

APPROVED-DEVELOPMENT TEXT  
RIVERSIDE NORTH  
(Modifications for Subarea A<sub>3</sub> – THE PERIMETER)

Approved by City Council –October 13, 2014  
Approved by the Planning and Zoning Commission –August 24, 2014

Subarea A - Post Road Related

For purposes of clearly defining and limiting uses that are permitted within Subarea A of the Riverside Dublin PCD, three separate subareas are established. Each of these subareas (referred to as subarea A<sub>1</sub>, A<sub>2</sub>, and A<sub>3</sub>) is identified on the attached Exhibit A.

**Permitted Uses:**

The following uses shall be permitted within each of Subarea A<sub>1</sub>, A<sub>2</sub>, and A<sub>3</sub>, respectively:

Subarea A<sub>1</sub>

- a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.
- b) Financial service organizations and financial institutions (conditional use for drive-thru bank); provided that all such organizations and institutions shall be located only in Subarea A between Avery-Muirfield Drive and the access drive within Subarea A which lines up with the western access to Avery Square (the Kroger center) to the south of Subarea A (the “Demarcation Line”). The Demarcation Line is depicted on the attached Exhibit A.
- c) Daycare centers (including a preschool or any type of institution which provides education to toddlers and children up to the age of 13 years old).

Subarea A<sub>2</sub>

- a) Those uses listed in §153.026(A)--Suburban Office and Institutional District--of the Zoning Code.
- b) Financial service organizations and financial institutions (conditional use for drive-thru bank; provided that any such drive-thru that might be contained within a structure located along Avery-Muirfield Drive shall be screened to the satisfaction of staff and consistent with the Master Plan (defined below)).
- c) Coffee shops, cafès, ice cream shops, bakeries, or casual or fine dining eating and drinking establishments, specialty retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) Subarea A<sub>2</sub> shall contain no more than 11,000 square feet of area in total of those uses described in the preceding sentence. In addition, one eating or drinking establishment within the neighborhood retail center located within Subarea A<sub>2</sub> will be permitted to incorporate an outdoor seating area, along the pond between the building and Avery-Muirfield Drive, as part of such establishment; provided that such seating

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area shall have a maximum square footage area no more than 15% of the interior space of such establishment.

Subarea A<sub>3</sub> (as revised through Ordinance 01-13, approved on January 28, 2013)

- a) Those uses listed in §153.026(A)--suburban office and institutional district--of the Zoning Code.
- b) Casual and fine dining, eating and drinking establishments not to exceed a total of 11,000 square feet, except as approved by the Planning and Zoning Commission; retail stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) or otherwise provide support retail services for nearby residential neighborhoods.
- c) Outdoor Dining Areas with up to 2000 total sq. ft. of seating space within Subarea A-3 that can be allotted to the various tenants to be administratively approved by Land Use and Long Range Planning. Those outdoor dining areas shall employ complementary 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 area. Outdoor speakers are prohibited. The proposed patio amenities shall be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.
- d) One drive-thru may be permitted as a conditional use within Subarea A3, subject to review and approval by the Planning and Zoning Commission in accordance with Zoning Code Section 153.236.

Unless otherwise stated above, none of the following uses shall be permitted anywhere within Subarea A at any time: (i) auto service; (ii) auto repair; (iii) gas station; (iv) tire store, (v) muffler or brake shop; (vi) car dealer or any other type of business which offers cars for sale or resale; (vii) car wash; or (viii) fast food restaurant (with or without a drive-through window). Furthermore, in the event any financial service organization or financial institution that is located along Avery-Muirfield Drive desires to change to a use other than that which is permitted under (a)-(c) of Subarea A<sub>1</sub>, above, that new use shall be subject to review and approval of the Planning Commission.

**Density/Lot Coverage:**

The density of each site shall not exceed 10,000 sf/acre. In addition, the total maximum lot coverage for all of Subarea A shall be equal to or less than 65% for the overall development and no individual site shall have a lot coverage greater than 70%.

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**Yard and Setback Requirements:**

- a) In 1988, the Riverside Dublin PCD text originally contemplated a large setback for Subarea A along its Post Road frontage. In an effort to reallocate setbacks and associated green space areas to reflect the nature and character of how all of the neighboring uses have since been developed as commercial/institutional uses and to adequately reflect the transitional nature of Subarea A from those same surroundings, it is desirable to adjust and increase certain setbacks within Subarea A (see attached Table A). The main goal of this reallocation is to treat the Avery-Muirfield Drive frontage with special attention. As a result, a substantial parking and building setback shall be created along Avery-Muirfield Drive and within that setback a large pond with two fountains and a cascading waterfall shall be constructed to more appropriately reflect the gateway nature of Subarea A in a manner that is complimentary to its environs. With this reallocation of setbacks, the following setbacks for Post Road, Avery-Muirfield Drive, and Perimeter Drive are created:

	<u>Building Setback</u>	<u>Pavement Setback</u>
Avery-Muirfield Drive	85'	75'
Perimeter Drive	40' <sup>1</sup>	20' <sup>1</sup>
Post Road (east) <sup>2</sup>	100'	40'
Post Road (west) <sup>3</sup>	100'	70'

- b) Side yard setbacks shall be 15' for pavement and 25' for buildings. However, in order to promote prudent planning and to encourage the location (or relocation) of green space to more desirable areas, the planning commission may permit pavement setbacks (and rear yard pavement setbacks defined in (c), below) to be reduced to less than 15' (and even to a zero lot line situation wherein parking lots of adjoining properties would be shared). Notwithstanding the foregoing, the neighborhood retail center proposed at the northeast corner of Subarea A which is a single structure which is located in both Subarea A<sub>1</sub> and A<sub>2</sub> shall be permitted to straddle the Subarea A<sub>1</sub>/A<sub>2</sub> line.

- c) Subject to (b), above, rear yard setbacks shall be 25' for pavement and buildings.

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<sup>1</sup> Which is consistent with the current required setbacks less the additional right-of-way grant required.

<sup>2</sup> Between Avery-Muirfield Drive and the Demarcation Line.

<sup>3</sup> Between the Demarcation Line and the western boundary of Subarea A.

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- d) Total ground covered by all buildings shall not exceed 25% of the total lot area.

