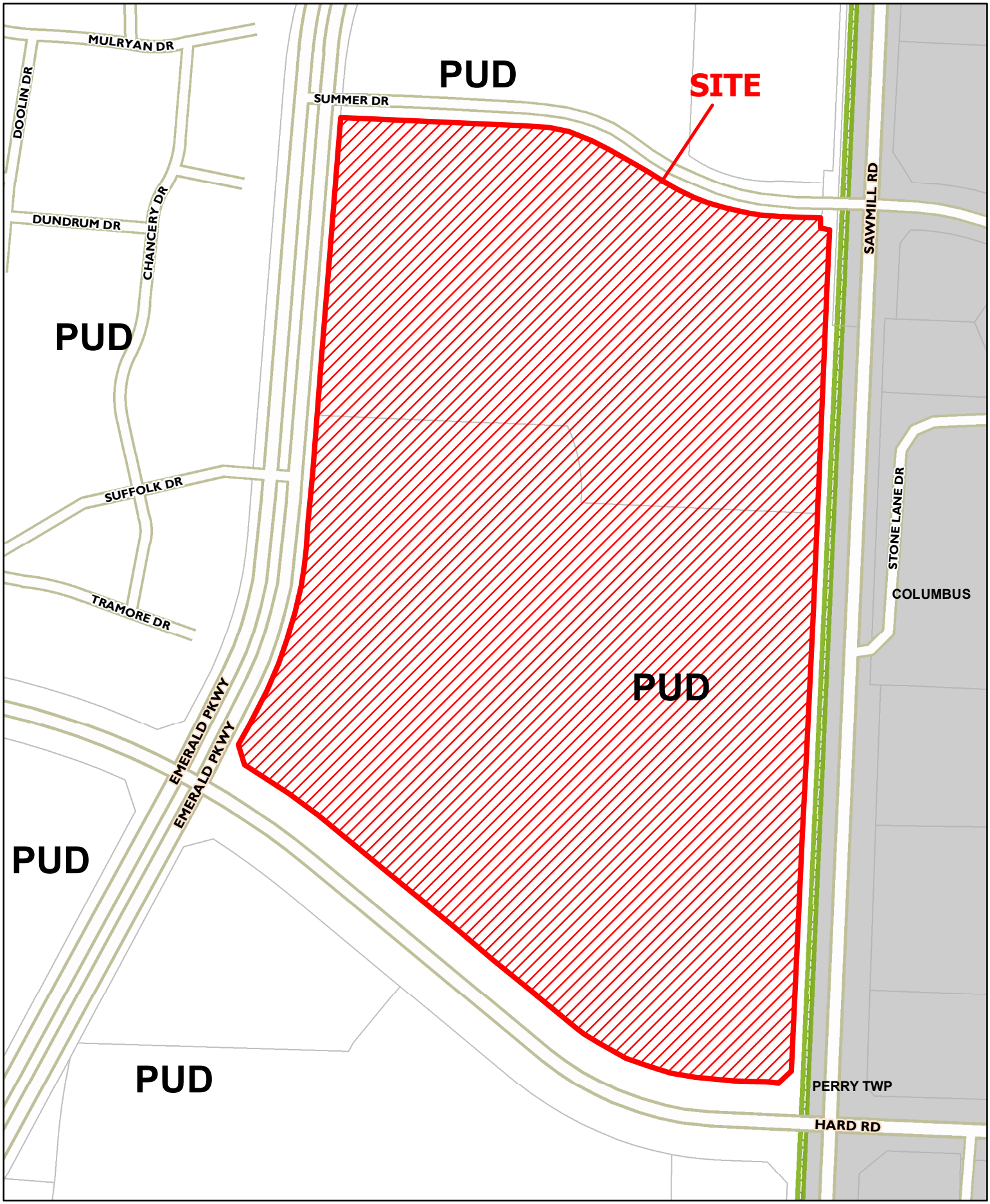

City of Dublin

13-084Z/PDP/FDP/CU
Rezoning/Preliminary Development Plan/Conditional Use
Final Development Plan
NE Quad - Subarea 5A - Kroger Marketplace
7625 Sawmill Road

0 100 200
Feet

N

PROPOSED DEVELOPMENT TEXT

Subarea 5A: Retail Center Area (27.951 +/- acres)

Permitted Uses:

Department stores
Meat and fish (sea food) markets
Grocery Stores
Large format retail
Candy, nut and confectionery stores
Men's and boy's clothing and furnishings stores
Women's accessory and specialty stores
Women's ready-to-wear stores
Family clothing stores
Children's and infant's wear stores
Shoe stores
Custom tailors
Miscellaneous apparel and accessory stores
Radio, television and music stores
Drug stores and proprietary stores
Eating and drinking places
Book and stationery stores
Sporting goods stores and bicycle shops
Jewelry stores
Florists
Cigar stores and stands
News dealers and news stands
Camera and photographic supply stores
Gift, novelty and souvenir shops
Optical goods stores
Miscellaneous retail stores not elsewhere classified
Commercial and stock savings banks
Mutual savings bank
Trust companies not engaged in deposit banking
Establishments performing functions closely related to banking
Savings and loan associations
Agricultural credit institutions
Personal credit institutions
Business credit institutions
Loan correspondents and brokers
Beauty shops
Barber shops
Health and allied services including day spas and health and fitness clubs with a maximum class size of thirty-five (35)
Tutoring and educational services
Outdoor Dining Areas within the shopping center and the Sawmill Road buildings

PROPOSED DEVELOPMENT TEXT

to be allotted to the various tenants to be administratively approved by Land Use and Long Range Planning. Those outdoor dining areas shall employ complementary amenities (fences, tables, chairs, flower boxes where appropriate). Adequate sidewalk widths must be maintained at all times. Additional parking spaces shall not be required for outdoor dining patios.

Conditional Uses:

The following uses shall be permitted in the retail center area, subject to approval in accordance with Dublin City Code Section 153.236.

~~Health and allied services including day spas and health clubs with a maximum class size of thirty-five (35)~~
Miscellaneous personal services
Auto-oriented commercial facilities
Outdoor service facilities and outdoor dining patios not meeting the requirements above.

Additional Use Considerations:

1. Two (2) multi-tenant retail buildings with a combined square footage of 17,000 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan. A drive-thru and/or drive-in shall be permitted on one (1) of the multi-tenant retail outbuildings subject to approval in accordance with Dublin City Code Section 153.236. Should these two multi-tenant retail outbuildings not immediately be developed, the sites shall be fine graded and seeded with grass as a holding measure until the lots are used.

2. Except for the grocery use and the two 18,000 square foot tenant spaces, no individual tenant space may exceed 10,000 square feet.

3. One (1) gasoline sales kiosk, with maximum square footage of 150 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan.

4. The hours of operation shall be as follows:

   a. Grocery store: 24 hours a day

   b. Retail space: 6:00 a.m. to 12:00 a.m.

   c. Restaurants: 6:00 a.m. to 2:00 a.m.

PROPOSED DEVELOPMENT TEXT

Yard and Setback Requirements:

1. Along Sawmill Road, the pavement setback shall be 40′, and the building setback shall be 69′.

2. Along the Hard Road extension, the pavement setback shall be 50′ and the building setback shall be 60′.
3. Along the Emerald Parkway extension, the pavement setback shall be 40′, and the building setback shall be 50′.

4. Along Summer Drive, the pavement setback shall be 35′ and the building setback shall be 60′, measured from the centerline of the road.

5. Along the 4.4 acre tree preservation zone, the pavement setback shall be zero, and the building setback shall be 75′.

6. Interior lot lines shall have a zero setback for parking and building.

7. Easements for any purpose along the east side of Emerald Parkway, shall have no effect on the setbacks detailed herein or depicted on the Preliminary Development Plan.

Density:

1. Total building square footage for the first phase shall be ~~173,976~~177,395, (~~99,945~~103,364 grocery and 74,031 retail), the maximum future square footage shall be 24,000. The square footage for the multi-tenant retail buildings and gasoline sales kiosk adjacent to Sawmill Road is 17,150, (17,000 restaurant/retail and 150 gasoline sales kiosk).

Height Requirements:

1. The maximum height for the main grocery building shall be 45′ except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 55′.

2. The maximum height of the retail/restaurant space attached to the main grocery building shall be 38″, except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 50′.

3. The maximum height of the multi-tenant retail buildings shall be 28′, except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 30′.

Parking and Loading:

PROPOSED DEVELOPMENT TEXT

1. Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by Dublin Code, Section 153.200 et seq.

2. There shall be 1,058 parking spaces provided for Subarea 5A including the multi-tenant retail building and gasoline sales area, as indicated on the site plan. Eight stacking spaces shall be provided for the pharmacy drive-thru as part of the grocery. The applicant has planned this development around the preservation of the 4.4 +/- acre tree preservation zone at the northwest corner of Hard and Sawmill Roads. Also, the City of Dublin realigned the Emerald Parkway extension easterly resulting in a net loss to this property of approximately two (2) acres. Due to the provision of the 4.4 +/- acre tree preservation area and the acreage loss due to the road realignment, this site does not meet the minimum parking requirement. In consideration of these factors, the minimum parking requirement shall not be strictly enforced.

3. Service courts and loading docks shall be screened from all sides by landscaping mounding or walls.

4. There shall be shared parking between the main grocery building, the restaurant retail attached thereto, the multi-tenant retail buildings, and the gasoline sales area.

5. Internal pedestrian walkways as shown on the site plan will provide the necessary access points from parking areas to the stores. Bicycle racks will be provided along the front of the stores.

6. Shopping cart corrals shall be located within the parking lots and constructed in an "H" design utilizing landscape materials which provide screening of the stored carts. No vertical, non-generic cart corral signage will be allowed at each site.

7. Employees will park within the site as determined by the employer.

8. A large portion of the site is served by an existing stormwater drainage system, the remainder of the site will comply with the existing stormwater regulation found in the Dublin zoning code as articulated in the MORPC 5 year storm release rates and further the current Dublin standards with regard to stormwater quality must be met.

9. Stacking requirements for the fuel station shall be in compliance with the requirements of the Dublin City Code.

Circulation:

PROPOSED DEVELOPMENT TEXT

1. Sawmill R.O.W. shall be 68′ from the centerline (to be resolved with City of Columbus).

2. Hard Road R.O.W. between Sawmill Road and Emerald Parkway shall be 135′.

3. Emerald Parkway shall have a 100′ right-of-way and a pavement width consistent with prudent traffic engineering principles.

4. Summer Drive shall be private and maintained by the developer. Summer Drive shall be constructed by the developer to a specification approved by the City Engineer. All other publicly dedicated R.O.W. shall be 50′.

5. A bike path shall be developed along the Sawmill Road frontage and link with the existing pedestrian path along Hard Road.

6. Construction of Emerald Parkway from Sawmill to Hard Road shall occur before or simultaneously with the development of the retail center. In addition, at such time applicants shall dedicate the required right-of-way for the extension of Emerald Parkway to Bright Road. All curb cut locations and spacing shall be designed according to prudent traffic engineering principles.

7. The owner shall pay toward construction of Emerald Parkway north of Hard Road concurrent with development of the retail center, pursuant to a separate Infrastructure Agreement between the developer and the City.

8. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cut location and function be as shown on the site plan and to the satisfaction of the City Engineer of the City of competent jurisdiction; that street lighting, curb and gutter, bike path and sidewalks be installed per City standards, to the satisfaction of the City Engineer; and easements for all utilities be recorded at a later date to the satisfaction fo the City Engineer.

Waste, Refuse, Outdoor Display Areas and/or other Environmental Commitments:

1. All waste and refuse shall be containerized. The multi-tenant buildings and gasoline sales area will also be required to have lids on their dumpsters to mitigate any odor or pest problems in the area.

2. Seasonal outdoor sales shall be permitted subject to issuance of a seasonal outdoor sales permits in compliance with the requirements of the Dublin City Code.

PROPOSED DEVELOPMENT TEXT

3. The outside display area around the gasoline sales kiosk shall be limited to the following:

   a. Ice and beverage vending machines so long as they do not face a public right-of-way and are not internally illuminated.

   b. Limited automotive product display racks, not to exceed 36" in height adjacent to the sales kiosk.

4. Outdoor display shall be prohibited for the two (2) multi-tenant retail buildings.

5. All waste and refuse containers and areas must be screened on three sides by a solid fence, wall, or building with a matching solid wood or metal gate to a minimum height of six (6) feet, unless otherwise in compliance with the Dublin City Code. The enclosure material is to match that of the predominate material of all buildings unless otherwise approved by the Planning and Zoning Commission.

Storage, Equipment and Screening:

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

2. All commercial vehicles associated with businesses operating within the center must be parked within a fully screened loading zone.

Landscaping:

1. Except as otherwise stated herein landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.

2. Landscaping within the Sawmill Road setback shall be comprised of a combination of evergreen and deciduous shrubs, flowering and deciduous trees to a height of 3.5'.

3. A 4' to 6' mound landscaped with a mixture of evergreen and deciduous plantings will be located along the Emerald Parkway frontage to the west of the Kroger building to provide a buffer from Emerald Parkway.

PROPOSED DEVELOPMENT TEXT

4. Street trees shall be planted along Sawmill Road, Hard Road and Emerald Parkway per City of Dublin Standards.

5. The applicant shall meet the City of Dublin Tree Preservation Ordinance unless a Tree Preservation Waiver is granted by the Dublin City Council.

6. The locations of planned signage and entry walls are indicated on the attached site plan.

7. A 4.4 +/- acre tract of land located at the northwest corner of Sawmill and Hard Roads shall be privately owned and maintained and will be designated open space. A no disturb zone/tree preservation zone will be privately maintained with the only intrusions being the Hard Road access which connects to the shopping center and any necessary utilities to serve the site. No clearing or thinning of trees shall be permitted in that area except for customary practices to improve the aesthetic of the area. Existing trees within this area shall be counted toward the minimum landscape requirement of Dublin City Code Section 153.133(B)(3)(a). The area shall be maintained in compliance with the requirements of the Dublin City Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.

2. All parking lot lighting shall be limited to 28′ in height.

3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

4. All lighting fixtures shall be cut-off fixtures to prevent spillage of light onto adjacent properties, and shall conform to City of Dublin Lighting Guidelines.

5. The above lighting restrictions are applicable to all of Subarea 5A.

Architecture:

1. All building materials shall be earthtone in color.

2. The basic building materials shall be brick, stone and EIFS.

PROPOSED DEVELOPMENT TEXT

3. Roof lines, facades, rear and side building elevations shall be varied to provide relief in the building facades and alternate building massing.

4. Building materials shall be consistent on all visible sides of the buildings.

5. Where hipped or gabled roofs are provided, dimensional asphalt shingles will be the predominate roof material.

6. Main retail building tenants may have a variety of storefront conditions that include a covered colonnade or building mounted fabric awnings. Combinations of hipped, gabled, and detailed horizontal parapets shall be encouraged to breakup the over roof line.

7. Building materials consisting of brick, stone, and EIFS, shall be used for the larger anchor store, minor anchor store(s) (if provided), smaller retail shop buildings and the multi-tenant retail buildings. Non-visible (service court) masonry walls shall be painted concrete block in a color harmonious with the brick used throughout the center.

8. Other anchors and smaller shops may have colonnaded fronts, per the attached elevations, using a design similar and harmonious with those pilasters provided for the larger stores. Parapets projected above the columns will be articulated at larger tenant entrances. These parapets will be either rectilinear or gable in shape per the illustrations accompanying this text. Other materials will be the same as those provided for the major anchors with non-visible rear walls being concrete block painted to be harmonious with the brick used throughout the center.

9. Roof mounted equipment shall be screened with hipped or gabled roofs as well as detailed horizontal parapets. Rear and side building parapets on the anchor store shall be horizontal in nature, but shall be varied in height.

Signage:

1. Proposed signage shall be as approved with the Final Development Plan.

2. Unless otherwise indicated in this text, or any attachment hereto, all signage shall be in conformance with the pertinent provision of the Dublin Sign Code.

PROPOSED DEVELOPMENT TEXT

3. The wall sign for the major tenant shall be a maximum 110 square feet for the grocery façade facing Sawmill Road as shown on the submitted plans which is comparable with the wall signage previously approved for grocery store locations within Dublin. A maximum 50 square foot wall sign identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the major tenant shall be a maximum of 8 feet in height and shall be 66 square feet for the Sawmill Road location and 66 square feet in size for the Hard Road location.

4. The signage for the other tenants shall be described as follows:

   a. The maximum height for the individual letters will be 30", except for ascenders and descenders.

   b. The maximum graphic span on the front façade for each tenant shall be 80% of the sign fascial length and the wall sign shall be located over the entrance to the tenant space.

   c. The signage will consist of individual channel letter boxes affixed to the façade. The letter faces will be made on acrylic plastic which will be illuminated internally by neon tubing. The return sides of all letters shall be dark bronze throughout the entire center. No exposed raceways shall be permitted. Letter boxes will be mounted flush with the wall.

   d. No individual sign shall exceed three (3) colors.

   e. All sign finishes shall be matte finish.

5. All signage shall be comprised of the color palette approved as a part of the Final Development Plan.

6. Signage shall be permitted for the pharmacy at the northern edge of the grocery use. Said signage to include canopy and post, shall be directional in nature indicating pharmacy drive thru location and "do not enter" signs per Dublin Signage Code.

PROPOSED DEVELOPMENT TEXT

7. Gas station signage shall be as approved with the Final Development plan. No signage shall be permitted on the building, pumps, or canopy, except as required by the law.

8. The site shall have a series of uniform egress and/or directional signs to aid traffic flow throughout the site, said signage shall comply with the pertinent provisions of the Dublin Zoning Code.

