

Approved Development Text

Perimeter Center

Subarea F4 (15.196 acres) - Retail Center (September 13, 2010)

Subarea Development Standards:

Subareas F4 shall comply with the general subarea development standards contained in the original Perimeter Center zoning (general, signs and graphics, lighting and Perimeter Center primary identification sign design criteria) unless otherwise indicated in this text or in the submitted site plans. Percentage of lot coverage shall be no greater than 90% in Subarea F4.

Subarea F4:

The retail center will have a maximum total building gross square footage of 170,000 with a maximum 99,850 square feet permitted for a single tenant on the ground floor for retail purposes and 20,000 square feet on the mezzanine floor above. The mezzanine shall not be used for general retail purposes or other open to public use. Outdoor dining areas and the fuel station canopy shall not be considered part of the building square footage. This retail center may be developed in phases.

Servicing for the proposed center will be totally screened from view by passer-by traffic. This total screening height shall be fourteen feet at the time of planting from the elevation of adjacent drives or parking.

Special attention will be provided to design of all elevations of the center to maintain an established architectural theme with good aesthetic quality throughout the development of the retail and services zone. The same or compatible building materials and a common lighting, signage and landscaping aesthetic will also be incorporated to blend with the surrounding proposed uses for total site compatibility.

Permitted Uses:

All those permitted uses for in the SO, Suburban Office & Institutional District and CC, Community Commercial District including but not limited to the following:

1. Retail stores, including General Merchandise, Food, Personal Services and Large Format
2. Eating and Drinking Establishments
3. Medical Services and Offices of Physicians, Dentists and Other Health Practitioners
4. Administrative, Technical, and Professional Offices
5. Accessory Uses for Multi-Family Dwellings
6. Outdoor Dining Areas 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 by Land

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Use and Long Range Planning. Those outdoor dining areas shall employ matching amenities (fences, tables, chairs, flower boxes where appropriate) and must be of a black, wrought-iron design.

7. Outdoor Display Area for Live Plant Material as regulated by the Dublin Zoning Code.
8. Parking and a garage that serves the condominiums to the south via an easement (shown on the development plan).

Conditional Uses:

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

1. Drive-thrus
2. Day Care
3. Training, Tutoring and Supplemental Skills
4. Animal Care Facilities
5. Theaters
6. Motor Vehicle Rental
7. Fuel Stations

Upon application for a conditional use, a final development plan or an amended final development plan that contemplates the development of a fuel station (“the Application(s)”), the Planning and Zoning Commission shall provide a recommendation to City Council. City Council shall have jurisdiction to review the Application(s) on the following terms:

1. 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 action on the Application(s). 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.
2. City Council shall apply the review criteria outlined in the Dublin Codified Ordinances for a conditional use or a final/amended development plan when considering the Application(s).

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3. 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 to approve, approve with modifications, or disapprove the Application(s) shall become a final appealable order and the applicant shall have 30 days from the date of City Council's vote to file an administrative appeal pursuant to Ohio Revised Code Chapter 2506.

Yard and Setback Requirements:

1. Along Perimeter Loop Road, pavement setbacks shall be 35', building setback 50'.
2. Along Perimeter Drive, pavement setbacks shall be 35'; building setbacks 75'.
3. All other public street pavement setbacks shall be 25', building setback 50'.
4. Total building square feet for Subarea F4 shall not exceed 12,000 square feet per acre.

Height Requirements:

1. Maximum height for buildings in Subarea F4 shall be 45' as measured per Dublin Zoning Code, except for fuel station canopies which can be no higher than 25' as measured per Dublin Zoning Code.

Parking and Loading:

1. Parking spaces shall be provided at a minimum of 4.0 spaces per 1,000 square feet for the first floor building areas located within the Shopping Center unless the parking ratio is reduced by the Planning Commission. Those areas above ground level will not be counted in the parking calculations as long as they are used for non-customer use activities. Outdoor dining areas and the fuel canopy shall be exempt from the parking requirement.
2. Pharmacy drive up windows shall provide three (3) stacking spaces per lane.
3. Bank drive-thru stacking requirements shall be three stacking spaces per teller windows or transaction point, including automatic teller machines.

Circulation:

1. Perimeter Drive shall have a 100' right-of-way, and a 56' pavement width.

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2. Perimeter Loop Road shall have a 60' right-of-way, and a 36' pavement width.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width, which widens towards Avery-Muirfield Drive to a 80' right-of-way and a 55' pavement width at the west end of the site's frontage.
4. Opposing curb cuts on Perimeter Drive and the Perimeter 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 practices, unless otherwise approved by the City Engineers.

