

AWARD OF BID
Ordinance 115-03
Accepting the Lowest/Best Bid for the Westbury Park Development Project.
Ms. Salay introduced the ordinance.
Mr. Hahn offered to respond to questions.
Ms. Salay noted that at the time this was presented to P&Z, the residents seemed concerned about the location of the future bikepath. Have meetings been held with the residents and has their comfort level improved?
Mr. Hahn stated that a meeting with the residents took place prior to the P&Z hearing on the park plan. They may have concerns with the 2005 bikepath project that arose subsequent to the P&Z hearing. The residents were informed that when funding is appropriated for the bikepath project, staff will work with individual residents to address their various concerns. The design engineering for the project will not be done until the appropriations are available in a future year. Certain residents may have ongoing concerns about that future bikepath project which is separate from the park development plan reviewed by P&Z. The bikepath project is approved administratively, after Council has appropriated funding.

Mr. Lecklider asked if this company has done playground work for the City previously. Mr. Hahn responded that they have done several such projects for the City and performed satisfactorily.

There will be a second reading/public hearing at the November 3 Council meeting.

CODE AMENDMENT – CONDITIONAL USE PROCEDURE
Ordinance 117-03
Amending Section 153.236 of the Dublin Codified Ordinances Entitled "Procedure for Authorizing a Conditional Use" (Case No. 03-02ADM).
Ms. Salay introduced the ordinance and moved referral to Planning & Zoning Commission.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Mr. Kranstuber, yes; Mr. Lecklider, yes; Mayor McCash, yes; Ms Salay, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. Reiner, yes.

ZONING
Ordinance 118-03
Rezoning Approximately 24.3 Acres, on the Northwest Corner of Perimeter Drive and Avery-Muirfield Drive, from: PCD, Planned Commerce District, to: PCD, Planned Commerce District (Case No. 03-19Z – Riverside Hospital, PCD Composite Plan Revision, Subarea A).
Mr. Reiner introduced the ordinance.
Ms. Chinnici-Zuercher moved referral to Planning & Zoning Commission.
Ms. Salay seconded the motion.
Mr. Lecklider asked that staff ensure that all parties are notified who were noticed when this was previously considered. Such notice went beyond the requirements specified in the Code.

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Perimeter Drive

Vote on the motion: Mr. Leckliider, yes; Ms. Salay, yes; Mayor McCash, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mr. Reiner, yes; Mrs. Boring, yes.

Mayor McCash asked the Clerk to read the titles of Ordinances 119-03 through 122-03.

Ordinance 119-03

Rezoning Approximately 28 Parcels Comprising an Area of Approximately 43 Acres as Annexed from Washington Township between 1881 and 2001, South of Brand Road, North of West Bridge Street, To: R, Rural District or R-1, Restricted Suburban Residential District, or R-2, Limited Suburban Residential District. (Case #03-120Z Indian Run, et al. Area Rezoning)

Ordinance 120-03

Rezoning Approximately 42 Parcels Comprising an Area of Approximately 544 Acres as Annexed from Washington Township between 1970 and 2000, Southwest of the Shier-Rings/Avery Road Intersection, East of Cosgray Road, To: R, Rural District or R-1, Restricted Suburban Residential District. (Case No. 03-121Z – SW Shier-Rings/Avery Road, Residential Area Rezoning)

Ordinance 121-03

Rezoning Approximately 13 Parcels Comprising an Area of Approximately 40 Acres as Annexed from Washington Township in 1990, Generally South of Woerner-Temple Road, and West of Avery Road, To: RI, Restricted Industrial, PIP, Planned Industrial Park or NC, Neighborhood Commercial District. (Case No. 03-122Z – SW Shier-Rings - Avery Road, Commercial Area Rezoning)

Ordinance 122-03

Rezoning Approximately 26 Parcels Comprising an Area of Approximately 378 Acres as Annexed from Washington and Jerome Townships between 1966 and 1999, South of Post Road To: R, Rural District, R-1, Restricted Suburban Residential District, RI, Restricted Industrial District, LI, Limited Industrial District or GI, General Industrial District. (Case No. 03-123Z – SR 161/US 33, Corridor Area Rezoning)

Ms. Salay introduced the ordinances, moved to waive the Council Rules of Order to treat these as a group and refer them to Planning & Zoning Commission.