**Parking and Loading:**

- a) Size, ratio, and type of parking and loading facility shall be regulated by Dublin Code Chapter [153.200].
- b) All sites within Subarea A shall comply with the City of Dublin exterior lighting guidelines and will utilize “shoe-box” light fixtures with pole heights not greater than 28 feet from the grade of the parking lot.

**Circulation:**

Circulation within Subarea A and access to and from the adjacent publicly-dedicated streets shall be provided for in accordance with the approved development plan for Subarea A set forth in the Master Plan (defined below). Subarea A shall have no direct access onto Avery-Muirfield Drive.

**Offsite Infrastructure:**

In order to promote improved traffic efficiency on Post Road, Avery-Muirfield Drive, and Perimeter Drive proximate to Subarea A and in accordance with the November 20, 2003 letter from the City of Dublin (attached Exhibit B), all of the following shall occur to the satisfaction of the City of Dublin:

- a) Right-of-Ways.
- (i) An additional 15' of right-of-way shall be granted to Dublin along the west side of Avery-Muirfield Drive.
- (ii) An additional 10' of right-of-way shall be granted to Dublin along the north side of Perimeter Drive up to the point at which the existing right-of-way is 100'.
- b) Road/Infrastructure Improvements.
- (i) Payment of the proportionate cost (as determined by the City of Dublin) for the improvements associated with the addition of an east bound left turn lane on Post Road (west of Avery-Muirfield Drive) which proportionate costs relate to additional traffic which will be generated by Subarea A as a result of the Post Road access.
- (ii) Payment of all costs associated with the addition of a left turn lane from Post Road into Subarea A at the single access point on Post Road. The applicant shall attempt to coordinate completion of these improvements with those required of the church property on the north side of Post Road.

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(iii) Payment of 25% of the cost associated with any future traffic controls installed at the third intersection on Perimeter Drive (west of Avery-Muirfield Drive) if, and when, such traffic control is warranted.

**Waste and Refuse:**

All waste and refuse shall be contained and fully screened from view by a solid wall or fence as required by the Dublin Code.

**Fences:**

Other than as required for any daycare center located within Subarea A<sub>1</sub>, no fences shall be permitted on any site unless otherwise approved by staff or otherwise required for screening service areas, mechanical units, etc.

**Storage and Equipment:**

- a) 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 other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious with the building as required by the Dublin Code.

**Landscaping:**

- a) Landscaping shall be according to the Dublin Landscape Code Chapter [153.130-153.139]. In addition, landscaping treatment along Post Road shall be provided within the Post Road setback and shall include a grass mound with a mixture of ornamental, evergreen, and shade trees. The mound shall be contoured, natural, and undulating in appearance and shall be broken up into sections of varying lengths between 130' and 150' in length and with varying heights ranging from three and a half feet to six feet in height. Landscape plantings shall be in accordance with the Master Plan described in (c), below, and sample elevations are included as attached Exhibit C.
- b) In addition, landscaping along Perimeter Drive shall include a three and a half foot contoured, landscaped mound with street trees planted 50' on center within the right-of-way and planted within five feet of the right-of-way line.
- c) In order to appropriately transition the institutional and residential uses to the north of Subarea A with the fast food and strip center retail development to the south of Subarea A, Subarea A will incorporate a large pond (with an appearance similar to The Preserve at the southeast corner of Frantz Road and Tuttle Crossing

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Boulevard) fronting along Avery-Muirfield Drive with a higher reflective pond that will include a cascading water fall feature. This pond will be “well-fed” in the manner approved by the City of Dublin. In addition, the pond will contain fountains at the north and south ends along Avery-Muirfield. This frontage treatment will provide for an appropriate gateway feature for vehicular traffic as it moves from the residential development to the north south towards the SR33/161 interchange. This overall landscaping plan for Subarea A will be consistent with the Comprehensive Site Master Plan prepared by Faris Planning & Design and approved by the Planning Commission (the "Master Plan").

**Traffic Calming:**

Along the private, internal, east-west street that runs parallel to Post Road and Perimeter Drive, traffic calming measures (e.g. textured pavement, raised tables, etc.) acceptable to the City of Dublin shall be installed to slow the movement of traffic at the intersection of the driveway that provides access from the Subarea A to Post Road.

**Architecture:**

Generally:

The architectural design of all buildings within Subarea A shall be traditional in look and feel and will be finished with natural materials. The particular architecture for all buildings within Subarea A that will contain uses other than those permitted in §153.026(A) (the "Non-Office Uses") shall be consistent with, or complimentary to, the style of architecture of those submitted as "conceptual" with this application (i.e. the small neighborhood retail center and The Huntington Bank branch). The intent of the foregoing is that these commercial structures have a residential feel and flare similar in design and feel to the Perimeter Center development. The architectural design of all uses within Subarea A permitted under §153.026(A) (the "Office Uses") shall be consistent with the office buildings proximate to Subarea A along Perimeter Drive and Post Road. In addition to the foregoing, the following guidelines shall be followed:

Height:

- 1) No Non-Office Uses shall have a height in excess of 28' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof). No Office Uses shall have a height in excess of 35' as measured by the Dublin Code (i.e. for pitched or hipped roofs, such a measurement shall be made to the mean height of such roof).

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Color Palette:

- 1) Earth tones and muted/natural tones shall be required on all structures within Subarea A so as to be consistent with those earth tone and muted/natural colors of nearby structures. In addition, storefront colors for the neighborhood retail center shall be selected from a palette of colors approved by the planning commission as part of the development plan approval for that neighborhood center.

Materials:

- 1) Warm tone brick, stone or synthetic stone, cedar siding and trim, and engineered wood composite material (e.g. hardi-plank or smartside siding and trim).
- 2) Specifically for Non-Office Uses, windows shall be residential in character (where appropriate for the particular type of commercial use). Windows should include mullions and muntins to reduce large expanses of glass areas. However, "store-front" glass is acceptable and appropriate in service-oriented areas for Non-Office Uses.