9. Blade signs shall be permitted to enable walking traffic to identify all tenants.

10. All other signage not identified shall comply with Section 153.150 et seq., of the Dublin zoning code.

11. No exposed neon, soda machines, banners, ATMs, etc., shall be permitted outside the buildings, except for the gasoline station outlet where ice and beverage machines are permitted.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Approved Development Text

Subarea 5A: Retail Center Area (27.951 +/- acres)

Permitted Uses:

Department stores
Meat and fish (sea food) markets
Grocery Stores
Large format retail
Candy, nut and confectionery stores
Men's and boy's clothing and furnishings stores
Women's accessory and specialty stores
Women's ready-to-wear stores
Family clothing stores
Children's and infant's wear stores
Shoe stores
Custom tailors
Miscellaneous apparel and accessory stores
Radio, television and music stores
Drug stores and proprietary stores
Eating and drinking places
Book and stationery stores
Sporting goods stores and bicycle shops
Jewelry stores
Florists
Cigar stores and stands
News dealers and news stands
Camera and photographic supply stores
Gift, novelty and souvenir shops
Optical goods stores
Miscellaneous retail stores not elsewhere classified
Commercial and stock savings banks
Mutual savings bank
Trust companies not engaged in deposit banking
Establishments performing functions closely related to banking
Savings and loan associations
Agricultural credit institutions
Personal credit institutions
Business credit institutions
Loan correspondents and brokers
Beauty shops
Barber shops

Approved Development Text

Conditional Uses:

The following uses shall be permitted in the retail center area, subject to approval in accordance with Dublin City Code Section 153.236.

Health and allied services including day spas and health clubs with a maximum class size of thirty-five (35)
Miscellaneous personal services
Auto-oriented commercial facilities
Outdoor service facilities

Additional Use Considerations:

1. Two (2) multi-tenant retail buildings with a combined square footage of 17,000 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan. A drive-thru and/or drive-in shall be permitted on one (1) of the multi-tenant retail outbuildings subject to approval in accordance with Dublin City Code Section 153.236. Should these two multi-tenant retail outbuildings not immediately be developed, the sites shall be fine graded and seeded with grass as a holding measure until the lots are used.

2. Except for the grocery use and the two 18,000 square foot tenant spaces, no individual tenant space may exceed 10,000 square feet.

3. One (1) gasoline sales kiosk, with maximum square footage of 150 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan.

4. The hours of operation shall be as follows:

   a. Grocery store: 24 hours a day

   b. Retail space: 6:00 a.m. to 12:00 a.m.

   c. Restaurants: 6:00 a.m. to 2:00 a.m.

Yard and Setback Requirements:

1. Along Sawmill Road, the pavement setback shall be 40′, and the building setback shall be 69′.

2. Along the Hard Road extension, the pavement setback shall be 50′ and the building setback shall be 60′.

3. Along the Emerald Parkway extension, the pavement setback shall be 40', and the building setback shall be 50'.

4. Along Summer Drive, the pavement setback shall be 35' and the building setback shall be 60', measured from the centerline of the road.

5. Along the 4.4 acre tree preservation zone, the pavement setback shall be zero, and the building setback shall be 75'.

6. Interior lot lines shall have a zero setback for parking and building.

7. Easements for any purpose along the east side of Emerald Parkway, shall have no effect on the setbacks detailed herein or depicted on the Preliminary Development Plan.

Density:

1. Total building square footage for the first phase shall be 173,976, (99,945 grocery and 74,031 retail), the maximum future square footage shall be 24,000. The square footage for the multi-tenant retail buildings and gasoline sales kiosk adjacent to Sawmill Road is 17,150, (17,000 restaurant/retail and 150 gasoline sales kiosk).

Height Requirements:

1. The maximum height for the main grocery building shall be 45' except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 55'.

2. The maximum height of the retail/restaurant space attached to the main grocery building shall be 38", except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 50'.

3. The maximum height of the multi-tenant retail buildings shall be 28', except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 30'.

Parking and Loading:

1. Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by Dublin Code, Section 153.200 et seq.

2. There shall be 1,058 parking spaces provided for Subarea 5A including the multi-tenant retail building and gasoline sales area, as indicated on the site plan. Eight

stacking spaces shall be provided for the pharmacy drive-thru as part of the grocery. The applicant has planned this development around the preservation of the 4.4 +/- acre tree preservation zone at the northwest corner of Hard and Sawmill Roads. Also, the City of Dublin realigned the Emerald Parkway extension easterly resulting in a net loss to this property of approximately two (2) acres. Due to the provision of the 4.4 +/- acre tree preservation area and the acreage loss due to the road realignment, this site does not meet the minimum parking requirement. In consideration of these factors, the minimum parking requirement shall not be strictly enforced.

3. Service courts and loading docks shall be screened from all sides by landscaping mounding or walls.

4. There shall be shared parking between the main grocery building, the restaurant retail attached thereto, the multi-tenant retail buildings, and the gasoline sales area.

5. Internal pedestrian walkways as shown on the site plan will provide the necessary access points from parking areas to the stores. Bicycle racks will be provided along the front of the stores.

6. Shopping cart corrals shall be located within the parking lots and constructed in an "H" design utilizing landscape materials which provide screening of the stored carts. No vertical, non-generic cart corral signage will be allowed at each site.

7. Employees will park within the site as determined by the employer.

8. A large portion of the site is served by an existing stormwater drainage system, the remainder of the site will comply with the existing stormwater regulation found in the Dublin zoning code as articulated in the MORPC 5 year storm release rates and further the current Dublin standards with regard to stormwater quality must be met.

9. Stacking requirements for the fuel station shall be in compliance with the requirements of the Dublin City Code.

Circulation:

1. Sawmill R.O.W. shall be 68' from the centerline (to be resolved with City of Columbus).

2. Hard Road R.O.W. between Sawmill Road and Emerald Parkway shall be 135'.

3. Emerald Parkway shall have a 100' right-of-way and a pavement width consistent with prudent traffic engineering principles.

4. Summer Drive shall be private and maintained by the developer. Summer Drive shall be constructed by the developer to a specification approved by the City Engineer. All other publicly dedicated R.O.W. shall be 50'.

5. A bike path shall be developed along the Sawmill Road frontage and link with the existing pedestrian path along Hard Road.

6. Construction of Emerald Parkway from Sawmill to Hard Road shall occur before or simultaneously with the development of the retail center. In addition, at such time applicants shall dedicate the required right-of-way for the extension of Emerald Parkway to Bright Road. All curb cut locations and spacing shall be designed according to prudent traffic engineering principles.

7. The owner shall pay toward construction of Emerald Parkway north of Hard Road concurrent with development of the retail center, pursuant to a separate Infrastructure Agreement between the developer and the City.

8. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cut location and function be as shown on the site plan and to the satisfaction of the City Engineer of the City of competent jurisdiction; that street lighting, curb and gutter, bike path and sidewalks be installed per City standards, to the satisfaction of the City Engineer; and easements for all utilities be recorded at a later date to the satisfaction fo the City Engineer.

Waste, Refuse, Outdoor Display Areas and/or other Environmental Commitments:

1. All waste and refuse shall be containerized. The multi-tenant buildings and gasoline sales area will also be required to have lids on their dumpsters to mitigate any odor or pest problems in the area.

2. Seasonal outdoor sales shall be permitted subject to issuance of a seasonal outdoor sales permits in compliance with the requirements of the Dublin City Code.

3. The outside display area around the gasoline sales kiosk shall be limited to the following:

    a. Ice and beverage vending machines so long as they do not face a public right-of-way and are not internally illuminated.

b. Limited automotive product display racks, not to exceed 36" in height adjacent to the sales kiosk.

4. Outdoor display shall be prohibited for the two (2) multi-tenant retail buildings.

5. All waste and refuse containers and areas must be screened on three sides by a solid fence, wall, or building with a matching solid wood or metal gate to a minimum height of six (6) feet, unless otherwise in compliance with the Dublin City Code. The enclosure material is to match that of the predominate material of all buildings unless otherwise approved by the Planning and Zoning Commission.

Storage, Equipment and Screening:

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

2. All commercial vehicles associated with businesses operating within the center must be parked within a fully screened loading zone.

Landscaping:

1. Except as otherwise stated herein landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.

2. Landscaping within the Sawmill Road setback shall be comprised of a combination of evergreen and deciduous shrubs, flowering and deciduous trees to a height of 3.5'.

3. A 4' to 6' mound landscaped with a mixture of evergreen and deciduous plantings will be located along the Emerald Parkway frontage to the west of the Kroger building to provide a buffer from Emerald Parkway.

4. Street trees shall be planted along Sawmill Road, Hard Road and Emerald Parkway per City of Dublin Standards.

5. The applicant shall meet the City of Dublin Tree Preservation Ordinance unless a Tree Preservation Waiver is granted by the Dublin City Council.

6. The locations of planned signage and entry walls are indicated on the attached site plan.

7. A 4.4 +/- acre tract of land located at the northwest corner of Sawmill and Hard Roads shall be privately owned and maintained and will be designated open space. A no disturb zone/tree preservation zone will be privately maintained with the only intrusions being the Hard Road access which connects to the shopping center and any necessary utilities to serve the site. No clearing or thinning of trees shall be permitted in that area except for customary practices to improve the aesthetic of the area. Existing trees within this area shall be counted toward the minimum landscape requirement of Dublin City Code Section 153.133(B)(3)(a). The area shall be maintained in compliance with the requirements of the Dublin City Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.

2. All parking lot lighting shall be limited to 28' in height.

3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

4. All lighting fixtures shall be cut-off fixtures to prevent spillage of light onto adjacent properties, and shall conform to City of Dublin Lighting Guidelines.

5. The above lighting restrictions are applicable to all of Subarea 5A.

Architecture:

1. All building materials shall be earthtone in color.

2. The basic building materials shall be brick, stone and EIFS.

3. Roof lines, facades, rear and side building elevations shall be varied to provide relief in the building facades and alternate building massing.

4. Building materials shall be consistent on all visible sides of the buildings.

5. Where hipped or gabled roofs are provided, dimensional asphalt shingles will be the predominate roof material.

6. Main retail building tenants may have a variety of storefront conditions that include a covered colonnade or building mounted fabric awnings. Combinations of hipped, gabled, and detailed horizontal parapets shall be encouraged to breakup the over roof line.

7. Building materials consisting of brick, stone, and EIFS, shall be used for the larger anchor store, minor anchor store(s) (if provided), smaller retail shop buildings and the multi-tenant retail buildings. Non-visible (service court) masonry walls shall be painted concrete block in a color harmonious with the brick used throughout the center.

8. Other anchors and smaller shops may have colonnaded fronts, per the attached elevations, using a design similar and harmonious with those pilasters provided for the larger stores. Parapets projected above the columns will be articulated at larger tenant entrances. These parapets will be either rectilinear or gable in shape per the illustrations accompanying this text. Other materials will be the same as those provided for the major anchors with non-visible rear walls being concrete block painted to be harmonious with the brick used throughout the center.

9. Roof mounted equipment shall be screened with hipped or gabled roofs as well as detailed horizontal parapets. Rear and side building parapets on the anchor store shall be horizontal in nature, but shall be varied in height.

Signage:

1. Proposed signage shall be as approved with the Final Development Plan.

2. Unless otherwise indicated in this text, or any attachment hereto, all signage shall be in conformance with the pertinent provision of the Dublin Sign Code.

3. The wall sign for the major tenant shall be a maximum 110 square feet for the grocery façade facing Sawmill Road as shown on the submitted plans which is comparable with the wall signage previously approved for grocery store locations within Dublin. A maximum 50 square foot wall sign identifying the grocery store

shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the major tenant shall be a maximum of 8 feet in height and shall be 66 square feet for the Sawmill Road location and 66 square feet in size for the Hard Road location.

4. The signage for the other tenants shall be described as follows:

   a. The maximum height for the individual letters will be 30", except for ascenders and descenders.

   b. The maximum graphic span on the front façade for each tenant shall be 80% of the sign fascial length and the wall sign shall be located over the entrance to the tenant space.

   c. The signage will consist of individual channel letter boxes affixed to the façade. The letter faces will be made on acrylic plastic which will be illuminated internally by neon tubing. The return sides of all letters shall be dark bronze throughout the entire center. No exposed raceways shall be permitted. Letter boxes will be mounted flush with the wall.

   d. No individual sign shall exceed three (3) colors.

   e. All sign finishes shall be matte finish.

5. All signage shall be comprised of the color palette approved as a part of the Final Development Plan.

6. Signage shall be permitted for the pharmacy at the northern edge of the grocery use. Said signage to include canopy and post, shall be directional in nature indicating pharmacy drive thru location and "do not enter" signs per Dublin Signage Code.

7. Gas station signage shall be as approved with the Final Development plan. No signage shall be permitted on the building, pumps, or canopy, except as required by the law.

8. The site shall have a series of uniform egress and/or directional signs to aid traffic flow throughout the site, said signage shall comply with the pertinent provisions of the Dublin Zoning Code.

9. Blade signs shall be permitted to enable walking traffic to identify all tenants.

10. All other signage not identified shall comply with Section 153.150 et seq., of the Dublin zoning code.

11. No exposed neon, soda machines, banners, ATMs, etc., shall be permitted outside the buildings, except for the gasoline station outlet where ice and beverage machines are permitted.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 5, 2013

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

2. NE Quad – Subarea 5A – Kroger Marketplace **7625 Sawmill Road**
13-084Z/PDP/AFDP/CU **Rezoning/Preliminary Development Plan/ Final Development Plan/Conditional Use**

Proposal:	To add approximately 3,419-square-feet to the existing grocery store footprint, add permitted uses to the existing development text, and for an outdoor dining area for a shopping center within the NE Quad Planned Unit Development, located on the west side of Sawmill Road approximately 750-feet north of the intersection of Hard and Sawmill Roads.
Request:	Review and approval of rezoning/preliminary development plan/amended final development plan/conditional use application under the provisions of Code Sections 153.053 and 153.236.
Applicant:	Nick Vollman; represented by Ben Hale Jr.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

Motion: Warren Fishman moved, John Hardt seconded, to table the Rezoning/Preliminary Development Plan/Final Development/Conditional Use application at the request of the applicant.

VOTE: 7 – 0.

RESULT: This Rezoning/Preliminary Development Plan/Final Development/Conditional Use application was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer Rauch

Jennifer M. Rauch, AICP
Planner II

2. NE Quad, Subarea 5A – Kroger Marketplace Centre 7625 Sawmill Road
13-084Z/PDP/FDP/CU Rezoning/Preliminary Development Plan/ Final Development Plan/Conditional Use

Mr. Taylor introduced this request to add additional area to the existing grocery store, and modify the permitted uses within the existing development text, and for an outdoor dining area for a shopping center within the NE Quad Planned Unit Development, located on the west side of Sawmill Road approximately 750-feet north of the intersection of Hard and Sawmill Roads. He said the application requires three motions and three votes. He swore in anyone who wished to speak.

Ms. Rauch said the site is located on the west side of Sawmill Road, north of the intersection with Hard Road and Emerald Parkway, which runs along the western boundary. She stated the shopping center is located in the western portion of the site with parking and outparcels located along the Sawmill Road frontage. She said the rezoning and preliminary development portion of this applicant includes modifications to the square footage requirements within the previously approved development text, as well as modifications to the permitted uses. She indicated the approved development text limits an overall square footage for the grocery store, and the remaining retail components for this entire shopping center, which was based on a large discussion of the previous rezoning to ensure the shopping center was neighborhood-serving and did not create a regional draw. She said accounts for a future expansion of the shopping center located along Emerald Parkway, with an expansion allowance of 24,000 square feet, which is unchanged with this proposal.

Ms. Rauch stated the applicant is proposing to create two small scale expansions with approximately 3,000 square feet located to the rear of the Kroger store intended for additional storage space, and 500 square feet for an internal tenant space located on the front elevation of the Kroger store, which will be accessed independently. She said the proposal does alter the original square footage numbers, but given the majority of the expansion occurs to the rear and is intended for storage and the tenant space is located along the front and helps increase the pedestrian interaction as part of the shopping center, Planning supports the proposed modification.

She outlined the proposed modifications to the uses and stated three conditional uses are proposed to be permitted uses within the proposed development text and include health and allied services, educational and tutoring, and outdoor dining areas. She said the proposed outdoor dining areas are consistent with the Giant Eagle and Avery Square shopping centers.

She indicated the proposed modifications on the elevations and stated the same design details and materials will be used to match the existing center. She highlighted three trees along the front elevation, which may have to removed and replaced on site. She said Planning has modified the previous condition and the applicant is in agreement. She stated the third part of this application is the outdoor dining area associated with the additional tenant space along the front elevation. She presented the furniture details Ms. Rauch stated Planning has reviewed the applications recommends approval with no conditions for the rezoning and preliminary development plan; approval with one condition for the final development plan; and approval with one condition for the conditional use.

Mr. Hale (37 West Broad Street, Columbus, OH) said the applicant is requesting these modifications to update the store and remain competitive in the market. He said customer needs and demands have changed and Kroger is responding to this change, which requires modifications to the interior and exterior of the store. He stated the modifications to the store interior are a large undertaking and will meet the current store standards and provide a better mix of items customers want. He said the Starbucks is currently in the middle of the store and will be relocated to the outside portion of the store with the outdoor seating area. Mr. Hale stated Kroger and Starbuck both agree the proposed location is much better and gives Starbucks an outside door. He said the proposed addition on the rear is for storage only and no additional sales space and no change to the gross square footage of retail sales space.

Ms. Jordan Horn, Kroger Company (411 Executive Parkway, Westerville, OH) expressed how important the City of Dublin is the Kroger company. She said from the loyalty data collected we have found that the majority of customers that come to this Marketplace store are within a three-mile radius of the store, which is very uncommon and unusual for the Kroger's as a company. She said the store prototype continues to change and the customer demand also changes, and with the current store these demand are not being met. She said the proposed changes will improve the mix of the store and put our customers first. She stated the storage in the back of the store is minimal and Kroger tries to maintain as little storage as possible. Ms. Horn said the proposed rear addition would allow us to store additional items that are currently kept off-site, and meet customer needs better.

Mr. Hale said the applicant finds the proposed changes are modest and the architecture meets the standards and design of the existing building.