Mr. Leckliider seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mayor McCash, yes; Ms. Chinnici-Zuercher, yes; Mr. Leckliider, yes; Ms. Salay, yes; Mrs. Boring, yes; Mr. Kranstuber, yes.

OTHER

- Hotel/Motel Tax Grant Recommendations - Finance Committee

Ms. Chinnici-Zuercher, Chair, Finance Committee reported that they met on October 7 to review applications for hotel/motel tax grants. There were a large number of applications this year. The amount of funds available for grants was minimal, due to previous commitments of hotel/motel tax funds to: 1) the Dublin Convention and Visitors Bureau – 26 percent of hotel/motel tax revenues plus $80,000 per year for five years to subsidize their rent at the new building; 2) the Dublin Arts Council grant per the lease arrangement; and 3) City special events, including the Dublin Irish Festival, St. Patrick's Day, July Fourth Celebration, Holly Days and Spooktacular. Many of these commitments were approved by previous Councils. In addition, a multi-year commitment was made to Dublin Youth Athletics for field improvements at Darree Fields. The commitment to DYA for 2004 is $52,894.00. Given these circumstances, the Committee is recommending three additional grants:

1) Dublin Kiwanis Frog Jump - an amount not to exceed $2,000 for City services related to the event;
2) The Arthritis Foundation for the Annual Classic Auto Show - an amount not to exceed $2,000 for City services;
3) The Dublin Historical Society - $1,500 to expand the development of the digital image and text library depicting the history of Dublin.

For the remainder of applications, the Committee is recommending disapproval due to the lack of funding. Copies of the letters sent to applicants have been provided to Council.

Mr. Kranstuber moved approval of the Finance Committee recommendations.

Mr. Leckliider seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mrs. Boring, yes; Mayor McCash, yes; Ms. Salay, yes; Mr. Leckliider, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes.

Ms. Chinnici-Zuercher noted that a Committee meeting has been scheduled for Thursda November 6 at 6 p m to review the policy for fee waivers regarding the DCRC and the Dublin Arts Council. All Council Members are welcome to attend.

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The Perimeter
Perimeter Drive

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 14, 2003

The Planning and Zoning Commission took no action on the following case at this meeting:

2. **Informal Hearing - Rezoning 03-016Z - Riverside Hospital PCD - Subarea A**
Location: 24.3 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.
Existing Zoning: PCD, Planned Commerce District (Riverside Hospital plan).
Request: Informal feedback from the Commission.
Proposed Use: A mixed-use development that includes retail, restaurant, office, and funeral home uses.
Applicant: Hospital Properties, Inc., 3722 Olentangy River Road, Suite K, Columbus, Ohio 43214; represented by The Daimler Group, Inc., c/o Paul Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio 43204.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

RESULT: There was a 30-minute discussion of two possible development scenarios. The Commissioners, except one, liked the concept in general. The Commission stressed the need for additional landscaping features, high-quality materials similar to those used at the Pacer building, parking to be to the rear of the building, and addressing traffic flow. There was generally less support for the version that included a large format retail use. No vote taken on this informal case.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

2. Informal Hearing - Rezoning 03-016Z - Riverside Hospital PCD - Subarea A
Mr. Gerber announced that this informal case would not exceed 30 minutes.

Chad Gibson said this site is part of the Riverside Hospital PCD, Planned Commerce District, which includes the Avery Square shopping center. He noted the Commission disapproved a rezoning application for this site in May 2003, which was later withdrawn. This is a request for informal feedback on a mixed-use development. The major changes are to the uses and including a linear pond along the Muirfield/Avery Drive with substantial setbacks.

Mr. Gibson said Concept 1 is two restaurants, two banks, a daycare, retail center, and office. Concept 2 includes one restaurant, two banks, a daycare, retail center, a specialty food store and two offices. He showed slides of the area.