Waste, Refuse Storage and Equipment:

1. All waste and refuse shall be containerized and fully screened from view in accordance with the Dublin Zoning Code.
2. Except as otherwise permitted by this development text or the Dublin Zoning Code, no materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure. Permitted outside storage shall not be located in pedestrian spaces unless permitted under the Dublin Zoning Code.
3. All grocery carts shall be stored in cart corrals as approved by Planning Commission as part of the Final Development Plan or inside a principal building.
4. There shall be no outside sales of retail merchandise around the fuel station kiosk.

Landscaping:

1. All landscaping shall conform to the Dublin Zoning Code.
2. In addition, landscaping within the Perimeter Loop Road setback, Perimeter Drive and Mercedes Drive shall include a continuous three foot hedge with stone pilaster fifty feet on center with street trees planted fifty feet on center within the R.O.W. and planted +1 from R.O.W.
3. Street trees for the subarea will be selected from Appendix E, Group A, of the Dublin Planning and Zoning Code.

Architecture:

The architectural design of the buildings shall be consistent with the architectural elevation

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plans submitted with the preliminary development plan. The development shall be constructed with the same architectural style and roof treatment with the exception of service corridors. The facade shall consist of brick and manufactured stone and the sloped roof shall be constructed of cedar wood shake shingles. The brick shall be selected from the approved Perimeter Center palette. The manufactured stone shall be "Ohio limestone (buff)" by manufacturer Carriage Hill Stone or approved equal and used throughout the project as a water table and as a facade treatment in select areas.

The store front system shall be designed in a historic style using windows with mullions and raised panel details. The roof slopes shall be 8/12, 10/12 or 12/12 pitch depending upon location of the roof element.

The rear areas of the building shall be given special treatment so as to present an architecturally appropriate facade to the traveling public. The rear walls of buildings shall be constructed of stucco or synthetic stucco in order to complement the architectural style found on the front facade and scoring and/or lights or other relief elements shall be used to break up the back of the center.

Screening to a height of six (6) feet shall be placed along the west property line of Subarea F4 to provide additional screening for the north elevations of these buildings. Further, there shall also be a hedge of bushes along the front of the shopping center walkway similar to those along the rights-of-way within the subject area that shall provide continuity with the entire area and an architectural feature that enhances the appearance of the development. Brick pavers, scored concrete, benches, bollards and street lamps shall be incorporated into select areas of the walkway to provide variety and interest for pedestrian traffic. With the exception of service corridors that are screened, the buildings shall have the same degree of exterior finish on all sides.

No merchandise shall be stacked along the interior of the grocery store in front of windows higher than the height of the window sill or three feet, whichever is lower.

Signs and Graphics

All signs shall comply with the Dublin Zoning Code unless varied by this text or approved preliminary or final development plan.

Perimeter Retail Center signage:

1. Each tenant store front is limited to one externally illuminated wall sign and one projecting sign. The background color of wall signs and projecting signs shall be selected from the existing Perimeter Center palette of trim colors or a compatible color approved administratively. Sign panel colors shall match the background color of that particular tenant's wall sign. The sign color shall be aesthetically compatible with the awning fabric. All wall and projecting signs shall meet Code relative to permitted sign face area and wall signs may not exceed 16 feet in height. Wall sign faces shall not

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exceed one square foot in area for each one lineal foot in store frontage not to exceed 80 square feet. Sign color maximums shall meet the Dublin Zoning Code.

2. Projecting sign faces shall not exceed three square feet in area and shall be of uniform size and design.
3. Goose neck fixtures for sign lighting shall be comprised of the same exterior finish and color throughout the shopping center.
4. All wall and hanging signs shall have “gold” (Chroma – Gold) letters on a dark colored background.
5. The grocery store shall be permitted an internally illuminated wall sign at a maximum height of 26’ above the finished walkway which shall consist of the name of the grocery store (100 sq. ft. in size). Additional permitted signage shall include a three auxiliary wall signs of 28 sq. ft. for the grocery store located along the front façade of the grocery store. Each sign shall adhere to the wall signage criteria established by this text and the Dublin Zoning Code.
6. Drive-thru signage shall be permitted on the front façade of the canopy and shall adhere to the wall signage criteria established by this text and the Dublin Zoning Code. Directional entry and exit signs shall be permitted as shown on the final development plan.
7. A single monument sign will be permitted along Perimeter Loop Road to identify a fuel station and provide gasoline pricing information to the public and will be installed only with the approval of a conditional use for the fuel station by City Council. The sign shall not exceed six feet in height and ten foot in width with the sign and pricing information permitted on both sides of the sign. The maximum area of sign per side shall be 20 square feet. The sign bas materials shall match the retail center materials and the sign colors shall match those employed by the grocery store. Sign color maximums shall meet the Dublin Zoning Code.
8. No signs shall be applied to or mounted within three feet behind windows for the purpose of outdoor or exterior advertising or tenant identification.