

1. Final Development Plan - Millenium - Frantz Road Office Park

- A. The subject site is located on the west side of Frantz Road, abutting and immediately south of Pinney Road (private). The 8.6 acre tract was rezoned by Council during March to PUD for office usage, and the request here is for approval of the final development plan. The concept and preliminary plan phases were approved by the Planning and Zoning Commission in February of this year. The site contains two houses with several outbuildings which will be razed. Cosgray Ditch runs eastward through the site, generally parallel to the north property line and approximately 65 feet south of it in most places, and will be rechanneled as part of the project. While some mature trees do exist along the ditch and near the house facing Pinney Road, it is unlikely many would survive the restructuring of the ditch.
- B. There is an out parcel along the Frantz Road frontage. It is zoned in the SO classification and contains a house which has been converted for office use and parking, part of which has access via Pinney Road. To the north of the site is vacant property in the MetroCenter complex which fronts on Metro Place South. To the east across Frantz Road is a multi-family residential development. On the southern edge of the site are two projects under construction in the OLR District, TechMart and a group of one-story office buildings. The Anatec property is located to the west and is also zoned OLR.
- C. The applicant proposes to develop offices in a campus setting. Frantz Road is a boulevard at this location, and because there is no anticipated median break, this site will be limited to right turns into and out of the site. The plan incorporates a landscaped boulevard which is flanked by office buildings, containing a total of 93,230 square feet in building area. One-story construction will be used facing Frantz Road and along the entry (four buildings total), and as the site broadens toward the interior, two-story construction with exterior entry and stairs is proposed. A boulevard through the site terminates with a landscaped plaza. The overall building area to site area ratio is 10,800 square feet of building area per acre. In order to provide four parking spaces per 1,000 square feet of offices, 373 parking spaces would be required; the plans shows 377 spaces.
- D. The buildings will have wood facades with peaked roofs of asphalt shingles. Metal roofs are incorporated as an accent on all buildings. The building-to-land area ratio is in keeping with other office developments in the area, and the parking ratio is appropriate as proposed. The landscaped areas provide both a green buffer along the undeveloped property to the north as well as a central focus for this development. The landscape plan meets every requirement of the Village and in many areas is far in excess of Code.

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- E. Several technical difficulties have been addressed. The alteration of the floodway and development standards of the floodway fringe have received approval from the Village Engineer. The applicant has agreed to participate fully in efforts to eliminate Pinney Road, from his site westward. Pinney Road is still in use to the east of this site. However, as it is not within his exclusive control, it has not been accomplished to date.
- F. The applicant's submission is extraordinarily detailed and complete. This project appears to be fully thought out and prepared to move forward. There is a small error on several engineering plans, showing a median break on Frantz Road where no cut will exist. The applicant is aware of this and will submit corrected drawings for signatures. As a further bit of fine tuning, staff would suggest that the metal roof be employed over the two bays located on the east elevation of Building 7.

The overall final development plan depicts a fine product, and staff strongly recommends approval subject to:

1. Elimination of median break on engineering documents.
2. Commitment to cooperate in future efforts by the Village to close Pinney Road from this site westward.

And, should the Commission share the opinion of staff,

3. Repetition of the metal roof accent over bays on Building 7.

RECORD OF PROCEEDINGS

Minutes of **Dublin Village Council Meeting**

Meeting

national
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National Graphics Corp., Cols., O. Form No. 1097

Held **March 3, 1986**

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The regularly scheduled meeting of the Dublin Village Council was called to order by Mayor Michael L. Close at 7:30 P.M. on Monday, March 3, 1986.

Mr. Jankowski led the Pledge of Allegiance.

Members of Council present were: Mr. Amorose, Mayor Close, Mr. Jankowski, Ms. Maurer, Mr. Rozanski, and Mr. Sutphen.

Mr. Smith, Law Director, was present as was Mr. Banchefsky of the Law Director's office. Mr. Sheldon, Village Manager, was also present as were Mr. Bowman, Ms. Jordan, Ms. Prushing and Mr. Warner of the Village Staff.

Mayor Close announced the resignation of Dr. James E. Lewis from the Council of the Village of Dublin, effective February 28, 1986. Mayor Close said that Council would accept applications from any qualified resident of Dublin for the position of Council member, and that those applications would be accepted until the end of the day on March 18, 1986. He also said that Council would make that appointment prior to the first meeting of Council in April, 1986.