Roof:

- 1) All buildings shall have a pitched or sloped roof (whether hipped or gabled). However, for Office Uses, this requirement may be satisfied by partial roofs, towers, or pagodas--similar to that utilized at The Preserve. In addition and regardless of whether a building is an Office-Use or a Non-Office Use, each such roof may provide open areas to house and permit the functionality of mechanical and other typical roof top equipment.
- 2) All structures shall contain roofing material consisting of dimensional asphalt shingles, cedar shakes or shingles, or slate (whether synthetic or authentic slate), all of which shall be in a color and style deemed appropriate by the planning commission as compatible with the neighboring buildings.
- 3) The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged for roofs on Non-Office Use structures.

Scale:

- 1) All structures within Subarea A should be of a size and character complimentary with the existing nearby structures.
- 2) Structures should be designed to harmonize with the Master Plan.

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- 3) Each Non-Office Use building must use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help break up the mass and bring each such building into a more residential character.

**Wall Articulation/Fenestration:**

- 1) 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.
- 2) With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the "rear" of any building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.
- 3) The amount of fenestration should be balanced with the amount of solid facade.

**Signage and Graphics:**

All signs shall comply with the Dublin Sign Code -- [Section 153.150]. In the event of any conflict between the Dublin Sign Code and this text, this text shall control.

a) **Materials and Landscaping:**

- 1) All monument signs with a base located within Subarea A shall have an appearance consistent with, or compatible to, that depicted on Table C attached hereto.
- 2) All monument signs shall have landscaping around the base of the sign as required by the Dublin Code.

b) **Dimensions of Sign:**

- 1) Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.
- 2) Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- 3) Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.

c) **Sign Graphics:**

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- 1) Graphic identification shall be limited to the site user's name, logo, and street number.
- 2) The area of graphic images such as logos shall not exceed 20% of the sign face.
- 3) Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.
- 4) The maximum height of any letter or number shall be 16".

d) Quantity:

No more than one ground sign shall be permitted on any one lot devoted to one specific use or user; except that for buildings or uses having frontage on two or more public rights-of-way, two ground signs are permitted. In the event any lot qualifies for two ground signs, those signs shall comply with the Dublin Sign Code and shall consist of no more than 66.67 square feet in the aggregate.

e) Illumination:

All monument signs shall be non-illuminated or feature internally illuminated graphics or back-lit graphics.

f) Setbacks:

The setback for all signage shall be no less than eight feet from the right-of-way of any site consistent with the Dublin Code.

g) Traffic/Directional:

All traffic and directional signage shall conform to Section 153.152 of the Dublin Zoning Code.

h) Sign Location:

Other than approved as part of the neighborhood retail center as described below, no sign shall be painted or posted on the surface of any building, wall, or fence (i.e. all signage other than for the neighborhood retail center shall be monument signs). No wall murals shall be allowed. No roof signs shall be permitted, nor shall any sign extend higher than the building.

i) Window Signage:

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Other than described below relating to the neighborhood retail center, no sign shall be applied to any windows for the purpose of outdoor or exterior advertising.

j) Neighborhood Retail Center:

All of the following signage standards shall relate specifically to the neighborhood retail center that will be situated west of the pond located along the west side of Avery-Muirfield Drive, the following signage criteria is established:

- 1) Each tenant store front within the retail center shall only have the right to install wall signage consistent with that depicted in the attached Table B and only along the east and west elevations of the retail center.
- 2) All such signs shall not exceed a placement height of 15 feet.
- 3) Each tenant store front sign shall be limited to one wall sign and one projecting sign along the western elevation of the retail center and one wall sign only along the eastern elevation of the retail center. Such wall signs shall be in accordance with Table B. The color of the wall sign and the projecting sign for each user shall be the same.
- 4) The background color of wall signs and projecting signs shall be selected from a palette of trim colors approved by the planning commission as part of the development plan approval process.
- 5) For purposes of aiding the public with locating a particular use within this center, each user shall be allowed to apply temporary signage to the east elevation of the retail center consistent with the Dublin Signage Code.
- 6) In addition to the wall signs which may be located on the east and west sides of the retail center as described in 3, above, the occupant located at the north end of the retail center (i.e. Tenant 7) shall have the right to locate one monument sign along Avery-Muirfield Drive which identifies only that occupant provided that such monument sign complies with all of items (a) - (i), above, and provided further that that occupant (Tenant 7) is limited to a total amount of signage of no more than 66.67 square feet. That monument sign shall be located as noted on Table C.
- 7) No projection signage located along the west elevation of the retail center shall be illuminated.
- 8) Wall signs located along the east and west elevations of the retail center should be externally lit by “goose-neck” light fixtures.

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Signage and Graphics Applicable only to Subarea A<sub>3</sub> (as revised as part of Ordinance 01-13, January 28, 2013)

All of the following signage standards shall apply to the neighborhood retail building on Perimeter Drive (located within Subarea A<sub>3</sub>) as generally depicted on the attached Exhibit D.

- A. Types of Signs. Permitted sign types include single-sided, wall-mounted, tenant “panel” signs, and wall-mounted, projecting “blade” signs. Window signs, other than informational window signs, of any type are prohibited.
- B. Number and Location. All signs shall be architecturally integrated into the building façade generally in the location depicted on the attached Table D. Tenants occupying space within the building shall have the right to install one wall-mounted (panel) sign on the north building façade, one on the south building façade, and one projecting (blade) sign on the north building façade.
- C. Mounting Height. No sign shall be permitted to exceed 15’ in height to the top of the sign measured from established grade. The projecting (blade) signs on the north façade shall be a minimum of eight feet in height to the bottom of the sign from established grade.
- D. Design and Fabrication. Creativity with signage is encouraged. However, the following must be adhered to:
  1. Wall-mounted Tenant Signs.
    - a. *Maximum Size*. The maximum height for all wall-mounted tenant sign panels shall be no more than 24” tall. The maximum width for all wall-mounted tenant sign panels shall be no more than 120”. The maximum height for text/graphics within said wall-mounted sign panels shall be no more than 16”. The maximum width for text/graphics within said wall-mounted sign panels shall be no more than 96”.
    - b. *Additional Specifications*:
      - i. Sign Panel = Single Faced, 1.5” thick wood or high density urethane with surface applied text/graphics and routed 1” wide perimeter detail.
      - ii. Installation = Sign panels to be surface-mounted to wall with 5/16” Hilti style expanding anchors. No mounting hardware shall be visible on sign face.
  2. Approved Signage Shapes. The shape of the wall-mounted sign panels on the north and south facades of the building shall be generally in a rectangular shape and shall have matching ends containing one of the shapes depicted in Table D.
  3. Wall-mounted Projecting (Blade) Signs.
    - a. *Maximum Size*. The maximum height for all wall-mounted projecting (blade) sign panels shall be no more than 27”. The maximum width for all blade sign panels shall be no more than 36”.
    - b. *Additional Specifications*:

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- i. Sign Panel = Double-faced, 2” thick wood or high density urethane with surface-applied text/graphics & routed 1” wide perimeter detail.
  - ii. Hanging Bracket = 1-1/2” x 1-1/2” square steel tube and wall flange assembly with fabricated 1/4” aluminum scroll and finial cap. Bracket and hardware shall be painted in Matte Black finish.
  - iii. Installation = Bracket installed perpendicular to wall w/ 3/8” Hilti style expanding anchors. Signs shall be suspended beneath the brackets with 1/2” eye-bolts.
- c. *Projecting (Blade) Signage Shapes*: The shape of the projecting (blade) signage on the north façade of the building shall be generally in one of the four shapes depicted in Table D.

Further, such projecting (blade) signage may incorporate and include the logo of the business operating within the building or an iconic representation of the nature of the business or the primary good or service sold or provided to the public by that business.

4. Menu Boards

- a. If a drive-thru is approved by the Planning and Zoning Commission in accordance with this development text, the use is permitted one (1) menu board sign in addition to the other signs permitted in this development text.
- b. The menu board shall not exceed 32 square feet in size and must be approved as part of the final development plan.

5. Lettering, Logos and Secondary Images

- a. Lettering. All sign lettering is to be centered in relation to the height and width of the sign. The actual signage text/lettering shall consist of surface mounted, raised lettering (as individual letters containing the name of the business operation) and shall be adhered to the wood sign board. The height and placement of all sign lettering must comply with the requirements specified in this text.
- b. Logos and Secondary Images are permitted in accordance with Code Section 153.158(C)(2).

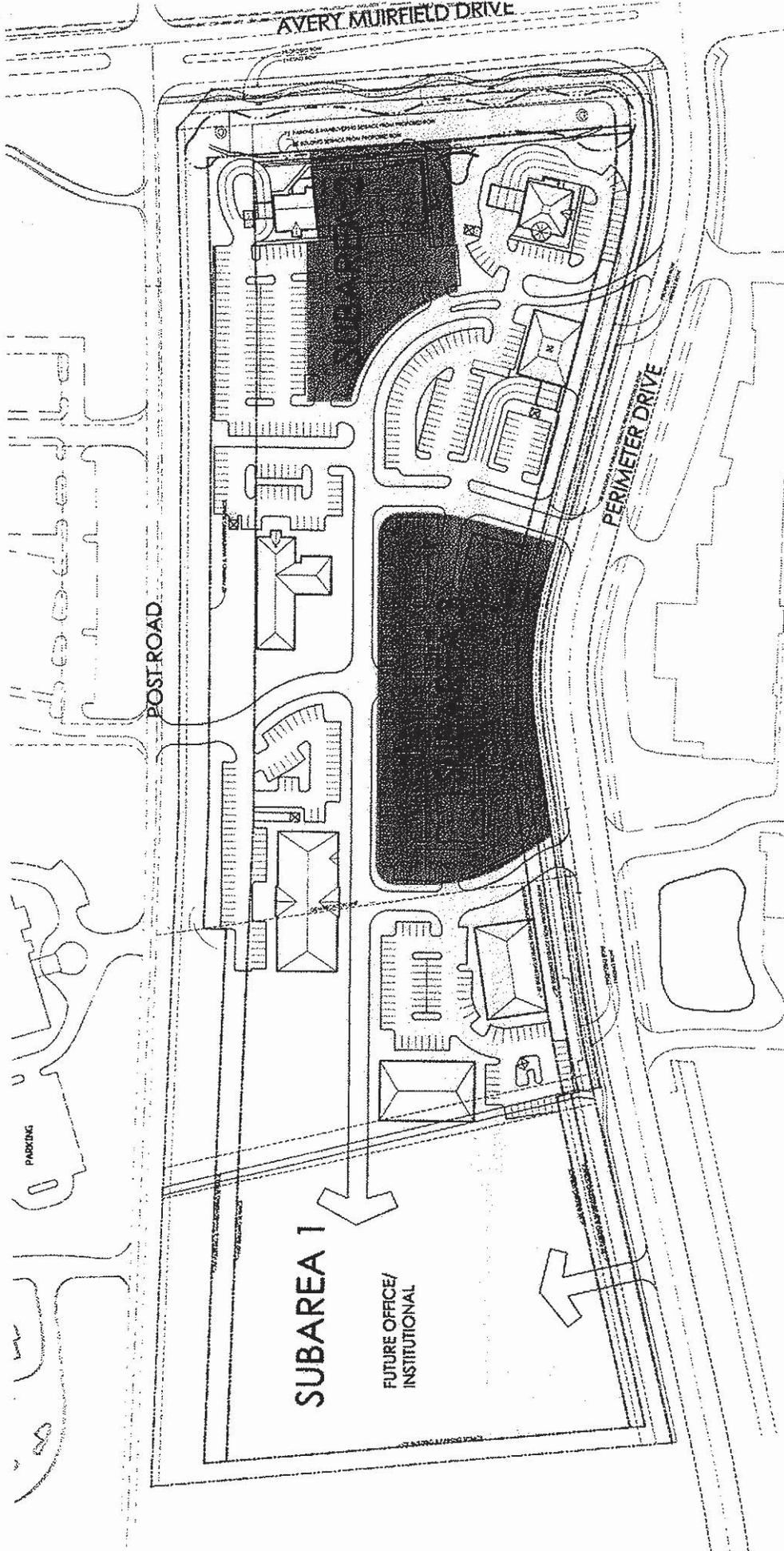
6. Colors

The background color for all signs shall be in accordance with that approved as part of the final development plan presented to the Planning Commission or as otherwise approved by the Planning Staff. No more than three colors in total are permitted for each sign including the color of the background of the wood sign. A corporate trademark or symbol used as a logo or secondary image shall not be limited in the number of colors used, but shall be considered as one of the three permissible colors. The selected color scheme of each tenant must be consistent for each of the tenant’s signs.

