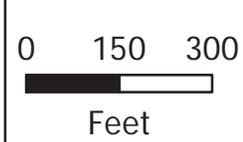


14-072AFDP/CU
 Amended Final Development Plan/ Conditional Use
 Perimeter Center, Subarea C - The Spa at River Ridge
 5555 Wall Street



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

April 6, 2000



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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The Planning and Zoning Commission took the following action at this meeting:

1. **Development Plan 00-014DP – Perimeter Center, Subarea C - Olmstead Office Building – 5575 Wall Street**
Location: 5.176 acres located on the south side of Wall Street, approximately 900 feet north of Perimeter Center Drive.
Existing Zoning: PCD, Planned Commerce District (Perimeter Center Plan).
Request: Review and approval of a development plan under the provisions of Section 153.058.
Proposed Use: An 18,000-square-foot, two-story office building.
Applicant: R.C. Olmstead, Inc., 1500 Lakeshore Drive, Suite 230, Columbus, Ohio 43204; and Todd B. Dove, c/o Moody/Nolan, LTD., 1776 East Broad Street, Columbus, Ohio 43203.

MOTION: To approve this development plan because it meets the PCD regulations for Perimeter Center and is compatible with the surrounding area, with 13 conditions:

- 1) That the landscape plan be revised to comply with all Code provisions and the comments contained herein, subject to staff approval;
- 2) That one access point be permitted for each phase, subject to staff approval;
- 3) That a revised lighting plan be submitted which shows conformance to the Dublin Lighting Guidelines and Perimeter Center development text;
- 4) That building occupancy not be granted until the completed Wall Street improvements have been accepted by the City;
- 5) That details for outdoor furniture in pond area be provided to staff;
- 6) That at least one sidewalk connection be made from the building to the surrounding public sidewalk/bikepath systems;
- 7) That the design of the parking lot pavement and drives meet the approval of the City Engineer;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

April 6, 2000

1. Development Plan 00-014DP – Perimeter Center, Subarea C - Olmstead Office Building – 5575 Wall Street (Continued)

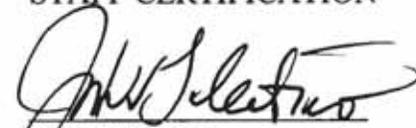
- 8) That the development plan show all adjacent and opposing curb cuts, both existing and proposed;
- 9) That the stormwater management design utilize the existing wet pond on the east side of Wall Street;
- 10) That the dumpster be enclosed with brick and all mechanical equipment and waste storage be fully screened from public view with plantings or materials harmonious with the building, subject to staff approval;
- 11) That all service doors and small mechanical penetrations be painted to match the surrounding material, subject to staff approval;
- 12) That the south portion of the site (second phase) be seeded and maintained as a lawn until developed; and
- 13) That revised plans, be submitted within two weeks and prior to scheduling the presubmittal meeting, subject to staff approval

* Mr. R.C. Olmstead agreed to the above conditions.

VOTE 7-0.

RESULT: This development plan was approved.

STAFF CERTIFICATION


John Talentino
Planner (16)

Mr. Banchefsky said that the new legislation is not needed to resolve the problems at Mary Kelley's. He said there are unique issues in that case. Several Commissioners noted that there have been Code Enforcement problems on the site.

Mr. Eastep noted that if a conditional use is denied anywhere, Code Enforcement should follow up and close the outdoor patio. Mr. Banchefsky said staff could handle that.

The Chair noted that the applicant in Cases 3 and 4 have agreed to all of the conditions. Also he noted that Case 6 was postponed until May. He announced that the cases would be heard in the following order: 1, 3, 4, 2, and 5. [Please note the minutes are prepared to reflect the order of the published agenda.]

1. Development Plan 00-014DP – Perimeter Center, Subarea C - Olmstead Office Building – 5575 Wall Street

Mr. Talentino said this application was postponed on March 16, and the staff has worked with the applicant to resolve several issues. The architecture, materials, landscaping and curb cuts have been changed. Only Phase 1 approval is requested here. He showed several slides.

Mr. Talentino said Wall Street along this site is under construction. The site is on the inside curve (southwest) of Wall Street. He said the proposed use is a two-story office building. A small ditch runs through the site with no significant vegetation. The pond is strictly for aesthetics, not storm water management. It will have a constant water level and grass to the edge.

He showed the first and second phases. He said staff recommends that there be only two curb cuts at build-out. This is the first development on this section of roadway, and the first building on site usually picks its driveway location(s). Later buildings located their driveways with appropriate offsets. Two driveways are shown for Phase 1, adding a third driveway with Phase 2. He said no need has been demonstrated for the second driveway and discussed the merits of each driveway. He noted that the Homestead Village project has not yet been approved.

