



To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager *mg*

Date: January 23, 2014

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning
Jennifer M. Rauch, AICP, Planner II

Re: Ord. 70-13 - Rezoning Approximately 10.5 acres, Located on the West Side of Paul Blazer Parkway, between the Intersections of Rings Road and Parkcenter Circle from PCD, Planned Commerce District (Tuttle Crossing/I-270, Subarea 5A) to PUD, Planned Unit Development District (Tuttle Crossing/I-270, Subarea 5A) to Modify the Development Text and Preliminary Development Plan regarding Sign and Parking Requirements. (Case 13-056Z/PDP)

Summary

Ordinance 70-13 is a request for review and approval of a rezoning with preliminary development plan for a 10.5-acre site to modify the parking and sign provisions within the development text and a reconfiguration of the parking lot and sign plan within the preliminary development plan (Tuttle Crossing Subarea 5A plan). This ordinance was introduced at the August 12, 2013 City Council meeting. The site is on the west side of Paul Blazer Parkway, between Rings Road and Parkcenter Circle.

Design Alternative

At first reading, Council expressed concerns regarding the proposed site design and the removal of landscape areas and significant trees to allow additional parking spaces. The applicant has continued to work on design alternatives and has revised the site plan to reorient the proposed parking spaces in the northern portion of the site, and provide increased landscape areas and additional tree replacement within the parking lot.

Parking Lot Modifications

The applicant revised the proposal to reconfigure the northern parking area, retain more standard sized parking spaces, and include fewer compact sized parking spaces. The revised submission results in an additional 106 parking spaces for a total of 677 spaces or a ratio of 5.8 spaces per 1,000 square feet, which is six fewer spaces than the original proposal. Code requires four spaces per 1,000 square feet, or 466 spaces for this building. The site currently has 571 spaces, which is a ratio of 4.9 spaces per 1,000 square feet.

The proposed modifications to the northern parking area include a reconfiguration of the parking fields to a north-south orientation. This modification allows for continuous drive aisles that connect with the existing parking bays located to the south, larger landscape islands at the end of each parking row, and a larger consolidated landscape island in the center of this parking area.

The revised submittal also retains a set of landscape islands that were removed in the adjacent parking field. Code requires interior landscaping for vehicular use areas, but does not require a specific number of interior landscape islands per number of parking spaces. All proposed parking lot modifications meet Code for interior landscape requirements.

Tree Removal and Replacement

The Zoning Code requires protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The revised submittal shows the removal of 16 trees totaling 264 inches, reduced from the original submittal of 18 trees totaling 280 inches. The Planning and Zoning Commission attached a condition that required the applicant to provide a complete replacement of trees removed, regardless of tree condition, which equaled 280 inches. The applicant revised the text to address this condition and now requires the total number of inches removed to be replaced, regardless of condition.

The revisions to the site design and parking lot layout provide an opportunity to increase the number of replacement trees located on the site. The original submittal included 20 replacement trees, while the revised plans indicate 60 replacement trees located throughout the site.

Signs

Council expressed concerns about the proposed sign package outlined in the development text. The applicant has provided preliminary sign details for Council's reference. Final details will be approved as part of the final development plan review by the Planning and Zoning Commission.

Revised Rezoning with Preliminary Development Plan Conditions

1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.
2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the owner.
3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
5. The overall height of the canopy sign be limited to 15 feet.
6. A final sign plan be presented as part of the final development plan.
7. The applicant eliminate the provisions for a tenant sign on the building elevation.
8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.

Recommendation

Planning recommends City Council approval of Ordinance 70-13.

DEVELOPMENT TEXT

January 17, 2014

Subarea A5-5515 Parkcenter Circle

Introduction:

The site comprises +/- 10.5 acres and contains a three-story corporate office building of approximately 116,500 square feet. The site, as originally planned, zoned and constructed in 1996 was owned by Duke and contained a single-user, BMW Financial Services. BMW Financial Services vacated the building in 2006. The building was then sold to CareyBPDublin, LLC which was a partnership between Edward Carey and GE, who leased the building to Nationwide Insurance from 2006 to 2011. In the summer of 2011, GE became sole Owners of the property and Nationwide vacated later that year, on 9/30/11 which was not anticipated. Since that time, the Owner has actively marketed the property in hopes of finding a single tenant user which has not occurred. There has been “real” interest with smaller users, and if the owner is going to compete with that market and attract smaller tenants, this will require additional parking and signage.

Development Standards:

In addition to the general standards of the Tuttle Crossing PCD text and plan, this Subarea shall be subject to the following requirements within that specific Subarea.

Permitted Uses:

The following uses shall be permitted within Subarea A5:

1. Those uses listed in the SO and OLR sections of the Zoning Code.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

The subarea can be used for medium to large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A5 will be 17, 500 SF/Ac.

DEVELOPMENT TEXT

January 17, 2014

Subarea A5-5515 Parkcenter Circle

Yard and Setback Requirements:

1. Setback on Paul Blazer Parkway, Rings Road, and Parkcenter Circle shall be 30 feet for pavement and 50 feet for buildings.
2. Side yards shall be 25 feet for pavement and buildings. A zero pavement side yard may be allowed in cases where lots share common access drives, and the parking areas function as a single parking lot.
3. Rear Yards shall be 25 feet for pavement and buildings.
4. Total ground covered by all buildings shall not exceed 25 percent of the lot area. However, parking garages and buildings shall cover no more than 75 percent of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A5 shall be measured per the Dublin Zoning Code and have a height limitation of 100 feet.

Parking and Loading:

1. Surface parking spaces may be reduced from 9 feet in width to 8 feet six inches with as approved in the development plan.
2. All other parking ratios and loading facilities shall be regulated by Dublin Code provisions.
3. Bank drive-thru requirements as per Dublin requirements.

Circulation:

1. Paul Blazer Parkway shall be a 100 foot right-of-way and a 56 foot pavement width. All other local public access street shall have a 60 foot right-of-way and a 32 foot pavement width.
2. Curb cuts on Paul Blazer Parkway shall be space a minimum of 200 feet (as measured from the driveway centerlines) with opposing cuts aligned or offset no less than 100 feet,

DEVELOPMENT TEXT

January 17, 2014

Subarea A5-5515 Parkcenter Circle

with placement determined consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view with a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code provisions.
2. Within the setback area along Paul Blazer Parkway, a three-foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees shall be equally spaced, if possible.
3. To compensate for lost green space due to the zero side yard, additional interior parking lot islands along the access drive adjacent to Atrium Parkway were provided with a minimum width of 17 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3 inch caliper trees per island, these shall be retained where feasible or replaced with the same size island and 3 inch caliper trees if adjustments are made to the islands.
4. All new interior parking lot islands shall have a minimum width per code and be planted with a minimum of two 3 inch caliper trees per island.
5. All trees removed, regardless of condition, shall be replaced with a total number of caliper inches equal or exceeding the total Diameter Breast Height (DBH) of trees removed. Caliper and DBH shall be defined according to the Dublin Tree Preservation Code provisions. All replacement trees shall be a minimum 3 inch caliper at planting and conform to the Dublin Landscape Code.

DEVELOPMENT TEXT

January 17, 2014

Subarea A5-5515 Parkcenter Circle

6. Replacement trees planted on the site shall be staggered along the perimeter of the parking areas to the extent possible.

Building Identification Signage and Graphics:

Subarea A5 has a cumulative street frontage of 2,000 feet, with exposure on Parkcenter Circle, Paul Blazer Parkway, and Rings Road. The site is entitled to two identification signs, under the general provisions of the Sign Code.

In this case, frontage on three public streets but having the main building entries facing Atrium Drive, a private drive, and the desire to have multiple tenants, there is a need for an alternate sign package. The signs standards presented herein are generally in conformance with most of the provisions of the Dublin Sign Code, with several exceptions, the number of signs, number of colors used on the signs and the percentage of secondary image on the sign face. A final sign plan shall be presented at time of Final Development Plan and shall conform to the following standards.

The site will be entitled to the following signs:

- A. A maximum of two monument signs shall be permitted of 10 feet maximum height and 50 square feet in area per sign face. Monument signs may indicate multiple tenants.
- B. A maximum of two canopy signs shall be permitted at major entries containing the building address (consisting of address numerals and street name). Address numerals/letters shall not exceed 24 inches in height. The maximum height of the canopy sign shall be 15 feet.
- C. Directional Signs
 - i. A maximum of three internal directional signs shall be permitted to serve as building directory(s) and be located within close proximity to the building entries. These signs shall have a maximum height of 6 feet and 6 square feet in area per sign face. These signs are intended to display the tenant name, suite and/or floor number.

DEVELOPMENT TEXT

January 17, 2014

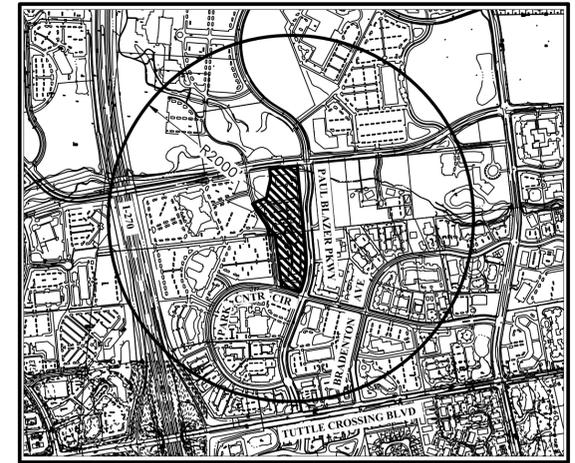
Subarea A5-5515 Parkcenter Circle

- ii. A site perimeter/external directional sign for the building address may be permitted along Parkcenter Circle near the intersection with Atrium Parkway. It shall be permitted to have the site address (consisting of address numerals and street name). Height shall not exceed 3 feet and maximum area shall not exceed 4 square feet per sign face.
- 2. The signs will present a high-quality, corporate image that is consistent with the building, the larger office park, and the Dublin community.
- 3. All signs will be limited to four colors, including black and white.
- 4. Other than indicated herein, all other signs shall adhere to the provisions of the Sign Code including, but not limited to, location, design, opacity, lighting, landscaping, etc.

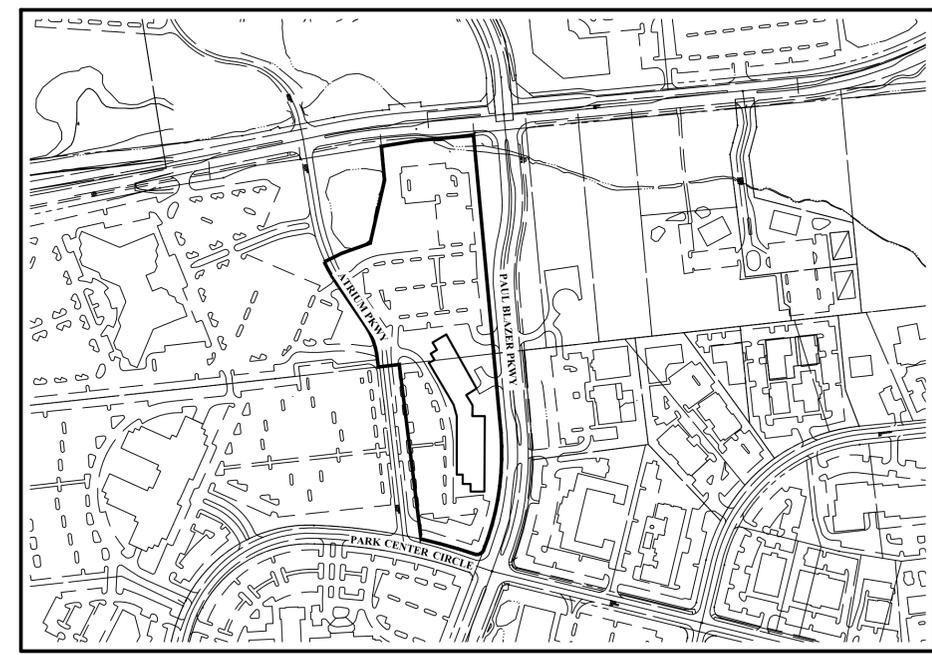
Additional Commitments:

- A. The removal of the open space and trees and replacement with parking shall only be performed should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided to the City from the Owner.
- B. Site amenities such as picnic tables and trash receptacles located within open space areas to be removed shall be relocated elsewhere on site.

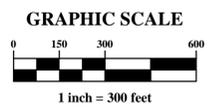
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 2014



LOCATION MAP
 Scale: 1"=1000'



VICINITY MAP
 Scale: 1" = 300'



DEVELOPER/OWNER
 Colliers International
 8800 Lyra Drive, Suite 650
 Columbus, Ohio 43240



OHIO
Utilities Protection
SERVICE
Call Before You Dig
 800-362-2764 or 8-1-1
 www.oups.org

PRELIMINARY

NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
 January 14, 2014

SHEET INDEX

Existing Conditions	1
Existing Tree Inventory Plan	2
Existing Tree Inventory	3
Site Plan	4
Illustrative Site Plan	5
South Parking Lot Enlargement	6
Sign Landscape Enlargements	7
Sign Details	8
Sign Perspective	9

MARK	DATE	DESCRIPTION	REVISIONS

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 TITLE SHEET



EMHT
 Evans, Meecham, Henselton & Tran, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3548
 emht.com

DATE
 January 14, 2014

SCALE
 As Noted

JOB NO.
 20130630

SHEET

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PCD
PID: 273-000336-00
ASHLAND INC

R-1
PID: 273-005425-00
CITY OF DUBLIN

PCD
PID: 273-012203-00
FIVE SEVEN HUNDRED LLC

PCD
PID: 273-009720-00
AMERICENTER OF DUBLIN LLC

PCD
PID: 273-007673-00
CAREYPDUBLIN LLC,
C/O GE COMMERCIAL
SITE 120
±10.54 AC
EXISTING BUILDINGS
±116459 GROSS SQ.
FT.

South Parking Lot
193 Spaces (9')
13 Spaces-(HC)

North Parking Lot
365 Spaces (9')
0 Spaces-(HC)

PCD
PID: 273-008241-80
BRE/COH OH LLC

PCD
PID: 273-005398-00
DP PARKCENTER CIRCLE LLC

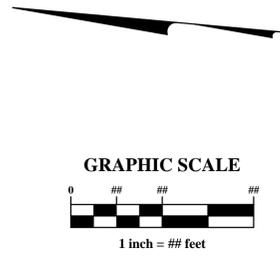
PCD
PID: 273-005335-00
DUBLIN HOTEL LLC

EXISTING PARKING

North Lot	365 Total
Standard Space (9' x 18'):	365 Spaces
ADA Compliant Space Provided:	0 Spaces
South Lot	206 Total
Standard Space (9' x 18'):	193 Spaces
ADA Compliant Space Provided:	13 Spaces
Total	571 Spaces
Standard Spaces (9' x 18'):	558 Spaces
ADA Compliant Space Provided:	13 Spaces

LEGEND

- Existing Deciduous Trees
- Existing Evergreen Trees
- Existing Contour
- Existing Light Pole
- Existing Access Easement- No Parking



MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 EXISTING CONDITIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 EXISTING CONDITIONS

DATE
January 14, 2014

SCALE
1" = 50'

JOB NO.
20130630

SHEET
1/9

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TREE REMOVAL/RELOCATION SUMMARY

16 Trees For 264" DBH Total To Be Removed*

18 Trees For 43" DBH Total To Be Relocated

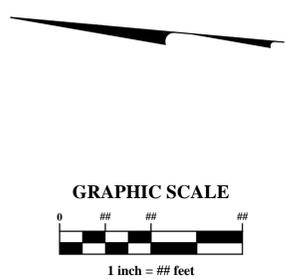
See Sheet 2 For Tree Inventory

See Sheet 4 For Tree Replacement And Relocation

*(Includes 9 Trees For 213" In North Green To Be Removed)

LEGEND

- Trees To Be Removed
- Shrubs to be Removed (Not Included in Inventory)
- Trees To Be Relocated
- Existing Deciduous Trees
- Existing Evergreen Trees
- Existing Access Easement- No Parking



MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARK CENTER CIRCLE
SITE IMPROVEMENTS
 EXISTING TREE INVENTORY PLAN



DATE
January 14, 2014

SCALE
1" = 50'

JOB NO.
20130630

SHEET
2/9

EXISTING INVENTORY

Number	Common name	DBH	Condition
1	Hedge maple	2	Good
2	Sugar maple	8	Good
3	Hedge maple	2	Good
4	Hedge maple	5	Good
5	Hedge maple	2	Good
6	Sawleaf zelkova	2	Good
7	White pine	11	Good
8	White pine	12	Good
9	White pine	11	Poor
10	Hedge maple	5	Good
11	Hedge maple	6	Good
12	Hedge maple	5	Good
13	Shingle oak	7	Good
14	Red oak	2	Fair
15	Hedge maple	4	Good
16	Hedge maple	5	Good
17	Hedge maple	6	Good
18	Sawleaf zelkova	3	Good
19	Hedge maple	5	Good
20	Hedge maple	4	Good
21	Sawleaf zelkova	2	Good
22	Sawleaf zelkova	2	Good
23	Sawleaf zelkova	2	Good
24	Sawleaf zelkova	2	Good
25	River birch	9	Good
26	Thornless honey locust	7	Good
27	Emerald sunshine elm	2	Good
28	Siberian elm	6	Fair
29	Norway spruce	9	Good
30	Norway spruce	10	Good
31	Norway spruce	7	Good
32	Norway spruce	10	Good
33	Norway spruce	1	Good
34	Norway spruce	9	Good
35	Norway spruce	9	Good
36	Norway spruce	9	Good
37	River birch	10	Good
38	Thornless honey locust	6	Good
39	Emerald sunshine elm	3	Good
40	Emerald sunshine elm	3	Good
41	Red oak	2	Good
42	Thornless honey locust	4	Fair
43	Red oak	2	Good
44	Emerald sunshine elm	3	Good
45	Thornless honey locust	5	Fair
46	Red oak	2	Fair
47	Thornless honey locust	4	Poor
48	Emerald sunshine elm	2	Good
49	Emerald sunshine elm	2	Good
50	Crabapple	8	Good
51	Crabapple	9	Good
52	Crabapple	9	Good
53	Crabapple	6	Good
54	Crabapple	4	Good
55	Crabapple	5	Good
56	Norway spruce	7	Good
57	Emerald sunshine elm	2	Good
58	Emerald sunshine elm	2	Good
59	Blue spruce	12	Good
60	Blue spruce	10	Good
61	Blue spruce	12	Good
62	Blue spruce	10	Good
63	Blue spruce	13	Good
64	Blue spruce	10	Good
65	Winterking hawthorn	6	Good
66	Crabapple	7	Good
67	Crabapple	7	Good
68	Crabapple	8	Good
69	Crabapple	9	Good
70	Crabapple	8	Good
71	Crabapple	9	Good
72	Crabapple	8	Good
73	Norway spruce	13	Good
74	Blue spruce	12	Good
75	Blue spruce	10	Good
76	Blue spruce	12	Good
77	Blue spruce	12	Good
78	Blue spruce	13	Good
79	Blue spruce	10	Fair
80	Blue spruce	10	Good
81	Blue spruce	9	Good
82	Blue spruce	10	Good
83	Blue spruce	11	Good
84	Pear	20	Poor
85	Emerald sunshine elm	2	Good
86	Thornless honey locust	6	Good
87	Silver maple	33	Fair
88	Silver maple	33	Poor
89	Thornless honey locust	26	Poor
90	Shingle oak	2	Good

Number	Common name	DBH	Condition
91	Shingle oak	2	Good
92	Red oak	2	Poor
93	Silver maple	33	Poor
94	Silver maple	30	Poor
95	Emerald sunshine elm	2	Good
96	Shingle oak	2	Good
97	Silver maple	30	Fair
98	Siberian elm	3	Good
99	Emerald sunshine elm	5	Fair
100	Emerald sunshine elm	3	Good
101	Shingle oak	4	Good
102	Shingle oak	8	Good
103	Shingle oak	7	Good
104	Shingle oak	6	Good
105	Shingle oak	8	Good
106	Shingle oak	6	Good
107	Sycamore	5	Good
108	Red oak	5	Good
109	Sycamore	10	Good
110	Sycamore	10	Good
111	Sycamore	6	Good
112	Sycamore	9	Good
113	Sycamore	8	Good
114	Sycamore	8	Good
115	Thornless honey locust	6	Good
116	Thornless honey locust	4	Good
117	Thornless honey locust	6	Good
118	Thornless honey locust	6	Good
119	Emerald sunshine elm	3	Good
120	Emerald sunshine elm	3	Good
121	Sugar maple	7	Good
122	Norway spruce	9	Good
123	Norway spruce	3	Good
124	Norway spruce	3	Good
125	Sycamore	10	Good
126	Sycamore	11	Good
127	Swamp white oak	40	Good
128	Hedge maple	3	Good
129	Sycamore	9	Good
130	Norway spruce	8	Good
131	Norway spruce	8	Good
132	Arborvitae	4	Good
133	Arborvitae	3	Good
134	Arborvitae	4	Good
135	Arborvitae	4	Good
136	Arborvitae	4	Good
137	Arborvitae	3	Good
138	Arborvitae	3	Good
139	Arborvitae	2	Good
140	Arborvitae	2	Good
141	Arborvitae	2	Good
142	Norway spruce	9	Good
143	Norway spruce	9	Good
144	Norway spruce	9	Good
145	Norway spruce	8	Good
146	Norway spruce	8	Good
147	Norway spruce	4	Good
148	Norway spruce	6	Good
149	Emerald sunshine elm	3	Good
150	Swamp white oak	22	Good
151	Swamp white oak	75	Good
152	Blue spruce	7	Good
153	Blue spruce	7	Good
154	Shingle oak	6	Good
155	Shingle oak	8	Good
156	Shingle oak	7	Good
157	Shingle oak	8	Good
158	Shingle oak	8	Good
159	Shingle oak	6	Good
160	Shingle oak	7	Good
161	Crabapple	5	Good
162	Crabapple	4	Good
163	Crabapple	5	Good
164	Crabapple	7	Good
165	Crabapple	5	Good
166	Crabapple	8	Good
167	Crabapple	8	Good
168	Sugar maple	7	Good
169	Norway maple	2	Good
170	Sugar maple	10	Good
171	Sugar maple	10	Good
172	Sugar maple	10	Good
173	Sugar maple	10	Good
174	Sugar maple	10	Good
175	Sugar maple	5	Good
176	Thornless honey locust	6	Good
177	Thornless honey locust	6	Good
178	Thornless honey locust	5	Good
179	Thornless honey locust	4	Good

Number	Common name	DBH	Condition
180	Sawleaf zelkova	2	Good
181	Sawleaf zelkova	2	Good
182	Sawleaf zelkova	3	Good
183	Sawleaf zelkova	3	Good
184	Sawleaf zelkova	2	Good
185	Sawleaf zelkova	2	Good
186	Sawleaf zelkova	2	Good
187	Crabapple	12	Good
188	Crabapple	10	Good
189	Crabapple	10	Good
190	Crabapple	9	Good
191	Crabapple	11	Good
192	Crabapple	13	Good
193	Crabapple	9	Good
194	Crabapple	9	Good
195	Crabapple	10	Good
196	Crabapple	12	Good
197	Crabapple	10	Good
198	Crabapple	7	Good
199	Crabapple	7	Good
200	Sugar maple	5	Good
201	Hedge maple	7	Good
202	Sycamore	5	Good
203	Hedge maple	6	Good
204	Sugar maple	9	Good
205	Sugar maple	11	Good
206	Hedge maple	2	Good
207	Blue spruce	8	Good
208	Norway spruce	8	Good
209	Norway spruce	9	Good
210	Arborvitae	2	Good
211	Arborvitae	2	Good
212	Norway spruce	2	Good
213	Arborvitae	2	Good
214	Arborvitae	2	Good
215	Sugar maple	8	Good
216	Hedge maple	2	Good
217	Sugar maple	6	Good
218	Crabapple	6	Good
219	Crabapple	4	Good
220	Crabapple	3	Good
221	Crabapple	4	Good
222	Crabapple	4	Good
223	Crabapple	4	Good
224	Crabapple	4	Good
225	Crabapple	3	Good
226	Sugar maple	7	Good
227	Sugar maple	7	Good
228	Sugar maple	8	Good
229	Sugar maple	8	Good
230	Emerald sunshine elm	3	Good
231	Emerald sunshine elm	3	Good
232	Emerald sunshine elm	3	Good
233	Emerald sunshine elm	3	Good
234	Emerald sunshine elm	3	Good
235	Emerald sunshine elm	3	Good
236	Emerald sunshine elm	3	Good
237	Emerald sunshine elm	3	Good
238	Emerald sunshine elm	3	Good
239	Emerald sunshine elm	3	Good
240	Emerald sunshine elm	3	Good
241	Emerald sunshine elm	3	Good
242	Emerald sunshine elm	3	Good
243	Emerald sunshine elm	3	Good
244	Red maple	6	Good
245	Red maple	7	Good
246	Red maple	6	Good
247	Red maple	10	Good
248	Crabapple	5	Good
249	Crabapple	3	Good
250	Crabapple	4	Good
251	Crabapple	3	Good
252	Crabapple	5	Good
253	Crabapple	2	Good
254	Crabapple	4	Good
255	Crabapple	4	Good
256	Crabapple	4	Good
257	Crabapple	4	Good
258	Ginkgo	2	Good
259	Sugar maple	6	Good
260	Sugar maple	6	Good
261	Ginkgo	2	Good
262	Sugar maple	4	Good
263	Ginkgo	2	Good
264	Sawleaf zelkova	4	Good
265	Sugar maple	5	Fair
266	Sawleaf zelkova	4	Good
267	Sugar maple	5	Good
268	Blue spruce	9	Good

Number	Common name	DBH	Condition
269	Sugar maple	6	Good
270	Blue spruce	10	Good
271	Sugar maple	7	Good
272	Sugar maple	6	Good
273	Red maple	8	Good
274	Sugar maple	5	Good
275	Red maple	6	Good
276	Blue spruce	9	Good
277	Sugar maple	9	Good
278	Norway spruce	11	Good
279	Blue spruce	10	Good
280	Norway spruce	7	Good
281	Norway spruce	12	Good
282	Norway spruce	4	Poor
283	Arborvitae	4	Good
284	Arborvitae	6	Good
285	Arborvitae	5	Good
286	Arborvitae	5	Good
287	Arborvitae	3	Good
288	Arborvitae	6	Good
289	Arborvitae	4	Good
290	Arborvitae	4	Good
291	Arborvitae	6	Good
292	Arborvitae	6	Good
293	Arborvitae	6	Good
294	Norway spruce	7	Good
295	Norway spruce	10	Good
296	Norway spruce	9	Good
297	Norway spruce	8	Good
298	Blue spruce	12	Good
299	Norway spruce	11	Good
300	Blue spruce	11	Good
301	Red oak	11	Good
302	Crabapple	4	Good
303	Crabapple	4	Good
304	Crabapple	4	Good
305	Red oak	2	Good
306	Sugar maple	10	Good
307	Red oak	14	Good
308	Red oak	11	Good
309	Red oak	18	Good
310	Red oak	12	Good
311	Red oak	12	Good
312	Red oak	2	Good
313	Blue spruce	11	Good
314	Blue spruce	13	Good
315	Blue spruce	5	Good
316	Norway spruce	9	Good
317	Norway spruce	7	Good
318	Norway spruce	6	Good
319	Norway spruce	5	Good
320	Norway spruce	9	Fair
321	Norway spruce	8	Good
322	Norway spruce	4	Good
323	Blue spruce	11	Good
324	Blue spruce	11	Fair
325	Crabapple	4	Good
326	Crabapple	4	Good
327	Crabapple	4	Good
328	Thornless honey locust	11	Good
329	Thornless honey locust	9	Good
330	Thornless honey locust	9	Good
331	Thornless honey locust	9	Good
332	Emerald sunshine elm	3	Good
333	Emerald sunshine elm	3	Good

LEGEND

	Trees To Be Removed
	Trees To Be Retained
	Shrubs Not Required For Replacement

REVISIONS

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 EXISTING TREE INVENTORY



DATE
 January 14, 2014

SCALE
 1" = 50'

JOB NO.
 20130630

SHEET
 3/9



MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 SITE PLAN

EMHT
 Evans, Meecham, Henselwood & Tinn, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3468
 emht.com

DATE
 January 14, 2014

SCALE
 1" = 50'

JOB NO.
 20130630

SHEET
4/9

TREE REPLACEMENT AND RELOCATION

- 16 Trees For 264" DBH Total To Be Removed
- 60 Trees At 3" Caliper For 180" DBH Total To Be Planted
- 18 Trees For 43" DBH Total To Be Relocated
- 78 Trees For 223" DBH Total To Be Relocated And Planted**

PLANT SCHEDULE

TREES	QTY	COMMON NAME
	18	Proposed Relocated Tree
	60	Proposed Replacement Tree

SITE STATISTICS

Existing Site Coverage
 Site Area = ±459,078 Sq. Ft. (10.54 Acres)
 Impervious Area = ±264,168 Sq. Ft. (±6.1 Acres)
 Site Coverage = 57.5%

Proposed Site Coverage
 Site Area = ±459,078 Sq. Ft. (10.54 Acres)
 Impervious Area = ±282,979 Sq. Ft. (6.50 Acres)
 Site Coverage = 61.6%

Existing Building Coverage
 Building Floor Area = ±43,000 Sq. Ft.
 Site Coverage = 9.4%

Proposed Vehicular Use Area - South Lot
 VUA = ±81,170 Sq. Ft.
 Required Interior Landscape = ±4,059 Sq. Ft. (5%)
 Provided Interior Landscape = ±10,887 Sq. Ft. (13.4%)

Proposed Vehicular Use Area - North Lot
 VUA = ±158,809 Sq. Ft.
 Required Interior Landscape = ±7,940 Sq. Ft. (5%)
 Provided Interior Landscape = ±13,624 Sq. Ft. (8.6%)

Total Existing Parking Spaces: 571 Spaces
 Standard Space (9' x 18'): 558 Spaces
 ADA Compliant Space Required: 11 Spaces
 ADA Compliant Space Provided: 13 Spaces

Building Gross Area: 116,459 sq. ft.
 Parking Provided: 4.9 Spaces / 1,000 s.f.

Total Revised Parking Spaces: 677 Spaces
 Standard Space (9' x 18'): 254 Spaces
 Compact Space (8.5' x 18'): 410 Spaces
 ADA Compliant Space Required: 12 Spaces
 ADA Compliant Space Provided: 13 Spaces

Building Gross Area: 116,459 sq. ft.
 Parking Provided: 5.8 Spaces / 1,000 s.f.

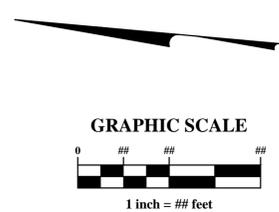
Total Parking Spaces Gained: 106 Spaces

LEGEND

- Proposed paving
- Proposed landscaped parking island
- Existing trees
- Proposed replacement trees
- Proposed relocated tree
- Existing light pole to remain
- Proposed light pole
- Proposed monument sign
- Proposed canopy sign
- Proposed internal directional sign
- Proposed external directional sign
- Existing Access Easement-No Parking

NOTE

This plan consists of re-stripping portions of the existing parking lot from the standard width of 9' stalls to a new width of 8.5' stalls. Select landscape islands will be removed and striped. New parking areas will be built off of the existing parking lot for additional parking stalls. All dimensions must be field verified/surveyed.



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TREE REPLACEMENT AND RELOCATION

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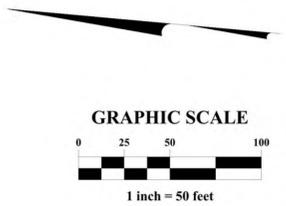
Total Parking Spaces Gained: 106 Spaces

LEGEND

- Existing trees
- Proposed replacement trees
- Proposed relocated tree
- Existing light pole to remain
- Proposed monument sign
- Proposed canopy sign
- Proposed internal directional sign
- Proposed external directional sign
- Existing Access Easement- No Parking

NOTE

This plan consists of re-stripping portions of the existing parking lot from the standard width of 9' stalls to a new width of 8.5' stalls. Select landscape islands will be removed and striped. New parking areas will be built off of the existing parking lot for additional parking stalls. All dimensions must be field verified/surveyed.



