



To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: March 7, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning

Re: Final Plat – Vrable Healthcare (Case 13-002FDP/FP)

Summary

This is a request for review and approval of a single lot, final plat including the dedication of right-of-way, for the development of the Vrable Skilled Nursing site located on the southwest corner of the intersection of Tuller Road and Tuller Ridge Drive.

Background

The Vrable Skilled Nursing rezoning/preliminary development plan was approved by the Planning and Zoning Commission on January 19, 2012 and by City Council on February 27, 2012.

Description

The proposed final plat indicates one lot to be developed for the Vrable Skilled Nursing site and the dedication of rights-of-way for future John Shields Parkway and Mooney Street, and at the existing intersection of Tuller Road and Tuller Ridge Drive. The proposed lot meets the development requirements outlined in the approved development text. The final development plan includes the development of a 131,000-square-foot facility with associated site improvements, including parking, landscaping, and stormwater management, which meet the approved development text.

Recommendation of the Planning and Zoning Commission

The Commission reviewed and recommended approval to City Council of the final plat at the February 21, 2013 meeting with one condition, that:

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

This condition has been met.

The Commission also approved a final development plan with six conditions:

- 1) The applicant continue to work with the City regarding the final design, construction and timing of the necessary public roadway and infrastructure improvements based on the outcome of the economic development agreement.
- 2) The waterline be extended along Mooney Street in conjunction with future infrastructure and roadway improvements.
- 3) The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revised the plans accordingly.

- 4) The applicant use larger trees instead of ornamental trees to meet tree replacement requirements.
- 5) The applicant work with Planning to finalize sign colors for ground signs that complement the proposed building.
- 6) That hip or hat vents not be used to ventilate the roof.

The conditions associated with the final development plan will be met through the building permit review and construction process.

Recommendation

The proposed plat conforms to requirements of the final plat review criteria and Planning recommends City Council approval of the Final Plat for Vrable Healthcare at the March 11, 2013 City Council meeting.



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This condition has been met.

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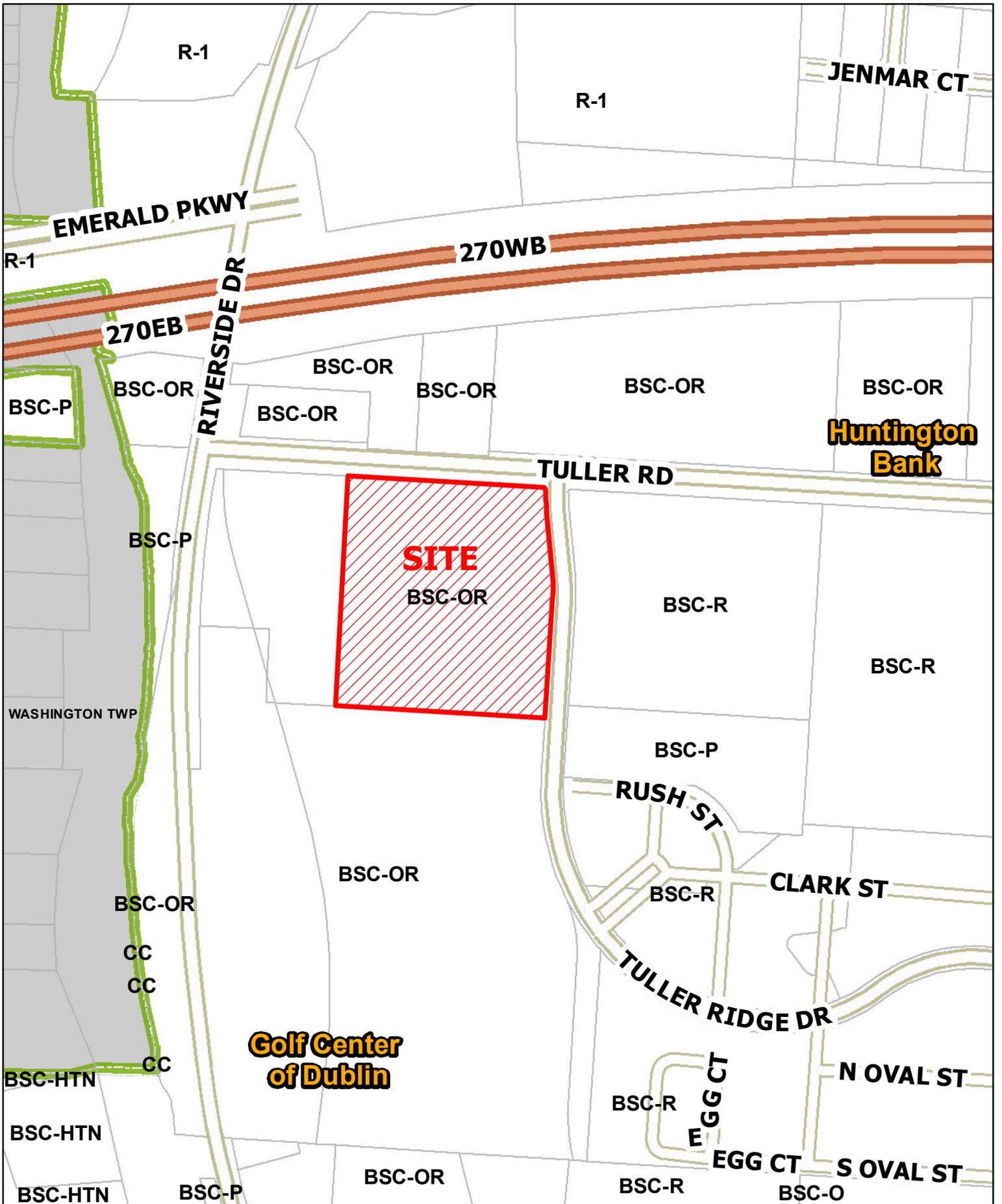
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The conditions associated with the final development plan will be met through the building permit review and construction process.

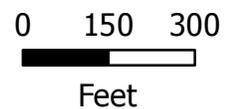
Recommendation

The proposed plat conforms to requirements of the final plat review criteria and Planning recommends City Council approval of the Final Plat for Vrable Healthcare at the March 11, 2013 City Council meeting.



City of Dublin

13-002 FDP/FP
 Final Development Plan/Final Plat
 Vrable Skilled Nursing Care
 Tuller Road and Tuller Ridge Road



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:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> 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): Tuller Road and Tuller Ridge Road	
Tax ID/Parcel Number(s): 273-009080	Parcel Size(s) (Acres): 6.34 acres
Existing Land Use/Development: undeveloped	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Skilled nursing facility
Total acres affected by application: 6.35 acres

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

Name (Individual or Organization): Tuller Henderson LLC	
Mailing Address: (Street, City, State, Zip Code)	3248 Henderson Road, Columbus, Ohio 43220
Daytime Telephone: 614-545-5500	Fax: 614-545-1320
Email or Alternate Contact Information:	

RECEIVED

JAN 07 2013

CITY OF DUBLIN
PLANNING

13-002 FOP/FP

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: Allan Vrable		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Vrable Healthcare		
Mailing Address: 3248 Henderson Road, Columbus, Ohio 43220 (Street, City, State, Zip Code)		
Daytime Telephone: 614-545-5500	Fax: 614-545-1320	
Email or Alternate Contact Information: akvrable@vrablehealthcare.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: James R. Muckle	
Organization (Owner, Developer, Contractor, etc.): Vrable Healthcare	
Mailing Address: 3248 Henderson Road, Columbus, Ohio 43220 (Street, City, State, Zip Code)	
Daytime Telephone: 614-545-5500	Fax: 614-545-1320
Email or Alternate Contact Information: jrmuckle@vrablehealthcare.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, Taller Henderson, LLC, the owner, hereby authorize James R. Muckle 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: James Menden Date: 12/20/12

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 BOTH day of DECEMBER, 20

State of OHIO

County of FRANKLIN

Notary Public



CARLE E. MEYER, JR.
Attorney At Law
Notary Public - State Of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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, James R. Muckle, General Counsel, 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: James R M Date: 12/20/12

RECEIVED
JAN 07 2013
CITY OF DUBLIN
PLANNING

13-002 FDP/FP

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.

Tuller Henderson LLC _____, 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: <i>James R. Muckle</i>	Date: <i>12/29/12</i>

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

James R. Muckle _____, 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: <i>James R. Muckle, Board Chair</i>	Date: <i>12/20/12</i>

Subscribed and sworn to before me this 20TH day of DECEMBER, 20 12

State of OHIO

County of FRANKLIN

Notary Public

Carl E. Meyer, Jr.



Stamp of Seal
CARL E. MEYER, JR.
 Attorney At Law
 Notary Public - State Of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

FOR OFFICE USE ONLY			
Amount Received: <i>\$2895</i>	Application No: <i>B-002 FOP/FP</i>	P&Z Date(s): <i>12/21/13</i>	P&Z Action: <i>recommendation of approval</i>
Receipt No: <i>—</i>	Map Zone: <i>2</i>	Date Received: <i>1/7/13</i>	Received By: <i>jmr</i>
City Council (First Reading): <i>NA</i>		City Council (Second Reading): <i>NA</i>	
City Council Action: <i>NA</i>		Ordinance Number: <i>NA</i>	
Type of Request: <i>Final Development Plan & Final Plat</i>			
N, S, E, W (Circle) Side of: <i>Tuller Drive</i>			
N, S, E, W (Circle) Side of Nearest Intersection: <i>Riverside Drive</i>			
Distance from Nearest Intersection: <i>375'</i>			
Existing Zoning District: <i>BSC-OR</i>		Requested Zoning District: <i>NA</i>	

RECEIVED

JAN 07 2013

6.34 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military Lands, being part of Lot 3 of "Lands of Chauncey McGurer", a subdivision of record in Plat Book 12, Page 27, being part of that 5.097 acre tract conveyed to Tuller Henderson, LLC by deed of record in Instrument Number 200412080279020 and part of that land conveyed to Invictus Land Holding, LLC by deed of record in Instrument Number 200007070134979, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, at the intersection of the south right-of-way line of Tuller Road, being the south line of that tract of land conveyed to the City of Dublin by deed of record in Official Record 19906D11, with the west right-of-way line of Tuller Ridge Drive as the same is designated and delineated in Plat Book 71, Page 60;

thence, with the arc of a curve to the right having a radius of 25.00 feet, a central angle of $34^{\circ}17'17''$ and a chord that bears South $16^{\circ}16'35''$ East, a chord distance of 14.74 feet (arc distance of 14.96 feet) to a point;

thence with the arc of a curve to the left having a radius of 530.00 feet, a central angle of $06^{\circ}25'06''$ and a chord that bears South $02^{\circ}20'30''$ East, a chord distance of 59.34 feet (arc distance of 59.37 feet) to a point;

thence South $05^{\circ}33'02''$ East, a distance of 163.24 feet to a point;

thence with the arc of a curve to the right having a radius of 470.00 feet, a central angle of $09^{\circ}00'00''$ and a chord that bears South $01^{\circ}03'02''$ East, a chord distance of 73.75 feet (arc distance of 73.83 feet) to a point;

thence South $03^{\circ}26'58''$ West, a distance of 254.31 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $87^{\circ}03'47''$ and a chord that bears South $46^{\circ}58'51''$ West, a chord distance of 27.55 feet (arc distance of 30.39 feet) to a point;

thence with the arc of a curve to the left having a radius of 837.50 feet, a central angle of $22^{\circ}03'56''$ and a chord that bears South $79^{\circ}28'46''$ West, a chord distance of 320.55 feet (arc distance of 322.54 feet) to a point;

thence South $68^{\circ}26'48''$ West, a distance of 12.54 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $89^{\circ}59'58''$ and a chord that bears North $66^{\circ}33'13''$ West, a chord distance of 28.28 feet (arc distance of 31.42 feet) to a point;

thence North $21^{\circ}33'14''$ West, a distance of 147.42 feet to a point;

thence with the arc of a curve to the right having a radius of 470.00 feet, a central angle of $25^{\circ}39'49''$ and a chord that bears North $08^{\circ}43'19''$ West, a chord distance of 208.76 feet (arc distance of 210.52 feet) to a point;

thence North $04^{\circ}06'35''$ East, a distance of 297.54 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $89^{\circ}20'22''$ and a chord that bears North $48^{\circ}46'46''$ East, a chord distance of 28.12 feet (arc distance of 31.19 feet) to a point;

thence South $86^{\circ}33'02''$ East, a distance of 408.60 feet to a point the point of beginning and containing 6.34 acres of land, more or less.

This description is no intended to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

PROPERTY OWNERS WITHIN 150' OF SITE PID 273-009080

#	Parcel ID	Owner Name	Address
1	273-012295	BVH Associates LLC	4590 Indianola Ave., Cols. 43214
2	273-008958	Century Life of America	c/o CB Richard Ellis, Attn: Rebecca Marshall 280 N. High Street, 17th Flr, Cols. 43215
3	273-009322	City of Dublin	5200 Emerald Pkwy, Dublin 43017-1066
4	273-009079	G&I VI Sycamore Ridge LLC	c/o DRA Advisors LLC, 220 E. 42nd St., 27th Flr, NY, NY 10017
5	273-009101	Invictus Land Holding LLC	3248 W. Henderson Rd., Cols. 43220
6	273-009095	Columbus Industrial Owner I LLC	11111 Santa Monica Blvd. S Los Angeles, CA 90025
7	273-008908	David A. & Joellen Thomas	1700 Dunn Rd., London, OH 43140
8	273-008247	Thomas Family LP	7780 Brock Rd., Plain City, OH 43064
9	273-009080	Tuller Henderson LLC	1605 NW Professional Plaza, Cols. 43220
10	273-008244	Tuller Henderson LLC	1605 NW Professional Plaza, Cols. 43220

VRABLE HEALTHCARE

(INCLUDING THE DEDICATION OF JOHN SHIELDS PARKWAY, MOONEY STREET AND A PORTION OF TULLER RIDGE DRIVE) FINAL PLAT

Situated in the State of Ohio, County of Franklin, City of Dublin located in Quarter Township 2, Township 2 Range 19, containing 8.574 acres of land, more or less, said 8.574 acres being part of that tract of land conveyed to **TULLER HENDERSON, LLC** by deed of record in Instrument Number 200412080279020 and part of that tract of land conveyed to **INVICTUS LAND HOLDING, LLC** by deed of record in Instrument Number 200007070134979, Recorder's Office, Franklin County, Ohio.

The undersigned, **TULLER HENDERSON, LLC**, an Ohio limited liability company, by **JAMES R. MUCKLE**, General Counsel, and **INVICTUS LAND HOLDING, LLC**, an Ohio limited liability company, by **JAMES R. MUCKLE**, General Counsel, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their "**VRABLE HEALTHCARE**" a subdivision containing Lot numbered 1, does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement," or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **JAMES R. MUCKLE**, General Counsel of **INVICTUS LAND HOLDING, LLC**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **INVICTUS LAND HOLDING, LLC,**

By _____
JAMES R. MUCKLE
General Counsel

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES R. MUCKLE**, General Counsel of **INVICTUS LAND HOLDING, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ Day of _____, 20__
Director of Land Use and Long Range Planning
Dublin, Ohio

Approved this ___ Day of _____, 20__
City Engineer, Dublin, Ohio

Approved this ___ day of _____, 20__, by vote of Council, wherein all of Drive, Parkway and Street dedicated herein and this plat is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ___ day of ___, 20__.
Clerk of Council Dublin, Ohio

Transferred this ___ day of _____, 20__.
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__.
Deputy Recorder, Franklin County, Ohio

In Witness Whereof, **JAMES R. MUCKLE**, General Counsel of **TULLER HENDERSON, LLC**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **TULLER HENDERSON, LLC**

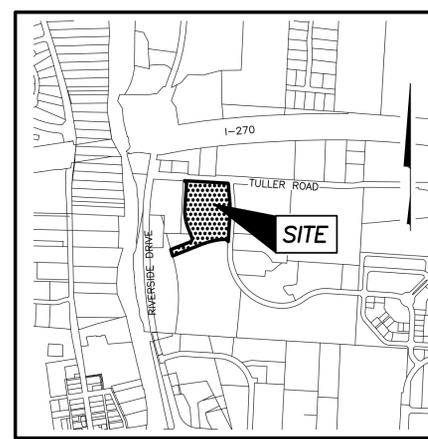
By _____
JAMES R. MUCKLE
General Counsel

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES R. MUCKLE**, General Counsel of **TULLER HENDERSON, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 03° 26' 58" West for a portion of Tuller Ridge Drive.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 8250

J:\20110454\DWG\CASHES\PLAT\20110454\FINAL_PLAT_RWDING.dwg plotted by JASTON, JOHN on 2/26/2013 10:05:39 AM last saved by JASTON, JOHN on 2/11/2013 3:18:08 PM

VRABLE HEALTHCARE

CITY OF DUBLIN
O.R. 19906D11

TULLER ROAD

CITY OF DUBLIN
O.R. 12116H02

TULLER RIDGE DRIVE
0.006 Ac.

NOTE "A" - FEMA ZONE: At the time of platting, all of Vrable Healthcare is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN: Vrable Healthcare is comprised of the following Franklin County Parcel Numbers:

Parcel Number 273-009101	1.310 Ac.
Parcel Number 273-009080	7.264 Ac.

NOTE "C" - ACREAGE BREAKDOWN:

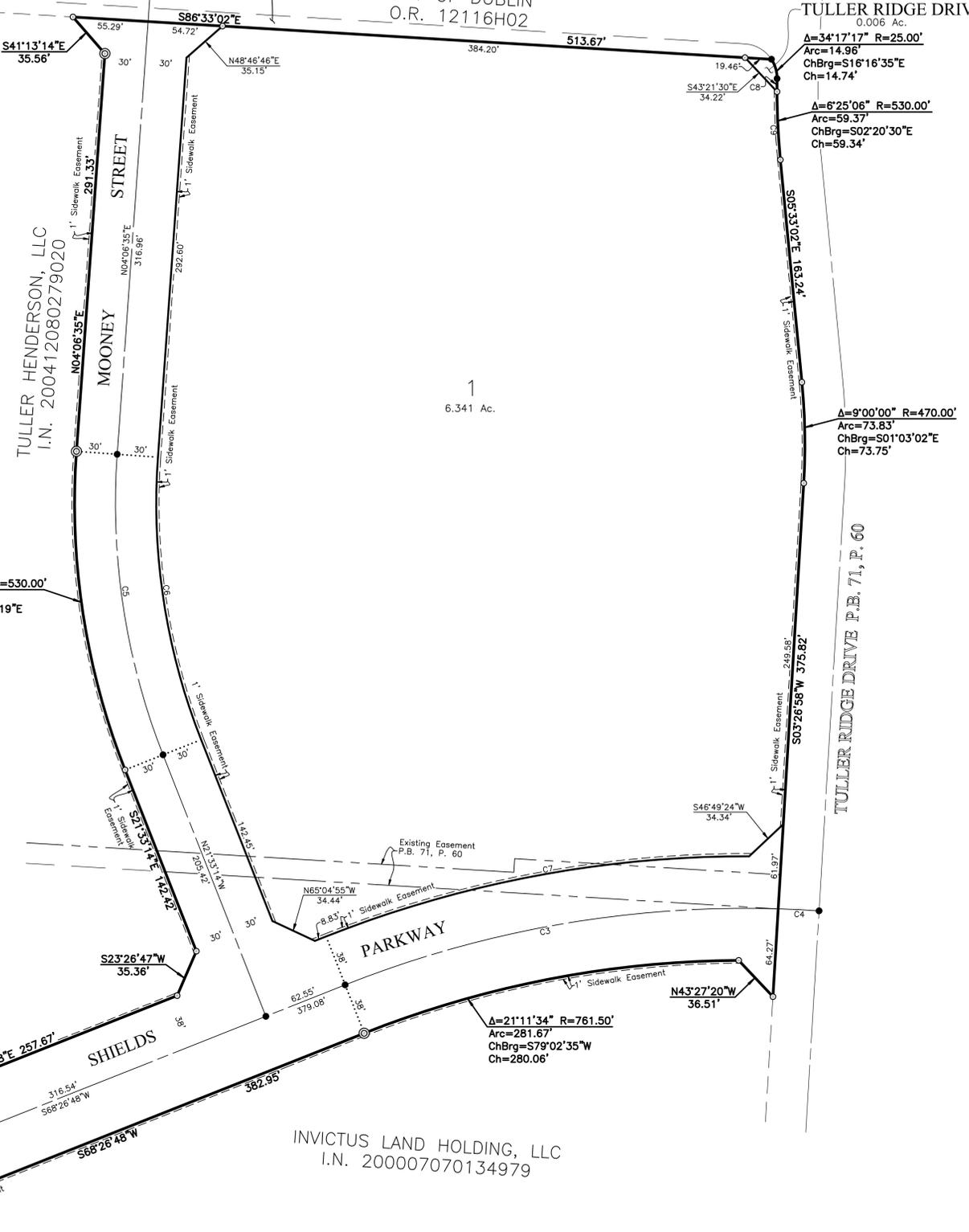
Total acreage:	8.574
Acreage in rights-of-way:	2.253
Acreage in remaining lots:	6.321

NOTE "D": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Vrable Healthcare or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2°3'17"13"	799.50'	324.94'	S 80°05'25" W	322.71'
C4	2°09'01"	799.50'	30.00'	N 87°11'28" W	30.00'
C5	25°39'49"	500.00'	223.96'	S 08°43'19" E	222.09'
C6	25°39'49"	470.00'	210.52'	S 08°43'19" E	208.76'
C7	21°45'00"	837.50'	317.92'	S 79°19'18" W	316.02'
C8	1°02'02"	530.00'	9.56'	S 00°21'02" E	9.56'
C9	5°23'04"	530.00'	49.81'	S 02°51'30" E	49.79'

CITY OF DUBLIN, OHIO
I.N. 201212310201439



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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

3. BSC Office Residential District – Vrable Skilled Nursing

13-002 FDP/FP

**4500 John Shields Parkway
Final Development Plan/Final Plat**

Proposal: A new 131,455-square-foot skilled nursing facility with associated site improvements on 6.34-acres on the south side of Tuller Road, 375 feet west of the intersection with Riverside Drive.