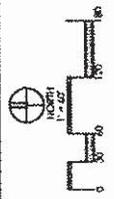
7. Sign Illumination

Wall-mounted signs shall be illuminated by linear fluorescent track lighting fixtures as depicted and described in Table D. Projecting (blade) signage shall not be separately illuminated from the building.

EXHIBIT A



**Paris Planning & Design**  
 LAND PLANNING • LANDSCAPE ARCHITECTURE  
 1346 Chantilly Avenue • Suite 200 • Columbia, SC 29207  
 803.762.4144 • 12318 06/10/09



**SUBAREA PLAN**  
**PERIMETER AVERY ROAD**  
 PREPARED FOR THE DAIMLER GROUP  
 11/24/09 PCL/LOG

## EXHIBIT B



CITY OF DUBLIN

Division of Engineering  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-761-6506  
Web Site: www.dublin.oh.us

November 20, 2003

Mr. Paul G. Ghidotti  
The Daimler Group, Inc.  
1533 Lake Shore Drive  
Columbus, Ohio 43204

RE: **The Fairway**  
**03-004-COM**

Dear Paul:

Regarding the traffic questions that arose at our meeting on November 12, 2003, I emailed both your traffic consultant (Garry Wilcox) and ours (Doyle Clear) a listing of the items that needed to be addressed. I have received a response from our consultant and have reviewed that information and the recorded plat that created part of your property. The following indicates the questions (as they were emailed) and our desired resolution (in italics):

1. The east bound left hand turn lane on Post Road onto Avery-Muirfield Drive is noted in the report to need 290 feet of stacking. The report says that the City provided this information. How much of this stacking is generated by the traffic from this 24-acre site? We need to portion the cost of this improvement.

*I have not received a response from Traffic Engineering Services on this. I sent my email on Thursday, November 13.*

2. How much right-of-way (width and length) is needed to accommodate the turn lane in Item 1?

*Additional right-of-way is not needed along the Post Road frontage of your property.*

3. How long of a turn lane is needed on Post Road for the site access (if granted)?

*Since the Planning and Zoning Commission agreed to this access point last Thursday evening, this turn lane needs to be accommodated between the two driveways on the north side of Post Road for the church. Also the design should be coordinated to accommodate the future required left hand turn lane into the church property.*

4. How much right-of-way is needed from this site along the Avery-Muirfield frontage? I believe we have to accommodate an additional through lane and an additional southbound right hand turn lane at Perimeter.

*Only a southbound right-hand turn lane at Perimeter Drive from Avery-Muirfield Drive is needed in the ultimate improvement of Avery-Muirfield Drive and its intersection with Perimeter Drive. An additional 15-feet of right-of-way is needed along the Avery-Muirfield Drive frontage of your property. According to the recorded plat (a copy is attached for your reference), a 30-foot roadway easement already exists along this frontage. This needs to be reflected on your site plan. We could use this space to build the infrastructure that we need, but I am not comfortable with the*

November 20, 2003

Mr. Paul Ghidotti

RE: The Fairway

03-004-COM

Page 2 of 2

*long-term use of this easement. We would prefer to reduce the easement (for coverage over the existing bike path) and have actual right-of-way for the planned improvements. Also the landscaping in the northwest corner of this intersection will need to remain outside the visibility triangle for the ultimate intersection configuration.*

5. How much right-of-way (width and length) is needed on Perimeter Drive at the intersection with Avery-Muirfield is needed to accommodate the future additional eastbound left turn lane?

*The enclosed recorded plat answers the question as to the increase of the right-of-way at the western end of your Perimeter Drive frontage. The right-of-way tapers from 100-feet to 80-feet as it moves westward from the Avery-Muirfield Drive intersection. When Perimeter Drive was extended to the west in 2000, we acquired the 100-feet of right-of-way on the far western portion of your frontage.*

*The adopted Thoroughfare Plan indicates that Perimeter Drive is to have 100-feet of right-of-way in this area. Therefore, we need an additional 10-feet dedicated from the intersection with Avery-Muirfield Drive westward to the point where the 100-feet of right-of-way exists. This will create 110-feet of right-of-way near the intersection with Avery-Muirfield (that tapers as the existing right-of-way does) and 90-feet of right-of-way where only 80-feet exists today.*

6. What portion of the traffic that will warrant the traffic signal at the Kroger Drive is generated from this site? Again, this is to portion the costs.

*Considering this signal will have four approaches to it, the logical distribution of the costs is: 50% by the City, 25% by you, 25% by the Avery Square owners. Also, as I stated at the meeting, the approach within the right-of-way at this location will include the items that we need to facilitate the installation of the signal in the future.*

As indicated, the only outstanding item is #1. Once I have received a response from your consultant, we will review the information and respond accordingly. If you have any questions on these items, please contact us at your earliest convenience.

