

APPROVED DEVELOPMENT TEXT

LIFE TIME FITNESS
PLANNED DEVELOPMENT DISTRICT (PUD)
LIFE TIME FITNESS, Inc.

November 18, 2005

**(Revised as noted on January 18, 2006 per
Planning Commission Final Development Plan Approval)**

Introduction

Subarea 5C of the Dublin Northeast Master Plan, consisting of approximately 33.3 acres of real property, currently contemplates and provides for development of commercial and institutional uses relating to health care services. The purpose of this development text is to remove approximately 21.092 acres of this property from Subarea 5C of the Dublin Northeast Master Plan and to subject this property to new development standards as a part of a new Planned Development District to be known as the Life Time Fitness PUD. It is the intent of this revision that the remaining 12.208 acres in the existing Subarea 5C of the Dublin Northeast Master Plan will remain subject to the development standards currently applicable to that subarea.

The Life Time Fitness PUD will permit the construction and development of a state-of-the-art two-story, 111,000 square foot Life Time Fitness health and fitness facility with an approximately 33,000 square foot outdoor pool area on a site located at the southwest corner of the intersection of Hard Road and Sawmill Road. As indicated on the development plan, an additional 6,200 square feet has been reserved for future general commercial office development on an outparcel to be located on the northeastern quadrant of the site.

Site Description and Site Use Concept

The proposed site is comprised of approximately 21.092 acres located adjacent to and southwest of the intersection of Hard Road and Sawmill Road. The planning objective for the site is to create a full-service health and fitness facility in a single building consisting of approximately 111,000 square feet, with a 33,000 square foot outdoor pool facility in the rear of the building. Future development of general commercial office uses is contemplated for the outparcel along Sawmill Road as indicated on the site plan.

The health and fitness facility will operate twenty-four hours a day, seven days a week and will offer a wide range of services including, but not limited to, cardiovascular fitness and weight training equipment, fitness classes, rock-climbing walls, indoor and outdoor pools, and personal training. Other ancillary and accessory uses are contemplated to support these core services, such as a spa, salon, café, and child activity center.

Permitted Uses

The following uses shall be permitted in the Life Time Fitness PUD:

- Physical fitness facilities
- Uses outlined in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code
- *Outdoor child activity center**

*Italicized language added as a condition of Final Development Plan approval by the Planning Commission on 1/5/06

- The following uses shall be allowed only as accessory or ancillary uses in support of the physical fitness facility and shall be located only inside the physical fitness facility or within the confines of the outdoor pool area:

Personal services, including, but not limited to:

Beauty salons

Barber shops

Spas

Eating and drinking places

Day care and childcare services

Indoor and outdoor pools

Gift, novelty, and souvenir shops

Miscellaneous personal services

- General Office Uses and Medical Office Uses shall be the only uses permitted on the Sawmill Road outparcel

Density

The health and fitness facility shall consist of a total of 111,000 square feet. An outdoor pool area shall consist of a total of approximately 33,000 square feet. A total of 6,200 square feet of development shall be permitted *within a single building** on the outparcel along Sawmill Road.

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Height Requirements

The maximum height of the health and fitness facility shall be 42 feet, not including the skylight on the building, which may extend up to 57 feet, or architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 48 feet. The building to be located on the outparcel shall be one story and shall not exceed 35 feet in height.

Parking and Loading

1. Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by Dublin Code Section 153.200 et seq.
2. There shall be 667 total parking spaces (i.e., 6.0 per 1,000 square feet) designed to serve the health and fitness facility and the outdoor pool. At the time of its future development, the outparcel on the site shall meet the parking requirements as specified in Dublin Code Section 153.212. The number of parking spaces on the outparcel shall not exceed the total of 31 spaces, which shall include 2 handicap spaces. The creation of a shared parking agreement between the outparcel and the remainder of the site may be permitted if deemed necessary by the Planning Commission and agreed to by the developer.
3. Service courts and loading docks shall be screened from all sides by landscaping, mounding, or walls.

4. Internal pedestrian walkways as shown on the site plan will provide the necessary access points from the parking areas to the health and fitness facility and the outdoor pool.
5. Employees will park within the site as determined by the applicable employer.