Request: Review and approval of a final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Allan Vrable, Vrable Healthcare, represented by James Muckle.

Planning Contact: Jennifer Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION #1: To approve this Final Development Plan because it complies with the applicable review criteria and the development standards with six conditions:

1. The applicant continue to work with Planning and Engineering regarding the final design, construction, and timing of the public roadway and infrastructure improvements based on the approval of an economic development agreement.
2. The waterline be extended along Mooney Street in conjunction with the future infrastructure and roadway improvements.
3. The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revise the plans accordingly.
4. The applicant use larger trees instead of the proposed ornamental trees to meet the tree replacement requirements.
5. The applicant work with Planning to finalize sign colors for the ground signs that complement the proposed building.
6. That hip or hat vents not be used to ventilate the roof.

* Ben Hale agreed to the above conditions.

VOTE: 6 – 1.

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	No
Victoria Newell	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 21, 2013

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13-002 FDP/FP

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Applicant: Allan Vrable, Vrable Healthcare, represented by James Muckle.

Planning Contact: Jennifer Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION #2: To recommend approval of this Final Plat because it complies with the applicable review criteria and the development standards with one condition:

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

* Ben Hale agreed to the above condition.

VOTE: This Final Plat application was recommended for approval.

RESULT: 6 – 1.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	No
Victoria Newell	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

**3. BSC Office Residential District – Vrable Skilled Nursing
13-002 FDP/FP**

**4500 John Shields Parkway
Final Development Plan/Final Plat**

Chair Chris Amorose Groomes introduced this application requesting a new 131,455-square-foot skilled nursing facility with associated site improvements on 6.34-acres on the south side of Tuller Road, 375 feet west of the intersection with Riverside Drive. She said the Commission will need to make two motions for this application. She said the final plat will be forwarded to City Council for approval and the Commission is the final authority on the final development plan.

Ms. Amorose Groomes swore in those intending speak in regards to this application including James Muckle, Vrable Healthcare Companies, 3248 Henderson Road, Columbus, Ohio, James Michael Milligan, JMM Architects, (4685 Larwell Drive, Columbus, Ohio), Linda Menerey, EMH&T, (5500 New Albany Road, Columbus, Ohio), and Ben W. Hale, Jr., Smith and Hale, (37 West Broad Street Columbus, Ohio), representing the applicant, Allan Vrable, Vrable Healthcare Companies, 3248 West Henderson Road, Columbus, Ohio), and City representatives.

Jennifer Rauch presented this final development plan and final plat application and stated the Planning and Zoning Commission recommended approval of the preliminary development plan and preliminary plat in January, 2012 with City Council approval in February, 2012. She said site features include significant grading and topography with a change of 32 feet across the site. Ms. Rauch said there are trees located on the perimeter of the site will be removed as part of the roadway improvements and a large cottonwood tree located in the center of the site that will be removed with the building and site construction. She said the final plat portion of this application is to create one lot for the development of the nursing care center and also the dedication of right-of-way for two new public streets. She said proposed Mooney Street will run north and south on the west side of the site, and proposed John Shields Parkway will run east and west on the south side. Ms. Rauch said there was some minor dedication at the intersection of Tuller Road and Tuller Ridge Drive.

Ms. Rauch said Planning is recommending approval of the Final Plat with one condition:

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

Ms. Rauch said the proposed final development plan is very similar to the preliminary development plan with an increase in square footage due to internal modifications. She said the skilled nursing center is located in the center of the site with the main building entrance and covered drop-off area located on John Shields Parkway. She said an additional covered drop-off area and turnaround is located on the southeast corner of the site with parking for visitors located along the John Shields Parkway frontage. Ms. Rauch said an access point will lead out onto Mooney Street. She said to the rear of the building, there is an additional entrance on Tuller Road and a secondary building entrance is located to the northeast corner with a covered drop-off area. She said all of the service components are located in the western portion of the site. Ms. Rauch said the applicant is working with the City on finalizing an economic development agreement regarding the timing, construction, and details of the two public streets, and there is a condition of approval that the applicant continue to work with the City to finalize this agreement.

Ms. Rauch said there was concern raised by a resident regarding the removal of the 42-inch cottonwood tree located in the center of the site. She said during the preliminary development plan stage in 2008, there was significant discussion regarding preservation of the tree at a staff level. She said given the

grading that needs to happen on this site and the location of the proposed building, it was determined it was not possible to save the tree due to the impacts of construction.

Ms. Rauch said the site plan includes four courtyard areas located at the various wings of the building with access provided from the interior part of the building. She said three courtyards are surrounded by a four-foot high wrought iron fence with brick decorative posts with gates. She said the easternmost courtyard is not fully enclosed, with the proposed fence located on top of the retaining wall.

Ms. Rauch said the approved development text requires a street wall along John Shields Parkway and the original intent for the wall was to screen the parking lot; however, due to the grading the parking is located on the top elevation of the wall. She said to meet the screening requirements the applicant is proposing landscaping on top of the wall. She said Planning is satisfied with how that has been incorporated. She showed the details of the proposed stone-faced street wall with brick pillars, which matches the courtyard areas pillars.

Ms. Rauch said two bio-retention basins are proposed in the west portion of the site. She presented the details of the extensive planting plans. Ms. Rauch said Engineering has worked intensively with the applicant to incorporate the design principles and green initiatives outlined within the stormwater manual for the Bridge Street District. She said the proposal meets these requirements and fits well within the urban context outside of this site in the District.

Ms. Rauch presented the proposed elevations which are similar to the preliminary development plan showing the multi-story building. She said the text requires the building elevations to incorporate 75 percent masonry materials on all elevations. She said this proposal meets this requirement with brick and stone are the primary materials. She said the elevations also incorporate hardiplank siding, stucco, and EIFS details as well. Ms. Rauch said the proposed color palette is neutral with yellow and green tones throughout, with a red accent on the rear of the building.

Ms. Rauch said the two main identification ground signs permitted by the text are proposed at the north and south entrances. She explained the text permits the signs to be 50 square feet in area and six feet in height, but the applicant is proposing 12 square feet, and three feet in height. She said Planning had a condition of approval that they work with the applicant regarding the final details, but the applicant has submitted information indicating the sign will include a beige background with bronze lettering mounted on the stone base that matches the building.

Ms. Rauch said the applicant is also requesting as part of the final development plan, the addition of a wall sign, which was not previously contemplated. She said the text permits the Commission to approve sign modifications as part of the final development plan, not requiring separate action. She said the applicant is proposing a 20-square-foot wall sign located on the main building entrance canopy in the same bronze, pin-mounted letters. Ms. Rauch said Planning supports the inclusion of a wall sign.

Ms. Rauch said Planning recommends approval of the Final Plat to City Council with one condition and the Final Development Plan with five conditions, as listed in the Planning Report, modifying Condition 2 as requested by the applicant regarding the waterline extension along Mooney Street to state it will be in conjunction with the future infrastructure and roadway improvements.

Ben W. Hale, Jr., Smith & Hale, said the applicant sold the City approximately 13 acres and the Digger and Fitch building in January to facilitate future park construction. He said the reason the development agreement is pending is that the City has engaged consultants who are working on the Riverside Drive alignment. He said it makes it difficult to make some decisions until the City has made fundamental decisions about exactly where Riverside Drive will be located. He said the decision regarding the roadway relocation is complex because of the grade. He said they are continuing to work with the City to finalize the development agreement. Mr. Hale said they would be before City Council with a development

agreement and a TIF agreement once the roadway decisions are made. Mr. Hale said they were in agreement with the final plat condition and have been working with Planning regarding the final development plan conditions.

Ms. Amorose Groomes invited public comments regarding this application. [There were none.] She noted that one written comment had been received by the Commissioners.

Victoria Newell said she liked the design of the building, but she had concerns because it would dominate the site and it had very large roof expanses. She asked what would be done to ventilate the attic space and whether they would use hip vents.

James Michael Milligan, JMM Architects, said they had not finished the final design to verify all of the ventilation requirements. He said all of the eaves and ridges will have vents, but they will not be using hip vents.

Ms. Newell requested since there was not a good way to screen hat vents from the road view, a condition be added that no hip or hat vents will be used on the roof. She said the roof structure alone is going to be very prominent.

Mr. Milligan said that ridge vents usually meet the requirements, but when they do not, they use power venting. Ms. Newell said she doubted, given the expanse of roof, that they could accommodate proper ventilation using ridge vents alone and soffit vents in conjunction with each other.

Ms. Newell expressed concern regarding the insulation of the entrance canopy using EIFS. Mr. Milligan assured Ms. Newell that it would meet the energy code for insulation.

Ms. Newell asked if the three-story storefront window frames would be white, to match the window frames on the remainder of the windows. Mr. Milligan confirmed this.

Joe Bude complimented the applicant on the excellent building design and said it would be a tribute to Dublin.

Amy Kramb said she liked the building and the final site layout from the earlier versions presented to the Commission. She asked about the height of the 'Vrable Inn' sign and if the '12-foot 8-inch Maximum Vehicle Height' signs were proposed for all of the drive-thru canopies on all sides of the building. Ms. Rauch said as measured on the plan, the 'Vrable Inn' sign is 14 feet to the top of the signs. She said the maximum height signs would be located on either side of the entrance canopies. She explained they were not regulated by the text but they were allowed per Code.

Ms. Kramb asked if there was any intent to put any additional signs than the two proposed internal signs closer to the roadways or at the intersections. Mr. Milligan stated there would be internal directional sign, but no additional main identification signs. Ms. Rauch stated that if the applicant wanted to modify the signs they would be required to come back to the Commission for review and approval.

Ms. Kramb said she was fine with the wall sign being added.

John Hardt said this was a handsome building with quality materials. He said at the preliminary review stage he had commented that it would be a fantastic addition if only it were not in the Bridge Street District, and he said he still felt that way, but understood that the Commission had to review the project based the applicable requirements. He said the improvements made by the applicant were nice.

Mr. Hardt noted there was a reference to painted brick on the third page of the proposed packet of finishes. He asked where it was being used and what was the rationale for painting the brick in that one location. Mr. Milligan said the painted brick was proposed to be on the side of the building in the courtyard to provide a little variety. He said it would be painted the same color as the shingles in that area. Mr. Hardt said that it seemed like an odd choice on the building that was constructed entirely of nice durable materials, and they are potentially giving themselves a maintenance headache on the one wall. He suggested they may want to make a difference choice there.

Mr. Hardt stated the page 2 of the proposed materials includes fiber cement trim for windows and he asked if that was dimensional trim surrounding the windows. Mr. Milligan confirmed it was.

Mr. Hardt asked whether it would be a rough or smooth texture harditrim material. Mr. Milligan said it would be a textured harditrim finish material.

Mr. Hardt asked if the cottonwood tree was a Landmark Tree. Ms. Rauch said the tree was considered a Landmark Tree because it was over 24-inches; however, there were no Code requirements regarding that designation. She said only when there is a tree waiver are landmark trees treated differently. She said the resident's correspondence referred to the tree as an oak tree, but it was surveyed as a cottonwood tree.

Ms. Amorose Groomes asked if the tree was tagged through the Landmark Tree program. Ms. Rauch said she was in the process of verifying this.

Ms. Amorose Groomes asked if the Landmark Tree Map had been removed from the City's website. Ms. Rauch said it appears it had.

Ms. Amorose Groomes asked the applicant to return the numbered tag from the tree so that it could be taken off the map.

Mr. Hardt said when he looked at the Tree Preservation Ordinance, he understood the Landmark Trees were not absolutely protected, but it was clear that the intention of it was to make every effort possible to save those trees. He said considering this project began with a blank sheet of paper, and the tree has been there for 100 years, there was certainly the opportunity to design a project considering it. He said especially with all the courtyards, gardens, and things surrounding this building, he found it disappointing that they are not respecting the tree's existence, and he was not sure that was something he could get over. He said there were other cases in Dublin where roadways have been moved and redesigned for developments. He said he had moved buildings and redesigned buildings to fit around trees during his professional career, but in this case, they seemed to just say the tree was in the way. Mr. Hardt said he had a serious problem with that.

Mr. Hale said the significant grade of the site needs to be taken into consideration, which results in the need to remove the tree. Mr. Hale recalled being involved in the redesign of Hard Road and the preservation of the oak tree. He said that where possible, the community has tried to preserve those trees and Dublin does a better job than anyone else in the county or region about protecting trees and has the toughest replacement requirements. Mr. Hale said the reason the ordinance was written is because occasionally there is a situation like this where because of the grade of the site and what has to be done to build the facility there, a tree is not going to make it. He said there was nothing they could do to make that tree make it.

Mr. Milligan said the tree was indicated to be removed during the preliminary development plan and it was not identified as an issue. He said they have tried to address every issue that had been brought up and made a number of adjustments accordingly. He said they had a 32-foot slope on a six-acre site

where they needed to put a large building. Mr. Milligan said if money was no object, and the program was so optioned, the tree could be saved, but that is not the case. He said this is not a specimen tree that is a wonderful feature on their site.

Mr. Hardt said he had designed a hospital on a site with a 90-foot grade change and they saved the trees. He said they would have to agree to disagree on that issue.

Ms. Amorose Groomes said regarding what constitutes a beautiful tree, she would be remiss if she did not say she found the comments a little insulting. She said as things age and degrade, you do not throw them away. She said we respect them and that is what they do here.

Ms. Amorose Groomes referred to page L1-6 on the submitted plant list and asked that the common names of 'Hydrangea quercifolia' and 'Hydrangea Macrophylla 'Forever Pink' be corrected so that the right shrubs are located in the right place.

Ms. Amorose Groomes said regarding the applicant's request to use ornamental trees as substitutes for the larger trees, there are only 38 shade trees proposed for this 6.34-acre site, and she did not think that was enough canopy. She said she had concerns about using ornamental trees as replacement trees. She said she understood that residents might want to walk and see pretty trees, but if enough shade trees are planted, pretty things can be planted underneath them. Ms. Amorose Groomes said she would like to get more than 38 trees worth of canopy on this site. She said that is not even one tree for every inch caliper of the large cottonwood tree that is being removed. She said she was not supportive of the use of ornamental trees and she wanted to see large canopy shade trees planted on this site.

Mr. Fishman said he agreed because ornamental trees have a much shorter life.

Mr. Milligan said they would switch the ornamental trees out with larger canopy trees. He said they thought the ornamental trees in those areas would be more settling and soothing for the residents.

Ms. Amorose Groomes suggested the use of supplemental plantings underneath such as ornamental shrubs. She said she did not want to rob the residents of the experience of having something ornamental to see. Ms. Amorose Groomes noted that there were areas where supplemental plantings could be located.

Linda Menerey, EMH&T, said in the larger courtyard areas, they might be able to add some shrubs. She said another suggestion from Planning was to try to infill more around the perimeter of the building and they did not have a problem with that. She said they would work with Planning to add or switch plantings accordingly.

Ms. Kramb suggested Condition 4, 'The applicant use larger trees in lieu of the proposed ornamental trees to meet the Tree Replacement Requirements'.

Ms. Amorose Groomes asked if there were other comments. [There were none.]

Motion #1 – Final Development Plan

Ms. Kramb moved to approve this Final Development Plan because it complies with the applicable review criteria and the development standards with six conditions:

- 1) The applicant continue to work with Planning and Engineering regarding the final design, construction, and timing of the public roadway and infrastructure improvements based on the approval of an economic development agreement;

- 2) The waterline be extended along Mooney Street in conjunction with the future infrastructure and roadway improvements;
- 3) The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revise the plans accordingly;
- 4) The applicant use larger trees instead of the proposed ornamental trees to meet the tree replacement requirements.
- 5) The applicant work with Planning to finalize sign colors for the ground signs that complement the proposed building; and
- 6) That hip and hat vents not be used to ventilate the roof.

Ben W. Hale, Jr. Smith & Hale, on behalf of Allan Vrable, Vrable Healthcare agreed to the conditions.

Mr. Budde seconded the motion. The vote was as follows: Ms. Newell, yes; Mr. Hardt, no; Mr. Fishman, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; and Ms. Kramb, yes. (Approved 6 – 1.)

Motion #2 - Final Plat

Ms. Newell moved to recommend approve to City Council of this Final Plat because it complies with the applicable review criteria and the development standards with one condition:

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

Ben W. Hale, Jr. Smith & Hale, on behalf of Allan Vrable, Vrable Healthcare agreed to the condition.

Ms. Kramb seconded the motion. The vote was as follows: Mr. Hardt, no; Mr. Taylor, yes; Mr. Fishman, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; and Ms. Newell, yes. (Approved 6 – 1.)