Paul Ghidotti, Damiler Group, said their design team took a fresh look at this site. They have two designs with architecture and aesthetics as nice as anything else in Dublin. They want to assure the Avery Road corridor is appropriately treated. Both concepts retain the office and provide for locally supported retail services in this transitional site. The Community Plan shows the site as 'mixed-use employment emphasis.'

Mr. Ghidotti said a pond was added along the Avery/Muirfield frontage on both concepts. The setbacks total 4.5 acres due to so much road frontage and provide the most beneficial view of this site. By moving all the development back 150 feet, they have recognized the Avery/Muirfield frontage and the transitional nature. He showed renderings of the concepts.

Mr. Ghidotti said the linear pond will be very similar to the pond on Frantz Road in front of the Preserve building. It will have a natural edge, not stone. Water will cascade down from an upper pool, similar to the park on Woerner-Temple Road at Ballantrae. An arched waterfall will be 30 feet in its radius. At the two ends of the pond, there will be water plumes and a reflection pond. This layout will lend itself to some small sitting areas on the pond, such as for a nice café.

Mr. Ghidotti said the access reflects what the Engineering staff approved in May. Regarding to the land located farther west, they know it needs to be office. It is a third tier site in the Mt. Auburn study, with many better office sites available. They tried to incorporate the Commission comments from May into a transitional concept. He wants to be sure they are on course.

Mr. Ritchie said this was a good job, and the May application was just another shopping center. He said they combined some unique retail qualities and a pedestrian environment. He liked the interaction between the retail and the lake. Mr. Ritchie thought a specialty grocery store was needed. He did not compare Concept 1 and 2. He liked the destination idea.

Mr. Messineo said he liked Concept 2, and the pond is a big bonus.

Mr. Sprague said this was a really good job on a challenging site. While he liked both concepts, he preferred Concept 1. He noted the need to have infrastructure in place to support this, primarily to address traffic. If this is planned carefully, he felt this would succeed.

Ms. Boring appreciated that the applicant had directly addressed both the Community Plan and the Mt. Auburn study. She was disappointed that the funeral home was not included because Dublin needs one. She liked the idea of the parking in the back, and the outdoor seating/eating is a great concept. She said she preferred Concept 1 because of the sustainability of large-scale retail in Dublin is questionable. There are better Dublin locations for a grocery store. Ms. Boring said unless Dublin sets a policy that there will not be more big boxes, there will be continued vacancy and turnover. She favored two restaurants; she has heard repeatedly that are inadequate facilities for employees to get lunch. To encourage the employment emphasis, lunchtime eating places must be provided. Ms. Boring liked the setbacks. She was disappointed that the previous artwork discussed was not included.

Ms. Boring noted that page 5 of the text limits ground coverage by buildings, exclusive of parking garages, to 25 percent of the lot, and that seemed restrictive. Mr. Ghidotti said this concept has not been detailed.

Mr. Ghidotti said regarding sustainability of the larger store, the two users proposed have 50 to 100 existing stores. One is publicly traded, the other is family owned, and both are stable.

Ms. Boring noted several large store vacancies, and she questioned if new retail space is needed. Mr. Ghiddoti said both retailers had specific criteria for their store function and location. Both require their own free-standing stores with docks.

Ms. Boring said it may be time for Dublin to be tough about building new large format uses.

Mr. Zimmerman said both concepts were nice. He is concerned that the original subarea plan addressed locations for offices and for retail, including restaurant outparcels. The current text requires this subarea to be offices that reflect residential scale and character. He said the Pacer building is one of the nicest looking ones in Dublin, and this site was intended to be office use.

Mr. Ghidotti said the Community Plan shows their site as one of the few in this area as "mixed use employment emphasis." That contemplates office use primarily and secondarily either retail or residential. This site is inappropriate for residential use.

Mr. Zimmerman said the concepts were beautiful, but he was looking for office use here. Mr. Ghidotti said while office buildings could be constructed, parking would be a problem due to the narrow width. He said these uses would support the Pacer office building.