Sincerely,



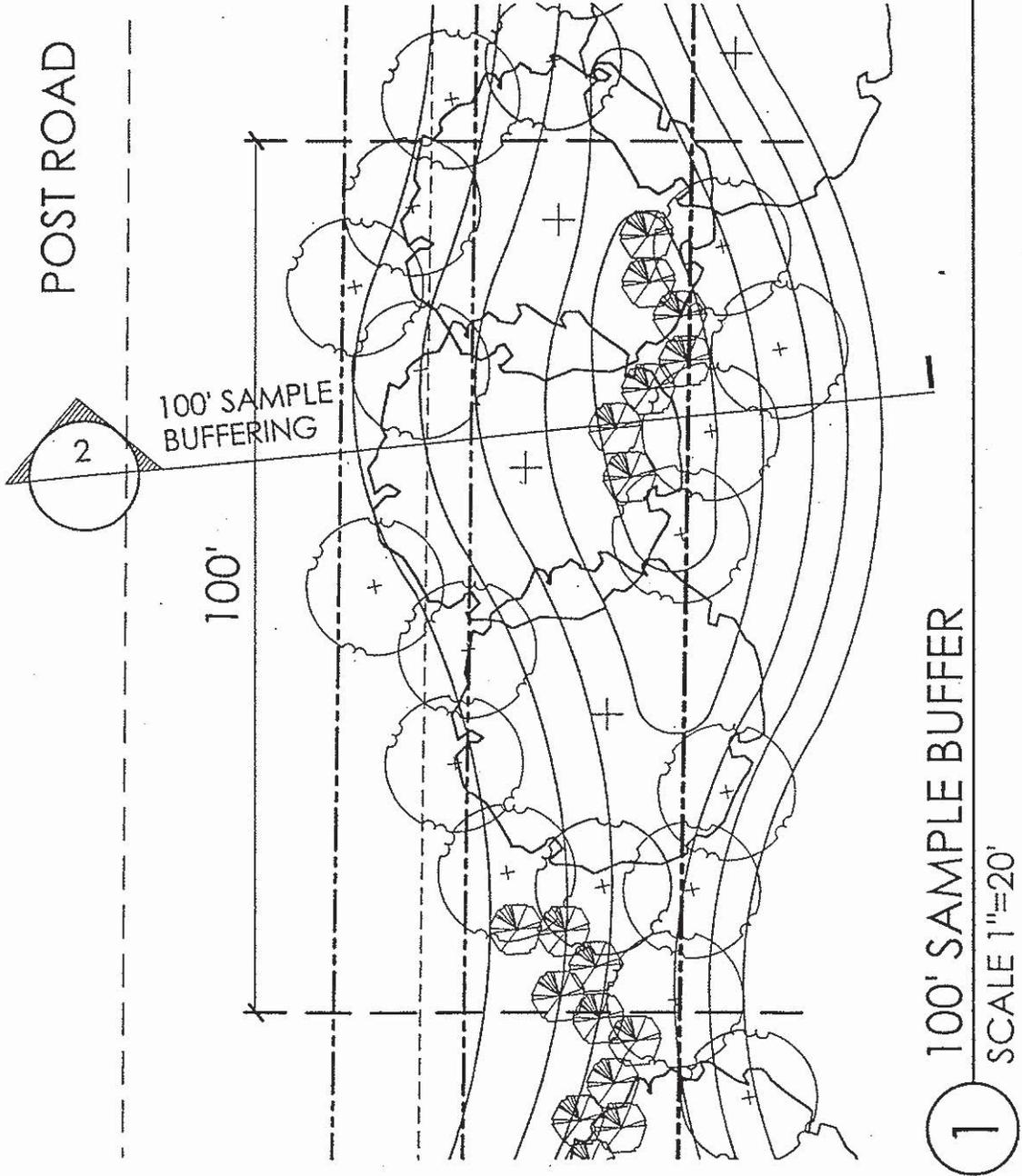
Barbara A. Cox, P.E.

Assistant Director of Engineering – Development

Attachment

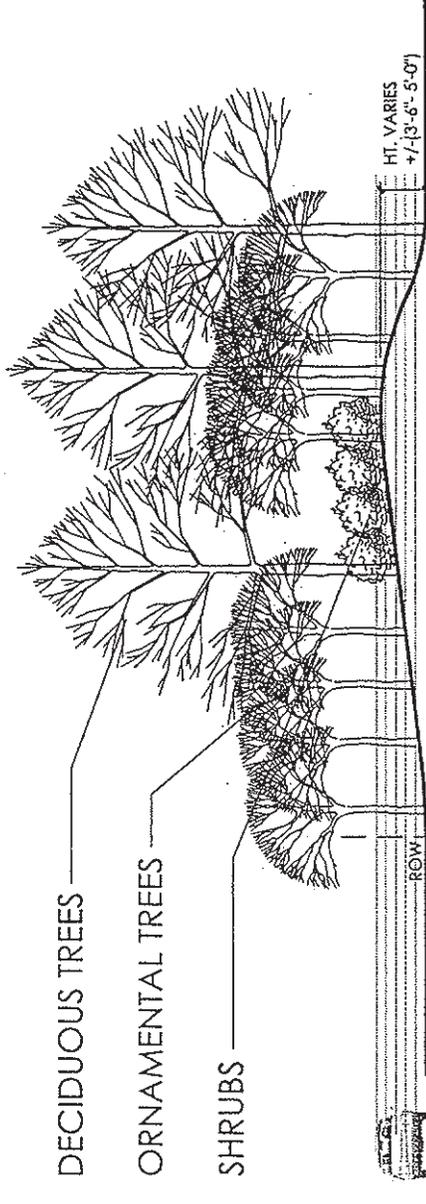
Cc: Paul A. Hammersmith, P.E., Director of Engineering/City Engineer  
Kristin K. Yorke, P.E., Civil Engineer  
Chad Gibson, AICP, Senior Planner  
Doyle Clear, Parsons Transportation Group

EXHIBIT C

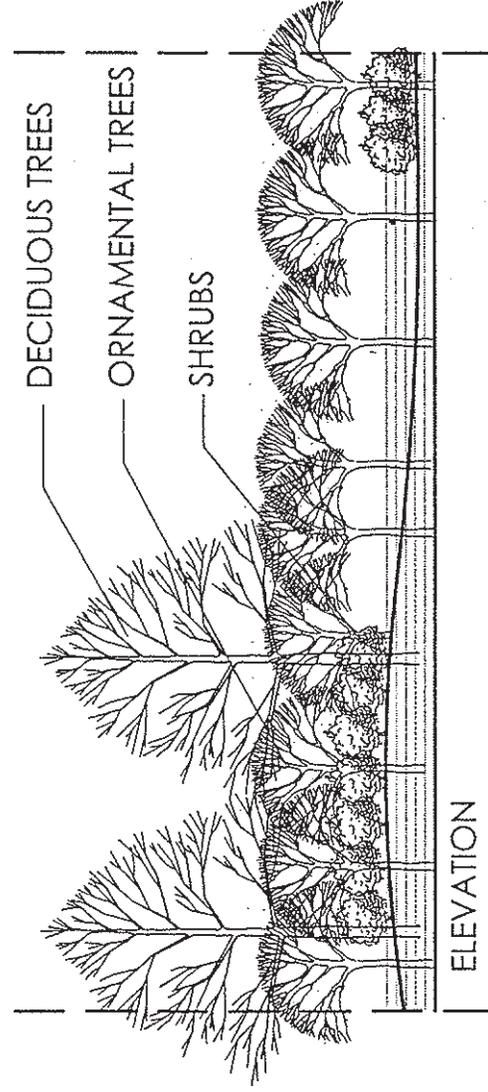


AVERAGE PLANT QUANTITIES PER 100' LF  
ALONG POST ROAD:

- 3 DECIDUOUS SHADE TREES
- 9 DECIDUOUS ORNAMENTAL TREES
- 8 DECIDUOUS MEDIUM SHRUBS



SECTION

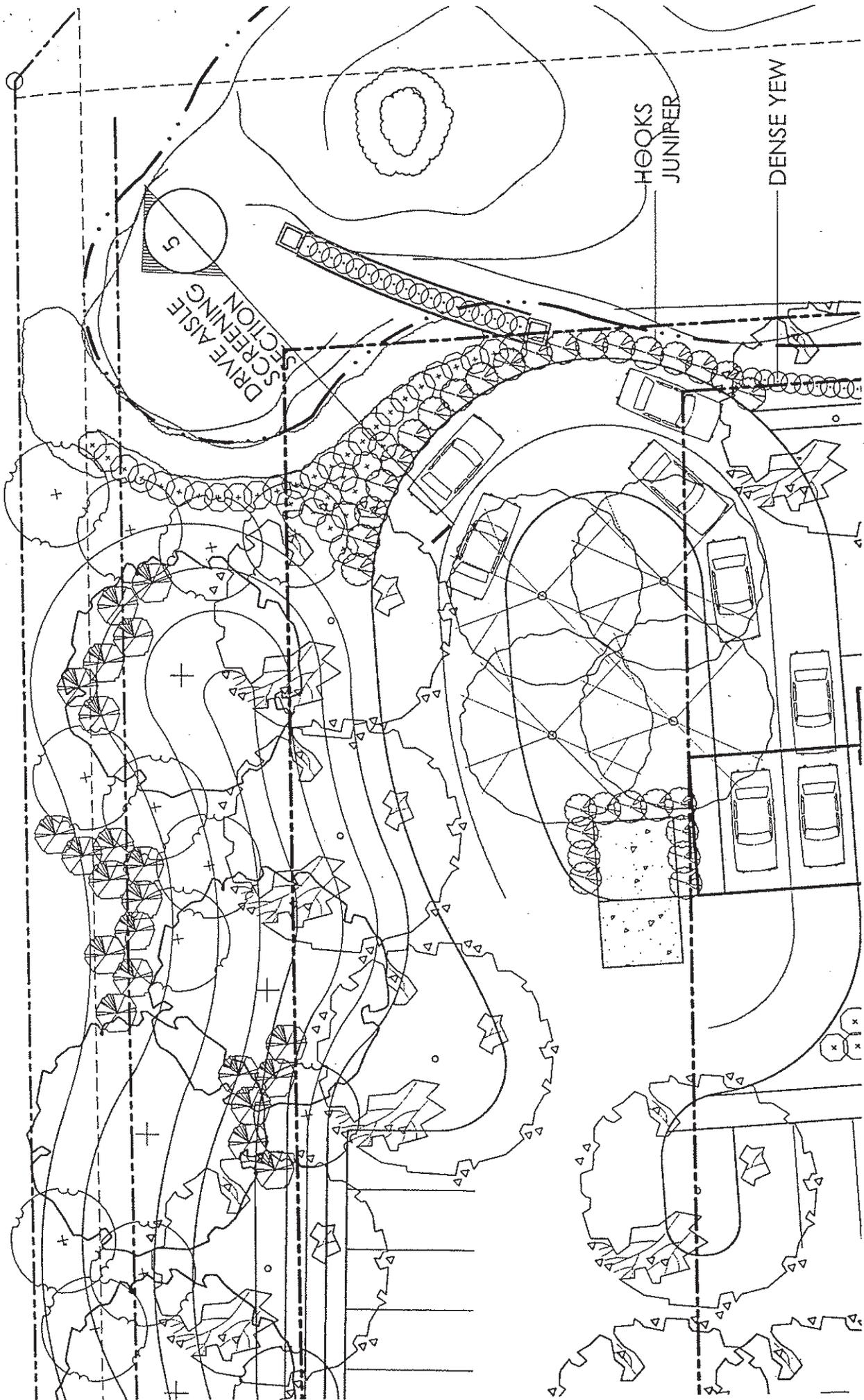


ELEVATION

100' SAMPLE BUFFER

2