REVISIONS

MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
 SITE IMPROVEMENTS
 ILLUSTRATIVE SITE PLAN



DATE	January 14, 2014
SCALE	1" = 50'
JOB NO.	20130630
SHEET	5/9

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RINGS ROAD

PAUL BLAZER PKWY



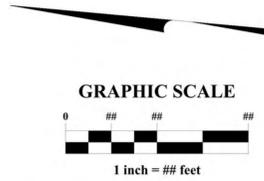
Existing Picnic Tables to be Relocated

NORTH PARKING LOT:

376 Spaces (8.5'x19')
 79 Spaces (9'x19')
 455 Total Spaces (Proposed)
 365 Total Spaces (Existing)
 90 Spaces Gained

LEGEND

- Existing trees
- Proposed replacement trees
- Proposed relocated tree
- Existing light pole to remain
- Existing Access Easement- No Parking



MARK	DATE	DESCRIPTION

REVISIONS
 COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 SOUTH PARKING LOT ENLARGEMENT

EMHT
 Evans, Melchiorri, Henselton & Tilton, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Toll Free: 888.775.3448
 emht.com

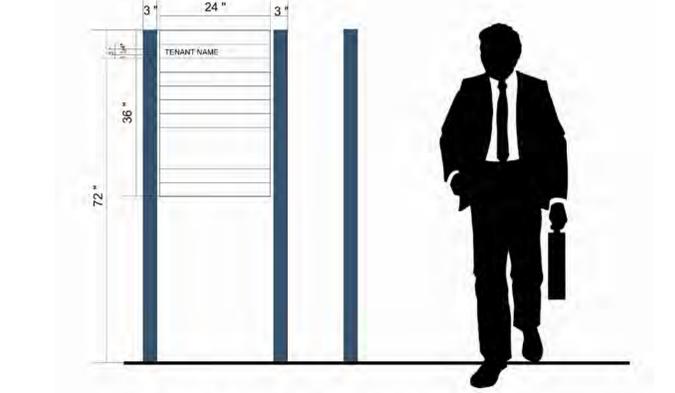
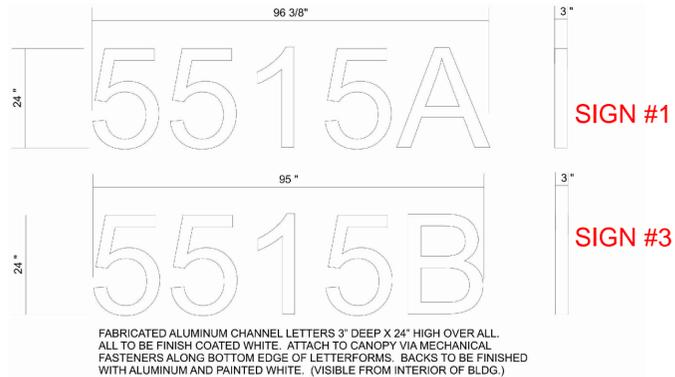
DATE
 January 14, 2014

SCALE
 1" = 50'

JOB NO.
 20130630

SHEET
6/9

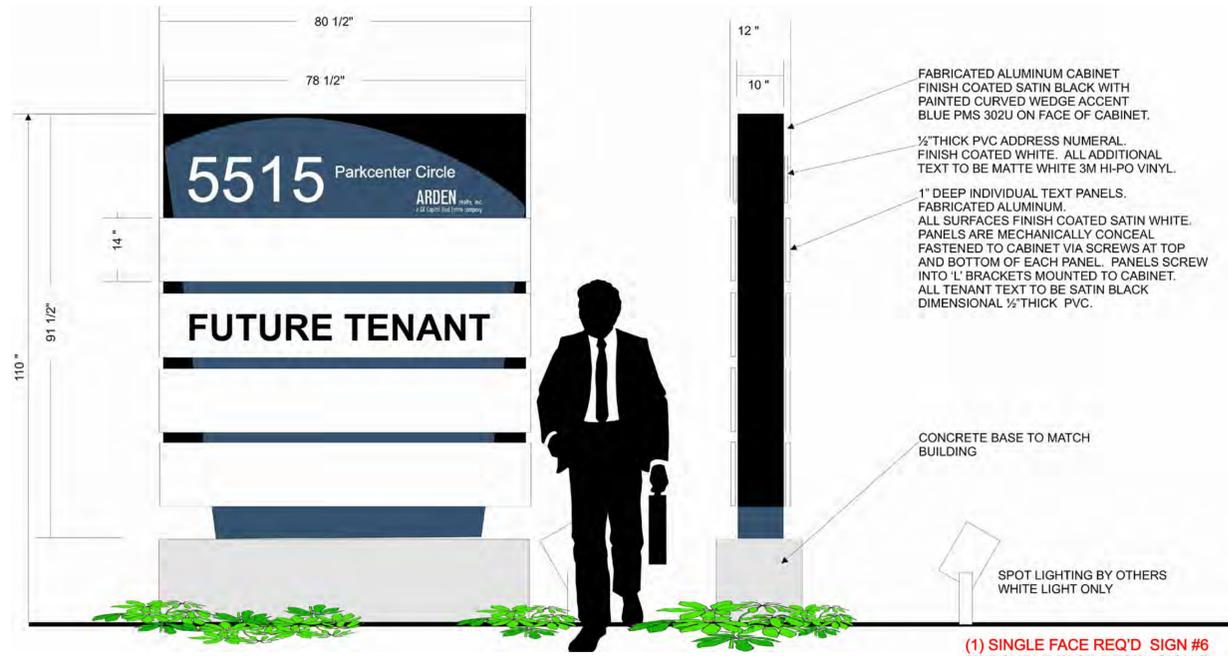
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- Signage
1. Canopy Entry
 2. Directory Listing
 3. Secondary Canopy
 4. Directory Listing
 5. Directory Listing
 6. Monument Sign - Parkcenter & Paul Blazer
 7. Monument Sign - Paul Blazer Entry
 8. Address Directional
- (See Site Plan for Signage Locations)

SINGLE FACE EXTERIOR DIRECTORY SIGNS INSTALLED IN SOIL AT ENTRIES INTO BUILDING. ALL ALUMINUM CONSTRUCTION. STACKING TEXT BARS FIT INTO SLOTTED CHANNEL OF 3" X 3" POSTS. ALL TEXT BARS WHITE. POSTS PMS 302 COLOR MATCH. ALL TEXT BLACK.

(3) TOTAL REQ'D- SIGNS #2,#4,#5



FABRICATED ALUMINUM CABINET FINISH COATED SATIN BLACK WITH PAINTED CURVED WEDGE ACCENT BLUE PMS 302U ON FACE OF CABINET.

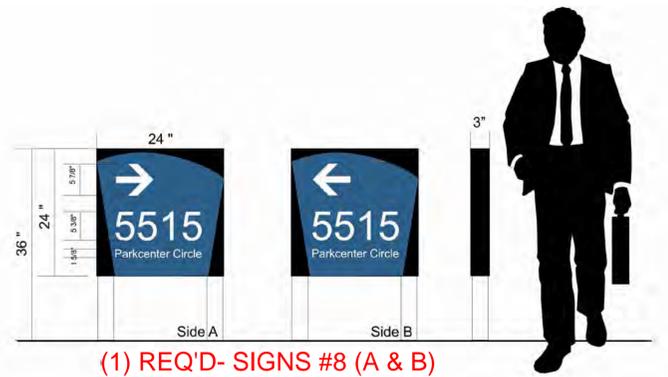
1/2" THICK PVC ADDRESS NUMERAL FINISH COATED WHITE. ALL ADDITIONAL TEXT TO BE MATTE WHITE 3M HI-PO VINYL.

1" DEEP INDIVIDUAL TEXT PANELS. FABRICATED ALUMINUM. ALL SURFACES FINISH COATED SATIN WHITE. PANELS ARE MECHANICALLY CONCEAL FASTENED TO CABINET VIA SCREWS AT TOP AND BOTTOM OF EACH PANEL. PANELS SCREW INTO 'L' BRACKETS MOUNTED TO CABINET. ALL TENANT TEXT TO BE SATIN BLACK DIMENSIONAL 1/2" THICK PVC.

CONCRETE BASE TO MATCH BUILDING

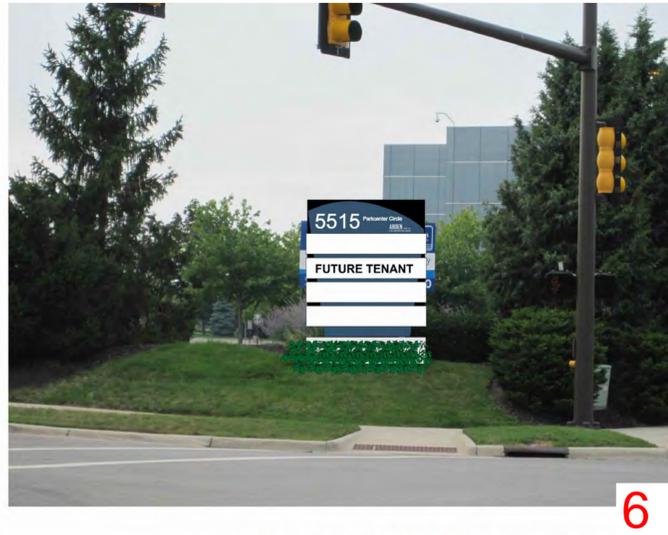
SPOT LIGHTING BY OTHERS WHITE LIGHT ONLY

(1) SINGLE FACE REQ'D SIGN #6
(1) DOUBLE FACE REQ'D SIGN #7



(1) REQ'D- SIGNS #8 (A & B)

4sf DIRECTIONAL ADDRESS GROUND SIGN. DOUBLE FACE. NON-ILLUMINATED. ALL ALUMINUM CONSTRUCTION. PAINTED EXTERIOR FINISHES BLUE PMS 302, BLACK, WHITE.



MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
SIGN DETAILS

EMHT
Evans, McEwen, Henderson & Thon, Inc.
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Fax: 614.775.3448
emht.com

DATE
January 14, 2014

SCALE
1" = 50'

JOB NO.
20130630

SHEET
8/9





Existing Conditions

MARK	DATE	DESCRIPTION	REVISIONS

COLLIERS INTERNATIONAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
 SIGN PERSPECTIVE



DATE
 January 14, 2014

SCALE

JOB NO.
 20130630

SHEET
9/9

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JEFFREY L. BROWN
GLEN A. DUGGER
JACKSON B. REYNOLDS, III
DAVID L. HODGE

SMITH & HALE LLC
ATTORNEYS AND COUNSELORS AT LAW
37 WEST BROAD STREET
COLUMBUS, OHIO 43215-4199
www.smithandhale.com

HARRISON W. SMITH, JR.
1926-2009

OF COUNSEL
BEN W. HALE, JR.

614/221-4255

November 22, 2013

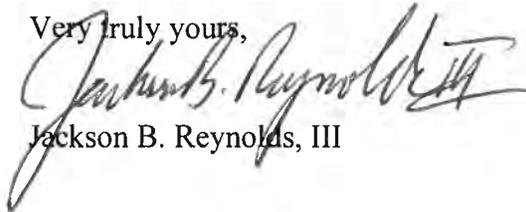
The City Council of Dublin Ohio
5200 Emerald Parkway
Dublin, OH 43017

RE: Ordinance 70-13 – Rezoning of 10.5 acres at Parkcenter Circle

Dear Members of Council:

The above cited ordinance was tabled at your August 12, 2013 council meeting at my request. I, on behalf of the applicant, hereby request that the case be taken from the table at your December 9, 2013 council meeting and that the second reading / public hearing be set for your January 13, 2014 council meeting. I appreciate your consideration in granting our request to move forward with this project. If there are any questions regarding this request please contact me.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: August 8, 2013

Initiated By: Steve Langworthy, Director of Land Use and Long Range Planning
Jennifer M. Rauch, AICP, Planner II

Re: Ord. 70-13 - Rezoning approximately 10.5 acres, located on the west side of Paul Blazer Parkway, between the intersections of Rings Road and Parkcenter Circle from PCD, Planned Commerce District (Tuttle Crossing/I-270, Subarea 5A) to PUD, Planned Unit Development District (Tuttle Crossing/I-270, Subarea 5A) to modify the development text and preliminary development plan regarding sign and parking requirements (Case 13-056Z/PDP)

Summary

Ordinance 70-13 is a request for review and approval of a rezoning with preliminary development plan for a 10.5-acre site to modify the parking and sign provisions within the development text and a reconfiguration of the parking lot and sign plan within the preliminary development plan (Tuttle Crossing Subarea 5A plan). The site is located on the west side of Paul Blazer Parkway, between Rings Road and Parkcenter Circle.

Background

In 2003, City Council approved a rezoning to create Subarea 5A within the Tuttle Crossing/I-270 Planned Commerce District, which included the approval of a development plan to permit two multi-tenant ground signs for BMW Financial.

Economic Development Considerations

A large portion of Dublin's Class-A office buildings were built in the late 1990s and early 2000s with a parking ratio of 4.5 to 5.0 spaces per 1,000 square feet, which was considered ample, if not generous parking at the time and met Code requirements.

As office system designs and the nature of work have changed due to technology advancements, companies are leasing 20 percent less office space for the same number of employees now than five years ago. These changes place more employees in smaller, more efficient work stations and open environments, while reducing costs for leasing, utilities, and taxes, among others. Currently, many larger blocks of empty office space in Dublin are unable to meet today's increased parking demands, because the existing parking is provided under the traditional parking ratio and does not account for an increased number of employees on the same site that previously employed fewer people. This significantly reduces Dublin's competitiveness in the marketplace, especially for larger buildings.

In the last 18 months, at least six companies interested in large blocks of office space have come to Economic Development and requested a minimum of 5.5 to 6.0 parking spaces per 1,000 square feet. This data point alone has eliminated Dublin from numerous large-user site searches, dramatically changing the competitiveness of Dublin's large Class-A office facilities.

The applicant has provided information that three major opportunities to attract tenants to this building have been lost in the last three years due to the inability to meet desired parking ratios.

Description

Site

The site contains two vacant buildings connected by an atrium, totaling 116,500 square feet, located in the south portion of the property. Access is provided from Atrium and Paul Blazer Parkways. A jogged western property line is along Atrium Parkway/Rings Road with parking restrictions through existing access easements. Floodplain is located in the northeastern portion of the site. Off-site, regional stormwater pond is located in the northwest corner of site with significant mounding along Rings Road and Paul Blazer Parkway.

The site is surrounded by office uses within the Tuttle Crossing/I-270 Planned Commerce District. The Washington Township Fire Department Station #95 is located to the northeast, across Paul Blazer Parkway.

Development Text and Preliminary Development Plan

The proposal includes modifications to the development text for the parking and sign provisions and a reconfiguration of the parking lot and sign plan within the preliminary development plan.

Signs

The existing, approved development text addresses signs for single-tenant occupancy with user-specific design provisions:

- two ground signs totaling 52 square feet (26 square feet each) and 10 feet tall
- Four colors were permitted
- Secondary image was permitted at 26% of permitted sign face
- All future signs required review and approval by the Planning and Zoning Commission.

The proposal seeks to address the need for building and individual tenant identification. Based on Planning and Zoning Commission’s recommendation the applicant has modified the development text, which includes three sign types: monument, canopy, and directional.

Type	Monument	Canopy	Directional	
			Internal	External
Number	2	2	3	1
Area (sq. ft.)	50	24" each	6	4
Height (ft.)	10	15	6	3

The applicant is proposing one monument sign at the Blazer Parkway entrance and one along Parkcenter Circle. The proposed text permits a sign design that accommodates a single or multi-tenant arrangement. Two canopy signs are proposed within the text for the main building entrances along Atrium Parkway. The proposed signs would identify each building in case multiple tenants occupy the buildings and consist only of address numbers and street name with a maximum letter height of 24 inches and an overall sign height of 15 feet.

The proposed text permits internal and external directional signs. The preliminary development plan shows the internal signs placed at the three building entrances. They are proposed at six square feet and six feet in height, and will include the tenant name, suite and floor number. The external directional sign is shown at the southwest corner of the property along Parkcenter Circle prior to the Atrium Parkway intersection. It is proposed at four square feet and three feet in height with only the building address, which meets the Code requirements for directional signs.

Parking Modifications

The required parking ratio for this site is four spaces per 1,000 square feet, or 466 spaces. The 571 existing parking spaces equal a ratio of 4.9 spaces per 1,000. All parking spaces are currently nine feet by 20 feet. The proposed modifications to the development text and preliminary development plan include: 1) a decrease in size in the parking space width from 9 feet to 8.5 feet; 2) the removal of interior landscape islands; and 3) a reconfiguration of the north parking area, removing an existing open space. The proposed modifications could result in an additional 112 parking spaces for a total of 665 parking spaces at ratio of 5.9 spaces per 1,000.

Parking Space Width and Interior Island Modifications

The proposal development text decreases the width of 454 parking spaces from 9 feet to 8.5 feet. The proposal development plan includes the removal of a series of interior landscape islands located within the middle portions of the parking bays and along the eastern parking lot edge. Code does not specify a number of interior landscape islands per number of parking spaces, only an overall provision of landscape within the parking lot. With the removal of these islands, the proposal would continue to meet Code for interior landscape requirements.

Open Space Modifications

The proposal provides for the removal of the large open space area within the north parking area. The open space area contains a significant number of landmark trees and has served as an outdoor amenity for this site with picnic tables. The applicant has provided a detailed arborist study regarding the existing trees, and Planning met with the applicant on site to review the results. The study identified that five of the seven trees within this area are in poor condition and recommended they be removed.

Planning and Economic Development identified significant concerns regarding the removal of the trees and the open space area for this site and its potential effects on the policies noted below. A variety of options were discussed with the applicant to find an alternative layout that would preserve this area and meet their parking needs. Three factors limited the potential alternatives:

- The recorded cross access easement with the property owner to the west does not permit parking;
- The west access drive for the property is part of the adjacent parcel; and
- The northeast corner of the property is located in the floodplain and floodway.

Although there is a desire to retain the open space area and the trees, previous development plan approvals and the Code do not require it. Staff considered the poor condition of these trees and recommended approval of the proposed modifications. This recommendation recognized that there were serious policy concerns that needed to be discussed, and as part of the Planning Report and the Planning and Zoning Commission meeting there was significant policy discussion regarding this proposal.

Planning highlighted that Dublin places significance on the preservation of trees and site design to ensure the community's high quality standards. This proposal brings forward a significant policy discussion raised by the economic development considerations noted earlier. These posture the following questions:

- Does this proposal present sufficient examples of site modifications that should be permitted to make a site more viable, even though they may run counter to the current intent of the Code and the character defined by the City; or
- Should the City continue with its current practices and Code and accept that this may result in a less competitive economic development environment?

Planning and Zoning Commission had significant discussion about the existing trees and expressed concern about the removal of the open space area and the landmark trees, recognizing the uniqueness of this area. The Commission discussed the change in the economic environment and the impacts and limitations on existing sites. Given the poor condition of the trees within the open space area and the option for deferred parking lot modifications, the Commission determined the proposal to be appropriate and recommended approval of the removal of the open space and the trees.

Tree Removal and Preservation

The Zoning Code requires protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees. The applicant is proposing to relocate 18 trees on the site due to the removal and modification to the landscape islands. The proposal also includes the removal of 17 trees for 280 inches, of which 131 inches need to be replaced per Code. The 17 trees proposed to be removed include trees within the open space area and elsewhere on the site. As part of the Commission review, Planning identified several alternatives for the Commission to consider with this proposal, which included the following:

- 1) Require the total 280 inches of tree replacement for the site regardless of condition.
- 2) Require only the 213 inches replacement for the large trees within the open space regardless of condition.
- 3) Approve the removal of the open space and trees within this area as an alternative. Should the applicant determine this not be necessary once a tenant is secured, they would not be required to construct the additional parking within this area.

Planning recommended implementing alternatives 2 and 3, as the site is unique and contains a number of significant trees that should be replaced, and the proposed removal of the open space and trees should only occur upon securing a tenant(s) that require additional parking. Planning and Zoning Commission recommended alternatives 1 and 3, requiring all inches on site be removed regardless of tree condition. The proposed development text has been modified to include this condition.

Recommendation of the Planning and Zoning Commission

On July 18, 2013, the Planning and Zoning Commission recommended approval to City Council of the rezoning/preliminary development plan with the conditions listed below. All conditions have been addressed.

Rezoning with Preliminary Development Plan Conditions

1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.
2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the owner.
3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
5. The overall height of the canopy sign be limited to 15 feet.
6. A final sign plan be presented as part of the final development plan.
7. The applicant eliminate the provisions for a tenant sign on the building elevation.
8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.

Recommendation

Planning recommends City Council approval of Ordinance 70-13 at the second reading/public hearing on August 26, 2013.

RECORD OF ORDINANCES

70-13

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 10.5 ACRES, LOCATED ON THE WEST SIDE OF PAUL BLAZER PARKWAY, BETWEEN THE INTERSECTIONS OF RINGS ROAD AND PARKCENTER CIRCLE FROM PCD, PLANNED COMMERCE DISTRICT (TUTTLE CROSSING/I-270, SUBAREA 5A) TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (TUTTLE CROSSING/I-270, SUBAREA 5A) TO MODIFY THE DEVELOPMENT TEXT AND PRELIMINARY DEVELOPMENT PLAN REGARDING SIGN AND PARKING REQUIREMENTS (CASE 13-056Z/PDP).

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

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

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

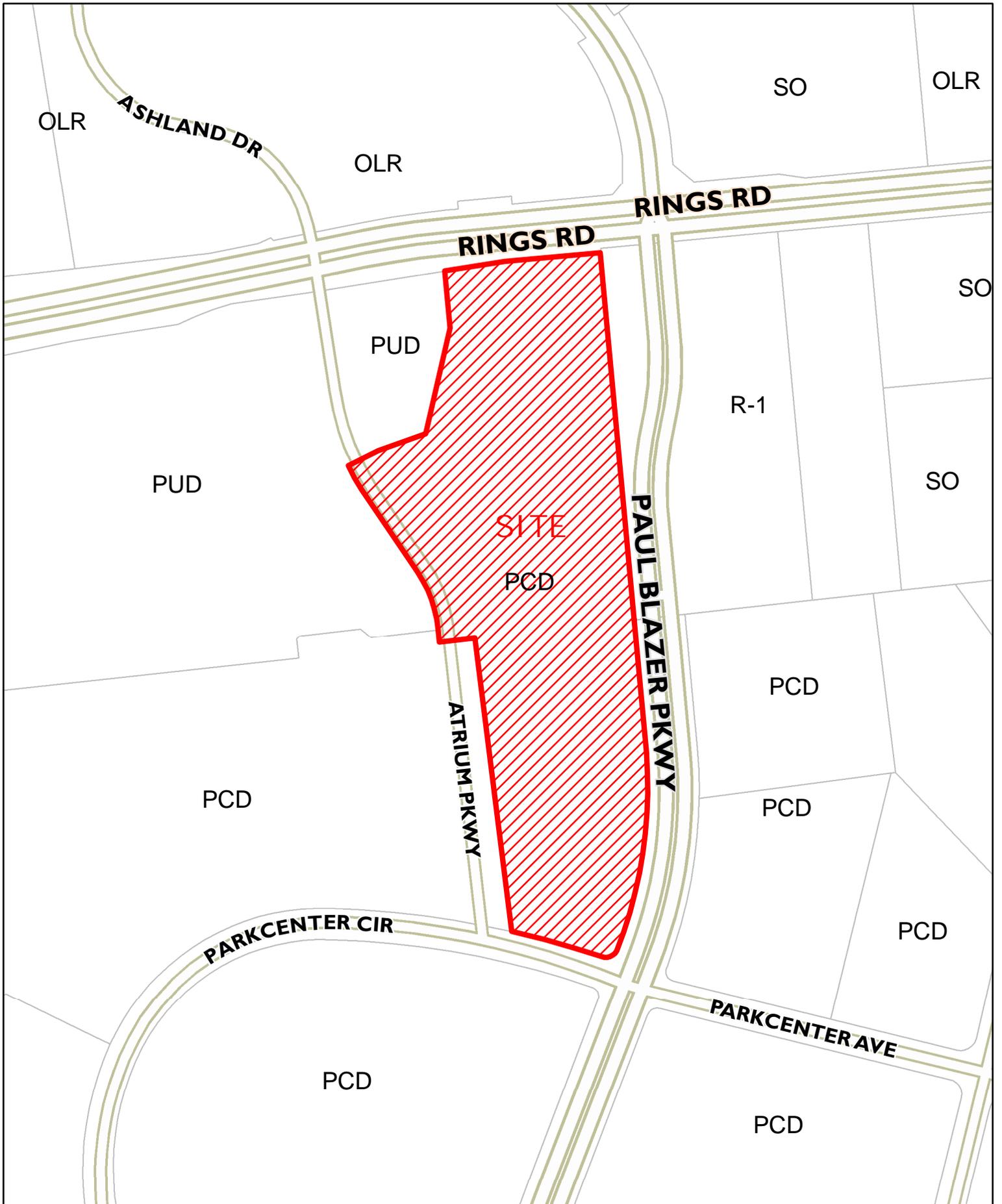
Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2013.

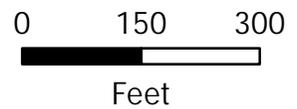
Mayor - Presiding Officer

ATTEST:

Clerk of Council



13-056Z/PDP
 Rezoning & Preliminary Development Plan
 Parkcenter Circle PUD
 5515 Parkcenter Circle





CITY OF DUBLIN

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

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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

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

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

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5515 Parkcenter	
Tax ID/Parcel Number(s): 273-007673	Parcel Size(s) (Acres): 10.5 acres
Existing Land Use/Development: Office	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Office
Total acres affected by application: 10.5 acres

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

Name (Individual or Organization): Carey BP Dublin LLC Attn: DeeDee West, RPA	
Mailing Address: (Street, City, State, Zip Code) c/o GE Commercial 11601 Wilshire Boulevard 4th Floor Los Angeles, CA 90025	
Daytime Telephone: 310-996-2816	Fax: 310-861-1075
Email or Alternate Contact Information: deedeewest@ardenrealty.com	

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

Name: Linda Menerey / Craig Bohning		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): c/o EMH&T (Engineers & Planners)		
Mailing Address: 5500 New Albany Rd. Columbus, Ohio 43054 (Street, City, State, Zip Code)		
Daytime Telephone: 614-775-4500	Fax:	
Email or Alternate Contact Information: lmenerey@emht.com & cbohning@emht.com		

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

Name: Amanda Abraham - Property Manager	
Organization (Owner, Developer, Contractor, etc.): Colliers International	
Mailing Address: 8800 Lyra Drive Suite 650 Columbus, Ohio 43240 (Street, City, State, Zip Code)	
Daytime Telephone: 614-410-5610	Fax: 614-436-9700
Email or Alternate Contact Information: amanda.abraham@colliers.com	

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

I, <u>Deedee West, on behalf of GECFBP, Inc. as sole member of Carey B. Dublin</u> , the owner, hereby authorize <u>EMH & T</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>Deedee West</u>	Date: <u>6/6/13</u>

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

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

State of _____

County of _____ Notary Public _____

See Attached Jurat

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

I _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative:	Date:

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 6th day of June, 2013,
Date Month Year

by (1) Dedra Joan West
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)



Place Notary Seal Above

Signature Sherry M. Hunter-Fine
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Planning & Zoning Commission App.

Document Date: 6-6-13 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER #1
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
 Top of thumb here

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

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

Signature of applicant or authorized representative: _____ Date: _____

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

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

Signature of applicant or authorized representative: _____ Date: _____

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

State of _____

County of _____ Notary Public _____

Stamp or Seal

FOR OFFICE USE ONLY			
Amount Received: 4180.00	Application No: 13-056PDP	P&Z Date(s): 7/18/13	P&Z Action: APPROVAL
Receipt No: 270084	Map Zone: 3	Date Received: 6/10/13	Received By: JR
City Council (First Reading): 8/12/13		City Council (Second Reading): 11/27/14	
City Council Action:		Ordinance Number: 70-13	
Type of Request: Preliminary Dev. Plan			
N, S, E, W (Circle) Side of: Parkcenter Circle			
N, S, E, W (Circle) Side of Nearest Intersection: Paul Blazer Parkway			
Distance from Nearest Intersection: at the intersection			
Existing Zoning District: PCD		Requested Zoning District: PVD	

PID: 273-007673
CAREYBPDUBLIN LLC
635 MARYVILLE CENTRE DR, ST LOUIS MO 63141



Image Date: 06/06/2013 09:14:32



273-007673-00 05/11/2010

Image Date: Apr 22 2011 9:34AM

Owner Name CAREYBPDUBLIN LLC
C/O GE COMMERCIAL STE 120
Site Address 5515 PARKCENTER CR
Mail Address CAREYBPDUBLIN LLC
C/O COLLIER'S INTL
8800 LYRA DR STE 150
COLUMBUS OH 43240
Tax District CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.
Description PAUL BLAZER PKWY
TUTTLE CROSSING
PT RES A=10.539 ACRES

Transfer Date 06/12/2007
Sale Amount \$13,200,000
Year Built 1995
Auditor's Map O111D 004.02
Neighborhood 00105
School Name DUBLIN CSD
Annual Taxes \$474,337.46

Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	\$3,213,600	\$0	\$0
Building	\$10,586,400	\$0	\$0
Total	\$13,800,000	\$0	\$0

Accessed Acreage 10.539
Landuse 449 - ELEVATOR OFFICE BUILDING
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms 0 **Baths** 0
Bedrooms 0 **Half Baths** 0

Number of Cards 2
Square Feet 63,135 **Fireplaces** 0
Air Cond. **Stories** 0

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.


200706120102729
 Pgs: 4 \$44.00 T20070098745
 06/12/2007 2:55PM BXFATI BOX
 Robert G. Montgomery
 Franklin County Recorder

LIMITED WARRANTY DEED

DUKE REALTY OHIO, an Indiana general partnership ("Grantor"), for valuable consideration paid, GRANTS WITH LIMITED WARRANTY COVENANTS unto **CAREYBPDUBLIN LLC**, a Delaware limited liability company ("Grantee"), whose tax mailing address is 394 E. Town Street, Columbus, Ohio 43215, the real property situated in the County of Franklin, Township of Dublin, State of Ohio and being further described in the attached Exhibit A, incorporated herein by reference subject to real estate taxes not delinquent, public rights of way, matters that would be disclosed by an accurate survey or physical inspection of the real estate and all matters of record.

Prior instrument reference: Instrument Number 200509280202800 of the Official Records of Franklin County, Ohio.

Parcel Number(s): 273-007673-80
 273-007673-90

Property Address: 5515 Parkcenter Circle
 Dublin, Ohio 43017

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

[The remainder of this page was intentionally left blank.]

12802

Conveyance	
Mandatory-	13200.00
Permissive-	13200.00
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR	

TRANSFERRED
JUN 12 2007
 JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

FIRST AMERICAN TITLE INS. CO.
 NATIONAL COMMERCIAL SERVICES
 No. NCS 292540

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Dublin, County of Franklin, State of Ohio, being in Virginia Military Survey No. 4852, and being further known as part of Reserve "A" Tuttle Crossing in Plat Book 71, Page 100, said 10.539 acres being all of a 6.450 acre tract of land conveyed to Banc of America Facilities Leasing LLC by deed recorded as Franklin County Recorder's Document No. 200109210218099, and all of a 4.089 acre tract of land conveyed to Franklin Properties Funding Corporation by Deed recorded in ORV 31851, Page F04 of Franklin County Records, said 10.539 acres being more particularly bounded and described as follows:

Beginning at an iron pin found at the Southeast corner of said 6.450 acre tract, said point also being in the Westerly right of way line of Paul Blazer Parkway, and the true point of beginning of herein described parcel; thence along the South line of said 6.450 acre tract, South 82 deg. 21' 54" West, a distance of 1.33 feet to an iron pin found marking the Northeast corner of said 4.089 acre tract and the Northeast corner of Reserve 'A' of Tuttle Crossing, a subdivision recorded in Plat Book 71, Page 100 of Franklin County Records; thence continuing along the Westerly right of way line of Paul Blazer Parkway and the Easterly line of said 4.089 acre tract the following 4 courses:

1. thence South 06 deg. 24' 06" East, a distance of 260.47 feet to an iron pin set at a point of curvature;
2. thence with an arc of a curve to the right, having a radius of 836.46 feet, a delta angle of 26 deg. 21' 45" whose chord bears South 06 deg. 46' 46" West, with a chord distance of 381.48 feet to an iron pin set at a point of tangency;
3. thence South 19 deg. 57' 39" West, a distance of 12.71 feet to an iron pin set at a point of curvature;
4. thence with an arc of a curve to the right, having a radius of 20 feet, a delta angle of 90 deg. 00' 00", whose chord bears South 64 deg. 57' 39" West, with a chord distance of 28.28 feet to an iron pin set at a point of compound curvature, said iron pin located in the Southerly line of said 4.089 acre tract and in the Northerly right of way line of Parkcenter Circle, as delineated in the "Dedication of Parkcenter Circle" a subdivision, recorded in Plat Book 74, Page 104 of Franklin County Records;

thence along the aforementioned right of way and boundary lines with an arc of a curve to the left, having a radius of 1557.88 feet, a delta angle of 07 deg. 10' 23", whose chord bears North 73 deg. 37' 33" West, with a chord distance of 194.91 feet to an iron pin found marking the Southeast corner of a 18.150 acre tract of land conveyed to Duke Realty Limited Partnership by deed recorded as Franklin County Recorder's Document No. 199807240185421 the Southwest corner of said 4.089 acre tract; thence with the boundary lines of said 18.150 acre and 4.089 acre tracts and leaving the Northerly right of way line of Parkcenter Circle North 07 deg. 38' 06" West, a distance of 570.30 feet to an iron pin found at the Northeast and Northwest corners respectively, of the aforementioned parcels, said iron pin also located in the South line of said 6.450 acre tract; thence with the Northerly line of said 18.150 tract and the South of said 6.450 acre tract South 82 deg. 21' 54" West, a distance of 68.12 feet to an iron pin found at the Southwest corner of said 6.450 acre tract; thence with the Westerly line of said 6.450 acre tract with the following 8 courses:

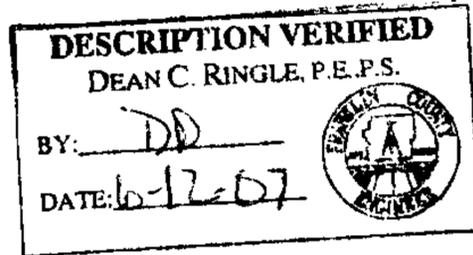
1. thence North 07 deg. 48' 39" West, a distance of 24.61 feet to a PK nail found;
2. thence with an arc of a curve to the left, having a radius of 235.50 feet, a delta angle of 29 deg. 11' 05", whose chord bears North 20 deg. 44' 59" West with a chord distance of 118.66 feet to a PK nail found;
3. thence North 35 deg. 20' 21" West a distance of 166.82 feet to a PK nail set;

EXHIBIT A (Continued)

4. thence with an arc of a curve to the right, having a radius of 575 feet, a delta angle of 08 deg. 01' 42", whose chord bears North 31 deg. 19' 40" West with a chord distance of 80.50 feet to a PK nail found;
5. thence North 62 deg. 41' 11" East, a distance of 64.75 feet to an iron pin found;
6. thence North 69 deg. 13' 51" East, a distance of 98.23 feet to an iron pin found;
7. thence North 11 deg. 44' 05" East, a distance of 210.86 feet to an iron pin found;
8. thence North 06 deg. 23' 32" West, a distance of 111.82 feet to an iron pin found in the South right of way line of Rings Road as established by conveyance to the City of Dublin, recorded as Franklin County Recorder's Document No. 199709080088659;

thence along the Northerly line of said 6.450 acre tract, and along the said Southerly right of way line of Rings Road, North 79 deg. 48' 18" East, a distance of 118.48 feet to an iron pin found marking an angle point in the Southerly right of way line of Rings Road established by conveyance to the City of Dublin by deed recorded as Franklin County Recorder's Document No. 199712300178671; thence continuing along the Northerly line of said 6.450 acre tract, and the Southerly right of way line of Rings Road, North 83 deg. 41' 01" East, a distance of 186.10 feet to an iron pin found at the Northeast corner of said 6.450 acre tract, and in a 6 acre tract conveyed to the City of Dublin by deed recorded in ORV 18639, Page H07 of Franklin County Records; thence along the East line of said 6.450 acre tract, and along the West line of said 6 acre tract, South 06 deg. 23' 30" East, a distance of 717.61 feet to the true point of beginning, containing 10.539 acres of land. Bearings herein are based on a bearing of South 82 deg. 21' 54" West for the Northerly line of Reserve A contiguous with the described parcel, as shown on the Plat of Tuttle Crossing, as recorded in Plat Book 71, Page 100 of Franklin County Records. Iron pins set in the above description are 5/8" (O.D.) 30" long with a plastic cap stamped "LJB". This description was prepared by LJB, Inc. based on information obtained from an actual field survey of the premises.