Correspondence

There were no objections to a request forwarded from the Ohio Department of Liquor Control for a C-2 permit as requested by the Grafriar Investment Company.

Ordinance No. 80-85 - Rezoning of 8.6⁺ acres on the west side of Frantz Road midway between Metro Place South and Blazer Parkway. Third Reading.

Mr. Jankowski recalled the discussion at the last meeting of Council regarding what should be done with Pinney Road. He said that he felt that that should not be any part of the final plan or part of any recommendation by Council; that it is private property. He also said that he recalled that Mr. Kenney's property went to the centerline of Pinney Road and that Mr. Kenney said that he would vacate his portion of the road and put in plantings, etc.

Mr. Amorose said that he felt that Council should make a statement on what the Village expects Mr. Kenney to do with that road, and not allow him to develop it into a "service type road" or something else of that nature.

Mr. Jankowski said that it was his feeling that the Village should not take any position on said road because there are private rights of two adjacent property owners that are involved.

Mr. Amorose said that he felt that the Village should find out whether that road is in use or could possibly be used in the future.

Mr. Close said that he felt that there is nothing that the Village can do with the portion of the property that Mr. Kenney owns that can require the other property owner to do anything with his; it is not a public highway; there is not a mutual easement that is being required to be vacated. For the Village to do anything would be taking Mr. Kenney's land without any assurance that anything reciprocal would happen, for the benefit of the Village, on the other half of the land.

Mr. Amorose pointed out that without Mr. Kenney's half of the road nothing could be done with the other half of the road.

It was noted that the understanding from discussions at the Planning and Zoning Commission meeting was that Mr. Kenney and Mr. Crim would work together to review and resolve the situation.

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Mr. Smith commented that the Village did not want to cut off the property rights of others serviced by the road. He also indicated that he felt that the Village's landscaping plan could solve the problem - that the issue could be dealt with by the Village Planner.

It was noted that the Planning and Zoning Commission had approved the request for the rezoning.

Mr. Amorose moved to approve the request with the condition that Mr. Kenney will agree to comply with any recommendations made by the Village Planning Department for the final development plan.

Mr. Rozanski seconded the motion.

The vote was 6-0 in favor.

Ordinance No. 10-86 - Appropriate Funds for Change Orders on Municipal Building Expansion. Second Reading.

Mr. Rozanski had concerns regarding prices and/or charges for 32 items. Some of those specific concerns were as follows:

1. A charge of \$238.00 for an 8' piece of oak, 2' x 6'.

Ordinance No. 80-85

Passed 19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING ON AN 8.637 ACRE TRACT LOCATED ON THE WEST SIDE OF FRANTZ ROAD APPROXIMATELY MIDWAY BETWEEN METRO PLACE SOUTH AND BLAZER PARKWAY. TO BE REZONED FROM: R-2, LIMITED SUBURBAN RESIDENTIAL DISTRICT TO: P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Dublin, State of Ohio, 6 of the elected members concurring:

Section 1. That the following described real estate (see attached legal description marked Exhibit "A"), situated in the Village of Dublin, State of Ohio, is hereby rezoned to P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances) the Village of Dublin Zoning Code and amendments thereto.

Section 2. That application, Exhibit "B", including the list of contiguous property owners, and the recommendation of the Planning and Zoning Commission, Exhibit "C", are all incorporated in to and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

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

Passed this 3rd day of March, 1980.

Handwritten signature of Mayor

Mayor - Presiding Officer

Attest:

Handwritten signature of Clerk of Council

Clerk of Council

I hereby certify that copies of this Ordinance/Resolution were posted in the Village of Dublin in accordance with Section 731.25 of the Ohio Revised Code.

Handwritten signature of Clerk of Council

Clerk of Council

RECORD OF PROCEEDINGS

Minutes of Dublin Village Council Meeting

Meeting

National Graphics

National Graphics Corp., Col., O. Form No. 1057

Held February 17, 1986

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The meeting was called to order by Mayor Michael L. Close at 7:30 P.M. on Monday, February 17, 1986 at 7:30 P.M.

Mr. Jankowski led those present in the Pledge of Allegiance.

Mayor Close welcomed back Mr. Sheldon, Village Manager.

Members of Council present were: Mr. Amorose, Mayor Close, Mr. Jankowski, Dr. Lewis, Ms. Maurer, Mr. Rozanski, and Mr. Sutphen.