Mr. Gerber summarized that five of the six Commissioners present could support this concept, including himself. He said he was unsure of another big box, given the national performance of some retailers. He appreciated how Mr. Gibson had addressed the Community Plan issues. He said this is a mixed use in a transition area, but office should still be the predominant use. There is a shopping center to the south. He liked how the restaurants were located and the transitional nature of the design. He said landscaping is a key issue, and this should be more than roadways and buildings. He like the landscape features, but there should be more at this gateway. The development here will act to shape the future growth to the west. The uses were acceptable. He said his preferred materials would be those similar to the Pacer building. He asked if the applicant wanted to return for another informal discussion or with an application.

Mr. Ghidotti said they will submit a formal rezoning application based on these comments.

Ms. Boring said she would like more parking to the rear to be incorporated.

Mr. Ghidotti said they would like to have the elevation of the internal private roads dip down so traffic moving in and out will not be seen from the exterior street.

Mr. Gerber said hoped traffic would flow well. Mr. Ghidotti said in May, they were requested to contribute infrastructure needed today. They agree to accept the burden for any impacts they cause, but they should not be required to bear the burden for anything that exists today. Mr. Gerber said it needed to be worked out with the staff.

Mr. Ghidotti asked for direct feedback on Concept 2, which has the larger format retail. It could be removed, if need be. He thought Dublin's 30,000 residents need services, and the closest house in Lowell Trace is farther away from this site than the Avery/US 33 interchange.

Mr. Gerber believes a big box retailer will leave at some point. Ms. Boring said the big box will be a specialty store, and that meant it was destination driven. She preferred retail uses that serve the local area. There are other sites in Dublin that could be modified for a large retailer.

Mr. Ghidotti said Concept 2 has two retail users, one with 19,100 square feet, and the other either 21,000 or 26,000 square feet. He said it was an outstanding wine/cheese/gift-type shop.

Mr. Gerber said five of the Commissioners present were in agreement with the basic concept. He told Mr. Gibson that he had done a very nice job on this report.

3. Preliminary Plat 03-033PP – Bishop's Run
Mr. Gerber swore in those who identified a desire to speak on this administrative case.

Kolby Turnock said this is a preliminary plat for 35 acres on Hyland-Croy Road. Mr. Turnock said Bishop's Run is zoned for 56 lots, and Bishop's Crossing was zoned for 112 lots, eight of which are being transferred onto this preliminary plat. The applicant chooses to include those eight lots with this preliminary plat for Bishop's Run, but the Bishop's Crossing text will continue to apply to them. This plat includes the western section of Tullymore Drive.

Mr. Turnock reviewed the minimum lot sizes and development standards in each text. He noted only Lots 1-56 are required to meet the diversity standards, and Lots 57-64 are not. The lots backing up to the Metro Park (Lots 7-17) are all 100 feet wide at the request of the Commission at the rezoning, and they will not vary in lot width. Since the approval of the Bishop's Crossing preliminary plat, Dublin requested that the bikepath along Tullymore Drive be shifted north, and this has been done. He noted there will be speed tables at the entrances to the Metro Park, and these will provide traffic calming and increase pedestrian safety. There are two five-foot concrete paths between lots for Metro Park access.

Mr. Turnock said the frontage treatment along Hyland-Croy Road was done for the "Wow!" program. It has bosques, evergreens, grasses, wildflowers, fencing and a bikepath, with a 100-foot landscape buffer along Tullymore Drive. This landscape plan needs to show the mounding.

WITHDRAWN APPLICATION

CITY OF DUBLIN

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 15, 2003

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

4. **Revised Composite Plan 83-016Z - Riverside Hospital PCD - Subarea A**
Location: 24.3 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.
Existing Zoning: PCD, Planned Commerce District (Riverside Hospital plan).
Request: A request to rezone the property through the revision of the composite plan and development text under the PCD provisions of Section 153.058.
Proposed Use: A mixed-use development that includes retail, restaurant, office, and funeral home uses.
Applicant: Hospital Properties, Inc., 3722 Olentangy River Road, Suite K, Columbus, Ohio 43214; represented by The Daimler Group, Inc., c/o Paul Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio 43204.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To disapprove this rezoning application because the proposal does not support the concept of a transition zone, the development is not necessarily consistent in all respects with the purpose, intent, applicable standards and preferred land uses as noted in the Community Plan, the preliminary site layout does not maintain the image of Dublin as a planned community, and there is a likelihood of an increase in traffic in the area which is a great concern of the residents.