City of Dublin Planning and Zoning Commission
Planning Report

Thursday, February 21, 2013

BSC Office Residential District - Vrable Skilled Nursing

Case Summary

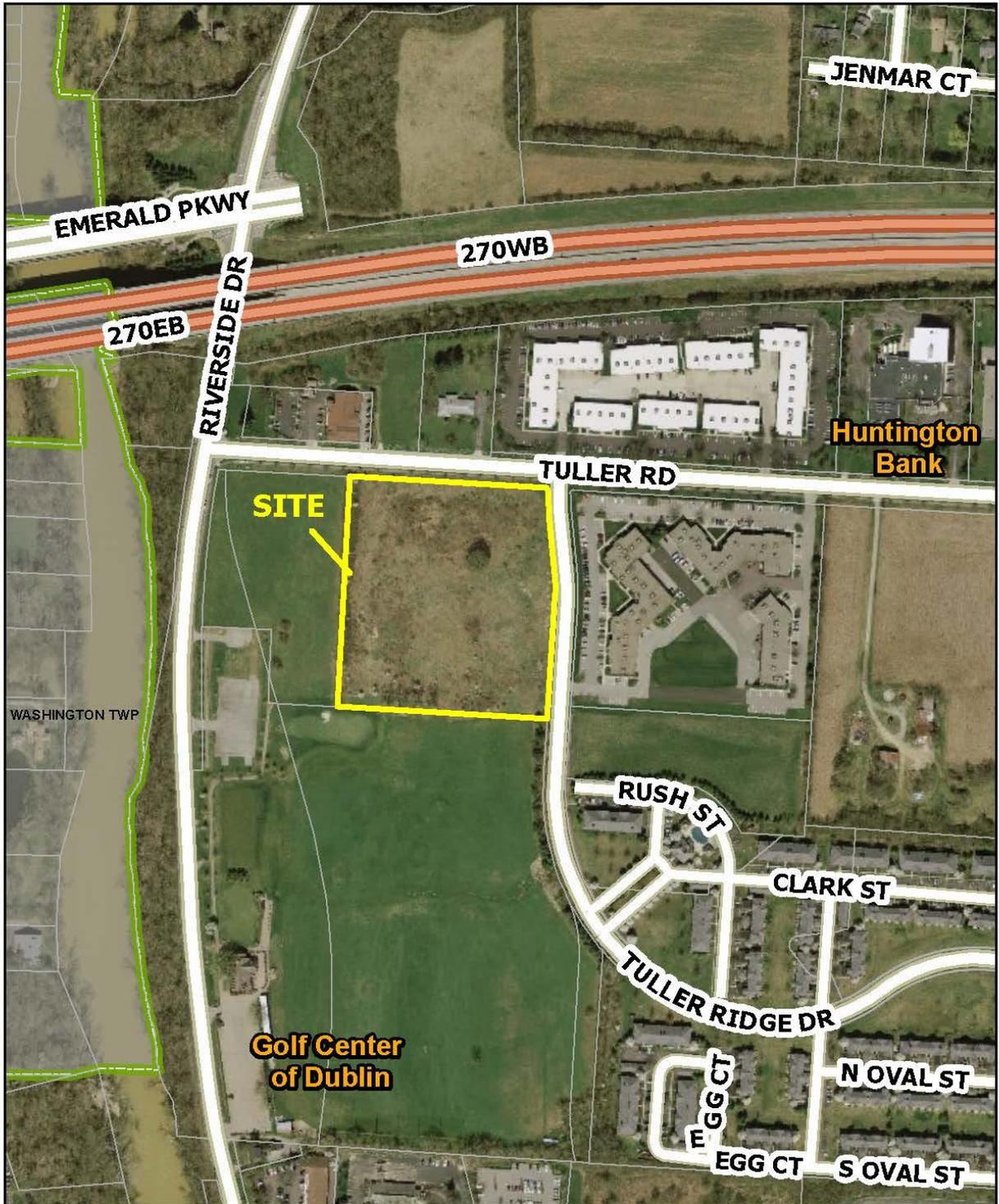
Agenda Item	3
Case Number	13-002FDP/FP
Proposal	A new 131,455-square-foot skilled nursing facility with associated site improvements on 6.34 acres on the south side of Tuller Road between Tuller Ridge Drive and Riverside Drive.
Request	Review and approval of a <u>final development plan</u> under the Planned District provisions of Zoning Code Section 153.050. Review and approval of a <u>final plat</u> under the provisions of Sections 152.015 – 152.022 of the Subdivision Regulations.
Site Location	4500 John Shields Parkway Southwest corner of Tuller Road and Tuller Ridge Drive.
Owner/Applicant Representative	Tuller Henderson LLC; Owner and Allan Vrable; Applicant Ben Hale, Smith and Hale, Attorney.
Case Manager	Jennifer M. Rauch, AICP, Planner II. (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Based on Planning's analysis, the proposal complies with the applicable review criteria and the anticipated development standards and approval is recommended. 1) Approval of the <u>final development plan</u> with five conditions. 2) Approval to City Council of the <u>final plat</u> with one condition.
Conditions	Final Development Plan – five conditions 1. The applicant continue to work with Planning and Engineering regarding the final design, construction, and timing of the public roadway and infrastructure improvements based on the approval of an economic development agreement. 2. The waterline be extended along Mooney Street and the plans will need to be revised to show this improvement. 3. The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revise the plans accordingly.

4. The applicant substitute the use of ornamental trees for larger trees to meet Tree Replacement requirements.
5. The applicant work with Planning to finalize sign colors for ground signs that complement the proposed building.

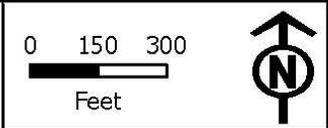
Conditions

Final Plat – one condition

- 1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.



13-002 FDP/FP
Final Development Plan/Final Plat
Vrable Skilled Nursing Care
Tuller Road and Tuller Ridge Road



Facts	
Site Area	6.34-acre site
Zoning	BSC Office Residential District
Surrounding Zoning and Uses	North, West and South: BSC Office Residential District; offices and residential. East: BSC Residential District; offices.
Site Features	<ul style="list-style-type: none"> • Frontage: Tuller Road - 580 feet; Tuller Ridge Drive - 640 feet. • Significant topography changes from approximately 814 MSL in the southwest corner of the site to 846 MSL in the northeast corner of the site. • Existing tree strand along the west property line and a 110-inch circumference Cottonwood in the center of the site.
Case Background	<p>2012 Rezoning to BSC Office Residential District was approved by City Council in March, 2012.</p> <p>Rezoning and preliminary development plan for the Vrable Skilled Nursing Planned District was approved by City Council in January, 2012.</p>
Bridge Street District	The site is zoned BSC Office Residential District, which typically would require the Bridge Street District requirements to be met. However, the proposed development of the site falls under the requirements of Section 153.059(A)(7), which permits planned district zoned sites that were not constructed at the time of the adoption Bridge Street District to be reviewed under the final development plan criteria.

Details	Final Development Plan
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.
Proposal	<p>The final development plan includes:</p> <ul style="list-style-type: none"> • 131,455 SF multi-story, 120-bed care facility • 122 parking spaces • Two new public streets; John Shields Parkway (east/west road) and Mooney Street (north/south road) • Access points; one on John Shields Parkway, one on Tuller Road, and two along Mooney Street • Exterior courtyards and open spaces surrounded by four-foot high fence • Three signs, two along John Shields Parkway and one along Tuller Road • Stormwater management on the western portion of the site adjacent to the building along Mooney Street

Details

Final Development Plan

Site Layout

The 131,455-square-foot building is in the center of the site with four wings dedicated to the specific areas of specialty care. The main building entrance is centered on the south elevation of the building and aligns with the access point along a new east/west road (John Shields Parkway). A covered entrance and drop-off area is provided for the main building entrance with a secondary entrance at the southeast corner of the building. A small parking area intended for visitors is located between the building and John Shields Parkway.

A larger parking area for staff and residents is proposed to the rear of the building along Tuller Road. A rear building entrance is located in the northeast corner of the building along the rear elevation and includes a covered drop-off access. The service and loading area is also located on the rear (northwest) of the building and is accessed from the new north/south road (Mooney Street).

Access/Street Network

The proposal includes two new public streets that provide access to the site; the main site entrance is located along John Shields Parkway, which is the new east/west road. Two secondary entrances are located along the new north/south road, Mooney Street. A rear entrance is from existing Tuller Road.

The City continues to work with the applicant to identify details regarding the design and construction of the proposed public streets, pedestrian amenities, and intersection improvements. A condition of the rezoning required the applicant to dedicate the right-of-way along the proposed roadways, as well as the construction of the north/south road (Mooney Street). In addition, the construction of the east/west road (John Shields Parkway) by the City within right-of-way dedicated by the applicant was conditioned upon the applicant entering into a TIF agreement with the City.

The proposed final plat includes roadway dedication for John Shields Parkway, Mooney Street and the corner of Tuller Road and Tuller Ridge Drive. The applicant and City Administration are currently finalizing an economic development agreement, which will finalize the construction and timing details regarding the public infrastructure improvements.

The proposed plans also indicate improvements along Tuller Ridge Drive, which include the construction of a new sidewalk along the west side of the street and on-street parking on both sides. The design and timing of these improvements are currently not programmed in the Capital Improvements Program (CIP) and will likely occur with the future extension of Tuller Ridge Drive to Dale Drive.

Planning and Engineering recommend the applicant continue to work with the City regarding the final design, construction, and timing of the necessary public roadway and infrastructure improvements based on the outcome of the economic development agreement.

Details	Final Development Plan
Pedestrian Access	<p>The proposed plans indicate the required bicycle facilities and sidewalks along all public rights-of-way. The proposed location of the sidewalk along the west side of Tuller Ridge Drive may require the removal of existing street trees. The approved development text stresses existing street trees shall be retained to extent possible and the applicant is responsible for mitigating and street trees that are removed as part of these roadway improvements. The City will continue to work with the applicant on the meeting this text requirement at such time the improvements are made along Tuller Ridge Drive.</p> <p>The proposed plans also show cycletracks along the John Shields Parkway. The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements, as they impact street intersections and site entrance details.</p>
Lot Coverage and Setbacks	<p>The development text identifies a maximum impervious surface of 70% which at 61% is met. Building and pavement setbacks meet the development text at 15 feet from all rights-of-way and property lines.</p>
Parking	<p>The development text defaults to the Zoning Code for parking, at one space per six beds plus one for each employee on the largest shift, or 80 spaces; indicate 122 spaces are provided, including ADA spaces. The applicant has indicated in the text that the number of spaces provided is based on the needs of this particular facility.</p> <p>The proposed plans also indicate on-street parking spaces provided along the public rights-of-way in accordance with the street types recommended for the Bridge Street District. The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.</p> <p>Two bicycle parking areas totaling 10 spaces are proposed; one located east of the front entrance for visitors and a second adjacent to service area entrance for employees.</p>
Landscaping	<p>A required 36-inch high masonry street/retaining wall is provided along John Shields Parkway. The original intent of the street wall was to screen the parking area; however, the wall is limited to 36-inches and will not adequately screen the parking areas along John Shields Parkway. Additional evergreen screening was added along the perimeter of these parking areas on top of the wall.</p> <p>Perimeter buffering and screening is required along the remaining parking areas at the rear of the building on Mooney Street, Tuller Road and Tuller Ridge Drive. The proposed plans meet the text required 36-inch tall continuous hedge with one tree every 40 feet within these areas. Code required interior landscape and additional site landscaping requirements are also met with screening for the parking area in front of the building, and a hedge/post treatment screening parking along the other streets. The proposed site details indicate the masonry wall will vary in height, with an average height of six feet.</p>

Details

Final Development Plan

Tree Replacement

Removal of 241 caliper inches of trees is required for the development of the site, with 111 caliper inches replaced on site. The deficiencies are to be recovered through replacement fees. However, Planning has identified several areas where additional replacements could be located on site to supplement the required landscape and recommends the applicant revise the plans accordingly. Additional inches will be removed as part of the public infrastructure improvements. Should the City be responsible for the public infrastructure and roadway improvements then the applicant will not be responsible for this additional tree replacement.

Ornamental trees are used to meet the tree replacement, which is not permitted per Code. Planning recommends the applicant substitute the use of ornamental trees for larger trees to meet Code.

The future improvements to Tuller Ridge Drive indicate the existing street trees may be adversely affected. The approved development text states the sidewalk be located to preserve as many of these trees as possible, and that any trees removed be replaced by the applicant in accordance with the tree preservation requirements. The City will continue to work with the applicant regarding any tree removal and replacement when roadway improvements are made along Tuller Ridge Drive.

Architecture

The building varies in height with the tallest portions on the down slope (southwest) of the site and the lowest portions to the east. The design of the building is primarily suburban, residential in style with different design elements at the end of each wing to provide diversity in the façade and highlight various portions of the building.

The development text requires 75% masonry materials, four-sided architecture and a maximum height of 45 feet. The proposed building incorporates a combination of brick and stone as the primary building materials. Stucco and EIFS, and cementitious siding are used as secondary materials on the upper portions of the elevations. The proposed color palette is neutral with the use of light yellow and green toned for the majority of the siding with a small area with dark red accent.

Courtyards and Retaining Walls

The proposed plans indicate four courtyards located at the various wings of the building providing an outside amenity for residents. These areas are accessed from inside the building and contain walking paths, benches and landscaping. Courtyards B, C and D are enclosed with a four-foot tall black wrought iron fence with brick piers.

Stone-clad retaining walls with brick piers face Tuller Ridge Drive and Mooney Street. The wall heights vary between two and four feet depending on the grade changes. The proposed wall located along Tuller Ridge Drive, adjacent to Courtyard A incorporates the same four-foot high, black wrought iron fence with brick piers on top of the wall.

Additional retaining walls are located within the service and loading areas to screen the loading dock and service components.

Details	Final Development Plan
Utilities	<p>The proposal has access to required utilities. A waterline extension is planned with the relocation of Riverside Drive, but the existing water system will have to meet the demand until this time. Washington Township Fire Department recommends a waterline extension along Mooney Street to meet these needs. The plans will need to be revised to show this improvement.</p> <p>The proposed plans indicate a retaining wall along the John Shields Parkway frontage encroaching the existing sanitary sewer easement. The applicant is working with Engineering on executing an easement encroachment agreement.</p>
Fire	<p>Washington Township Fire Department has reviewed this proposal and determined it meets applicable requirements as modified under Utilities.</p>
Stormwater Management	<p>The majority of this site is located within an unstudied watershed that drains directly to the Scioto River. A small portion of the site, parallel to Tuller Road, is in the East Unconsolidated watershed. Since the majority of the site drains directly to the Scioto River, quick release of the stormwater to the Scioto River will benefit the stormwater management in this area.</p> <p>The applicant has been encouraged to utilize more green initiatives to manage their stormwater. Methods that will allow infiltration of the stormwater back into the ground similar to the infiltration prior to development. Infiltration of stormwater not only cleans the water as it moves through sub-terrain layers, it also minimizes the amount of water released from the site.</p> <p>The proposed plans indicate the incorporation of two bioretention basins located along the western portion of the site. The plans indicate a detailed planting plan and construction details for the basins. A water quality unit has also been incorporated into the site design to provide water quality for water not able to be directed to the bioretention basins.</p>
Signs	<p>The development text permits two main identification signs limited to 50 square feet each and six feet tall, and one directional sign with the business name limited to 4 square feet and 3 feet tall. The text permits the Planning and Zoning Commission to approve deviations from Code as part of the final development plan and does not require separate action.</p> <p>The applicant is proposed the addition of a 20-square-foot wall sign of 10-inch and 4-inch tall bronze pin-mounted letters above the main entrance canopy at the John Shields Parkway entrance. This sign was not accounted for within the development text, but is appropriately sized for the proposed location on the building and provides identification for the main building entrance which is appropriate for the size and complexity of this building.</p> <p>The proposed plans also indicate the two informational signs located in the entrance islands at the John Shields Parkway access and Tuller Road. The proposed signs 8 square feet in area and 3 feet tall, which meet the text as a main identification sign, but not a directional sign. The ground signs are mounted</p>

Details	Final Development Plan
	<p>on a stone base to match the proposed building material. The proposal does not include colors details for the final sign face. Planning will work with the applicant to finalize the sign design that complements the proposed building.</p>

Analysis	Final Development Plan
<p>Process</p>	<p>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.</p>
<p>1) <i>Consistency with the approved preliminary development plan</i></p>	<p>Criterion met: This proposal is consistent with the requirements of the proposed preliminary development plan.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p><i>Condition 1</i></p>	<p>Criterion met: The proposal provides adequate vehicular and pedestrian circulation. The proposed street layout for the two new streets is consistent with the future roadway connections as depicted within the street network map indicated for the Bridge Street Corridor.</p> <p>The applicant and City Administration are currently finalizing an economic development agreement, which will finalize the construction and timing details regarding the public infrastructure improvements. Planning and Engineering recommend the applicant continue to work together regarding the final design, construction, and timing of the necessary public roadway and infrastructure improvements based on the outcome of the economic development agreement.</p>
<p>3) <i>Public services and open space</i></p> <p><i>Condition 2</i></p>	<p>Criterion met with Condition: The proposal has access to all necessary public services. Washington Township Fire Department recommends a waterline extension be provided along Mooney Street and the plans will need to be revised to show this improvement.</p>
<p>4) <i>Natural features and resources</i></p> <p><i>Conditions 3 and 4</i></p>	<p>Criterion met with Conditions: The applicant has included a Tree Preservation and a Tree Replacement Plan. Planning has identified several areas where additional replacements could be located on site to supplement the required landscape and recommends the applicant revise the plans accordingly. Planning recommends the applicant substitute the use of ornamental trees for larger trees to meet Code.</p>
<p>5) <i>Lighting</i></p>	<p>Criterion met: The proposed lighting meets the text and the lighting requirements within the Code.</p>
<p>6) <i>Signs</i></p> <p><i>Condition 5</i></p>	<p>Criterion met with Condition: The proposed ground signs meet the text for area and height. Planning will work with the applicant to finalize the sign colors for ground signs that complement the proposed building. The addition of the proposed wall sign is appropriate and helps to identify the main building entrance.</p>

Analysis		Final Development Plan
7) <i>Landscaping</i>	Criterion met: The proposed plans indicate substantial landscape throughout the site including the main entrance, courtyards areas and around the bioretention basins. The proposed plans meet the development text requirements with the street wall and perimeter buffering requirements and Code for interior landscape.	
8) <i>Stormwater management</i>	Criterion met: The applicant has submitted a stormwater management plan outlining how the proposal meets the stormwater management requirements.	
9) <i>Phasing</i>	Not applicable.	
10) <i>Other laws & regulations</i>	Criterion met: The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.	

Recommendation		Final Development Plan
Approval	Based on Planning's analysis, this proposal complies with the final development plan criteria with a text modification. Planning recommends approval of this request with 5 conditions.	
<i>Conditions</i>	<ol style="list-style-type: none"> 1. The applicant continue to work with the City regarding the final design, construction, and timing of the necessary public roadway and infrastructure improvements based on the outcome of the economic development agreement. 2. The waterline be extended along Mooney Street and the plans will need to be revised to show this improvement. 3. The applicant work with Planning to identify where additional replacement trees could be located on site to supplement the required landscape and revise the plans accordingly. 4. The applicant substitute the use of ornamental trees for larger trees to meet Tree Replacement requirements. 5. The applicant work with Planning to finalize sign colors for ground signs that complement the proposed building. 	

Details		Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	The final plat subdivides the Vrable Healthcare parcel and dedicates right-of-way along John Shields Parkway, Mooney Street, and Tuller Road and Tuller Ridge Drive intersection. The site contains 8.6 acres, comprised of the Vrable parcel (Lot 1) creating a 6.3-acre parcel and 2.3 acres of right-of-way dedication.	

Details		Final Plat
Plat Notes	The proposed plat indicates the building and pavement setbacks, which are typically not included on a final plat. Engineering has also identified minor technical modifications be made to the proposed plat notes. Planning and Engineering recommend these minor technical amendments be made prior to the final plat submission to City Council.	

Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.
1) <i>Plat Information and Construction Requirements</i> <i>Condition 1</i>	Criterion met with condition: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat, except as noted below. The plat should be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.
2) <i>Streets, Sidewalks, and Bikepaths</i>	Criterion met: Street widths, grades, curvatures, and intersections with the appropriate Code sections.
3) <i>Utilities</i>	Criterion met: This plat establishes necessary easements for the construction and maintenance of public water mains, storm and sanitary sewers, storm drainage and other private utilities in accordance with all applicable standards.
4) <i>Open Space</i>	Not Applicable.

Recommendation	
Approval	This proposal complies with the final plat review criteria and approval of this request is recommended with 1 condition.
Condition	1) The plat be revised to eliminate the setback requirements and incorporate the minor technical amendments identified by Engineering, prior to the final plat submission to City Council.

FINAL DEVELOPMENT PLAN

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.