C-111-D
allof
(273)
7673



13-056PDP
5515 Parkcenter
273-007673

- Amanda Abraham
Property Manager
8800 Lyra Drive, Suite 650
Columbus, OH 43240

BRE/COH OH LLC
PO Box A3879
Chicago, IL 60690

Dublin Hotel LLC
4243 Hunt Road
Cincinnati, OH 45242

BRE/COH OH LLC
345 PARK AVE
NEW YORK NY 10154

FIVE SEVEN HUNDRED LLC
5700 PAUL BLAZER PKWY
Dublin, OH 43017

DP PARKCENTER CIRCLE LLC
C/O NTRG
PO BOX 638
ADDISON TX 75001

- Linda Menery & Craig Bohning
EMH&T
5500 New Albany Road
Columbus, OH 43054

Americenter of Dublin LLC
39209 6 Mile Road, Suite 111
Livonia, MI 58152

Continental Capital Fund I Ltd
150 E. Broad Street, Suite 200
Columbus, OH 43215

Five Seven Hundred LLC
3053 Loire Lane
Columbus, OH 43221

BRE/COH OH LLC
C/O PROPERTY TAX DEPT
PO BOX A3879
CHICAGO IL 60690

DUKE REALTY OHIO
5600 BLAZER PKWY
DUBLIN OH 43017

FIVE SEVEN HUNDRED LLC
3053 LOIRE LANE
COLUMBUS, OH 43221

- Carey BP Dublin LLC
Attn: Dee Dee West RPA
c/o GE Commercial
11601 Wilshire Blvd. 4th Floor
Los Angeles, CA 90025

Ashland Inc.
PO Box 14000
Lexington, KY 40512

DP Parkcenter Circle
600 E 96th Suite 100
Indianapolis, IN 46240

DUBLIN HOTEL LLC
4243 Hunt Road
CINCINNATI OH 45242

CONTINENTAL REAL ESTATE
150 E BROAD ST STE 200
COLUMBUS, OH 43215

BRE/COH OH LLC
5455 RINGS RD DUBLIN OH
43017

DEVELOPMENT TEXT

Tuttle Crossing/I-270, Subarea A5-5515 Parkcenter Circle

As submitted to City Council - 8/12/13

Introduction:

The site comprises +/- 10.5 acres and contains a three-story corporate office building of approximately 116,500 square feet. The site, as originally planned, zoned and constructed in 1996 was owned by Duke and contained a single-user, BMW Financial Services. BMW Financial Services vacated the building in 2006. The building was then sold to CareyBPDublin, LLC which was a partnership between Edward Carey and GE, who leased the building to Nationwide Insurance from 2006 to 2011. In the summer of 2011, GE became sole Owners of the property and Nationwide vacated later that year, on 9/30/11 which was not anticipated. Since that time, the Owner has actively marketed the property in hopes of finding a single tenant user which has not occurred. There has been "real" interest with smaller users, and if the owner is going to compete with that market and attract smaller tenants, this will require additional parking and signage.

Development Standards:

In addition to the general standards of the Tuttle Crossing PCD text and plan, this Subarea shall be subject to the following requirements within that specific Subarea.

Permitted Uses:

The following uses shall be permitted within Subarea A5:

1. Those uses listed in the SO and OLR sections of the Zoning Code.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

The subarea can be used for medium to large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A5 will be 17, 500 SF/Ac.

Yard and Setback Requirements:

DEVELOPMENT TEXT

Tuttle Crossing/I-270, Subarea A5-5515 Parkcenter Circle

As submitted to City Council - 8/12/13

1. Setback on Paul Blazer Parkway, Rings Road, and Parkcenter Circle shall be 30 feet for pavement and 50 feet for buildings.
2. Side yards shall be 25 feet for pavement and buildings. A zero pavement side yard may be allowed in cases where lots share common access drives, and the parking areas function as a single parking lot.
3. Rear Yards shall be 25 feet for pavement and buildings.
4. Total ground covered by all buildings shall not exceed 25 percent of the lot area. However, parking garages and buildings shall cover no more than 75 percent of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A5 shall be measured per the Dublin Zoning Code and have a height limitation of 100 feet.

Parking and Loading:

1. Surface parking spaces may be reduced from 9 feet in width to 8 feet six inches with as approved in the development plan.
2. All other parking ratios and loading facilities shall be regulated by Dublin Code provisions.
3. Bank drive-thru requirements as per Dublin requirements.

Circulation:

1. Paul Blazer Parkway shall be a 100 foot right-of-way and a 56 foot pavement width. All other local public access street shall have a 60 foot right-of-way and a 32 foot pavement width.
2. Curb cuts on Paul Blazer Parkway shall be space a minimum of 200 feet (as measured from the driveway centerlines) with opposing cuts aligned or offset no less than 100 feet, with placement determined consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view with a solid wall or fence.

DEVELOPMENT TEXT

Tuttle Crossing/I-270, Subarea A5-5515 Parkcenter Circle

As submitted to City Council - 8/12/13

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code provisions.
2. Within the setback area along Paul Blazer Parkway, a three-foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees shall be equally spaced, if possible.
3. To compensate for lost green space due to the zero side yard, additional interior parking lot islands along the access drive adjacent to Atrium Parkway were provided with a minimum width of 17 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3 inch caliper trees per island, these shall be retained where feasible or replaced with the same size island and 3 inch caliper trees if adjustments are made to the islands.
4. All new interior parking lot islands shall have a minimum width per code and be planted with a minimum of two 3 inch caliper trees per island.
5. All trees removed, regardless of condition, shall be replaced with a total number of caliper inches equal or exceeding the total Diameter Breast Height (DBH) of trees removed. Caliper and DBH shall be defined according to the Dublin Tree Preservation Code provisions. All replacement trees shall conform to the Dublin Landscape Code.

Building Identification Signage and Graphics:

Subarea A5 has a cumulative street frontage of 2,000 feet, with exposure on Parkcenter Circle, Paul Blazer Parkway, and Rings Road. The site is entitled to two identification signs, under the general provisions of the Sign Code.

In this case, frontage on three public streets but having the main building entries facing Atrium Drive, a private drive, and the desire to have multiple tenants, there is a need for an alternate sign package. The signs standards presented herein are generally in conformance with most of the provisions of the Dublin Sign Code, with several exceptions, the number of signs, number of

DEVELOPMENT TEXT

Tuttle Crossing/I-270, Subarea A5-5515 Parkcenter Circle

As submitted to City Council - 8/12/13

colors used on the signs and the percentage of secondary image on the sign face. A final sign plan shall be presented at time of Final Development Plan and shall conform to the following standards.

The site will be entitled to the following signs:

- A. A maximum of two monument signs shall be permitted of 10 feet maximum height and 50 square feet in area per sign face. Monument signs may indicate multiple tenants.
 - B. A maximum of two canopy signs shall be permitted at major entries containing the building address (consisting of address numerals and street name). Address numerals/letters shall not exceed 24 inches in height. The maximum height of the canopy sign shall be 15 feet.
 - C. Directional Signs
 - i. A maximum of three internal directional signs shall be permitted to serve as building directory(s) and be located within close proximity to the building entries. These signs shall have a maximum height of 6 feet and 6 square feet in area per sign face. These signs are intended to display the tenant name, suite and/or floor number.
 - ii. A site perimeter/external directional sign for the building address may be permitted along Parkcenter Circle near the intersection with Atrium Parkway. It shall be permitted to have the site address (consisting of address numerals and street name). Height shall not exceed 3 feet and maximum area shall not exceed 4 square feet per sign face.
2. The signs will present a high-quality, corporate image that is consistent with the building, the larger office park, and the Dublin community.
 3. All signs will be limited to four colors, including black and white.
 4. Other than indicated herein, all other signs shall adhere to the provisions of the Sign Code including, but not limited to, location, design, opacity, lighting, landscaping, etc.

Additional Commitments:

DEVELOPMENT TEXT

Tuttle Crossing/I-270, Subarea A5-5515 Parkcenter Circle

As submitted to City Council - 8/12/13

- A. The removal of the open space and trees and replacement with parking shall only be performed should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided to the City from the Owner.
- B. Site amenities such as picnic tables and trash receptacles located within open space areas to be removed shall be relocated elsewhere on site.

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PCD
PID: 273-000336-00
ASH AND INC

R-1
PID: 273-005425-00
CITY OF DUBLIN

PCD
PID: 273-012203-00
FIVE SEVEN HUNDRED LLC

PCD
PID: 273-009720-00
AMERICENTER OF DUBLIN LLC

PCD
PID: 273-007673-00
CAREYDUBLIN LLC,
C/O GE COMMERCIAL
SITE 120
±10.54 AC
EXISTING BUILDINGS
±116459 GROSS SQ. FT.

South Parking Lot
206 Spaces (9')
13 Spaces-(HC)

North Parking Lot
365 Spaces (9')
0 Spaces-(HC)

PCD
PID: 273-008241-80
BRE/COH/LLC

PCD
PID: 273-005398-00
DP PARKCENTER CIRCLE LLC

PCD
PID: 273-005335-00
DUBLIN HOTEL LLC

EXISTING PARKING

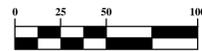
North Lot	365 Total
Standard Space (9' x 18'):	365 Spaces
ADA Compliant Space Provided:	0 Spaces
South Lot	219 Total
Standard Space (9' x 18'):	206 Spaces
ADA Compliant Space Provided:	13 Spaces
Total	571 Spaces
Standard Spaces (9' x 18'):	558 Spaces
ADA Compliant Space Provided:	13 Spaces

LEGEND

- Existing Deciduous Trees
- Existing Evergreen Trees
- Existing Contour
- Existing Light Pole
- Existing Access Easement- No Parking



GRAPHIC SCALE



1 inch = 50 feet

MARK	DATE	DESCRIPTION

COLLIERS INTERNATIONAL

DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
**5515 PARKCENTER CIRCLE
 PARKING LOT IMPROVEMENTS**
 EXISTING CONDITIONS PLAN



DATE
July 26, 2013

SCALE
1" = 50'

JOB NO.
20130630

SHEET
2/5

EXISTING TREE INVENTORY

Number	Common name	DBH	Condition
1	Hedge maple	2	Good
2	Sugar maple	8	Good
3	Hedge maple	2	Good
4	Hedge maple	5	Good
5	Hedge maple	2	Good
6	Sawleaf zelkova	2	Good
7	White pine	11	Good
8	White pine	12	Good
9	White pine	11	Poor
10	Hedge maple	5	Good
11	Hedge maple	6	Good
12	Hedge maple	5	Good
13	Shingle oak	7	Good
14	Red oak	2	Fair
15	Hedge maple	4	Good
16	Hedge maple	5	Good
17	Hedge maple	6	Good
18	Sawleaf zelkova	3	Good
19	Hedge maple	5	Good
20	Hedge maple	4	Good
21	Sawleaf zelkova	2	Good
22	Sawleaf zelkova	2	Good
23	Sawleaf zelkova	2	Good
24	Sawleaf zelkova	2	Good
25	River birch	9	Good
26	Thornless honey locust	7	Good
27	Emerald sunshine elm	2	Good
28	Siberian elm	6	Fair
29	Norway spruce	9	Good
30	Norway spruce	10	Good
31	Norway spruce	7	Good
32	Norway spruce	10	Good
33	Norway spruce	1	Good
34	Norway spruce	9	Good
35	Norway spruce	9	Good
36	Norway spruce	9	Good
37	River birch	10	Good
38	Thornless honey locust	6	Good
39	Emerald sunshine elm	3	Good
40	Emerald sunshine elm	3	Good
41	Red oak	2	Good
42	Thornless honey locust	4	Fair
43	Red oak	2	Good
44	Emerald sunshine elm	3	Good
45	Thornless honey locust	5	Fair
46	Red oak	2	Fair
47	Thornless honey locust	4	Poor
48	Emerald sunshine elm	2	Good
49	Emerald sunshine elm	2	Good
50	Crabapple	8	Good
51	Crabapple	9	Good
52	Crabapple	9	Good
53	Crabapple	6	Good
54	Crabapple	4	Good
55	Crabapple	5	Good
56	Norway spruce	7	Good
57	Emerald sunshine elm	2	Good
58	Emerald sunshine elm	2	Good
59	Blue spruce	12	Good
60	Blue spruce	10	Good
61	Blue spruce	12	Good
62	Blue spruce	10	Good
63	Blue spruce	13	Good
64	Blue spruce	10	Good
65	Winterking hawthorn	6	Good
66	Crabapple	7	Good
67	Crabapple	7	Good
68	Crabapple	8	Good
69	Crabapple	9	Good
70	Crabapple	8	Good
71	Crabapple	9	Good
72	Crabapple	8	Good
73	Norway spruce	13	Good
74	Blue spruce	12	Good
75	Blue spruce	10	Good
76	Blue spruce	12	Good
77	Blue spruce	12	Good
78	Blue spruce	13	Good
79	Blue spruce	10	Fair
80	Blue spruce	10	Good
81	Blue spruce	9	Good
82	Blue spruce	10	Good
83	Blue spruce	11	Good
84	Pear	20	Poor
85	Emerald sunshine elm	2	Good
86	Thornless honey locust	6	Good
87	Silver maple	33	Fair
88	Silver maple	33	Poor
89	Thornless honey locust	26	Poor
90	Shingle oak	2	Good

Number	Common name	DBH	Condition
91	Shingle oak	2	Good
92	Red oak	2	Poor
93	Silver maple	33	Poor
94	Silver maple	30	Poor
95	Emerald sunshine elm	2	Good
96	Shingle oak	2	Good
97	Silver maple	30	Fair
98	Siberian elm	3	Good
99	Emerald sunshine elm	5	Fair
100	Emerald sunshine elm	3	Good
101	Shingle oak	4	Good
102	Shingle oak	8	Good
103	Shingle oak	7	Good
104	Shingle oak	6	Good
105	Shingle oak	8	Good
106	Shingle oak	6	Good
107	Sycamore	5	Good
108	Red oak	5	Good
109	Sycamore	10	Good
110	Sycamore	10	Good
111	Sycamore	6	Good
112	Sycamore	9	Good
113	Sycamore	8	Good
114	Sycamore	8	Good
115	Thornless honey locust	6	Good
116	Thornless honey locust	4	Good
117	Thornless honey locust	6	Good
118	Thornless honey locust	6	Good
119	Emerald sunshine elm	3	Good
120	Emerald sunshine elm	3	Good
121	Sugar maple	7	Good
122	Norway spruce	9	Good
123	Norway spruce	3	Good
124	Norway spruce	3	Good
125	Sycamore	10	Good
126	Sycamore	11	Good
127	Swamp white oak	40	Good
128	Hedge maple	3	Good
129	Sycamore	9	Good
130	Norway spruce	8	Good
131	Norway spruce	8	Good
132	Arborvitae	4	Good
133	Arborvitae	3	Good
134	Arborvitae	4	Good
135	Arborvitae	4	Good
136	Arborvitae	4	Good
137	Arborvitae	3	Good
138	Arborvitae	3	Good
139	Arborvitae	2	Good
140	Arborvitae	2	Good
141	Arborvitae	2	Good
142	Norway spruce	9	Good
143	Norway spruce	9	Good
144	Norway spruce	9	Good
145	Norway spruce	8	Good
146	Norway spruce	8	Good
147	Norway spruce	4	Good
148	Norway spruce	6	Good
149	Emerald sunshine elm	3	Good
150	Swamp white oak	22	Good
151	Swamp white oak	75	Good
152	Blue spruce	7	Good
153	Blue spruce	7	Good
154	Shingle oak	6	Good
155	Shingle oak	8	Good
156	Shingle oak	7	Good
157	Shingle oak	8	Good
158	Shingle oak	8	Good
159	Shingle oak	6	Good
160	Shingle oak	7	Good
161	Crabapple	5	Good
162	Crabapple	4	Good
163	Crabapple	5	Good
164	Crabapple	7	Good
165	Crabapple	5	Good
166	Crabapple	8	Good
167	Crabapple	8	Good
168	Sugar maple	7	Good
169	Norway maple	2	Good
170	Sugar maple	10	Good
171	Sugar maple	10	Good
172	Sugar maple	10	Good
173	Sugar maple	10	Good
174	Sugar maple	10	Good
175	Sugar maple	5	Good
176	Thornless honey locust	6	Good
177	Thornless honey locust	6	Good
178	Thornless honey locust	5	Good
179	Thornless honey locust	4	Good

Number	Common name	DBH	Condition
180	Sawleaf zelkova	2	Good
181	Sawleaf zelkova	2	Good
182	Sawleaf zelkova	3	Good
183	Sawleaf zelkova	3	Good
184	Sawleaf zelkova	2	Good
185	Sawleaf zelkova	2	Good
186	Sawleaf zelkova	2	Good
187	Siberian elm	12	Good
188	Crabapple	10	Good
189	Crabapple	10	Good
190	Crabapple	9	Good
191	Crabapple	11	Good
192	Crabapple	13	Good
193	Crabapple	9	Good
194	Crabapple	9	Good
195	Crabapple	10	Good
196	Crabapple	12	Good
197	Crabapple	10	Good
198	Crabapple	7	Good
199	Crabapple	7	Good
200	Sugar maple	5	Good
201	Hedge maple	7	Good
202	Sycamore	5	Good
203	Hedge maple	6	Good
204	Sugar maple	9	Good
205	Sugar maple	11	Good
206	Hedge maple	2	Good
207	Blue spruce	8	Good
208	Norway spruce	8	Good
209	Norway spruce	9	Good
210	Arborvitae	2	Good
211	Arborvitae	2	Good
212	Norway spruce	2	Good
213	Arborvitae	2	Good
214	Arborvitae	2	Good
215	Sugar maple	8	Good
216	Hedge maple	2	Good
217	Sugar maple	6	Good
218	Crabapple	6	Good
219	Crabapple	4	Good
220	Crabapple	3	Good
221	Crabapple	4	Good
222	Crabapple	4	Good
223	Crabapple	4	Good
224	Crabapple	4	Good
225	Crabapple	3	Good
226	Sugar maple	7	Good
227	Sugar maple	7	Good
228	Sugar maple	8	Good
229	Sugar maple	8	Good
230	Emerald sunshine elm	3	Good
231	Emerald sunshine elm	3	Good
232	Emerald sunshine elm	3	Good
233	Emerald sunshine elm	3	Good
234	Emerald sunshine elm	3	Good
235	Emerald sunshine elm	3	Good
236	Emerald sunshine elm	3	Good
237	Emerald sunshine elm	3	Good
238	Emerald sunshine elm	3	Good
239	Emerald sunshine elm	3	Good
240	Emerald sunshine elm	3	Good
241	Emerald sunshine elm	3	Good
242	Emerald sunshine elm	3	Good
243	Emerald sunshine elm	3	Good
244	Red maple	6	Good
245	Red maple	7	Good
246	Red maple	6	Good
247	Red maple	10	Good
248	Crabapple	5	Good
249	Crabapple	3	Good
250	Crabapple	4	Good
251	Crabapple	3	Good
252	Crabapple	5	Good
253	Crabapple	2	Good
254	Crabapple	4	Good
255	Crabapple	4	Good
256	Crabapple	4	Good
257	Crabapple	4	Good
258	Ginkgo	2	Good
259	Sugar maple	6	Good
260	Sugar maple	6	Good
261	Ginkgo	2	Good
262	Sugar maple	4	Good
263	Ginkgo	2	Good
264	Sawleaf zelkova	4	Good
265	Sugar maple	5	Fair
266	Sawleaf zelkova	4	Good
267	Sugar maple	5	Good
268	Blue spruce	9	Good

Number	Common name	DBH	Condition
269	Sugar maple	6	Good
270	Blue spruce	10	Good
271	Sugar maple	7	Good
272	Sugar maple	6	Good
273	Red maple	8	Good
274	Sugar maple	5	Good
275	Red maple	6	Good
276	Blue spruce	9	Good
277	Sugar maple	9	Good
278	Norway spruce	11	Good
279	Blue spruce	10	Good
280	Norway spruce	7	Good
281	Norway spruce	12	Good
282	Norway spruce	4	Good
283	Arborvitae	4	Good
284	Arborvitae	6	Good
285	Arborvitae	5	Good
286	Arborvitae	5	Good
287	Arborvitae	3	Good
288	Arborvitae	6	Good
289	Arborvitae	4	Good
290	Arborvitae	4	Good
291	Arborvitae	6	Good
292	Arborvitae	6	Good
293	Arborvitae	6	Good
294	Norway spruce	7	Good
295	Norway spruce	10	Good
296	Norway spruce	9	Good
297	Norway spruce	8	Good
298	Blue spruce	12	Good
299	Norway spruce	11	Good
300	Blue spruce	11	Good
301	Red oak	11	Good
302	Crabapple	4	Good
303	Crabapple	4	Good
304	Crabapple	4	Good
305	Red oak	2	Good
306	Red oak	10	Good
307	Red oak	14	Good
308	Red oak	11	Good
309	Red oak	18	Good
310	Red oak	12	Good
311	Red oak	12	Good
312	Red oak	2	Good
313	Blue spruce	11	Good
314	Blue spruce	13	Good
315	Blue spruce	5	Good
316	Norway spruce	9	Good
317	Norway spruce	7	Good
318	Norway spruce	6	Good
319	Norway spruce	5	Good
320	Norway spruce	9	Fair
321	Norway spruce	8	Good
322	Norway spruce	4	Good
323	Blue spruce	11	Good
324	Blue spruce	11	Fair
325	Crabapple	4	Good
326	Crabapple	4	Good
327	Crabapple	4	Good
328	Thornless honey locust	11	Good
329	Thornless honey locust	9	Good
330	Thornless honey locust	9	Good
331	Thornless honey locust	9	Good
332	Emerald sunshine elm	3	Good
333	Emerald sunshine elm	3	Good

LEGEND

	Trees To Be Removed
	Trees To Be Relocated

REVISIONS

COLLIERS INTERNATIONAL

DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
PARKING LOT IMPROVEMENTS
 EXISTING TREE INVENTORY



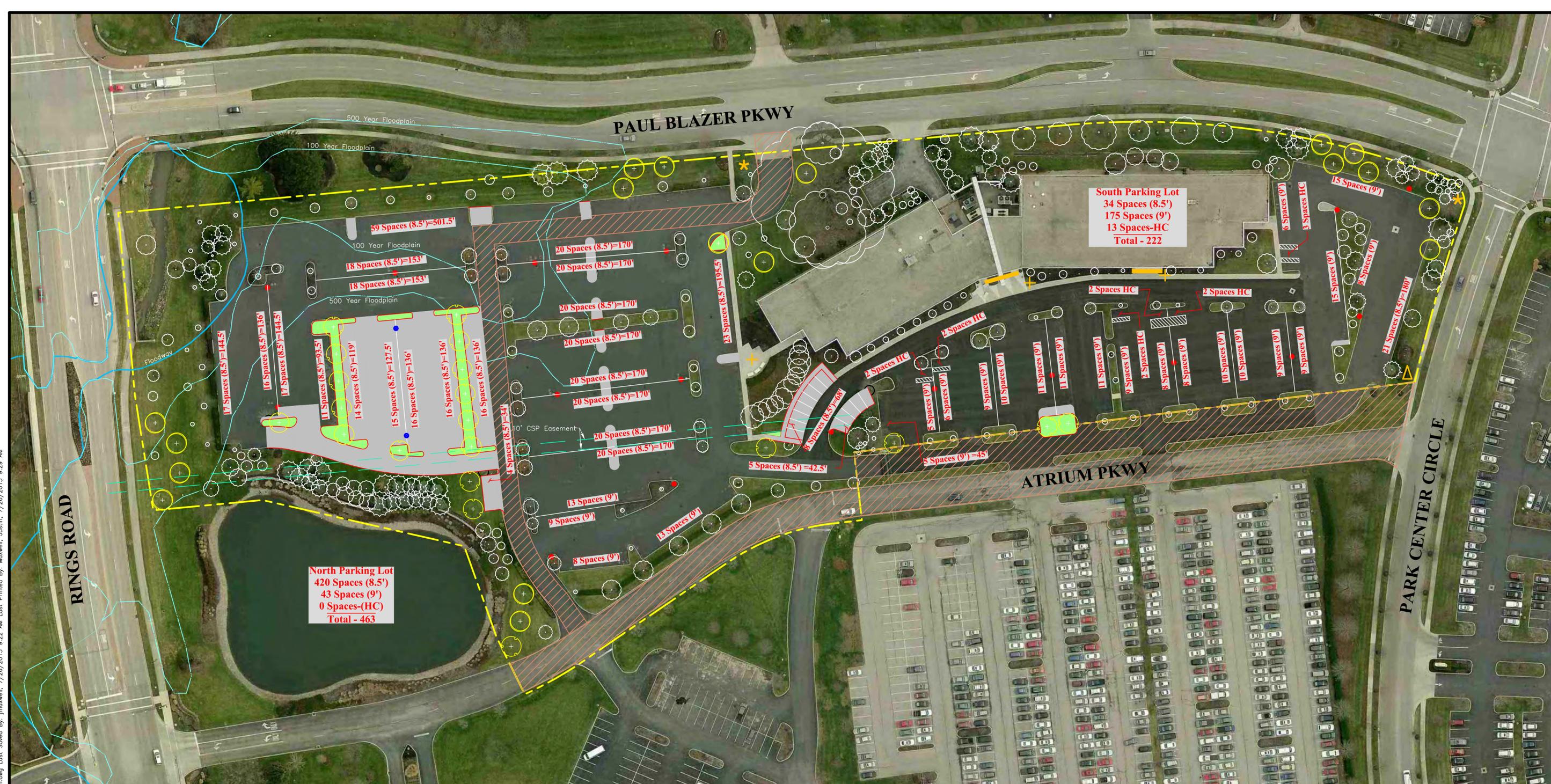
DATE
July 26, 2013

SCALE
None

JOB NO.
20130630

SHEET
4/5

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\\cmhd01\proj\01\20130630\Draw\04\Sheets\PP\Preliminary Development Plan.dwg Last Saved By: jmorwell, 7/26/2013 9:22 AM Last Printed By: Maxwell, Justin, 7/26/2013 9:29 AM
 7/26/2013 9:29 AM
 7/26/2013 9:22 AM
 7/26/2013 9:29 AM

MARK	DATE	DESCRIPTION

DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
5515 PARKCENTER CIRCLE
PARKING LOT IMPROVEMENTS
 PRELIMINARY DEVELOPMENT PLAN

COLLIERS INTERNATIONAL
 PRELIMINARY DEVELOPMENT PLAN

EMHT
 Evans, McSchwartz, Henderson & Thron, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3468
 emht.com

TREE REPLACEMENT AND RELOCATION

- 17 Trees For 275" DBH Total To Be Removed
 - 20 Trees At 3" Caliper For 60" DBH Total To Be Planted
 - 18 Trees For 43" DBH Total To Be Relocated
- 38 Trees For 103" DBH Total To Be Relocated And Planted**

SITE STATISTICS

Existing Site Coverage
 Site Area = ±459,078 Sq. Ft. (10.54 Acres)
 Impervious Area = ±276,580 Sq. Ft. (±6.35 Acres)
 Site Coverage = 60.2%

Proposed Site Coverage
 Site Area = ±459,078 Sq. Ft. (10.54 Acres)
 Impervious Area = ±301,640 Sq. Ft. (6.92 Acres)
 Site Coverage = 65.7%

Existing Building Coverage
 Building Floor Area = ±43,000 Sq. Ft.
 Site Coverage = 9.4%

Proposed Vehicular Use Area - South Lot
 VUA = ±92,770 Sq. Ft.
 Required Interior Landscape = ±4,639 Sq. Ft. (5%)
 Provided Interior Landscape = ±11,350 Sq. Ft. (12.2%)

Proposed Vehicular Use Area - North Lot
 VUA = ±174,300 Sq. Ft.
 Required Interior Landscape = ±8,715 Sq. Ft. (5%)
 Provided Interior Landscape = ±21,700 Sq. Ft. (12.4%)

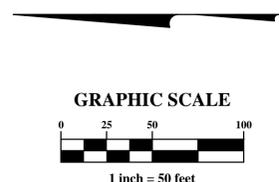
Total Existing Parking Spaces:	571 Spaces
Standard Space (9' x 18'):	558 Spaces
ADA Compliant Space Required:	11 Spaces
ADA Compliant Space Provided:	13 Spaces
Building Gross Area:	116,459 sq. ft.
Parking Provided:	4.9 Spaces / 1,000 s.f.
Total Revised Parking Spaces:	685 Spaces
Standard Space (9' x 18'):	218 Spaces
Compact Space (8.5' x 18'):	454 Spaces
ADA Compliant Space Required:	12 Spaces
ADA Compliant Space Provided:	13 Spaces
Building Gross Area:	116,459 sq. ft.
Parking Provided:	5.9 Spaces / 1,000 s.f.
Total Parking Spaces Gained:	112 Spaces

LEGEND

- Proposed paving
- Proposed landscaped parking island
- Existing trees
- Proposed replacement trees
- Proposed relocated tree
- Proposed light pole
- Proposed light pole
- Proposed monument sign
- Proposed canopy sign
- Proposed internal directional sign
- Proposed external directional sign
- Existing Access Easement- No Parking

NOTE

This plan consists of re-stripping portions of the existing parking lot from the standard width of 9' stalls to a new width of 8.5' stalls. Select landscape islands will be removed and striped. New parking areas will be built off of the existing parking lot for additional parking stalls. All dimensions must be field verified/surveyed.



DATE	July 26, 2013
SCALE	1" = 50'
JOB NO.	20130630
SHEET	5/5

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 18, 2013

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

- | | | |
|----------------------|--|---|
| 2. | Parkcenter Circle PUD
13-056Z/PDP | 5515 Parkcenter Circle
Rezoning/Preliminary Development Plan |
| Proposal: | Modifications to the development text regarding parking and sign requirements for an existing office building located on the north side of Parkcenter Circle, west of the intersection with Paul Blazer Parkway. | |
| Request: | This is a request for review and recommendation of approval to City Council for a rezoning with preliminary development plan under the provisions of Zoning Code Section 153.050. | |
| Applicant: | Carey BP Dublin LLC; represented by Linda Menerey, EMH&T. | |
| Planning Contact: | Jennifer M. Rauch, AICP, Planner II. | |
| Contact Information: | (614) 410-4690 or jrauch@dublin.oh.us | |

MOTION: Richard Taylor made a motion, Warren Fishman seconded the motion, to approve this Rezoning/Preliminary Development Plan application because it complies with the rezoning/preliminary development plan criteria and the existing development standards within the area, with eight conditions:

1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.
2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the *owner*.
3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
5. The overall height of the canopy sign be limited to 15 feet.
6. A final sign plan be presented as part of the final development plan.
7. The applicant eliminate the provisions for a tenant sign on the building elevation.
8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.

Ben Hale, Jr., Agreed to the above conditions.

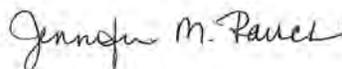
VOTE: 6 – 1.

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

RECORDED VOTES:

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

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Planner

2. Parkcenter Circle PUD 13-056Z/PDP

5515 Parkcenter Circle Rezoning/Preliminary Development Plan

Chair Amorose Groomes introduced this application as a request for review and recommendation of approval to City Council for a rezoning with preliminary development plan regarding parking and sign requirements for an existing office building located on the north side of Parkcenter Circle, west of the intersection with Paul Blazer Parkway.