Circulation

1. Sawmill Road right-of-way is 67.5 feet from the centerline.
2. Hard Road right-of-way is 67.5 feet from the centerline.
3. The future Emerald Parkway extension south of Hard Road shall have a 100-foot right-of-way and a pavement width consistent with prudent traffic engineering principles.
4. One curb cut shall be permitted on Sawmill Road south of Hard Road that will provide full access to and from the development site with the exception that left turns onto Sawmill Road from the site and left turn lanes into the site from Sawmill Road shall be prohibited. One curbcut shall be permitted on Hard Road west of Sawmill Road that will provide full access to and from the development site with the exception that left turns onto Hard Road from the site shall be prohibited. In the event that the construction of Emerald Parkway is not completed by opening day of the fitness center, full access shall be temporarily permitted at Hard Road until Emerald Parkway is completed. At such time as the construction of Emerald Parkway is completed so as to permit vehicular access by the public, then once again left turns onto Hard Road from the site shall be prohibited. Access between Emerald Parkway and the site, including the placement of a full service curbcut, shall be provided by the City of Dublin, at its expense, once the Emerald Parkway extension is constructed.
5. The developer shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Dublin and Columbus. Curb cut locations and functions shall be as shown on the site plan and traffic study and shall be to the satisfaction of the City Engineer of the city of competent jurisdiction, and street lighting, curb and gutter, bike paths, and sidewalks shall be installed per these applicable standards.
6. Sidewalks and bike paths on the Property shall be constructed to connect to existing sidewalks and bike paths or to allow for connection to future sidewalks and bikepaths along Sawmill Road, Hard Road, and Emerald Parkway. At a future date, the developer, at its sole discretion and subject to the approval of the City planning staff, may elect to construct a hard and/or soft surface pedestrian pathway on the land that it dedicates to the City located on the northwestern portion of the site.

Setback Requirements

1. Along Sawmill Road, the pavement setback shall be 40 feet and the building setback shall be 70 feet.
2. Along Hard Road, the pavement setback shall be 50 feet and the building setback shall be 60 feet.
3. Along the Emerald Parkway extension, the pavement setback shall be 40 feet and the building setback shall be 50 feet.

4. Interior lot lines shall have a zero setback for parking and buildings.

Waste and Refuse; Screening

1. All waste and refuse shall be placed in containers and shall be fully screened from view by a wall or fence in accordance with the Dublin City Code. Such walls shall be constructed with materials that are harmonious with the architecture of the nearest primary structure on the site.
2. No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the site. Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious to the nearest building on the site.

Landscaping

1. Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.
2. A landscaping plan for the initial phase of development in the Life Time Fitness PUD shall be submitted to the Planning Commission as a part of the final development plan. This plan shall provide for the planting of additional trees on the northeast corner of the site to enhance the appearance of this corner as a gateway to the City. It shall also provide for the planting of additional trees at the rear of the health and fitness building and on the northeastern quadrant of the site between the parking lot and Hard Road. Landscaping shall be in accordance with that which is approved as a part of the final development plan.

Lighting

1. Except as otherwise stated herein, lighting shall conform to the Dublin Exterior Lighting Guidelines.
2. Exterior light fixtures may be pole or wall mounted, dark in color, and shall consistently utilize similar types and styles.
3. "Shoebox" light fixtures will be utilized on the site and shall be limited to 24 feet in height. The bases of these light fixtures shall be limited to no more than 6 inches in height.
4. Site lighting shall be designed to minimize glare and light trespass onto adjacent properties.

Architecture

1. All building materials shall be earthtone in color.
2. The basic building materials for the health and fitness building shall be brick, stone, and EIFS. As shown in materials submitted with the preliminary development plan application, the proposed exterior materials for the health and fitness building include a

natural limestone wainscoting, field brick, tan EIFS cornice, anodized aluminum window mullions, and a skylight feature. The skylight feature shall comprise no more than 5% of the total area of the roof on the health and fitness building. The use of spandrel glass with an opaque backing shall be prohibited. No more than twenty percent (20%) of any single facade of a building may be made of EIFS.

