

Approved Development Text

Perimeter Center

SUBAREA DEVELOPMENT STANDARDS

General:

1. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Commerce District shall prevail. Standards in the Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Commerce District.
2. The standards included herein shall not require modification of any structures, landscaping, or other improvements actually in place as a result of development occurring prior to this rezoning. Such structures, landscaping and improvements shall be considered permitted and legal and conforming uses at the location and to the size and degree they exist at the time of said rezoning.
3. Perimeter Drive will be constructed through to Wilcox Road as a part of the initial development phase of Subarea F, F-1, F-2, and F-3. The loop road through Area E, F, D shall also be constructed as part of the initial phase. At such time as the part of said Perimeter Drive is constructed through the Thomas property, the remainder of said Perimeter Drive from the east line of the McKittrick property to the west line of the Thomas property shall forthwith start and be completed within a reasonable time. The entire length of Perimeter Drive shall have a sidewalk along the southern right-of-way from Avery Road to Coffman Road. Nothing herein shall prohibit owner(s) from completing Perimeter Drive prior to the required completion period. If additional right-of-way is required for ramp widening, it shall be provided.

The landscape buffer along the south side of Post Road shall be installed in its entirety from Avery Road to Wilcox Road with the beginning of construction on Subarea G, H, F or the construction of Perimeter Drive from Avery to Wilcox. With regard to the mound and landscaping required on the property along Post Road and owned by applicant Olde Poste Properties, the following schedule should apply:

- a. At such time as any parcel of said property along Post Road is developed, applicant shall complete the mounding and landscaping along the Post Road frontage of said parcel as a part of the initial phase of construction and maintain the same thereafter.
- b. In addition, if said applicant, prior to the completion of the mound and landscaping as required under a) hereof should develop lands lying north of Perimeter Drive (not at the date of this rezoning developed) with construction amounting to 100,000 square feet of building area or more, applicant will complete the entire mound and the landscaping between the mound and the Post Road right-of-way from Discovery Boulevard to the east if the City of Dublin undertakes to water the landscaping elements until any or all parts of the Post Road frontage mound and landscaping are constructed in accordance with a) hereof. For these purposes, neither the planned day care center which is a permitted use at the northeast corner of Discovery Boulevard

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and the proposed loop street nor construction on the 15-acre parcel owned by White Consolidated Industries shall be included within the said 100,000 square feet.

The applicant shall be obligated to pay one-third of the cost of the improvement of Avery Road from the south right-of-way line of Post Road to the north right-of-way line of S.R. 161 according to plans approved by the City of Dublin if, and only if, the City of Dublin agrees to pay one-third of said cost, and one-third of said cost is assumed by those owning property on the west side of Avery Road, between Post Road and S.R. 161. Said improvement shall be undertaken and performed by applicant prior to the opening of any commercial use on applicant's property the subject of this rezoning if, and only if, the City of Dublin furnishes the applicant in money or required materials with its share of said costs at a time which reasonably meets applicant's construction and opening schedules. In addition, applicant agrees to include within the improvement project that part of Avery Road (Muirfield Boulevard) from the south right-of-way line of Post Road to the present southerly terminus of the four land section of Muirfield Drive north of Indian Run if, and only if, the City of Dublin furnishes the applicant in money or required materials with the cost of said additional construction. Both applicant and the City of Dublin understand that appropriate contracts will be executed covering the construction contemplated herein.

4. The street plan shown on the plan is the general plan which will be platted and constructed. It is not, however, intended to be precise, and while the functional system will be produced, its precise location may vary from that shown so long as the functional objectives continue to be attained. A safe bike connection from Post Road to Perimeter Mall through areas G & H will be provided if the bikeway connection over S.R. 161 is made, a bike tie/link will be completed to Post Road from the proposed bike path in Area G, H to State Route 161 connection.

