

APPROVED DEVELOPMENT TEXT

AVERY SQUARE APPROVED DEVELOPMENT TEXT

Approved by City Council on October 25, 2010

This following text supersedes the original Riverside Dublin Development Text for former Subareas B and B₁ (Avery Square Shopping Center). The Riverside Dublin Development Text for Subarea B₂ (Walgreen's) shall remain in effect until such time it is amended.

Retail Center: 25.1 ac.

The retail center is located south of Perimeter Drive and northwest of Hospital Drive. The Dublin Methodist Hospital property is located to the south and west of the retail center. This area contains a mix of retail/commercial uses in an integrated shopping environment typical in size to a small community center.

Upon application for a conditional use, a final development plan or an amended final development plan that contemplates the development of the outparcel delineated in the Preliminary Development Plan ("the Application(s)"), the Planning and Zoning Commission shall first provide a recommendation to City Council under the criteria for each respective Application set forth in the Dublin Codified Ordinances. City Council shall review the Application(s) on the following terms:

- A. Following the recommendation of the Planning and Zoning Commission on the Application(s), City Council shall hold a public hearing, which shall be held no later than the date that is 30 days following the Planning and Zoning Commission's vote on the Application(s), unless an extended time is agreed upon by City Council and the applicant. In the event that City Council has no meetings scheduled during this 30-day time period, then City Council shall hold the public hearing and vote on the Application(s) at the first regularly scheduled City Council meeting following the expiration of the 30-day period contemplated in the preceding sentence.
- B. City Council shall vote to approve, approve with modifications, or disapprove the Application(s). In reviewing the Application(s), City Council shall use the review criteria for each respective Application set forth in the Dublin Codified Ordinances. City Council shall act through a majority vote of those City Council members that are present at the meeting in which the Application(s) are presented. City Council's vote shall become a final appealable order and the applicant shall have 30 days from

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the date of City Council's vote to file an administrative appeal pursuant to Ohio Revised Code Chapter 2506.

Avery Muirfield Drive Outparcels: 4 ac.

Retail outparcels located along Avery Muirfield Drive, south of Perimeter Drive and north of Hospital Drive. Uses and architecture will be integrated into the retail center.

Development Standards for Retail Center and Avery Muirfield Drive Outparcels

General

1. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Unit Development 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 Unit Development District.

The revised access plan shown on the preliminary development plan is the general scheme to be constructed with the planned intersection improvements at Avery Muirfield Drive and Perimeter Drive and Avery Muirfield Drive and Hospital Drive. It is not however, intended to be precise, and while the functional system will be preserved, its precise location may vary from that shown so long as the functional objectives continue to be attained. The final access design is dependent on the City of Dublin's Hospital Drive/Avery Muirfield Drive intersection improvements. Provided the final access design is in substantially the same form as that shown on the approved preliminary development plan, the retail center owner will donate all reasonable right-of-way required for the construction of the intersection improvements at no cost to the City of Dublin.

2. Signage and Graphics:
 - a. All signage and graphics shall conform to the Dublin Zoning Code except as provided by this text, and except as provided for in the Signage Criteria and approved as part of the Final Development Plan.