VOTE: 7-0.

RESULT: This rezoning application was disapproved. It will be forwarded to City Council with a negative recommendation.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

WITHDRAWN APPLICATION

1) That a rezoning application to the PCD, Planned Commerce District, be filed within 90 days of approval;
2) That the landscape plan be revised to conform to the current Landscape Code, and that landscaping be completed by June 30, 2004 or occupancy permit, whichever comes later;
3) That tree protection zones be located along all tree rows on the site, with fencing throughout all construction phases; and
4) That the site lighting comply with the Lighting Guidelines and utilize only cut-off fixtures.

Mr. Ritchie seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sancholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; Mr. Ritchie, yes; and Mr. Zimmerman. (Approved 7-0.) Mr. Gerber thanked Mr. Brim and complimented the addition.

4. Rezoning 03-016Z – Riverside Hospital PCD – Subarea A

Chad Gibson said this is a request to rezone Subarea A of the Riverside Hospital PCD to expand the mix of uses and change the development standards. He said site currently permits offices and institutional uses in buildings that have a residential scale. The site is long and narrow and borders Post Road, Avery Road, and Perimeter Drive just north of Avery Square. The open field only contains a barn at the west end and a temporary bikepath.

He said the proposal has six subareas. Subarea 1 and 5 will permit office and institutional uses including a bank. Subarea 2 permits restaurant, bank, and office uses. Subareas 3 and 4 are proposed for retail, office, and restaurant uses, and Subarea 6 permits a funeral home and offices.

Access points include a right-in only on Perimeter Drive, a full service access aligned with the service access across Perimeter Drive, a full service access aligned with the Kroger driveway, and a full service access on Post Road opposite the church driveway. Mr. Gibson said a traffic study and a memo from the traffic consultant were distributed. This overall development produces ten percent more traffic than if it were developed as currently permitted. During the AM and PM peak periods, 25 percent less traffic is produced. He said when the preliminary plat was approved, it had a condition which discouraged any access onto Post Road.

Mr. Gibson noted the sign package does not yet meet Code.

The density and amount of retail and restaurant uses are unresolved. Mr. Gibson said the amount of restaurant and retail uses permitted in Subareas 2, 3, and 4 needs to be reduced. Staff recommends that Subarea 2 remain an office zone. Subareas 3 and 4 should include all of the retail and restaurant components. Staff recommends a 12,000 square foot limit on restaurant and a maximum retail area of 20,000 square feet. Staff also believes the restaurant or retail uses in Subareas 3 and 4 should be oriented towards the back of Avery Square.

He said the existing temporary bikepath needs permanent placement through the site.

Mr. Gibson said the traffic study recommends an eastbound left turn lane on Post Road at Avery-Muirfield Drive. Substantial improvements are needed at the intersection of Perimeter Drive and Avery-Muirfield Drive, including more right-of-way.

12-073Z/PDP/FDP
Rezoning/Preliminary Development Plan/ Final Development Plan
The Perimeter
Perimeter Drive

WITHDRAWN APPLICATION

Mr. Gibson said staff recommends approval with eleven conditions:

1) That the text be revised to limit restaurant use to 12,000 square feet and retail use to 20,000 square feet for the entire development;
2) That restaurant uses be permitted only in Sub-subareas 3 and 4, and that they be oriented toward Perimeter Drive only;
3) That a plat be submitted which meets all requirements of the zoning text and staff, and permanently relocates the bikepath;
4) That the text be revised to require a minimum open space requirement of 35 percent;
5) That the proposed development signage be limited further in the text;
6) That drive-thru facilities be treated as conditional uses in all subareas;
7) That right-of-way be dedicated consistent with the Thoroughfare Plan, recommendations within the previously accepted traffic studies, and be incorporated into the text as required by Engineering staff, subject to staff approval;
8) That all site access points have geometry approved by the City Engineer;
9) That the text be revised to require adherence to the Stormwater Regulations;
10) That bright trim colors be eliminated from the permitted color palette; and
11) That a west bound left-turn lane be installed on Post Road and that an east-bound left-turn lane be installed at Post and Avery Roads, and that a 25 percent contribution towards signal installation at the Kroger entrance drive along Perimeter Drive be made prior to occupancy of any portion of the site.