Ms. Rauch stated the property located at 5515 Parkcenter Circle is framed by four roadways; three public: Rings Road to the north, Paul Blazer to the east and Parkcenter Circle to the south; and one private: Atrium Parkway to the west. She said the site is outlined in yellow and shows the unusual property lines, which limits the parking configurations and includes area in the southwestern portion with development that is not on their property. She said there are access and easement agreements that were established with the original development, which also limit parking locations. She said the site contains 116,000 square feet of building space with parking located to the south and west with the majority of it located to the north of the building. She indicated the areas in the northern portions of the site that includes the floodplain, a large open space area with significant landscaping, and the off-site storm water pond that serves this site and the surrounding properties.

Ms. Rauch stated there are two major parts to this proposal: signs and parking lot with landscaping modifications. She said with regard to the signs the existing development text permits two monument signs with a total of 52 square feet, divided equally between the two signs, 10 feet in height, four colors and increased secondary image. She said the applicant is requesting a series of different signs. She said the applicant is proposing three monument signs, one at the main entrance off Blazer Parkway and two along Parkcenter Circle, one of which Planning recommends be removed. She said the applicant also indicated canopy signs, which would be address only signs with an increased letter height of 24 inches, where 18 inches would be permitted. She indicated the proposal includes a tenant wall sign along the western elevations, which Planning recommends removal. She said the final sign component is the proposed: one external directional sign located along Parkcenter Circle, which meets Code and three internal directional signs located at the building entrances, which could include tenant names and addresses.

Ms. Rauch said the second part of the application, which includes more significant changes to the proposed parking provisions. She indicated Code requires parking for office at a ratio of 4 spaces per 1,000 square feet, with the site providing 571 spaces, at a ratio of almost 5 per 1,000. She said the applicant is requesting to provide parking at a ratio of almost 6 per 1,000. She said as outlined in the report, the request is related to changes in the development world where larger office buildings can lease less space and employ more people creating a need for additional parking. She indicated the applicant is proposing three modifications to create additional parking spaces. She said the northern parking area is proposed with a decrease in the width of the parking spaces from nine feet to 8.5 feet. She stated this method has been approved by the Commission for other buildings within the City. She said they are also proposing to remove interior landscape islands and based on the information provided the site will continue to meet the interior landscape requirements. She said Code does not identify where or how many spaces are required per landscape islands.

Ms. Rauch the most significant change is the removal open space area in the northern parking area, which proposes the removal of existing landscaping and a significant number of landmark trees. She said the applicant has provided a detailed tree that identifies seven trees in that area, five of which are in poor condition and are recommended for removal. She said when staff reviewed this proposal there was very significant discussion about tree preservation and economic viability of a site. She stated that staff posed two discussion questions: does this proposal present sufficient examples of site modifications that should be permitted to make a site more viable even though they may run counter to the current intent of the Code and the character defined by the City; or

should the City continue with its current practices and Code and accept that this may result in a less competitive economic development environment. She said based on these questions Planning did not review this proposal lightly or come to a recommendation quickly. She said staff worked with the applicant to determine if other alternatives would be feasible, but the site has a number of limitations, leaving the proposal as the most practical options.

Ms. Rauch said Planning has identified several alternatives regarding the tree removal and replacement for the site and follows: 1) require the total inch replacement for the site regardless of tree condition. Meaning they would be required to replace 280 inches, 2) require the total inch replacement for the large trees within the open space regardless of condition only. Meaning they would be required to replace 213 inches, and 3) approve the removal of the open space and trees within this area as an alternative. Should the applicant determine this not be necessary once a tenant is secured they would not be required to construct the additional parking within this area. She said Planning recommends alternatives 2 and 3, which are incorporated in the proposed conditions. She said Planning also modified the second condition, the very last word regarding the documentation portion to be *owner*, instead of *tenant*.

Ms. Rauch said Planning recommends approval of this Rezoning with a Preliminary Development Plan with six conditions:

- 1) The development text and plans be modified to require the total inch replacement for the trees (84-97) within the open space regardless of condition, which would require the replacement of 213 inches.
- 2) The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the *owner*.
- 3) The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
- 4) One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
- 5) The overall height of the canopy sign be limited to 15 feet.
- 6) The applicant eliminate the provisions for a tenant sign on the building elevation.

Ms. Amorose Groomes asked if the applicant was present.

Mr. Ben Hale (37 West Broad Street, Columbus, OH) stated they agree with the conditions. He said over the last few years this property has been shown to a number of potential tenants, but nothing has been secured because the building did not have enough parking. He said these tenants would not consider the building if the site did not have the parking ratios. He said the applicant is in agreement they will not construct the additional parking unless it is determine to be needed. He said in order to attract a tenant they need the approval in place so we are able to offer them the additional parking. He stated they agree with the tree replacement as outlined by staff, but no changes will be made on this property until we have proven to the staff it is necessary for the tenant. He said the proposal meets the interior landscape requirements and lot coverage. He said the applicant has agreed to make the changes to the sign proposal as Planning recommends. Mr. Hale stated they desire better identification and the opportunity to permit multiple tenant options should the building be occupied with multiple tenants. He said they will return with a final development plan for signs, landscape and tree replacement details.

Ms. Amorose Groomes asked if anyone in attendance would like to speak with respect to this application. [There was none.]

Ms. Kramb said she agreed with Planning to permit only two monument signs with the external directional sign with the address only, and agreed with removing the tenant sign. She confirmed the reduced parking space width had been approved before by the Commission and agreed with that modification. Ms. Kramb said agreed with the removal of the landscape islands, as long as the site

continued to comply with Code. She raised concerns about removing the northern open space area with the landmark trees. She stated she thought there should be complete tree replacement regardless of condition. She said the open space area was originally an amenity, or a park and purposely located there and she could not imagine cutting down all of those trees.

Mr. Hardt said this application general struck him, because the planning report included information from economic development stating different parking ratios are needed for office buildings today, which seems plausible. He said what is alarming is that two years ago the Commission reviewed a Code amendment to the parking provision that recommended the opposite. He said he thought it was an example of how careful we need to be when we proposing changes to the Code, because we were asked to do something a few years ago that was contrary to what the market is telling us. He said we disapproved the proposed modification for a variety of other reasons, but would have been interesting if they had been approved. Mr. Hardt stated that as far as this application is concerned, he wanted to confirm the interior landscape requirements and the overall lot coverage requirements per code would be met.

Ms. Rauch confirmed his inquiry stating that the final interior landscape requirements would have to confirm at the final development plan stage, but based on the preliminary information the proposal would meet those requirements and the lot coverage requirements.

Mr. Hardt asked for examples of other sites where the width of parking stalls have been reduced. Ms. Rauch stated Metro Place was one example. Ms. Husak listed IGS and stated a portion of their lot is identified for compact spaces.

Mr. Hardt said he agreed with Planning on the use of only two monument signs, the removal of the tenant sign and the use of the canopy signs. He asked to review the final design of the canopy signs, because they can be done really elegantly or really badly. He said that he did not have a problem with the text saying the canopy signs are permitted as long as the signs are return for review. He requested a condition be drafted requiring the applicant to show the canopy sign details as part of the final development plan.

Mr. Hardt said we have had a number of instances where various different companies have asked for relief to respond to current market conditions and I am supportive of that. He said we want to create an environment where we encourage businesses to locate and grow, but the piecemeal process to address the individual needs is not effective. He said we need to address these issues for parking and signs more holistically. He said we have a Code that is archaic and out of date and we should modify the entire Code once and for all.

Mr. Hardt said as long as the proposal meets our landscape and parking lot requirements, and with the caveat that the open space area will not be removed until necessary, he was supportive of the application.

Ms. Newell said she was in favor of the two monument signs. She said she did not expect the land to always stay exactly the way it is, but she was conflicted about removing the open space area. She said the only way she could support the proposal was because we were requiring the applicant to prove they absolutely need the parking before they remove the open space. She said she would the applicant to relocate the amenities from open space area and reincorporate them elsewhere on the site.

Ms. Rauch suggested a condition of approval to work with the applicant to incorporate the amenities elsewhere on the site. Ms. Newell agreed.

Mr. Budde stated there were a number of excellent comments and he finds that staff has done a good job of working with the applicant. He said he was supportive of the project and as it is a needed change given the difficulty in leasing the building. He said given the continued compliance with the Code he was supportive.

Mr. Fishman agrees with what everyone said, but he wished they could find another way or place to park the cars, such as a joint agreement with adjoining building. He recalled being on the Commission when the site was originally developed and several members were passionate about the trees and he would hate for them to be removed. He said he did not want to sacrifice the beauty of Dublin. He said he wanted to emphasize changing the Code decrease the size of the building and increase the amount of land for building sites.

Mr. Taylor said he agreed with Mr. Hardt. He said it might be ok to remove the open space area in the overall scheme of things, if other things can happen. He said he agreed with Mr. Hardt about updating the Code. He asked the applicant to describe the character of the tenants who want this extra space.

Mr. Chris Potts with Colliers International (6891 Old Court, Westerville) said this buildings been a project for Colliers for three years with Nationwide Insurance as the most recent tenant. He said in today's environment tenants want to drive more efficiency and productivity with their office space, which results in more employees needing more parking. He said they have been approached by adjacent building owners requesting shared parking agreements and we turned it down and we turned the income for the ownership, because we did not want to give up our parking. He said the same thing would happen if we approach Atrium II, because they have vacant space that needs to be filled. He said we are competing against each other with the same goal of leasing property and large vacancies in other markets. Mr. Potts said it is common practice for tenants viewing the market to say we have a parking requirement and your building is not even going to make the list because it does not meet our standards. He said the office space per person is decreasing and driving this need from tenants.

Mr. Taylor said he did appreciate the two questions proposed on Page 8 as that is the core of the discussion. He thanked staff for identifying these.

Ms. Amorose Groomes confirmed the proposal met the lot coverage requirements. Ms. Rauch said the proposal indicated 65 percent, where 75 percent is permitted. She said this would be verified in detail at the final development plan.

Ms. Amorose Groomes stated a previous Commission worked hard to save the landmark trees and it is very difficult to think about removing them. She said the only redeeming quality to removing the trees is the type of trees that they are removing. She stated silver maples barely made her list of landmark trees because of their nature as trees with short life space and surface root systems. She said it is likely they did well here because they sit low on the site adjacent to the pond. She stated the only reason she was supportive of the tree removal was because they are silver maples, and if they were oak trees, or another type of maple tree it would be far more difficult.

Ms. Amorose Groomes said we need a better long term solution and she believed structured parking was an answer. She said she was not inclined to save the parking lot islands because they are not inhabitable for trees unless we do some significant work to them. She said it is unfortunate, but the trees are not the best trees we could have for this site.

Mr. Hardt said he would cast a positive vote for this proposal on the basis that the Code requirements for landscaping and lot coverage were met.

Ms. Amorose Groomes said she would like to see an enhanced outdoor environment for the employees with the final development plan with additional site amenities.

Mr. Fishman asked if the applicant was replacing the higher number of inches. Ms. Rauch said Planning recommended the replacement of 213 inches, which was not a complete replacement, it was replacement of those inches in the open space. She said the complete tree replacement is 280 inches of trees.

Mr. Fishman said the applicant should replace the 280 inches. Ms. Rauch said the 280 inches was for all the inches on the entire site that are removed, regardless of their condition.

Ms. Rauch said the higher replacement number was an alternative provided by Planning, which the Commission could require.

Ms. Amorose Groomes stated there is a lot of area on the site for tree replacement. Ms. Rauch agreed and identified that was the reason why Planning provided the Commission with an alternative.

Ms. Amorose Groomes said because of the number of landmark trees proposed to be removed she felt the increased replacement was justified.

Mr. Fishman said we do not want the fee paid in lieu, but the trees planted on the site. Ms. Rauch agreed, but stated there will come a point where a maximum number of trees can be provided on site with best management practices.

Ms. Rauch clarified the conditions have been modified to reflect the Commissioners' discussion. Mr. Hale agreed to the conditions.

Mr. Taylor made a motion to approve this Rezoning/Preliminary Development Plan application with 8 conditions:

1. The development text and plans be modified to require the total inch replacement for the trees for the site regardless of condition, which would require the replacement of 280 inches as shown on the preliminary development plan and any additional inches identified for removal on the final development plan or during construction.
2. The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the owner.
3. The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
4. One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
5. The overall height of the canopy sign be limited to 15 feet.
6. A final sign plan be presented as part of the final development plan.
7. The applicant eliminate the provisions for a tenant sign on the building elevation.
8. The applicant work to relocate the amenities from the open space area elsewhere on the site, should the area be removed.

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



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, July 18, 2013

Tuttle Crossing/I-270 PCD, Subarea 5A - 5515 Parkcenter Circle

Case Summary

Agenda Item	2
Case Number	13-056Z/PDP
Site Location	5515 Parkcenter Circle West side of Paul Blazer Parkway, between Rings Road and Parkcenter Circle.
Proposal	Rezoning with modifications to the development text and preliminary development plan regarding parking and sign requirements for an existing 10.5-acre site.
Applicant	Carey BP Dublin LLC; represented by Ben Hale Jr., Smith and Hale.
Planning Contact	Jennifer M. Rauch, AICP, Planner II (614) 410-4690, jrauch@dublin.oh.us
Requests	Review and recommendation to City Council of a <u>rezoning with preliminary development plan</u> under the Planned District provisions of Zoning Code Section 153.050.
Planning Recommendation	Approval of the rezoning with preliminary development plan with conditions. Based on Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval is recommended with six conditions.

Conditions

- 1) The development text and plans be modified to require the total inch replacement for the trees (84-97) within the open space regardless of condition, which would require the replacement of 213 inches.
- 2) That the removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the tenant.

- 3) The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in larger gaps, subject to Planning approval.
- 4) One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
- 5) The height of the canopy sign be limited to 15 feet in height.
- 6) The applicant eliminates the provisions for a tenant sign on the building elevation.



 <p>City of Dublin</p>	<p>13-056Z/PDP Rezoning & Preliminary Development Plan Parkcenter Circle PUD 5515 Parkcenter Circle</p>	<p>0 150 300 Feet</p> 
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Facts	
Site Area	10.5 acres
Zoning	PCD, Planned Commerce District (Tuttle Crossing/I-270, Subarea 5A plan)
Surrounding Zoning and Uses	The site is surrounded by office uses within the Tuttle Crossing/I-270 Planned Commerce District. The Washington Township Fire Department Station #95 is located to the northeast, across Paul Blazer Parkway.
Site Features	<ul style="list-style-type: none"> • Two vacant buildings connected by an atrium, totaling 116,500 square feet located in the south portion of the property. • Frontage on three rights-of-way: Rings Road - north, Paul Blazer Parkway - east, and Parkcenter Circle - south. • Atrium Parkway, a private drive to the west. • Parking on the north, south and west of the building. • Access from Atrium and Paul Blazer Parkways. • Floodplain located in the northeastern portion of the site. • Jogged western property line along Atrium Parkway/Rings Road with parking restrictions through existing access easements. • Off-site, regional stormwater pond in the northwest corner of site. • Significant mounding along Rings Road and Paul Blazer Parkway. • Mature trees along north and east property lines. Large tree stand adjacent to the pond within the north parking area.
City Council Planning and Zoning Commission	<p>2003</p> <ul style="list-style-type: none"> • Approval of a rezoning to create Subarea 5A within the Tuttle Crossing/I-270 PCD. • Approval of a revised development plan to permit two multi-tenant ground signs. <p>2000</p> <p>Approval of a revised development plan to permit a 58,880-square-foot expansion to construct the second building with associated site improvements.</p> <p>1997</p> <p>Approval of a revised development plan for a parking lot expansion to accommodate the original 63,070-square-foot office building.</p> <p>1995</p> <p>Approval of a development plan to construct the first building at 63,070 square feet with associated site improvements.</p>
Economic Development	A large portion of Dublin's Class-A office buildings were built in the late 1990s and early 2000s with a parking ratio of 4.5 to 5.0 spaces per 1,000

Facts	
Considerations	<p>square feet, which was considered ample, if not generous parking at the time and met Code requirements.</p> <p>As office system designs and the nature of work have changed due to technology advancements, companies are leasing 20% less office space for the same number of employees now than 5 years ago. These changes place more employees in smaller, more efficient work stations and open environments, while reducing costs for leasing, utilities, and taxes, among others. Currently, many larger blocks of empty office space in Dublin are unable to meet today's increased parking demands, because the existing parking is provided under the traditional parking ratio and do not account for increase number of employees on the same site that previously employed fewer people. This significantly reduces Dublin's competitiveness in the marketplace, especially for larger buildings.</p> <p>In the last 18 months, at least 6 companies interested in large blocks of office space have come to Economic Development and requested a minimum of 5.5 to 6.0 parking spaces per 1,000 square feet. This data point alone has eliminated Dublin from numerous large-user site searches, dramatically changing the competitiveness of Dublin's large Class-A office facilities.</p> <p>The applicant has provided information that three major opportunities to attract tenants to this building have been lost in the last three years due to the inability to meet desired parking ratios.</p>

Details	Rezoning with Preliminary Development Plan
Proposal	<p>The proposal includes modifications to the development text for the parking and sign provisions and a reconfiguration of the parking lot and sign plan within the preliminary development plan.</p>
Existing Sign Provisions	<p>The existing approved development text addresses signs for single-tenant occupancy with user-specific design provisions:</p> <ul style="list-style-type: none"> • 2 ground signs totaling 52 square feet, 26 square feet each and 10 feet tall • Four colors were permitted • Secondary image was permitted at 26% of permitted sign face • All future signs required review and approval by the Commission.

Details Rezoning with Preliminary Development Plan

Proposed Signs
The proposal seeks to address the need for building and individual tenant identification. The proposed sign provisions outline four different types of signs: monument, canopy, tenant and directional.

Summary: Proposed Signs	<table border="1"> <thead> <tr> <th rowspan="2">Type</th> <th rowspan="2">Monument</th> <th rowspan="2">Canopy</th> <th rowspan="2">Tenant</th> <th colspan="2">Directional</th> </tr> <tr> <th>Internal</th> <th>External</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>3</td> <td>2</td> <td>1</td> <td>3</td> <td>1</td> </tr> <tr> <td>Area (sq. ft.)</td> <td>50</td> <td>24" each</td> <td>60</td> <td>6</td> <td>4</td> </tr> <tr> <td>Height (ft.)</td> <td>10</td> <td>15</td> <td>-</td> <td>6</td> <td>3</td> </tr> </tbody> </table>						Type	Monument	Canopy	Tenant	Directional		Internal	External	Number	3	2	1	3	1	Area (sq. ft.)	50	24" each	60	6	4	Height (ft.)	10	15	-	6	3
	Type	Monument	Canopy	Tenant	Directional																											
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	Area (sq. ft.)	50	24" each	60	6	4																										
Height (ft.)	10	15	-	6	3																											
Monument Signs	<p>The applicant is proposing one monument sign at the Blazer Parkway entrance and two along Parkcenter Circle. Planning recommends the applicant eliminate one of the Parkcenter Circle signs. The text permits a sign design that accommodates a single or multi-tenant arrangement.</p>																															
Canopy Signs	<p>The applicant proposes two canopy signs on the main building entrances along Atrium Parkway to identify each building in case multiple tenants occupy the buildings. The proposed signs would consist only of address numbers and street name with a maximum letter height of 24 inches. Code permits address numbers at 18 inches tall based on the location of the property line; however, if measured from the edge of pavement along Atrium Parkway, the 24 inch height would be permitted. The text should be modified to limit the height of the canopy sign to 15 feet.</p>																															
Tenant Signs	<p>A single tenant wall sign is also proposed on the building elevation facing Atrium Parkway. The proposed sign design permits a logo with letters with a maximum 24 inch letter height and 60 square feet in area. Planning recommends the removal of this proposed sign.</p>																															
Directional Signs	<p>The proposal includes internal and external directional signs. The internal signs will be placed at the three building entrances, north entrance and one at each Atrium Parkway entrance. They are proposed at 6 square feet and 6 feet in height, and will include the tenant name, suite and floor number.</p> <p>The external directional sign is proposed at the southwest corner of the property along Parkcenter Circle prior to the Atrium Parkway intersection. It is proposed at 4 square feet and 3 feet in height, with only the building address, which meets the Code requirements for directional signs.</p>																															

Details	Rezoning with Preliminary Development Plan
Existing Parking	The required parking ratio for this site is 4 spaces per 1,000 square feet, or 466 spaces. The 571 existing parking spaces equal a ratio of 4.9 spaces per 1,000. The south parking area was constructed first and has 206 spaces. The north parking area has 365 spaces. All parking spaces are currently 9 feet by 20 feet.
Summary of Proposed Parking Changes	The proposed modifications to the development text and preliminary development plan include 1) a decrease in size in the parking space width; 2) the removal of interior landscape islands; and 3) a reconfiguration of the north parking area removing an existing open space. The proposed modifications could result in an additional 112 parking spaces for a total of 665 parking spaces at ratio of 5.9 spaces per 1,000.
1) Parking Space Width	The proposal decreases the width of 454 parking spaces from 9 feet to 8.5 feet, with the proposed development text modified to permit the decrease in width. The remaining spaces in the shorter parking rows would continue to be 9 feet wide, because it requires 17 spaces in a row to gain one additional parking space.
2) Interior Landscape Islands	The proposal includes the removal of series of interior landscape islands located within the middle portions of the parking bays and along the eastern parking lot edge. Code does not specify a number of interior landscape islands per number of parking spaces, but an overall provision of landscape within the parking lot. With the removal of these islands, the proposal would continue to meet the interior landscape requirements for the site.

Details

Rezoning with Preliminary Development Plan

3) Open Space Removal

The proposal provides for the removal of the large open space area within the north parking area. The open space area contains a significant number of landmark trees and acts as an outdoor amenity for this site with picnic tables. The applicant has provided a detailed arborist study regarding the existing trees and Planning has met with the applicant on site to review the results. The study identifies five of the seven trees within this area in poor condition and recommends they be removed.

Dublin places significance on the preservation of trees and site design to ensure the community's high quality standards. This proposal brings forward a significant policy discussion raised by the economic development considerations noted earlier. These posture the following questions:

- Does this proposal present sufficient examples of site modifications that should be permitted to make a site more viable even though they may run counter to the current intent of the Code and the character defined by the City; or
- Should the City continue with its current practices and Code and accept that this may result in a less competitive economic development environment?

Planning and Economic Development weighed these options and identified significant concerns regarding the removal of the trees and the open space area for this site and its potential effects on the policies noted. A variety of options were discussed with the applicant to find an alternative layout that would preserve this area and meet their parking needs. Three factors limited the potential alternatives:

- The recorded cross access easement with the property owner to the west does not permit parking;
- The west access drive for the property is part of the adjacent parcel; and
- The northeast corner of the property is located in the floodplain and floodway.

Although there is a desire to retain the open space area and the trees, previous development plan approvals and the Code do not require it. In addition, Staff considered the poor condition of these trees.

Details		Rezoning with Preliminary Development Plan
Tree Relocation, Removal, and Replacement	<p>The applicant is proposing to relocate 18 trees on the site due to the removal and modification to the landscape islands. The proposal also includes the removal of 17 trees for 280 inches, of which 131 inches need to be replaced. The 17 trees proposed to be removed include trees within the open space area and elsewhere on the site. Planning recommends the applicant stagger the relocated and replacement trees along the perimeter of the parking areas, to the extent possible to fill in the sparse areas and meet the intent of the interior landscape requirements to provide landscape and tree cover within the parking lot.</p> <p>Planning has identified several alternatives for the Commission to consider with this proposal.</p> <ol style="list-style-type: none"> 1) Require the total inch replacement for the site regardless of tree condition. Meaning they would be required to replace 280 inches. 2) Require the total inch replacement for the large trees within the open space regardless of condition only. Meaning they would be required to replace 213 inches. 3) Approve the removal of the open space and trees within this area as an alternative. Should the applicant determine this not be necessary once a tenant is secured they would not be required to construct the additional parking within this area. <p>Planning recommends implementing 2 and 3, as the site is unique and contains a number of significant trees that should be replaced, and the proposed removal of the open space and trees should only occur upon securing a tenant(s) that require additional parking.</p>	
Lot Coverage	<p>The development text permits lot coverage at 75%, and 25% for building coverage. The proposal continues to meet these requirements with 65.7% total coverage.</p>	
Stormwater	<p>The applicant has submitted a stormwater management report that demonstrates compliance with the City of Dublin Stormwater Management Code.</p>	

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

Analysis	Rezoning with Preliminary Development Plan
1) <i>Consistency with Dublin Zoning Code</i>	Criterion met: This proposal is consistent with the Zoning Code, except as altered in the proposed development text.
2) <i>Conformance with adopted Plans</i>	Criterion met: The uses and density proposed for this site are consistent with the development patterns and densities of the surrounding area and meet the intended residential character.
3) <i>Advancement of general welfare and orderly development</i>	Criterion met: This proposal is compatible with the surrounding residential development.
4) <i>Effects on adjacent uses</i>	Criterion met: The proposal will not negatively affect the value of property within and adjacent to the area.
5) <i>Adequacy of open space for residential development</i>	Criterion met: Not applicable.
6) <i>Protection of natural features and resources</i> Conditions 1-3	Criterion met with condition: The plan proposes to remove an open space and remove a number of significant trees. Planning recommends the development text be modified to require the total inch replacement for the trees (84-97) within the open space regardless of condition only for the site, which would require the replacement of 213 inches. Planning also recommends the removal of the open space and trees within this area as an alternative. Should the applicant determine this not be necessary once a tenant(s) is secured they would not be required to construct the additional parking within this area and written documentation of need is provided from the tenant. The location of all the tree replacement on site should be done with the best horticultural practices in mind and any remaining inches would be need to fulfilled with a fee paid in lieu of tree replacement. In the instance where trees are planted on site, Planning recommends the applicant locate the trees along the perimeter of the parking areas, to the extent possible to fill in the sparse areas and meet the intent of the interior landscape requirements to provide landscape and tree cover within the parking lot.
7) <i>Adequate infrastructure</i>	Criterion met: The site will continue to maintain adequate access to infrastructure.
8) <i>Traffic and pedestrian safety</i>	Criterion met: The site does not require additional traffic study as the office use remains consistent.

Analysis		Rezoning with Preliminary Development Plan	
9) <i>Coordination & integration of building & site relationships</i>		Criterion met:	The proposal maintains the existing development patterns of surrounding developments.
10) <i>Development layout and intensity</i>		Criterion met:	The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11) <i>Stormwater management</i>		Criterion met:	Adequate provision is made for stormwater management for the proposed improvements.
12) <i>Community benefit</i>		Criterion met:	The development text outlines all applicable development requirements for this project.
13) <i>Design and appearance</i>		Criterion met with conditions:	The proposal outlines modifications to the sign provisions within the development text and on the preliminary development plan. Based on the proposal, Planning recommends the following modifications as conditions 4-6:
Conditions 4-6			<ul style="list-style-type: none"> 4) One of the two proposed signs located along the Parkcenter Circle frontage be eliminated. 5) The overall height of the canopy sign be limited to 15 feet. 6) The applicant eliminates the provisions for a tenant sign on the building elevation.
14) <i>Development phasing</i>		Criterion met:	This is a single phase project.
15) <i>Adequacy of public services</i>		Criterion met:	There are adequate services for the development.
16) <i>Infrastructure contributions</i>		Criterion met:	No contributions are required as part of this proposal.

Recommendation		Rezoning with Preliminary Development Plan	
Approval			In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval is recommended with conditions.

Recommendation

Rezoning with Preliminary Development Plan

Conditions

- 1) The development text and plans be modified to require the total inch replacement for the trees (84-97) within the open space regardless of condition, which would require the replacement of 213 inches.
- 2) The removal of the open space and trees and replacement with parking only be accomplished should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided from the tenant.
- 3) The trees planted on site be staggered along the perimeter of the parking areas, to the extent possible to fill in the sparse areas.
- 4) One of the two proposed signs located along the Parkcenter Circle frontage be eliminated.
- 5) The overall height of the canopy sign be limited to 15 feet.
- 6) The applicant eliminate the provisions for a tenant sign on the building elevation.

REZONING/PRELIMINARY DEVELOPMENT PLAN

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

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

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

Review Criteria

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

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;

- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
- 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
- 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
- 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
- 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
- 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

Existing Conditions



Proposed Site Plan



APPROVED TEXT

Subarea A5 Development Standards:

In addition to the general standards of the Tuttle Crossing PCD text and plan, this Subarea shall be subject to the following requirements within that specific Subarea.

Permitted Uses:

The following uses shall be permitted within Subarea A5:

1. Those uses listed in the SO and OLR sections of the Zoning Code.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

The subarea can be used for medium to large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A5 will be 17, 500 SF/Ac.

Yard and Setback Requirements:

1. Setback on Paul Blazer Parkway, Rings Road, and Parkcenter Circle shall be 30 feet for pavement and 50 feet for buildings.
2. Side yards shall be 25 feet for pavement and buildings. A zero pavement sideyard may be allowed in cases where lots share common access drives, and the parking areas function as a single parking lot. To compensate for lost greenspace, additional interior parking lot islands with a minimum width of 18 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3.5 inch caliper trees per island will be required along both side of access drive.
3. Rear Yards shall be 25 feet for pavement and buildings.
4. Total ground covered by all buildings shall not exceed 25 percent of the lot area. However, parking garages and buildings shall cover no more than 75 percent of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A5 shall be measured per the Dublin Zoning Code and have a height limitation of 100 feet.

APPROVED TEXT

Parking and Loading:

1. Sizes, ratio and type of parking and loading and other facilities shall be regulated by Dublin Code provisions.
2. Bank drive-thru requirements as per Dublin requirements.

Circulation:

1. Paul Blazer Parkway shall be a 100-foot right-of-way and a 56-foot pavement width. All other local public access street shall have a 60-foot right-of-way and a 32-foot pavement width.
2. Curb cuts on Paul Blazer Parkway shall be space a minimum of 200 feet (as measured from the driveway centerlines) with opposing cuts aligned or offset no less than 100 feet, with placement determined consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view with a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code provisions.
2. Within the setback area along Paul Blazer Parkway, a tree-foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees have to be equally spaced, if possible.

Building Identification Signage and Graphics:

This site, also know as Subarea A5, has a cumulative street frontage of 2,000 feet, with exposure on Parkcenter Circle, Paul Blazer Parkway, and Rings Road. The site comprises 10.5 acres and is developed with a single-user, three-story corporate office building of 122,000 square feet. The site is entitled to two identification signs, under the general provisions of the Sign Code.

In this case, there is a need for an alternate sign package that consists of two ground signs, as depicted on Exhibits A and B. These signs are in conformance with most of the provisions of the Dublin Sign Code, with two exceptions, the number of colors used on the signs and the percentage of secondary image on the sign face. This design is user-specific and will be

APPROVED TEXT

consistent with the drawings being made part of the Subarea A5 PCD development text and the following standards:

1. The site will be entitled to two ground signs, totaling 52 square feet.
 - A. Sign A is 10 feet tall and 26 square feet in area.
 - B. Sign B is 10 feet tall and 26 square feet in area.
2. The signs will present a high-quality, corporate image that is consistent with the building, the larger office park, and the Dublin community.
3. All signs will be limited to four colors, including black and white.
4. The signs shall display the primary image in text (business name), and the secondary text (all other information, graphics, logos, etc. on the sign face) shall be limited to 26 percent of the permitted sign face.
5. All other provisions of the Sign Code including, but not limited to, location, design, opacity, lighting, landscaping, etc.
6. Should Subarea A5 be redeveloped in the future or should this building be reused as a multi-tenant facility, the signage permitted herein shall be removed. Any and all future signage will be required to conform with all provisions of the Sign Code, without exception, and will be subject to review and approval by the Planning and Zoning Commission as a revised development plan application.

Signed by: _____

Date: _____

PROPOSED DEVELOPMENT TEXT

DEVELOPMENT TEXT

July 3, 2013

Subarea A5-5515 Parkcenter Circle

Introduction:

The site comprises +/- 10.5 acres and contains a three-story corporate office building of approximately 116,500 square feet. The site, as originally planned, zoned and constructed in 1996 was owned by Duke and contained a single-user, BMW Financial Services. BMW Financial Services vacated the building in 2006. The building was then sold to CareyBPDublin, LLC which was a partnership between Edward Carey and GE, who leased the building to Nationwide Insurance from 2006 to 2011. In the summer of 2011, GE became sole Owners of the property and Nationwide vacated later that year, on 9/30/11 which was not anticipated. Since that time, the Owner has actively marketed the property in hopes of finding a single tenant user which has not occurred. There has been "real" interest with smaller users, and if the owner is going to compete with that market and attract smaller tenants, this will require additional parking and signage.

Development Standards:

In addition to the general standards of the Tuttle Crossing PCD text and plan, this Subarea shall be subject to the following requirements within that specific Subarea.

Permitted Uses:

The following uses shall be permitted within Subarea A5:

1. Those uses listed in the SO and OLR sections of the Zoning Code.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

The subarea can be used for medium to large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A5 will be 17, 500 SF/Ac.

Yard and Setback Requirements:

1. Setback on Paul Blazer Parkway, Rings Road, and Parkcenter Circle shall be 30 feet for pavement and 50 feet for buildings.

PROPOSED DEVELOPMENT TEXT

DEVELOPMENT TEXT

July 3, 2013

Subarea A5-5515 Parkcenter Circle

2. Side yards shall be 25 feet for pavement and buildings. A zero pavement side yard may be allowed in cases where lots share common access drives, and the parking areas function as a single parking lot.
3. Rear Yards shall be 25 feet for pavement and buildings.
4. Total ground covered by all buildings shall not exceed 25 percent of the lot area. However, parking garages and buildings shall cover no more than 75 percent of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A5 shall be measured per the Dublin Zoning Code and have a height limitation of 100 feet.