Mr. Smith, Law Director, was present as was Mr. Sheldon, Village Manager.

Members of the Village Staff present were: Mr. Bowman, Ms. Jordan, Ms. Prushing, and Mr. Warner.

Mr. Sutphen moved to approve the minutes of the Council meeting of February 3, 1986. Mr. Jankowski seconded the motion. The vote was unanimous in favor.

Mr. Sutphen moved to approve payment of the bills. Mr. Amorose seconded the motion. The vote was unanimous in favor.

Correspondence

The Clerk of Council summarized the contents of a letter from Columbia Gas of Ohio, which stated that Columbia Gas of Ohio customers in the Dublin community would share in the \$7 million credit to Ohio customers. It was noted that the annual savings would approximate \$5 per year for the average customer.

Ordinance No. 80-85 - Rezoning of 8.6⁺ Acres on the West Side of Frantz Road Midway between Metro Place South and Blazer Parkway. Second Reading. Public Hearing.

Mr. Donald Kenney registered as a proponent. There were no registered opponents.

Mr. Kenney introduced the development as a high quality, low density, one and two story office park located on Frantz Road. Mr. Kenney said that they had worked closely with the Dublin Planning Department.

Mr. Kenney mentioned some items which had been discussed at the last meeting of the Planning and Zoning Commission:

1. The electrical poles at the back of the property. Upon contacting the electric company Mr. Kenney learned that the poles were not on their property but on the property to the west.
2. The access drive adjacent to the property to the north of the property called Pinney Lane. He said that he had discussed this road with the representatives of the Pickett Companies who own a parcel adjacent to this. He indicated that it was not a legal access. He also said that he had told the Pickett Companies that he would vacate his easement, if that is the way to do it legally, and asked them to do the same. Mr. Kenney said that the Pickett Companies were concerned about construction in the future and in the possibility of using the road for construction vehicles so he told them that he would vacate his portion of the road and then give them a construction easement for them to use until their construction was completed.

Mr. Kenney described the buildings as four one story buildings, and then two story buildings; the buildings will be built with some stone with copper roofs.

To the south are industrial type buildings; to the north is a single family home used as an office building; to the west there are brick office buildings.

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Minutes of Dublin Village Council Meeting

Meeting

national
graphics

National Graphics Corp., Col., O. Form No. 1087

Held February 17, 1986

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Alcoves with stone walkways with copper roofs will "tie in" the one and two story buildings.

Mr. Kenney said that the main sign would be at the entrance to the site and that the only signage on the buildings would be numbers.

Mr. Kenney said that Mr. Crim of the Pickett Companies said that they can legally vacate their portion of the road since there is no easement there. The property line, it was noted, runs down the center of the lane.

Mr. Amorose said that he would prefer to see the lane removed.

Mr. Kenney said that he would be willing to make his portion of the roadway inaccessible, put it in the development plan, and landscape same.

He said that he would give the Pickett Companies a temporary construction easement if they so desired, with the understanding that it would revert to a green space once their area was developed.

Mr. Close commented that someone might have an easement by prescription even if it is not recorded.

Mr. Kenney said that he was hoping to work out an agreement between the Pickett Companies and himself before appearing before Council for the third reading.

~~Ordinance No. 09-86 - Contract with Walter H. Drane Company to Review and Revise the Zoning Code. First Reading.~~

~~Mr. Amorose introduced the ordinance.~~

~~Dr. Lewis moved to do away with the three time reading rule and treat as an emergency.~~

~~Mr. Surphen seconded the motion.~~

~~The vote was unanimous in favor of doing away with the three time reading rule and treating as an emergency.~~

~~Ms. Maurer asked Mr. Bowman if he had discussed the matter with the Planning and Zoning Commission. Mr. Bowman said that since staff worked more closely and were more bound by the Code that staff listed the items that they felt that they needed to be addressed.~~

~~Mr. Bowman said that there were some specific items that he wanted to be addressed at once; such as parking, etc.~~

~~Responding to a question from Mr. Amorose regarding auto transport trucks Mr. Bowman said that that should probably be in the off street parking section of the Code. He also mentioned the need for a driveway ordinance.~~

~~Mr. Amorose also expressed a concern regarding razed building sites and thought that those concerns should be addressed. Mr. Bowman said that those concerns could perhaps be addressed in a non-conforming type section. He indicated also that non-conforming uses need to be identified.~~

~~Mr. Bowman also suggested that perhaps the whole appeals process should be examined (Board of Zoning Appeals, etc.).~~

~~Additional discussion ensued regarding a suggestion that the Walter H. Drane Company suggest alternatives where there may be policy decisions to be made by Village Council.~~

~~The vote on the ordinance was unanimous in favor.~~

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Mr. Jezerinac commented that once the roadway is put in, the curb cut needs to be moved further north (the curb cut into the parking lot).