Mr. Gibson said Condition 11 had not been discussed with the applicant.

Mr. Gibson said the Community Plan recommended "mixed-use employment emphasis" which generally has office as the primary land use. Other accessory uses, including retail, could be included. Severely limiting regional and large scale retail uses is recommended.

Mr. Gerber asked if this is to be a transitional area. Mr. Gibson said yes. The current plan requires an office park of residential scale.

Paul Ghidotti of Daimler Group said this was one of the finest projects they have brought to Dublin in 20 years. He thanked the staff for its work on this. This is an in-fill site, and they must elevate the level of quality already achieved. It will be a transitional area. He said the site has been unsuccessfully marketed for some time. Daimler recommended a first class mixed use project with a main focus of office use for the site.

Mr. Ghidotti introduced Daimler's design team including Jim Bean, Gary Wilcox, John Hart, and the Glimcher Organization. He said Daimler has developed over 12 million square feet of commercial space in 20 years, and over 2 million square feet within Dublin. He gave background on income tax revenue produced. Mr. Ghidotti showed a PowerPoint presentation of Daimler's Dublin projects including the Preserve, Dominion Homes office, etc. Daimler developed Upper Metro Place which had a TIF for extraordinary landscaping.

Mr. Gerber said the Commission was aware of the fine projects Daimler had produced, and he requested that Mr. Ghidotti discuss this application.

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Mr. Ghidotti said their goals were to elevate the quality of the development, and to recognize the transition zones. They are trying to implement the mixed uses as mentioned in the Community Plan. He described the site and surrounding development.

The landscape plan has two plaza areas. They will extend the bikepath along Post Road. The Avery Road hedgerow and columns will be continued. A dry laid stone wall, ponds with fountains, and a kinetic metal sculpture are planned.

Mr. Ghodotti said they met with nearby neighbors on Post Road, Indian Run Meadows and Lowell Trace. He was aware of their concerns, to which they are trying to respond.

He said medical groups may want small single-story buildings. They are focusing on specialty retail, restaurants and two boutique specialty food stores. Schoedinger Funeral Homes is interested. Mr. Ghidotti said buildings along Avery Road will be one story, and non-office uses must have shake roofs, matching the architecture of Panera Bread and Monro Muffler.

He said there are only two full access points on Perimeter Drive, not four as shown. The first is right-in only and part of it is not an access point to the development, it is for Schoedinger.

Farid Masri, Indian Run Meadow Civic Association, said they prefer office use as currently planned. He said it may not be not realistic to assume it would be strictly office. He said the landscaping proposed was very nice. Limiting the offices along Avery Road to one story was also attractive. They do not want more fast food restaurants along Avery Road.

Mr. Masri said that retail uses should be limited by square footage and quantity, and the number of restaurants should be limited. He said the area needs a high-end quality restaurant, especially to serve the office uses. Restaurants may cause nuisance issues such as odors or noise to the neighbors, and they attract outside customers. He said the zoning text should require that restaurants facing Avery Road include environmental controls to minimize odors. A barbeque restaurant would not be appropriate. Minimizing light pollution and noise should be included. Wood shakes require too much maintenance, and he suggested using slate or imitation slate.

Shawn Meddock, Lowell Trace Civic Association, summarized resident feedback on this project. He said the all 25 residents he spoke to oppose this rezoning. They believe there are already adequate shops, restaurants and services. Vacancies at Perimeter Center and Avery Square should be filled first. They oppose alcohol sales. They questioned the need for more banks or a funeral home. The nearest residents were concerned about noise and light pollution. He said if this becomes a retail development, he thought the staff suggested conditions are very reasonable.

Ms. Boring said she appreciated the concern about alcohol-serving restaurants, but the alternative is often fast-food restaurants. She did not want more fast-food and drive-thrus here.