Mr. Eastep thought two driveways would be better for emergency purposes and general traffic management. Ms. Boring agreed.

Mr. Talentino said the building meets the text development standards. The site has a 25 percent maximum building coverage. Brick has been added to the two-story entry, and the building looks similar on all sides. The curved wall faces the entrance. The landscaping will meet the Code, and there will be additional trees or shrubs to emphasize the entrance. The sign meets the text and others in the area.

He said the staff report erroneously references a dry pond for storm water. Storm water will be handled in a wet pond across Wall Street. He said the building is attractive and compatible with the area, and staff recommends approval with 12 conditions:

- 1) That the landscape plan be revised to comply with all Code provisions and the comments contained herein, subject to staff approval;
- 2) That only one access point to Wall Street be permitted for phase one, and that one additional access point may be permitted for phase two if there is a demonstrated need, subject to staff approval;
- 3) That a revised lighting plan be submitted which show conformance to the Dublin Lighting Guidelines and Perimeter Center development text;
- 4) That building occupancy not be granted until the completed Wall Street improvements have been accepted by the City;
- 5) That details for outdoor furniture in pond area be provided to staff;
- 6) That at least one sidewalk connection be made from the building to the surrounding public sidewalk/bikepath systems;
- 7) That the design of the parking lot pavement and drives meet the approval of the City Engineer;
- 8) That the development plan show all adjacent and opposing curb cuts, both existing and proposed;
- 9) That the stormwater management design utilize the existing wet pond on the east side of Wall Street;
- 10) That the dumpster be enclosed with brick and that all mechanical equipment and waste storage be fully screened from public view with plantings or materials harmonious with the building, subject to staff approval;
- 11) That all service doors and small mechanical penetrations be painted to match the surrounding material, subject to staff approval; and
- 12) That revised plans, be submitted within two weeks and prior to scheduling the pre-submittal meeting, subject to staff approval.

Mr. Talentino said the dumpster enclosures will be brick, and he pointed out its location. The standing seam metal roof will be tan, similar to the stone color. There will be one sign to the south of the eastern drive, on a brick base, and the sign face will be 28 square feet.

The plan has several minor landscaping deficiencies that can be easily resolved. Mr. Fishman said the site is very visible, and he thinks it should be landscaped beyond Code minimums. Mr. Talentino said plantings will be added at the southeast building corner, at the rear patio area, and screening the overhead doors. Some revision of the parking lot screening is needed. The previous plan showed several feet of stone at the pond edge, and this has been revised as requested to show grass to the water's edge. There should not be a problem with erosion as it will be well-fed with a constant water level.

Mr. Talentino said the mechanicals should be at least one foot below the parapet. Mr. Lecklider and Mr. Eastep noted that this screening is very important.

He said the development will include 12,500 square feet per acre at build-out. The first phase is 18,000 square feet, and a later phase will expand it by up to 46,000 square feet.

Mr. Talentino said there will be five-foot sidewalks on both sides of Wall Street being constructed by Continental with the road. There are no bikepaths in the immediate area.

Bob Olmstead said this building is for his company R.C. Olmstead, Inc. He has been in business for 22 years and currently has 31 employees, mostly engineering and accounting technical personnel. The company owns most of the computers that run Ohio's credit unions. His business is expanding by up to 25 percent annually, and this site was selected because it affords them room to grow. He bought the site last year. He is please to come to Dublin, and Moody-Nolan has designed a fireproof building with a technical appearance that fits into the area.

Mr. Olmstead said two access points are necessary for emergency access. He agreed with the other 11 conditions listed above.

Mr. Eastep asked about a chicane and straight accesses. Mr. Olmstead said he was proposing a third access for the second phase. At build-out, it will have about 245 parking spaces. He said the employees leave at 5 p.m. in unison.

Mr. Lecklider questioned the necessity for the third curbcut. He said the placement of the second access would be affected. Mr. Peplow agreed. He said where the phase two building was proposed, the east side access was very far away from the parking area.

Paul Hammersmith said the Engineering Division is concerned about this. He said both access points need to be determined at this time because they affect new cuts for other lots. The access point further south, on Wall Street, was favored by Engineering.

Mr. Olmstead said EMS needs to get within 100 feet of the building at any point without backing up or turning. The lower access point provides a nicer traffic flow if cars are trying to leave at once. The northern access will remain.

Mr. Lecklider was very sensitive to the safety issues, and for this size site, three curbcuts seemed too many. His preference was for just two curbcuts if at all possible.

Mr. Olmstead said if one curbcut had to be sacrificed, it would be the southern one.