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- b. The Avery Muirfield Drive Outparcels ground supported signage shall reflect a uniform shape and shall be set in a frame of dark brown, black or bronze color. The center identification signs shall have the letters attached to an aluminum plaque.
- c. All uses within the Avery Muirfield Drive Outparcels shall have signage of uniform size, shape and materials, sign bases shall be made of stone. These signs shall have a maximum height of 6' and contain no more than 50 SF of area per face. Landscaping shall be integrated into signage feature.
- d. All uses within Avery Muirfield Drive Outparcels shall be allowed two ground signs, one sign oriented toward Avery Muirfield Drive and one sign oriented toward either a second public street (provided the site has at least 100 feet of frontage on two public streets) or the internal access road on the west side.
- e. No building mounted signs will be allowed along Avery Muirfield Drive frontage.
- f. The retail center shall be permitted two overall center identification signs, one located along Perimeter Drive and one located along Hospital Drive customer entrance. Sign bases shall reflect similar materials to the building architecture. All building mounted signage should conform to Dublin Signage Code except as provided herein and reflect a common shape, size, material and base color.
- g. No sign shall be painted or posted directly on the surface of any building, wall or fence except as provided herein or as permitted as tenant's main identification sign under the "Signage and Graphics" section of the Retail Center herein. No wall murals shall be allowed.
- h. No signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- i. No roof signs shall be permitted. Nor should a sign extend higher than the building.
- j. No flashing, traveling, animated or intermittently illuminated signs may be used.
- k. On site permanent directional sign, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size must meet signage standards.
- l. Fuel pump identification signs (numbers only) at the fuel station shall be permitted.

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4. Lighting:
 - a. External lighting within all subareas shall be cutoff type fixtures.
 - b. All parking, pedestrian and other exterior lighting shall be on poles or wall mounted cutoff fixtures and shall be form the same type and style.
 - c. All light poles and standards shall be dark in color and shall be constructed of dark wood, or dark brown, black or bronze metal.
 - d. Parking lot lighting shall be no higher than 28'.
 - e. Cutoff type landscape and building uplighting shall be permitted.

5. Miscellaneous:
 - a. All bike racks must have two lock-up positions.
 - b. If used, bollards on the site must be painted to match the building colors.

Retail Center

Permitted Uses

The following uses shall be permitted within the Retail Center:

- a) Those uses listed in the Suburban Office and Institutional District of the Zoning Code.
- b) Those uses listed in the Community Commercial District of the Zoning Code.
- c) Outdoor Dining Areas with up to 3,000 total sq. ft. of seating space within the retail center area that can be allotted to the various tenants to be administratively approved

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by Land Use and Long Range Planning. Those outdoor dining areas shall employ matching amenities (fences, tables, chairs, flower boxes) and must be of a black, wrought-iron design consistent with the patios which have been approved for the center. All patio materials (e.g., tables, chairs, etc.) must be removed from the patio area from November 1 to April 1. Such materials cannot be stored outside at the center.

- d) Outdoor Display Area for Live Plant Material as regulated by the Dublin Zoning Code.

Conditional Uses

The following uses shall be allowed within the Planned Development subject to additional review and approval as prescribed by the Dublin Zoning Code:

- a) Drive-in facilities developed in association with a permitted use.
- b) Theaters.
- c) Fuel station which shall be owned by the grocery store at the shopping center and its subsidiaries.
- d) Outdoor Dining Areas that do not meet the requirements listed above.

Yard and Setback Requirements:

1. Along Perimeter Drive, pavement setbacks shall be 30', building setbacks 50'.
2. Along the Hospital Drive, pavement setbacks shall be 25', building setbacks 50'.
3. All other local street pavement setbacks shall be 25', building setbacks 50'.

Total building square footage permitted per acre shall not exceed 10,000 square feet.

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Utilities:

1. All utility lines including water supply, sanitary sewer service, electricity, telephone and fuel, 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 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.

Circulation:

1. Opposing curb cuts on the Perimeter Drive and the Hospital Drive 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 practices.

Parking:

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

1. All parking and loading shall be regulated by the Dublin Zoning Code unless otherwise noted herein.
2. Parking shall be provided at 4 spaces per every 1,000 square feet of gross floor area of the buildings.
3. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
4. Bank drive-thru stacking requirements as per the Dublin Zoning Code.

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5. Fuel station stacking shall accommodate a minimum of three spaces per pump.
6. Parking stalls shall be laid out in the most efficient manner; 90 degree layouts are suggested with 9' x 19' stall and 22' - 24' aisles.
7. No parking shall be permitted on either the Perimeter Drive or Hospital Drive.
8. Curb cuts shall be permitted as shown on the Preliminary Development Plan.
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.