FINAL PLAT

Review Criteria

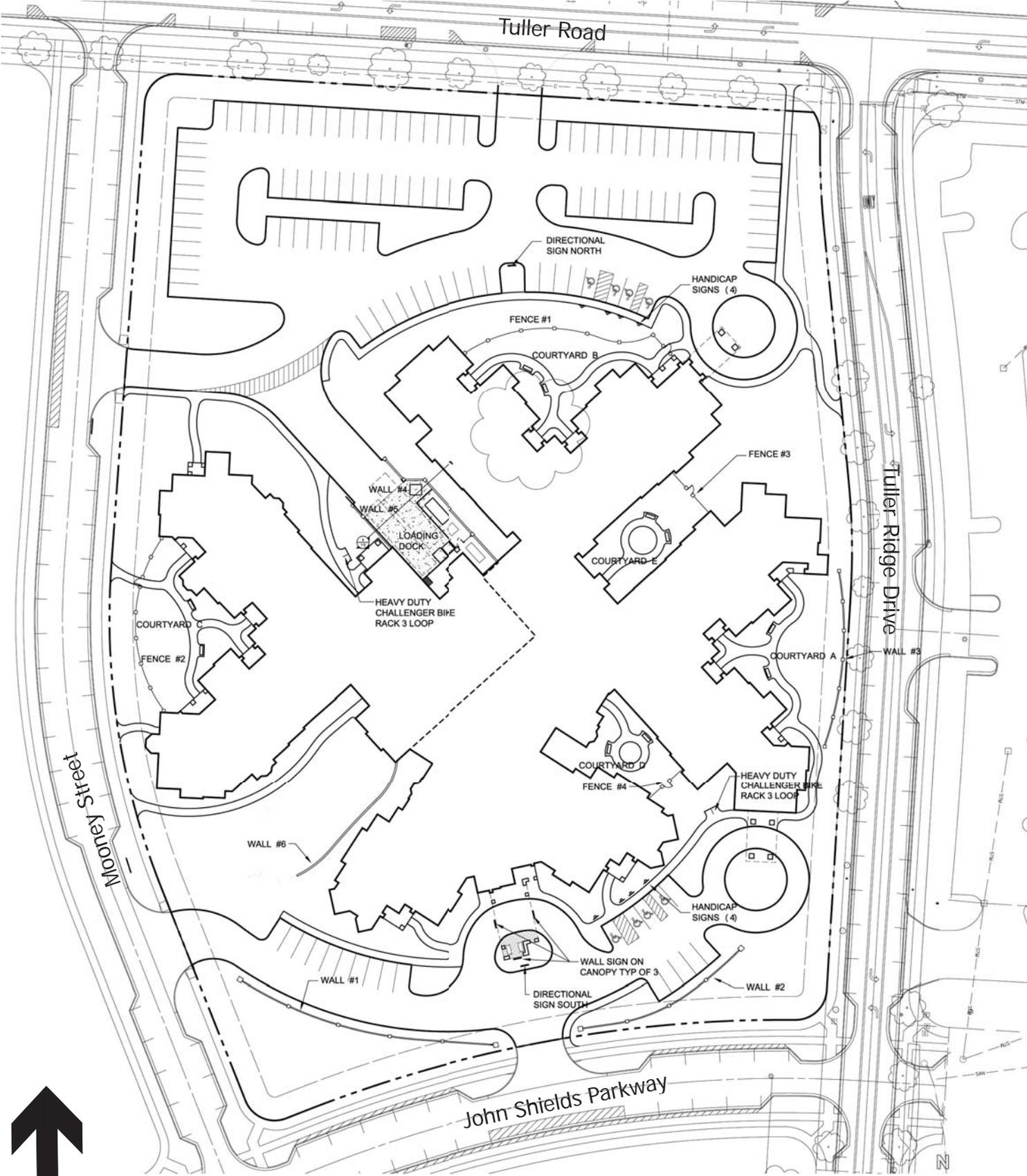
The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

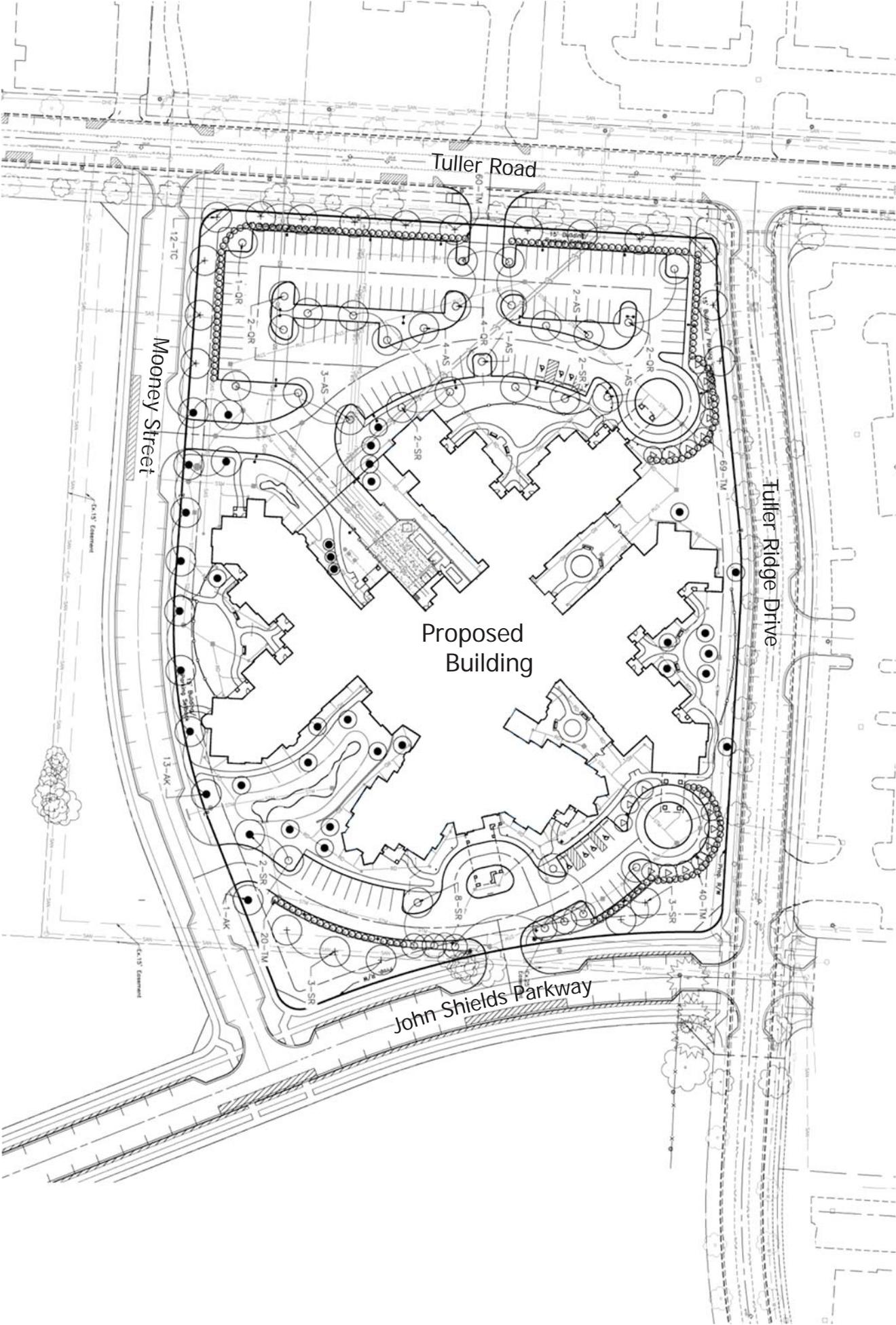
In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

Proposed Final Development Plan



Proposed Landscape Plan



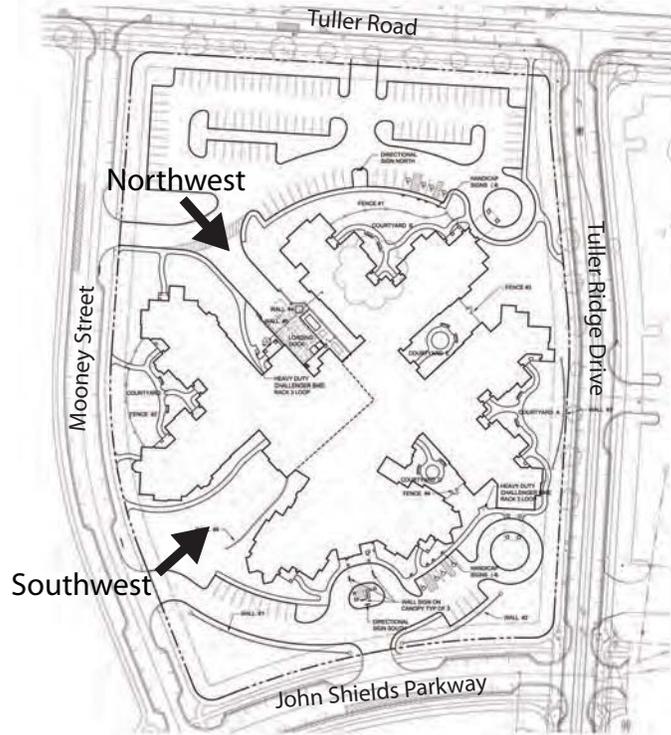
Proposed Elevations



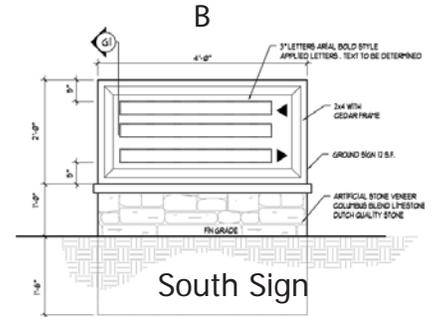
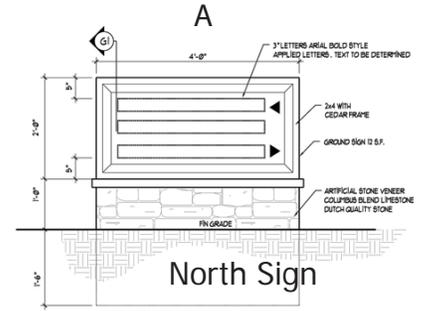
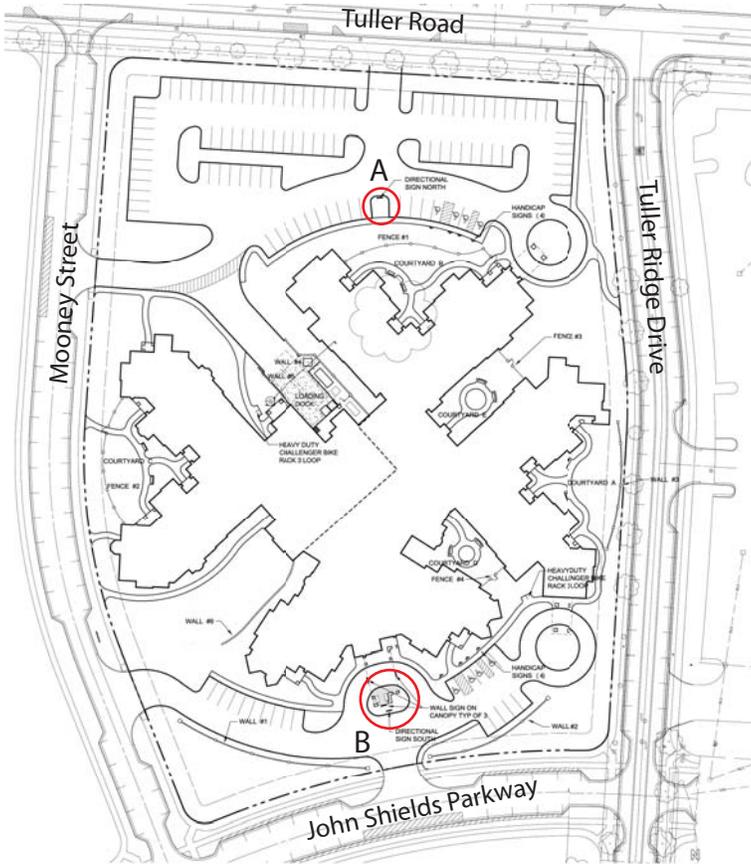
Northwest Elevation



Southwest Elevation



Proposed Ground Signs

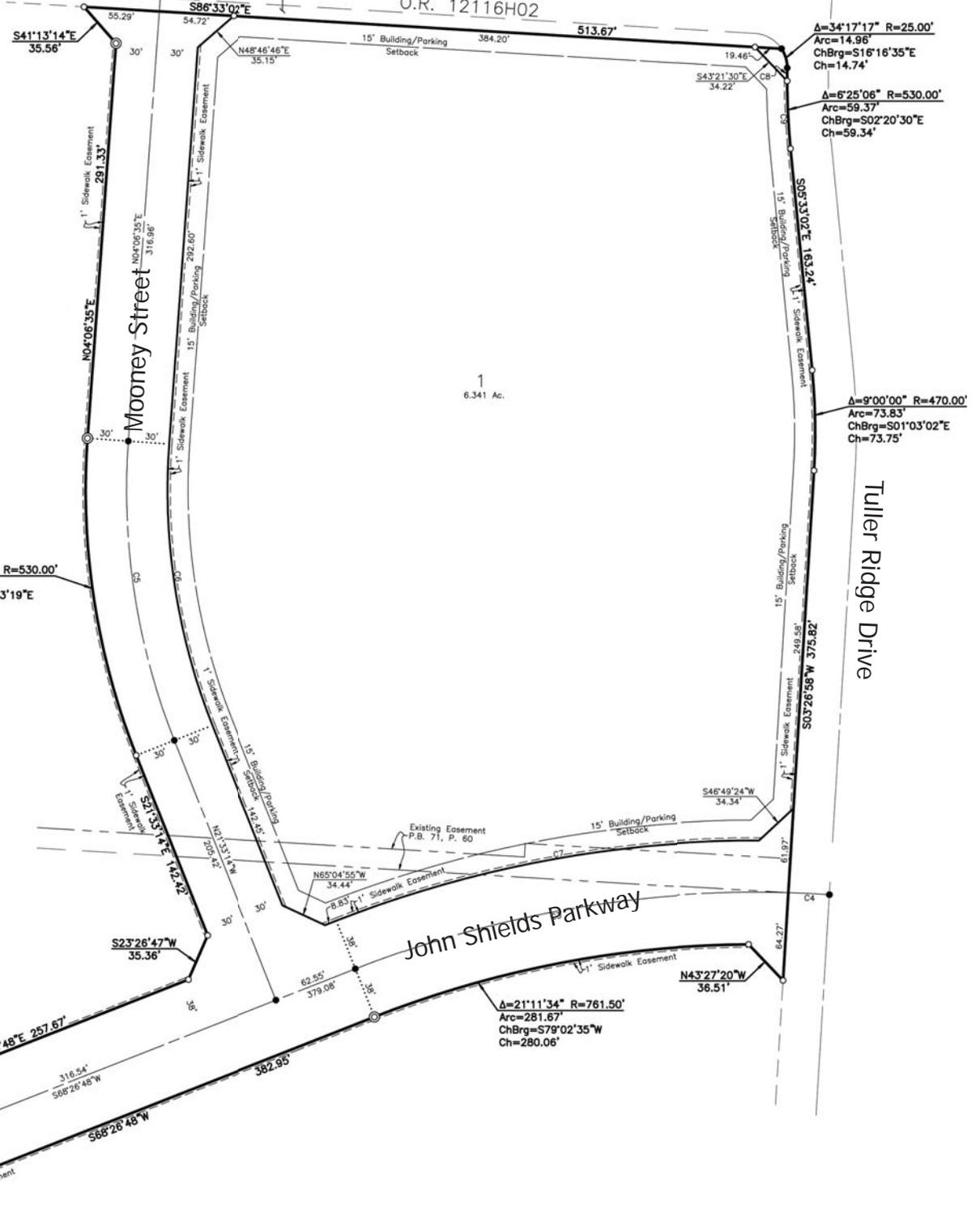


Proposed Final Plat

CITY OF DUBLIN
O.R. 19906D11

Tuller Road

CITY OF DUBLIN
O.R. 12116H02



APPROVED DEVELOPMENT TEXT

**VRABLE HEALTHCARE
PLANNED DEVELOPMENT DISTRICT (PUD)
As approved by City Council February 27, 2012**

I. INTRODUCTION:

A. Purpose and Intent:

The intent behind the creation of the Vnable Healthcare PUD is to provide the genesis of a signature development across the river from historic downtown Dublin. The initial site consists of 6.3 ± acres located along Tuller Road and Tuller Ridge Road. The focal point of this segment will be a skilled nursing, rehabilitation and assisted living facility with associated office uses.

Prior to the approval of this PUD, the subject property has a zoning designation of CC, Community Commercial. While that zoning provides wide-ranging possibilities in terms of retail uses, this PUD instead will enable the developer and the city to meet shared goals relating to uses and quality of development. The site plan and architecture are cognizant of the site's prominent location and accommodate the municipality's plans to build an east west road from Dublin Center /Village Parkway to Riverside Drive per the Bridge Street Corridor Plan.

Not only does this rezoning application further these goals, but the project constitutes an extremely large investment in the community that will generate a timely economic windfall for Dublin. These economic benefits provide a source of funding for the implementation of the city's long-term plans for the redesign of the area road network and the creation of a large park along the river

B. Summary of Plan:

This zoning text and the accompanying development plan strike a balance between the developer's needs and the flexibility desired by the city to implement a portion of the Bridge Street Corridor Study. This site plan provides the opportunity for the City to develop a portion of a proposed East West Road, which is intended to enhanced connectivity from Dublin Village Center to Riverside Drive. The developer is proposing an appropriate land use within the corridor and helping to facilitate future pedestrian connections which are ultimately planned to link the east side of the river with historic Downtown Dublin via civic space along the Scioto River. Anticipated public improvements affecting the development site include the modifications to Tuller and Tuller Ridge Roads, creation of a new East West Road, a new North South Road, streetscape and utility upgrades. Additionally, the plan provides a conceptual right-of-way location for the possible relocation of Riverside Drive in the future.

The development plan and this zoning text address development standards for an area comprised of 6.3 ± acres that is found on the northeastern portion of the total property site.

APPROVED DEVELOPMENT TEXT

II. PUD TEXT

A. Location:

1. This site consists of 6.3 ± acres located west of and adjacent to Tuller Ridge Road and south of and adjacent to Tuller Road.

B. Development Standards; Site Plan:

1. Unless otherwise specified in the submitted drawings or in this written text, the development standards of the City of Dublin Code Chapter 153 shall apply to this site. Additionally, the applicant has tried to incorporate some items from the BSC Code including setbacks and landscape. To the extent that the submitted drawings or this text are in conflict with the existing City of Dublin Code Chapter 153, the drawings and/or text shall govern. Basic development standards are compiled regarding proposed density, site layout, traffic, circulation, landscaping, and architectural standards. These component standards ensure consistency and quality throughout the development.
2. The site plan shown on the accompanying Preliminary Development Plan is being provided for the purpose of demonstrating the site's capacity for the proposed skilled nursing, rehabilitation and assisted living facility uses and associated office space. This site plan has been prepared based on assumptions regarding the alignment of the East West Road, North South Road, proposed utility relocations, preliminary site and building design configurations. As such, this site plan may be modified as we move through the various approvals due to any of these assumptions.

C. Permitted Uses: The following uses shall be permitted:

1. Skilled nursing and rehabilitation facilities. For purposes of this PUD, these terms shall refer to facilities providing temporary and/or permanent care for their inhabitants. Such services include, without limitation, respiratory services; rehabilitation from surgery; stroke recovery programs; cardiac rehabilitation; speech, occupational, and physical therapy; long-term nursing home care; respite care; hospice care; and Alzheimer and dementia care services.
2. Assisted Living facilities.
3. Ancillary Uses typically associated with the permitted uses including but not limited to outdoor entertainment spaces, courtyards, patios, porches, walks and therapy areas.
4. The permitted and conditional uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code, provided that conditional uses are approved in accordance with Section 153.236.