Ms. Cathy Boring (5213 Reserve, Dublin, OH) said this proposal is very delicate situation and she asked the Commissioners to view her as concerned resident. She said she was a founding member of the East Side Civic Association and they worked for many years on this project and they were thrilled when Kroger announced they were coming. She said their proposal defined neighborhood shopping and as part of the development process the size of the store was defined so that would not be large. Ms. Boring said her main concern was the additional square footage, because it seems like an innocent proposal, but she is concerned the store will continue to get bigger. She asked the Commissioners to consider the future and the precedent set by allowing the proposed increase given the history and desires of the neighborhood for this site. She asked the Commission to consider the original desire for neighborhood draw, small shops and grocery store and consider the limitation on the store size.

Mr. Taylor asked if anyone from the public would like to comment on this. [There was none.]

Mr. Fishman said he was on the Commission when the shopping center was approved and he was surprised the neighbors were not at the meeting tonight, given that they were adamant the store not exceed 100,000 square feet. He said they wanted to avoid what was occurring across the street. He said we need to respect the two arduous years spent to ensure the store would not be over 100,000 square feet. He said the Commission made an allowance for an additional 24,000 square feet and asked that the proposed area be subtracted from the 24,000 square feet. He said he could not in good conscience approve the addition because he felt it set a dangerous precedent.

Ms. Kramb said her initial thought was to allow the storage, but asked if the applicant would be allowed to use it for additional retail area in the future. Ms. Rauch responded the text specifies an increase in the square footage, although the applicant intends it to be used for storage. Ms. Kramb said she had a problem with that and she would be open to the proposal if the area was allocated for only storage and not additional retail area. She said she was supportive of the Starbucks and the outdoor seating area. She stated she understood the Starbucks sign was not part of the application, but was not in favor of a Starbucks sign being permitted. She said if Starbucks had an individual tenant space then a sign would be appropriate. She said she did not think the additional area changed the neighborhood feel of the center. Ms. Kramb stated she was supportive of the proposed changes to the uses, as long they do not impact the parking requirements. She said these conditional use applications have been reviewed and approved by the Commission before with no problems.

Ms. Kramb asked for clarification about what the rezoning would allow. Ms. Rauch said the rezoning would modify the permitted square footage for the grocery and the total area for the shopping center.

Ms. Kramb asked about the outdoor seasonal display and whether they have to obtain a permit. Ms. Rauch indicated they have a seasonal permit.

Ms. Kramb said the material is located in the area where the outdoor dining area is proposed and asked where it would be relocated. She said she wanted to ensure they were in compliance. She also indicated the gas station is out of compliance with regard to signs.

Mr. Budde asked Ms. Rauch to clarify if the new storage space was two-story or one-story. Ms. Rauch said it was two stories.

Mr. Budde said he would agree to the expansion if the area was removed from the future expansion area. He said he was supportive of the Starbucks space and the outdoor dining area.

Ms. Newell asked Ms. Rauch for a comparison between the square footage of this store and Giant Eagle located at Perimeter Center. She said she wanted to ensure we were creating equality between different businesses and different applications within the City. She said this development and the Giant Eagle development serve a neighborhood and not a regional draw. She said she wanted to know was whether their proposal and the additional square footage were drastically different or larger than what was approved in other neighborhood retail environments.

Ms. Rauch said the requirements that govern Giant Eagle, which is in the Perimeter Center PUD, specify a total square footage for the entire shopping center is 170,000 square feet, with the grocery store at 99,000 square feet for the ground floor part and then 20,000 square feet for a mezzanine area.

Ms. Kramb said there seems to be a precedent to approve additional square footage, but for a different use. Ms. Rauch said the discussion did not revolve around keeping the area under 100,000 square feet, but identifying specific requirements in the text to delineate grocery versus another type of use.

Ms. Newell said she agreed. She said when looking in terms of fairness, it would be terribly unfair to deny the additional square footage if we had approved other property in similar situations and within close proximity to residential neighborhoods to have more square footage. She said she would have a great deal of difficulty telling Kroger they were not able to have the additional square footage. She said she thought a fair compromise would be to remove the increased area from the future development area intended along Emerald Parkway.

Mr. Hardt said he was encouraged to see our local businesses doing well and glad to see that Kroger wants to expand and improve their store. He said he would like to find a way to support some variation of this proposal to help Kroger re-positioned themselves in the market, but he had a number of issues with the application. He clarified with Ms. Rauch the Starbucks sign was not part of this application and said he would have great difficulty voting to approve the application without the details of the sign provided. He said he recalled when Giant Eagle was reviewed there was a discussion about an exterior sign for a tenant as part of that application. He said he recalled the Commission could consider something to be a tenant space and provided a sign, if there were walls on the interior of the store that delineated and separated the space from the grocery store, and could maintain separate hours and separate front doors.

Mr. Hardt said the proposed development text would allow patios as a permitted use, which we have made similar amendment in other shopping centers, but in both of those cases there was a cap of square footage, which was not included with this proposal. He said he was not comfortable supporting this text change without restriction. He said the floor plan for the rear addition shows a number of windows around the perimeter, both on the first and second floor that are not shown on the elevation and he had concerns whether these windows would look appropriate given the architecture. He continued that the total square footage for the expansion at two stories would equate to a 6,338 square feet expansion, which does not match the text.

Mr. Taylor agreed with Mr. Hardt's comments. He said he is sensitive to the work that was done many years ago by people who were far more involved and sensitive to the local area than he is and he was pleased that two of those people have spoken tonight. He said he has great concerns regarding expanding the size of the store and that the numbers provided do not match. He said he was also concerned that a significant addition is being added to the rear of the building along a highly traveled road and facing residences. He is reluctant to approve the proposal until the discrepancies were worked out. He asked for clarification from Planning in the development text where we have written total building square footage for the first phase and the subsequent phase.

Ms. Rauch indicated the first phase was everything except the 24,000 square foot planned along Emerald Parkway.

Mr. Taylor said regarding the sign for Starbucks, the Commission defined a tenant's space as being able to be accessed completely independently of the main store. He said the Commission had a detailed discussion and reviewed several scenarios prior to approving the signs for the tenants within Giant Eagle. He said the architectural drawing shows a drop down partition and not a separate tenant space. He said the tenant space would have to remain separate and independent from the store to be granted a sign.

Mr. Taylor said he had concerns about not limiting the total area of patio spaces and that this shopping center is smaller and has several existing patios. He said he cannot imagine a great deal of additional need for this use and said these should continue to be reviewed by the Commission. He said he was not in favor of changing that conditional use. Ms. Kramb agreed.

Mr. Hardt said the floor plan documents also showed a series of vending machines on the exterior of the building on the front, which would not be supported. Mr. Taylor agreed.

Mr. Taylor said he had concerns about allowing tutorial and educational services as a permitted use, because the life of a shopping center is really dependent on foot traffic and those are not high traffic uses. He said he would like to keep those as conditional uses, because it gives them a chance to look at the entire center and see the impacts. He said the site plan shows the new and old overlay on the same sheet here, and he asked for clarification about the parking space and landscape modifications.

Ms. Rauch said there is existing parking along the southern portion of the Kroger to the rear and a landscape island at the western edge, which will be removed with the proposed storage addition. She said the area is reconfigured and the parking spaces removed will be moved to the center of the service area to meet the text.

Mr. Taylor said when he is at the site looking across the parking lot to the south from the gas station there is not a car in the parking spaces regardless of the times of day and night. He wondered if the site is over parked and if this was a good example of something to take a look at in the future. He said it would be nice if more green space could be located along Sawmill Road and less parking was located in the area. He said he was in favor of the Starbucks addition if it can be a separate tenant space. He said he was not in favor of the two-story addition or changing the patios and tutoring and educational uses to permitted use.

Mr. Hale said the applicant will table the application tonight and take all of this into consideration. He said the applicant needs to add the storage area and they would limit it to storage. He said the applicant needs the ability to store items on-site and eliminate the shuttling back and forth from the offsite facility to bring goods. He said they will limit that square footage to storage, but not increase our retail square footage. He said the future expansion area for the shopping center, which has not been built, was a big deal when it was approved. He said there was significant discussion about this area and we built a fence and landscaped to screen the rear of the shopping center until the future expansion happens. He said the purpose of the future expansion was approved to serve a function of screening the service areas. He stated the building was spread out in order to totally contain the service area. He said he was not sure if it was in anybody's best interest to permit the proposal by reducing the future expansion area. Mr. Hale said they will go back and clarify the list of permitted uses make them uniform.

Mr. Hardt said the applicant should reconsider and modify the application to remove the parking spaces relocated in the rear, because the future expansion will limit the spaces in the long term. Mr. Hale agreed there was a lot of extra parking. Ms. Newell agreed.

Mr. Fishman said he did not want it forgot within the Perimeter Center, Giant Eagle did not exceed 99,000 square feet. He said the Kroger store should stay at 100,000 square feet.

Ms. Amorose-Groomes confirmed the applicant would like to table the application.

Ms. Boring thanked everyone for being so careful.

Motion and Vote
Mr. Fishman moved to table the case, seconded by Mr. Hardt. The vote was as follows: Mr. Budde, yes; Mr. Taylor, yes; Ms. Amorose-Groomes, yes; Ms. Kramb, yes; Ms. Newell, yes; Mr. Hardt, yes; and Mr. Fishman, yes. (Tabled 7 – 0.)

3. Millennium Office Complex – Aloha Learning Center 6063 Frantz Road
13-091CU Conditional Use

Mr. Taylor introduced this consent application to permit a learning center to be located within an existing office building in the Millennium Office Complex zoned PUD, Planned Unit Development District, located on the east side of Frantz Road, approximately 750 feet south of Metro Place South. He said the Commission is the final authority on this application and he swore in the applicant and staff.

Ms. Rauch indicated this was a Conditional Use request for an educational tutoring service within an existing office development. She said Planning recommends approval with no condition.

Ms. Sunisha Motaparthi (6777 Riverside Glen Court, Dublin) said she is presenting on behalf of the Aloha Center franchise they are trying to open. She said the main goal at this franchise is providing education for kids, especially with math, English, reading and writing.

Motion and Vote
Ms. Newell moved, Mr. Hardt seconded, to approve this Conditional Use as it complies with the applicable review criteria with no conditions. The vote was as follows: Mr. Fishman, yes; Mr. Budde, yes; Ms. Kramb, yes; Mr. Taylor, yes; Mr. Hardt, yes; and Ms. Newell, yes. (Approved 6 – 0.)

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 21, 2004

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

5. **Conditional Use 04-123CU – NE Quad PUD Retail, Subarea 5A – Kroger Center Multi-Tenant Out Building Drive-Thru – 7625 Sawmill Road**
Location: 17.97 acres located on the northwest corner of Sawmill and Hard Roads.
Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).
Request: Review and approval of a conditional use request for an auto-oriented use (drive-thru) under the provisions of Section 153.237.
Proposed Use: A drive-thru for an 8,500-square foot retail building.
Applicant: Sawmill Partners Investment Company, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.
Staff Contact: Jamie E. Adkins, Planner.

MOTION: To disapprove this Conditional Use because it does not meet the following Conditional Use Criteria 1, 3, 4, 7, and 8 as listed in Section 153.236(C) of the Code:

1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
OCTOBER 21, 2004

5. Conditional Use 04-123CU – NE Quad PUD Retail, Subarea 5A – Kroger Center Multi-Tenant Out Building Drive-Thru – 7625 Sawmill Road (Continued)

8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets and roads.

VOTE: 4-2.

RESULT: This Conditional Use application was disapproved.

STAFF CERTIFICATION

Daniel D. Bird, FAICP
Director of Planning

Mr. Zimmerman moved that they table this rezoning application.

Mr. Saneholtz seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, abstain; Mr. Saneholtz, yes; and Mr. Zimmerman, yes. (Tabled 5-0-1.)

3. Corridor Development District 04-131CDD - Hummer of Columbus - 4300 West Dublin-Granville Road

Mr. Gerber identified this as a consent item. Michael Close, representing the applicant, agreed to all the conditions as listed below, with a revision to Staff Report Condition 1 as listed below:

Mr. Zimmerman moved for approval of this Corridor Development District application because the proposed conditional use is consistent with the intended purpose of the buildings existing on this site, and the proposed conditional use will further the City's Economic Development strategies, with the six conditions as listed below:

1) That the proposed gas tank be located to meet all Building and Fire Code requirements;
2) That plans be revised indicating the removal of the four parallel parking spaces along the eastern edge of the site, along West Dublin-Granville Road, subject to staff approval;
3) That all ADA accessible spaces be properly indicated on the plans;
4) That the proposed sign along Dale Drive be ground mounted on brick to match the building, and that the sign be placed into the grading in that portion of the site to meet Code;
5) That all new site lighting utilize cut-off type fixtures, and that it comply with the Exterior Lighting Guidelines, subject to staff approval; and
6) That building specifications for the stone wall entry feature be added to the plans prior to the issuance of building permits, subject to staff approval.

Mr. Saneholtz seconded the motion and the vote was as follows: Mr. Messineo, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Zimmerman, yes; and Mr. Gerber, abstain. (Approved 5-0-1.)

Administrative Business

Mr. Gerber called a short recess.

4. Final Development Plan/Conditional Use 04-122FDP/CU – NE Quad PUD Retail, Subarea 5A – Kroger Center Fuel Station – 7515 Sawmill Road

5. Conditional Use 04-123CU – NE Quad PUD Retail, Subarea 5A – Kroger Center Multi-Tenant Out Building Drive-Thru – 7625 Sawmill Road

6. Final Development Plan/Conditional Use 04-121FDP/CU – NE Quad PUD Retail, Subarea 5A – Kroger Center – 7625 Sawmill Road

Mr. Gerber said these cases will be presented together by Jamie Adkins. A total of five votes are necessary for the two Final Development Plan and three Conditional Use applications. [The Commission discussion for each separate case is listed in the order of the published agenda.]

Mr. Gerber swore in those who intended to speak in regard to these cases.

Jamie Adkins said the site is zoned PUD, Planned Unit Development District. Surrounding uses are also zoned PUD and to the east is the City of Columbus.

Ms. Adkins indicated on a slide the location of the proposed 100,000 square-foot Kroger store, the proposed retail building, the future retail area, the two multi-tenant retail buildings, and the proposed fuel station. Another slide depicted the preserved four-acre woods, and future Emerald Parkway, which is under construction. Sawmill Road is to the east. She also showed a close-up view of the proposed two small retail buildings (8,500 square feet each) fronting on Sawmill Road. The southernmost building includes the proposed drive-thru.
Ms. Adkins explained that the applicant has added benches, lighting, etc and landscaping areas to the retail center and in front of the Kroger building. She showed a slide of the fuel station portion of the site, indicating landscaped screening around a portion of the fuel station at the intersection of Summer Drive and Sawmill Road. She also indicated the center elevations, minus the fuel station.

Ms. Boring asked what, other than adding some dormers, were added, to make this more village-like on the outside. She noted that other than the reduced height, they still looked like little boxes instead of small storefronts.

Ms. Adkins said the overall height of the building was lowered, and awnings and muntins have been added on the windows to break up the window and door massings. She observed that the individual tenant spaces are broken up more now than the last time the Commission saw them. The dormers were added to the retail buildings, and to other portions of the center and Kroger building. Recesses were added to the side elevations of the Kroger building, and elements were added to the corners to break up the long façades of the main Kroger building.

Mr. Gerber asked if these improvements were consistent with what was discussed by the Commission at the last consideration.

Ms. Adkins replied that it does not meet 100 percent of the Large Format Retail Guidelines, but staff does feel that it meets the intent, and it does break up those elevations. She then presented slides of the proposed elevations for the fuel station, indicating that dormers have been added matching the retail center, and a gable element added to the front, rear and sides with a round window, to tie in with the main retail center. She added that the height of the canopy is 14 feet 6 inches to the underside of the canopy. She showed slides of the perspectives from the parking lot to the main Kroger entrance, and of the corner retail center, noting that dormers have been added along the façade.

Ms. Adkins distributed color samples of the proposed sign palette, and showed slides of the lighting poles and fixtures proposed for the parking area. She indicated that staff is recommending approval of all five applications with the conditions as listed in the staff report.

Randy Roth, 6987 Grandee Cliffs Drive, president of the East Dublin Civic Association, thanked Mr. Hale and Kroger for meeting with them. He said they would support the fuel station if the Commission felt it was attractive. They are also supporting the changes from the original zoning, and the pharmacy drive-thru. They would like to see Kroger succeed; however, they were opposed in the original rezoning, and are still opposed to any fast food or drive-thrus in the two out parcels for this rezoning.

Ben W. Hale, representing the applicant, noted that in the original zoning there was an 8,000 square-foot restaurant in the woods, and a couple of outparcels on the office portion, north of the site. All of the restaurants in the original zoning were specifically described as sit-down restaurants, with no drive-thrus. On the north part, any restaurant still had to be sit-down, with no drive-thrus. He stated that they agreed instead of outparcel restaurant buildings on these sites, they would have multi-tenant buildings. He said they also limited themselves to one drive-thru. In the text, the Additional Use Considerations section dealing with the multi-tenant buildings specifically provides that a drive-thru, or drive-in shall be permitted on one of the multi-tenant retail outbuildings, subject to the approval, and in accordance with Dublin City Code, and basically it then describes the conditional use process.

Mr. Hale said they felt Tim Horton's was a use that would not create a traffic conflict because most of their business was 6 - 10 a.m. He added that they received a tree waiver from Council, but they have to replace 144 trees outside of what is normally required on the site, and they have congregated as many of those trees as they can to create a wooded area to screen the building. As the Commission requested, they have added elements at the corners of the Kroger building of brick and stone. They also reduced the height of the building to the same height as the Kroger Center building on Avery Road.

Mark Ford, Ford and Associates Architects, stated that on the front of the building, they have added a second hip roof, reduced the height of the main entrance piece, more glass along the front with pilasters and more awnings, and another hip on the corner. They added another hip roof element over the secondary entrance. He felt they met the Large Format Retail Guideline criteria by adding all the elements that project in and out. Notably, the dock area in the rear of the building has screen walls that project both north and south to screen the trucks. Mr. Hale explained that the service area and mechanicals on both buildings are screened with a brick wall; however, the gas meters are required by the gas company to be visible.