Mr. Fishman asked why the southern road could not go straight across and out to the east. He was concerned that when phase two is built, there will be a hardship claimed to justify a third access. Mr. Olmstead agreed. Mr. Fishman said he was in favor of moving the access so that it can serve both sites. He opposes three access points.

Tim Colchin, Moody/Nolan Architects, said this business has grown 25 percent per year, but there is no guarantee this will continue. The expansion land might be subdivided and sold. They want a landscaped pond on the north side of the building. To maintain the pond and emergency access, the drive is needed for fire trucks to drive through the site in a forward motion, without paving a loop driveway around the north side of the building.

Aesthetically, Ms. Salay said she liked the curve in the driveway.

Mr. Fishman said experience teaches that when the second parcel is sold, another access will be requested. He said three access points in such a tight area are not typical in Dublin. They will cause congestion. An access east will be shared by any future property owner.

Ms. Newcomb suggested using grass pavers for emergency access.

Mr. Olmstead said if necessary in phase two, the second access could be relocated farther south, maintaining just two accesses. Mr. Peplow and Mr. Fishman found this acceptable. Mr. Olmstead agreed that there would never be more than two accesses.

Ms. Boring asked if Mr. Olmstead would agree to reconfigure the east side curbcut for phase two. Mr. Olmstead agreed.

Ms. Boring said in order to restrict the site to two curbcuts in the future phase, only one should be approved tonight. They can always come back to request other curbcuts. She liked the way it is shown, and she wanted the minutes to reflect this.

Ms. Clarke said the minutes had no enforceability. If this parcel came in for a lot split, it will be granted if it conforms to Code. Without a specific condition that limits this curb cuts on this frontage, the split will be granted. The new parcel will be entitled to access. Mr. Banchevsky said if access could not be granted for a new parcel, a lot split will not be granted.

Mr. Eastep said the condition should say that phase one is permitted to have two access points to Wall Street, and that future development does not allow additional access points. However, access points can be relocated by the City Engineer's approval. Mr. Banchevsky agreed.

Mr. Lecklider was concerned that conditions should run with the land and be enforceable on a second or third owner. Shared access would be required.

Mr. Talentino said the applicant agreed to limit the curbcuts to two. If the second phase gets sold and a lot split happens and they are entitled to a curbcut, then the applicant will need to eliminate one of the curbcuts on this site.

Mr. Banchevsky said only the owner of this property can request the lot split.

Mr. Fishman requested because of the exposure of this building, that the landscape screening exceed Code. Mr. Banchevsky said this could not be required. Mr. Olmstead said he liked trees and agreed to exceed Code within a reasonable amount.

Mr. Olmstead said the southern part of the site will be grassed, seeded, and mowed so that it would look like a very large lawn. They did not want it to look like an eyesore.

Ms. Boring wished Mr. Olmstead the best of luck, especially with the second phase.

Mr. Lecklider said he appreciated Mr. Hammersmith's concern about the second access and safety with left turns on the curve.

Mr. Colchin said the curbcuts were shown on the road plan. Mr. Talentino said the construction drawings had been approved, but could be modified without a problem.

Mr. Lecklider asked about the window tinting. Mr. Colchin said it was a light gray. He said the spandrel glass had been eliminated, except for a small amount that is not seen.

Mr. Eastep thanked Mr. Olmstead for bringing his business here, and he complimented the architect on the beautiful building and site plan. Mr. Lecklider agreed and said it is a pleasure to work with companies to cooperate with the community goals.

Mr. Eastep made the motion to approve this plan because it meets the PCD requirements for Perimeter Center and is compatible with surrounding area, with 13 conditions:

- 1) That the landscape plan be revised to comply with all Code provisions and the comments contained herein, subject to staff approval;
- 2) That one access point be permitted for each phase, subject to staff approval;
- 3) That a revised lighting plan be submitted which shows conformance to the Dublin Lighting Guidelines and Perimeter Center development text;
- 4) That building occupancy not be granted until the completed Wall Street improvements have been accepted by the City;
- 5) That details for outdoor furniture in pond area be provided to staff;
- 6) That at least one sidewalk connection be made from the building to the surrounding public sidewalk/bikepath systems;
- 7) That the design of the parking lot pavement and drives meet the approval of the City Engineer;
- 8) That the development plan show all adjacent and opposing curb cuts, both existing and proposed;
- 9) That the stormwater management design utilize the existing wet pond on the east side of Wall Street;
- 10) That the dumpster be enclosed with brick and all mechanical equipment and waste storage be fully screened from public view with plantings or materials harmonious with the building, subject to staff approval;
- 11) That all service doors and small mechanical penetrations be painted to match the surrounding material, subject to staff approval;
- 12) That the south portion of the site (second phase) be seeded and maintained as a lawn until developed; and

- 13) That revised plans, be submitted within two weeks and prior to scheduling the pre-submittal meeting, subject to staff approval.