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. No noises, smoke, odors, vibrations or other nuisances shall be permitted.
3. No area of the site will be used for outdoor storage.
4. Service courts and loading docks shall be screened from all streets by landscaping, mounding or walls.
5. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure, except as provided for in Section 6 of General Conditions herein, as approved as part of an outdoor live plant display area.

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Landscaping:

1. Along Perimeter Drive and Hospital Drive, a 3' to 4' high landscape mound shall be provided with street trees planted 50' on center, within the right-of-way and planted 1' from the right-of-way line.
2. The rear of all buildings or structures shall be screened with planting, hedge, fence, wall or earth mound to provide a minimum of 50% winter opacity and 70% summer opacity, between 1' above finish level and 6' in height.
3. Minimum size of all trees shall be 2 1/2" caliper for shade trees, 6' to 8' height for evergreen and 1" to 1 1/2" caliper for ornamentals.

General Conditions

1. Any portion of a lot upon which a building or parking area is not constructed shall be seeded.
2. 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.
3. A minimum greenbelt of ten (10) feet shall be maintained along each adjoining property line.
4. Shrub plantings are recommended masses or clustered in beds rather than singular shrub plantings.
5. 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.
6. No outdoor display area around the fuel facility sales kiosk or the fuel pumps shall be permitted.
7. In the event that the fuel station is closed for a period of 180 days and such closure is not a result of a force majeure event or as part of a renovation/redevelopment of the station, the kiosk, canopy, pumps, and underground tanks shall be removed from the

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site and the pavement and landscaping shall be restored in a manner consistent with the current parking field.

Architecture

Height:

- A. No outparcel structure shall be more than 28' in height. For structures with pitched roofs, this height limit will be measured to the roof peak.
- B. Height limit for the retail center will be 35'.

Color Palette:

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

Materials:

- A. Warm-tone brick.
- B. White brick can be used as accent.
- C. Slate or synthetic slate roofing material.
- D. Split-face concrete block or pre-cast concrete used as an accent with dark brick only.
- E. Stone veneer with limestone trim (limestone rubble in a coarse ashlar pattern).
- F. Stucco when accented with brick or stone.

Roof:

- A. Pitched roofs with gabled or hipped ends are suggested with a slope equal to 8/12.

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- B. Minimum 8" overhangs are suggested.
- C. Glass roofs are acceptable in portions of a structure.
- D. Mansard roofs are permitted.
- E. Flat roofs are permitted if architecturally coordinated and approved by the Planning and Zoning Commission.

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.

Wall Articulation/Fenestration:

- 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, 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.

Signage and Graphics

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All signs shall comply with the sign code unless varied by this text or accompanying drawings.

A. Main Identification Signs:

1. A total of two main identification signs shall be permitted, not to exceed 8 feet in height on Hospital Drive, 8 feet in height on Perimeter Drive, and 18 feet in width, with a maximum each of two sign faces, with a maximum area of 42 square feet per sign face, externally illuminated, with sign base materials matching the retail tenant signage materials and colors.
2. Area of sign base (if any) shall not exceed area of sign face.
3. There will be no project identification sign located adjacent to Avery Muirfield Drive.

B. All signs shall meet the following elements:

1. All wall and projecting signage shall meet the City Sign Code relative to permitted sign face area and that wall signs not exceed 15 feet in height, except as noted.
 - a. Wall sign for the major tenant: will be a maximum of 22' 0" above finished walkway.
 - b. The following maximum tenant sign heights are permitted: 7044-7052 Hospital Drive: 20 feet; 6545-6459 Perimeter Drive: 20 feet; 6415-6435 Perimeter Drive: 18 feet.
2. Each tenant store front shall be limited to one wall sign, and one projecting sign. Wall sign faces shall not exceed one square foot in area of each one lineal foot in store frontage not to exceed 80 square feet, except in the case of the major tenant. (See Section 3 below). Projecting sign faces shall not exceed three square feet in area.
3. The major tenant shall be permitted signage of an individual nature within the center with a maximum area of 109 square feet. The letters shall be internally illuminated with "white" plastic faces. An individual tenant may select any one of the sign colors from the approved sign palette for a tenant wall sign.