Mr. Ford further showed that the building has a parapet roof, except at the dock area. The outbuildings have added stone at each of the corner tower pieces, and reduced the ridge and eave lines down, adding smaller dormers and giving it a more residential feeling in scale. Awnings were added ten feet above the sidewalk. The architectural palette is the same as on the main center.

Ms. Boring asked about the future expansion area.

Kerry Reeds, MSI Design, indicated the screen along the future retail area is a three-foot mound, which wraps around to the side, along the entire area. There is a decorative six-foot wood fence that occurs on top of the mound and there are evergreen trees.

Mr. Reeds explained that on Sawmill Road, mounding occurs sporadically in areas. Where it does not occur; there is an evergreen hedge in three areas. On the corner, leather leaf viburnum and evergreen plant materials have been added, per staff's request. Evergreens wrap the entire perimeter of the fuel station. In addition, there are a number of trees along the Summer Drive frontage, as well as along Sawmill, which will be preserved. Per Council's request, it will be opaque.

Mr. Reeds said behind the sign there is a curvilinear wall about waist-high, with perennials in front and behind. That is the mound where the broad-leaf evergreen shrubs are on top, and then the evergreens, and then it drops back down to the fuel station. That is all elevated above the ground plane at that corner.

Mr. Hale said they believe they have a product that is on par with, or better than, anything ever built in Dublin in terms of a shopping center. He noted the Staff Report incorrectly states the pharmacy will be open from Midnight to 6 a.m. The agreement is that the drive-thru pharmacy, the fuel station, and the restaurant, etc. will be closed from Midnight until 6 a.m. The grocery store, by the text, is permitted to stay open 24 hours, and the pharmacy is located inside that building. The Kroger building in the text is listed as 99,945 square feet, but it is actually 101,416 square feet after adding on the improvements.

4. Final Development Plan 04-122FDP – NE Quad PUD Retail, Subarea 5A – Kroger Center Fuel Station – 7515 Sawmill Road

[See joint presentations for this case and Cases 5 and 6 earlier given by Jamie Adkins and the applicant's representative, Ben W. Hale, Jr.]

Mr. Sprague asked about the width of the pillars; he said from the side, they looked more substantial.

Mr. Ford said as requested, they are the exact size as those at the Perimeter Center Shell gas station.

Mr. Messineo said it looked too tight. He asked how cars flowed through the stalls with trailers, etc.

Mr. Ford said they looked at the turning radiuses within that area, as well as, for delivery of the fuel itself in terms of access to the western-most point on the pumps. He said a Civil Engineer looked at that to make sure that all turning radii met the requirements.

Ms. Boring said it was 14 feet 6 inches for clearance. She asked if there was a minimum allowable for a clearance on a fuel station, and could it be lowered.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 1, 2004

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

1. **Informal Review – 04-094INF – Northeast Quadrant PUD Subarea 5A – Kroger Centre – Sawmill Road**
   Location: 27.951 acres located on the northwest corner of Sawmill and Hard Roads.
   Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).
   Request: Informal review of architecture, signage, and landscaping for the Kroger Centre development.
   Proposed Use: A 198,000-square foot shopping center anchored by a 99,945-square foot grocery store with a drive-thru pharmacy, a 98-square foot eight pump gas station and two 8,284-square foot multi-tenant buildings.
   Applicant: Sawmill Partners Investment Company, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.
   Staff Contact: Anne Wanner, Senior Planner.

RESULT: No vote or action was taken on this informal case. The Commission requested that there be further adherence to the large format retail guidelines, the elimination of the "Sunflower" color from the proposed sign color palette, and enhanced screening and landscaping treatment along Emerald Parkway.

STAFF CERTIFICATION

Frank A. Ciarochi
Acting Planning Director

13-084Z/PDP/FDP
Rezoning/Preliminary Development Plan/
Final Development Plan
NE Quad- Subarea 5A- Kroger Marketplace
7625 Sawmill Road

depth of substantial changes that the Planned District ordinance had overall, but it is a substantial document.

Mr. Gerber requested a 20-minute overview with packets provided. He suggested it be reviewed by section at more than one Commission meeting if that was what the other Commissioners felt was the best approach. Mr. Gunderman agreed.

Mr. Gerber said after reviewing the Council minutes for the first case he recalled the discussion with Anne Wanner and Jennifer Readler regarding preliminary development plans and how the Commission was going to change the way preliminary and final development plans were reviewed. He wondered if it made sense for Ms. Wanner and Ms. Readler to put together a report including the rationale why the Commission was thinking along those lines and solicit Council's input.

Ms. Readler agreed to provide Council with a report regarding the Commission's plan review procedure.

Mr. Gerber announced that Case 4: Final Development Plan 04-073FDP – Perimeter West Subarea I – Ruscilli Office Buildings – 6840-6890 Perimeter Drive had been postponed prior to this meeting. He said there were three informal cases remaining on the agenda. He said typically, informal cases come to the Commission when the applicant is trying to get input from the Commission about a plan. He said they usually make a very brief presentation, the Commission shares their thoughts, and the applicant then decides whether they want to make a formal application and continue with the process. Mr. Gerber said usually, the Commission does not permit public comments from the audience at this stage, because the Commission and applicants are not sure of the status of the case. He asked that anyone who had planned to speak tonight to provide their address to Libby Farley so that can be notified of subsequent meetings, if the applicant does go forward with the project.

1. Informal Review 04-094INF – Northwest Quadrant PUD Subarea 5A – Kroger Centre – Sawmill Road

Chair Gerber stated that this informal case was limited to 30 minutes.

Anne Wanner said this rezoning was approved by City Council on May 17, 2004 and it went into effect on June 17. She said at the City Council meeting, there were special conditions added regarding the development text limitations for tenant sizes, color limitations for signage, and additional landscape treatment around the gas station, which is a conditional use. She said in addition the Planning Commission approval included a condition, which required informal review of the signage, landscaping, and architecture. Ms. Wanner said the applicant has worked on some of the items that were discussed at the rezoning and they are bringing them to the Commission for informal review.

Ms. Wanner said this site is located on the east side of Dublin, at the intersection of Hard Road and Sawmill Road. She showed slides of the site. Surrounding zonings include the PUD, Planned Unit Development Districts. The City of Columbus is located to the east of the site. There is a significant stand of trees (approximately 4.4 acres) and a tree row running along the northern end of the site. Significant development to the east of the site includes additional retail,

grocery store uses, the Scioto High School, and Wyandotte Woods subdivision on the west, and the proposed Emerald Parkway connection to be constructed within the next year.

Ms. Wanner said there is significant signage proposed for the site. She said the applicant had responded to staff's comments regarding the signage. They have incorporated brick into the sign to match the building, as well as the gas station sign. She showed a slide which indicated where each of the proposed signs are to be located. There will be two Kroger Centre signs, one gas station sign located at the corner of Sawmill Road and proposed Summer Drive. She said there are two Kroger wall signs proposed. One will face Sawmill Road and the other, Emerald Parkway. There are some drive-thru and directional signs proposed for the pharmacy. Small tenant signs will be located along the façades of the stores.

Four colors have been proposed for the tenant signage: delft blue, Kelly green, sunflower, and white. However, the tenants will still be restricted to three-colors, per sign, consistent with Code. She showed a sample board of awning colors proposed which included burgundy, blue striped and green striped.

She showed slides of the architectural elevations for the Kroger building. As part of this review, she said staff noticed that some of the elevations do not comply with the Large Format Retail Guidelines. She said staff suggests that the applicant provide a little more articulation, especially on this elevation the north and west sides by providing more stone and building recesses to comply with the Guidelines.

Ms. Wanner said there is a lot of articulation along the retail elevations. There are cupolas, dormers on rooflines, window mullion treatments along the storefront tops, awnings, stone and other architectural details.

She said the rear of the retail buildings would face Emerald Parkway. She said staff suggests that some additional articulation, perhaps material change, occur on the rear which will face Emerald Parkway.

Ms. Wanner said the applicant has added more detail for the multi-tenant retail buildings. Dormers, cupolas, awnings, and mullion treatments have been added to the doorways.

She showed a slide of the gas station canopy elevations. She said staff has requested the applicant to vary the gas station columns to provide more of a rectangular column. She said that was not reflected in the elevations shown tonight. Ms. Wanner said staff also suggests adding hip elements, to the canopy roofline to break up the mass, and a moulding treatment around the EIFS.

A slide showing the proposed gas station signage was shown. Ms. Wanner said the applicant was proposing to save a couple trees within this area. She said at the City Council rezoning hearing, screening at this corner was heavily discussed. She said staff recommends adding additional landscape treatment to this corner because the gas station canopy still can be seen. She said there are things the applicant can do to provide additional buffering in this area.

Ms. Wanner said the landscaping and drawing plans have progressed. However, there are some additional studies of the architecture that staff will have to do to make sure the Large Format

Retail Guidelines are met. She said the Guidelines are extensive and will be addressed at the final development plan stage. She assured that there will be additional articulation throughout the site. Ms. Wanner said the landscaping plan had come a long way. Staff has not yet determined if the basin shown will be a pond or a dry basin.

She said landscaping along Sawmill Road includes undulating mounds, additional landscaping that will blend with the landscaping to the north, and additional sidewalks have been.

Ben W. Hale, Jr., attorney representing the applicant, said they have added more stone to the shopping center to soften the building. He said the multi-tenant buildings in front have been redesigned to match the retail center. They have tried to reduce the scale of the building and make it feel more pedestrian-friendly. He said on the Kroger store, they have added stone elements, banding, and more detail elements including awnings, etc.

Brent Racer, representing Ford and Associates, said they had changed out some of the materials to break down the sheer mass of the Kroger building. However, they are still using some of the elements, which will be continuous throughout the center (cupolas, detailing, brickwork, quioning, etc.) so that there is more of a pedestrian-feel rather than one giant center.

Kerry Reeds, MSI Landscape Architects, said the landscaping has been revised along Sawmill Road since the Commission has last seen this project. He said they now have a combination of evergreen hedge material, intermittent landscape mounds, deciduous hedge material as well as perimeter plantings along the frontage. Mr. Reeds said they revised the corner landscape at Sawmill Road and Summer Drive to reflect a low stone wall with a mound behind it that will have a two-tier planting scheme, a deciduous hedge and then an evergreen hedge behind it, as well as flowering trees, and then perennials on the front side of the wall. He said since the last meeting, a walkway has been added from the proposed bikepath along Sawmill Road, west into the site. Other sidewalks have also been added, as well as traffic calming crosswalks along the main storefront drive that will serve for the handicap accessible spaces. Pavers or stamped concrete will occur for traffic calming purposes at numerous points along the storefront drive.

Mr. Gerber reminded the Commission that tonight's discussion should focus on architecture, signage, and landscaping only, keeping in mind that the drive-thru pharmacy and gas station are conditional uses, which will come back with the final development plan.

Ms. Reiss said the changes made helped improve the project. She reiterated what Ms. Wanner said staff said that the large mass on the rear of the Kroger building needs to be broken in some way, by varying the recesses on the building. She said the "future retail" area shown was sufficiently landscaped now so that the rear of the other retail portion will be screened from Emerald Parkway until that is developed.

Ms. Reiss did not care for the Sunflower yellow signage. She said it seemed too striking and too large of a contrast between the yellow and the brick.

Ms. Boring thought the signage colors were not muted as City Council had directed.

Ms. Reiss said the colors of the tenant signage should match the awning colors proposed. Ms. Boring said those colors were navy, green (not Kelly green), and tan. Ms. Reiss said the awning and signs should match.

Ms. Reiss said on the rear elevations, at the corners, there are areas that look like parapets, but on the rear elevations there are no hip roofs on them. She would like to see the hip roofs repeated on the Kroger rear elevation.

Mr. Messineo said he really appreciated Ms. Wanner's staff report. However, he said there seemed to be a lot of things in the report that need to be resolved. He asked if they all would be resolved or were they in dispute.

Mr. Hale said he did not think so. He said the process was that they were to file a final development plan. He said when a final development plan was filed, all the details have to be finalized. Mr. Hale said they had, to this point tried to respond to what they heard from City Council. He said at the Planning Commission last time, they said they would come back and show these details rather than spend money doing final drawings until they had this discussion. He said this discussion enabled them to take the Commission's and staff's comments and try to revise the plans before they come back for a review.

Mr. Messineo agreed with all of staff's recommendations in the staff report.

Mr. Saneholtz said the thought this was a great improvement. He said the changes made break up the mass of the building. He asked if the tenant signs were located above the awnings.

Mr. Racer said the tenant signs were above the awnings. He said individual letters would be fastened to the building.

Mr. Saneholtz supported the other Commissioners and said the awnings and tenant signage should coordinate. He said the colors proposed for the signs do not work.

Mr. Saneholtz referred to page 4 of the staff report regarding the perimeter planting requirement, He said specifically, that this treatment (a 3.5 foot hedge, mound, or wall) was required along the south side of the parking lot, adjacent to the tree reserve. He asked if that would make it difficult to see the preserved woods.

Ms. Wanner said unfortunately, the text specifically states that this 4.4 acres of woods will be counted towards the interior landscaping, and it does not address the perimeter landscaping. Ms. Wanner stated that it is the Commission's discretion if they feel that this wooded area can count for perimeter landscaping.

Mr. Saneholtz said he did not have a strong opinion on this other than the Commission asked the applicants to preserve the woods and he did not want anything done to detract from it.

Mr. Hale did not think anything formal should be in front of the woods.

Ms. Boring said it is a great buffer between the woods and the parking lot in order to help catch some of the natural trash and debris that happens in a parking lot. She thought it should remain. Mr. Hale said they would do something appropriate.

Ms. Wanner suggested an informal, naturalized landscaping application in that area would be more appropriate which would still incorporate trees to shade that section of the parking lot.

Mr. Saneholtz asked what would be to the north of the gas station. Ms. Wanner said that was Subarea 5B, and it was zoned for office use.

Mr. Saneholtz had a screening concern on the corner, further to the west, depending upon how the north piece was developed as far as visibility when coming south on Sawmill Road.

Ms. Boring said if the applicant is going to use the colors on the awning material board shown, the colors should not only match the signs, but should be burgundy, navy, taupe, and forest green.

Ms. Boring was concerned about the height of the tenant signs meeting the Sign Code. Mr. Hale said all the signage was in compliance, except for the Kroger sign.

Ms. Boring said progress had been made, however the dormers looked inappropriate. She said the Kroger section is too massive and it should look like a little village with more dormers.

Mr. Messineo asked if the Kroger wall could be broken up slightly.

Mr. Racer tried to clarify the changes along the Kroger edge. He said they have changed some of the materials and added vertical elements help break up the size. They have tried to manipulate the buildings recesses to provide interest.

Mr. Messineo said it looked as though there were some indents on each side of the Kroger sign where the brick was set. He said it looked very massive on the rendering. He suggested it be made of EIFS or a different kind of material.

Ms. Boring said the roofline is too massive.

Mr. Messineo liked the east Kroger building elevation. He asked if there were windows on top. Mr. Racer said it was brick banding.

Ms. Boring said the back of the buildings definitely need much more work. She said there should not be meter boxes hanging in the rear like at the back of the Meijer's outparcel. She said there were two reasons: Emerald Parkway is going to be a major thoroughfare, and it does not have varied architecture. She said the back elevation needs to be more thoughtfully planned. Ms. Boring said the meter boxes should be screened, not just painted the same color. She said the back needs to look almost like the front of the building.

Ms. Boring said she was concerned about the height of the gas station canopy was too high. She said the roof needed to look more like that of a ranch house. The roof should be lowered to break up the mass to make it look more residential.

Ms. Boring asked if the Landmark tree would be preserved. Mr. Hale agreed.

Mr. Zimmerman suggested a stone wall would screen the meter boxes on the rear of the building. He agreed with the other Commissioners about the sign and awning colors, the gas station landscaping, and the screening of the meter boxes in the rear. He said the staff report was great and he agreed with its recommendations.

Mr. Gerber concurred with all the comments made. He said the applicants should work with staff on the Emerald Parkway screening. He said it was going to be a major road five to ten years from now. Mr. Gerber said he would like to see one rendering of the entire project because he sensed it would then not look as massive. He said this was on track, and he thanked everyone.

Ms. Reiss asked if the outparcels, until they are developed could be maintained in grass and landscaped such as the area where there is future retail. Mr. Hale said there would be a fence and heavy landscaping.

(No action was taken on this informal case.)

2. Informal Review 04-060INF – Swickard Property – Avery Road
Chair Rick Gerber said this is an informal review of the site, development, and architecture for a proposed 33,000 square-foot commercial development, anchored by an 11,000 square-foot retail building, three 4,800 square-foot buildings, and one 8,400 square-foot building. He said there will be no vote taken and the discussion will be limited to 30 minutes, including the presentation and questions.

Jamie Adkins said this is a review of a concept plan for a retail center with a CVS at the southwest corner of Avery Road and Woerner Temple Road. The site is generally located in the southwest area of Dublin, south of SR 161 and west of I-270. It is zoned RI-B, which is a township zoning, Restricted Suburban Residential District. The surrounding zoning districts are PUD, Planned Unit Development, R, Rural, PCD, Planned Commerce District, and RI, Restricted Industrial. A pond and three 4,800 square-foot buildings and one 8,400 square-foot building are included in the site plan. Ms. Adkins said the site has two restricted access points, on Avery Road and Woerner-Temple Roads, and a shared access with the Municipal Pool to the west. The access on Woerner-Temple Road will be limited. She said staff is encouraging an access connection with the properties to the south when they are developed.

She showed a slide of the CVS building architecture which was based on an Irish village theme to coordinate with the architecture in Ballantrae and the pool site. A slide showing the architecture of Buildings A, B, and C was presented. She said there were two buildings as shown on the proposed plan. She showed several slides of the surrounding areas, the site, and the proposed plan.