Mr. Gerber asked how far was the nearest residence to this proposed restaurant site. Mr. Gibson said there were residents on the north side of Post Road. Mr. Ghidotti asked to respond to this issue. Mr. Gerber said no, to please let the Commissioners ask their questions.

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Mr. Zimmerman estimated there were 300 units in the Dublin Retirement Center. Mr. Gibson said Gorden Farms was further west on Post Road, but he did not know the number of units.

Mr. Zimmerman and Mr. Sprague agreed there were quality of life issues for the residents of the retirement center facing Post Road to be considered.

Ms. Boring said for the east side of Dublin, they created a multi-family area so that there could be a pedestrian-type atmosphere so they could walk to the transition zone.

Mr. Sprague there were multi-family areas and senior living already established. The bikepaths are connected, and it is more pedestrian-friendly.

Mr. Ritchie said the uses proposed tonight are those of which you need an automobile.
Mr. Gerber understood that the Community Plan was trying to establish a buffer between activity or destination area (Perimeter Center) and the neighborhoods. The point was to maintain some level of privacy and to limit traffic. He said for a deviation from the Community Plan use of a transition office area, the facts must be compelling. He has not yet been persuaded this evening.

Ms. Boring reported previous conversations with Mr. Ghidotti. She was concerned about the retail. She believed it was responsible to state there is enough retail space in place. She noted there is a need for restaurants and for a funeral home in Dublin.

Mr. Saneholtz said the only "retail" use north of Perimeter Drive is the Fifth-Third Bank. The area's character is residential. Supporting this, means supporting change in the area's character. He quoted from the April 7, 1988 Commission minutes. It was clear then that office/institutional would be expected at this site. Mr. Saneholtz said the Commission is remaining consistent with the 1988 understanding that retail was not necessarily envisioned for this parcel.

Mr. Saneholtz said one upscale restaurant to the center of the property, fronting onto Perimeter Drive with significant waterscape, landscape buffer, and land buffer between it and Post Road, could be an effective use of this property. There was no opposition to the funeral home use, and its conduct would be closer to office than retail in character. However, cremation activity here might not be appropriate. He would prefer a restaurant with a serene waterscape to one with an outdoor patio facing the retirement center. He could support one sizable restaurant on the south edge of the property. Otherwise, he said he preferred office and institutional uses for this site.

Mr. Sprague said the traffic impact issue was significant. There has been tremendous study of traffic impacts for this and related sites. The City made improvements to enable carrying significant traffic for much of the day. He said a great job had been done. With an increase in the level of activity and density, there will be adverse impacts on the infrastructure. He noted that more turn lanes and signals, as well as re-routing traffic, would be needed. He noted the area currently experiences traffic back-ups on Perimeter Drive. He said office use, as it is zoned, would be an appropriate land utilization leading to a better quality of life.

Mr. Gerber said this is still a transition area as set forth in the Community Plan.

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Mr. Sanesholtz said the existing left turn lane on Perimeter Drive to go north on Muirfield Drive needs to be addressed now. He said access onto Post Road would not be necessary.

Barb Cox said the Post Road access helps to balance the traffic and to give drivers options. She noted the existing problems at Perimeter/Avery-Muirfield Drive. Without access onto Post Road for this site, there will be even more problems. Although this proposal increases overall traffic, it does not concentrate so much traffic in the peak hours. She noted further study is needed.

Mr. Sanesholtz does not want to see traffic stacking on Post Road to get onto this property. However, exiting traffic is less of a concern. He would prefer a double left turn to pushing that traffic onto Post Road. Mr. Messineo agreed and said it takes him two full signal cycles to get through in the AM peak. Things will worsen with additional development.

Mr. Messineo asked what "comparing baseline traffic with permitted uses" meant in the study. Gary Wilcox, Traffic Engineering Services, said Dublin's original traffic model assumed all this land to be office at 10,000 square feet per acre. The zoning actually permits other uses, like banks. The modified baseline traffic adds some of those other permitted uses.

Mr. Messineo said this would really be a "worst case" and indicates the maximum loading of the site. He thought there should have been a comparison to the Dublin's tested baseline. Testing against the worst case scenario is misleading.