Signage and Graphics:

DESIGN CRITERIA

1. These criteria are written in conjunction with the Dublin Sign Code Chapter 1189. In areas of conflict, these criteria shall supersede the Dublin Sign Code.
2. Materials and Landscaping:
 - a. All signs with a base shall have the base constructed of the predominant material of the user building.
 - b. All signs mounted on pylons shall have landscaping around the base of the sign and around the pylons such that the pylons are not visible. All plantings shall be of an evergreen material (see Example E attached). The length of the pylons shall be limited to two (2) feet between the grade elevation and the bottom of the sign face.

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3. Dimensions of Sign:

- a. Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on earthen mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.
- d. It is intended that the signs shall be generally rectangular in design with an approximately 3' to 5' height to length ratio. Specific designs for each user may be considered on their own merit as long as they follow these general guidelines. (See Exhibit A through E attached).

4. Sign Graphics:

- a. Graphic identification shall be limited to the site user's name, logo and street number.
- b. The area of graphic images such as logos shall not exceed 20% of the sign face.
- c. Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.
- d. The maximum height of any letter or number shall be 16".
- e. Quantity: No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or uses having frontage on each of two public rights-of-way, two ground signs are permitted. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- f. Signs may: (a) be non-illuminated, (b) feature internally illuminated graphics or incorporate back-lit graphics. Only the sign graphics shall be illuminated.
- g. Signage setbacks from the right-of-way are as follows:
 - 1) 10'-0" along Avery Road
 - 2) 12'-0" along the south side of Perimeter Drive
 - 3) 8'-0" in all other areas.

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- h. Traffic and directional signs shall be in conformance with Dublin Sign Code 1189.03.
- i. Within Subarea B, all signage shall be limited to the south side of all structures along Post Road.
- j. No sign shall be painted or posted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- k. No signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- l. No roof signs shall be permitted, nor should a sign extend higher than the building.
- m. No flashing, traveling, animated or intermittently illuminated signs may be used.
- n. No billboards, or electrical or other advertising signs shall be allowed other than a sign carrying the name of the business occupying the site or "for sale" or "for lease" signs in accordance with Dublin Code 1189.03(g).

Lighting:

Except as otherwise herein stated:

- 1. External lighting within all subareas shall be cut off type fixtures.
- 2. All types of parking, pedestrian and other exterior lighting shall be on poles or wall-mounted cutoff fixture and shall be from the same type and style.
- 3. All light poles and standards shall be dark in color and shall either be constructed of dark wood, dark brown, black or bronze metal.
- 4. Parking lot lighting shall be no higher than 28'.
- 5. Cutoff type landscape and building uplighting shall be permitted.
- 6. All lights shall be arranged to reflect light away from any street or adjacent property.
- 7. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- 8. All building illuminations shall be from concealed sources.
- 9. No colored lights shall be used to light the exterior of buildings.
- 10. Landscape lighting along Avery Road shall be ground mounted with a low level of illumination.

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Subarea E - Services Zone (July 18, 1994)

Subarea Development Standards:

Subarea E shall comply with the general subarea development standards contained in the original Perimeter Center zoning (general signage and graphics, lighting and Perimeter Center primary identification signage design criteria) unless otherwise indicated in this text or in the submitted site plans.

Subarea E:

Typically found between a major interchange and the first arterial intersections, this subarea contains freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

Permitted Uses:

The following uses shall be permitted within Subarea E:

1. Those uses listed in Section 1159.01 (Suburban Office and Institutional District) and 1175.01 (Office, Laboratory and Research District) of the Zoning Code
2. Those uses listed in Section 1163.01(a), (2), (5) (7) and (8), eating and drinking places. (Community Commercial District - Permitted Uses Only)
3. Drive-in facilities developed in association with a permitted use.
4. Ancillary commercial uses within a structure primarily devoted to office uses.
5. Gas station.