Ms. Adkins said the Community Plan shows this site as Medium Density Residential use, based on traffic studies for the general area. She said staff understands that this is a deviation from that use. However, staff believes that further study into traffic and improved site design could make this a good site for this type of use.

immediately in the case of an abducted or missing child under circumstances where that child was in immediate danger of serious harm or death. In February of 2001, he and Clark Donley of Sunny 95 put together the Amber Alert working group composed of police officials, media and citizens and established protocol and forums. They kicked off the first Ohio Amber Alert program in October 2001. The protocol was thereafter adopted by the U.S. Department of Justice and was shared with the rest of Ohio by the Attorney General's office. They are in the process of working on several issues both with the State Amber Alert Board he serves on and with the computer vendors. Time is of the essence when a child is missing. The concept proposed that the Attorney General's office is working on is for a web-based program to be accessed by every officer at the scene. It can speed the process by allowing a photo of the child to be scanned at the scene and forwarded to the television station. In addition, with the sex offender registry system, the AG's office is working to have the ability to pull up on a map the locations of the registered sex offenders in the area adjacent to an abduction. Their board is a non-profit board with limited funding. They are seeking new Board members to join them in this effort. On Saturday, the Mid Ohio Amber Alert Day will take place at Wyandot Lake, with contributions made to the organization from the admissions. He thanked Council for providing the opportunity to present information to them tonight. Their web site is www.midohioamberalert.org, and he encouraged anyone interested to contact them and join the effort. He noted that to date, 134 children have been recovered in America because of the Amber Alert system, and two of those were in Franklin County.

CITIZEN COMMENTS
There were no comments from citizens.

* **LEGISLATION**
SECOND READING/PUBLIC HEARING - ORDINANCES
REZONING
Ordinance 52-03
Providing for a Change in Zoning for 40 Acres Located on the Northwest Corner of Sawmill and Hard Roads, From: PUD, Planned Unit Development District, To: PUD, Planned Unit Development District. (Case No. 03-045Z - NE Quad PUD, Subareas 5A, and 5B - Kroger Centre - Sawmill Road)
Mayor Chinnici-Zuercher noted that a complete set of the proposed text was provided to Council on the dais tonight.
Ms. Wanner noted that the rezoning application was submitted in May of 2003 to revise the preliminary development plan for subareas 5A and 5B. The existing zoning standards permit 198,000 square feet of retail, one restaurant outparcel for subarea 5A and office uses at a maximum density of 10,000 square feet per acre, and two retail outparcels which were part of subarea 5B. The proposed modification will still permit office and retail uses, however the development standards and acreages in both subareas have been modified due to the realignment of Emerald Parkway and the preservation of the four-acre wooded area. She showed slides with the general location of the zoning at Hard and Sawmill Roads and the development in the area. There has been final development plan approval of the Sawmill condos located to the northwest of this site. She showed a map outlining subareas 5A and B. Emerald Parkway is proposed to connect to Saltergate, and there is an extension of Summer Drive that will bisect the two areas. The site plan includes a 198,000 square foot shopping center, including a 99,000 square foot Kroger, two multi-tenant retail buildings of 8,500 square feet each, and an eight-pump gas station with a 98 square foot kiosk. The subareas have been shifted due to the Emerald Parkway realignment, but the site retains a 4-1/2 acre tree stand. She showed some general architectural elevations of the Center and other retail tenant spaces. She also showed renderings of the gas station, noting that the architecture includes a hip roof line as well as materials to match the center.

Mrs. Boring pointed out that the conditional use for the gas station would be reviewed at a later date by the Planning Commission, together with the sign package and architecture. Ms. Salay asked for clarification - the architecture and signage for the gas station are not under Council's purview?
Ms. Wanner responded that Council is considering the text, which includes materials and the gas station as a conditional use. The gas station is approved as part of the permitted uses as a conditional use and the applicant would be required to return to P&Z for conditional use approval.

Mr. Lecklider clarified that the gas station is a conditional use, and if the proposed text is approved by Council, the gas station is a possibility, subject to approval of the conditional use by P&Z. If Council has concerns with any of the permitted uses in the text, further discussion can take place tonight.

Ms. Wanner noted that a condition of approval at P&Z was that the applicant submits the fence detail for a future retail area of 24,000 square feet. The applicant is not proposing to build this immediately, and a screening detail for the rear of these buildings has been provided. It includes a fence atop a landscaped mound.
Another condition was that the applicant provide screening detail, and the details have been provided consisting of a screen wall to hide the loading dock area from view of Emerald Parkway. The proposed rezoning is generally consistent with the existing text and will provide additional services to support surrounding residents and future office employees. P&Z approved this by a unanimous vote on March 18 with 27 conditions. All of the conditions required to be fulfilled prior to scheduling the Council hearing have now been met. She emphasized that there is a condition that requires the applicant to return to P&Z prior to submitting a final development plan for an informal review for the signage, architecture and landscaping.

Mr. Lecklider noted that this is a major project and he appreciates the complexity of the issues addressed by staff and the Commission. If Council approves the text tonight, what discretion remains for the Commission in regard to signage, architecture and landscaping?
Ms. Wanner responded that the PUD is a fairly flexible zoning district, and the final development plan approval is subject to the discretion of the Commission. The applicant has proposed a palette of colors to create more subdued colors for the signage. Staff is confident that the proposed signage package is fairly complete in terms of scale, and is discreet and subdued. There is more identification in place along the main retail shopping center area. At the final development plan stage, if the Commission determines that what is submitted is not in keeping with the text or is something they do not support, they have the discretion to disapprove it.

Discussion followed about the discretion of the Commission in regard to signage should Council approves the text tonight, given the level of detail provided.
Mrs. Boring stated that to her recollection, the scale of the project was so large that some things may have been missed in the review at P&Z. She understands Mr. Lecklider's concerns. The fact that there are 27 conditions is reflective of the Commission's desire to approve the project and yet retain discretion for some of the items. They did not discuss signage, as the Commission understood that the sign package would be brought back at a later date for review.
Ms. Wanner responded that the condition reads that the sign package will be brought back to the Commission for informal review prior to final development plan submittal.

Mr. Lecklider asked if the same is true with respect to the architecture.
Mrs. Boring responded that her sense was that the concerns about the architecture were that there should be something in the conditions to require it to appear more "village-like."
Ms. Salay asked how that could be accomplished.
Mrs. Boring stated that the developers were given the latitude to address this, perhaps with separate buildings, similar to the recent development in Historic Dublin. The Commission was hopeful that they would bring back revisions to reflect this direction. The key issue related to the front of the retail buildings. This is in condition #21, on page 33 of the minutes.

Mr. Keenan pointed out that this rezoning has been recommended by the Commission by a unanimous vote. Given tonight's discussion, are there some aspects that the Commission did not support?
Mrs. Boring responded that it was a matter of the enormity of the project and the time allocated to discuss some of the major portions of the development, such as signage and architecture. The Commission felt comfortable approving this, given the fact that a later review would take place for signage and architecture.
Ms. Salay asked if Council approves the proposed text, what is the discretion of the Commission to make changes to architecture and signage?
Mr. Smith responded that the understanding is that the sign package will be reviewed again by the Commission prior to final development plan submittal. He suggested that Mr. Hale indicate that although the text provides sign package details, that he is willing to take the sign package back to the Commission before final development plan.

Ben Hale, 37 W. Broad Street, representing the applicant provided some contextual history, explaining that the condo development received preliminary development approval without a lot of detail provided about the finished product, due to the variety of units included, with the understanding that the final development plan submittals would address the detail items at a future date. The applicant, in fact, provided much more detail than what would be expected at the preliminary development plan stage from a legal standpoint. There were some particular concerns about the gas station and landscaping, and the appearance of the buildings in the front. So what was determined is that the applicant would come back with all of the detail of the architecture and sign package prior to the final development plan submittal. Under the zoning text, the Planning Commission has no right to expand what is in the text. They can't require more or allow more than what is in the text; the text establishes the maximum of what they can approve. Once Council approves the zoning text, this moves into an area of administrative law, where the Commission has administrative discretion. The applicant has agreed already to an extra step of submitting additional detail prior to the final development plan. The costs involved in preparing the final development plan submittals are very high, in view of the engineering, final architecture and other items required. With the condo development, the applicant returned to the Commission and staff prior to preparation of final development plan in order to ensure that a "meeting of the minds" was reached prior to finalizing all of the detail items. The process worked well with the condo development.
He noted that the architect for the project is present tonight. He added that the East Dublin Civic Association encouraged two things: they did not want a regional use, but more of a neighborhood service center; and they wanted the woods to be preserved as part of the development. Kroger was pursued aggressively as a likely user due to their location across the road and their need for expansion. As part of the Emerald Parkway extension, the plan was modified to have Kroger at the other end of the site. The right-of-way needed to be modified for the Emerald Parkway, and this affected the site. In today's market, Kroger builds new stores with gasoline services included without exception. He demonstrated the site plan with the modified layout.

Mr. Reiner asked why Kroger, which is presently under Columbus zoning, would want to move across the street to a much more restrictively zoned City and abandon their nearby site.
Mr. Hale responded that there are two issues: Wal-Mart is entering the market nearby and Kroger wants a more improved and efficient store. Kroger typically owns their own buildings, but in this case, they will lease the new building from the property owner, as owning the store as well as building it is not feasible. The property owner does not anticipate making any profit from the Kroger lease, but hopes to make profit from the remainder of the tenant mix. They have made this a very attractive offer for Kroger and this is why they will come to Dublin.

Mayor Chinnici-Zuercher suggested that Council Members have the opportunity to ask their specific questions at this time for response by the applicant and colleagues.
Mr. Hale suggested that they demonstrate the architecture on the building prior to taking questions.

Mr. Lecklider noted that if Council agrees that the site is not regional in nature, then the preservation of the woods actually enhances the site in terms of repeat customers. Does the Kroger store as proposed meet the City's guidelines for large format retail?
Ms. Wanner responded that they meet the guidelines.

Mr. Hale and the project architect showed some of the renderings of the proposed center. Mark Ford, Ford Architects stated that they made a fairly lengthy presentation at the Commission, and the main focus of the architectural details related to the two smaller outbuildings at the far eastern end of the site. He described the renderings and their features. They have added more stone with the brick in response to the Commission's suggestion.

Mrs. Boring pointed out that on page 31 of the minutes, there is an informal review planned for the architecture and landscaping prior to the final development plan. Mr. Hale indicated that if there are issues at that time, there could be changes. So what is being presented tonight has not been approved by the Commission.

Mr. Hale noted that they will continue to work on the details and will have an informal review to ensure that they are on the right track with the Commission prior to submittal of the final development plan.

Mayor Chinnici-Zuercher offered Council the opportunity for questions.

Mr. Reiner asked for confirmation that the plan will preserve all of the very large trees.
Mr. Hale responded affirmatively. They have tried to leave a buffer in place to maximize the survival rate of the trees.
Ms. Wanner stated that they are working with the Engineer who is preparing the plat for all of Emerald Parkway, and they are including a tree preservation/no disturb zone note on the plat.
Mr. Reiner stated that he appreciates the preservation efforts for this spectacular entryway to the City.

Mrs. Boring noted that page 3 was not included in the distributed text, but it has been included tonight. It mentions a gasoline sales kiosk with a maximum square footage of 150 square feet. That seems to be an enormous sign.
Mr. Hale clarified that this is actually a small building for the gas station attendant, not a sign.

Mrs. Boring noted in regard to the outbuildings that the Civic Association believes they should be single, not multiple use buildings. Having four to five tenants in the outbuildings will not encourage pedestrian traffic into the center. Also, in the previous zoning text, there was a specific size limit for each of the tenants, but there are no restrictions included in this text.
Mr. Hale responded that if Council wants to add this condition, they would include the maximum sizes in the text.
Mrs. Boring asked that this condition be added, that other than the main store, no individual tenant exceed 10,000 square feet to ensure that the center is neighborhood friendly.
Mr. Hale responded that there are some tenants, such as bookstores, who want a larger footprint and for that reason, these sizes were shown.
Mrs. Boring stated that the text could then include two buildings at a maximum of 18,000 square feet, with the remainder of tenants limited to no more than 10,000 square feet. She is still advocating that the outlots be single uses.

Ms. Salay commented about bikepath access. Has this been discussed?
Mr. Hale responded that there are hike and bikepaths on the plan. The Commission has also requested a sidewalk in a portion of the site. All of these provide good access to the center.

Ms. Salay asked about the 8,500 square foot retail outparcels. For comparison purposes, how large is the building in front of Meijer's?
Ms. Wanner responded that it is 12,600 square feet.

Ms. Salay asked about the maximum number of tenants in the outbuildings.
Mr. Ford responded that there are five sections of storefront, at 1400 square feet each.
Mr. Hale added that the applicant believes that some of these will be taken by tenants such as a coffee shop.

Ms. Salay asked the applicant to point out locations of the monument signs for the center and for the gas station.
Mr. Reed, landscape architect pointed out the locations of these on the map.
Ms. Salay asked for confirmation that the text of the signs indicates, "Kroger Centre."
Mr. Reed confirmed this.
Mr. Hale added that they are in compliance with the Code.

Mr. Lecklider asked if the main sign would require a variance.
Mr. Hale responded that in terms of the height on the building, it is in compliance with Code, not exceeding 15 feet. Every similar building in Dublin, including the Avery Kroger and former Big Bear has built into its text a variance from the Code to allow the sign to be up where it should be located on the building.
Ms. Wanner clarified that if it is in the text, it will not require a variance.

Mrs. Boring clarified that the design and each individual sign package will be reviewed by the Commission, but if the text indicates the allowable signage is up to 110 square feet, they already have that permission. The text governs the amount.
Mr. Lecklider noted that he is curious about why staff supports the gas station.
Ms. Wanner stated that in terms of a gas station as a permitted use, when staff reviewed the site and permitted uses, it seemed appropriate in view of the lack of service stations in the vicinity. The scale fits within a locally oriented gas station, with eight pumps. Staff felt this use was appropriate in combination with the retail and other uses.
The other factor is the number of residential units to the north – the single-family homes, the condominiums, and these people will need the services.

Mr. Hale noted that they have visited the Cincinnati headquarters many times over the plans for this Center. Kroger understands the need to comply with the Dublin Code, but they also have requirements that make this a feasible project for them from a business point of view. Kroger will not build on a new site without an accompanying gas station facility.
Mr. Lecklider responded that BJ's also required a gas station, but ceased business operations in less than 12 months. In terms of the substantial landscaping and architecture requirements for stations such as BP and Shell, how can they compete with this proposed station?
Mr. Reiner noted that the station would be screened from the front.
Mr. Hale added that the Commission has made it clear that the gas station will need to have a first class landscaping plan as part of the conditional use approval.

Mr. Lecklider asked what is unique with respect to the eastern portion of the site that doesn't exist elsewhere on the site?
Mr. Hale responded that the Commission has indicated that the conditional use approval will require a special landscaping plan for the gas station, and this is the expectation they will have to meet. The other stations, BP and Shell, do not make the majority of their profits with gasoline sales – they make money on the other items and services they provide. This station provides only fuel to the Kroger customers and is not a full-service gas station such as those at Perimeter Center.

Mr. Reiner added that this provides an option to obtain fuel on the western side of Sawmill, and may lower the price through competition.

Mr. Lecklider stated that his concern is the proliferation of these types of gas stations in parking lots, both to be developed and those existing.

Mr. Keenan asked if his concern is with the use or the amount of screening for the gas station.
Mr. Lecklider responded that he is not comfortable with the use in what is essentially a parking lot. There is the potential for a lot of conflict here, and Dublin does not have much experience in planning this type of facility.

Mr. Hale clarified that they have spent the past 2-1/2 years to persuade Kroger to come to this site, and the effort is to build a high quality neighborhood center. If Kroger leaves, they will not come back, and the property owner will use it for their existing zoning. Everyone has indicated their desire to have a neighborhood center, with a grocery store, with great architecture, something that identifies this side of the road as Dublin. But from a business standpoint, there are things that are needed to make this happen. If Council turns down this proposal, Kroger will not be back. This is an important decision for Dublin, and it is inconceivable that someone would turn this down. If Kroger is not able to obtain approval with the gas station at this time, they will not build on this site. Mr. Hale noted that the proposed Wal-Mart to the north will eventually be built, and Kroger's plan calls for this store to be established before that time.

Mayor Chinnici-Zuercher noted that the east side residents have indicated that they have a need for a gas station in their area, so this is an opportunity to provide an easily accessible station on the west side of Sawmill. Mayor Chinnici-Zuercher suggested that Mr. Lecklider articulate his objections and his recommendations for making this proposal more acceptable to him.

Mrs. Boring noted that the neighborhood believes that, compared to what was discussed 12 years ago, this grocery store is the best option for a neighborhood use. Currently,

people travel to Powell to access a larger, newer grocery store, and having one in this location will alleviate traffic. In addition, with appropriate landscaping and signage, the residents support a gas station in this location, which will also reduce traffic. The other consideration is that under the existing zoning, the property owner can develop the site without preserving the trees. She asked that Council seriously consider this proposal. The process over the past 12 years has been long and difficult, and has resulted in this proposal being brought forward.

Mr. Lecklider noted that he has difficulty in distinguishing this gas station from BJ's, which had existing mounding and landscaping. The landscaping and mounding in this proposal seems to be that which would exist with or without a gas station.
Mr. Hale responded it was clear at the Commission that the expectation for a conditional use approval is upgraded landscaping. It will far exceed the existing landscaping code. This will be a first-class center.

Mr. Lecklider recalled reading in the Commission minutes about landscaping, particularly due east of the Kroger site. There was some debate that the applicant did not want to do a lot of landscaping because they did not want to obstruct the views.
Mr. Hale responded that the only discussion was that the architect had proposed a hedge in this area, and the Commission requested mounding plus the hedge. For this reason, the applicant agreed to bring the landscaping portion back to the Commission to show the revisions.