Mr. Geese suggested that the landscaping on the future roadway be put in at once.

Mr. Callahan moved that the Final Development Plan - Metro Center be approved with the conditions that were applied to phase 1 and that the Engineer will see that when the roadway goes in the curb cut will be moved further north.

Mr. Berlin seconded the motion.

The vote was as follows: Mr. Geese, yes; Mr. Jezerinac, yes; Mr. Grace, no; Mr. Amorose, yes; Mr. Berlin, yes; Mr. Callahan, yes; Mr. Reiner, abstain.

5. Planning Application 85-010

Ms. Clarke commented that the application is for an office park to be located on 8.6 acres on the west side of Frantz Road, midway between Metro Place South and Blazer Parkway. The property currently is zoned R-2; the request is for SO uses in a P.U.D. District.

Mr. Callahan requested clarification regarding the fact that the site is currently zoned R-2, and the applicant was requesting SO zoning in a P.U.D. District. He said that he thought it should be a request for a straight P.U.D.

Ms. Clarke said that the application was filed in December, 1985. In conversations with Mr. Kenney staff urged him strongly to file in a P.U.D. District and he acceded to staff's wishes.

Mr. Darragh showed slides of the site.

Mr. Darragh noted, in response to a question, that Pinney Road is a private road. He also said that he believed that the property description on the site says that the property extends to the centerline of the road.

Mr. Amorose asked about the overhead utility lines. Mr. Darragh noted that the easement goes across the site and then goes underground.

Mr. Kenney said that normally the electric company takes the easement underground when the site is developed as they did with the Gioffre site, the Metro site, and which they will do on this site when it is developed.

Mr. Kenney said that what is being proposed is low density, high quality office buildings. There would be seven buildings; four one story buildings and three two story buildings. The buildings would be of stone, with stained, cedar board slat wood fence. He noted that all code requirements have been fulfilled.

Mr. Jezerinac said that no action would be taken with regard to the signage until consideration of the Final Development Plan.

Mr. Kenney said that they had looked at all the surrounding properties prior to doing the architectural design; to the rear are one story buildings owned by

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the Gioffre Development; a one story more commercialized development to the south; to the north there is an existing house which will remain (is used as an office), and said that he felt that their building would blend in with the character of the surrounding area.

He said that they had fulfilled all of the drainage requirements, parking requirements, and also the landscaping requirements.

Ms. Clarke noted that the request was for a 93,000 sq. ft. office development; a combination of one and two story buildings; the density is at 10,800 sq. ft. per acre. The parking provided is almost exactly to code. There is a ditch along the north side of the property which is in part being re-channelized. The area now falls within floodway and floodway fringe areas, and re-channelized according to the program approved by the Village Engineer.

Mr. Warner said that he was not certain what the 100 year flood elevation on the site was. He also said that the parking will be in the flood fringe area but none of the buildings will be in the flood fringe area.

Ms. Clarke said that staff feels that SO uses at this location are appropriate; that the site plan as proposed is at a density and a parking ratio which are also appropriate to the area. In terms of land use, staff feels that this is probably the best possible use for the property; this particular application is being presented to the Commission as a combination of the Concept Plan and the Preliminary Plan. As a Concept Plan the only problem staff had with it had to do with the re-channelization of the ditch, and as long as the Village Engineer is satisfied with the performance of the applicant, from the staff perspective there is no problem as far as that is concerned. In terms of the Preliminary Plan she said that staff and the applicant have worked together successfully; the applicant has been very cooperative and forthcoming in terms of addressing the concerns of the staff; the landscaping has enhanced the proposal, and is appropriate for approval at the preliminary phase.

Mr. Warner said that he was satisfied with what had been proposed as far as the drainage calculations and the floodway.

Responding to a question from Mr. Amorose, Mr. Kenney said that concrete curbs are being proposed throughout the project.

Mr. Kenney said that they were willing to live with the right turn in and right turn out only, and he said that they would try to save as many of the mature trees as possible.

There was some discussion regarding the architecture of the proposed buildings, specifically the outdoor walkway.