D. Lot Coverage:

APPROVED DEVELOPMENT TEXT

1. A maximum lot coverage of 70% shall be permitted.

E. Setback Requirements:

1. Building and pavement setbacks shall be 15' from all property lines and rights-of-way.

F. Parking and Loading:

1. Unless otherwise stated in this text or depicted on the Preliminary Development Plan, all parking and loading shall be regulated by City of Dublin Code Section 153.200 et seq.
2. Additionally, parking shown on the PDP is in excess of the code requirement. This facility is not a typical nursing home and provides various levels of care and rehabilitation services. A larger number of professional staff, doctors and visitors are expected to serve this facility on a daily basis than what a traditional nursing facility requires. As such, we are providing addition parking to accommodate these individuals as well as additional parking to accommodate shift changes.
3. Bicycle parking shall be provided on site at 1 space per 20 parking spaces.

G. Circulation:

1. Vehicular access shall be provided to Tuller Road , the proposed East West Road and the proposed North South Road from single full movement curb cuts. The final location and design of these curb cuts shall be as approved as a part of the Final Development Plan for this subarea.
2. A curb cut is shown to access the parcel to the west of the site. The final location and design of this curb cut shall be approved as part of the Final Development Plan for that parcel.

H. Waste and Refuse; Screening:

1. Waste and Refuse: All waste and refuse shall be placed in containers and shall be fully screened in accordance with the Dublin City Code. If walls are utilized for screening and are visible from the public right of way, they shall be constructed with materials that are harmonious with the architecture of the primary structure in this subarea.
2. Mechanical or Other Equipment: Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the building(s) found in this subarea.

I. Landscaping:

1. General Standards: Except as otherwise stated herein, landscaping shall be provided through a combination of the requirements of in the Dublin Code, Section

APPROVED DEVELOPMENT TEXT

153.130 et seq. (Minimum Landscape Requirements) and/or Code Section 153.065 D (BSC : Landscape) as shown on the Preliminary Development Plan.

2. Perimeter Buffers and Screening: A buffer shall be provided to screen parking visible from the public right-of-way, except as noted in 3 below. This buffer shall serve to fulfill both the vehicular use and property perimeter screening requirements. Interruptions in the perimeter buffer shall be permitted for vehicular and pedestrian circulation, drainage and other necessary easements or infrastructure. Said buffer shall be located along any parking area perimeter abutting a public right-of-way and shall be comprised of screening to include either:
 - a. 1 tree per 40' of parking perimeter and a continuous hedge, 30" in height minimum and 36" maximum, as measured from established grade, with 75 percent year round opacity. The continuous hedge may incorporate masonry piers at approximately 50' on center; or
 - b. A solid masonry wall with piers, minimum height of 30" and a maximum of 36", as measured from established grade.

Screening for loading and service areas will incorporate the use of walls, evergreen and/or deciduous trees and shrubs to screen loading areas from the public right-of-way.

Additional landscape shall be provided along portions of the building perimeter which abuts a public right-of-way and may be either foundation plantings and/or screen walls. Courtyard areas shall not be considered part of the building perimeter

3. Street Wall: A masonry wall may be provided to screen parking and serve as a street wall along the east/west road. Said masonry wall shall not exceed 36" in height and may have an ornamental iron fence attached on top, not to exceed an additional 36" in height. Masonry piers shall be incorporated and shall not exceed the wall and/or wall with fence height by an additional 1'. All heights shall be measured from the top of wall to established grade.
4. Landscaping Plan: A Preliminary Landscape Plan shall be submitted with the Preliminary Development Plan. Areas including but not limited to entries, porte-cocheres, drop-offs, loading areas, courtyards, walks and stormwater quality areas, etc. may be conceptually shown on the Preliminary Landscape Plan with final materials and details to be provided at time of Final Development Plan. Final Landscape plans shall be submitted to the Planning Commission as a part of the Final Development Plan. Landscaping shall be in accordance with that which is approved as a part of the Final Development Plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Landscape Code as a part of its approval of the Final Development Plan for this subarea.
5. Retaining Walls: Conceptual locations of retaining walls shall be indicated on the Preliminary Development Plan. Final design (including top of wall heights),

APPROVED DEVELOPMENT TEXT

placement and materials for retaining walls, shall be submitted and approved as a part of the Final Development Plan. Retaining walls exposed to public rights-of-way shall be clad with materials that are harmonious and compatible with the materials utilized on the primary structure. These may include masonry, masonry veneer, stone, or stone veneer

6. Street Trees: Existing street trees along Tuller Ridge Drive and Tuller Road shall be retained, to the extent possible. Any street trees removed shall be mitigated by the developer in accordance with the tree preservation ordinance. Street trees shall be provided as part of the public improvement plans for the construction of the East West Road, North South Road and reconstruction of Tuller Ridge Road with specifics relating to species and location to be coordinated with the City of Dublin's Landscape Architect. The developer shall be responsible for providing street trees along roads they construct.
7. Plant Materials: Trees utilized to meet the various requirements of the landscape code may be single or multi stemmed trees deciduous or evergreen trees, excepting street trees along public rights of way which shall be single stemmed deciduous trees.
8. Tree Survey: A comprehensive tree survey and replacement plan shall be provided at time of Final Development Plan.
- J. Stormwater Management: Per the specifications provided to the developer by the City of Dublin, the site is required to provide water quality per Ohio EPA requirements. In regard to water quantity, the City shall require the developer to only provide water recharge. Water recharge shall be 35% of a rainfall event, with the specific event to be determined by the City of Dublin at a later date.
- K. Lighting:
 1. General Standards: Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines.
 2. Lighting Plan: Final lighting plans shall be submitted to the Planning Commission as a part of the Final Development Plan. Lighting shall be in accordance with that which is approved as a part of the Final Development Plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Exterior Lighting Guidelines as a part of its approval of the Final Development Plan for this subarea.
 3. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
 4. Light poles: Light poles shall be limited to a maximum of 20 feet in height.
- L. Architecture:
 1. Design: The architectural design the buildings on this site shall be in accordance with that which is approved as a part of the Final Development Plan. Conceptual

APPROVED DEVELOPMENT TEXT

building elevations and material suggestions shall be provided with the Preliminary Development Plan.

2. Building Height: The maximum height of structures shall be 45 feet as measured per the City of Dublin Code.
3. Materials: Permitted exterior materials shall include brick, stone/synthetic stone, stucco/synthetic stucco, engineered wood composite material (e.g. Hardi-plank or similar product), cementitious siding, or any combination thereof. The application of brick or stone veneer to a single building façade shall be prohibited. A minimum of 75% masonry materials shall be required on the building elevations.
4. Four-sided: Buildings shall employ four-sided architecture. Exterior building materials shall be used consistently on all four sides of the structure.
5. “Through the wall air conditioning units” (PTAC’s) shall be prohibited.

M. Signage:

1. General Standards: Except as otherwise stated herein, signage shall conform to the Dublin Sign Code, Section 153.150 et seq.
2. Signage Plan: A plan indicating conceptual locations for site signage may be submitted with the Preliminary Development Plan. A final signage plan shall be submitted to the Planning Commission as a part of the Final Development Plan. Signage shall be in accordance with that which is approved as a part of the Final Development Plan. The Planning Commission shall be permitted to allow deviations from the strict application of the Dublin Sign Code as a part of its approval of the Final Development Plan for this subarea.
3. Ground Signs: Ground-mounted signs shall be permitted in this subarea as follows:
 - a. Location; Number, Size:
 - i. Two main identification signs shall be permitted and are limited to 50 square feet each and not to exceed 6 feet in height as measured from established grade.
 - ii. One directional sign shall be permitted and may display the name of the business but should be limited to 4 square feet and not to exceed 3 feet in height as measured from established grade. All other directional signage shall be permitted per the sign provision of Dublin’s Zoning Code.
 - b. Landscaping: Ground signs shall have landscaping around the base of the sign as required by Dublin Code.
 - c. Sign Base: Monument sign bases shall utilize materials that are complimentary to the materials used on the building.

APPROVED DEVELOPMENT TEXT

- d. Illumination: All ground signs shall be externally illuminated with ground-mounted fixtures.

III. GENERAL MATTERS:

The site plan shown on the accompanying Preliminary Development Plan for the site is conceptual in nature and is being provided for the purpose of demonstrating the capacity of the site for the uses contemplated therein.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 06-12

Rezoning Approximately 6.4 Acres Located on the Southwest Corner of Tuller Road and Tuller Ridge Drive from CC, Community Commercial District to PUD, Planned Unit Development District to Facilitate the Development of an Approximately 122,000-Square-Foot Skilled Nursing Facility. (Case 08-116Z/PDP)

Ms. Rauch stated that:

- The applicant has provided a revised site plan that incorporates their preferred design layout, which was presented at the last Council meeting. The revised plan is based on the PZC condition to move the building closer to the intersection of the new east-west road and Tuller Ridge Drive, attempting to reduce the amount of pavement located between the building and the street.
- In addition, Council expressed concern regarding the traffic improvements, particularly at the intersection of Tuller Road and Riverside Drive. The approval of this project does not dictate the details and timing of those improvements. Some information on those has been provided in the staff memo, and Engineering is preparing more detailed information to address Council’s concerns. This information will be provided at a future meeting. To clarify that, Planning is recommending an additional condition requiring that any notes on the Preliminary Development Plan regarding traffic improvements at that intersection be removed from the Preliminary Development Plan.
- In addition, Council requested that a street network map be provided within the Bridge Street Corridor zoning code update. That has been included in the packet, as well as a more illustrative street network and open space map.

She noted that Planning recommends approval with the additional condition that the notes regarding the traffic improvements at Tuller Road and Riverside Drive be removed from the Preliminary Development Plan.

Mrs. Boring asked if this is the final road network plan.

Ms. Rauch responded that it is not final until Council approves it, together with the Code.

Mrs. Boring moved to approve Ordinance 06-12 as submitted in the packet for February 27, 2012 with the additional condition that any notes on the Preliminary Development Plan regarding traffic improvements at the Tuller Road/Riverside Drive intersection be removed from the Preliminary Development Plan.

Mr. Keenan seconded the motion.

Vote on the motion: Mr. Keenan, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Salay, yes; Mr. Gerber, yes; Mayor Lecklider, yes; Mr. Reiner, yes.

Mr. Reiner recused himself from discussion of the following two ordinances, as he owns property located within the subject area.

Ordinance 07-12

Adding Sections 153.057 through 153.066 to the City of Dublin Codified Ordinances (Zoning Code) to Establish the New Bridge Street Corridor Zoning Districts, Development Standards and Approval process, and Amending Section 153.002 of the City of Dublin Codified Ordinances (Zoning Code) to Add and Modify Definitions. (Case 11-020ADM)

Mr. Langworthy stated this is the text amendment to the Zoning Code incorporating requirements regarding the Bridge Street Corridor and updating the Zoning Code definitions.

- At the first reading, Council had questions regarding the review and approval procedures for Section 153.066. He was asked to compare this text to the EAZ

RECORD OF PROCEEDINGS

Minutes of

Meeting

Dublin City Council

DAYTON LEGAL BLANK, INC., FORM NO. 101-48

February 13, 2012

Page 4

Held _____

20 _____

CONSENT AGENDA

Mayor Lecklider noted that four items are proposed for action on the consent agenda and asked whether any Council Member requests removal of an item for further consideration under the regular agenda.

Hearing none, Mayor Lecklider moved approval of the action for the four items as proposed on the consent agenda.

Vice Mayor Salay seconded the motion.

Vote on the motion: Mrs. Boring, yes; Mayor Lecklider, yes; Vice Mayor Salay, yes; Mr. Gerber, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes.

1. Approval of Minutes of January 23, 2012 Council meeting

2. Resolution 10-12 (Introduction/Vote)

Accepting the Lowest and Best Bid for the 2012 South Right-of-Way Landscape Maintenance Project.

3. Ordinance 10-12 (Introduction/first reading)

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 1.035 Acres (with 0.574 Acres as present road occupied), More or Less, Permanent Utility, Grading and Drainage Easement, and a 0.076 Acres, More or Less, Temporary Construction and Grading Easement from Stephen M. Kelly, Grantor and Trustee, or Any Successor Trustee, of the Stephen M. Kelly Trust, Dated March 19, 2011, Robert E. Lembach, and Dennis Thiergartner. (Second reading/public hearing February 27 Council meeting)

4. Ordinance 11-12 (Introduction/first reading)

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 14.118 Acres, More or Less, Fee Simple Interest from Wallace Bradley & Wallace. (Second reading/public hearing February 27 Council meeting)

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 03-12

Amending Chapter 31 of the Codified Ordinances (Campaign Finance Disclosure) Regarding the Post-Election Filing Deadline and Publication of Campaign Finance Disclosure Statements.

Mr. Smith stated that this ordinance is a housekeeping measure related to the City's Campaign Finance regulations. Staff determined that the existing schedule of filing dates for the campaign finance reports was often difficult due to the conflict with the Thanksgiving holiday. This amendment revises the post-election report filing deadline from 17 after the election to 38 days. Secondly, last year Council suggested that Legal staff review the possibility of revising the requirement to publish these reports in a local newspaper and to require only publication at the City's website. This legislation accomplishes that as well.

There were no questions or comments.

Vote on the Ordinance: Mr. Gerber, yes; Mr. Reiner, yes; Vice Mayor Salay, yes; Mrs. Boring, yes; Mayor Lecklider, yes; Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes.

Ordinance 06-12

Rezoning Approximately 6.4 Acres Located on the Southwest Corner of Tuller Road and Tuller Ridge Drive from CC, Community Commercial District to PUD, Planned Unit Development District to Facilitate the Development of an Approximately 122,000-Square-Foot Skilled Nursing Facility. (Case 08-116Z/PDP)

Vice Mayor Salay introduced the ordinance.

Ms. Rauch stated that this ordinance requests a rezoning with preliminary development plan for 6.34 acres from CC, Community Commercial District to PUD, Planned Unit Development District to facilitate the development of an approximately 122,000-square-

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foot skilled nursing facility, the Vrable Healthcare PUD. The site is located at the southwest intersection of Tuller Road and Tuller Ridge Drive. It is currently undeveloped with significant topography sloping upwards approximately 30 feet from the southwest to the northeast. The development to the site will include Office and Commercial Uses to the north and east, the existing driving range to the south, and additional undeveloped area as well as Riverside Drive and Scioto River to the west. This site is located within the Sawmill/161 Area Plan within the Community Plan, which designates the site as mixed-use, mixed residential. Its emphasis is on greater walkability and street presence with a larger pedestrian orientation. The buildings are located closer to the street and parking is minimized and located more to the rear in order to minimize those vision impacts.

- The Planning and Zoning Commission reviewed the proposal and were supportive of the use and found it be consistent with the tenets of the Community Plan. The site is also located on the northern edge of the Bridge Street Corridor, which is designated as the Bridge Street Office-Residential. Although this proposal was not reviewed under the Bridge Street Corridor, Planning staff and the Planning Commission have encouraged the applicant to strive to have this proposal meet the Bridge Street Corridor requirements as closely as possible.
- Ms. Rauch provided a slide presentation. The site fits within the Bridge Street Corridor as part of the transitional area. The street network could be laid out with the larger loop street network, with the potential traditional bridge connection and the potential realignment of Riverside Drive to provide a new park located along the Scioto River, which then would provide greater east-west greenway connections through the Bridge Street Corridor east to Dublin Village Center.
- She showed the site layout for the preliminary development plan that was recommended for approval by the PZC in January. The proposal includes a 122,000 square foot rehab and skilled nursing facility in the central portion of the site. The street network includes a new north-south road and a new east-west road connecting the existing Tuller Road and Tuller Ridge Drive. The site includes four access points with the main entrance of the building located off the new east-west road, additional access points on the north-south road, and a rear entrance on Tuller Road. Parking is included to the front, adjacent to the main entrance, with additional parking for staff and the service component located to the rear of the building, fronting on Tuller Road. The proposed development text outlines development details for the uses, setbacks, lot coverage, right-of-way dedication, and other street and roadway construction and improvements.
- The applicant is continuing to work with staff regarding who has the responsibility of the roadway construction as the project moves forward. The text also addresses bikepaths, sidewalks, parking landscape and signage. A proposed rendering of the one and two-story building was shown. The text requires four-sided architecture with consistent building materials, including brick and stone, and 70% masonry to maintain the high quality architectural components.
- PZC recommended approval with conditions, which are for the most part related to the final development plan details and roadway and parking improvements. PZC also added a condition allowing the applicant to modify their site plan to reduce the pavement between the building and the street on the proposed east-west road and also on Tuller Ridge Drive in an attempt to locate that building closer to the street and reduce that pavement. The applicant has tested a number of scenarios, but given the topography, building orientation and internal requirements of the building, only limited modifications can be made. The applicant's preferred layout moves the building to the south approximately 12 feet, which eliminates some of the parking located in the front setback. PZC has reviewed that alternative, as well, and determined that this satisfies the condition of approval that PZC added.

Jack Reynolds, Smith & Hale, stated that he is filling in for Mr. Hale tonight, representing the applicant for this request for approval of a rezoning and preliminary development plan for a healthcare facility located on six acres. Al Vrable, president of Vrable Healthcare Companies, is also present. Mr. Vrable has been working on development of this site for a number of years with several different iterations for the site. The applicant has worked closely with staff to accommodate the topography, stormwater drainage and traffic. The

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applicant has worked with the Bridge Street overlay that will ultimately encompass this area, although it does not do so today. They have worked diligently to provide a transitional use at this site. It is a \$15 million investment, adding approximately 130-150 new employees to the community. Mr. Vrable can provide an overview of the site, and Mike Milligan, the architect, is also present.

Al Vrable, Vrable Healthcare Companies, stated that his history with this site began in 1994. They came close to a final approved plan in 2006 with the Stratford Properties.

- The architect for this new plan has won a national award for designing and developing long-term care facilities, including additions to Westminster Thurber, a legacy nursing home. It is his hope that this new facility will be a legacy-type nursing home in this community. What makes this a premier site from the standpoint of marketability -- because Dublin has a new nursing home coming into the center, and there are already several nursing homes in Dublin, is that this site will serve many future generations well. He also owns Arlington Court in Upper Arlington, which is a good nursing home with a great rehab program accomplished through a relationship with Riverside Hospital over the last 15 years. This new facility, however, will offer what a new generation of skilled nursing care will need to meet the needs. Ohio Department of Health studies have shown that Franklin County, particularly in the northwest quadrant, is deficient by 800+ beds. Two years ago, laws were changed to permit beds from one county to be moved to another county through a comparative review. Therefore, he was able to bring some of the approved beds from his other six nursing homes to establish this new facility, and he also purchased some beds from Cuyahoga County. However, the comparative review process is more restrictive. It limits the development to the specific plot of land in his application, while the previous Certificate of Need permitted it to go anywhere within the county. Therefore, they are working with the deadline of April 1.
- Concerning the quality of this new facility, their new concept, well known in their fields as the Eden concept, limits the barriers. This facility will have eight dining rooms that will serve individual wings. The need to walk only 20 feet -- not 200 feet -- encourages more ambulation and independence. This facility will have approximately 15 full-time therapists. There will be specialty units for cardiac, neural and ortho rehab. They are geared to returning people to their daily functions/activities.
- There will also be a dedicated wing for a hospice unit, with separate entrances and courtyards for the dignity of those patients. There will also be a small Alzheimer/dementia care unit with a secure courtyard. This will change the face of nursing care services in Dublin. This will be a different, high-level functioning center.

Ms. Chinnici-Zuercher inquired about the landscaping around Tuller Road, where the majority of the parking is planned. There does not appear to be much of a visual barrier to the asphalt parking lot.