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4. Each tenant space may have one (1) projecting sign of uniform size and design, as illustrated by the accompanying drawing. Background color of projecting sign shall match letter color of that particular tenant's wall sign.
5. The signs will be externally illuminated, except for the major tenant, by gooseneck light fixtures. The gooseneck fixtures will be comprised of the same exterior finish and color, subject to staff approval.
6. The color of wall signs and projecting signs shall be selected from following sign palette, or a compatible color approved by LULRP:
 - a) Martin-Senour Market Square Tavern Dark Green W85-0620.
 - b) Martin-Senour Palace Arms Red W1083.
 - c) Martin-Senour Benjamin Powell House Green W85-1089.
 - d) Sherwin Williams Palais White SW-2429.
 - e) Sherwin Williams Obsidian (Dark Blue) SW2738.
 - f) Sherwin Williams Amethyst SW2703.
 - g) Sherwin Williams Bonfire SW2321.
7. The fuel station shall be entitled to one monument sign as approved with the Final Development Plan. The monument sign shall not exceed 6 feet in height and 9 feet in width. No signage or TV screens shall be permitted on the building, pumps or canopy, except as required by law.

Avery Muirfield Drive Outparcels

Permitted Uses

The following uses shall be permitted within the Avery Muirfield Drive Outparcels:

- a) Those uses listed in Suburban Office and Institutional District of the Zoning Code.
- b) Those uses listed in the Community Commercial District of the Zoning Code.

Conditional Uses

- a) Drive-in facilities developed in association with a permitted use.
- b) Outdoor Dining Areas.

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General

The orientation and the face of the out parcels will be to the west 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 Muirfield Drive 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 west, and intersecting street faces may identify the separate users and their products with appropriate expressions of individuality. However the east face must appear as a unified, single expression. Structures, be they buildings or walls, 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 and 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. The Planning and Zoning Commission shall have the right to review all applications for their architectural consistency. Additional materials and colors may be approved by Commission if they are consistent with other building materials and add to the overall architectural quality.

Yard and Setback Requirements:

1. The setback from Avery Muirfield Drive shall be 45' for pavement and 65' for buildings.
2. Setback from Hospital Drive will be 25' for pavement and 50' for buildings
3. Side yards shall be 25' for pavement and buildings.
4. Rear yards shall be at least 10 feet.
5. Front yard parking setback from publicly dedicated local access streets shall be 25' for pavement and 50' for buildings.
6. Total ground covered by all buildings shall not exceed 25% of the total lot area.

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7. The setback from Perimeter Drive shall be 30' for pavement and 50' for buildings.
8. Building setback from Avery Muirfield Drive shall be consistent for all building if possible.

Height Requirements:

1. Maximum height for structures within the Avery Muirfield Drive Outparcels shall be 28' as measured per Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Zoning Code.
2. The parking space requirement for the southern outparcel (Avery Muirfield Drive and Hospital Drive) shall be 62 spaces for the existing building, unless it is redeveloped.
3. The parking space requirement for northern outparcel (Avery Muirfield Drive and Perimeter Drive) shall be 53 for the existing building, unless it is redeveloped.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by 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 a parcel outside a permitted structure. Mechanical equipment or

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

Landscaping:

1. In addition, landscaping within Perimeter Drive and Hospital Drive shall include a 3' to 4' landscaped mound with street trees planted 50' on center within the right-of-way and planted 1' from the right-of-way line.
2. Minimum size of all trees shall be 2" to 2 1/2" caliper for shade trees, 6' to 8' height for evergreens and 1" to 1 1/2" caliper for ornamentals.

Architecture:

1. Architectural standards shall be the same as defined for the retail center.
2. Architectural character shall be sensitive to adjacent development if applicable.

Applicant Signature