Mr. Lecklider asked how this could be structured such that Council has leverage, and not the applicant. If the City prefers something more opaque than the hedge, and the text is approved as written, the applicant may insist that they want the hedge treatment. Who would prevail in this?
Mr. Hale responded that the City has made their desires very clear in terms of landscaping. They will meet all of the expectations within the voice of reason.
Mrs. Boring commented that she recalls that the Commission wanted undulating mounding, and the applicant agreed to incorporate this.
Mr. Hale added that the Commission also wanted them to match the treatment already approved for the condominiums to the north. They will meet the community's expectations as articulated by the Commission.

Ms. Salay asked if mature trees will be removed with the gas station – maybe they could be incorporated into the landscape treatment.
Ms. Wanner stated that some of the problems encountered relate to construction around the drip line. The tree may die in spite of efforts to save it.
Mr. Hale pointed out that the tree in question is a cottonwood tree – it may be a landmark tree, but it is not a good tree. The good tree species have been preserved.

Ms. Salay noted that she visited a gas station in Longboat Key, Florida a couple of weeks ago and the site was so heavily landscaped that the gas station identity was nearly indiscernible from the center. It was a busy shopping center, with a grocery store, and the signage was very subtle behind the landscaping. She would like to see the gas station heavily landscaped. If it is the only gas station in this vicinity, people will find it. When Perimeter Center was built, there was a lot of discussion about colors for the various tenants in the large retail center. She would personally favor allowing four subdued colors from which the tenants can choose. The lighting should also be subdued to complement the village architectural look of the center.

Mrs. Boring asked if she would suggest adding a condition in regard to the color palette.
Mayor Chinnici-Zuercher noted that it would not be reasonable to actually select the colors at this time.
Ms. Salay suggested that a palette be submitted, similar to that in Perimeter Center.
Mayor Chinnici-Zuercher asked if there is any known reason that there could not be a limitation of colors. Perhaps the motion could limit the number of colors, and staff could work with the applicant on the actual palette.
Mrs. Boring asked the Law Director how this could be removed from the text temporarily so that it could be approved, with the condition that the color palette be brought back to be incorporated into the text at a later date.
Mr. Smith asked for clarification – does Council want to make the final decision on the colors or do they want the Commission to do so?

Mayor Chinnici-Zuercher stated that Council does not want to make the final decision they want to give direction to the Commission on this.
Mr. Smith suggested that the condition be amended to state that the applicant has agreed that Council's recommendation with respect to the number of colors should be passed on to P&Z as to the sign package, and that number of colors would then become a part of the requirement when they return for approval.
Mr. Hale clarified that he understands this direction in regard to the shopping center, but Kroger has a color palette specific to them.
Mayor Chinnici-Zuercher stated that those colors could be included in the palette.
Mr. Hale reiterated that if there were a restriction of four colors, he would recommend that the Kroger colors be separate from the colors for the remainder of the center.
Mayor Chinnici-Zuercher stated that this seems reasonable.

Ms. Salay commented in regard to the gas station canopy. The Shell station at Perimeter has very balanced columns that are rectangular in shape and has a nice appearance, in contrast to those at the BP station at Perimeter that are not balanced.

Mr. Lecklider asked about the gas station lighting underneath the canopy. Is there a reason, regulatory or otherwise, that the gas station lighting has to be extremely intense?
Ms. Wanner responded that it is subject to the City's exterior lighting guidelines.
Mr. Lecklider noted that the lighting under the gas station canopies seems much brighter than in the parking lot around them.
Ms. Salay commented that the type of lens used seems to affect this -- the Shell station canopy has a light lens that is acceptable.

Mayor Chinnici-Zuercher stated that these are details that must be addressed at the staff level. There is a balance issue with lighting to ensure the safety of the customers.
She noted that another issue is with the shopping cart corrals. At a Target store in Indianapolis, she has seen a brick cart corral in a rectangular shape. It has a very nice appearance and yet it was understood by the location visually that it was intended to house the carts.
Mr. Hale responded that Kroger is not enthusiastic about the current option of cart bays that exist in Dublin, so they are willing to look into other options. He asked that she obtain a picture of the Indianapolis example.

Mayor Chinnici-Zuercher commented that this has been a very controversial zoning for many years. She feels strongly that the property owner has taken into consideration the concerns and desires of the area citizens. This development is an excellent addition to this portion of Dublin and will provide services and amenities close to their homes. She asked about the timeframe for construction.
Mr. Hale responded that this can be built while Emerald Parkway is under construction, but cannot be occupied until the Parkway is completed. Their estimated timeframe for occupancy of the Centre is late spring/early summer 2005.

Mrs. Boring moved to approve the rezoning with the added conditions that:

1. The text includes defined limitations of the tenant space.
2. The reference to colors in the text be eliminated at this time; the color palette be brought back for approval by staff and P&Z; the color palette, other than the Kroger sign, be limited to no more than four in the center, with an emphasis on subdued/muted colors.
3. Special emphasis be given to the landscaping around the gas station.

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

- Tree Waiver Request - NE Quad PUD, Subareas 5A and 5B - Kroger Centre - Sawmill Road

Ms. Wanner stated that the applicant for the Kroger Centre has requested a tree waiver as outlined in the staff memo.
Ms. Salay asked for verification of the size of the replacement trees.
Ms. Wanner responded that the developer's request referenced two-inch replacement trees, but the City requires the replacement trees to be 2-1/2 inches. The staff report calculations are based upon the 2-1/2 inch tree replacements.
Mr. Reiner moved approval of the waiver.
Mrs. Boring seconded the motion.

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

WAIVING COMPETITIVE BIDDING
Ordinance 30-04
Waiving Competitive Bidding Requirements, Pursuant to Section 8.04 ('Contracting Procedures'), Paragraph (C) ("Waiver of Competitive Bidding") for Alcoholic Beverages, Soft Drinks and Bottled Water for the Dublin Irish Festival.
There was no further questions.
Vote on the Ordinance: Mrs. Boring, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, yes; Mr. Keenan, yes.

ACCEPTANCE OF BID
Ordinance 31-04
Accepting the Lowest and Best Bid for Sanitary Sewer Cleaning and Authorizing the City Manager to Enter into a Contract for Procurement of Said Services.
There were no further questions.
Vote on the Ordinance: Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mr. McCash, yes; Mr. Lecklider, yes; Mrs. Boring, yes.

INTRODUCTION /FIRST READING - ORDINANCES
BID
Ordinance 35-04
Accepting the Lowest/Best Bid for the Muirfield Drive/Brand Road Roundabout Project, and Declaring an Emergency. (Request to dispense with public hearing)
Mr. Lecklider introduced the ordinance.
Ms. Brautigam stated that staff is requesting waiving the public hearing and passing this as an emergency so that work can begin on June 7. A very favorable bid was received, and staff is recommending award of the bid to the lowest/best bidder.
There was no public testimony.
Mayor Chinnici-Zuercher stated that Council has discussed this issue on several occasions and there are no further questions at this time.
Mr. Reiner moved to dispense with the public hearing and to declare an emergency.
Ms. Salay seconded the motion.
Vote on the motion: Mr. Keenan, yes; Mr. Reiner, yes; Mr. McCash, yes; Mr. Lecklider, yes; Ms. Salay, yes; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes.
Vote on the Ordinance: Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Lecklider, yes; Ms. Salay, yes; Mr. McCash, yes; Mr. Reiner, yes.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS
CONTRACT
Resolution 25-04
Authorizing the City Manager to Enter into a Two-Year Contract with the Law Director.
Ms. Salay introduced the resolution.
Ms. Brauligam stated that the current contract expired on May 1. Some of the changes that staff is recommending are for a two-year contract, retaining the same rate for fees as that of last year. In effect, this would constitute three years of rates not being raised. She apologized for her memo that contained a typo – the Mayor's Court fees are $9,000 per month, and this amount is accurately reflected in the contract itself. One other addition is that the Law Director will be handling the Mayor's Court cases that are sent to the Franklin County Municipal Court. Staff believes that better services will result from this arrangement. Currently, the City is paying $15,000 annually for that representation through Franklin County. Staff will have to work on amending the current contract with the Franklin County Prosecutor to effect this change.
Staff recommends approval of the two-year contract.
Vote on the Resolution: Mr. Keenan, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, yes; Mrs. Boring, yes; Ms. Salay, yes; Mr. Lecklider, yes.

APPOINTMENT
Resolution 26-04
Appointing a Member to the Community Services Advisory Commission.
Mr. McCash introduced the resolution.

CITY OF DUBLIN

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 18, 2004

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

2. **Rezoning/Revised Preliminary Development Plan 03-045Z - NE Quad PUD Retail, Subareas 5A and 5B – Kroger Center – Sawmill Road**
Location: 40 acres located on the northwest corner of Sawmill and Hard Roads.
Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).
Request: PUD, Planned Unit Development District.
Proposed Use: A 198,000-square foot shopping center anchored by a 99,945-square foot grocery store with a drive-thru pharmacy, a 98-square foot eight pump gas station and two 8,500 square-foot outbuildings, and 10.87 acres of office area.
Applicant: Sawmill Partners Investment Company, 1798 Frebis Avenue, Columbus, Ohio 43206-3729; represented by Ben W. Hale, Jr., Smith and Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215.
Staff Contacts: Anne Wanner, Senior Planner.

MOTION: To approve this revised preliminary development plan (rezoning) application because it provides required traffic improvements, necessary commercial and retail uses intended to serve the Northeast Quadrant, quality architecture, a significant four-acre tree stand and generally complies with criteria set forth in Section 153.056 of the Dublin Zoning Code, with 27 conditions:

1) That <u>all</u> site plans be accurately revised to reflect required site plan improvements and text requirements, including traffic elements, prior to scheduling a public hearing at City Council, subject to staff approval;
2) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
3) That cross-access easements be provided prior to issuance of building permits;
4) That the design of the private drive meet the approval of the City Engineer, and that the text be revised to state that the developer will be responsible for the construction and maintenance of this drive;
5) That final site design meet all applicable stormwater regulations, and that all field tiles be connected to the storm water system to maintain positive drainage, to the satisfaction of the City Engineer;

2. Rezoning/Revised Preliminary Development Plan 03-045Z - NE Quad PUD Retail, Subareas 5A and 5B – Kroger Center – Sawmill Road (Continued)

6) That additional rights-of-way be dedicated by General Warranty Deed prior to the issuance of any building permits;
7) That a bike path be provided along the Sawmill Road frontage, as approved by the City of Dublin and City of Columbus, and that an additional sidewalk be constructed from the Hard Road entrance (closest to Sawmill Road) into the site;
8) That the site plan be revised to properly reflect the width of Summer Drive on the west side of Sawmill Road as depicted in the traffic study;
9) That a formal tree waiver request be submitted prior to scheduling a public hearing at City Council;
10) That the text be clarified to state that all building materials and trim colors will be earth tone in color;
11) That all signage be in conformance with the Sign Code unless otherwise indicated in the development text;
12) That all signage be referenced within the body of text with a dimensioned exhibit, prior to scheduling a public hearing at City Council;
13) That a quality entry feature, matching the predominant building materials and colors, be submitted with the final development plans;
14) That the existing obsolete curb cut on Hard Road be removed, and that the plat be reconfigured to adjust the right-of way in this area;
15) That the rear fence screening and landscape treatment along Emerald Parkway be referenced in the text with an exhibit and attached to the development text prior to scheduling a public hearing at City Council;
16) That the final development plans show all adjacent and opposing curb cuts, both existing and proposed;
17) That all landscape plans be in conformance with the Landscape Code, unless otherwise indicated in the development text, and that small, undulating mounds with landscaping be added along the Sawmill Road frontage treatment;
18) That revised tree survey, preservation, and replacement plans be submitted prior to scheduling a public hearing at City Council;
19) That all lighting comply with the City of Dublin Exterior Lighting Guidelines;
20) That a plat for Emerald Parkway right-of-way be dedicated to the City, and that lots be created for this development;
21) That the multi-tenant retail outbuildings be revised to reflect more of a "village" architecture similar to the proposed shopping center;
22) That the paving material at pedestrian crossings and within the shopping center walkways be varied to provide visual interest;
23) That a sidewalk be added along the main east-west entrance of the shopping center to provide a pedestrian connection to the multi-tenant retail outbuildings and the Kroger store;

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MARCH 18, 2004

2. Rezoning/Revised Preliminary Development Plan 03-045Z - NE Quad PUD Retail, Subareas 5A and 5B – Kroger Center – Sawmill Road (Continued)

24) That the text be revised to reflect the hours of operation for the grocery store to be 24 hours per day, seven days a week, restaurants to be 6 a.m. until 2 a.m., and all other businesses to be 6 a.m. until 12 midnight;

25) That stone be added to the façade of the Kroger portion of the shopping center to provide visual relief;

26) That there be an additional architecture, landscaping, and signage review by the Commission prior to the final development plan submittal; and

27) That the text regarding seasonal sales be amended to require permits for <u>all</u> seasonal sales, subject to Code requirements.

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

VOTE: 7-0.

RESULT: This rezoning application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

Frank A. Ciarochi
Acting Planning Director

rezoning will provide a quality development with necessary support services within the employment core of Dublin, with five conditions:

1) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
2) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff;
3) That the same level of finishing be required on the east roof of the retail center that provides an appearance with residential character;
4) That concerns of pedestrian connectivity within this retail center and to the south be properly provided for residents to the north of Post Road; and these connections shall include an connection from the senior housing to Post Road; and
5) That all monument signs will be uniform in the material, base, casing, and setback.

Mr. Hale agreed to the conditions as listed above. Mr. Zimmerman seconded the motion.

Mr. Harvey requested that the amendment to Condition 5 be repeated. Ms. Boring repeated the condition: That all monument signs will be uniform in the material, base, casing, and setback.

The vote was as follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

Mr. Gerber thanked Mr. Hale and Mr. Ghidotti for their indulgence.

Ms. Boring said she found that not having exactly what was passed last time to be confusing. She likes to go to the text and make sure everything is there. It was difficult for her on this case that all the conditions were not listed. Mr. Harvey indicated that it was staff was working to address these kinds of issues in the initial sections of the report.

Mr. Combs clarified that page three of the report included a section that explained how each of the conditions from the March 4, 2004, meeting were addressed with this submittal. Versions of the text have also utilized bolding and strikethroughs to indicate changes.

Administrative Business
Mr. Gerber called a short break at 8:15 p.m.

2. Rezoning/Revised Preliminary Development Plan 03-045Z – NE Quad PUD Retail, Subareas 5A and 5B – Kroger Center – Sawmill Road

Mr. Gerber said this is a preliminary development plan/rezoning application, which is binding and second of the three PUD stages, and it is binding. It establishes the permissible uses, density, and development standards, and serves as the preliminary plat. The Commission is to make a recommendation on this rezoning and forward it to City Council for a public hearing and final vote.

Anne Wanner said this is a request for review and approval of a revised preliminary development plan for Subareas 5A and 5B of the Northeast Quadrant Plan to permit one, 198,000 square foot shopping center, two restaurant/retail outbuildings, and one eight-pump gas station.

She showed slides of the site. The site has significant frontage along Sawmill Road and Hard Road. It has river frontage along the proposed Emerald Parkway, which has been approved by the Planning and Zoning Commission. The site is currently zoned PUD. The current zoning permits a 100,000-square foot Schottenstein department store, 38,000 square feet for a Value City Furniture Store and one restaurant parcel. Subarea 5B is currently permitted to have 148,000 square feet of office uses and two retail/restaurant outparcels.

Ms. Wanner stated that this site is adjacent to Dublin's eastern boundary along Sawmill Road. The surrounding uses in Columbus include several commercial and multi-family uses. Scioto Crossings has been approved and is a multi-family development. Ms. Wanner showed a slide showing the proposed Wyandotte Woods Boulevard and Emerald Parkway extensions.

Ms. Wanner stated that the subareas have been revised since the Northeast Quadrant plan because of the realignment of Emerald Parkway. She said Emerald Parkway has been shifted slightly to the east to accommodate some of the engineering requirements for driving speed. Two access points proposed along Sawmill Road, two along Hard Road, one along Emerald Parkway, and three along proposed Summer Drive. She said Summer Drive bisected the two subareas.

Ms. Wanner said a traffic study was submitted and she showed several offsite improvements needed in Columbus. The developer has agreed to participate in all on site and off site improvements.

Ms. Wanner showed a slide of the proposed Kroger area site plan. The center faces Sawmill Road and includes a 99,975-square foot grocery store, two 8,500-square foot restaurant/retail multi-tenant outbuildings which are located closer to Sawmill Road and an eight-pump gas station located along the northeast portion of subarea 5A. The loading zone for this area is in the rear. Smaller retail spaces are proposed within this portion of the shopping center.

Ms. Wanner stated that access to this site includes a bikepath along Sawmill Road, which will echo some of the bikepath and landscaping to the north of the site, which is located in the Scioto Crossings development. A sidewalk is proposed on the east side of Emerald Parkway. Sidewalks are proposed on the south side of Summer Drive and a small sidewalk along the Hard Road entry.

Ms. Wanner noted that staff recommends adding a pedestrian path along the main entry drive to allow pedestrians walking along Hard Road to enter the shopping center.

Ms. Wanner stated that the proposal includes the preservation of a significant 4.4-acre wooded area, unique to the site. The applicant is proposing to preserve this tree stand and staff is excited about this concept. A mound with a fence is proposed to screen the rear portion of the shopping

center. This mound and landscaping will be removed when the shopping center expansion is built.

Ms. Wanner said staff recommends adjusting the landscaping along Emerald Parkway to coordinate with the approved Emerald Parkway plan. This would include some perennial beds and other types of shrubs/plantings.

Ms. Wanner stated that there are two Kroger signs proposed for this site. One will be in the rear and the other will face Sawmill Road. The signs are shown at 160 square feet. The text states that they will be 110 square feet in area. Staff would like the applicant to make the signage smaller to be consistent with the text.