Parking and Loading:

1. Surface parking spaces may be reduced from 9 feet in width to 8 feet six inches with as approved in the development plan.
2. All other parking ratios and loading facilities shall be regulated by Dublin Code provisions.
3. Bank drive-thru requirements as per Dublin requirements.

Circulation:

1. Paul Blazer Parkway shall be a 100 foot right-of-way and a 56 foot pavement width. All other local public access street shall have a 60 foot right-of-way and a 32 foot pavement width.
2. Curb cuts on Paul Blazer Parkway shall be space a minimum of 200 feet (as measured from the driveway centerlines) with opposing cuts aligned or offset no less than 100 feet, with placement determined consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view with a solid wall or fence.

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other

PROPOSED DEVELOPMENT TEXT

DEVELOPMENT TEXT

July 3, 2013

Subarea A5-5515 Parkcenter Circle

utility hardware on roof, ground, or buildings, shall be screened from public view with materials harmonious with the building.

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code provisions.
2. Within the setback area along Paul Blazer Parkway, a three-foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees shall be equally spaced, if possible.
3. To compensate for lost green space due to the zero side yard, additional interior parking lot islands along the access drive adjacent to Atrium Parkway were provided with a minimum width of 17 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3 inch caliper trees per island, these shall be retained where feasible or replaced with the same size island and 3 inch caliper trees if adjustments are made to the islands.
4. All new interior parking lot islands shall have a minimum width per code and be planted with a minimum of two 3 inch caliper trees per island.

Building Identification Signage and Graphics:

Subarea A5 has a cumulative street frontage of 2,000 feet, with exposure on Parkcenter Circle, Paul Blazer Parkway, and Rings Road. The site is entitled to two identification signs, under the general provisions of the Sign Code.

In this case, frontage on three public streets but having the main building entries facing Atrium Drive, a private drive, and the desire to have multiple tenants, there is a need for an alternate sign package. The signs standards presented herein are generally in conformance with most of the provisions of the Dublin Sign Code, with several exceptions, the number of signs, number of colors used on the signs and the percentage of secondary image on the sign face. Specific sign concepts shall be presented at time of Final Development Plan and shall conform to the following standards.

The site will be entitled to the following signs:

- A. A maximum of three monument signs shall be permitted of 10 feet maximum height and 50 square feet in area per sign face. Monument signs may indicate multiple tenants.

PROPOSED DEVELOPMENT TEXT

DEVELOPMENT TEXT

July 3, 2013

Subarea A5-5515 Parkcenter Circle

- B. A maximum of two canopy signs shall be permitted at major entries containing the building address (consisting of address numerals and street name). Address numerals/letters shall not exceed 24 inches in height.

 - C. Directional Signs
 - i. A maximum of three internal directional signs shall be permitted to serve as building directory(s) and be located within close proximity to the building entries. These signs shall have a maximum height of 6 feet and 6 square feet in area per sign face. These signs are intended to display the tenant name, suite and/or floor number.

 - ii. A site perimeter/external directional sign for the building address may be permitted along Parkcenter Circle near the intersection with Atrium Parkway. It shall be permitted to have the site address (consisting of address numerals and street name). Height shall not exceed 3 feet and maximum area shall not exceed 4 square feet per sign face.

 - D. One tenant sign shall be permitted on the building facing Atrium Parkway. It may have a single logo and/or letters with a maximum height of 24 inches and a maximum sign area of 60 square feet.
- 2. The signs will present a high-quality, corporate image that is consistent with the building, the larger office park, and the Dublin community.

 - 3. All signs will be limited to four colors, including black and white.

 - 4. Other than indicated herein, all other signs shall adhere to the provisions of the Sign Code including, but not limited to, location, design, opacity, lighting, landscaping, etc.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO 10148

April 7, 2003

Held

20

Mayor McCash called the Dublin City Council meeting of Monday, April 7 to order at 7:00 p.m. in Council Chambers at the Dublin Municipal Building. Ms. Chinnici-Zuercher led the Pledge of Allegiance.

Roll Call

Council members present were: Mayor McCash, Vice Mayor Boring, Ms. Chinnici-Zuercher, Mr. Kranstuber, Mr. Lecklider, and Ms. Salay. Mr. Reiner was absent (excused).

Staff members present were: Ms. Brautigam, Ms. Grigsby, Mr. Smith, Mr. McDaniel, Mr. Ciarochi, Chief Epperson, Mr. Harding, Mr. Hammersmith, Mr. Stevens, Mr. Musenitza, Ms. Heal, Ms. Crandall, Mr. Gunderman, Mr. Price, Mr. Hahn, Ms. Puskarok, Ms. Kennedy, Ms. Hoyle and Ms. Karagory.

Approval of Minutes of March 17, 2003 Regular Meeting

Ms. Salay moved approval of the minutes.

Ms. Chinnici-Zuercher seconded the motion.

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

Correspondence

The Clerk reported that no correspondence requiring action was sent to Council.

SPECIAL RECOGNITION/PROCLAMATIONS

Chef Hartmut Handke, Handke's Cuisine

Mayor McCash presented a proclamation to Dublin resident Chef Handke in recognition of his recent achievements at the International Bocuse d'Or in Lyon, France in January of 2003.

Chef Handke thanked Council Members for this special recognition and presented them with a commemorative plate from the competition.

Earth Week 2003

Mayor McCash read a proclamation for Earth Week, outlining a variety of activities the City has scheduled in observance of Earth Week. He then presented it to Mr. McDaniel.

Service Flag in Support of City Employees Serving in the Armed Forces

Mayor McCash read a proclamation recognizing City employees who are serving in the armed forces, and calling for display of the Service Flag at all municipal buildings to honor those serving in the armed forces.

Ms. Brautigam stated that three City employees are currently serving in the armed forces - Art Crawford of Streets & Utilities, and Rodney Barnes and Chuck Rudy of the Police division. She thanked Mayor McCash for initiating this program.

Mr. McDaniel added that the flags are expected to arrive in the next week.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road commented in regard to the Balbir Kindra firing:

- 1) In reviewing the file, he found a sample script recommended for use in a meeting with Mr. Kindra on June 3rd. He is interested in knowing what explanation was given to Mr. Kindra about the specific issue referenced in the script.
- 2) For what length of time has each Council Member and staff member ever spoken with Mr. Kindra? Personally, he has met and spoken with Mr. Kindra on many occasions in relation to items such as the Dublin Road bikepath.
- 3) In addition, since June 3, he has spoken with Mr. Kindra following each visit to Council to inform Mr. Kindra of what transpired.
- 4) Mr. Maurer noted that he has never discussed with Mr. Kindra what he plans to do next.
- 5) It occurs to him that perhaps Mr. Kindra should have been present during the occasions he has spoken about these issues to Council.

LEGISLATION

SECOND READING/PUBLIC HEARING -- ORDINANCES

Ordinance 140-02

Providing for a Change in Zoning for 10.529 Acres Located at the Northwest Corner of Parkcenter Circle and Paul Blazer Parkway from: PCD, Planned Commerce

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10146

April 7, 2003

Page 2

Held

20

District to: PCD, Planned Commerce District (Case No. 02-131Z Creating Tuttle Crossing Subarea A5 - BMW Financial Services -5515 Parkcenter Circle).

Mr. Gunderman stated that this rezoning provides for a text change in relation to signage. He asked if Council would like a presentation at this time. They are familiar with the details of this case.

There was no testimony offered by the applicant.

It was the consensus of Council to proceed with the vote.

Vote on the Ordinance: Mr. Kranstuber, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mayor McCash, yes; Mr. Lecklider, yes.

Ordinance 31-03

Adopting a Standard Code, Pursuant to Section 737.37 of the Ohio Revised Code, Known as the International Fire Code/2000 Pertaining to Fire, Fire Hazards, and Fire Prevention as Prepared and Promulgated by the International Code Council (ICC), a Public or Private Organization Publishing a Model or Standard Code, and Repealing the Ordinance of the Existing Fire Code.

Ms. Brautigam stated that there have been no changes since the first reading. Captain Perkins, Washington Township Fire Department and Bob Price, Building Division are present to respond to questions.

Vote on the Ordinance: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Kranstuber, yes; Mayor McCash, yes; Mrs. Boring, yes; Chinnici-Zuercher, yes.

Ordinance 33-03

An Ordinance Waiving Competitive Bidding Requirements, Pursuant to Section 8.04 ("Contracting Procedures"), Paragraph C ("Waiver of Competitive Bidding") for Alcoholic Beverages for the Dublin Irish Festival.

Vote on the Ordinance: Mrs. Boring, yes; Mr. Kranstuber, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; Mayor McCash, yes.

Ordinance 40-03

Accepting the Lowest/Best Bid for the 2003 Street Maintenance Program, and Declaring an Emergency.

Ms. Brautigam stated that staff is requesting emergency action in order to move forward with the street maintenance program immediately.

Ms. Chinnici-Zuercher moved for emergency passage.

Ms. Salay seconded the motion.

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

Vote on the Ordinance: Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mrs. Boring, yes; Mayor McCash, yes; Mr. Kranstuber, yes.

INTRODUCTION/FIRST READING - ORDINANCES

Ordinance 41-03

Accepting the Lowest/Best Bid for the Woerner -Temple Community Pool Project.

Ms. Salay introduced the ordinance.

Ms. Brautigam stated that staff is recommending the low bid submitted by the Gutnecht Construction Company. The City has worked with this company previously and has had satisfactory performance.

Mr. Kranstuber asked for details of bid alternate 1.

Mr. Hahn responded that included on the specifications was a small restroom to be accessed from the park side of the fence to serve future park development. This is similar to what was done at the Earlington Pool with restrooms that could be entered from the outside.

Mr. Lecklider asked what was budgeted for the pool construction.

Mr. Hahn responded that the total pool budget of \$5 million also includes furnishings. This bid represents the construction phase of the pool. There will be other expenditures, i.e., concession equipment, lane markers, lawn chairs, etc. The bid does include the slides and pool equipment as shown to Council on the renderings. It is anticipated that the total expenditures for the pool project will actually be substantially less than \$5 million.

Ms. Chinnici-Zuercher asked for clarification. Does the budget include items such as design and architectural fees?

Mr. Hahn stated that the \$5 million budgeted was for construction - it does not include design fees.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

December 9, 2002

Page 4

Held

20

Secretary and Clerical Specialist positions are to be split 50/50 between the general fund and the hotel/motel tax fund. In the budget preparation, 100 percent of those funds were budgeted for these positions in the general fund. This action provides additional funding authority for the 50 percent share from the hotel/motel tax revenue fund.

Ms. Salay asked in Section 7 - the parking lot between Franklin Street and Mill Lane - what the original budget for this project?

Ms. Grigsby stated that the original estimate was \$310,000 which was done prior to the completion of design work. The revisions are based on final design and bids.

Construction is scheduled as soon as weather will permit.

Ms. Chinnici-Zuercher moved to dispense with the public hearing.

Ms. Salay seconded the motion.

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

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

Ordinance 138-02

Providing for a Change in Zoning for 8.603 Acres Located at the Northwest Corner of Tuttle Crossing Boulevard and Frantz Road, From: PCD, Planned Commerce District (Tuttle Crossing Plan, Subarea C1) and PUD, Planned Unit Development District (Llewellyn Farms Plan), to: PUD, Planned Unit Development District. (Case No. 02-122Z - Tuttle Crossing Subarea C and Llewellyn Farms -Dominion Homes Offices - 4800 Tuttle Crossing Boulevard and 5501 Frantz Road).

Ms. Salay introduced the ordinance.

Ms. Chinnici-Zuercher moved referral of the ordinance to the Planning & Zoning Commission.

Ms. Salay seconded the motion.

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

Ordinance 139-02

An Ordinance Authorizing the City Manager to Execute a Contract with the Franklin County Public Defender Commission for the Defense of Indigent Defendants, and Declaring An Emergency.

Mr. Kranstuber introduced the ordinance.

Ms. Brautigam stated that this is an annual contract - the cost has increased slightly over last year - from \$61.75 to \$67.00.

Ms. Chinnici-Zuercher asked about the total amount spent this year on this item.

Mr. Colby responded that he believes it was less than \$500.

Ms. Salay moved to dispense with the public hearing and to treat this as emergency legislation.

Mr. Lecklider seconded the motion.

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

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

Ordinance 140-02

Providing for a Change in Zoning for 10.529 Acres Located at the Northwest Corner of Parkcenter Circle and Paul Blazer Parkway from: PCD, Planned Commerce District to: PCD, Planned Commerce District (Case No. 02-131Z Creating Tuttle Crossing Subarea A5 - BMW Financial Services -5515 Parkcenter Circle).

Ms. Salay introduced the ordinance.

Mayor McCash requested a motion to refer this to Planning & Zoning Commission.

Mr. Lecklider stated that his understanding is that Planning Commission has already heard this application.

Mrs. Boring confirmed that it was heard by the Commission on Thursday. She is concerned that the policy in place regarding referral of rezonings is not being adhered to.

Ms. Brautigam stated that this was an error on staff's part. She takes responsibility for this. When the request was originally brought forward, it was to be a revision to the development plan and staff worked to place this on the December 5 P&Z agenda. As staff was working with the applicant, it became clear that a rezoning was necessary and the determination was made to bring the rezoning to Council tonight for referral to P&Z and hearing by P&Z on December 12. This was communicated to the applicant, but not

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 1C148

December 9, 2002

Page 5

Held

20

appropriately communicated to the staff who scheduled this on December 5. Because notices were sent, staff felt it inappropriate to remove it from the December 5 agenda. Legal staff advised that this was a technicality and would not be problematic. Planning Commission did hear the application on December 5 and tabled it, directing staff to work with the applicant. She apologized for the error in this matter.

Mayor McCash stated that, procedurally, this constitutes a formal referral to P&Z.

Mr. Lecklider stated that, practically speaking, what kind of review would the Commission engage in, as it has already been heard?

Discussion followed.

Mrs. Boring stated that it is important to consistently follow policy guidelines and to determine how this happened. It should be noted for the record that this was extraordinary and that a mistake was made in communication. When staff became aware of this mistake, however, it should have been communicated to Council as a courtesy.

Discussion continued.

Ms. Chinnici-Zuercher noted that this will be referred to P&Z with the understanding that it is being done at this time because of a communication error.

Ms. Salay moved to refer the ordinance to Planning & Zoning Commission, with the understanding that it is now being referred due to a previous miscommunication in scheduling. It does not constitute a change in policy or methodology.

Mr. Kranstuber seconded the motion.

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

~~Ordinance 141-02~~

~~Providing for a Change in Zoning for 211.1 Acres Located on the East Side of Hyland-Croy Road, Approximately 1,500 Feet South of McKittrick Road From: R, Rural District, To: PUD, Planned Unit Development District. (Case No. 02-126 - Tartan West)~~

~~Mr. Kranstuber introduced the ordinance.~~

~~Mayor McCash moved referral to Planning & Zoning Commission.~~

~~Ms. Salay seconded the motion.~~

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

~~Ordinance 142-02~~

~~Authorizing the City Manager to Enter Into an Agreement with the Delaware Municipal Prosecutor in the Delaware County Municipal Court, and Declaring an Emergency.~~

~~Mr. Kranstuber introduced the ordinance and moved to dispense with the public hearing and to treat this as an emergency.~~

~~Ms. Brautigam noted that Mr. Colby has successfully negotiated a new contract. The last contract was in 1991 and the City paid \$1,850.00 per year. The proposed contract for 2003 is for \$1,000.~~

~~Mr. Reiner seconded the motion.~~

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

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

~~Ordinance 143-02~~

~~Amending Ordinance No. 14-96, Passed April 1, 1996, as Amended by Ordinance No. 138-99, Passed January 3, 2000, to Supplement the Public Improvements to be Made to Benefit the Parcels Identified in Those Ordinances, and Declaring an Emergency, [Thomas/Kohler TIF]~~

~~Ms. Salay introduced the ordinance.~~

~~Ms. Brautigam stated that these changes relate to the AEP project discussed at the November 18 Council meeting.~~

~~Ms. Grigsby stated that, as directed by Resolution 41-02, staff has been working with bond counsel to amend the existing legislation to provide for the additional infrastructure improvements, specifically related to the burial of underground cables and wires including the AEP 138 KV transmission line. This legislation amends the description of the public infrastructure improvements. Staff is requesting adoption tonight.~~

~~Mr. Reiner moved to dispense with the public hearing.~~

~~Mr. Lecklider seconded the motion.~~



CITY OF DUBLIN

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

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Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

March 6, 2003

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

- 2. **Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing and Pagura/Helmbright plans).
Request: Creation of a new subarea (A5) in the PCD development text (rezoning) under the provisions of Section 153.058 (revised submission).
Proposed Use: Two multi-panel ground signs with four colors for an existing 121,870 square foot office building (As proposed, both Sign A and Sign B are ten feet tall and 26 square feet in area, with 8.5 square feet secondary image).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To approve the rezoning application because the proposed signage compliments the existing building, meets the overall intent of the Code, and the site has 2,000 feet of public street frontage, with four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the proposed text and/or plans be amended to include any added modifications requested by the Commission, prior to scheduling the public hearing at City Council.

* Stephanie Augenstein, representing BMW Financial Services, submitted the attached letter agreeing to the above conditions.

VOTE: 7 - 0.

RESULT: This rezoning was approved, and it will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

13-056Z/PDP
Rezoning/Preliminary Development Plan
Parkcenter Circle PUD
Rezoning/Preliminary Development Plan
5515 Parkcenter Circle
Parkcenter Circle PUD
5515 Parkcenter Circle



CITY OF DUBLIN

Division of Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

March 6, 2003

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

- 3. **Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing plan).
Request: Review and approval of a revised sign package as a revised development plan under the provisions of Section 153.058.
Proposed Use: Two multi-panel ground signs with four colors for an existing 121,870 square foot office building (As proposed, both Sign A and Sign B are ten feet tall and 26 square feet in area, with 8.5 square feet of secondary image).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To approve the revised development plan because the proposed signage compliments the existing building, meets the overall intent of the Code and the PCD requirements, and the site has 2,000 feet of public street frontage, with the four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the application be revised to conform to any modifications made by City Council.

* Stephanie Augenstein, representing BMW Financial Services, submitted the attached letter agreeing to the above conditions.

VOTE: 7 – 0.

RESULT: This revised development plan was approved, subject to approval of Rezoning 02-131Z by City Council.

STAFF CERTIFICATION

Barbara M. Clarke

Barbara M. Clarke
Planning Director

13-056Z/PDP
Rezoning/Preliminary Development Plan
Parkcenter Circle PUD
Rezoning/Preliminary Development Plan
5515 Parkcenter Circle
Parkcenter Circle PUD
5515 Parkcenter Circle

Mr. Hammersmith said really there is only one choice for full access and it is located at Tuswell Drive. If they choose any other point it would be right-in, right-out only, because of the raised median on Avery Road.

Ms. Boring said she likes the boulevard.

Mr. Saneholtz liked the entry point. It creates open space around the cemetery, which seems appropriate. He said this plan is very much improved, and thinks it is an appropriate use for the property. He wanted to assure that the exterior of the site will be broken up with mounding, screening, and landscaping. This is an excellent plan and a good use of the site.

Ms. Wanner asked if the Commission could speak directly to the land use, whether some multi-family product would be acceptable at this site. Mr. Sprague took a straw poll.

Mr. Saneholtz believes it is okay for this high-end housing proposal. Mr. Ritchie agreed.

Mr. Gerber said it is fine. His issues stem from interpreting the Community Plan. Mr. Sprague agreed and suggested an update to the Future Land Use Map in the Community Plan.

Ms. Boring said this makes a nice transition, and the neighbors find these units pleasing. She is still concerned that they are not paying adequate attention to the Community Plan.

Mr. Zimmerman said it is a nice project with a nice feel. He asked what the density is for Heather Glen Village. Ms. Wanner responded that it is not quite at three units per acre.

Mr. Messineo supports a multi-family development on this property. It is a good transition.

Forest Gibson thanked The Commission for their comments.

2. **Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle**
3. **Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle**

Chad Gibson said they will consider these applications together, but two motions are needed. He gave a shortened presentation because there are only three modifications to discuss. The case was advertised slightly different from what it actually is, and he noted that in the staff report. The package is actually two signs of 26 square feet, not 25 square feet as the original agenda noted. The two signs of 26 square feet total 52 square feet, not 62 square feet, as the report stated.

This was tabled in December of 2002 and January 2003. The sign package has been revised. The two signs are identical, being 10 feet tall and 26 square feet in area. Each has 8.5 square feet of logo, which is 26 percent of the sign face. The rezoning text addresses this issue. One sign is now located along Park Center Circle. It is 12 feet tall and 46 square feet in area.

Mr. Gibson showed several slides. The site is zoned as part of two different PCDs. The site contains 10 acres and is located at the northwest corner of Blazer Parkway and Park Center Circle. He said the staff believes the proposed signage is in scale with a design that is consistent with the existing building. He said the rezoning process is the correct avenue for such a request that does not meet the existing text. The new zoning text limits this sign package to this tenant only. If BMW relocates, then the signage standards will revert to the existing text and code.

Mr. Gibson asked to amend Condition 4 of the revised development plan in the staff report: "That the proposed text and/or plans be amended to include any added modifications requested by the Commission, prior to scheduling the public hearing at City Council."

Mr. Gibson said staff recommends approval of the rezoning application with the four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the proposed text and/or plans be amended to include any added modifications requested by the Commission, prior to scheduling the public hearing at City Council.

Mr. Gibson said staff recommends approval of the revised development plan with four conditions (Condition 4 being amended):

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the application be revised to conform to any modifications made by City Council to the rezoning application.

Stephanie Augenstein, BMW Financial Services, spoke on behalf of Lindsay Duffield, thanking the Commission for its patience and commending the Planning staff. They worked hard on a proposal to get the staff recommendation and approval for their corporate identity department. They believe this is a wonderful compromise that appropriately presents their brand name image.

Mr. Gerber thanked Ms. Augenstein for all the patience and hard work. He believes this fits within the process with respect to rezoning classifications. He thinks that the process works well here and he can support that. He also thinks that the sign meets the spirit and intent of the Code.

Mr. Ritchie agreed and said this is a great improvement. He thanked Ms. Augenstein for the corporate efforts. He did not have a problem with the colors and thinks the Commission should use its discretion on that. The building and sign are very well done, very clean.

Mr. Sanholtz said the sign fits the property and matches with the building and architecture. The site deserves two signs. Mr. Messineo agreed and said he can also support it.

Mr. Zimmerman said the signage fits the site, which has 2,000 feet of frontage. He supports this.

Mr. Sprague said he thinks the applications are legally sound. He said this is an excellent corporate citizen, and he appreciates the patience the organization has shown. This is a high quality product that resulted from hard work and the synthesis of ideas.

Mr. Gerber made a motion to approve the rezoning application because the proposed signage compliments the existing building, meets the overall intent of the Code, and the site has 2,000 feet of public street frontage, with four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the proposed text and/or plans be amended to include any added modifications requested by the Commission, prior to scheduling the public hearing at City Council.

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

Mr. Gerber made a motion to approve the revised development plan because the proposed signage compliments the existing building, meets the overall intent of the Code and the PCD requirements, and the site has 2,000 feet of public street frontage, with the four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the application be revised to conform to any modifications made by City Council.

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

Mr. Sprague thanked the applicant again and asked to express their condolences to Mr. Duffield.

~~4. Revised Development Plan 03-008RDP – Dublin Community Golf Course (Clubhouse)
– Subarea W – 5805 Eiterman Road~~

~~[Mr. Gerber recused himself due to a conflict with this development, and he left the room.]
Carson Combs presented this revised development plan for the Golf Club of Dublin's proposed starter hut and golf bag drop building. Mr. Combs said the property is located within the Ballantrae development, along Eiterman Road at the terminus of Woerner-Temple Road. He said the original clubhouse plan includes a main entry from Eiterman Road. The golf bag drop is between the clubhouse and the future cart building, and the starter hut is located to the north near Tee 1. He said outstanding issues include installing pavers, as approved by City Council.~~



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 9, 2003

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

1. **Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing and Pagura/Helmbright plans).
Request: Creation of a new subarea (A5) in the PCD development text (rezoning) under the provisions of Section 153.058 (revised submission).
Proposed Use: Two multi-panel ground signs for an existing 121,870 square foot office building. (As proposed, Sign A is 5'11" tall and 33.75 square feet, and Sign B is 5'5" tall and 25.14 square feet).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

2. **Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing plan).
Request: Review and approval of a revised sign package as a revised development plan under the provisions of Section 153.058.
Proposed Use: Two multi-panel ground signs for an existing 121,870 square foot office building. (As proposed, Sign A is 5'11" tall and 33.75 square feet, and Sign B is 5'5" tall and 25.14 square feet).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To table these rezoning and revised development plan applications.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 9, 2003**

1. **Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle (Continued)**
2. **Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle (Continued)**

VOTE: 6-0.

RESULT: These two applications were tabled as requested by Mr. Duffield, BMW Financial Services, after much discussion. The Commission recommended that the applicant work with staff to follow the Commission's direction in redesigning signage.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

Ms. Boring asked to have the American Planning Association conference registration information provided. Ms. Clarke agreed.

Mr. Banchevsky said that at the last meeting, the Commission asked the law office to look into the issues with National Century Financial, in terms of rescinding its revised final development plan. Mr. Sprague asked that Mr. Banchevsky discuss it later. [The discussion from the end of the meeting has been included here for administrative ease.]

Regarding the Revised Final Development Plan 02-059RFDP – Muirfield Square – 6025-6189 Memorial Drive, Mr. Banchevsky said the Commission had asked Council to have the law office look into options regarding the revised final development plan approved on August 8, 2002. He said the bankruptcy attorneys at his firm investigated the issue. Although there is no clear cut case to address this, based on the Bankruptcy Code and related cases, they suggested that Dublin should not attempt to revoke the approved final development plan. He said it will require approval of the trustee, and Dublin will need to go through the bankruptcy court to obtain permission to proceed with this. In bankruptcy law, there is an automatic stay that prohibits any kind of adjudications or proceedings that would negatively impact the property or estate.

Mr. Gerber said two of the buildings had recently been sold. He asked what happened to the August approval and what is the status of the zoning in that area.

Mr. Banchevsky said he did not know, and to talk to staff. Possibly, that if there is a request to develop under that, City Council might undertake rezoning of the property. If the property is being purchased piecemeal, the new owners would bring in separate requests for revision.

Mr. Sprague announced the agenda order as Cases 3, 4, 6, 1, 2, and 5. [The minutes reflect the order of the published agenda. There was a ten-minute recess after the first three cases.] He explained the meeting procedure and speaker time limits. He said no new cases will be introduced after 11 p.m. unless the rule is waived. Mr. Sprague recognized Adrian Bookwalter, a Worthington North high school student in the audience.

- 1. Rezoning 02-131Z - Tuttle Crossing and Helmbright/Pagura PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle**
- 2. Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle**

Chad Gibson said this will be a combined PowerPoint presentation for these two cases, but separate motions and votes will be needed. He said these cases were tabled in December so that the applicant could revise the sign package per the Commission's direction. The redesign of the sign package contains the same elements, but they are in a lower horizontal format.

The existing sign is located on Parkcenter Circle at the southern edge of the site. The land carries two different office zoning districts. It includes portions of the Tuttle Crossing and Helmbright/Pagura PCDs. A new Subarea A5 is proposed within the Tuttle Crossing PCD.

Mr. Gibson said the existing sign will be removed. A new one in its place and a second sign along Blazer Parkway are proposed. The existing office building is 121,870 square feet in area. The proposed sign is approximately 5' 11" tall and 33.75 feet in area. It will retain the three-panel design. It is approximately six feet lower, and the secondary image has been reduced to 39

percent which is still higher than Code and the text permits. The second sign is slightly shorter at 5' 5" tall and approximately 25 square feet in area with the same three elements.

Mr. Gibson said staff believes the proposed design does not follow the Commission's direction from last month. The staff report suggests a few design modifications to bring the proposal more in line with other adjacent sites. Based on the sign package submitted, he said staff recommends this application remain tabled. A new design is needed as requested by the Commission. He said a solid base would give one unifying feature, and the material should match the building. Also, one sign panel with all messages, instead of three panels, should be used.

Lindsay Dutfield, BMW Financial Services, showed a PowerPoint presentation and distributed copies. He asked for specific design guidance. He said the original sign proposed was their corporate standard, and the revision that was submitted is generally a dealership sign. They thought the horizontal version might be more appropriate. They have to please Dublin, which has very, very strict zoning control, as well as the corporation. He said everyone believes that control contributes to the high quality of life and aesthetics in Dublin, and the corporation has equally high standards for corporate identification. They believe that is very much responsible for their success worldwide. He said any change requires a variance from his internal corporate identification group and design company in New Jersey and perhaps Munich. His senior executives are coming to Dublin for a visit and will expect corporate identification signage.

Mr. Dutfield said BMW has hundreds of pages of rules for identification signage, and none permit altering the roundel or the logos. A pylon is really the important signage element. A secondary image in Dublin is considered BMW's primary image, and their name is secondary in all corporate identification. He asked for an approval tonight with specific conditions that he can transmit for his internal approval process for signage. He said the address is not on the sign.

Mr. Sanholtz said technical sign questions and interpretations should be directed to the professional planners, not the Commissioners. The Commission should not redesign the sign. Ms. Boring agreed. She felt the Commission's guidance was clear from the last meeting, and staff is available to work with the applicant. She agreed with the staff recommendations.

Mr. Gerber said the staff previously recommended approval, and now the recommendation is to table it for more work. Mr. Gibson agreed. Mr. Gerber said when it was tabled, it did not appear that the Commission was moving toward approval, but there were many comments and input.

Mr. Sanholtz said this should go back to the staff. The Commission is not equipped to design it. Mr. Sprague agreed and said the Commission does not do its best work trying to design projects in the meeting. He noted that significant guidance was already given to the applicant.

Mr. Gerber did not think it was the Commission's role to redesign the sign tonight. When the staff report recommended approval, the Commission cut that apart and was not leaning toward approval. Now, the staff wants tabling. He said direction is needed from all Commissioners.

Mr. Sprague said they lowered the sign by using a horizontal sign, and it could be reworked as a monument to blend with the area. He thought the three separate panels should be condensed into one, with a smaller roundel. The signage could be moved back and incorporate thematic elements of the building. They might discuss if chrome is a color in the spirit of the Sign Code.

Mr. Sanholtz suggested that the number of colors be reduced to three to meet the maximum number permitted in the Code. He said a solid based monument sign was necessary, and the logo symbols should be reduced to 20 percent of the sign face to meet Code.

Mr. Gibson said internal illumination was not an issue, as long as the background is opaque.

Mr. Sanholtz said the Commission was responsible for carrying out the Code, and the staff is to interpret the Code. He said straying greatly from the Code is not the Commission's mission. The Codes were developed to help build a quality first-rate community for Dublin's corporate partners and citizens. The Commission is to protect that, and Mr. Dutfield's charge is to project the best image possible about their product. He said the Commission respects that very much, and he hopes that BMW respects the Commission's desire to stay true to its charge. He said BMW was a wonderful corporate organization, but this proposal is not the answer.

Mr. Zimmerman asked which orientation is preferred. Mr. Gibson said a monument-style sign would match the vicinity. Mr. Zimmerman said this building has a unique and bold look, and a vertical sign might fit its character better. He said the images should be reduced to meet Code.

Mr. Dutfield said they preferred the vertical sign as presented at the last meeting.

Mr. Ritchie preferred the vertical sign, but the two logos and their size are problems. Building materials or colors could be incorporated into the sign base. The logos should not dominate it.

Mr. Gerber preferred the pylon previously proposed. He agreed with Mr. Ritchie that the logos were too dominant, regardless of orientation. He said Dublin's Sign Code was designed to identify, not to advertise. "BMW Group Financial Services" placed over the logos would be fine. He said the intent of the Code is very clear regarding colors, but he personally did not have a problem with four colors. The logos must be downsized, and the sign should be designed for identification of the location as opposed to an advertisement. This is not a dealership.

Mr. Sanholtz said on North High Street, north of Old Worthington there is a Blue Cross/Blue Shield Anthem building. He suggested that sign as what he envisioned.

Ms. Boring cared about the overall product, not whether it is vertical or horizontal. She said when the Commission first reviewed the building, it expressed concern that no sign plans had been submitted. They should have been submitted at that point so they could be coordinated with the building. She said the use of similar material is very important.

Ms. Boring said as a Council member, she attended a function where one BMW executive profusely complimented Dublin on the quality of our community. He said he could tell immediately when he entered Dublin by the very high quality. Ms. Boring said Dublin and BMW match each other and belong together, and both reflect similar quality levels. Other corporations have been asked to follow the Sign Code to maintain that high community quality that BMW needs as well. She noted the clear purpose of signage was for identification.

Mr. Dutfield said they loved Dublin. However, they have had difficulty on various issues and the Munich office has asked why they stay here. He said the sign includes three colors, plus

black and that a vertical sign is preferred. The biggest issue was the logo size. He would like an approval of those issues to take to headquarters to work out the logo issue there.

Ms. Boring said a picture is needed to approve anything. The silver pole was totally atypical.

Mr. Dutfield said it was recommended at the last meeting that the Commission consider it a monument base. He asked for a condition to make it a monument base.

Mr. Sprague said definitionally, since the sign is on a pole, it is not a monument sign; typically it is called a pylon sign. He suggested using the sign proposed previously, combining the panels, dropping the bottom panel down flush with the base. The percentage of the logo should be reduced. He also suggested incorporating the address with pin-mounted letters.