Mr. Vrable responded that they are willing to install any type of buffer that is needed. Curb appeal is 90% of the success in attracting interest. They have committed to providing some landscaping.

Ms. Rauch stated that the proposed development text requires that vehicular use or parking areas along the street have a masonry wall or a hedge and tree installation. This would be required for the Tuller Road frontage.

Mrs. Boring stated that PZC discussed fence options. The text provides for additional wrought iron to increase the greenspace look. What was the final position?

Linda Menery, EMHT, 5500 New Albany Road, stated that options have been provided for the fence and wall location -- either closer to the road or pulled back to parallel the parking. Planning Commission was concerned about the height of the fence, so the text

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provides the option for a shorter stonewall, although it is not illustrated in the perspective. The final fence decisions will be made by PZC in their final development plan review.

Mrs. Boring responded that she believes locating the fence back from the road encourages walkability.

Ms. Menery stated that there was significant discussion on the topic. The applicant would not object to either option decided by the City. The intent is for the City's greenspace on the east side of Tuller Ridge Drive to link down to the large greenspace to the west of this site on Riverside Drive. There is the opportunity to open up the front part of this site and marry the greenspace all the way along. In that regard, it would be preferable to locate the fence further back from the road.

Mrs. Boring stated that she would encourage PZC to have the applicant locate the fence further back. What was the final decision regarding the gatehouse?

Ms. Menery responded that the gatehouse was eliminated from the plan.

Mr. Keenan inquired about the right in/right out on Tuller Road at Riverside Drive. He assumes the signal would be moved down to the east/west road.

Mr. Hammersmith responded that is correct. This intersection will be signalized; when operational, it would be right in/right out. There are many operational issues with this movement from Tuller to Riverside Drive northbound to Emerald Parkway.

Mr. Keenan stated that road is used by many people in that area to travel up to I-270 and back. If there is no left-in, it would be necessary to go to the light and then around.

When completed, would Emerald Parkway be a better route to I-270?

Mr. Hammersmith responded that it will be a matter of choice.

Mrs. Boring stated that she has no objection to the facility. The lot coverage has been reduced, and it is a great opportunity for the City. Her concern is that with this, Council will be "setting something in stone" for which they have only had a picture. Council has not discussed the road network or any details. Her understanding is that this would not go forward until the east-west connector went all the way through. She is totally opposed to blocking this connector off until an alternate east-west connector exists.

Mr. Keenan inquired if it is the new road that she is referring to as the east-west connector .

Mrs. Boring responded that it is the new road that is now presumed to have been decided, even though it was conceptual when Council viewed it in the presentation at their work session at the Chamber of Commerce last October. There was no discussion at that time, and yet it is now being considered as a decided matter. Because of this development, the desire is to close off Tuller Road, which provides for the natural flow of traffic in that area. She will not support changing that traffic flow until there is an alternate east-west connector to provide a similar access.

Ms. Chinnici-Zuercher inquired where the east-west road is expected to go.

Mr. Hammersmith responded that he believes that Planning's expectation is that as development continues to the east, the road will be built with future development.

Ms. Chinnici-Zuercher inquired if there is no commitment by the City to construct that road.

Mr. Hammersmith responded that discussions are ongoing with anyone considering development of these properties.

Ms. Chinnici-Zuercher stated that she drives this route frequently, and agrees with the comments about the traffic back-up in peak hours. However, this is a nursing care facility, where the goal is to encourage client walkability of their environment. However, this plan provides for hundreds of cars to be circling the building. That does not appear to achieve the intent of the development.

Mr. Hammersmith agreed. The challenge with this, however, is to work within the existing constraints. It is not a perfect solution, but they are trying to work with the proposed Bridge Street Corridor plan, trying to determine the roadwork, given the existing constraints. The timeframe for that phasing can be a subject of discussion. The road has

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been shown as part of this development because it provided the opportunity for an east – west road with a signalized intersection. The earlier traffic patterns are created, the better -- versus trying to change the situation in the future.

Mrs. Boring stated that they would not be doing anything positive in terms of traffic stacking as it heads north, as there is no straight way to travel there.

Mr. Hammersmith responded that Council can direct staff as desired.

Mrs. Boring inquired if action would be needed to separate it from the rezoning.

Mr. Hammersmith stated that staff would like to provide additional information on this topic at the second reading.

Vice Mayor Salay stated that she would like that information. Data on that intersection and anticipated travel impacts would be desirable. She agrees that this is an inconvenience, but because it is not a significant issue, the tradeoff more than makes that into an account. Council needs to look at the big picture. There are concerns about doing this too quickly, and certainly about tying it to the zoning.

Mr. Keenan stated that it is important to consider the unintended consequences. As an example, with the Post Road redirection, traffic through the park has been increased significantly. He does not have enough information, and more data is needed. The accident rate at Emerald Parkway and Riverside Drive is due primarily to speed, but also to the turning radius that is involved.

Ms. Chinnici-Zuercher clarified that this has no relation to the zoning that is before Council at this time. There is a need to separate these two discussions. She requested that staff provide the additional information at the next Council meeting.

Mr. Reiner stated that the Tuller Road right turn is maxed out at 5:30 p.m. If Riverside Drive is being widened to accommodate the stacking lane, how many more cars can be added to the stacking lane for the left turn on Emerald Parkway?

Mr. Hammersmith responded that some improvements on Riverside Drive at this intersection will be made in conjunction with the Emerald Parkway Phase 8 project.

Mayor Lecklider stated that with the right in/right out at Tuller/Riverside Drive, there is the potential to create more stacking capacity for the northbound left turn onto Emerald Parkway, is that correct?

Mr. Hammersmith responded that is correct.

Mayor Lecklider stated that his primary concern is safety; convenience is second. He travels this route frequently and appreciates the convenience of the left turn at Tuller Road, but the community is evolving. Some of these decisions are long term, can cause an immediate change in habit, and will take some time to become accustomed to them. As Mrs. Boring has noted, the timing of these changes is important, and Council has control over that. This site is, however, part of the Bridge Street Corridor, and what is expected in the Corridor is even more traffic -- thousands of cars travel Riverside Drive. The Vrable site does not front on Riverside Drive, so they can all co-exist. The City can accommodate re-routed traffic.

Mr. Vrable referred to Mr. Reiner's question about stackability. The engineers have estimated that 40 additional cars could be accommodated with the stacking. This also provides a wedge that will make the depth of the future park larger, thereby enhancing it.

Mr. Reynolds stated that they do not mean to complicate the traffic discussion. They have a destination site, one small island, that is the subject of this rezoning and they appreciate Council's acknowledgment that they are not causing the turn change.

Mayor Lecklider stated that there is a lack of stackability for that left turn lane, and the driver is left hanging in the intersection, with cars sometimes traveling 50 mph northbound. Council anticipates receiving the additional information for the next Council packet.

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Vice Mayor Salay stated that in addition, she would like to see what else is "in the works" for Riverside Drive. She would like to see this portion of the Bridge Street Corridor in context with the entire Bridge Street Corridor Plan.

Mayor Lecklider stated Council members have commented on the location of the fence. Mr. Keenan stated that he would like to see staff's plans for the east-west map – proposed iterations of that roadway extended.

Mayor Lecklider inquired if staff is satisfied that this architecture is complementary to what was envisioned for the Bridge Street Corridor development.

Ms. Rauch responded that staff has been working with the applicant, and high quality materials are being used.

Mayor Lecklider asked about the status of the PZC conditions.

Ms. Rauch responded that the PZC conditions have been incorporated in the development text, and the applicant agreed to all the other outstanding conditions that must be dealt with as part of the final development plan.

Mr. Reiner stated that this plan does not really follow the Bridge Street Corridor concept. He assumes this is a "form follows function" footprint. This project has been in the pipeline for a long time, and Council has not yet formally adopted the Bridge Street Corridor plan. It is important that this applicant be treated fairly and the plan be moved through the process, but it is really not Bridge Street Corridor architecture, as intended.

Ms. Rauch responded that is correct, but this plan was submitted in 2008 prior to the Bridge Street Corridor plan proposal.

Mr. Reiner stated that because that is the case, it deserves to be treated accordingly.

Mrs. Boring stated that it seems that the borders of the Bridge Street Corridor might be reviewed in terms of transitional use, especially this site. This is a good transition into the area, architecturally and in regard to the use, and it leaves a good amount of greenspace along Riverside Drive.

The second reading/public hearing of Ordinance 06-12 is scheduled for the February 27 Council meeting.

Ordinance 07-12

Adding Sections 153.057 through 153.066 to the City of Dublin Codified Ordinances (Zoning Code) to Establish the New Bridge Street Corridor Zoning Districts, Development Standards and Approval Process, and Amending Section 153.002 of the City of Dublin Codified Ordinances (Zoning Code) to Add and Modify Definitions. (Case 11-020ADM) (Second reading/public hearing February 27 Council meeting)

Vice Mayor Salay introduced the ordinance.

Mr. Langworthy acknowledged the project team, including Rachel Ray, Justin Goodwin, Dan Phillabaum, Jennifer Rauch, Claudia Husak, Jeannie Martin, Gary Gunderman and Carson Combs. The City Engineer's office provided support and assistance throughout the project. David Dixon, Goody Clancy has worked on this project with the City, and has been most helpful.

He noted that the Planning & Zoning Commission has dedicated an extraordinary amount of time in diligently working through this highly detailed, different kind of Code for Dublin. Their hard work has made this code better, and he acknowledged their efforts and thanked them.

He noted that a number of external reviews were done by those who submitted written comments. Staff worked diligently with all of them to address as many of their concerns as possible. Their input is reflected in the record.

A number of the developers in the area, including Stavroff, OCLC and others, expressed concerns and the City tried to address these concerns as well. He thanked them for their assistance in working with the City on development of this code.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 19, 2012**

**4. Vrable Skilled Nursing Care
08-116Z/PDP/PP**

**Tuller Road and Tuller Ridge Road
Rezoning/Preliminary Development Plan
Preliminary Plat**

- i) The applicant will be required to conduct an access study as part of the final development plan process.
 - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements.
 - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
 - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the stormwater management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
 - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
 - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.
 - o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
 - p) The two gatehouse features at the east/west street entry should be lowered or removed.
 - q) Allow the applicant the possibility to modify the site plan to reduce the amount of pavement located between the building and the street, and locate the building as close as possible to the east/west road and Tuller Ridge Drive at the final development plan stage.
 - r) The proposed masonry walls located along the East/West Road currently shown at six feet be reduced to three feet in height.
- 2) The development text should be revised according to the following, prior to review by City Council:
- a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
 - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
 - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
 - d) Require 75% masonry materials on the building elevations.
 - e) Bicycle parking be provided on-site at one space per 20 parking spaces.
 - f) Remove statement regarding vision for proposal as it relates to Historic Dublin on pg 1.
 - g) Remove references within the text permitting deviations to the proposed plans at the final development plan (pg 2 and 6)
 - h) Require the applicant to provide street trees along roads built by the applicant
 - i) Clarify the Development Standards statement on page 2 to indicate conflicts with *Chapter 153*.
 - j) Prohibit Through the Wall Air Conditioning Units (PTACs)
- 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road.
- 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
- 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
- 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 19, 2012**

**4. Vrable Skilled Nursing Care
08-116Z/PDP/PP**

**Tuller Road and Tuller Ridge Road
Rezoning/Preliminary Development Plan
Preliminary Plat**

7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

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

VOTE: 5 - 0.

RESULT: Approval of this rezoning with preliminary development plan will be recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Absent
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Absent
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

MOTION #2: To recommend approval to City Council of this Preliminary Plat because this proposal complies with the review criteria of the Subdivision Regulations, with one condition.

1) The preliminary plat must be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.

* Ben Hale, Jr., representing the applicant, agreed to the condition.

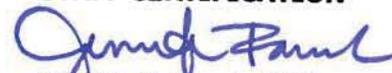
VOTE: 5 - 0.

RESULT: This preliminary plat was recommended for approval to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Absent
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Absent
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

Richard Taylor asked if what the Commission received is what should be reviewed by February 2.

Ms. Husak said Planning is going to get the Commission a complete new document before the vote on February 2, 2012.

Mr. Taylor briefly explained the rules and procedures of the Planning and Zoning Commission. He determined the order of the cases would be as published; noting that Case 1, 2 and 3 had been postponed. [The minutes reflect the order of the published agenda.]

**1. Infiniti of Columbus 3890 Tuller Road
11-040CDD Corridor Development District**

This application was postponed prior to the meeting. Adjacent residents were notified.

**2. Nationwide Children’s Hospital 5675 and 5680 Venture Drive
Perimeter Center Planned District 5700 Perimeter Drive
Subareas C, D, and M Rezoning with Preliminary Development Plan
11-066Z/PDP/FDP Final Development Plan**

This application was postponed prior to the meeting. Adjacent residents were notified.

**3. Nationwide Children’s Hospital 7450 Hospital Drive
Ohio Health Planned District Rezoning with Preliminary Development Plan
11-067Z/PDP/FDP Final Development Plan**

This application was postponed prior to the meeting. Adjacent residents were notified.

**4. Vrable Skilled Nursing Care Tuller Road and Tuller Ridge Road
08-116Z/PDP/PP Rezoning/Preliminary Development Plan
Preliminary Plat**

Mr. Taylor said that this is an application for review and recommendation to City Council for a rezoning with preliminary development plan and for a preliminary plat. He said that they will need to make two motions.

Jennifer Rauch said the site is located on the southwest corner of the intersection of Tuller Road and Tuller Ridge Drive. She said it comprises 6.3 acres, the notable site conditions include a large Cottonwood tree located in the north central portion of the site, as well as existing street trees along Tuller Ridge Drive. She said there is a wetland along the southern border of the proposed site as well as significant topography.

Ms. Rauch said uses surrounding the site include office and commercial to the north and east, undeveloped portions to the west and an existing driving range to the south. She said this proposal was reviewed informally by the Planning and Zoning Commission in June of 2011.

Ms. Rauch said the Commission requested the applicant try to meet more of the objectives of the Bridge Street Corridor. She said Commissioners also spoke of the consistency of the proposal with the Community Plan recommendations and supported the proposed use. She said the Commission expressed concerns about the site layout and the automobile-oriented nature of the proposal, there was an expressed desire for it to be more pedestrian-oriented and the Commissioners urged the applicant to try to decrease the building footprint, make the building taller and provide more open space to the areas around the building. She said the Commission asked for more information from the Fire Department as it related to the circular road that was originally proposed around the perimeter of the building.

Ms. Rauch said the Commission also wanted to ensure high quality architecture was incorporated within the proposal, such as brick and stone used as a primary material on the building. She said the applicant was urged to strive for more sustainable stormwater management solutions for this proposal.

Ms. Rauch said this site includes a 122,000-square-foot rehab and skilled nursing facility. She said the building footprint is 79,000 square feet which houses a one- to two-story building located in the central southern portion of the site. She said the main building entrance is located off the east-west road located on the southern border of the site. She said the proposal includes a new street network, the applicant has worked with Planning and Engineering to ensure the consistency with the street network map as it is outlined within the BSC corridor. She said it includes modifications to Tuller Road, located on the northern portion of the site, as well as modifications to Tuller Ridge Drive, located on the east. She said there will be construction of the new east-west road on the southern border and the north-south road will be located along the western border.

Ms. Rauch said there are four access points; one off the east-west road, two on the north-south road and one at the rear entrance off Tuller Road. She said the applicant is providing two parking areas, one at the main entrance along the front façade of the building and a staff parking area located to the rear of the building. She said the applicant is indicating stormwater management is provided on the site. She said the applicant has worked with Planning to work toward the stormwater solutions outlined within the BSC draft code.

Ms. Rauch said the original loop road located outside of the building has been eliminated, as well as the proposed roundabout previously proposed at the intersection of the new east-west road and Tuller Ridge Drive. She said the applicant was proposing an additional right in and right out on Riverside Drive which has also been eliminated. She said the building has been rotated slightly and oriented toward the south on the east-west road; the parking areas have been separated with the elimination of the circular drive around the perimeter of the building.

Ms. Rauch said the original proposal included off site stormwater which has now been incorporated on the site. She said the pavement and building setbacks have been reduced on all four sides of the proposal. Ms. Rauch said the proposal meets the proposed development text for the uses, setbacks and lot coverage. She said the two new streets will be provided with the development of this site and are consistent with the BSC street network. She said a traffic study is typically required with preliminary development plans; however significant modeling has been done as part of the BCS. She said Engineering has only required an access management study be provided at a final development plan stage.

Ms. Rauch said Planning and Engineering are recommending a condition of approval that the applicant is responsible for the construction of the north-south roadway as well as the dedication of rights-of-way adjacent to this site. She said the City has offered to construct the east-west road contingent upon the applicant entering into a TIF agreement with the City. She said sidewalks and bikepaths are provided in all the required locations. She mentioned there are potential conflicts with street trees on Tuller Ridge Drive, which will need to be worked out in the Final Development Plan.

Ms. Rauch said the building is sprinkled and alarmed; Washington Township Fire has reviewed the plans and has requested minor modifications to some of the turning radii to accommodate fire trucks. She said the Commission expressed concern about the number of parking spaces since Code requires 80 spaces, and the applicant proposes 122 on site which is based on the applicants needs. She said the proposed plans do not include ADA parking spaces, those must be provided at the Final Development Plan stage as well as the on-street parking.

Ms. Rauch said preliminary details have been provided for landscaping. She said Planning has requested additional information be provided in the development text as well as on the proposed plans regarding vehicular use area screening. She said specifically, that the measurement of the heights of the screening walls for the vehicular use areas of the site and the masonry walls needs to be clarified. She said Planning recommends the stone walls along the east-west road are eliminated due to the scale not being in line with the street wall. She said more comprehensive tree replacement details need to be provided at the final that relate to all the improvements adjacent to this site. She said any implications to the street trees based on the final placement of the sidewalk along Tuller Ridge Road need to be mitigated, and the text must be modified to ensure all the inches removed are mitigated per the Zoning Code.

Ms. Rauch said the applicant has worked with Engineering to identify locations for stormwater management that are more in line with the draft BSC code. She said the site does have access to all existing utilities, there are some details to the water line capacity and stormwater sewer potential relocation that Engineering requested the applicant continue to work with them to ensure those requirements can be met.

Ms. Rauch said the text outlines permitted building materials which include brick, stone and stucco. She said the proposed building shows the variation in height from one to two stories. She said Planning is requesting that 75% of the building elevations be brick or stone. She said the applicant has provisions for signs in the proposed development text including one sign per frontage. She said Code would permit two signs since it is a corner lot. She said Planning recommends two signs are permitted, one along the east west road and one along Tuller Road plus one directional sign with the business name located at the rear entrance along the north-south road.

Ms. Rauch said this application includes a preliminary plat with information about the lot, right-of-way dedication and street layout being created for this site. She said the only condition Planning has is the information provided through the other sets of plans also be provided on this plan before it goes before City Council.

Ms. Rauch briefly reviewed the proposal against the BSC draft code and said that the proposed use would be conditional in the draft code within the BSC office Residential District. She said the building size would be limited to 75,000 square feet and the proposal is 122,000 square feet. She said the street network and access is consistent with the BSC network map; however, no access would be permitted on the principal frontage streets, Tuller Ridge Road, Tuller Road and the east-west connector.

Richard Taylor said he is confused about the building size.

Ms. Rauch said 122,000 square feet is the total building square footage.

Mr. Taylor said that is not the footprint, but includes both floors of the building.

Ms. Rauch confirmed and said the 75,000 square feet limitation is outlined within the draft BSC code.

Ms. Rauch said no access would be permitted along principal frontage street within the draft BSC code and the applicant has three on their proposal. She said there is a maximum block length and a perimeter block length that this proposal exceeds. She said the proposal is most similar to a civic building type and the building height is required to be a minimum of one- and one-half to five stories along an entire elevation; this proposal varies from one to two stories. She said parking is not permitted in front of the building; it is permitted to the rear and must be set back at least 20 feet. She said in the proposal, parking is located in the front of the. She said the intent of the main entrance is for it to be designed to be pedestrian in scale; the main entrance for this proposal is a vehicular drop-off.