Ms. Wanner indicated that the two center identification signs proposed on Hard Road and Sawmill Road will comply with the text measurements, but need to comply with Code regarding the number of colors. She made some staff suggestions as to how the sign could come into compliance using a brick sign background.

Ms. Wanner stated that the gasoline station sign proposed complies with Code except for the four colors that it is using, and that projecting tenant signs are proposed along the storefronts. Signage is also proposed along the front of the center itself for individual tenants. Staff would like to see more clarification as to how the individual tenant signs are administered. They are shown as 80 percent of the tenant façade.

Ms. Wanner showed a slide of the center's elevations. The Sawmill Road front elevation has a lot of architectural interest within the façade. The materials to be used are brick, stone, cast stone, and an arrangement of awnings along the front. The glass will not be tinted and will have a bronze colored framing.

Ms. Wanner showed a slide of the future shopping center expansion along the rear (Emerald Parkway). Similar architectural details will be on this addition. The rear loading zone will mostly be screened with vegetation. The applicant has indicated to staff that they would like to use a wall to screen its loading zone. Ms. Wanner said to date, elevations of this wall have not been received.

Ms. Wanner showed a slide of the elevations for the multi-tenant building. Building materials will match the main shopping center. The awnings, hip and gabled roofs, and articulation are all part of the architecture.

Ms. Wanner stated that a total of eight gasoline pumps (two per unit) are shown at the gas station and one 98-square foot kiosk will be used for customer payments. All the materials will match the center with brick and EIFS.

Other site slides were shown.

Ms. Wanner stated the proposed revised preliminary development plan is characterized by quality architecture, and the necessary commercial and retail uses intended to serve the Northeast

Quad. This development will provide essential traffic improvements and will preserve a significant stand of mature trees. She said staff recommends approval with 20 conditions:

1) That all site plans be accurately revised to reflect required site plan improvements and text requirements, including traffic elements, prior to scheduling a public hearing at City Council, subject to staff approval;
2) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
3) That cross-access easements be provided prior to issuance of building permits;
4) That the design of the private drive meet the approval of the City Engineer, and that the text be revised to state that the developer will be responsible for the construction and maintenance of this drive;
5) That final site design meet all applicable stormwater regulations, and that all field tiles be connected to the storm water system to maintain positive drainage, to the satisfaction of the City Engineer;
6) That additional rights-of-way be dedicated by General Warranty Deed prior to the issuance of any building permits;
7) That a bike path be provided along the Sawmill Road frontage, as approved by the City of Dublin and City of Columbus, and that an additional sidewalk be constructed from the Hard Road entrance (closest to Sawmill Road) into the site;
8) That the site plan be revised to properly reflect the width of Summer Drive on the west side of Sawmill Road as depicted in the traffic study;
9) That a formal tree waiver request be submitted prior to scheduling a public hearing at City Council;
10) That the text be clarified to state that all building materials and trim colors will be earth tone in color;
11) That all signage be in conformance with the Sign Code unless otherwise indicated in the development text;
12) That all signage be referenced within the body of text with a dimensioned exhibit, prior to scheduling a public hearing at City Council;
13) That an illustrative exhibit be attached and referenced in the text to show the general character of the entry feature, subject to staff approval;
14) That the existing obsolete curb cut on Hard Road be removed, and that the plat be reconfigured to adjust the right-of way in this area;
15) That the rear fence screening and landscape treatment along Emerald Parkway be referenced in the text with an exhibit and attached to the development text prior to scheduling a public hearing at City Council;
16) That the final development plans show all adjacent and opposing curb cuts, both existing and proposed;
17) That all landscape plans be in conformance with the Landscape Code, unless otherwise indicated in the development text;
18) That revised tree survey, preservation, and replacement plans be submitted prior to scheduling a public hearing at City Council;
19) That all lighting comply with the City of Dublin Exterior Lighting Guidelines; and
20) That a plat for Emerald Parkway right-of-way be dedicated to the City, and that lots be created for this development.

Mr. Gerber said there are proposed uses in this rezoning that are conditional uses: a gas station and possibly the drive thru pharmacy. Mr. Gerber understood those conditional uses would come back at a separate time. Ms. Wanner agreed. Mr. Gerber said its use and landscaping could be discussed then. Also with respect to the conditional use, the structure, color, palettes, signage, etc.

Ben W. Hale, Jr., Smith/Hale, representing the applicant, clarified the existing zoning. He explained that the existing text allows a 100,000 square foot Schottenstein store, but that general retail is also permitted. The text does not limit the use to a shopping center. In the current zoning, the store is proposed to be located on the north end where the Kroger store used to be. The outparcel is proposed where the treed area is currently.

Ben Hale gave a short history of the Northeast Quad plan and said that they had been working with Kroger for about five years for a neighborhood shopping center.

Mr. Hale stated that the proposal preserves the entire woods. He said they are preserving the entire woods. Mr. Hale said they would agree to designate this area as a no-build/no-disturb area.

Mr. Hale stated that he had worked with staff on the development and design of Emerald Parkway. He said staff wanted a higher design speed on the road, which resulted in a gentle curve in the road. This redesign shifted the road to the east and reduced the overall site acreage. The preservation of the woods also reduced the buildable area of the site, so the subareas have been changed. He said they have an agreement on the construction of Emerald Parkway that is almost ready for City Council approval. The road has basically been designed and they are in agreement with the City to make a financial contribution towards Emerald Parkway. They were originally required to build a three-lane road because this was seen as an extension of Saltergate. When this was zoned, Emerald Parkway had never been dreamed of. He said for Emerald Parkway, they are writing a check and the City is going to build it, the same as the rest of the road.

Mr. Hale committed to build a wing wall behind the center similar to what was done at Toys-R-Us to screen the rear elevation.

Mr. Hale said they had worked hard with staff and the City of Columbus to get good agreements on how the curb cuts work, etc. He said Sawmill Road was in Columbus and it controls where the curbcuts are and control the road improvements. He said they have been submitting traffic information to Dublin and Columbus. Gary Wilcox is their traffic engineer.

Mark Ford, Ford and Associates Architects, said they had worked on this project for about eight months in terms of the design of the facades and the site planning. He said they were given instruction to design a building that has four-sided architecture. He showed renderings of the center and described the architecture. Dimensional shingles, large hip roof elements and cupolas will be used to give a presence from the road, but also brings down the scale to a pedestrian nature. Building materials used are stone and brick. There is a large plaza area in front of the retail shops. Parts of the building have architecture where you walk under the canopy. A variety

of textures along the fronts of the stores is provided. Mr. Ford said the architectural theme is traditional. Rustification and relief in the brick have been added to provide another level of texture and shadows.

Mr. Ford provided samples of the building materials proposed to the Commission. He said the rear of the building would be all brick with a cut stone element weaving through it and around openings. Field stone will be used in the upper bands. He said there is one Kroger sign facing Emerald Parkway.

Mr. Hale said that the outbuildings are not traditional outparcels where they will sell them to someone else to build their building. He said they have the same architecture as this shopping center to provide a consistent look along Sawmill Road. Mr. Ford showed a rendering of one of the two outparcel buildings. He said they will have the exact same material, roofing, proportions, and detailing.

Mr. Hale said the Kroger sign on the front of the building, including the extenders and decenders is actually 110 square feet, not 160 square feet. He said the Kroger sign on the rear is approximately 50 square feet. He said they needed to clarify the text regarding the measurement of the Kroger sign.

Mr. Hale said they tried to keep the landscaping consistent with the design to the north (Scioto Crossings) to provide consistent frontage treatment. He said they are in compliance with the Code in terms of landscaping. By preserving the large woods, they are in excess of Code. The lot coverage for this site is approximately 62 percent. He said they would comply on the rest of the site to make sure that there is a landscaping plan that is in keeping with what everybody expects out of them on Emerald Parkway.

Mr. Gerber reiterated that the City is landscaping Emerald Parkway, not this developer.

Kerry Reeds, Myers-Schmalenberger, said the landscaping is divided into three different areas: the existing woods, the interior parking lot landscaping, and the landscaping that occurs at the storefront itself.

Mr. Reeds said in terms of perimeter treatments, Sawmill Road would consist of street trees. Deciduous trees will be planted behind a continuous curvilinear evergreen hedge running the extent of Sawmill Road. There will also be a cluster of lower deciduous plantings, which will occur immediately in front of the bikepath. Staff indicated that a more natural curvilinear bikepath was preferred to be more in keeping with the bikepath that occurred further to the north.

At the primary entrances to the shopping center there will be flowering trees and perennial plantings. There will be flowering trees at the corner of Summer Drive in conjunction with the gas station signage. Summer Drive will have a continuous evergreen hedge and a double staggered row of street trees to screen the parking lot.

Mr. Reeds said along Emerald Parkway there will be pockets of mixed ornamental grasses and perennials. Behind the Kroger Center there will be a landscape mound with an evergreen

continuous hedge and evergreen trees. He said evergreens will screen the service area. A continuous opaque wood fence will be on top of the landscape mound to temporarily screen the service area until the balance of the retail develops along the frontage of Emerald Parkway.

Mr. Hale said Emerald Parkway will be constructed and have traffic before the rear portion is built. He said the developer would extend the building around to Emerald Parkway to have a three-sided building with an equal finish.

Mr. Reeds said there would also be low stone walls with evergreen plantings occurring at the intersection of Emerald Parkway and Hard Road and at the intersection of Hard and Sawmill Roads. Per staff's comments, they have provided a sidewalk connection along the north side of the entrance drive to the asphalt sidewalk existing along the north side of Hard Road. Another sidewalk has been added to get to the corner of the center. A sidewalk connection also has been added from Emerald Parkway to the proposed sidewalk in the rear of the center that will lead to the center stores.

Mr. Reeds said in terms of the internal landscaping within the parking areas, there are large deciduous trees, which are planned in the Islands. A continuous hedge in conjunction with deciduous trees occurs along the entrance drive. Flowering trees, shrubs, and ground cover, are proposed at the cross accesses near the storefront(s).

Mr. Reeds stated that the storefront landscaping treatments will exceed the landscape requirement area they are required to provide. He thought it was very nice the way the center architecture steps back. This creates an opportunity to create fairly substantial landscape beds to separate pedestrian(s) from the parking lot. These areas include low evergreen shrubs and deciduous and flowering trees.

Ms. Wanner clarified that the pillar-fencing treatment was not used in this project.

Mr. Hale stated that the earlier site plans had a fence similar to the fence treatment south of the I-270, but that they were asked to remove the fence and revise this treatment to be similar to that at Scioto Crossings.

Mr. Reeds said mounding is not proposed along Sawmill Road. He said they are required to screen the parking lot in terms of headlights, which the continuous evergreen hedge will do. He said then they have a combination of deciduous plantings on the Sawmill Road side (east) of the bikepath and a continuous evergreen hedge with clusters of deciduous trees behind it.

Ms. Boring asked why the mounding was eliminated along Sawmill Road.

Mr. Reeds said they were very concerned about visibility. The evergreen hedge screened headlights but did not conceal their center.

Ms. Boring said that there were some things that the Commission did not want compromised on this project because of the size of the retail center. She said one of the things in the road plan of

the development text indicated a landscaped mound along Sawmill Road setback. She agreed with this look. She did not care if the mounds were big, but they should be undulating.

Mr. Gerber said the mound would look better if it were tiered in some way. However, he was not suggesting a 12-foot mounding treatment.

Mr. Hale said they would agree to the mounding requirements in the old zoning. He said they were trying to replicate what was done to the north. He said if it were the desire of the Commission to comply exactly what is in the old text, that could be accommodated. He thought the idea was to not have the wrought iron fence. If the wrought iron fence was wanted, they would do it.

Ms. Boring said she preferred the mounding over the fencing because this site contains significant portions of blacktop.

Mr. Gerber asked if to the north, Scioto Crossings had mounding.

Ms. Wanner said mounding was proposed.

Mr. Gerber said when the Commission discussed this the landscaping along Sawmill Road a few months ago, the mounding was intended to go as far down as Sawmill Road.

Ms. Wanner agreed. She said staff has indicated this suggestion to the applicant. She said staff would like to see a variation on a theme regarding the mounding. If the treatments were not identical, then staff would like to see something that captured a feeling of undulation and she thought that was what the applicant had tried to do with the meandering bikepath. It would be a good compromise, still including the elements from what is to the north into these two subareas.

Mr. Reeds said they were willing to work with staff to include mounding.

Ms. Boring asked for plant material on the mounding. Ms. Wanner agreed that is should be included.

Ms. Boring asked where the dry laid stonewalls would be located.

Mr. Reeds indicated stone walls would be located at Hard Road and Sawmill Road and at the corner of Emerald Parkway and Hard Road.

Ms. Boring asked what kind of special treatment was planned for the entry feature at the gas station.

Mr. Reeds said there will be low plantings around the sign and flowering trees on the forward side of the hedge. Seasonal plantings could be planted around the sign base. Ms. Boring said that was not much of an entryway. She said the Commission was hoping for more of an entry feature look.

Mr. Hale committed to do an entry feature in keeping with the quality of their other features.

Mr. Zimmerman asked what was proposed for the Hard Road entryways.

Mr. Reeds said the only thing will be low evergreens around the base of the sign. Anything else would be pale in comparison to the impact of 4 ½ acres of woods.

Mr. Gerber agreed that the corner by the gas station needed to be more of a gateway feature. He was not sure a stone wall was enough.

Ms. Reiss said further north there was a mound feature with a shamrock.

Mr. Hale committed to repeat the shamrock feature on the north side of proposed Emerald Parkway along the south side of Emerald Parkway on Subarea 5A.

Mr. Hale said it could be made a condition that they do a quality entry feature near the gas station sign and entry. If they are doing dry laid stone walls at the other major intersections, he thought the theme should be continued. He said they will do something equal to what they are doing at the corner of Hard Road and Emerald Parkway.

Ms. Wanner said Condition 13 could read: "That a quality entry feature be included in the final development plan" instead of attaching an illustrative exhibit. Ms. Boring agreed.

Mr. Sprague said he realized they were not going to review the architecture of the gas station tonight. He wanted the gateway feature and the gas station to harmonize architecturally and visually to the thematic concept of the gateway on that corner. He wanted them to be sensitive so the difference of gateway and station would not be magnified.

Mr. Gerber said the gateway features should be esthetically pleasing and compliment the structures. Mr. Sprague agreed.

Ms. Boring asked about the interior landscaping and creating a plaza feel for the shopping center.

Mr. Reeds said there are a series of planters along the storefronts. Grass, deciduous and evergreen hedges, and landscape beds create smaller more pedestrian areas at the southeast corner.

Mr. Gerber asked if the interior landscaping creates safe passage for cars. Ms. Wanner said staff saw no problem with it being too dense or high.

Mr. Gerber asked if there were any speed bumps.

Mr. Ford said they had not been discussed yet. He said they have swept the entrance drive east to west and created terminus to provide focal elements. He said they have discussed raised crosswalks that act as traffic calming devices.

Mr. Hale said the continuous tree lines also served as a traffic calming device by making drivers feel enclosed.

Mr. Reeds said there would be an amenity package including the trash urns, benches, and bike racks included.

Ms. Boring asked if there was a change of material on the sidewalks. Mr. Ford said that detail has not been determined. Ms. Boring noted that at Carriage Place and Perimeter Center shopping centers, the drive aisle material changed in front of the entrance, which tends to slow traffic down.

Mr. Ford said at a center they were doing in Cincinnati they used a stamped concrete, which looked like pavers.

Mr. Hale said Kroger had no problem with using a different material in appropriate areas, which would create an audible rumble when driving over it.

Mr. Reeds said they would have treed and landscaped "H" type cart corrals in the parking lot.

Mr. Saneholtz said this was a pedestrian-friendly shopping center with many nearby residents. He asked if you could get to the center from the north without traveling in the driveway.

Mr. Ford said sidewalks along Summer Drive, Emerald Parkway and Hard Road will connect to the center.

Mr. Saneholtz was concerned about the hedgerow on the center drive preventing a pedestrian from getting to the center. Mr. Ford said the hedge will run continuously behind the parking lot. He asked if there was a sidewalk on the back side of the hedge. Mr. Ford said there are no sidewalks currently planned along the entrance drive. Mr. Saneholtz said he would appreciate the pedestrians being able to enter from this drive as well. He said the access points for bicyclists on the path are limited to the side entrances.

Ms. Boring said the whole idea was to encourage foot traffic. She said there was a lot of stores on the other side of Sawmill Road.

Mr. Saneholtz said he envisioned the hedgerows, then a sidewalk, then the driveway. He did not know if it was possible. He said they have a very nice front entry feature and a very pretty plaza. Mr. Saneholtz said the center had beautiful architecture and he was curious if a sidewalk on either side could be constructed.

Mr. Hale stated one would probably be added. Ms. Wanner stated it would remove greenspace.

Mr. Ford said originally, they did not envision many people using the bikepath wanting to stop to shop.

The discussion regarding bikepaths and access continued.

Ms. Reiss asked about the rear of the two retail outparcels. Mr. Reeds said they proposed columnar type evergreen trees against the building near the sidewalk space to provide screening. He said conceptually they were committing to extend the sidewalk out and then get plant material in front of the utilities.

Mr. Gerber said he was not sold on the outparcels. He wished they would go away.

Ms. Boring said the Kroger center was to be a pedestrian, Saturday afternoon shopping area, and felt the outbuildings were not pedestria-friendly.

Mr. Hale said the "A" spot in real estate is the most valuable. He said the "A" spot on this site was right there of Hard and Sawmill Road. He said the current text allows a 10,000 square foot outparcel at that location. The gas station is now a requirement of Kroger. It makes the rest of the shopping center successful. He said the gas station is not an outparcel for this development.

Mr. Gerber said he was not talking about the gas station. He was talking about the two out buildings.

Mr. Hale said they were removing their outparcel property right that existed at the corner of Hard and Sawmill Road, with the new text.

Ms. Boring said they were to be one restaurant and one financial institution, not accessory uses to it. Ms. Boring said the civic association objected mostly to the intensity of the outparcels.