General:

The Services Zone will function as a transition zone between the shopping center to the east and Avery Road, a primary entrance point to north Dublin on the west. The orientation and the face of the out parcels in the zone will be to the east and at the corners toward the intersecting streets and to what would normally be considered the rear of those parcels, (i.e. the portion abutting Avery Road will be employed as an entrance feature to the residential areas to the north). Avery Road will be employed as an entrance feature to the residential areas to the north). Buildings will have a common architectural theme with good aesthetic quality, the same or compatible building materials and a common lighting, signage and landscaping ethic. Within this mold the east and intersecting streets face may identify the separate users and their products with appropriate expressions of individuality. However, the west face must appear as a unified, single expression. Structures, be they buildings or walls;

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roof lines and types; building spacing; signage, lighting and landscaping should present an almost non-commercial approach with low level signage employed solely to identify users with structures and landscaping effectively shielding the street from the impact of activity on the site. The following additional standards are deemed appropriate to produce such a function.

Yard and Setback Requirements:

1. Along Avery Road, pavement setbacks shall be equal to 30', building setback equal to 50'. Signage setback shall be equal to 10' from the R.O.W.
2. Along Perimeter Drive, the south entry drive and the loop road, pavement setbacks shall be equal to 30' and building setbacks equal to 50'.
3. All area between the right-of-way of Avery Road and the parking setback shall be landscaped per approved plan.
4. All other local street pavement setbacks shall be 25' and building setback 50'.
5. At all public road intersections with Avery Road including Perimeter Drive and the south entry drive, a corner building and parking setback measured along a line bisecting the angle formed by the intersection of the required building setback lines shall be 50' for a 25' parking setback, 60' for a 30' parking setback and 100' for a 50' building setback (See Exhibit A).
6. Along S.R. 161, the setback shall be 50' for buildings and pavement.
7. Total ground covered by all buildings, excluding parking garages and lots, shall not exceed 25% of the total lot area.

Utilities:

1. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines should be placed underground.
2. All utility connections should be kept to the rear or the side of the building, out of view or screened.
3. All mechanical equipment and related structures should be effectively screened from grade level view as well as on the site views from within the development.
4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

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Circulation:

1. Avery Road R.O.W. width and pavement section will be per approved engineering plan.
2. The Perimeter Drive shall have a 100' foot right-of-way and a 56' pavement width.
3. The south entry drive shall have an 80' foot right-of-way, and a 56' pavement width and taper to a 60' right-of-way beginning directly south of the intersecting north-south service road.
4. The loop road shall have a 60' right-of-way, and a 36' pavement width.
5. All other local public access streets shall have a 60' right-of-way and a 32' pavement width.
6. Opposing curb cuts on Perimeter Drive and the Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible, consistent with prudent traffic engineering principles and practice.

Paving:

1. Asphalt paving for roads and parking areas.
2. Concrete curbs.
3. Concrete road paving as needed in service area.
4. Paint striping in parking areas and on roads should match color of that used for Perimeter Shopping Center.
5. Sidewalks should be minimum 4'-0" wide; paving material to be broom finish concrete.

Parking:

In addition to meeting the current City of Dublin code requirements, the following guidelines should be followed in the design of parking facilities:

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-thru stacking requirements as per the Columbus Zoning Code.
4. Parking stalls shall be laid out in the most efficient manner; 90 degree layouts are

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suggested with 9' x 19' stalls and 22' - 24' aisles.

5. All parking lots should be paved, curbed and internally drained.
6. Wheel stops should be used where sidewalks abut parking spaces, to prevent car bumpers overhang from blocking the sidewalks.
7. No parking shall be permitted on Perimeter Drive or Perimeter Loop Road.
8. One curb cut shall be permitted for each parcel. An additional combined curb cut shall also be permitted creating a maximum of three curb cuts for every two parcels.
9. Where slopes occur that exceed 3:1, the area shall be terraced or treated with erosion control materials, shrubs or ground cover. Materials which will roll, wash or float away are to be avoided on these slopes.
10. Full, compact, handicap and motorcycle parking spaces shall be provided.
11. If compact parking spaces are provided, they shall be grouped in rows as illustrated, rather than a few spaces spotted at several locations around the site. All compact spaces shall be 16' long x 8' wide.
12. Handicap parking spaces shall be 19' long x 12' wide. Handicap ramp access shall be included in conjunction with these parking spaces.