3. A translucent skylight feature shall be located above the main entrance to the health and fitness facility.
4. Building materials shall be consistent on all sides of a building.
5. Flat roofs shall be permitted.
6. A masonry parapet shall be used to screen the roof top mounted equipment.
7. Outparcel standards: The structure to be found on the outparcel along Sawmill Road shall adhere to the following standards:
 - a. The building shall be earthtone in color. The basic building materials shall be brick, stone, and EIFS. The proposed exterior materials for the building on the outparcel shall be consistent with that found on the health and fitness facility. No more than twenty percent (20%) of any single facade of the building may be made of EIFS. Building materials shall be consistent on all sides of the building.
 - b. The building shall have a 6:12 or greater roof pitch.

Preview Center

A temporary sales preview center shall be permitted on the site until such time as the health and fitness facility opens for business with the general public, provided that a special permit is obtained for such a use in accordance with Dublin City Code Section 153.238. This preview center shall be used solely for sales and promotions relating to the health and fitness facility and shall conform with the standards of the Dublin Zoning Code.

Signage

1. Except as otherwise stated herein, signage shall conform with the Dublin Sign Code, Section 153.150 et seq.
2. A signage plan for the initial phase of development shall be submitted to the Planning Commission as a part of the preliminary development plan. Signage shall be in accordance with that which is approved as a part of the final development plan.
3. One monument identification sign shall be permitted at the main entrance to the health and fitness facility (on Hard Road) as shown in the preliminary development plan. The monument shall consist of natural limestone material to match that used on the health and fitness facility building and shall utilize exterior illumination. The monument shall have a surface area of no more than 96 square feet on each side. An identification sign matching the materials and color on the health and fitness facility's wall signs shall be mounted on each side of the monument and shall have a maximum area of 33.3 square feet.

parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt, and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

The undersigned, being the authorized agent of the owner of the subject property and the applicant on the rezoning application applicable thereto, does hereby agree that said owner and applicant, and their respective successors and assigns, understand their obligations as set forth above and shall abide by the above restrictions, conditions, and commitments regarding development of the subject property.

By: 
Aaron L. Underhill, attorney
Smith & Hale

Date: 1/18/06

4. One monument identification sign shall be permitted at Emerald Parkway as shown in the preliminary development plan. The monument shall consist of natural limestone material to match that used on the health and fitness facility building and shall utilize exterior illumination. The monument shall have a surface area of no more than 96 square feet on each side. An identification sign matching the materials and color on the health and fitness facility's wall signs shall be mounted on each side of the monument and shall have a maximum area of 33.3 square feet.
5. One *two-tenant** identification sign shall be permitted at Sawmill Road as shown on the preliminary development plan. The monument shall consist of natural limestone material to match that used on the health and fitness facility building and shall utilize exterior illumination. The monument shall have a surface area of no more than 96 square feet on each side. An identification sign matching the materials and color on the health and fitness facility's wall signs shall be mounted on the top panel of each side of the monument and shall have a maximum area of 33.3 square feet. An identification sign matching the materials and color on the health and fitness facility's wall signs shall be mounted on the bottom panel of each side of the monument for the future general office building on the outparcel and shall have a maximum area of 12 square feet.

No other permanent ground mounted identification signs shall be permitted.

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6. One wall sign for identification purposes shall be permitted on the office building to be located on the outparcel. This sign shall be located on the building facade that faces Hard Road and shall not exceed 35 square feet in area.
7. Two temporary signs identifying the future use of the property as a health and fitness facility shall be permitted on the site until such time as the preview center opens for business with the general public. One sign shall be located along Hard Road and the other along Sawmill Road. Each sign shall have an area not to exceed 32 square feet.
8. Once the preview center opens for business with the general public, only the following signs shall be permitted: One wall sign, not to exceed 16 square feet in area, shall be permitted on the preview center for identification purposes. One ground sign, not to exceed 32 square feet in area, shall also be permitted at Sawmill Road or Hard Road for identification purposes. Preview center wall and ground signage shall be removed at such time as the preview center closes.

Maintenance

All buildings, structures, fences paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and sightly appearance. Landscape areas shall be maintained with materials specified in the plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided, and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and