Mr. Hale said they would primarily be restaurants. He said at the last meeting he had with the civic association, they did not object to the outparcels. They objected to the possibility of drive-thrus on those sites.

Mr. Hale reiterated that the civic association told him they did not want drive-thrus on those parcels. He said the association was very happy with that what they were doing was the same thing constructed at Meijer on Sawmill Road. He said these outbuildings were going to be architecturally coordinated with the building and that they were going to be smaller, restaurant-type uses.

Mr. Saneholtz asked what was the size of these buildings. Ms. Wanner said 8,500 square feet each.

Mr. Messineo inquired what other uses the Commission might prefer to see.

Ms. Boring stated uses that would be drivable.

Mr. Hale said that by having multi-tenants, a higher quality building could be constructed. This is a much better use aesthetically.

Mr. Gerber said he was still trying to get comfortable with the aesthetics, but he was also concerned about usage as it relates to traffic flow and interference with what he called the main center.

Mr. Saneholtz said that if the applicant could put an east-west sidewalk on this site to the perimeter of the property, and perhaps a safe pedestrian crossing can be added to connect the internal and external retail.

Mr. Hale said they could do that on this site.

Mr. Gerber said he was more concerned about the number of cars.

Mr. Sprague asked if there was anything in Dublin, Columbus, or Hilliard with a similarly sized outparcel.

Mr. Ford said they had worked with the developer of Ted's Montana Grill restaurant and those were within 8,000-12,000 square feet, and that restaurant on Morse Road was 10,000 square feet and the Kohl's at the far end of Morse Road on Hamilton Road.

Mr. Zimmerman asked about the outparcel building near the Meijer on Sawmill Road. Mr. Sprague said that was Ted's Montana Grill and he thought it was about 5,500 square feet.

Ms. Boring said there is a big difference: Meijer is one big store and the smaller outbuilding contrasts in size.

More discussion took place regarding the outparcel size.

Ms. Boring thought the outparcels should look more residential in scale. Mr. Ford reiterated that the sign band area and hip roofs add residential scale to the building. The applicant wo8uld like to create a presence on the street by pushing the outbuildings toward the street.

Ms. Boring thought the mass and scale of the outbuildings were out of scale. The outbuildings are too tall for this center.

Ms. Wanner showed an aerial slide of Meijers outlot at Martin Road and Sawmill Road. She said based on preliminary measurements, it was 12,750 square feet in area (larger than the proposed 8,500 square foot). Ms. Boring asked how tall was it. Ms. Wanner said it was residential in scale, about 35 feet to the middle of the gabled roof.

Mr. Sprague stated that a Starbucks drive-thru and an Indian restaurant exist at the Crosswoods center, north of I-270, as part of an outparcel.

Mr. Ford stated these outbuildings at Crosswoods are 7,500 square feet apiece. He said the proposed Kroger Center outbuildings are 500 square feet less than these buildings.

Mr. Gerber said perhaps it was not the size because actually, it is not much bigger than a residential use. Maybe it just looks too boxy.

Mr. Messineo asked where was the front and back of these buildings.

Mr. Ford said there was no front or back of the buildings. He said many Planning Commissions have told them to add mass to buildings so that they have more presence on the street.

Ms. Boring noted that the delivery areas and mechanicals were not hidden.

Mr. Ford showed where those elements would be located on the renderings. He said it was not illustrated, but they would create more of a sidewalk directly behind the building where the plant material and sidewalk can buffer the backside of the necessary pieces to the building. Typically, in these types of buildings there will not be large trailers delivering. There are no large service areas behind each tenant for deliveries. He expected many deliveries will be through the front door (mailman or UPS).

Ms. Boring said a restaurant that had outdoor patio along Sawmill Road with views into the woods would be dynamite. She said the Commission did not like the massive buildings in front. She said that the developer did not want a mound because visibility is necessary, yet he wants to put these massive buildings there that do not give visibility. Ms. Boring said something has to be changed.

Mr. Ford said to hide rooftop units a roof must be about 24 feet.

Mr. Sprague said the Commissioners were looking at a black and white rendering, and he felt if it were in color and there was a little adjustment, it might not look quite so massive.

Mr. Gerber agreed that if the renderings were in color, it would be better for the Commissioners.

Ms. Boring wanted something that reflected a more "village look."

Mr. Hale agreed with Ms. Boring that a "village look" was needed.

Mr. Gerber asked if more of a "village look" was used on the outbuildings, would the Commissioners agree with it.

Mr. Hale said Mr. Ford should be challenged. He thought he had done a great job on this shopping center. He thought a lot could be done to make the buildings interesting and feel like they are something that has been there for a long time.

Mr. Ford said along the east face of the building, there are five storefronts. He said they tried to borrow from the Meijer outlot building by looking at the scale and the way the building was structured. He said he just noticed that the glass on the south side was all along the entire façade. He understood what the Commissioners wanted.

Ms. Boring stated that she understood the location of the outbuildings is a concern because the Commission is trying to create a neighborhood feel. Ms. Boring mentioned that she is also concerned with the variety of colors on the proposed signs. She commented that different colors for each sign would not work on this site.

Mr. Hale said it is similar to Perimeter Center's sign package. They picked up the scale of Perimeter Center. He said they would take that on as a challenge and will bring the Commission back something that is absolutely appropriate.

Ms. Boring said the text also needs to reflect the square feet of all buildings. She felt it should be limited per building. She asked if the outparcels totaled 17,000 square feet. Ms. Wanner agreed. Ms. Boring understood they could divide it the way they wanted, but they cannot exceed 17,000 square feet. She said it did not make sense to divide it in case the design lends to it.

Ms. Boring encouraged them to take advantage of the wooded area for the view and orient the building towards it.

Mr. Gerber asked if a condition was needed for the outbuildings.

Ms. Wanner suggested a condition: That the total outbuilding square footage be restricted to 17,000 square feet. Ms. Boring thought that was already in the text. Ms. Wanner agreed it was in the text.

Mr. Gerber said to make this more of a "village appearance" with the outbuildings.

Ms. Wanner suggested a condition to read: "That the outparcels be revised to reflect more of a "village architecture" similar to that of the proposed shopping center. " She said the idea was to take elements of the shopping center and put them in the outbuildings.

Ms. Wanner counted 23 conditions. She read the following conditions:
"That the material changes along the pedestrian and street frontage (paver suggestion)."
"That there is a sidewalk along the middle entry road…"

Ms. Boring asked if the mounding along Sawmill Road was a necessary condition. Mr. Gerber suggested adding it to Condition 17. Ms. Boring agreed.

Mr. Messineo said the extra entryway could be amended in Condition 13.
Ms. Boring asked if the Large Retail Guidelines were satisfied. Ms. Wanner said they satisfied the guidelines in terms of architecture, but Large Retail Format Retail Guidelines require 10 percent interior landscaping.

Mr. Hale said if they could count the woods they are preserving, they would meet the 10 percent requirements. He said they have 6½ percent on the rest, which exceeds Code.

Mr. Ford thought they cannot exceed 1,500 square feet within the confines of a single island. He said 7.5 percent went to the limit. Counting all the islands, they are almost at nine percent.

Ms. Boring asked if that was a problem. Ms. Wanner said no. Mr. Hale said the text needed to make it clear. Ms. Wanner agreed.

Ms. Boring asked if the total lot coverage was 63 percent. Ms. Wanner agreed.

Ms. Boring said in this case we were trading the large woods and if they get those outbuildings to take advantage of the woods, then it could be considered interior.

Mr. Hale said they were almost there anyway.

Ms. Boring asked to see a picture of the gas station. Mr. Gerber said was there was a conditional use application that would come back to the Commission for review. Ms. Boring asked if they would get to look at the architecture at that time. Mr. Gerber said yes, along with the landscaping, etc.

Linda Patterson, real estate manager for Kroger, said that signage had been green for a long time, but she did not know its history. She said it was pretty irregular.

Ms. Boring asked if Kroger would consider a green sign here. Ms. Patterson thought they would want a more traditional Kroger sign for this center.

Ms. Boring said it would be nice if there was something that indicated this is Dublin.

Ms. Boring asked about the operating hours. Mr. Gerber read from the text that they would be 24 hours a day for the grocery and 6 a.m. to 2 a.m., seven days a week for everything else.

Ms. Boring struggled with the hours of operation since the commission who presided over the original rezoning did not want retail to open that late. On the other hand, she knew what a valued service it could be for a grocery store to be open 24 hours a day. She said the retail open until 2 a.m. was a concern.

Mr. Gerber noted restaurant uses were included.

Ms. Boring said they did not want stores to have special all night sales. She asked if there was a way to let the restaurants stay open until 2 a.m. and otherwise the other uses would have to close earlier. She suggested the proposed text state that the retail could be open 6 a.m. until 12 a.m. Mr. Hale agreed to amend the text. Mr. Gerber said that would be Condition 24.

Mr. Hale clarified the new hours as 6 a.m. to midnight for everything except the restaurants which are 6 a.m. to 2 a.m., and the grocery store which was 24 hours a day. Ms. Boring agreed.

Mr. Messineo said the front of Kroger's seemed sort of massive and fortress-like to him. He did not think it looked very pedestrian-like.

Mr. Ford said he could create more variation in the brick and stone to create more stone detailing on it, perhaps in the upper areas.

Mr. Gerber suggested breaking it up with some windows. Mr. Sprague suggested another band on either side of the Kroger sign.

Mr. Ford suggested window panels. He said because of there being two entrances, they do not have a large sidewalk area in front of them. However, he thought they could look at the materials on the front and maybe use less brick and more stone to balance it.

Mr. Gerber thought that was a good idea and suggested it would be Condition 25. Mr. Hale agreed.

Ms. Boring said she would like for this come back so the Commission could review it again.

Ms. Wanner said the Commission could add a condition now then at the final development plan, is where the final architecture will be shown, and if it still looks like a fortress, then the Commission would have grounds then to disapprove it.

Mr. Hale agreed to come back before the final development plan stage.

Mr. Gerber said Ms. Wanner was correct that when it came back at the final development plan stage it had to fulfill each condition and satisfy the Commission.

Mr. Hale said the items mentioned tonight will be back to the Commission for review before final drawings.

Mr. Gerber asked if the Commission would be taking a vote that night.

Ms. Readler said it would be an informal review.

Ms. Wanner clarified that the Commission would vote on the rezoning tonight, and the applicant will come back with an informal on architecture and landscaping before the final development plan. Mr. Hale agreed. Ms. Wanner said that would be Condition 26.

Mr. Gerber asked Mr. Hale to agree that if at that informal there are things that the Commission missed tonight. Mr. Hale agreed.

Ms. Boring asked that the second point on page 6: "Seasonal Sales" of the proposed text be addressed. She asked if there was a limit to the "seasonal outdoor sales" at the grocery store location.

Ms. Wanner said yes, Code requires seasonal sales to obtain a forty-day seasonal permit.

Ms. Boring stated that she was concerned about the wording in the text "...other outdoor seasonal sales should be permitted subject to the issuance of a season outdoor sales permit." She stated that in other texts they are permitted, but it said nothing about obtaining a permit.

Mr. Hale said there could be a condition. Mr. Gerber said that would be Condition 27. Ms. Wanner suggested Condition 27 be: That the text regarding seasonal sales be amended to comply with Code.

Mr. Hale agreed with the 27 conditions listed below. Mr. Gerber made the motion to approve this revised preliminary development plan (rezoning) application because it provides required traffic improvements, necessary commercial and retail uses intended to serve the Northeast Quadrant, quality architecture, a significant four-acre tree stand and generally complies with criteria set forth in Section 153.056 of the Dublin Zoning Code, with 27 conditions:

1) That all site plans be accurately revised to reflect required site plan improvements and text requirements, including traffic elements, prior to scheduling a public hearing at City Council, subject to staff approval;
2) That no open cutting of the existing public roadway be permitted without prior approval by the City Engineer;
3) That cross-access easements be provided prior to issuance of building permits;
4) That the design of the private drive meet the approval of the City Engineer, and that the text be revised to state that the developer will be responsible for the construction and maintenance of this drive;
5) That final site design meet all applicable stormwater regulations, and that all field tiles be connected to the storm water system to maintain positive drainage, to the satisfaction of the City Engineer;
6) That additional rights-of-way be dedicated by General Warranty Deed prior to the issuance of any building permits;
7) That a bike path be provided along the Sawmill Road frontage, as approved by the City of Dublin and City of Columbus, and that an additional sidewalk be constructed from the Hard Road entrance (closest to Sawmill Road) into the site;
8) That the site plan be revised to properly reflect the width of Summer Drive on the west side of Sawmill Road as depicted in the traffic study;
9) That a formal tree waiver request be submitted prior to scheduling a public hearing at City Council;
10) That the text be clarified to state that all building materials and trim colors will be earth tone in color;
11) That all signage be in conformance with the Sign Code unless otherwise indicated in the development text;
12) That all signage be referenced within the body of text with a dimensioned exhibit, prior to scheduling a public hearing at City Council;
13) That a quality entry feature, matching the predominant building materials and colors, be submitted with the final development plans;
14) That the existing obsolete curb cut on Hard Road be removed, and that the plat be reconfigured to adjust the right-of way in this area;
15) That the rear fence screening and landscape treatment along Emerald Parkway be referenced in the text with an exhibit and attached to the development text prior to scheduling a public hearing at City Council;
16) That the final development plans show all adjacent and opposing curb cuts, both existing and proposed;

17) That all landscape plans be in conformance with the Landscape Code, unless otherwise indicated in the development text, and that small, undulating mounds with landscaping be added along the Sawmill Road frontage treatment;
18) That revised tree survey, preservation, and replacement plans be submitted prior to scheduling a public hearing at City Council;
19) That all lighting comply with the City of Dublin Exterior Lighting Guidelines;
20) That a plat for Emerald Parkway right-of-way be dedicated to the City, and that lots be created for this development;
21) That the multi-tenant retail outbuildings be revised to reflect more of a "village" architecture similar to the proposed shopping center;
22) That the paving material at pedestrian crossings and within the shopping center walkways be varied to provide visual interest;
23) That a sidewalk be added along the main east-west entrance of the shopping center to provide a pedestrian connection to the multi-tenant retail outbuildings and the Kroger store;
24) That the text be revised to reflect the hours of operation for the grocery store to be 24 hours per day, seven days a week, restaurants to be 6 a.m. until 2 a.m., and all other businesses to be 6 a.m. until 12 midnight;
25) That stone be added to the façade of the Kroger portion of the shopping center to provide visual relief;
26) That there be an additional architecture, landscaping, and signage review by the Commission prior to the final development plan submittal; and
27) That the text regarding seasonal sales be amended to require permits for <u>all</u> seasonal sales, subject to Code requirements.

Ms. Wanner noted that the Staff Report Conditions 13 and 17 had been amended as well.

Ms. Reiss seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Ms. Reiss, yes; and Mr. Gerber, yes. (Approved 7-0.)

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Libby Farley

Libby Farley
Administrative Assistant
Planning Division

Ms. Brautigam stated that there is nothing in the agreement indicating that the City will approve the rezoning.
Mr. Ciarochi stated that the rezoning would undergo the normal process of referral to P&Z, recommendation to Council, and public hearing and vote at City Council.
Mr. Smith added that if the land for any reason is not rezoned, there will be no swap and the previous plan will be developed instead. Staff hopes to have more detail based on the legal surveys for the P&Z meeting. He estimates it will be back to Council at the June 23 meeting.

Mayor McCash noted that in deference to some members who would like more information, he would postpone this item until later in the meeting.

Ordinance 51-03
Accepting The Lowest/Best Bid for the Dublin Service Department Site Improvements, Appropriating Funds Therefor, and Declaring An Emergency.
Mr. Lecklider introduced the ordinance.
Ms. Brautigam stated that this project was bid earlier in the winter, but favorable bids were not received at that time. At this point, more favorable bids have been received. Staff is recommending approval of the base bid and alternate #1 from C&N Construction in the amount of $550,600.
Ms. Chinnici-Zuercher asked about the total amount budgeted in 2002 and 2003 for this project.
Mr. McDaniel stated that there was $480,000 in the 2003 CIP. There was additional funding programmed in 2002 that was carried over to repair the existing salt shed and to build the new one.
Ms. Chinnici-Zuercher asked if the project is within budget.
Mr. McDaniel responded affirmatively.
Mayor McCash asked for clarification about the $80,000 from the CIP Tax Fund listed in Section 3.
Mr. McDaniel stated that these are unencumbered dollars from last year that are being reappropriated for this project.
Mr. Kranstuber moved to dispense with the public hearing and treat this as emergency legislation.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mr. Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes.
Vote on the Ordinance: Mr. Lecklider, yes; Mr. Reiner, yes; Mr. Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes; Ms. Salay, yes.

Ms. Salay asked about bid alternate #8 relating to storm sewer on the north and south side of the storage yard. How is this stormwater being handled at the present time?
Mr. McDaniel responded that the CIP is being realigned to accommodate these site improvements next year in the five-year CIP.
Ms. Salay stated that she was contacted by a resident regarding the activity in the Service yard. Has there been resolution of his issues?
Mr. McDaniel stated that he has responded to this resident, but no resolution of the issues has been obtained. The long-term plan includes items that will address several of his concerns.
Ms. Salay asked for an updated site plan of the Service Center so that she can understand its relation to the adjoining neighborhoods.

Ordinance 52-03
Providing for a Change in Zoning for 40 Acres Located on the Northwest Corner of Sawmill and Hard Roads, from: PUD, Planned Unit Development District, to: PUD, Planned Unit Development District. (Case No. 03-045Z - NE Quad PUD, Subareas 5A, and 5B - Kroger Center - Sawmill Road)
Ms. Salay introduced the ordinance and moved referral to Planning & Zoning Commission.
Mr. Reiner seconded the motion.
Vote on the motion: Mrs. Boring, yes; Mr. Kranstuber, yes; Mr. Reiner, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; Mayor McCash, yes.

Mayor McCash asked the Clerk to read the titles of Ordinances 53-03 through 57-03.