Mr. Olmstead agreed to the above conditions. Mr. Sprague seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Peplow, yes; Ms. Salay, yes; Mr. Sprague, yes; and Mr. Eastep, yes. (Approved 7-0.)

2. Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street

John Talentino presented this rezoning request for a site that includes the Dublin Community Church PUD. The eastern church 21-space parking lot is proposed for development. The area to the south of it will be used for about 70 new spaces. The existing church and its western parking lot are not to be changed. He said the Architectural Review Board supported this application. The ARB was concerned about screening the parking lot, buffering along the neighboring residences, and providing good pedestrian access and circulation through this site.

Mr. Talentino showed several slides. The proposal includes vacating a portion of an alley to the east of Franklin Street, replacing it with another circulation area. He noted Franklin Street has no sidewalks. An existing duplex will be razed. He said staff recommends preserving some significant trees on the site. One of the two large trees behind the residence can be saved.

One way circulation is proposed through the parking lot. The proposed building is very close to Bridge and Franklin Streets. He said there is a staff alternative parking lot layout included in the Commission packet. He said there are five curbcuts in the proposed design. A staff alternative reduced this to two and increases interior landscaping. The final development plan will determine the parking lot layout. He said the Community Plan encourages buildings along the street with screened parking to the rear. He noted the staff alternative yields fewer spaces.

He said this building repeats the general design of the Town Center I. The scale and character follow the Old Dublin Design Guidelines. It has multiple entrances and storefronts on each elevation and uses a variety of materials. It employs plain changes and gives the impression of several buildings developed over time. The 10,500 square foot building, depending on the tenant mix, meets the parking Code. If there is a restaurant, the parking requirement raises. Staff suggests using some of the church parking to meet that additional Code requirement due to its proximity. This is not included in the application.

Mr. Talentino said the Old Dublin traffic study addresses a possible bypass road in the northwest quadrant of the Bridge/high intersection and a possible median along Bridge Street. Creating a cul-de-sac on Franklin Street was not recommended; it forces the neighborhood traffic through the Bridge/High intersection, and causes it to fail. There has been discussion about making it appear not to be a through street. Restrictive pavement width with parking there, or heavy landscaping, or signs could be used.

Mr. Talentino said buffer standards were also discussed at the neighborhood meeting. He said the applicant, staff, and neighbors all agreed to work together on a buffer. The idea was a three-



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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

March 16, 2000

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

4. **Development Plan 00-014DP – Perimeter Center, Subarea C - Olmstead Office Building – 5575 Wall Street**
Location: 5.176 acres located on the south side of Wall Street, approximately 900 feet north of Perimeter Center Drive.
Existing Zoning: PCD, Planned Commerce District (Perimeter Center Plan).
Request: Review and approval of a development plan under the provisions of Section 153.058.
Proposed Use: An 18,000 square foot, two-story office building.
Applicant: R.C. Olmstead, Inc., 1500 Lakeshore Drive, Suite 230, Columbus, Ohio 43204; and Todd B. Dove, c/o Moody/Nolan, LTD., 1776 East Broad Street, Columbus, Ohio 43203.

RESULT: This case was postponed to the April 6 agenda due to the late hour without vote or discussion.

STAFF CERTIFICATION

John Talentino

Assistant Planning Director

- 4) That the plat be revised to show where parking will be prohibited on both streets;
- 5) That the street tree plan and cul-de-sac island plantings be revised to coordinate with those approved for adjacent sections of Killilea, subject to staff approval; and
- 6) That a revised plat be submitted incorporating all conditions within two weeks and prior to being scheduled on the City Council agenda.

His motion also included a strong recommendation to the BZA that it is the position of Planning Commission that the greenbelt be maintained along Emerald Parkway, and variances should be granted only in extreme hardships. Mr. Banchefsky said it was proper to include this in the motion if the Commission so chose.

Mr. Fishman seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Fishman, yes; and Mr. Eastep, yes. (Approved 6-0.)

The Commission decided not to waive the “11 o’clock rule.”

**4. Development Plan 00-014DP – Perimeter Center, Subarea C - Olmstead Office Building
– 5575 Wall Street**

The Chair apologized to the applicant because it was after 11:00 p.m., and the case would need to be delayed. He said he shared the staff concern in the staff report about the building architecture. He suggested the applicant work with staff to resolve these issues. Due to the late hour, this case was postponed to the April 6, 2000 agenda without further discussion or vote..

The meeting adjourned at 11:45 p.m.

Respectfully submitted,

Libby Farley
Administrative Secretary
Planning Division