Waste and Refuse:

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

Service:

1. All loading activity shall occur within a building.
2. All refuse, trash and garbage collection shall be enclosed or not visible from the street or adjoining property.
3. No noises, smoke, odors, vibrations or other nuisances shall be permitted.
4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets by landscaping, mounding or walls.
6. All waste and refuse shall be containerized and fully screened from view by a solid wall

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or fence.

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

Landscaping:

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. In addition, landscaping within the Perimeter Loop Road setback shall include a continuous three-foot hedge with stone pilaster sixty feet on center with street trees planted 50' on center within the R.O.W. and planted +1 from the R.O.W.

General Conditions:

1. As many existing trees as possible shall be preserved.
2. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped.
3. Street trees on each side of an entry drive shall be set back twenty (20) feet from the curb to accentuate the entry/exit points.
4. A minimum green belt of ten (10) feet shall be maintained along each adjoining property line.
5. Shrub plantings are recommended massed or clustered in beds rather than singular shrub plantings.
6. Site unity can be maintained by specifying the same species of major landscape elements (shade trees, evergreen trees and ornamental trees). New compatible species of shrubs and ground cover will be introduced to the plant palette as needed to provide interest, focal points and screening around new development.

Fence/Walls:

1. No chain link or wire fencing shall be permitted.

Signs and Graphics:

Signs and graphics play an important role in the Perimeter Center Mall. In past years in the development of cities, little attention has been paid to signs and graphics or their impact on the environment. We do not want this to happen in the Perimeter Center area.

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Graphics:

There shall be main identification signs for the out parcels on Perimeter Loop Road, Avery Road on Perimeter Drive:

1. Dimensions of Signs:

- a. Maximum area of sign face: 50 square feet per face. The sign will be internally illuminated with an opaque background and the color will be selected from the approved Perimeter Center palette of colors being dark blue, dark green, dark red and black, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 9' above top of adjacent street curb. Signs will be located on stone bases and shall not exceed 5 feet.
- d. Logos shall be limited to 20 percent of each sign face.
- e. A maximum of three colors per sign, excluding the background colors, are permitted.
- f. No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or use having frontage on each of two public rights-of-way, two ground signs are permitted. Maximum height above grade shall be 9 feet. When two (2) ground signs are permitted for a corner lot the total maximum area of such sign faces shall not exceed 66.5 square feet. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- g. Where more than one tenant occupies the building, there should be one sign identifying the name of the building only.
- h. All building identification signs shall be freestanding, ground mounted, double faced and set perpendicular to the street frontage.
- i. No major building identification signage shall be attached to the building.

2. Information Signage:

- a. This category includes all information and directional signage other than identification which occurs on site. On site permanent direction signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design material and size and must meet signage standards.

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- b. The height of the signage is designed such that the viewing panel is always visible for a person seated in an automobile for a maximum height of 3-1/2' above grade.
- c. All copy for informational/directional signage shall be kept flushed to the left without indentation.
- d. In addition to signage, traffic control may be indicated via painted markings on pavements.

Architectural:

1. Height:

- a. No out parcel structure shall be more than 28' in height. For structures with pitched roofs, this height limit will be measured to the roof peak.
- b. Building facade height, as measured from the base of the eave to the ground elevation, shall not vary by more than 2' between buildings.

2. Color Palette:

- a. Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

3. Materials:

- a. Warm-tone brick.
- b. Stone veneer with limestone trim. (Limestone rubble in a coarse ashlar pattern.)
- c. Cedar shakes/shingles with not less than 325 lb per square weight.
- d. Split-face concrete block used as an accent with brick only.

4. Roof:

- a. Pitched roofs with gabled or hipped ends are required with a slope equal to 8/12.
- b. Minimum 8" overhangs are required.
- c. Glass roofs are acceptable in portions of a structure.
- d. Mansard roofs are not permitted.