Mr. Wilcox said part of this issue is terminology. Trips generated and traffic impact are two different things. There are morning peak hour problems, and more offices will worsen it. Retail and restaurants are not open during the AM peak. If you measure the affect on the major nearby intersections, the proposal, the modified baseline, or the original plan all have similar results, in terms of capacity analysis.

Mr. Messineo said this site was a transition to the serenity of Red Trabue Nature Preserve.

Mr. Gerber said it seemed that the Commissioners were saying that this is truly a transition area, consistent with what was laid out in the Community Plan.

Mr. Ritchie said he was looking at this proposal for sustainability. If the site is developed as offices or a balance of offices, he thought it was more sustainable and will have more long term benefits for Dublin than restaurants. Looking at the long term, office and institutional are best.

Ms. Boring said Daimler Group does a great job. She liked the artwork and the Post Road treatment. She said there was no question about the actual development or the developer. The biggest reason for disapproval was the transition in the land use issue and the long term sustainability of that land. Mr. Gerber agreed and said he sensed that the Commission wanted to maintain this as a transition area.

Mr. Sanesholtz made the motion to disapprove this rezoning application because the proposal does not support what the Commission would anticipate being a transition zone, the development is not necessarily consistent in all respects with the purpose, intent and applicable standards for

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the permissible land uses as noted in the Community Plan, the preliminary site layout does not maintain the image of Dublin as a planned community, and there is a likelihood of an increase in traffic in the area which is a great concern of the residents.

Mr. Gerber seconded the motion. The vote was as follows: Mr. Ritchie, yes, because of the lack of long-term sustainability and lack of conformance with the Community Plan; Ms. Boring, yes, and she agreed with the other Commissioners; Mr. Zimmerman, yes, citing the Community Plan and other thoughts of the Commissioners; Mr. Sprague, yes, the development is not consistent in all respects to the purpose, intent, and applicable standards, permissible land uses, and the density is not in conformance with the a comprehensive plans; Mr.Messineo, yes, because it was not in conformance with the Community Plan; Mr. Gerber, yes, because the criteria established in Section 153.05(E) have not been sufficiently met by the applicant and with respect to the Community Plan, and he did not hear any compelling evidence to deviate from that plan; Mr. Sancholtz, yes. (Disapproved 7-0.)

Mr. Ghidotti asked for more time to speak. Mr. Gerber said he had been allotted over 20 minutes for the presentation, and the Commission has now voted. Mr. Ghidotti thanked him.
Mr. Gerber at 8:10 p.m called a short recess. The meeting reconvened at 8:30 p.m.

5. Rezoning 02-136Z – Revised Composite Plan - Tuttle Crossing PCD Subarea A4 – Chipotle Mexican Grill – 5520 Blazer Parkway

Kelly Dannenfelser presented this rezoning application to permit a second restaurant in Subarea 4 of the Tuttle Crossing PCD. The two-acre site has two buildings and is on the northwest corner of Tuttle Crossing Boulevard and Blazer Parkway. The south building is a McDonald's restaurant, and the north building is Venison Wireless retail sales and is half vacant. No site layout changes are proposed. The question is whether a Chipotle Mexican Grill can be added to the eastern half of the retail building.

Ms. Dannenfelser said Subarea A4 was created in 2000 for retail uses with a reduced parking requirement (from 121 to 83 spaces). That rezoning permitted the construction of the 6,000 square foot retail building and the 4,000 square foot restaurant. Due to parking constraints, a second restaurant at this site was prohibited.

She said staff has inspected this site on numerous occasions during peak lunch hours, and about half of the lot is open for parking. She showed an aerial slide which was taken on a weekday at 12:32 p.m. It showed the parking area was fairly open and the drive-thru at McDonald's was packed. Ms. Dannenfelser said staff believes that these two restaurants can work together, but it is not convinced that any two restaurants could work in harmony. Staff recommends that any future restaurant be considered a conditional use, requiring Planning Commission approval.

The wall sign proposed does not meet the text standards. Ms. Dannenfelser said the Tuttle Crossing area needs additional restaurants, and staff believes that the Chipotle and McDonald's can work together. Staff recommends approval with six conditions:

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