Mr. Gerber encouraged a tabling to let the applicant work diligently and quickly with staff. Mr. Gibson said there had been a number of suggestions, and staff will use the most consistent ones in working with BMW on a solution.

Mr. Saneholtz suggested that horizontal and vertical versions be brought back for review.

Don Hunter of Duke Realty said his company developed this building, and he understood there was a concern about size of the logos. He suggested using a vertical sign, and shrinking the larger sign below the maximum size. The size of the logos would then be reduced without changing the panel relationship as a compromise. The company's branding of its signs should be maintained. The two issues are finding a sign that meets the City's and BMW's needs and making this process shorter. Staff could address the specifics with direction from the Commission, and this could be forwarded to Council. This has been frustrating for BMW.

Ms. Boring said percentages are used to keep the ratio desired. She said Dublin has a capable staff and the rules are identified for all corporate citizens. She preferred a tabling at this time.

Mr. Zimmerman noted that the Commission could vote now and forward it to Council.

Mr. Dutfield said he had received good, but diverse input. However, he did not want to spend a lot of time and money designing a custom sign if the Commission will not approve it.

Mr. Gerber said they were trying very hard to respect BMW's corporate logos. The goal is for a sign that identified their location and the building's primary purpose. Corporate logos can be used, but they must be in proportion to the identification of the signage required under Code.

Mr. Sprague said the Commission vote might be negative or to table the application. With a negative recommendation, it would take an override vote by City Council for approval. Mr. Dutfield requested tabling both applications. Mr. Gibson will work with the applicant.

Mr. Gerber said this application should be ready to be acted upon when it is next scheduled. Mr. Gerber made a motion to table this **rezoning application and revised development plan**. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Ritchie, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Rezoning Application and Revised Development Plan Tabled 6-0.)



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 5, 2002

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

6. **Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing and Pagura/Helmbright plans).
Request: Creation of a new subarea (A5) in the PCD development text (rezoning) under the provisions of Section 153.058.
Proposed Use: Two multi-panel ground signs for an existing 121,870 square foot office building. (As proposed, Sign A is 12 feet tall and 33.9 square feet and Sign B is eight feet tall and 14.1 square feet).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To table this rezoning application.

VOTE: 4-2.

RESULT: After a lengthy discussion, this application was tabled as requested by the applicant. Issues discussed included the proposed four-colored signs and the number, size, and placement of the secondary images (logos) on them. The applicant was advised to work with his counterparts to devise an acceptable alternative design.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 5, 2002

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

7. **Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle**
Location: 10.539 acres located on the northwest corner of Parkcenter Circle and Paul Blazer Parkway.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing plan).
Request: Review and approval of a revised sign package as a revised development plan under the provisions of Section 153.058.
Proposed Use: Two multi-panel ground signs for an existing 121,870 square foot office building. (As proposed, Sign A is 12 feet tall and 33.9 square feet and Sign B is eight feet tall and 14.1 square feet).
Applicant: BMW Financial Services NA, LLC., c/o Robert Kodger, Regional Facilities Manager, 5515 Parkcenter Circle, Dublin, Ohio 43017.
Staff Contact: Chad D. Gibson, AICP, Senior Planner.

MOTION: To table this development plan. Issues discussed included the proposed four-colored signs and the number, size, and placement of the secondary images (logos) on them. The applicant was advised to work with his counterparts to devise an acceptable alternative design.

VOTE: 4-2.

RESULT: After a lengthy discussion, this development plan application was tabled as requested by the applicant.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

- 8) That all outdoor play structures be limited to natural earth tone colors, subject to staff approval;
- 9) That the driveway be properly aligned or off-set adequately, subject to staff approval;
- 10) That the site design meet the Stormwater Regulations;
- 11) That turn lane striping on Dale Drive be installed for turning movements onto the private street;
- 12) That a sidewalk be installed from the building entrance to the designated bus drop off/pick up point; and
- 13) That fencing style be revised to comply with the comments contained in the staff report, and that the applicant obtain a landscape easement or place the fence no closer than three feet from the boundary.

Mr. Ritchie seconded the motion, and the vote was as follows: Mr. Gerber, yes; Mr. Zimmerman, yes; Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Ritchie, yes; and Mr. Sprague, yes. (Approved 6-0)

6. Rezoning 02-131Z - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Signage - 5515 Parkcenter Circle

7. Revised Development Plan 02-119RDP – Tuttle Crossing - BMW Financial Services Signage - 5515 Parkcenter Circle

Chad Gibson said these two presentations are being combined, but separate Commission votes are needed. These applications allow a new sign package for the existing BMW Financial Services building. The rezoning application is a text modification to create a new subarea, Subarea A5 in the Tuttle Crossing PCD. The development standards will remain the same except for signage and a housekeeping section on density. This site is the Tuttle Crossing and Helmbright/Pagura PCDs. He gave a PowerPoint presentation.

Mr. Gibson said the site is near the I-270/Tuttle Crossing Corridor. The site is linear with frontage on Rings Road, Blazer Parkway, and Parkcenter Circle. The Commission previously approved one sign for the site, a 12-foot tall, 46 square foot monument sign on Parkcenter Circle. The existing building is 122,000 square feet. Two signs are now proposed, one on Parkcenter Circle and the other at the north portion of Blazer Parkway. The signs require a zoning text revision. The signs will have four colors, white, black, blue, and chrome, rather than three. The percentage of permissible logo area is being increased from 20 percent to 51 percent. The larger sign is 12 feet tall and 34 square feet in area and the second sign is eight feet tall and 14 square feet in area. The existing sign also has four colors, including the chrome lettering and detail.

Mr. Gibson said staff recommends approval of the **rezoning** application with four conditions:

- 1) That a sign permit be issued prior to installation;
- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the text and/or plans be amended to include any modifications requested by the Commission, prior to scheduling the public hearing at City Council.

He said staff recommends approval of the revised development plan with four conditions:

- 1) That a sign permit be issued prior to installation;

- 2) That appropriate landscape plans be submitted for the bases of both signs;
- 3) That the site be brought into compliance with any outstanding landscaping violations by May 30, 2003; and
- 4) That the text and/or plans be amended to include any modifications requested by the Commission, prior to scheduling the public hearing at City Council.

Frank Ciarochi said the staff, especially in Economic Development, has a great relationship with BMW. This is a quality-conscious, highly successful Dublin corporation, and the sign is needed for the expanded product line, including the Mini Rover. He said by painting the outside edges of the existing chrome letters black, the four-color problem could be resolved. The logo for the Mini is clearly four colors, and that is why this rezoning was filed. This will follow the rezoning process suggested at the joint meeting of the Commission and Council.

Mr. Sprague thanked Mr. Ciarochi for the background information. He summarized this information for the applicants upon their arrival.

Lindsay Duffield, BMW Financial Services, said the corporate identification and signage was a worldwide change. He said they now have three brands, but only two (BMW and Mini) are represented here. He said they will take over the Rolls Royce brand in January, but it will not change their sign request. Formerly, they were BMW, and now they are the BMW group.

Mr. Sanholtz recalled the Bob Sumeral signage cause involved a proposal to establish a new Perimeter Center subarea just for the tire store. Mr. Gibson agreed. Mr. Sanholtz asked what was different here. That property owner was told he should have understood the sign restrictions in that subarea. The Commission did not feel it was justified to create a new subarea per tenant.

Mr. Sprague said in this case there are two PCDs being reconfigured for a more logical configuration with a unified function. In the Sumeral Tire store case, there were automotive-type activities in the same PCD.

Mr. Gibson said the coordination is a by-product, but the main issue is signage. He said the two sites have different scales. The BMW site has almost 2,000 feet of road frontage on three different public roads. The Sumeral Tire store was part of a shopping center.

Mr. Sanholtz asked if this signage was also used at the car dealerships. Mr. Duffield said a similar version is used at dealerships. Mr. Sanholtz said in the text Subarea A4 said no products – company name and logo only. He asked for a company business card from Mr. Duffield to see what was BMW Financial Services' actual logo. He said it said "BMW Group." Mr. Sanholtz said their website showed BMW as their logo with no mention of Mini or Rolls Royce. Future acquisitions are unknown. He said displaying products put this in a gray zone.

Mr. Duffield said they were all part of the group. He said BMW's logo was the brand name, not the product. He said they currently have the Mini Cooper, Mini Cooper S, Three, Five, and Seven series, X-5 and Z-4, and will have more products. The company and specific product series' brand names are used. It includes lifestyles, service, and full customer experience.

Mr. Duffield agreed it was logo for the brand and said BMW Group was a wholly owned subsidiary of BMW Group Financial Services. Mr. Sanholtz said that BMW automobile

manufacturing is another wholly owned subsidiary of BMW Group. He said they make BMW cars and Minis, and then there is a third subsidiary of BMW Group.

Mr. Saneholtz said this displays product names on a sign, but the use is financing, more like a bank. He said many types of businesses have many products. He said his interpretation of the Subarea A4 text was that a bunch of noise was not wanted on signage. Only company name and a small logo can be on a sign to be consistent throughout the area. He said the consistency could not be kept by permitted a sign with 51 percent logo, and possibly more later.

Mr. Saneholtz asked for a definition of a monument sign. Mr. Gibson said most of the signs within the Tuttle Crossing PCD are of a monument style, generally horizontal and rectangular, with a brick or stone base.

Mr. Ritchie said these signs almost appeared to be car dealership signs.

There was some mention of the Wendy's corporate signage that meets Code.

Mr. Saneholtz said he wondered how this internally illuminated, bright sign would fit into this office aspect of the site. It might be more appropriate in a retail area.

Mr. Sprague asked if there was a BMW Group logo. Mr. Duffield said no, this is the financial services division. Elsewhere, there will have the BMW logo, the Mini logo, and BMW of North America. At the Munich headquarters there will be the Mini and BMW logos and BMW Group. The BMW Manufacturing has the BMW and Mini logos.

Mike Stevens said Nationwide Insurance has a financial services group in the Parkwood building and a call center in Atrium I to deal with insurance claims. It used the corporate identity, the Nationwide "box" on their signage. He said Wendy's corporate headquarters uses a copper sign with a picture of Wendy. He said Wendy's does not show their hamburgers and BMW is not really showing the vehicles, they are showing their brand.

Mr. Saneholtz was concerned about is the potential of BMW, Mini, Rolls Royce, and others being used. The existing sign has one logo with BMW Financial Group on it, and he did not understand the need to add logos (brand names) to the sign. They do not identify the building any better than "BMW" or "BMW Financial Services." He agreed a sign was needed on Blazer Parkway due to the facility size. He said the proposed sign was not appropriate for the area.

Mr. Stevens said the Mini is an important aspect of the BMW business. He said it was very important to their culture and corporate identity.

Mr. Saneholtz said there was a tremendous amount of activity on the proposed signs that is not wanted. He said 51 percent in picture format (logo) is not desired throughout the PCD. The intent is to limit logos to a certain size within every sign. He did not see this one parcel as unique to that ruling.

Mr. Duffield explained that they do business as BMW Financial Services for BMW customers and dealers. They do business as Mini Financial Services for Mini customers and dealers. It is

very important for Mini customers to see Mini Financial Services, and it is the same with BMW customers. BMW dealers are separate franchises from Mini dealers, with separate showrooms.

Mr. Saneholtz compared these proposed signs with those for the MAG dealership, but noted this site is in a corporate office park. Potentially, there could be ten logos depending on the financing services being offered in the future.

Mr. Gibson said a rectangle was snapped around the outside dimensions of the combined logo area to determine the secondary image size. It would go from the top of the BMW roundel to the bottom of the Mini logo. There was some additional discussion of the computation.

Mr. Saneholtz asked if Dublin has signs with multiple logos. He said in Worthington, Anthem Blue Cross/Blue Shield used several non-illuminated logos discretely at the bottom of the sign. Mr. Gibson gave other examples.

Mr. Saneholtz said Cardinal Health owned several companies and their corporate sign has only the logo of the parent company. This BMW request is not for a parent company headquarters, but one of the divisions. He said Ashland Chemical is a division of Ashland Oil and they owned several other companies, and their Dublin offices did not use all their logos.

Mr. Stevens said the sign says: Ashland Incorporated - Distribution and Specialty Groups," so it is identified on their sign. Their divisions are not identified with separate logos because they do not have a brand. He said the staff report said BMW signage is in line with the look and feel of the building and gives a positive recommendation.

Mr. Saneholtz said the total BMW logos, whatever the number, should meet the Code size criteria. The building is in a neighborhood of other corporate tenants.

Mr. Sprague said the Commission was cognizant of the precedent, but there are distinguishing features. If this separate subarea were approved, he asked what legal precedent would be set.

Mr. Banchevsky said signs are a significant issue in Dublin, and these requests are handled by rezoning applications. The Commission is to make a recommendation to City Council to rezone this property, creating this subarea, and to allow this sign package. It is possible to rezone land just to provide a new sign, such as this. He could not speak for Council. The process will avoid a proliferation of sign requests, by treating them as rezoning cases. This is also a major corporate headquarters which is a distinguishing factor of which Council is cognizant.

Mr. Saneholtz asked what is unique about this building to justify the signage. He noted text Provision 6 states that if the site is ever redeveloped or this occupant leaves, it has to go back to the old plan and rules, not the BMW sign rules. This should not be building specific.

Mr. Gibson said the staff believes the building and sign styles fit together. Most of the buildings in Tuttle Crossing are brick, and the signs are monument signs with brick bases. The BMW building and materials work well together. With regard to the proposed text provision, it was added to reassure the Commission of its right to re-examine any future signage requests.

Mr. Saneholtz asked if the building is reused as a multi-tenant facility, could new tenants also use four colors. Mr. Gibson said no. Mr. Saneholtz said that did not seem fair.

Mr. Zimmerman noted that text Provision 6 has no exception which would inform the next owner. He notices MAG/BMW on Post Rod has a wood sign for BMW and Mini and asked about its color palette. Mr. Gibson said that site is now zoned SO, Suburban Office, and it can have only three colors. It may be a temporary identification sign. Mr. Zimmerman thought if three colors work at the MAG site, they could work for BMW Financial Services.

Mr. Sanholtz said this applicant deserves a sign on Paul Blazer Parkway in addition to the existing sign. He believes the business name should be the predominant message, not the logos. This proposal is an inappropriate design for this corporate park. All logos should meet the Dublin regulations for secondary sign image.

Mr. Sprague asked if there were any interest in potentially reorienting the sign to put the text at the top using 20 percent logos. Mr. Duffield said he did not know. They have always tried to work very closely with the City. He asked if there were other versions of the sign.

Bob Kodger said there were no other versions. He said there were different sized versions of the three component panels. He said they were stock signs made by a national vendor for all their dealerships, regional offices, etc. Any change would have to be custom made.

Mr. Sanholtz said this seems to be corporate policy versus Dublin's Zoning Code. Mr. Duffield said it is important that the division is seen consistently beneath the two key brands, BMW and Mini. He said that was the message they are sending to the public and their customers.

Mr. Sprague said he understood the applicant's concern and how important this is to the company. The Commission in the past has heard an argument that "corporate really demands that it be this particular way," particularly on signage. He said in a number of cases, but not always, corporations have complied with the Sign Code.

Mr. Banchevsky said he had seen cases where there have been corporations presenting multi-colored signs, etc., and the Commission or Council has not looked favorably on them. The applicants have then modified the signs. He said there is also a federal statute which states if you have a trademark/service mark, you have to use it or lose it. He said it may be necessary to review that case for the next meeting.

Mr. Sanholtz said the Commission was not prohibiting logos and/or product names. The primary image is the name of the business, and the secondary image is limited to 20 percent. The number of colors is limited.

Mr. Gibson said there were always ways to adjust the locations of secondary images, etc. It was just a question of was that acceptable to the corporation and the Commission.

Mr. Gerber said the whole purpose is to create a new subarea to allow two signs. Mr. Gibson said no, the two street frontages permit two signs now. The Commission will still have to review it as a development plan. The sign package as proposed with four colors and a larger secondary image does not conform to the requirements, so the rezoning is needed.

Mr. Sprague asked why this was a joint effort of the Planning and Development staff. He asked what was the alternative if the applicant had not chosen the rezoning process.

Mr. Ciarochi said initially, this was submitted as a revised development plan, and the Planning staff advised Mike Stevens it could not be processed because it is not consistent with the existing text. The joint meeting of Council and the Commission included discussion that this type of situation should go through a rezoning process.

Mr. Sprague said he sensed that there is significant discomfort with the application. He asked if there was any interest on the part of the applicant to tabling this. He asked if there is any interest in reconfiguring it to bring it closer into compliance.

Mr. Duffield said they will have to redo signs which will be very expensive, and they need to know what is approvable.

Mr. Sprague said the Commission would be interested in knowing the relative costs and benefits of pursuing an amended sign package. Mr. Gerber agreed.

Mr. Gerber said at the joint meeting, they talked about this procedure for signs in planned districts. He said this is a good check and balance. There may be times when it may make sense and others when it does not. With respect to the sign package proposed, he asked if approving it would create an onslaught of such requests.

Mr. Banchevsky did not believe it would cause an onslaught because they are doing this through the zoning process. There is more potential for problems in purely administrative functions. If the Commission recommends approval of the subarea rezoning tonight, it is still Council's ultimate decision. Council has the final word in this case on both the rezoning and an appeal of a denial of the development plan.

Mr. Gerber said he felt the same way. He said there is a lot of "check and balance" in the system. This signage is not neon, flashing, bright, or gaudy, and he could support it. He thought the community needed to continue to have an open mind.

Mr. Saneholtz disagreed. These are high intensity, internally lit, white, bright signs that are not appropriate for the office park. He said if this rezoning were approved, others just like it would be requested. If this rezoning is approved, all the future ones must be approved as well.

Mr. Zimmerman said by doing this, they will still have four colors. He said the American Cancer Society is also asking for a four-color palette, versus the three colors per Code.

Mr. Gerber noted some corporations have five or more colors in their logos. The Sign Code states only three colors can be used, and the sign is for identification purposes only.

Mr. Zimmerman said changing the Code is not a function of the Commission.

Mr. Gibson said the sign permit for the existing sign was issued indicating white, blue and black as the permitted colors, and it was not installed according to the permit.

Mr. Ritchie thought the Code was very clear on the purpose of signs – identification. This proposal crosses the line between identifying a building and advertising products. He could not support that part of the application. If corporations are desired in Dublin, we have to allow for

corporate logos by changing the Sign Code. The other issues are design issues. The building needs to be identified as BMW Financial Group, and the logos can be secondary to that.

Mr. Sprague summarized the issues. Mr. Duffield was not sure he had sufficient direction. Mr. Sprague said the color issue should be addressed. He said an externally illuminated sign would be consistent with the area and subarea. The area covered by the logos should be reduced. He suggested they invert the order of the sign components.

[Mr. Messineo arrived at this point, following the conclusion of the Appearance Code Meeting.]
Mr. Sprague recapped the discussion on this case for his benefit.

Mr. Sanholtz said having the name on the bottom was more visible from a four-foot car height.

Mr. Messineo asked about combining the BMW emblem on the same sign as BMW Group Financial Services. Mr. Duffield responded the existing sign, BMW Financial Services, appears as if they provide financing for BMW customers and dealers. He said they actually provide financial services for customers and independent dealers of the two key brands, BMW and Mini.

Mr. Sprague said if the applicant was amenable, the Commission could table the rezoning and revised development plan applications. He advised the applicant to work with his counterparts to devise an alternative design which they believe is acceptable. They can present this and any other data or arguments at a later meeting.

Mr. Banchevsky said if the applicant would opt not to table, they could vote tonight. This appears to be heading toward making a negative recommendation to Council. Council can override it by approving the rezoning by a super-majority vote. A tied Commission vote would forward the application with no recommendation, requiring a simple majority for passage.

Mr. Gibson offered staff's services to work with the applicant on a new design.

Mr. Duffield said the corporate office would not accept less than four colors for their logo. This German company has invested \$25 billion in this brand. He said if that is an issue that will result in this being rejected, then it might as well be done now and move ahead.

Mr. Sprague asked for a straw vote on four colors being used on the sign.

Mr. Sanholtz asked if this gets disapproved and there is no new subarea, what happens to the existing four-color sign. Mr. Gibson said technically, that would be a Code Enforcement issue because it does not match the existing permit.

Mr. Messineo, Mr. Gerber, and Mr. Ritchie said they could support the four corporate colors. Mr. Zimmerman did not want to differ from the Code. Mr. Ritchie said if the four-color sign was approved, there should be an issue to change the Code. If approved, Council should consider amending the Sign Code to accommodate corporate logos.

Mr. Sanholtz expressed concern over a fairness issue, that larger corporations might be getting more relaxed rules than smaller ones. The number of colors should apply equally to everyone.

Creating a specific subarea is inappropriate, and it may result in a separate subarea being created for each building. He did not have a problem with the logo; other than it did not meet the Code.

Mr. Sprague said he preferred that the sign meet the Sign Code. He understood there may be a need to accommodate a worldwide emblem. He might conservatively accept the four colors.

Mr. Sprague cautioned the applicant that with a different mix of members being present at a future meeting, that there was no guarantee of a future outcome on the color issue.

Mr. Duffield requested tabling of the applications.

Mr. Sprague made the motion to table this **rezoning application**, and Mr. Ritchie seconded. The vote was as follows: Mr. Messineo, yes; Mr. Sanholtz, no; Mr. Zimmerman, no; Mr. Gerber, yes; Mr. Ritchie, yes; and Mr. Sprague, yes. (Tabled 4-2.)

Mr. Sprague made the motion to table the **revised development plan**, and Mr. Ritchie seconded. The vote was as follows: Mr. Messineo, yes; Mr. Sanholtz, no; Mr. Zimmerman, no; Mr. Gerber, yes; Mr. Ritchie, yes; and Mr. Sprague, yes. (Tabled 4-2.)

Mr. Sprague said he looked forward to Mr. Duffield working with the staff on an amenable resolution. He also appreciated Mr. Duffield's patience this evening.

The meeting was adjourned at 9:59 p.m.

Respectfully submitted,



Libby Farley
Administrative Secretary
Planning Division



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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION March 2, 2000

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

4. **Revised Development Plan 00-015DP - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Expansion - 5515 Parkcenter Circle**
Location: 10.54 acres located at the northwest corner of Paul Blazer Parkway and Parkcenter Circle.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing and Pagura/Helmbright Plans).
Request: Review and approval of a revised development plan under the provisions of Section 153.058.
Proposed Use: A 58,880 square foot, three-story office building expansion.
Applicant: Duke-Weeks Realty Corporation, c/o Mark Gialluca, 5600 Blazer Parkway, Suite 100, Dublin, Ohio 43017.

MOTION: To approve this development plan because it is compatible with adjacent uses and proposed development within the Tuttle Crossing area; conforms to the Tuttle Crossing and Pagura/Helmbright PCD plans; and furthers the economic development goals of the City with nine conditions:

- 1) That the proposed service access on Blazer Parkway be substantially de-emphasized to the extent possible using methods discussed in this staff report;
- 2) That the connection between the Rings Road Office building (Atrium II), providing access to the east/west connector, be constructed with this building expansion, and that a copy of the recorded access agreement be submitted to the City Engineer's office prior to the issuance of a building permit;
- 3) That the landscape plan be revised to reflect the comments contained in the staff report and meet Code;
- 4) That tree preservation and replacement conform to the Tree Preservation Ordinance;
- 5) That evidence of a lot combination be submitted prior to issuance of a building permit;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

March 2, 2000

4. Revised Development Plan 00-015DP - Tuttle Crossing and Pagura/Helmbright PCDs - BMW Financial Services Expansion - 5515 Parkcenter Circle (Continued)

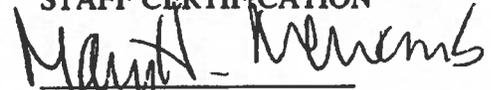
- 6) That all mechanical units be screened per Code and that additional evergreen screening be provided around the service area, subject to staff approval;
- 7) That lighting conform to the Dublin Lighting Guidelines;
- 8) That stormwater management meet the approval of the City Engineer; and
- 9) That revised plans be submitted within two weeks and prior to scheduling the building permit pre-submittal meeting.

* Mark Gialluca agreed to the above conditions.

VOTE: 6-0.

RESULT: This development plan was approved.

STAFF CERTIFICATION



Mary H. Newcomb
Landscape Planner

[Corrected by Commission motion on April 6, 2000 from Cathy Boring.]

4. Revised Development Plan 00-015DP – Tuttle Crossing and Pagura/Helmbright PCDs – BMW Financial Services Expansion – 5515 Parkcenter Circle

Mary Newcomb said this is a request for development plan approval for an expansion of the BMW Financial Services building under the PCD provisions. She showed several slides. She said the development standards for both the Tuttle Crossing and Pagura Helmbright PCD have to be met. The Pagura/Helmbright text permits a density of 17,000 square feet per acre, and the Tuttle Crossing text permits 18,000 square feet per acre. The expansion is well below the limitations. Ms. Newcomb said the materials will match the existing building. She said the expansion will be connected with an atrium, and the main entrance will be on the west side of the building.

Ms. Newcomb said an overhead electric line, which runs through the middle of the expansion area, will be relocated with this building. A portion of the tree row will be maintained with the construction.

A traffic update study was done regarding the east-west connector. The curbcut will remain the same on Blazer Parkway, but the remainder of the east-west connector will be rerouted through the new parking lot. It will not be as straight a route, but it will maintain the connection to help with traffic in this area. She said a connection was suggested between the atrium parking lot and the north-south driveway. The applicant wants to defer this into the future, but staff recommends doing it as part of the construction.

Ms. Newcomb said there will be a new service drive along Blazer Parkway. Staff recommends relocating the COTA bus stop and constructing a concrete pad. Staff is concerned about the visibility of this service drive and would like to reduce the width. It could be a right-in/right-out with additional landscaping. The applicant is proposing evergreen screening around this area with a screen wall. The applicant has agreed to all of the conditions, and the plan will meet the screening requirements along Blazer Parkway.

Ms. Newcomb said they are preserving some of the tree row, but about 200 caliper inches of trees will be removed. She said the replacement plan needs tweaking.

A portion of the pond is on the site and Cramer's Ditch runs along the site. Work is underway for the Rings Road widening. There will be landscaping in a portion of that, and the flood plain filling will require them to get the appropriate permits from the City. She said there is a dry detention basin on the site.

Ms. Newcomb said the building has a cutting wall element. It has a circular a cut out element of tubular steel. The building has a metal louver screen wall for the mechanicals. She did not know of other examples using metal screening, but staff believes it is a better alternative than the current wood fencing.

Ms. Newcomb said the proposal generally conforms with the landscape requirements, except for street trees along Blazer Parkway and Parkcenter. The applicant has shown some interior sub-grade drainage within interior landscape islands, and staff is concerned that the parking lot trees might not survive over a period of time. The biggest detail is the service area. This plan meets one of Dublin's primary economic development goals, by retaining and expanding an existing business. It will compliment the area. She said staff recommends approval with the nine conditions:

- 1) That the proposed service access on Blazer Parkway be substantially de-emphasized to the extent possible using methods discussed in this staff report;
- 2) That the connection between the Rings Road Office building (Atrium II), providing access to the east/west connector, be constructed with this building expansion, and that a copy of the recorded access agreement be submitted to the City Engineer's office prior to the issuance of a building permit;
- 3) That the landscape plan be revised to reflect the comments contained in the staff report and meet Code;
- 4) That tree preservation and replacement conform to the Tree Preservation Ordinance;
- 5) That evidence of a lot combination prior to issuance of a building permit;
- 6) That all mechanical units be screened per Code and that additional evergreen screening be provided around the service area, subject to staff approval;
- 7) That lighting conform to the Dublin Lighting Guidelines;
- 8) That stormwater management meet the approval of the City Engineer; and
- 9) That revised plans be submitted within two weeks and prior to scheduling the building permit pre-submittal meeting.

Mr. Peplow asked about burying the overhead electric line. Ms. Newcomb said there have not been any details, but based on the cost it will probably not extend throughout the Tuttle Crossing development. Ms. Boring asked if the lines would be buried. Ms. Newcomb said yes.

Mr. Peplow asked why staff feels the connection of the parking lots is needed now. Ms. Newcomb said staff feels the connection is needed to keep the connectivity throughout the development. Maintaining the east-west connection was always part of the traffic study. She said it utilizes the parking lot, but it maintains a connection.

Mike. Stevens said this is part of the Tuttle Crossing Re-investment Area passed in the late 1980s and revised in the early 1990s. It is set to expire at the end of the year. The benefit will be based on the percentage of the project completed on December 31, 2000.

Mr. Sprague noted that some trees will be removed. He thought the parking area would benefit from better screening. Ms Newcomb said 3.5-foot screening is needed, and spot elevations will be checked. The requirement was increased from 3.0 feet to 3.5 feet. She said the revisions needed to the landscape plan are minor.

Reference was made to Doyle Clear's letter.

Mr. Lecklider thought it was unusual to approve any new curb cuts on Blazer Parkway. Ms. Newcomb said the service area of the building needs access.

Mark Gialluca agreed to all of the above conditions.

Mr. Peplow appreciated the improvements to the cooling tower and other areas. Mr. Gialluca demonstrated the materials for the proposed building. The screen wall be the same pre-cast material as the building, and the louvers will have a grey finish.

Gerry Bird, Bird-Houk Architects, said the screen wall will be integral to the building materials. There is a lot of equipment to screen, and a grey rolling gate will cover the service court. A combination of materials, mostly white pre-cast, will be used. Everything will be screened to full height. The building is very long.

Mr. Peplow thought the curbcut looked very wide and hard to screen. Mr. Gialluca agreed and said the asphalt will be narrowed, and grass pavers will be used to keep a good appearance around the cut.

Mr. Sprague liked the building very much.

Mr. Gialluca said the traffic movement was discussed with Ms. Clarke and Mr. Kindra. The cross connector is a safety valve, but they would prefer to delete it. He said it is a legal concern, but its design will discourage using it as a raceway.

Mr. Fishman asked if the original landscaping meets Code. Ms. Newcomb said the site lacks street trees, and this will be remedied. The parking will be extended to the south, and the mounding will need to be 3.5 feet high.

Mr. Lecklider was troubled by the service drive from Blazer Parkway because of the view. Mr. Gialluca said it is dictated by the functional needs. A 22-foot driveway could be placed on this site parallel to Blazer Parkway, but it would also remove several larger trees. For several reasons, this seemed the best solution. The screen walls will conceal trucks. Mr. Bird reiterated this point and said it provided for better truck maneuvering. The rolling gate will enclose the courtyard.

Mr. Harian asked how closing the gate will be enforced. Mr. Bird said it is powered with a time-delay, similar to a garage door opener.

Mr. Lecklider said this Blazer Parkway cut is not preferred.

Ms. Boring said she supported the application. The plan has extra landscaping and is exactly the type of employer the Dublin wants. She appreciates that the proposal is well under the maximum density. Mr. Harian and Mr. Fishman agreed.

Mr. Lecklider said he appreciated the density. Mr. Fishman said he was very happy with this proposal, and he made a motion to approve this development plan because it is compatible with adjacent uses and proposed development within the Tuttle Crossing area; conforms to the Tuttle Crossing and Pagura/Helmbright PCD plans; and furthers the economic development goals of the City with nine conditions:

- 1) That the proposed service access on Blazer Parkway be substantially de-emphasized to the extent possible using methods discussed in this staff report;
- 2) That the connection between the Rings Road Office building (Atrium II), providing access to the east/west connector, be constructed with this building expansion, and that a copy of the recorded access agreement be submitted to the City Engineer's office prior to the issuance of a building permit;

- 3) That the landscape plan be revised to reflect the comments contained in the staff report and meet Code;
- 4) That tree preservation and replacement conform to the Tree Preservation Ordinance;
- 5) That evidence of a lot combination be submitted prior to issuance of a building permit;
- 6) That all mechanical units be screened per Code and that additional evergreen screening be provided around the service area, subject to staff approval;
- 7) That lighting conform to the Dublin Lighting Guidelines;
- 8) That stormwater management meet the approval of the City Engineer; and
- 9) That revised plans be submitted within two weeks and prior to scheduling the building permit pre-submittal meeting.

Ms. Boring seconded the motion, and Mr. Gialluca agreed to the conditions. The vote was as follows: Mr. Harian, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Ms. Boring, yes; and Mr. Fishman, yes. (Approved 6-0.)