Ms. Rauch said the number of entrances is based on the façade length and there are not enough entrances provided with this proposal to meet the requirement. She said vehicular canopies are required to be located to the rear; this proposal has them located to the front and the side. She said the draft BSC code requires 306 parking spaces; the proposal is providing 196 parking spaces including adjacent on-street parking. She said there is a requirement to have one bicycle parking space per 20 parking spaces, there are none shown in the proposal. She said the BSC requirements for landscaping are not met, but the plans could be revised to meet the requirements. She said no open space is required for civic buildings, thus none is provided with this proposal.

Mr. Taylor said the code in reference is inactive as of yet, this information has been provided for informational purposes. Ms. Rauch agreed.

Ms. Rauch said that Planning reviewed the application based on the appropriate review criteria and is recommending approval of the Rezoning with Preliminary Development Plan with the following seven conditions:

- 1) The following items will need to be addressed as part of the final development plan:
 - a) The submission of a more comprehensive tree survey and tree replacement plan that indicates how all the trees affected by the proposed improvements are mitigated.
 - b) The two oak trees identified along Tuller Road should be included on the comprehensive tree survey and mitigated.
 - c) Any trees removed along the west side of Tuller Ridge Drive must be replaced in accordance with the tree preservation requirements.
 - d) The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening.
 - e) The proposed plans should be revised to show the masonry piers located one per every 50 feet.
 - f) The applicant should continue to work with Engineering regarding the impacts of the wetland area based on the proposed improvements and address how it will be mitigated.
 - g) The applicant must verify with the City of Columbus and/or the Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.
 - h) The applicant should continue to work with the City to determine if the relocation of the existing sanitary sewer is necessary and what party will be responsible for the completion of these improvements.
 - i) The applicant will be required to conduct an access study as part of the final development plan approval process.
 - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycletracks, sidewalks and other streetscape elements.
 - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
 - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the stormwater management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
 - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
 - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.
 - o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
 - p) The two 16-foot gatehouse features at the east/west street entry should be removed.

- 2) The development text should be revised according to the following, prior to review by City Council:
 - a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
 - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
 - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
 - d) Require 75% masonry materials on the building elevations.
- 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways and for the construction of the north/south road.
- 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
- 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
- 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.
- 7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

Ms. Rauch said that Planning reviewed the Preliminary Plat application based on the appropriate review criteria and is recommending approval of the Preliminary Plat with the following condition:

- 1) The preliminary plat must be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.

Ben Hale Jr., 37 West Broad Street, representing the applicant, said this site was chosen deliberately because the east is an existing one-story office development and to the north is a veterinarian clinic. He said the architect has pulled the two-story elements to the south and the west, which are the elements visible from Riverside Drive. He said the BSC shows a road that goes through to Sawmill Road, our intention was to accommodate that plan with this road, Tuller Road becomes a right in and right out only. He said the roads are all being built to the BSC standards.

Mr. Hale said the applicant provided the City with a development agreement that states the applicant will sell the City ground at clear market value, which includes the potential relocation, property along the river, and ground west of the potential new road. He said the City is having the ground appraised, as is the applicant.

Mr. Hale said a part of the agreement is who is going to pay for what and how it will be paid for. He said condition three of the rezoning is inappropriate as a condition because the condition concerns the construction of the road; it is unknown who will end up building the road and we will not know until the agreement is finished. He said that agreement needs to go before Council.

Mr. Hale said the applicant is responsible for all of the roads until there is an agreement with the City regarding who is responsible for what roads. He said we have taken the previous comments to get rid of the ring road and reduce the size of the site. He said we are trying to maximize the usability of the remaining property as part of the BSC and believe we are doing the right thing.

Mr. Hale said part of this is a nursing home and another part is a rehabilitation center. He said that there is more parking than necessary to accommodate different shifts.

Mr. Hale said we agree with everything except condition three, it is a development agreement not a zoning issue. He said if the City does not agree to build it then we have to build it; it is all part of an agreement with the City.

Michael Milligan, project architect, said they are trying to break the patterns of nursing homes. He said this is an all private room nursing home. He said they are trying to create a facility that accommodates the various needs of the residents and create neighborhoods so those with the same needs are located together, such as keeping short term patients separate from the long term patients.

Mr. Milligan said this is designed as 12–13 bed neighborhoods, each neighborhood has its own dining space, and there is not a communal dining area. He said they are striving for an environment that resembles a home life. He said we cannot have a double-loaded corridor scheme and keep our neighborhoods.

Mr. Milligan said the common areas will be double-story spaces for the dining room which will resemble a cafe, a rehab gym space which will look like a health club that will be two stories with rooms on both floors. Mr. Milligan said the ends of the building have been redesigned to reflect more front on the streets, the setbacks have been reduced, the main entrance has been made into a building element with a drive under it, and the dining room for the assisted living has been designed above that. He said they are anticipating using a watered area pump system for the HVAC so that they will not have grills through the walls throughout.

Mr. Taylor reiterated that they we will not see any HVAC on the exterior of the building.

Mr. Milligan said no. He said we are looking at a high quality finished building, we are not at 75% masonry with this proposal, but said that they were very close. He said pervious pavement will be used for the rear parking spaces.

John Hardt asked how tall the proposed gate houses will be.

Mr. Milligan said they are approximately sixteen feet in height; the walls are an average six feet. He said the street slopes about six percent and the walls step down the hill. He said there are two small retaining walls on the site with 40 feet of slope.

Mr. Hale said one of the things that makes the east-west street complicated is there are many places that will intersect it, such as where the new Riverside Drive may be located. He said we will have to flatten it out for that. He said Mr. Milligan has completed a facility in West Virginia and it works.

Al Vrable, the owner, said the concept is known as the Eden Concept which has gained popularity throughout the country. He said this nursing home allows a better quality of life for its residents.

Mr. Taylor asked if the east-west road will go farther than Tuller Ridge.

Mr. Rauch said yes.

Mr. Taylor asked if there is a building size limit in the current zoning.

Ms. Rauch said it is based on the lot coverage setbacks.

Mr. Taylor asked if we have an idea of what that might be.

Ms. Rauch said lot coverage as proposed in their text meets Code at 75% and the proposal is 58%.

Todd Zimmerman said it is good to hear there will not be through the wall HVAC units. He said the parking is 122 spaces on site. He asked where the 196 parking spaces come from.

Ms. Rauch said some of it is on-street parking.

Mr. Zimmerman asked if the on-street parking is on public or private streets.

Mr. Rauch said they are public streets.

Mr. Zimmerman said there is no guarantee the spaces would be available to them for use because it is not on their site.

Ms. Rauch said yes.

Mr. Zimmerman said referring back to the 2007 Community Plan what would be the square footage allowed on this site.

Ms. Rauch said the Community Plan for this site calls for Mixed Residential Medium Density so it five units to the acre.

Mr. Zimmerman asked if we were constructing this building per the Community Plan standards.

Steve Langworthy said it would be hard to know without a site plan and it would depend on the type of building that was built.

Mr. Zimmerman said if we went with what they are looking for in the Community Plan for this Planned Unit Development, instead of what is currently offered on this site.

Mr. Langworthy said there is no way to know.

Mr. Zimmerman asked if they need 196 parking spaces or are offering it.

Mr. Rauch said they are offering 196.

Mr. Zimmerman said the conditions cover quite a bit.

Mr. Hardt said he would be in favor of keeping the gate houses because if they are removed, there is a site surrounded by a stone wall with no features. He said although they are on the tall side, the gate houses would provide a relief from the stone walls. He said the brick and stone on the exterior of the building has nice architecture and if it is as close to 75% as it sounds like, he would not make them revise the building.

Mr. Hardt said his biggest issue is the proposed reconfiguration of Tuller Road and Riverside Drive. He said when the road network and the BSC are done, then the east-west road can be utilized to get to Sawmill Road, then it would make sense for the intersection to be right in/right out, but not until then.. He said many people currently use Tuller Road to get to Sawmill Road and if it is turned it into a right in/right out, a problem will have been created.

Dana McDaniel said the reason for the Tuller Road relocation was the construction of Emerald Parkway Phase 8. He said when Emerald 8 is constructed; Tuller Road will need to be moved. He said Tuller Road would have been a slight bend to the south to redirect it from northbound turn lanes. He said the project has been 100% designed for two years and we are working though the acquisition process.

Mr. McDaniel said adding the east-west connector to Tuller Ridge Drive helps get some of the traffic away from the northbound stacking to Emerald Parkway.

Amy Kramb asked if the existing Tuller Road is being kept right in/right out, and if it is, is it going to solve the northbound turn lane problem.

Mr. McDaniel said according to the Engineers it would help.

Mr. Langworthy said he asked the same question, he said the counts on northbound Riverside Drive are greater than Tuller Road.

Ms. Kramb said she is not sure how the new east-west road will eliminate any traffic moving northbound from Tuller Road.

Mr. Langworthy said it is intended to lengthen the ability to put left turn stacking for Emerald 8. He said the current northbound turn lane will be lengthened back. He said the length of the lane will help get some traffic off Tuller Road.

Ms. Kramb said the northbound traffic is what creates the backup, because everyone gets off I-270 and heads south and cuts down Tuller Road.

Mr. Langworthy said this is not part of the PUD it is a City Council decision. He said the right of way does not change for Tuller.

Mr. Hardt said it is a noted part of the project.

Mr. Langworthy said the timing will depend on Emerald 8 than it is this project.

Mr. Hardt said his main concern is where the traffic will go that heads southbound, that comes from the northwest and travels across Emerald Parkway to make the left turn to head up to Sawmill Road.

Mr. Langworthy said they will have the left turn movement along the east west that connects to Tuller Ridge.

Joe Budde said he likes the way the architecture looks because it looks like a ski resort village. He asked about the accommodation of bicycle parking.

Mr. Hale said it will be put in.

Ms. Kramb said she thinks this will be a great use and building, but she does not like the location in the BSC. She said she is concerned that the vision of the BSC is not being met; the building is not up against the street. She said it seems the building was made larger to bring it closer to the street; however, it is still auto-oriented and there is nothing interactive about this building and it is being gated.

Mr. Taylor said he agrees with the use, but would like to make the building reflect what the vision is for this area. He said the City has a vision for this area, we cannot make this building meet all of the criteria, but there is room to make the building closer to the vision. He said this is a fantastic building, but on another site within Dublin, this area is intended for more buildings that relate to each other. He said this is a wonderful building that is internalized which creates an issue. He said if this is approved and built the surrounding properties will be rezoned to BSC and have to have open space for public use.

Mr. Langworthy said a civic building does not have to have open space.

Mr. Taylor said in general open space is required. He said when a chunk of land is exempted from the rules the burden is placed on other spaces. He said he would like to see the right in and right out at Tuller Road removed. He said the building has gotten larger, it was asked that the building is made smaller.

Mr. Taylor said this will be the only building in the health care campus until after the BSC is adopted, meaning the future buildings would be required to meet the BSC code. He said he wonders if this building should be pushed in that direction, if this building is not closer to the BSC requirements it will stick out.

Mr. Hale said Mr. Vrable has not objected to the BSC zoning, this site is currently zoned Community Commercial. He said there is open space surrounding the site.

Mr. Taylor said in the development text on the first page, third paragraph, and last line; there is language that should be removed because it will not relate to the BSC.

Mr. Taylor said on page two, item B, site plan, paragraph one; he asked which code this refers too.

Ms. Rauch said it would be the existing Zoning Code.

Mr. Hale said there is a provision in the BSC that states if you have an undeveloped PUD, which is what this is, the default code is not the BSC it is the current code.

Jennifer Readler said it does need to be clarified.

Mr. Taylor said at the time this project is approved by City Council the BSC may have been approved, we need to make sure we know what we are referencing.

Mr. Taylor said in the PUD text page 2, paragraph B, subparagraph 2 the very last line; the review criteria for the Final Development Plan (FDP) that we are required to go by states that the FDP is reviewed in the context of the relationship of the Preliminary Development Plan. He said this proposes to relate the site plan to the text. He said there are going to be alterations and corrections to make the site plan work from the journey from preliminary to final but he does not believe allowing the developer to change the site plans correct. He asked to remove the line.

Mr. Taylor said on page 6, paragraph 3, General Matters, last line; our review criteria require us to review it on terms of compatibility and compliance with the Preliminary Development Plan. He said he would like to remove the line.

Ms. Kramb said on page 5, Materials, there is not a percentage listed.

Mr. Hale said 75% is okay.

Ms. Kramb said on page 4, number 5, Street Trees; it does not say that the applicant is going to provide the trees. She asked whose responsibility it is to replace the trees.

Mr. Hale said it has to do with who is going to build the road.

Ms. Rauch said it is a condition that all of the trees removed need to be replaced by the developer.

Mr. Zimmerman said the gate houses should be lowered.

Mr. Hardt said 16 feet is larger than he would like to see them, perhaps 12–14 feet might be a little more modest.

Mr. Zimmerman said to use the same material throughout. He said he does not want the gates to stand out as a feature.

Ms. Kramb said this is a proposed six-foot tall wall, putting a gate around the building makes it look like a fortress.

Mr. Langworthy said it is a condition to work out to the Final Development Plan.

Mr. Zimmerman said in 2008 we discussed how it would be a similar stone wall.

Mr. Hardt said writing a condition will help solve this issue.

Mr. Langworthy said the condition can be modified.

Mr. Hardt said the architecture is very nice and comparable to other Dublin buildings. He said there are items about this project specific to this site that he cannot get past, the site configuration being automobile focused, lack of pedestrian orientation and so forth. He said he does not think the BSC applies to this parcel, it has not been adopted. He said there was a mention in the Staff Report that states this site falls within the Sawmill/161 area of the Community Plan, the description is a lot like the language of the BSC. He said for that reason, it is not something he can support in this location of the city.

Ms. Kramb said she agrees with Mr. Hardt, it is not engaging the street. She said there is no attempt to make the facility look engaging to the street or match the buildings that would surround the building. She said there are large parking lots on both sides of it. She said it does not fit the vision.

Mr. Taylor said this is a very high quality project that we would like to see in Dublin, but we do not know how to make it fit within this context. He said he would suggest taking one more shot at this to see what can be done to make it appropriate.

Mr. Vrable said this location had been described as a transitional piece in the next vision. He said the typography of this land creates a lot of hurdles. He said the site has been reduced from nine to six acres. He said it was their understanding that there had would be a perimeter wall, it can be remove if necessary. He said the building has moved from a 160 foot setback to 60 feet.

Mr. Vrable said he has completed a Certificate of Need application, listing this as the location, per the Ohio Department of Health the location cannot be changed. He said if this is not approved by April 1, the application will be lost. He said this project will create around 150 jobs for this community.

Mr. Taylor said we all appreciate you bringing this project here; the hard deadline is about the rezoning.

Mr. Vrable said the rezoning and the right to build the property.

Mr. Hardt asked whether a Final Development Plan was needed by then.

Mr. Vrable said no.

Mr. Taylor said this application is extraordinarily detailed for a Preliminary Development Plan, he suggested revising it and bringing back something not as detailed.

Mr. Langworthy said the problem will be time.

Mr. Milligan said we need a decision.

Mr. Taylor said we can vote and it will go to City Council, but we cannot do anything about the timing.

Mr. Milligan said he would like a favorable vote, if he needs to meet a multitude of conditions to do so he will be happy to. He said the use and topography need to be considered, Tuller Ridge is 42 feet above the north-south road.

Ms. Kramb said Tuller Ridge and the east-west road are going to be the new main roads. She said there is going to be less traffic on that road eventually. She said there are four roads and they cannot all be addressed, but we need this building to be present on two of those four roads so it is not hiding behind parking lots.

Mr. Milligan said the building has been redesigned to square up the ends to front on the major roads. He said a double corridor scheme, which would have all windows parallel to the road, will not work for this project. He said the primary access is not going to be pedestrian, there will need to be a lot of vehicular access. He said the slopes are not compliant and are steeper than Americans with Disabilities Act will allow. He said there were parks proposed on the east and west corners.

Mr. Hale said the zoning will need to be passed as an emergency to get everything done in time.

Ms. Readler said Dublin has not passed zoning as an emergency.

Mr. Langworthy said it can be done in two readings, but we will need a vote tonight.

Mr. Milligan said they are happy to create parks on the property, he said staff told him it would not be desired. He said we have been trying to be very flexible.

Mr. Taylor asked if it would be possible to rotate the building 45 degrees on the site and put the entrance on the southwest corner, this would bring two sides of the building closer to the street.

Mr. Milligan said that was how the previous plan was.

Mr. Hardt asked what the logic is to not have the on-street parking count towards the parking count.

Mr. Langworthy said it is a public street so anyone can park there, it can be counted towards the parking requirement it just cannot be dedicated to one user.

Mr. Hardt said if that were counted towards their parking requirements then the parking on the site can be reduced substantially.

Mr. Milligan said the parking on the front is where visitors and staff will access the building; the on-street parking is not suitable because it is too steep.

Ms. Kramb asked if it is possible to rotate the building a little more and have the access off the north-south road so the parking is more on the side and not the main street.

Mr. Milligan said with the slope that would put the entrance at the basement level, which will not work. He said if the desire is to put the parking on the northeast corner they will do it.

Ms. Kramb said she wants the building to have more of a presence on the south east corner on the two prominent streets.

Mr. Milligan said if we take the loop out it will be more prominent on that corner.

Ms. Kramb said that would meet the plan.

Mr. Taylor said if he could rotate the building to be parallel with the two north-south roads and jam it up against the east-west road as much as possible it would help. He said it brings as much of the building as possible, without redesign, close to the street.

Mr. Milligan asked if this can be voted upon tonight with flexibility.

Mr. Hardt said a condition should be made that will allow them to rotate the building.

Mr. Hale said you can require us to rotate the building so the main entry is at the corner, and we will do that. He said you condition it and we will come back with a site plan for your review. He said we will come back after it is zoned, after the preliminary.

Mr. Langworthy said it is a major change with the grades and stormwater; it is not as simple of twisting the building.

Mr. Vrable said if the building is twisted the service area will be visible from Riverside Drive. He said we can make it face the corner. He said we have already reduced it 100 feet.

Mr. Langworthy said as a civic building it has a setback requirement.

Mr. Hardt said the BSC and Community Plan highlight the interaction with the street, the only way to accomplish that is to have the building touch the sidewalk. He said due to the complexity of the site that may not happen. He asked if there is latitude to reduce the paving between the building and the street.

Mr. Milligan said not on the front because we need flat handicap accessible pavement for visitors. He said if we can have the parking on the street dedicated for this facilities use, we are happy to eliminate some of the parking; we need parking for shift changes. He said the on-street parking will be counted for everyone, but not everyone can use it.

Mr. Hardt said this brings us back to rotating the building.

Mr. Milligan said the grades are difficult.

Mr. Taylor said we can live with the shape of the building; we just need to get it as close to the main streets as we can.

Mr. Langworthy asked if we made it a Final Development Plan condition.

Mr. Zimmerman said if the building is rotated we will see loading area on Riverside Drive.

Ms. Kramb said requiring the developer to rotate the building may not be the answer. She asked to see less pavement.

Mr. Hardt said this building is on the eastern and southern road, it is already against the eastern road. He said given the amount of parking needed and grades it cannot get any closer to the sidewalk.

Mr. Taylor suggested that the goal is to get the building as close to the south and east road as possible.

Mr. Zimmerman asked how the look of the building will change if the radius is changed.

Mr. Taylor said we cannot make this building have three straight faces that line up against the street; we can have the access of the building more aligned with the street than it is now.

Ms. Krumb said the six-foot wall is a barrier and shortening it to a three-foot wall will hide the parking lot while bringing something to the street, especially since the building cannot come up to the street.