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- e. Flat roofs are not permitted.
5. Scale:
- a. The scale of the structures should be sympathetic to a residential character.
 - b. Structures should be designed to harmonize with the landscape.
 - c. The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses and other such elements which help break up the mass and bring it into a more residential character.
6. Wall Articulation/Fenestrations:
- a. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - b. Blank facades on the "rear" of the building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.
 - c. The amount of fenestration should be balanced with the amount of solid facade.
 - d. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.

8. Development Plan - Bank One - Perimeter Center

Ms. Clarke presented slides of the site and surrounding area as well as information contained in the Staff Report dated March 8, 1990. The site contains 1.3 acres located at the southeast corner of Avery Road and Perimeter Drive within Subarea E, Services Zone, of Perimeter Center. The bank is to be a brick one-story structure containing 4,661 square feet, a portion of which is in the basement. There is an area shown on the plan along the north side of the building which is slated for later building expansion. The applicant has selected Scheme A for outparcels, the building is to appear "residential" in color, form, treatment, and scale. Two access points are shown from the parking lot to the shared north/south driveway, and parking for 41 cars is provided which is well in excess of the Code requirement. A drive-thru facility with five lanes, one of which is for an automated teller machine, and an outside bypass lane will be located on the south side of the structure. Stacking is provided for 28 cars behind the teller stations. Two signs are proposed, one on Avery Road and one at the driveway entrance, and both will need to be of the uniform type that will be used for all outparcels. The landscape plan generally complies with Code but will need to be tightly coordinated with other outparcel sites. Staff recommended approval of the Development Plan with several conditions listed in the Staff Report.

Mr. Terry Andrews of Planned Communities, Inc., the applicant, presented a master plan board.

Mr. Noel Blank of Myers NBD, the architect for the project, presented several slides demonstrating the proposed elevations, future area of expansion, and a rendering of the building with Scheme A exterior materials.

Mr. Ken Bradke, representing Bank One, addressed Commission questions regarding bank services, number of drive-thru lanes, hours of business, bikepath location, signage, etc. Mr. Bradke requested that the automated teller machine be identified by a 9" x 20" "Jubilee" sign over that drive-thru lane. Ms. Clarke stated that Staff will need to work with the applicant regarding this sign because as proposed, it would be visible from Avery Road. Mr. Blank agreed that the sign could be moved to a lower elevation.

Mr. Amorose suggested that the site be sodded instead of seeded and asked that the white pines, white flowering dogwood, and rhododendron on the plan be replaced with something more hardy.

Mr. Clarke asked if the site will be irrigated. Mr. Bradke stated that the Bank One sites generally are irrigated, but it has not been determined as yet for this site.

Mr. Berlin moved to approve the Development Plan for Bank One subject to several conditions as follows:

- 1) Landscape plan to be revised to include Avery Road buffer, evergreen screening, and materials of other outparcels;

- 2) Site plan to be revised to reflect angled setback at the intersection;
- 3) Signs to be in strict compliance with intentions of zoning and absolutely consistent with other outparcels;
- 4) Bypass lane to be increased to satisfaction of Fire Department;
- 5) Lighting fixture and lighting plan to be consistent with other outparcels;
- 6) Materials and colors to be identified in writing as demonstrated at meeting;
- 7) Drainage design to be as per Perimeter Center criteria and approved by City Engineer; and
- 8) Substitution of plant materials to satisfaction of Staff.

Mr. Leffler seconded the motion, and the vote was as follows: Mr. Berlin, yes; Mrs. Melvin, yes; Mr. Kranstuber, yes; Mr. Manus, yes; Mr. Leffler, yes; Mr. Amorose, abstain. (Approved 5-yes; 1-abstention).

The applicant had been notified that Dublin is currently under a sewer connection ban imposed by the Ohio EPA, and approval of this development plan does not include approval to tap into the sewer.

Other Business

Ms. Clarke handed out information to Commission members pertaining to the Special Meeting of the Planning and Zoning Commission to be held on March 21, 1990, regarding a proposed rezoning in the northeast quadrant.

There being no further business, the meeting was adjourned at approximately 11:00 p.m.

Respectfully submitted,

Tamra S. Bray, Administrative Secretary
Dublin Planning and Zoning Commission