Mr. Jezerinac said that it was the Commission's understanding (and that Mr. Kenney was in agreement with that) that this is going to be a P.U.D. with the SO usage, which means that he needs to come in with the Final Development Plan. Mr. Bowman

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said that Mr. Kenney understood that and what would be approved would be essentially the site plan and the text. It was also pointed out that this was the point of rezoning (a preliminary plan being a rezoning).

Mr. Callahan said that he was still confused about Pinney Road. He said that the plat plan shows a right-of-way. He said that it was his understanding that the western portion was abandoned; that it no longer extends to the west. Mr. Kenney said that it is still there, and that it would be used as a construction road.

Mr. Callahan said that he had a question about leaving the road there; that it is an inadequate road for anything; construction will destruct it. He also indicated that he did not understand right-of-way going along with a private road. He said, that in his opinion, that right-of-way indicates that it is a public roadway.

Mr. Kenney said that it was a dedicated easement.

Mr. Callahan said that that was the way the townships used to do it. Mr. Callahan wondered whether or not that road should be eliminated.

Mr. Bowman suggested that perhaps there could be some use for it - perhaps within Metro Center.

It was noted that Metro Center owns half of the road.

Mr. Crim of Metro Center said that Prordial owns the northern half of the road from the center of the right-of-way.

Mr. Callahan said that the easement was probably obtained by Washington Township at some time for a township road, so the right to have a road there belongs to Washington Township.

Mr. Callahan further said that he did not believe a 30' road was wide enough for an access road and would prefer to see it totally abandoned.

Mr. Bowman said that legal staff would be consulted to see what it takes to get rid of a public easement or a private easement.

Mr. Callahan said that unless someone has some idea about enlarging the road and really making it a used public street he was in favor of abandonment.

Mr. Warner said that he thought it should be eliminated or else developed into a real roadway which is Village property and will be maintained.

✓ Mr. Crim and Mr. Kenney said that they will work together between now and the submission of the Final Development Plan regarding the road.

✓ Mr. Reiner said that he would like to see some plantings along Frantz Road, and a continuation of the mound.

Mr. Jezerinac commented with regard to signage - there will be one entrance sign into the site and the other will be identification signs for the buildings; there will also be addresses on the buildings.

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Mr. Berlin said that he liked the way that staff responded to the report and the working relationship they seem to have with the developer.

Mr. Berlin made a motion to approve the rezoning. Mr. Amorose seconded the motion.

The vote was unanimous in favor.

Mr. Geese agreed that the road needs to be abandoned.

6. Concept Plan - The Hoag Site

Mr. Bowman said that the subject site is a 122.4 acre tract bounded by Dublin Road on the west, the Scioto River on the east, and Deer Run Estates on the north, and approximately where River Forest Drive intersects Dublin Road on the south. There is a 40 acre tract between the south side of the subject tract and the north side of Donegal Cliffs Subdivision. He said that this was a Concept Plan being submitted as per the Planned Unit Development Subdivision regulations. Approval of the Concept Plan, he said, would simply be authorization to prepare the Preliminary Plan and actually file the rezoning application - the rezoning application has not been filed.

He said that the property is presently zoned R-1; by Code the Commission has between thirty and ninety days in which to submit its report of recommendations to Council. He noted that such recommendations may be for approval, denial or approval with suggested modifications. He noted that the Concept does not bind Council to any particular action; there is still a rezoning process which needs to be pursued; the contiguous property owners need to be notified; thus, conditions, opinions, etc. can change. The site being discussed at this meeting, Mr. Bowman said, is probably a little more advanced than an actual Concept Plan.

Asked by Mr. Jezerinac what would be the commitment of the Commission with regard to the application, Mr. Bowman said that it is in anticipation of a rezoning application that is to be filed; essentially what the developers and staff wanted to know was is if what is being proposed is an appropriate land use, is it consistent with the plans of the municipality, are there conditions on the property that people may be aware of that need a special look? Is it "ball park" or not?

Mr. Darragh presented slides of the site.

It was pointed out that Mr. Varga owns the 40 acre site to the south.

Mr. Ben Hale, Jr. was present to represent the applicant and made the following comments:

1. Discussions have been held with the Parks and Recreation Department and the Dublin School Board about the requirements on the site.
2. Essentially it is a wooded site adjacent to a 23 acre site on the north that was brought in to the Commission - a site to be developed by Mr. Fergus.