Mr. Milligan suggested a 30-inch wall with an iron railing on top.

Mr. Taylor asked if the applicant agreed to those conditions. Mr. Hale agreed.

Motion and Vote # 1

Mr. Zimmerman made a motion to recommend approval to City Council of the Rezoning with Preliminary Development Plan as this proposal complies with the rezoning/preliminary development plan criteria with 7 conditions:

- 1) The following items will need to be addressed as part of the final development plan:
 - a) The submission of a more comprehensive tree survey and tree replacement plan that indicates how all the trees affected by the proposed improvements are mitigated.
 - b) The two oak trees identified along Tuller Road should be included on the comprehensive tree survey and mitigated.
 - c) Any trees removed along the west side of Tuller Ridge Drive must be replaced in accordance with the tree preservation requirements.
 - d) The plans should be revised to include top of wall heights to ensure the height requirement is met and to ensure all vehicular use areas incorporate the required screening.
 - e) The proposed plans should be revised to show the masonry piers located one per every 50 feet.
 - f) The applicant should continue to work with Engineering regarding the impacts of the wetland area based on the proposed improvements and address how it will be mitigated.
 - g) The applicant must verify with the City of Columbus and/or the Washington Township Fire Department the waterline located on Tuller Road has adequate capacity to handle the domestic and fire demand from this facility, until the proposed waterline improvements occur with the relocation of Riverside Drive.
 - h) The applicant should continue to work with the City to determine if the relocation of the existing sanitary sewer is necessary and what party will be responsible for the completion of these improvements.
 - i) The applicant will be required to conduct an access study as part of the final development plan process.
 - j) The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycle tracks, sidewalks and other streetscape elements.
 - k) The proposed plans need to be revised to include required ADA accessible parking spaces.
 - l) The applicant will need to continue to work with Engineering to ensure the ground recharge methods are incorporated to meet the storm water management requirements and the water released from the site does not negatively impact the Scioto River or upstream facilities.
 - m) The applicant should continue to work with Planning and Engineering on the design and landscape materials for the stormwater facilities to ensure the desire for high quality stormwater management facilities and features is met with the final development plan.
 - n) The applicant work with Planning and Engineering to identify appropriate materials, installation methods and maintenance provisions regarding the pervious pavement proposed on site.

- o) Planning will continue to work with the applicant to finalize the plant material at the final development plan.
 - p) The two gatehouse features at the east/west street entry should be lowered or removed.
 - q) Allow the applicant the possibility to modify the site plan to reduce the amount of pavement located between the building and the street, and locate the building as close as possible to the east/west road and Tuller Ridge Drive at the final development plan stage.
 - r) The proposed masonry walls located along the East/West Road currently shown at six feet be reduced to three feet in height.
- 2) The development text should be revised according to the following, prior to review by City Council:
- a) State the height of the wall or hedge be 30 inches in height, as measured from the top of wall in the parking lot and require one tree per 40 feet.
 - b) Eliminate the provision exempting the replacement of the existing street trees along Tuller Ridge Drive.
 - c) Permit two main identification signs limited to 50 square feet each, and not to exceed six feet in height. The directional sign may display the name of the business but should be limited to three feet in height, as measured from established grade, and no more than four square feet.
 - d) Require 75% masonry materials on the building elevations.
 - e) Bicycle parking be provided on-site at one space per 20 parking spaces.
 - f) Remove statement regarding vision for proposal as it relates to Historic Dublin on pg 1.
 - g) Remove references within the text permitting deviations to the proposed plans at the final development plan (pg 2 and 6)
 - h) Require the applicant to provide street trees along roads built by the applicant
 - i) Clarify the Development Standards statement on page 2 to indicate conflicts with *Chapter 153*.
 - j) Prohibit Through the Wall Air Conditioning Units (PTACs)
- 3) The applicant will be responsible for the dedication of right-of-way along the proposed roadways, as well as the construction of the north/south road.
- 4) The construction of the east/west road by the City is contingent upon the applicant entering into a TIF agreement with the City.
- 5) Minor modifications to the turning radii in the rear parking lot to meet fire truck maneuvering requirements must be made prior to submitting for City Council.
- 6) The plans must be revised to identify the replacement trees within the landscape requirements section of the proposed landscape plans.
- 7) The final location, design and construction of the on-street parking spaces will be determined with the roadway improvements.

Ms. Krumb seconded the motion. The vote was as follows: Mr. Taylor, yes, Mr. Hardt, yes; Mr. Budde, yes; Ms. Krumb, yes; and Mr. Zimmerman, yes. (Approved 5 – 0.)

Motion and Vote #2

Mr. Zimmerman made a motion to recommend approval to City Council of the Preliminary Plat because it meets the review criteria of the Subdivision Regulations.

Mr. Taylor asked if the applicant agreed to those conditions. Mr. Hale agreed.

- 1) The preliminary plat must be revised, prior to submittal to City Council, to include all required plat information on the preliminary plat, including but not limited to any minor technical adjustments.

Ms. Kramb seconded the motion. The vote was as follows: Mr. Taylor, yes, Mr. Hardt, yes; Mr. Budde, yes; Ms. Kramb, yes; and Mr. Zimmerman, yes. (Approved 5 – 0.)

**5. Bridge Street Corridor – Code Modification
11-020ADM**

Administrative Request

Dan Phillabaum stated that at the previous meeting, the Commission had requested that the building types, graphics, and tables be made consistent across all building types, and that the positions of the letters be corrected. He said that Planning is currently working on this for the next draft.

Richard Taylor asked if 'A' would then always refer to the same thing for each building type, and so forth.

Mr. Phillabaum said that was the intent.

Amy Kramb noted that on the Building Type Tables, under *RBZ Treatment*, the first word is always "Landscape;" and she asked what that was intended to mean.

Rachel Ray explained that in the landscape section of the Code, there are different RBZ treatment options, including "landscape," "patio," and "streetscape." She said that for single-family detached building types in particular, it means the RBZ is required to be treated with lawn and other landscaping, instead of all patio or sidewalk with fencing.

Mr. Taylor said that he would like the reference to the Residential Appearance Standards (153.190) to be struck from the Code.

Mr. Phillabaum said that Planning would check all of the cross references to make sure that the BSC Code addresses all of the relevant requirements in the Residential Appearance Standards, but he thought the overall reference could be eliminated.

Ms. Kramb asked about the difference between the façade requirements, since one references transparency, while the other references *general* transparency.

Mr. Phillabaum explained that one regulates transparency for building elevations with street frontage, while the other includes transparency requirements for non-street façades.

Ms. Kramb said that she thought the word "general" should be struck then, and the requirements should state *street frontage* and *non-street frontage transparency*.

Mr. Hardt said that on page 36, the last item on the left column, refers to occupied space 15 feet deep. He said that, with respect to single-family detached dwellings, it appears as though this is requiring the front room of a house to be 15 feet deep. He recalled that there had been some concern from the development community that indicated that this was deeper than it needed to be.

Mr. Phillabaum said that the depth for single-family *attached* building types, the required depth of occupied space had been reduced to 10 feet of depth in response to this concern.

Mr. Hardt asked Mr. Taylor if a 15-foot depth requirement for the front room of a house is typical.

Mr. Taylor said that as he understood the requirement, it would prohibit the home from being less than 15 feet deep before reaching the garage or back yard.



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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JUNE 23, 2011

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

**1. Vrable Skilled Nursing Care
08-116INF**

**Tuller Road and Tuller Ridge Road
Informal Review**

Proposal: The potential construction of an approximately 76,000-square-foot skilled nursing facility on a nine-acre parcel located on the southwest corner of Tuller Road and Tuller Ridge Road. The site is zoned CC, Community Commercial District and the applicant is proposing a rezoning to a PUD, Planned Unit Development District in the future.

Request: Informal review and non-binding feedback of a potential future rezoning application.

Applicant: Allan Vrable; represented by Ben Hale Jr., Smith and Hale.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649 | tnoble-flading@dublin.oh.us

RESULT: The Commission informally reviewed this application for the potential construction of an approximately 76,000-square-foot skilled nursing facility on a nine-acre parcel located on the southwest corner of Tuller Road and Tuller Ridge Road. The site is zoned CC, Community Commercial District and the applicant is proposing a rezoning to a PUD, Planned Unit Development District in the future. The Commission provided non-binding feedback regarding the building materials, stormwater management, parking, building height and the principles of the Bridge Street Corridor.

STAFF CERTIFICATION

Tammy Noble-Flading
Tammy Noble-Flading
Senior Planner

**1. Vrable Skilled Nursing Care
08-116INF**

**Tuller Road and Tuller Ridge Road
Informal Review**

Ms. Amorose Groomes introduced the potential construction of an approximately 76,000-square-foot skilled nursing facility on a nine-acre parcel located on the southwest corner of Tuller Road and Tuller Ridge Road. The site is zoned CC, Community Commercial District and the applicant is proposing a rezoning to a PUD, Planned Unit Development District in the future. She said no vote will be taken and no final decision will be made here. She said the applicant is looking for feedback from this board.

Tammy Noble-Flading said this in an Informal Review for a potential application that will be rezoning with a Preliminary Development Plan and include a Preliminary Plat. She said it involves a nine-acre tract of land located on the corner of Tuller Road and Tuller Ridge Road. She said the site is south of I-270 and east of Riverside Drive. She said the site is currently vacant.

Ms. Noble-Flading said there is a stand of trees on the western portion of the site; otherwise there is not significant vegetation. She said there is a small area of wetlands designation on the southeastern corner that the applicant will address at the next stage. She said the site does have significant topography, it increases 32 feet from the southwest corner to the northeast corner.

Ms. Noble-Flading said this is an application that was previously reviewed in 2008; at that point there was a larger tract of land. She said at the time the applicant was proposing three subareas that were going to be developed for a mix of uses. She said the review focused on Subarea C and there was great discussion regarding architecture and site modifications.

Ms. Noble-Flading said in the first proposal, the architecture was described as Tudor Style architecture, there were variations in the roof pitch to break up the building due to its mass. She said the second review included architecture that the applicant described as 20th Century Row Houses with the end units mimicking Victorian Style architecture. She said both tried to create a residential style, and the Commission reviewed this knowing the theme would be continued through the other subareas.

Ms. Noble-Flading said the current Community Plan designation for this site is mixed residential. She asked the board if there are items of this development which meet the land use designation or any other policies or principals incorporated into the Community Plan.

Ms. Noble-Flading said this site is located in the SR 161 area plan. She said this area plan was intended to encourage walkability at a village square level, and encourage mixed development. She said this site would be applicable to these principals and policies. She asked the board how does or how has this site addressed those objectives.

Ms. Noble-Flading said the site is nine acres and has frontage along Tuller Road, approximately 580 feet and 620 feet along Tuller Ridge Road. She said the applicants are proposing a new road with east-west connection to Riverside Drive. She said that the adjacent parcel is also owned by the applicant. She said the applicants are proposing a 76,000-square-foot building that would provide a variety of care for medical services, specifically a nursing care facility. She said the site has parking that surrounds all sides of the building, with access on Tuller Road and the new road which runs perpendicular to Riverside Drive.

Ms. Noble-Flading said the applicants are proposing that the stormwater management is located in the corner of Riverside Drive and the new road extension. She said it is a traditional

basin and the applicant has said they would size it so any development on other portions of the property can access it. She said the proposed architecture will be a residential style with fairly detailed roof design.

Ms. Noble-Flading said that the Community Plan includes open space policies, walkability, and sustainability or land use designation. She said the Bridge Street Corridor highlights walkability, mixed use and densities. She said this application preceded any involvement with the Bridge Street Corridor, and asked the Commission to make suggestions for this plan to meet the BSC plan. She also asked the Commission to discuss the building and parking location and whether there is desire for redesigning the site or how it can be better designed. She said the site is overparked based on the applicant's assessment of their needs. She suggested the Commission discuss how parking can be dealt with to make it less visible from all sides of the building. She asked how this site can create a style which would fit with future development in the area.

The applicant, Ben Hale, Smith and Hale, stated the site is currently zoned Community Commercial and the Bridge Street Plan calls for Office Residential. He said earlier there was a plan for Tuller Road to swing to the south to move away from the Emerald Parkway light; the Bridge Street Plan proposes to create a new road which runs east to west. He said this site has been looked at in terms of where the facility should be on this site.

Mr. Hale said when the site is developed a new road will be developed and the intersection at Tuller Road will be removed. He said the design accommodates the road and it would be a necessity on the site development. He said there is frontage left along Riverside Drive which can be developed. He said there is a large piece of ground south which is also developable; this project will not interfere with the Bridge Street Plan in any way.

Mike Milligan, J & M Architects, said nursing homes have changed dramatically in recent years. He said they are often private facilities which utilize neighborhood concepts which room people by the skill of care needed. He said the neighborhoods are self-sustaining and are grouped around living rooms. He said the neighborhoods need to be sized by the staffing ratio and the operation facility.

Mr. Milligan said the smaller the facility the more a residential type environment can be provided for the residents. He said each resident will live with 12-13 other residents who need the same level of care. He explained that they will have their own dining room and staff. He said that there is a main street concept for the common areas, which will have an indoor-outdoor feel. He said the theater will look like a theater with a computerized marquee.

Mr. Milligan said there are not any facilities like this in Ohio; there are a few facilities in the State which have been developed with this combination facility. He said the facility will be mostly a one floor area so the residents can have outdoor access with secured courtyards. He said there are some two-story elements. He said these are intended to tuck into the hillside. He said building will have residential style materials, mixture of brick and stone, cement siding. He said we are trying to break this up into pieces that are compatible with a residential streetscape. He said this would be a great transitional piece going into higher density development.

Ms. Amorose Groomes asked if anyone would like to speak in respect to the application. [There were no comments.]

Mr. Budde said he has not questions.

Mr. Fishman said he could not find the percentage of materials being used. Mr. Milligan said the material is to break it up, and it is not intended to look too much like an urban development. He said 75 percent masonry, small areas of siding on top and a mix of vertical and horizontal siding. He said the most dominant element is 85 percent masonry. He said he thinks it is an average of 75 percent.

Mr. Fishman asked if the HVAC will be in the walls or air conditioners on the ground. Mr. Milligan said it is not yet contemplated. Mr. Fishman suggested that applicant carefully consider the unit placement. He said there is more parking than needed. Mr. Milligan said there is more parking than regulations say is needed. He said they are providing approximately what is needed for shift changes and visitor traffic. He said this is expected to largely be a rehab type of clientele. He said orthopedic rehab will be a large part of business. He said those types of patients tend to get more visitors and have a higher staffing ratio.

Mr. Fishman said he would like to see as much green space as possible, he would rather see the building higher. He said he did not see stormwater management. Mr. Milligan said a storm water retention basin is proposed for a corner off site.

Mr. Fishman said he would like to see water and something more decorative that enhances the site. Mr. Milligan said there will be a wet feature on the property. He said we are looking at it as a positive enhancement.

Mr. Zimmerman said he would like to remove the roundabout on Tuller Ridge Road as requested by City Engineering. He said the parking presence on Riverside Drive needs to be reduced and the stormwater storage needs to be on site. He said the site is very compact, he would like to see the building height raised, and this will help deal with parking and stormwater.

Mr. Zimmerman said he agrees with Mr. Fishman about the HVAC and would like to know the percentage of building materials being used. He said he wants a breakdown of the types of material.

Ms. Krumb asked what the City plans to do with the east-west road, will the road be built by the City or the developer. Ms. Noble-Flading said that it has not been decided, the road is intended to relieve some congestion which happens farther north.

Ms. Krumb asked if the City has intentions to continue the road east. Ms. Noble-Flading said yes.

Steve Langworthy said the previous design is to get Tuller Road away from the current intersection. He said the applicant is willing to work with the new grid system and staff is going to work with them to get the road in on time for the opening.

Ms. Krumb asked what will happen to Tuller Road. Mr. Langworthy said that has yet to be determined, traffic work will have to be done as part of the rezoning. He said this will all be part of the traffic study being handled by the applicant.

Ms. Krumb said the site is vehicle-oriented which is contrary to the Community Plan. She said she would like to eliminate the drive around the buildings. She said the water feature needs to be nice.

Ms. Noble-Flading said staff has discussed with the applicant about moving away from water basins and hoping to implement other ideas for water management such as bioswales, green

roofs or rain gardens. She said we are looking for those types of discussions for the future as well as the surrounding areas for this site.

Ms. Amorose Groomes said it is going to be tough to not have a pond because of the hill, she does agree a roof garden will be appropriate to work into this design but the volume here will be way too significant for those options.

Mr. Fishman said Dublin has had success with pretty water features and he does not want to give that up on a sight with a lot of topography and running water. He said those other options can be used but there should be an attractive water feature on this site.

Mr. Hardt said this site does propose engineering challenges and he agrees with staff that bio swales and water features should be used to the extent they can be used. He said he is not concerned if the pond is wet or dry, but that it is designed as an attractive feature. He said he does not want a design which merely holds the water.

Mr. Hardt said he agrees with moving the roundabout and has concerns about the HVAC systems. He said he asks that any external components of the system be handled carefully so they do not have visual or noise impact on the site.

Mr. Hardt said he is fine with the proposed materials, mixing in other types of materials is very appropriate. He said the use is compatible with the Community Plan. He asked the applicant how large the largest shift is.

Alan Vrable, the owner, said the largest shift is during the day, Monday through Friday. He said more visitors come during the day versus at night. He said the parking can be scaled back. He said the visiting family members and rehab patients are accommodated with the level of parking. He said the employee parking spots are out of immediate view.

Mr. Hardt said he would like to see a little more documentation in regards to the numbers of the shift sizes. He said paving or parking to all four sides of the site needs to be improved upon.

Mr. Vrable said it can be improved; but the fire department requires access all around the building.

Ms. Amorose Groomes said this information would be appropriate to include in the formal application so everyone knows.

Mr. Vrable said the water flow is tremendous, it starts on Sawmill Road and is very rigorous. He said there will be a buffer. He said the pond is very much needed and will be made into an attractive water feature.

Mr. Taylor said what makes the Bridge Street Corridor work is the buildings within the corridor, Council has adopted a vision plan that is visionary and conceptual. He said it does show conceptual buildings for this site. He said as an example the plan has the buildings to the edges of the site along the street. He said this building does not do that, it does some things not recommended by Bridge Street Corridor Plan.

Mr. Taylor said he would like to know what discussions have been occurring to get this development into more compliance with the area.

Mr. Vrable said four years ago he was told this would be a great location for health care. He said there is an entry point and exit point to every neighborhood. He said for this site to be functional it cannot be drawn up to the street.

Mr. Taylor said he is interested in what happen between the applicant and staff. He asked if there was encouragement from staff to push the building towards the Bridge Street Corridor vision. He said the adopted vision plan specifically suggests that parking should be under the building.

Mr. Vrable said there was a constructive dialog and this is the resolution. He said underground parking for long term care would be a nightmare.

Mr. Hale said the applicant will take the comments into consideration. He said originally Tuller Road was going to sweep through this site. He said this site will provide money to help with infrastructure.

Mr. Taylor said when the Stratford project was being considered there was no context for this area; it was that project which was one of the genesis points for the Bridge Street Corridor Project. He said the final building was far more appropriate for what we are hoping to see in this area now. He said this building does not look like it meets the Code which is being considered. He said he hopes staff will push hard for the buildings near the street with less parking on the outside.

Ms. Noble-Flading said there have been several meetings about seeing something different for the site. She said staff discussed bringing the building closer to the road, taking considerations to parking and eliminating the basin. She said we discussed creating another road connection going north to south.

Ms. Amorose Groomes said she would like to see the primary façade be stone. She said there will need to be some retaining materials as stacked stone. She we need to work hard to get you our vision of the street network and then we can discuss the situation of the building at that point. She said she would not be opposed to the building being taller and would like to see a roof garden. She thanked the applicant and staff for their presentations.