5. ~~Development Plan 00-018DP - Riverside Hospital PCD - Perimeter Corporate Center - 6700 Perimeter Drive~~

~~Mary Newcomb said this is a 32,000 square foot, two-story office building addition. The site is at the west end of Subarea A1 in the Riverside Hospital PCD. The 11-acre Subarea is located between Post Road and Perimeter Drive. The permitted uses are office, nursing home, daycare and hospice, and the buildings need to be residential in scale and character. She showed several slides.~~

~~Ms. Newcomb said Perimeter Drive will be constructed in front of this site this year as part of the Railvan development, and it will be extended westward to Post Road. The site contains 3.2 acres and is flat. There is a barn on the north property line of the site, and the staff hopes that it can be relocated and preserved. She said this proposal is the first of five proposed office buildings. There is a temporary bikepath that will need to be relocated, and the proposed location is not a direct route for pedestrians and bikers.~~

~~She said the rectangular building will be in the middle of the site. It will have 128 parking spaces, and this meets the general office, but not the medical office, requirements. The access point is at the west end of the site, and a future entrance is expected to align with a drive into Avery Square. The access will revert to right-in/right-out in 18 months for traffic safety reasons. The required internal setback is 25 feet.~~

~~She said the building will be a two-story brick building. The bottom of the columns are wrapped with stone. The architecture has been revised since the original submittal. Windows were added, and staff believes more punch-out windows are needed, to replace the banded and glass walls at the corners. This is needed to capture a more residential character. She said the applicant has been very cooperative. She said the architecture has just been resubmitted, and it is much more residential. The roof pitch is 6:12, and dimensional singles are required.~~

~~Mr. Lecklider thought the changes may not be adequate to capture a residential scale, etc. The landscape plan generally meets Code and needs to be coordinated with the grading plan. The Post Road buffer treatment requires five to six foot mounding with mixed tree plantings. Staff believes this building should trigger installation of one-third of the buffer. She said most of the plans show future buildings that are not being considered now, and this site must fully comply with the Code on its own. More screening is needed. The signage will need a minor revision.~~



CITY OF DUBLIN

DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 4, 1997

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

9. Revised Development Plan 97-116RDP - Tuttle Crossing - BMW Financial Services - 5515 Parkcenter Circle

Location: 5 acres located at the northwest corner of Paul Blazer Parkway and Parkcenter Circle.

Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing and Chakeres to Helmbright Plan)

Request: Review and approval of a revised development plan, under the provisions of Section 153.058.

Proposed Use: Northern expansion of existing parking lot by 56 spaces.

Applicant: Duke Realty Investments, c/o Mark Gialluca, 4700 Lakehurst Court, Dublin, Ohio 43016.

MOTION: To approve this application with ten conditions:

- 1) That the site be legally combined with the office parcel it serves, be rezoned as a free-standing parking lot, or be converted back to open space by September 15, 2000;
- 2) That landscaping conform with Code and include street trees to be located between the future sidewalk and street, subject to staff approval;
- 3) That any dead, dying, or missing plant material be replaced by April 15, 1998;
- 4) That stormwater management comply with the City's requirements;
- 5) That snow fencing locations be shown on all site plans, that it be installed prior to any site activities, including grading, and that it be maintained until the project is finished, with field verification of staff;
- 6) That the grading plan be revised to eliminate grading within the dripline of the fencerow, subject to staff approval;
- 7) That a sidewalk be constructed along Blazer Parkway and that measures be taken to preserve the existing trees, subject to staff approval;
- 8) That lighting conform with the Dublin Lighting Guidelines

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 4, 1997**

9. Revised Development Plan 97-116RDP - Tuttle Crossing - BMW Financial Services - 5515 Parkcenter Circle (Continued)

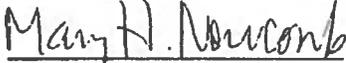
- 9) That after the drive is relocated, the existing curbs, sidewalk, and mounding adjacent to the abandoned driveway will be extended to connect and the remaining vacated area will be seeded, subject to staff approval; and.
- 10) That a revised landscape plan and site dimension plan be submitted within two weeks.

* Mark Gialucca agreed to the above conditions.

VOTE: 7-0.

RESULT: This revised development plan was approved.

STAFF CERTIFICATION


Mary H. Newcomb
Landscape Planner

Mr. Peplow seconded the motion, and the vote was as follows: Mr. Harian, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes; Mr. Ferrara, yes; and Mr. Peplow, yes. (Approved 7-0.)

9. Revised Development Plan 97-116RDP - Tuttle Crossing - BMW Financial Services - 5515 Parkcenter Circle

Mary Newcomb presented this revised development plan for an interim parking lot of 56 spaces. The additional parking is to be located the southern part of the Helmbright property which is part of the "Chakeres to Helmbright" PCD. The 1.32 acres will be used for the temporary parking for BMW employees. The adjacent BMW building is a three-story 60,000 square foot office with parking for 263 vehicles. The proposal is to cut through the fencerow and to connect the existing BMW parking lot with a temporary parking lot. An internal drive from Parkcenter to Rings Road will provide traffic circulation for these office buildings and the Rings Road office building. The fencerow screens utility poles; this is a condition of the original rezoning. The tree row is to be fenced during construction, and the 22-foot wide connection between the two lots should be adjusted onsite to preserve trees. The existing sidewalk should be extended along the new parking lot. BMW plans to expand within three years. Although temporary, the lot will be paved and lighted to meet Dublin Guidelines. The existing parking lot will lose five spaces. A curbcut on the east/west access will be closed and relocated with median changes.

Ms. Newcomb said the landscaping must conform to Code. Screening is needed around the perimeter of the parking lot. The interior landscape islands must be widened to have an inside dimension of seven feet. She said a parking lot is not permitted, under the PCD development text, as a primary use. Staff recommends legally combining it with the BMW site, rezoning it as a free-standing parking lot, or converting it back to open space by the year 2000.

She said staff recommends approval with ten conditions:

- 1) That the site be legally combined with the office parcel it serves, be rezoned as a free-standing parking lot, or be converted back to open space by September 15, 2000;
- 2) That landscaping conform with Code and include street trees to be located between the future sidewalk and street, subject to staff approval;
- 3) That any dead, dying, or missing plant material be replaced by April 15, 1998;
- 4) That stormwater comply with the City's requirements;
- 5) That snow fencing locations be shown on all site plans, that it be installed prior to any site activities, including grading, and that it be maintained until the project is finished;
- 6) That the grading plan be revised to eliminate grading within the dripline of the fencerow, subject to staff approval;
- 7) That a sidewalk be constructed along Blazer Parkway and that measures be taken to preserve the existing trees, subject to staff approval;
- 8) That lighting conform with the Dublin Lighting Guidelines
- 9) That the existing curb cut to be replaced with grass and that the sidewalk and mounding along Blazer Parkway be connected, subject to staff approval; and
- 10) That a revised landscape plan and site dimension plan be submitted within two weeks.

Ms. Newcomb said the temporary parking lot may be there for two to three years.

Ms. Boring asked that Condition 5 include "...tree protection be installed by the applicant prior to site grading activities, subject to staff approval and field verification."

Mr. Ferrara asked about Condition 4 regarding stormwater. Ms. Newcomb said the surface of the site was being changed from grass/field to a hard surface which will change the flow rates, etc. Stormwater calculations submitted are currently under review by staff.

Mr. Sprague asked how April 15, 1998, was chosen for Condition 4. Ms. Newcomb said April or October are prime planting months. She said changes will be made on the north/south access, and it will be better to wait until April, so the trees will not be damaged.

Mark Gialucca, Duke Construction, said BMW's growth is very positive. He said they will come back with the future development plan for the entire site, including this parking lot. That design has not begun, and specific timing is unknown. He said BMW wishes to expand parking temporarily to the north to preserve green space to the south.

Mr. Gialucca agreed with the modified conditions.

Mr. Sprague said Dublin was happy that BMW Financial Services was in Dublin. He hoped that the new facility will look as nice as this one.

Mr. Ferrara suggested inserting the word "management" after "stormwater" in Condition 4.

Mr. Ferrara made the motion to approve this application with ten conditions:

- 1) That the site be legally combined with the office parcel it serves, be rezoned as a free-standing parking lot, or be converted back to open space by September 15, 2000;
- 2) That landscaping conform with Code and include street trees to be located between the future sidewalk and street, subject to staff approval;
- 3) That any dead, dying, or missing plant material be replaced by April 15, 1998;
- 4) That stormwater management comply with the City's requirements;
- 5) That snow fencing locations be shown on all site plans, that it be installed prior to any site activities, including grading, and that it be maintained until the project is finished, with field verification of staff;
- 6) That the grading plan be revised to eliminate grading within the dripline of the fencerow, subject to staff approval;
- 7) That a sidewalk be constructed along Blazer Parkway and that measures be taken to preserve the existing trees, subject to staff approval;
- 8) That lighting conform with the Dublin Lighting Guidelines

- 9) That after the drive is relocated, the existing curbs, sidewalk, and mounding adjacent to the abandoned driveway will be extended to connect and the remaining vacated area will be seeded, subject to staff approval; and.
- 10) That a revised landscape plan and site dimension plan be submitted within two weeks.

Mr. Sprague seconded the motion, and the vote was as follows: Mr. Lecklider, yes; Mr. Peplow, yes; Mr. Harian, yes; Ms. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; and Mr. Ferrara, yes. (Approved 7-0.)

Administrative Business

Ms. Chinnici-Zuercher received a letter from Mr. Taylor regarding the middle school landscaping on Tullymore Drive. Ms. Newcomb said staff just received the letter and had not researched the situation. She said staff will follow up with the schools. Ms. Chinnici-Zuercher asked that a written report from the schools regarding the landscaping be provided at the next meeting.

Ms. Chinnici-Zuercher said when the Cadillac dealership expansion and modification to the building was approved, additional mounding and landscaping was required in the back. It has not been done although the renovation is complete. She asked that they be contacted.

Ms. Chinnici-Zuercher asked if the situation that contributed to major flooding on SR 745 had been remedied. Randy Bowman said the slope on the south side of Emerald Parkway became unstable due to the heavy rains, and it sloughed off. Part of it was due to the Cardinal Health site construction. The large amount of rain caused the silt filter fence along the cemetery site to break, filling the cemetery site with water. The bike tunnel also filled with water. He said the developer of Killilea had proposed to modify the bikepath along SR 745 north of Emerald Parkway. It will raise the bikepath, making the slopes more stable and more attractive.

Ms. Chinnici-Zuercher understood that Coffman Road was to be completed prior to the opening of school. Randy Bowman said concentration was on getting it completed. Ms. Newcomb said it was reported at Council that it will be complete in December. Rick Helwig said the contract requires completion by December 31. Staff is doing everything possible to expedite it. Dublin will attempt to get two-way traffic to the school administration building and the Woods of Indian Run by the fourth week of September.

A cake was brought in to celebrate Ms. Chinnici-Zuercher's birthday. She thanked everyone.

Mr. Sprague asked if the middle school landscaping issue could be dealt with when the Dublin Scioto High School case is reviewed. Ms. Chinnici-Zuercher said the schools could be asked about the middle school landscaping at the October Commission meeting.

The Commission decided to add the finalization of the Community Plan to the October 2 meeting. That meeting will begin at 5 p.m.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,



Libby Farley,

Administrative Secretary Rezoning/Preliminary Development Plan



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 17, 1995

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

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

- 1. Development Plan - Tuttle Crossing - 5515 Parkcenter Circle**
Location: 4.089 acres located at the northwest corner of Paul Blazer Parkway and Parkcenter Circle.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing)
Request: Review and approval of a development plan under the provisions of Section 1181.09 of the Planning and Zoning Code.
Proposed Use: A 63,070 square foot, three-story office building.
Applicant: Duke Realty Limited Partnership, c/o Mark A. Marsh, Suite 150, 4700 Lakehurst Court, Dublin, Ohio 43016.

MOTION: To rescind the August 3, 1995 approval and reapprove this development plan with the following thirteen conditions:

- 1) That the landscaped islands adjacent to the access drive (western portion of this site and eastern portion of the Atrium site) be increased in width and planted with 3.5-inch caliper trees (two per island) and that trees on the entire site be upgraded to 3.5-inch caliper;
- 2) That the landscape plan meet Code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per Code;
- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to Code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between the Atrium at Tuttle Crossing site and this site be submitted to the City Engineer's office before the approval of the lot split;
- 10) That stormwater management meet the approval of the City Engineer;
- 11) That a five-foot wide concrete sidewalk be provided along the west side of Blazer Parkway on this site;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
AUGUST 17, 1995**

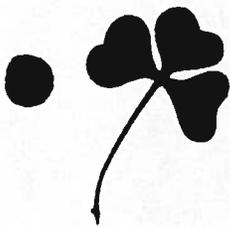
1. **Development Plan - Tuttle Crossing - 5515 Parkcenter Circle (Cont.)**
 - 12) That up to 40 additional parking spaces be allowed subject to Staff approval; and
 - 13) That four handicap parking spaces currently located southwest of the building entrance, be moved to be more directly in front of the building entrance.
- * Mark Marsh agreed to the above conditions.

VOTE: 6-0.

RESULT: This development plan was approved.

STAFF CERTIFICATION

Mary H. Newcomb
Mary H. Newcomb
Graduate Landscape Architect



CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

DUBLIN PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

AUGUST 17, 1995

1. **Development Plan - Tuttle Crossing - 5515 Parkcenter Circle (Modified previous approval 6-0)**
2. **Informal Discussion - Rezoning Application Z95-003 - Corporate Park of Dublin - (Additional recommendation to Council 6-0)**

The meeting was called to order by Chairman Dick Rauh at 6:30 p.m. Other commission members present were: Marilee Chinnici-Zuercher, John Ferrara, Warren Fishman, George Peplow, and Peter Zawaly. Dan Sutphen was absent. Staff members present were: Bobbie Clarke, Tom Rubey, Mary Newcomb, Mary Bearden, Steve Smith, and Libby Farley.

Ms. Chinnici-Zuercher accepted all documents presented into the record and Mr. Ferrara seconded the motion. The vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Zawaly, yes; Mr. Ferrara, yes; and Ms. Chinnici-Zuercher, yes. (Approved 6-0.)

1. **Development Plan - Tuttle Crossing - 5515 Park Center Circle**

Mary Newcomb presented this development plan which was approved with several exceptions by the Commission on August 3, 1995, for a 63,000 square foot office building. The building elevation, landscaping, building materials and color palette, including the window glass are under consideration at this special meeting. She said changes include eliminating the glass, similar to that on Sterling Software, and adding glass to the east elevation. A combined landscape plan for the Atrium site and this site was submitted, the Atrium landscaping reflects an out of date plan. Ms. Newcomb showed a more recent landscape plan to the Commission.

Ms. Newcomb said the site is approximately four acres located on the northwest corner of Blazer Parkway and Park Center Circle. The three-story building is to be precast concrete with glass.

The applicant is proposing to double the landscaped islands along the access drive.

Mr. Ferrara asked if the additional trees shown up to the Atrium building are included. Ms. Newcomb said they were included on the Atrium plan submitted for a building permit. She said the plan in the Commission packets did not show all the interior landscaping. Mr. Ferrara asked about water retention. Ms. Newcomb said no wet ponds were proposed.

Mr. Ferrara asked if the City had any plans to include wet ponds on any area here. Staff was unaware of any.

Mr. Zawaly said all of the Commissioners had received telephone calls from a citizen who raised the storm water retention question. There is a massive amount of parking lot and part of the storm water retention concern is the water run-off into Cramer Creek. Ms. Newcomb said the storm water calculations were approved by the City Engineer. The water is being retained within the parking lot, and a detention area is proposed along Blazer Parkway.

Mr. Zawaly asked if the added green space had been adequately addressed. Ms. Newcomb said yes, the zero set back concern had been addressed adding wider islands and trees. The landscaping must comply with Code.

Mr. Zawaly asked about the square footage of the building as it related to the parking lot landscaping. Ms. Newcomb said the development text permitted up to 18,000 square feet per acre, and this was 15,424 square feet per acre, well within the requirements.

Mr. Rauh asked if the handicap parking spaces were appropriately located for access to the main entry. Mr. Newcomb said typically, staff likes to see them as close to the entrance as possible. Mr. Rauh said ADA stressed handicap parking as close to the main entrance as possible.

Mark Marsh, preconstruction services manager for Duke Construction, Columbus office agreed to the following ten conditions:

- 1) That the landscaped islands on this site and the Atrium site be increased in width and planted with larger caliper shade trees, subject to staff approval;
- 2) That the landscape plan meet Code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per Code;
- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to Code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between this site and the Atrium at Tuttle Crossing be submitted to the City Engineer's office before the issuance of a building permit; and
- 10) That stormwater management meet the approval of the City Engineer.

Mr. Marsh apologized for the computer mix-up on the landscape drawings. He said this building represented only a 63 percent lot coverage.

Peplow asked how far the sidewalk would be from the curb. Ms. Newcomb said the sidewalk is typically one foot in from the right-of-way with adequate room for trees to be planted between the sidewalk and the curb.

Mr. Peplow liked the change made in the appearance of the rear of the building on Blazer Parkway with the panels removed.

Mr. Marsh showed the Commission samples of the glass and precast concrete proposed.

Mr. Zawaly asked if all the documents would be plotted correctly to identify everything entered into the record as being represented as part of this application. He wanted a document for the record that indicated everything.

Ms. Newcomb said the applicant had tried to respond to conditions from the previous meeting, and conditions must be met before the issuance of a building permit. She said however, there was no record plan as such for this meeting. Ms. Clarke said as long as there were conditions of approval, the Commission never received a truly final plan.

Mr. Zawaly said documents represented before the commission should include the sidewalk, etc. be shown on a plan. He asked that it be provided as part of the record. Mr. Marsh said a building permit would not be approved until the conditions were met.

Mr. Zawaly asked if a wet pond would be possible. Mr. Marsh said Randy Bowman had said at the last meeting that a wet pond there could not meet Dublin design criteria.

Mr. Fishman was disappointed there was no water feature. Mr. Marsh said the 50 x 300 foot long narrow area on the east face of the building along Blazer Parkway would be the primary detention area.

Mr. Fishman asked if every tree on the inside of the landscape plan was 3.5 inches in caliper except for the rim trees. Mr. Marsh said yes. Ms. Clarke said the condition based on the August 3 approval had been written to exclude the perimeter of the parking lot, not the perimeter of the site. Mr. Fishman said this was wrong.

After a discussion, Mr. Fishman said it was street trees that did not have to be 3.5 inches in caliper. Mr. Marsh expressed concern about larger trees immediately adjacent to the smaller trees provided under the Atrium approval. He said on the property line along the west side of the 5515 site the islands would be doubled in size, an additional tree would be added, and the caliper of all of those trees would be 3.5 inches in caliper. It was finally agreed that all trees on the 5515 site would be upgraded to 3.5 inches except the trees along Park Center Circle, on the south border, along Blazer Parkway, on the east border, or on the north border where they blend into the trees provided under contract for the Atrium building.

Mr. Fishman asked what caliper they would be at the Atrium. Ms. Newcomb said they were 2.5 inches in caliper. She said the condition presently read that the street trees would be 3.5 inches in caliper. Mr. Fishman said that was his intention.

After more discussion, Mr. Marsh agreed to make all the trees 3.5 inches in caliper.

Mr. Fishman again expressed disappointment that there was no water feature, not even a fountain. Mr. Marsh said even a fountain requires concrete enclosures.

Mr. Rauh understood, but felt a water feature was needed. He said the building had been previously approved and the Commission was only to review exterior elevations now. Mr. Ferrara agreed.

Mr. Marsh has requested from his company that on the next 113 acres, north of Rings Road, a water feature be provided, and two are planned to accommodate a combination of attractiveness and detention. Mr. Marsh guaranteed that there would be a wet centralized retention pond to accommodate the entire development.

Mr. Ferrara asked if the reflective glass was exactly as used on the Sterling Software building. Mr. Marsh said yes and that the same type of precast concrete but in a different color. Mr. Ferrara asked if a lot of white had been eliminated on the east elevation. Mr. Marsh said yes.

Mr. Marsh announced that the BMW North American financial headquarters would be the tenant of this building. The facilities from Hilliard and Upper Arlington would be combined here with ±300 employees.

Mr. Rauh said this presentation was much better than at the last meeting. He asked that the handicap parking be relocated closer to the front entry of the building. Mr. Marsh agreed and proposed to relocate four spaces currently on the west elevation and shift them to the center position in front of the main entry to the building.

Mr. Ferrara asked that the Engineering staff be advised about the promise that there will be two water features upon the development of the next Tuttle Crossing project.

Mr. Zawaly congratulated Duke Realty Investments for bringing a fine project to Dublin.

Ms. Clarke said the August 3 action needed to be rescinded to define the landscape condition better, and a handicap parking space relocation condition should be drafted.

Ms. Chinnici-Zuercher made the motion to rescind the August 3, 1995 approval and reapprove this development plan with the following 13 conditions:

- 1) That the landscaped islands adjacent to the access drive (western portion of this site and eastern portion of the Atrium site) be increased in width and planted with 3.5-inch caliper trees (two per island) and that trees on this entire site be upgraded to 3.5-inch caliper;
- 2) That the landscape plan meet Code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per Code;

- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to Code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between the Atrium at Tuttle Crossing site and this site be submitted to the City Engineer's office before the approval of the lot split;
- 10) That stormwater management meet the approval of the City Engineer;
- 11) That a five-foot wide concrete sidewalk be provided along the west side of Blazer Parkway on this site;
- 12) That up to 40 additional parking spaces be allowed subject to Staff approval; and
- 13) That four handicap parking spaces currently located southwest of the building entrance, be moved to be more directly in front of the building entrance.

Mr. Zawaly seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, yes. (Approved 6-0, [NOTE: This action overrides the approval granted on August 3, 1995.]

~~2. Rezoning Application Z95-003 Corporate Park of Dublin - Informal Discussion~~

~~Ms. Clarke said this rezoning application is scheduled for public hearing at Council on August 21. The recommendation made by the Commission was without input from the applicant or property owner. The leasing agent was present. One condition of approval required that the entire project be brought into landscape code compliance by spring 1996. The leasing agent could not agree with the condition, but thought the property owner might. The property owner has not agreed. Staff has examined the code deficiencies on site and found very substantial non-compliance with code. Landscape issues, in the opinion of staff, are not best managed on the floor of City Council. Council's role is more global and not suited for such detail. Ms. Clarke asked the Commission to prioritize the landscape components for bringing them into compliance.~~

~~Mr. Fishman thought it was agreed that the whole project would be brought into compliance.~~

~~Ms. Clarke said Judy Pisanalli, Pizzuti Realty, is the leasing agent, and she stated at that time that she could not agree to the condition on behalf of the applicant. The condition was that the project would be brought into total compliance when it is 100 percent leased or by next spring, whichever comes first. The property owner did not agree to this, and it will force an open discussion at Council.~~

~~Ms. Clarke said the project has never been more than 60 percent leased since construction. The property owners said they do not have the money to bring the project into compliance.~~

~~Tom Rubey presented a plan showing the site. He said a three-foot continuous earthmound or evergreen hedge and one tree every 40 feet was required by code to be around the entire~~



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
AUGUST 3, 1995**

Voided by Commission action on 8/17/95

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

- 5. Development Plan - Tuttle Crossing - 5515 Parkcenter Circle**
Location: 4.089 acres located at the northwest corner of Paul Blazer Parkway and Parkcenter Circle.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing)
Request: Review and approval of a development plan under the provisions of Section 1181.09 of the Planning and Zoning Code.
Proposed Use: A 63,070 square foot, three-story office building.
Applicant: Duke Realty Limited Partnership, c/o Mark A. Marsh, Suite 150, 4700 Lakehurst Court, Dublin, Ohio 43016.

MOTION: To approve this development plan with the following thirteen conditions:

- 1) That the landscaped islands adjacent to the access drive (western portion of this site and eastern portion of the Atrium site) be increased in width and planted with 3.5-inch caliper trees (two per island), that the trees on this site be upgraded to 3.5-inch caliper, excepting the parking lot perimeter trees, subject to staff approval;
- 2) That the landscape plan meet Code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per Code;
- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to Code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between the Atrium at Tuttle Crossing site and this site be submitted to the City Engineer's office before the approval of the lot split;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
AUGUST 3, 1995**

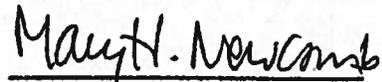
- 5. Development Plan - Tuttle Crossing - 5515 Parkcenter Circle (Cont.)**
- 10) That stormwater management meet the approval of the City Engineer;
 - 11) That a five-foot wide concrete sidewalk be provided along the west side of Blazer Parkway on this site;
 - 12) That up to 40 additional parking spaces be allowed subject to Staff approval; and
 - 13) That the application be reheard by the Commission at a special meeting on August 17 for consideration of the building elevations, materials, glass color, and landscaping.

* Mark Marsh agreed to the above conditions.

VOTE: 5-0.

RESULT: This development plan was approved with the exception of the building elevations, landscaping, materials, and color palette, including the glass. The remainder is to be submitted to the Planning and Zoning Commission on August 17, 1995 for approval.

STAFF CERTIFICATION



**Mary H. Newcomb
Graduate Landscape Architect**

As the stewards of our community, we shall continue to assess and define our fundamental principles and policies, thereby ensuring the high quality of life we enjoy. Our collective efforts will create a sense of identity and of place, clearly communicating the essence of the City of Dublin.

Mike Baker said this process was compiled from a number of meetings and workshops over the last nine months. He did not realize how difficult it would be to get 15 adults to agree on something.

Mr. Rauh thanked everyone for their efforts.

Mr. Ferrara made a motion that the vision statement be accepted and forward to Council with a recommendation of approval.

Mr. Fishman seconded the motion and the vote was as follows: Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Mr. Fishman, yes; and Mr. Ferrara. (Approved 5-0)

5. Development Plan - Tuttle Crossing - 5515 Parkcenter Circle

Mary Newcomb presented this development plan for Subarea A of the Tuttle Crossing PCD, Planned Commerce District. A 63,000 square foot, three-story office building is proposed on 4.089 acres at the northwest corner of Park Center Circle and Blazer Parkway. The Atrium office building which was approved in June is immediately to the west, on the same parcel. The Prudential site is across Blazer Parkway, and to the north are a single-family home and a non-conforming landscape business, both zoned R-1A. Most of the area is zoned for an office park. A pond located on the site is being filled, and the existing fencerow has landmark trees running along the north property line.

Ms. Newcomb said when the Prudential site was approved, a median break was also approved with left turn stacking from Blazer Parkway into this site. Only one access off of Park Center Circle is proposed, none from Blazer Parkway. The proposed building is modeled after the Sterling Software building, except for colors. If this lot is split, a sideyard setback of 25 feet is required by the text, along the Atrium site, which will not be possible on either side of the new property line. Staff is supportive of a zero setback if the width of the landscaped islands on both sides of this aisle are doubled and planted with two deciduous shade trees, 3 to 3.5 inches in caliper. The proposed plan has 263 parking spaces, and the requirement is 253 spaces. Future expansion of the parking is probable along Parkcenter Circle. Ms. Newcomb said the mounding needs to be shown on the grading plan. Abutting the north property line, a continuous six-foot mound with evergreens and a deciduous tree every 40 feet is needed. Because of the tree row, staff recommends additional evergreen planting but no mounding in that area. Some species should be replaced with hardier varieties of plants, and crabapples in the parking lot should be replaced with larger and higher canopy trees.

A five-foot sidewalk will be constructed on the north side of Park Center Circle. The 40-foot building is to be constructed of white pre-cast concrete with green glass windows. The rooftop

mechanicals have a parapet screen. A single tenant with 250-300 employees is to occupy the building. Ms. Newcomb said the Subarea A text permits a building to land ratio of up to 18,000 square feet per acre; 13,424 square feet and lot coverage of 65 percent are proposed.

Staff is recommending approval of this development plan with the following ten conditions:

- 1) That the landscaped islands on this site and the Atrium site be increased in width and planted with larger caliper shade trees, subject to staff approval;
- 2) That the landscape plan meet code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per code;
- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between this site and the Atrium at Tuttle Crossing be submitted to the City Engineer's office before the issuance of a building permit; and
- 10) That stormwater management meet the approval of the City Engineer.

Mr. Peplow asked why there is no access from Blazer Parkway. Ms. Newcomb said the applicant was concerned that the Atrium traffic will cut through this office site. Mr. Peplow asked if that was the left-turn stacking lane addressed in the conditions. Ms. Newcomb said yes, the Prudential site approval included locating the median break, which was to serve both sides of the street. It has a left turn stacking lane constructed by Prudential for this site also. If there is not access utilizing it, that the north bound stacking lane should be removed and reconstructed as a grass median.

Mr. Sutphen said a bikepath should be included as a condition of approval along Blazer Parkway. There is a beautiful bikepath to which it could connect. Ms. Newcomb said the Tuttle Crossing pedestrian plan showed specific locations for sidewalks and bikepaths, but nothing on the west side of Blazer Parkway. Mr. Sutphen said Dublin had landscaped and installed a bikepath along Blazer Parkway near Ashland Chemical. He realized there was property between the sites, but a bikepath is needed here, especially with two restaurants and a mall in the area. Ms. Newcomb said a bikepath was on the east side of Blazer Parkway, across from this site. Mr. Sutphen said curbs, gutters, and sidewalks should be required.

Mr. Fishman asked if other office buildings used green glass in the area. Ms. Newcomb did not know of any, but Xerox has a green roof. Mr. Fishman said the green glass would not blend well with the other buildings.

Mr. Ferrara asked if the tenant changed, could the curb cut be reopened. Ms. Newcomb said it would be a future possibility.

Mark Marsh, the applicant, presented samples of the green glass and white pre-cast concrete for review. Mr. Sutphen said the glass was good looking on buildings he had seen.

Mr. Marsh agreed to all the conditions as stated above.

Mr. Rauh asked if Mr. Marsh had slides of other buildings with green glass windows and white pre-cast concrete. Mr. Rauh said it might be very attractive, but examples would assist the Commission. Mr. Marsh had no examples. He said a Dayton building has level three reflectivity, and the glass proposed for this building had a level one (less) reflectivity.

Mr. Ferrara asked if the building entrance was on the west side of the parking lot. Mr. Marsh said yes. Mr. Ferrara asked if there was a rendering of the Blazer Parkway elevation. Mr. Marsh said no; it was similar but with less glass than the elevation submitted. Mr. Ferrara asked about the view of this building from I-270 past the Atrium. He would like to see a perspective of the two together. Mr. Marsh said from the interstate, it would be about the same grade across, so only glimpses would be seen. It would be seen from the elevated Rings Road overpass.

Mr. Ferrara asked about the massive plantings at the northern property line if the parking is enlarged. Mr. Marsh said this tenant is a "people intense" employer and parking for 300 was desired. The plan has been designed to add another row of parking spaces around the plantings near the corner. The landscape has been designed to be preserved with the lot expansion.

Mr. Marsh said his client might want the curb cut, but if not, they agreed to return the median to its original condition.

Mr. Rauh asked what the lot coverage percentage would be if the parking lot were increased. Ms. Newcomb did not know, but said it would have to conform to the development text.

Mr. Marsh asked if it could be approved subject to verification of lot coverage to conformance with the text. Mr. Banchefsky said yes. Mr. Sutphen asked about the sidewalk along Blazer Parkway. Mr. Marsh agreed to the sidewalk.

Mr. Fishman asked if more trees could be added to the parking lot to reduce the mass of vehicles without sacrificing parking spaces by adding diamond-shaped planting areas. Mr. Marsh said they agreed to double the number trees shown and increase their caliper to 3-3.5 inches. Staff felt it necessary to place more greenspace along the property lines between this and the Atrium building since the setbacks were zero. Ms. Newcomb said if the island size were reduced, the trees would not survive. She said the plan still needed 200 square feet of

interior landscaping. Mr. Marsh suggested that the two islands which are not aligned with the others be left as single islands or be relocated within the parking lot. Ms. Newcomb said that might be possible. Mr. Ferrara wanted to see the landscape plans for both buildings, side by side. Mr. Marsh agreed to increase the caliper of all the trees throughout the interior islands to a minimum 3 1/2 inch caliper. Ms. Clarke asked for trees every third or fourth parking space down the center island running perpendicular to the building. Mr. Marsh agreed.

Mr. Peplow asked if the footprint and materials of this building were the same as for Sterling Software. Mr. Marsh said Sterling was 10-15 feet shorter and has grey pre-cast concrete with silver glass. Mr. Marsh said the windows were mostly grey, silver, and black on that side of the interstate. He said the Fanning-Howey building on Frantz Road and Cincinnati Bell had green glass windows.

It was agreed there would be no time limitation on the parking lot expansion. Mr. Marsh said the trees would be planted immediately.

Mr. Marsh said if there was no lot split, the access easement would not be recorded. As long as there was one ownership, it was not required. Ms. Clarke agreed. It was agreed to tie this to the lot split rather the issuance of a building permit.

Ms. Newcomb agreed. Ms. Clarke said the County Recorder's office issued lot splits, not the City.

Mike Baker, Brighton Park resident, said the traffic at the entrance of his subdivision was terrible. This office development will increase the traffic in his area by 300 more cars and the new mall will increase it even more. The traffic on Tuttle Crossing is already bad. He was surprised that the water feature on this site was being eliminated. Ms. Clarke said the pond on the site was a borrow pit, and was not part of the stormwater management program. Mr. Baker said the bikepath near this project went nowhere. He said the Prudential building was redesigned because of the Commission's concern. He said if this project were in Perimeter Center, the parking lot configuration would not be approved.

Mr. Sutphen said the traffic problems would be resolved soon with the CIP projects proposed to route the traffic to new roadways.

Mr. Baker asked if the parking requirement was one space per 250 square feet. Ms. Clarke said yes. Mr. Baker asked what the maximum parking was. Ms. Clarke said the Commission would determine this, but if a parking garage were built, 400-plus spaces might be approved.

Mr. Ferrara said this was an office building and not comparable to Perimeter Center. On the weekends, the office traffic would not be present.

Mr. Fishman agreed with the traffic issue but stated the site was already zoned.

Mr. Peplow said traffic was out of control and would like to see Tuttle Road extended to Avery Road and the Woerner-Temple extension built. He agreed that a sidewalk was needed but that this project fit well into the entire development.

Mr. Rauh said he felt the building would be attractive, but not enough evidence was provided in the way of photographs. He was uneasy about approving the building at this time.

Mr. Sutphen liked the colors proposed for the building materials. He sympathized with Mr. Baker about the traffic problems, but said they would improve in the future.

Mr. Fishman appreciated Mr. Baker's frustration regarding the elimination of the water, but was told by staff that it was not required. He said he was assured by staff that the two bridges and connector road would be completed with the Cardinal project in the next five years. He was worried about the greenspace visible from I-270. He would prefer water features and a smaller building, but it was not feasible.

Mr. Marsh said he would provide a photo study of green glass buildings at another meeting if the building could be approved at this meeting.

Mr. Marsh agreed to all the conditions as discussed.

Mr. Ferrara said landscaping helped to make colored glass work. He was concerned about the reflection of the surrounding area in the glass.

Mr. Marsh said his delivery schedule for this tenant did not allow any delays. Mr. Rauh said it would be thirty days until the next scheduled meeting. Mr. Marsh asked if the building elevations could be approved and then the colored glass study and slides be presented to the Commission later. Mr. Rauh asked if the building could be approved as a footprint only. He asked if a foundation permit could be obtained and then the materials approved later. Mr. Banchevsky said administratively, yes, however the applicant was at some risk. Mr. Marsh said he wanted to do it that way.

Mr. Ferrara asked if only the exterior of the building was needed. Mr. Rauh said all sides of the structure need to be better rendered.

Mr. Fishman said there was a risk associated with starting the building prior to final approval.

Mr. Marsh said he has a problem with the lead time for delivery on the structural steel. He asked if there would be an interim meeting, before 30 days.

Several Commissioners asked about notice requirements. Ms. Clarke stated that the staff had presented a schedule including two monthly meeting dates for all of 1996. These second meeting dates are used to cover a large monthly case load, etc. The second August date is the 17th. The Commission may set special meetings, with public notice, whenever required. She said a quorum has been established for the 17th, because several large cases that were anticipated for hearing in August have been postponed until September.

Mr. Marsh said he would be prepared for the 17th.

Mr. Rauh said in order to be developer friendly, a half-hour meeting could be held on August 17 to consider the elevations. He cautioned Mr. Marsh that the meeting would be longer if the elevations were not high quality.

Mr. Fishman was sorry that not enough information had been provided to finalize the approval. He said he thought it needed many more trees, and the problem was the vast blacktop area.

Mr. Ferrara said the reflective nature of the glass and its color concern him. Mr. Ferrara said in some places the reflection was striking with proper landscaping.

Mr. Sutphen said it looked similar to the Xerox building and he liked it. Several members agreed that they could not make the decision tonight. Mr. Rauh asked for a motion to continue the case until the 17th.

Mr. Sutphen made a motion to approve this development plan with the following thirteen conditions:

- 1) That the landscaped islands adjacent to the access drive (western portion of this site and eastern portion of the Atrium site) be increased in width and planted with 3.5-inch caliper trees (two per island); and that trees on this site be planted on this site be upgraded to 3.5-inch caliper, excepting the parking lot perimeter trees, subject to staff approval;
- 2) That the landscape plan meet Code, subject to staff approval;
- 3) That a curb cut be added along Blazer Parkway to utilize the median break or that the existing left turn stacking lanes be replaced with a grassed median, subject to staff approval;
- 4) That all mechanical units be screened per Code;
- 5) That the Tuttle Crossing text be approved by Council with regard to the parking setback prior to approval of a lot split, should one be desired;
- 6) That lighting conform to the Dublin Lighting Guidelines;
- 7) That signage conform to Code;
- 8) That a tree preservation plan providing for protection of the northern treeline be submitted prior to issuance of a building permit, subject to staff approval;
- 9) That a copy of the recorded access agreement between the Atrium at Tuttle Crossing site and this site be submitted to the City Engineer's office before the approval of the lot split;
- 10) That stormwater management meet the approval of the City Engineer;
- 11) That a five-foot wide concrete sidewalk be provided along the west side of Blazer Parkway on this site;
- 12) That up to 40 additional parking spaces be allowed subject to Staff approval; and
- 13) That the application be reheard by the Commission at a special meeting on August 17 for consideration of the building elevations, materials, glass color, and landscaping.

Mr. Marsh said he thought the issue was the color of glass to be used. Mr. Fishman clarified that the issue is what the building looks like as a whole on all four sides, the arrangement of the

glass, etc. If there are many trees reflected in the glass, it may be quite attractive, as the one in Cincinnati.

Mr. Ferrara asked if this was an issue involving the number of stories, and square footage of the footprint.

Mr. Marsh said he would have the building rendered in true colors, all four sides, with the landscaping. He will also present pictures of other buildings as examples that used green glass.

Mr. Fishman said he thought a water feature would be appropriate and asked if the dry storm water facility could be redesigned as a wet pond. Randy Bowman responded that it would be very difficult to design one that meets all MORPC standards within the given area, and alternate designs were possible, but not preferred.

Mr. Banchefsky said it was important to be clear exactly what is being approved at this time, if a foundation permit is being authorized without full approval. Mr. Sutphen responded that the approval included the foundation, footprint, utilities, but not exterior elevations and materials. He reiterated that the Commission needed elevations of all sides of the building, including landscaping, for consideration on August 17.

Mr. Ferrara seconded the motion.

Ms. Clarke asked for clarification on condition 1. It was agreed that the only landscaped islands on the Atrium site affected are located adjacent to the east driveway. Ms. Clarke also asked for clarification on condition 12. Mr. Sutphen said that this site plan can have up to 40 more parking spaces provided the parking lot meets setback, landscaping and other requirements, subject to staff approval.

Mr. Banchefsky asked for a clarification on condition 13. He wanted it to be clear that the Commission's approval of utilities did not override the City Engineer as to storm water facility design, etc. Mr. Sutphen agreed it did not.

Mr. Ferrara seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Ferrara, yes; and Mr. Sutphen, yes. (Approved in part, 5-0.)

Mr. Rauh called a five-minute recess at 8:55 p.m.

~~6. Revised Final Development Plan - Asherton Phase II~~

~~Tom Rubey presented this revised final development plan for an existing apartment complex located on 88 acres located within the Earlington Parkway loop. It was initially zoned in 1986 for 338 apartments. The apartment complex has been divided into five separate villages or pods of 12 buildings apiece divided by a large pond. Three of the pods have been developed and two remain undeveloped. In January 1994, a revision to the architecture of the remaining pods came before this Commission.~~

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

National
Graphics

National Graphics Corp., Cos., O. Form No. 1097

Held

January 16, 1989

19

Page Two

Joann Zipf Parks and Recreation Committee 1986, 1987
Deborah Baker Parks and Recreation Committee 1988
Randall Woodings Architectural Review Board 1985-1987

Mayor Rozanski, speaking on behalf of Council, thanked the above named citizens for their tireless and often thankless responsibilities and work as members of the various boards, commissions and committees.

Correspondence

There were no objections to a request for a one day liquor permit for a function to be held at OCLC on February 4, 1989 by the Columbus Literacy Council.

Ordinance No. 102-88 - Ordinance Providing for a Change of Zoning on 115.755 Acres Located on the North Side of Tuttle Road, East of Interstate 270. Public Hearing and Third Reading.

There were no registered proponents or opponents.

Vote on the Ordinance - Mr. Sutphen, yes; Mr. Amorose, yes; Mr. Strip, yes; Mayor Rozanski, yes; Ms. Maurer, yes; Mr. Jankowski, yes; Mrs. King, yes.

Ordinance No. 118-88 - Ordinance Outlining Requirements for Private Fire Hydrants. Third Reading.

Mr. John Sedlock, Washington Township Fire Inspector, had the following comments regarding the Ordinance:

1. The original intent of the Ordinance was to accomplish two things - color code the hydrants to distinguish between private and municipal hydrants for maintenance purposes as well as establishing a uniform color code; the Ordinance also was designed to provide the guidelines for maintenance of those private fire hydrants.
2. Through researching other communities in Central Ohio it was determined that in most communities the private fire hydrants are ignored by the Fire Department.
3. In Dublin the Fire Department works with building owners and building engineers to make certain that the hydrants are of proper size, have proper flow, as well as proper placement.
4. With regard to record keeping, the Fire Department has not had a problem with inaccurate record or log keeping, and there has not been a problem with private fire hydrant maintenance.

Mr. Sutphen requested that Council vote on the Ordinance this evening.

Mr. Jankowski asked if the enforcement provisions were sufficient to achieve the objective to make certain that the private hydrants are identified and maintained.

Mr. Sutphen said that he felt that the Safety Committee believed them to be so.

It was pointed out that failure to comply with the Ordinance would "trigger" the same penalties that are provided generally in the Fire Code.

Vote on the Ordinance was as follows: Mr. Jankowski, yes; Mr. Strip, yes; Mr. Sutphen, yes; Mrs. King, yes; Mayor Rozanski, yes; Ms. Maurer, yes; Mr. Amorose, yes.

RECORD OF PROCEEDINGS

Minutes of **Dublin City Council Meeting**

Meeting

national
graphics

National Graphics Corp., Col., O. Form No. 1097

Held **December 19, 1988**

19

The regularly scheduled meeting of the Dublin City Council was called to order by Mayor Michael L. Close at 7:30 P.M. on Monday, December 19, 1988.

Mr. Jankowski led the Pledge of Allegiance.

Members of Council present were: Mr. Amorose, Mayor Close, Mr. Jankowski, Ms. Maurer, Mr. Rozanski, Mr. Strip, and Mr. Sutphen.

Mr. Hansley, City Manager, and Mr. Smith, Law Director, were also present as were Mr. Bowman, Lt. Geis, Mr. Harding, Mr. Johnson, Mr. Jones, Mr. McDaniel, Ms. Newcomb, Ms. Prushing and Mr. Willis of the City Staff.

Mr. Amorose moved to approve the minutes of the November 28, 1988 meeting of Council.

Mr. Sutphen seconded the motion.

The vote - Mr. Strip, yes; Mr. Jankowski, yes; Mr. Sutphen, yes; Mr. Rozanski, yes; Ms. Maurer, yes; Mayor Close, yes; Mr. Amorose, yes.

Mayor Close repeated the Council Rules of Order as they pertain to Public Hearings.

Ordinance No. 102-88 - Ordinance Providing for a Change of Zoning on 115.755 Acres Located on the North Side of Tuttle Road, East of Interstate 270. Public Hearing.

Mr. Harrison Smith and Mr. Jim Hauk registered as proponents. There were no registered opponents.

Mr. Bowman had the following comments:

1. The subject site is 115.7 acres.
2. The site is located on the northeast corner of I-270 and Tuttle Roads.
3. The property abuts the western office portion of the Llewellyn Farms development and the Borrer Corporation office property.
4. To the north are residents in Washington Township; on the west side of the site is I-270 and a 20 acre parcel which was annexed to Columbus.
5. On the south side of Tuttle Road is additional land in Columbus and it is expected to be used for commercial and apartment uses.
6. The property was recently reclassified to the R-Rural District; the applicant is requesting zoning into the Planned Commerce District.
7. Showed slides of the site.
8. The site in the Dublin portion is major mall use development; it is expected to include approval and construction of an interchange at Tuttle Road which will be developed at the developer's expense.
9. In conjunction, the City of Columbus will be doing improvements to Tuttle Road.
10. Dublin intends to work with property owners to provide a northward connection from the subject site onto Rings Road.
11. It is now a very good zoning package that should result in a first-class office park, complete with coordinated landscaping.
12. The deed restrictions will cover the building facade, signage, materials and elevation.
13. The plan starts with less intensive offices against the properties on Frantz Road and becomes progressively more intense, resulting in large, corporate signature-type office buildings along I-270.
14. Staff recommended approval.
15. The Planning Commission unanimously recommended approval, subject to one condition - that information regarding phasing, pedestrian bike links, utilities and applicable deed restrictions be required as part of the composite and will be provided to the staff prior to submission of the actual development plan.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

National
Graphics

National Graphics Corp., Cols., O. Form No. 1097

Held December 19, 1988

19

Page Two

Mr. Harrison Smith, using a visual aid, described the connection of the roads, and how in the future they could possibly connect to Avery Road, Coffman Road, etc.

Mr. Smith pointed out that the construction of the interchange will be entirely private with the approaches to the interchange all in the City of Columbus.

Mr. Strip wondered about safeguards; if traffic studies or feasibility studies had been done, especially as regards peak times.

Mr. Harrison Smith commented that they had mixed uses, the multi-family being reverse flow to office traffic.

Mr. Smith also indicated that there have been discussions with the City of Columbus regarding the improvement of Frantz Road with four lanes south of Tuttle Road but that nothing definite had been determined.

There will be a Third Reading of the Ordinance at the first Council meeting in January.

Ordinance No. 111-88- Ordinance Providing for a Change of Zoning on 2.294 Acres Located on the Northwest Corner of Darby Street and High Street. Public Hearing.

There were no registered proponents or opponents.

Mr. Bowman's comments were as follows:

1. The site is 2.3 acres located immediately west and to the north of the existing Dublin Library in Old Dublin.
2. The property was owned by the Board of Education for a number of years and deeded to the City in 1987.
3. The property is currently zoned R-2, Limited Suburban Residential District.
4. The requested classification would be SO, Suburban Office and Institutional District on which a library is a permitted use.
5. Showed slides of the site.
6. The project was reviewed by the Architectural Review Board in November. The expansion was approved as submitted.
7. There was some discussion about a canopy which was to be one of the alternate bid items. The ARB requested that if the canopy were dropped as an alternate that the plans be re-reviewed.
8. Staff recommends approval.
9. The Planning Commission unanimously recommended approval with a number of conditions:
 - A. With the final approval of the City Engineer that all storm water control mechanisms be improved for the entire site.
 - B. That signage comply with the Code and the formal review of the Architectural Review Board.
 - C. With regard to street trees there was discussion changing the crab apple to another species.
 - D. There will be a fifth condition when reviewed by the Washington Township Fire Department.
 - E. It was agreed that the red maple trees on the site would be replaced to another type of tree.
 - F. There was discussion regarding investigation as to how this piece could link up to other bike and pedestrian trails.

There will be a third and final reading of the Ordinance on January 3, 1989.

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

National
Graphics

National Graphics Corp., Col., O. Form No. 1097

Held November 7, 1988

19

Page Five

Ordinance No. 95-88 - Ordinance Accepting Right-of-Way on South Side of Tuller Road. Third Reading.

Vote on the Ordinance - Mr. Rozanski, yes; Mayor Close, yes; Mr. Sutphen, yes; Mr. Jankowski, yes; Ms. Maurer, yes; Mr. Strip, yes; Mr. Amorose, yes.

Ordinance No. 97-88 - Ordinance Authorizing City Manager to Enter into a Lease Agreement for Space Located at 7001 Discovery Boulevard. Second Reading.

Mr. Smith, Law Director, said that his office has been negotiating with the attorneys for the building and that the lease presented the latter part of last week was unsatisfactory. He noted that a revised lease was being prepared.

There will be a third reading of the Ordinance on November 21, 1988.

Ordinance No. 99-88 - Ordinance Accepting Lowest/Best Bid for a Central Radio Communications System Within the Division of Police. Second Reading.

It was Mr. Strip's feeling that he needed additional information, and Mayor Close suggested that Chief Ferrell and Mr. Strip arrange a meeting for purposes of discussion and answering of questions and concerns.

There will be a third reading of the Ordinance on November 21, 1988.

Ordinance No. 101-88 - Ordinance to Enter into a Health Services Contract with Franklin County Board of Health. Second Reading.

The Ordinance was held over for a third reading on November 21, 1988.

Ordinance No. 102-88 - Reclassification of Zoning on 115.755 Acres North of Tuttle Road, West of I-270. First Reading.

Mr. Amorose introduced the Ordinance.

Mr. Amorose moved to refer the Ordinance to the Planning and Zoning Commission.

Mr. Sutphen seconded the motion.

Vote on the motion - Mr. Amorose, yes; Mr. Sutphen, yes; Mr. Strip, yes; Mr. Jankowski, yes; Mr. Rozanski, yes; Ms. Maurer, yes.

Ordinance No. 103-88 - Ordinance Approving the Editing and Inclusion of Certain Ordinances as Parts of the Various Component Codes of the Codified Ordinances. First Reading.

Mr. Sutphen introduced the Ordinance.

The Ordinance was held over for a second reading on November 21, 1988.

Ordinance No. 104-88 - Ordinance Accepting Lowest/Best Bid for Avery Park Concession. First Reading.

Mr. Jankowski introduced the Ordinance.

Mr. Smith reported that he and Mr. Harding on this date had had a discussion and Mr. Harding had recommended as the lowest/best bid the second lowest bidder.

Mr. Smith said that he had received additional information from Mr. Gregory, attorney for the low bidder, and requested that Mr. Harding be given an additional two weeks review the information and that this matter be addressed by Council on the 21st of November.

Mr. Duros stated that he met with Woody and Barbara Holt, representatives of the East Dublin Community Council, and presented them with the schematic sketches of the development. Mr. Jezerinac asked if any residents present at the meeting wished to comment, but there was no response.

The Commission members were in agreement with the densities of the office buildings and were pleased with the development in general. Mr. Amorose made a motion to approve the Concept Plan, seconded by Mr. Reiner. The vote was as follows: Ms. Rausch, yes; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Jezerinac, yes; Mr. Geese, yes; Mr. Reiner, yes. The motion was passed 6-0.

Ms. Clarke informed the Commission that traffic counts were done on Martin Road in November of 1986 before the Meijer's store was opened and while the St. Rt. 161 bridge was closed. Counts are scheduled to be taken next weekend, and equivalent comparisons will be made.

3. Rezoning Application Z88-014 - Tuttle Road/I-270 - Tuttle Crossing

Ms. Leitzell presented slides of the site and surrounding area.

-This application was heard informally last month, and a small tract of land which was previously annexed is now included bringing the total to 115.7 acres.

-The site is located to the northeast of I-270 and Tuttle Road. The property abuts the western office portion of the Llewellyn Farms PUD and the Borrer Corporation office property. To the north are residences in Washington Township on lots of about 700 feet in depth which face onto Rings Road. On the west side of the site are I-270 and a 20-acre parcel which was annexed to Columbus, and to the south across Tuttle Road is additional land in Columbus which is expected to be used for commercial and apartment uses.

Ms. Clarke presented the Commission with the following information:

-The property was reclassified recently into the R, Rural District, and the applicant is requesting the PCD, Planned Commerce District.

-The site is the Dublin portion of a major multi-use development which is expected to include the approval and construction of a new diamond interchange at I-270 and Tuttle Road at the developer's expense. This interchange will replace the long-expected I-270 interchange at Hayden Run Road. Dublin staff favors this interchange because it is closer to Dublin, and the land necessary for the interchange, as well as the cost of construction, is being provided at the developer's expense. The City of Columbus will be doing the construction and improvement of Tuttle Road with this development. Dublin has agreed to work with property owners to provide a northward connection to Rings Road.

-Ms. Clarke had distributed a corrected text with the packets and noted that all the changes in the text were underlined. Most of the changes were minor; for instance, the main drive has been given the name "Tuttle Parkway," and the right-of-way has been corrected from 80 feet to 100 feet. Staff had requested some articulation of the developer's desire to create a first-class office park, and this has been provided on the second page of the text. This section states that the development will include a coordinated landscape project and will include deed restrictions to control signage, building materials, elevations, etc.

-The site layout will include less intensive uses near Frantz Road. Moving toward I-270, the uses will become more intense to include signature, corporate-headquarter type offices and may include parking garages.

-Sub-area A contains 34.4 acres, and the maximum density is 18,000 sq. ft. per acre. The minimum building height is two stories, with a maximum height of 100 plus feet.

-Sub-area B is 37.7 acres to be developed at a maximum density of 14,000 square feet per acre. The maximum height of structures is 65 feet.

-Sub-area C is the easternmost 26.3 acres, and the maximum density is 11,000 square feet per acre. The maximum height of structures is also 65 feet.

-Sub-area A-1 is 3.4 acres and is expected to be a services area with restaurants and banks. The applicant has added to the text that a drive-thru facility will be a Conditional Use instead of a Permitted Use as requested by the Commission. The revised text contains conditions pertaining to how these sub-areas will be developed to create a unified architectural expression. The buildings are to be internally oriented, and signage will not be toward Tuttle Road.

-The traffic network has been redesigned in line with the recommendations of Barton-Aschman, the traffic consultant hired by Dublin for input on this development.

-At the time the Staff Report was written, approval of the rezoning was recommended subject to:

- 1) Articulation of an architectural standard for the project as a whole. (Staff feels that this has been included in the revised text).
- 2) Revision of Development Standards text for correction and/or clarity. (Staff feels that these concerns have also been addressed in the revised text).
- 3) Submission of information regarding phasing, pedestrian/bike links, utilities, and applicable deed restrictions as required in the Composite Plan. (The applicant has specifically stated that deed restrictions will be established before a final Development Plan is submitted; pedestrian/bike links will also be presented for approval by Commission at a later point. In regards to phasing, staff is specifically concerned with the high-intensity uses near the freeway, and what will happen if the interchange is not approved, or if the interchange is substantially delayed. (The text states that Sub-area A will not be developed until such time as the interchange itself is under construction).

Ms. Clarke explained the approval process of the relatively new PCD, Planned Commerce District.

Mr. Geese asked Mr. Willis where the sewer will be coming from to service this project. Mr. Willis stated that he did not have that information with him. Mr. Bowman stated that the sewer is on Park Center Boulevard in the right-of-way between the Borrer Corporation building and the American Cancer Society building. Mr. Geese asked where it will drain to. Mr. Bowman replied that it will drain between Phase 1 and Phase 2 of Llewellyn Farms. Mr. Geese questioned the capacity of the pump station with the development of a project this size.

Mr. Willis presented the engineering comments as follows:

-Storm water management plans and engineering details are needed at the time of the final Development Plan.

Mr. Ben Hale, attorney for the applicant, explained that when the subdivisions south of Hayden Run Road were put in, Columbus paid to have oversized trunk lines put in and brought a trunk line up (south of Tuttle Road) to service the tributary area. Most of this site will be serviced by going south to that trunk line down through Shire Cove and under the river. Only the Dublin portion of the development will be serviced through Dublin. Mr. Hale added that the sewer which is currently being installed further east, at the expense of Mr. Edwards, will also serve this project. Mr. Geese expressed concern about the need for developers to contribute toward the gravity flow sewer because he does not feel that force mains and pump stations are a long-term solution. Mr. Bowman stated that the sewer system was studied as part of Dublin's Master Plan, and the pipes are actually operating at a lower capacity than they were designed for. The ultimate solution to eliminating the pump stations is the installation of the West Bank Interceptor Sewer. Mr. Jezerinac asked if the pipes in Llewellyn Farms are adequately sized to handle development of this site. Mr. Bowman stated that potentially there could be a problem where the pipes come together at Frantz Road just south of Cramer Creek. This is based on the development of Washington Township, but this development itself should not cause a problem. Mr. Willis explained that the tributary area that this pipe serves extends westward into Washington Township. A problem could potentially occur if the entire tributary area were to be developed at a high density.

Mr. Hale explained that the Tuttle Road/I-270 interchange better serves Dublin than the Hayden Run Road location would have. Mr. Edwards is paying for the \$7.5 million interchange without any contribution from governmental entities. The City of Columbus is going to upgrade Tuttle Road. Mr. Hale stated that the developer hopes to have the interchange under construction in the spring of 1989. This full-service interchange should alleviate congestion on several of Dublin's roads.

Mr. Jim Houk, a landscape architect with Bohm NBBJ, outlined changes in the plans as follows:

-Mr. Houk demonstrated the site layout plan and stated that the major through road has been rerouted to a north/south direction. The developer is working with Dublin on a connection through to Rings Road to create a finished boulevard with a landscaped median from Tuttle Road up to Rings Road. Tuttle Road will also be upgraded to a landscaped-median boulevard from Hirth Road to Frantz Road.

-Mr. Houk demonstrated a preliminary plan for a pedestrian pathway system through this development. The developer is working with the City of Columbus engineers trying to get an underpass under Tuttle Road to tie the quadrants together.

Mr. Jezerinac questioned the development standards for the 20 acres of Columbus property located in the Dublin quadrant. Mr. Hale stated that it is the developer's intent to treat all areas of the project in a similar manner. Mr. Jezerinac expressed concern about the large buildings in the Columbus portion having parking overlap into Dublin. Ms. Clarke stated that Dublin and Columbus staff should be able to coordinate the development of areas which cross the property line. Mr. Houk added that

the deed restrictions referenced in the text are for the entire development, not just the Dublin portion. Mr. Reiner asked if this will include Dublin's Landscape Code. Mr. Houk replied that the standards will be the same. Ms. Clarke added that the Dublin Landscape Code was simplified for application in Columbus, but the requirements imply the same standard.

Ms. Rausch asked if the the entrances on both the Dublin and Columbus sides of Tuttle Road will be mirrored. Mr. Houk replied that the entry treatment will be the same.

Mr. Jezerinac expressed concern about allowing drive-thru facilities as a Conditional Use in Sub-area B. Mr. Hale and Mr. Houk agreed that a drive-thru facility will be limited to office uses such as a bank or insurance office because they are the only Permitted Uses in this district. A fast-food restaurant is not a Permitted Use in this district.

Mr. Jezerinac asked what the justification was for a density of 14,000 square feet per acre in Area B. Mr. Houk stated that they are creating a transition zone. Mr. Jezerinac stated that Sub-area B is too big for such a high density. He also suggested that Sub-area C have a maximum density of 10,000 square feet per acre to be consistent with Llewellyn Farms office development. Ms. Clarke stated that she compared these intensities with the development in Metro Center. The Trammel Crow and Linclay buildings, which are even closer to Frantz Road, are at about 16,000 square feet per acre. Sub-area B will also be across from more intense uses (a shopping center/fast-food restaurants) on the south side of Tuttle Road in Columbus.

Ms. Rausch noted that with the office trend going to flex time, shifts may overlap creating a need for additional parking.

Mr. Jezerinac asked why it was the intent to develop Sub-area C first. Mr. Hale stated that the developer feels that this area is the most marketable now. A road is scheduled to be built through Sub-area C from Tuttle Road to Frantz Road to connect with Park Center Drive in 1989. Mr. Jezerinac stated that he feels it is imperative for the City of Dublin to add the two additional lanes to Frantz Road in the very near future. Mr. Hale added that if things go as planned, Frantz Road improvements, Tuttle Road improvements and the interchange should be on line at the same time.

Mr. Berlin made a motion to approve the rezoning application subject to Item 3 in the Staff Report of November 10, 1988, which states: Submission of information regarding phasing, pedestrian/bike links, utilities, and applicable deed restrictions as required in Composite Plan will be subitted prior to the Development Plan. Mr. Reiner seconded the motion and the vote was as follows: Mr. Reiner, yes; Ms. Rausch, yes; Mr. Jezerinac, yes; Mr. Amorose, yes; Mr. Berlin, yes; Mr. Geese, yes. The motion was passed 6-0.

At this time, the meeting was recessed for approximately 15 minutes.

**5. Informal Review - Rezoning Application Z88-014 - Tuttle/I-270 -
Edwards Crossing**

Ms. Leitzell presented slides of the subject site and surrounding area:

- The site contains 109.27 acres of land located to the northeast of I-270 and Tuttle Road. The property abuts the western portion of the Llewellyn Farms PUD and the Borrer Corporation office property. To the north are residences in Washington Township which face onto Rings Road on lots of about 700 feet in depth. On the west side of the site are I-270 and a 20-acre parcel which was annexed to Columbus, and to the south across Tuttle Road is additional land in Columbus which is expected to be used for commercial and apartment uses.
- The proposed site is the Dublin portion of a major multi-use development which is expected to include the approval and construction of a new diamond interchange with I-270 at Tuttle Road.

Ms. Clarke presented the Commission with the following information:

- The subject site was reclassified into the R, Rural District, following annexation to Dublin. This application is to rezone the property to PCD, Planned Commerce District.
- The proposed interchange (to be constructed at the developer's expense) has not been formally approved by the federal authorities. Staff expects that this will be accomplished within the next several weeks.
- The developer has control over several hundred acres in all four quadrants of the proposed interchange. Immediately at the northeast corner of the proposed interchange is a 20-acre parcel which was annexed to Columbus, along with the other three quadrants of the interchange. The remaining 109 acres in the northeast quadrant are in Dublin.
- The proposed section of the development which is in Dublin has a street system which will continue that which has been started with the Llewellyn Farms PUD, as well as creating new streets. The existing surrounding street system will be greatly impacted by the amount of development which is projected for this area, and the City of Dublin has hired Barton-Aschman Associates to assess the impact and required improvements so that the Dublin surface street system continues to function for the municipality. The applicant has agreed to work with Staff on strengthening the north/south connection in this particular development. Staff is hopeful to connect this development through to Rings Road.
- The applicant is generally asking for SO, OLR, and hotel/motel uses. Small offices (probably financial institutions) with drive-thru facilities are also expected along Tuller Road. The heights and intensity of the development will be greater near the freeway than it will be eastward towards Frantz Road.
- Copies of the rezoning application that is being concurrently heard for the acreage in the City of Columbus had been previously distributed to the Commission members. Ms. Clarke stated that the case was tabled by the Development Commission on September 22, 1988, to give the applicant the opportunity to meet with adjacent property owners. It is scheduled to be heard again on October 13th.

Mr. Geese asked what determined whether the land was annexed to Columbus or Dublin. Mr. Bowman replied that the property owners petitioned to annex the property.

Mr. Jeffrey Brown, attorney for the applicant, presented some history on the Columbus land for the proposed interchange. Approximately two years ago, Pete Edwards purchased the land in the area and originally was considering an interchange at Hayden Run Road. After realizing high construction costs due to environmental concerns and problems with acquisition of necessary right-of-way due to existing structures, the applicant met with MORPC. Wilbur Smith Associates then did a study on several proposals for an interchange on this stretch of the freeway. An interchange at Tuttle Road and I-270 was the option which was then pursued. Further studies were undertaken and approved by Columbus, MORPC, and the State of Ohio; and the plan is now being processed through the Federal Highway Administration. Mr. Brown presented a letter from the State Highway Department outlining the progress to date. One entity owning all four corners of the interchange will be beneficial in producing a uniform product.

Mr. Jim Houk, the architect for the project, presented several plans of different aspects of the site and outlined the Dublin section.

-He explained the proposed roadway network for the Dublin quadrant. The developer's traffic consultant, Wilbur Smith Associates, and the City's traffic consultant, Barton-Aschman, have studied the area traffic network and have concluded that the north-south road may be developed in boulevard form between Tuttle and Rings Road. Dublin is working toward purchasing land in Washington Township to complete the connection of this north-south road with Blazer Memorial Parkway.

-The northeast quadrant (Dublin) is proposed as the key corporate office area of the entire development with large-scale signature offices along the freeway winding down to the smaller owner occupied type office buildings that are now present along Frantz Road. The northeast corner of the interchange (Columbus) is planned to be a major full-service hotel site.

-Several proposed uses were described for the other three quadrants as well.

-The developer is working toward a four-corner entry feature including an extensive landscaping program for an award winning interchange.

-The first phase of development will probably include the smaller offices in Dublin and apartments in Columbus. The developer is also working toward creating manicured massive green spaces through the interim stages of development.

-The developer is working on comprehensive signage controls for the entire development in deed restriction form.

Mr. Mark Magalotti, traffic engineer with Wilbur Smith Associates, presented a brief review of the extensive study that went into the area traffic program to generate the approval of the access for the ramp system. The study concentrated on trying to justify an interchange somewhere between the existing Hilliard interchange and the St. Rt. 161 interchange, with review by MORPC and ODOT. Traffic projections were provided by ODOT. Land use projections were done with their computer model program, and ground counts were also done and compared with the computer data. Traffic projections were done for the year 2010. The design for the Tuttle Road interchange which has been selected and is about to be approved consists of a diamond interchange. The study also identified that I-270 in the area of the interchange will have to

be widened to six lanes at some time in the future, and provisions will be made for that widening. The assumption was also made that Tuttle Road will be widened to four lanes in the interchange area as part of the necessary improvements to accommodate the interchange. Site plan land use projections were based on the year 1998. Mr. Magalotti detailed the roadway network including access and signalization points.

Mr. Jezerinac suggested that the traffic studies take into account the signalization points that exist on Frantz Road north of Rings Road and determine if all the signals will be necessary with the addition of signals at Rings/Frantz and Tuttle/Frantz.

Mr. Geese asked about the development procedure with the pending approval of the interchange. Ms. Clarke explained that the City of Columbus Development Commission decided that only the commercial portions of the development were tied directly to the approval.

Mr. Geese also asked about the limitations of the west bank sewer and how much development can be done. Mr. Willis stated that the west branch sewer will be sized to handle the flow from all of Washington Township whether inside or outside of Dublin's City limits. Mr. Houk explained their plans for the sewer route. Mr. Geese expressed concern about who would be paying for the sewer. Mr. Geese was concerned about the sewage going into the Cramer Creek pump station and whether or not it is capable of handling this. Mr. Houk stated that this has been reviewed by the various bodies involved and supposedly the capacity exists to service this site. Mr. Houk will have the engineer come up with more specifics.

Ms. Rausch asked if fast food restaurants were planned along Tuttle Road. Mr. Houk replied that they do not know right now but the desire is to market this area to financial institutions. Ms. Rausch noted that she does not want to see fast food restaurants along Tuttle Road. Mr. Grace suggested listing more of the Permitted Uses as Conditional Uses. Mr. Houk stated that they will be glad to list the fast food restaurants as Conditional Uses and added that the intent is to create a food court around the lake.

There were no further comments on the informal review, and no vote was taken.

Because of the late hour, a motion was made, seconded and unanimously passed to **table** the the hearing on: **Bikeway Plan Element of Community Plan.**

There being no further business, the meeting was adjourned at approximately 12:25 p.m.

Tamra S. Bray, Secretary
Dublin Planning and Zoning Commission