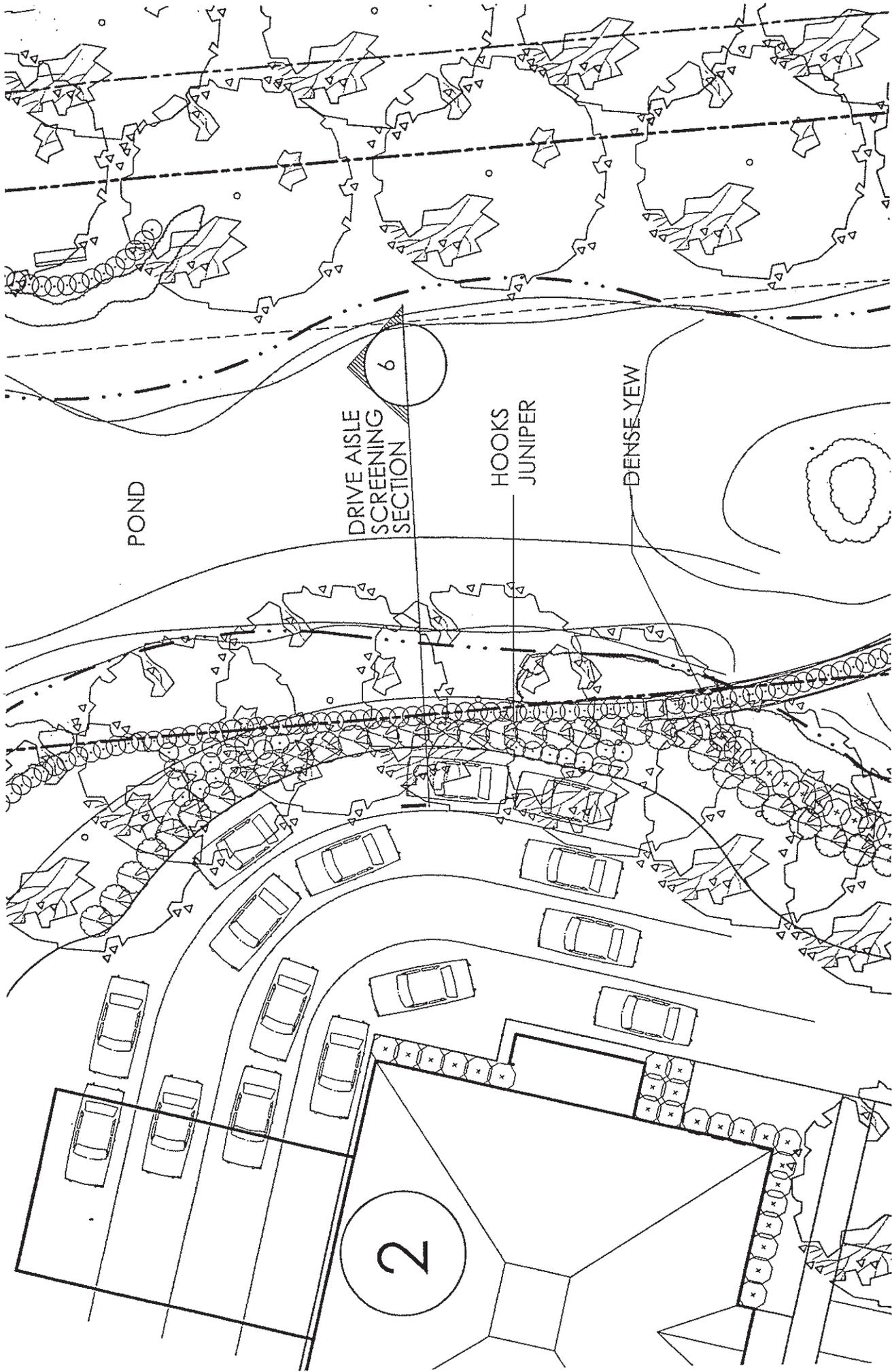
SCALE 1"=20'



DRIVE AISLE SCREENING PLAN

SCALE 1"=20'

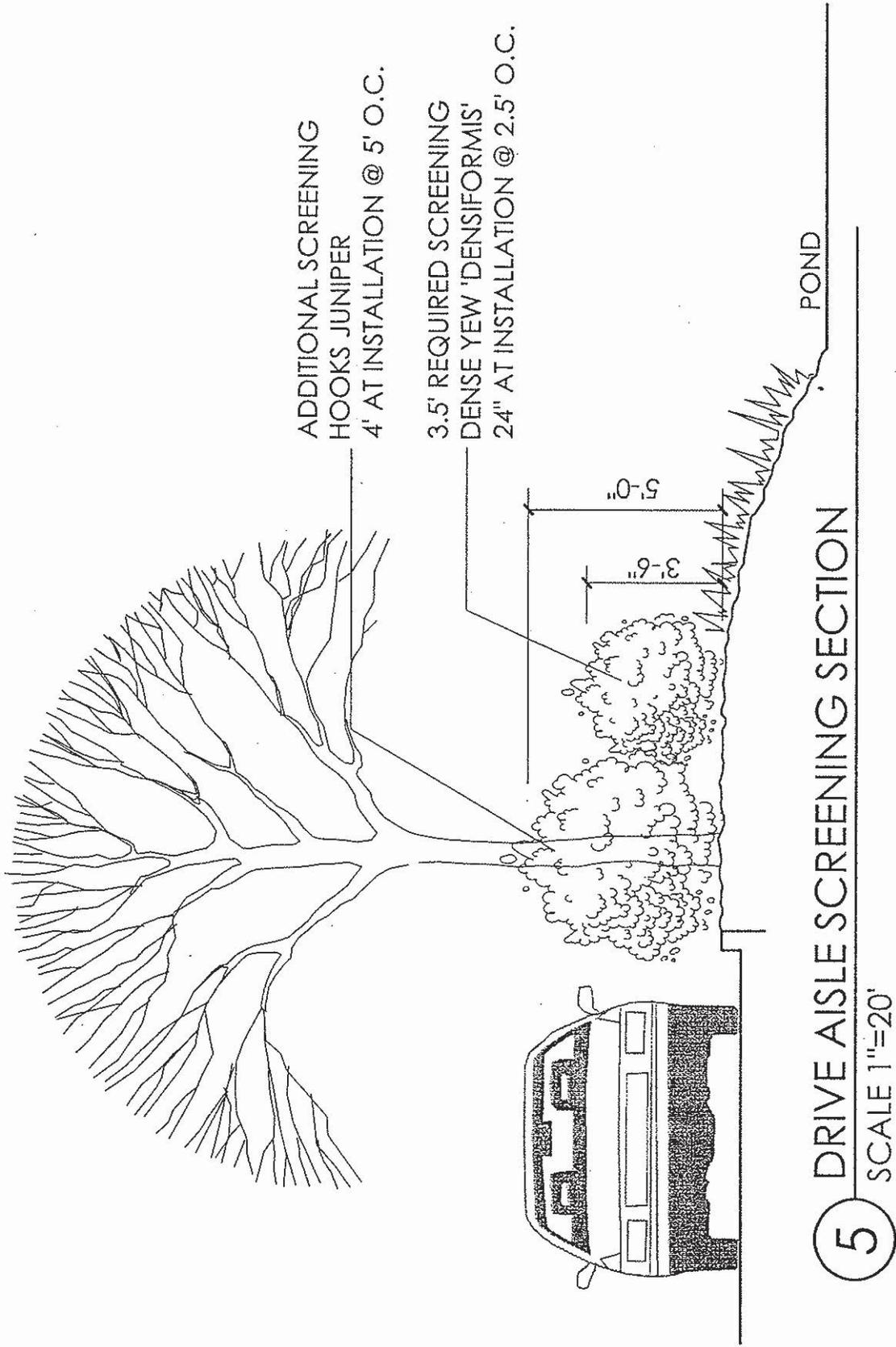
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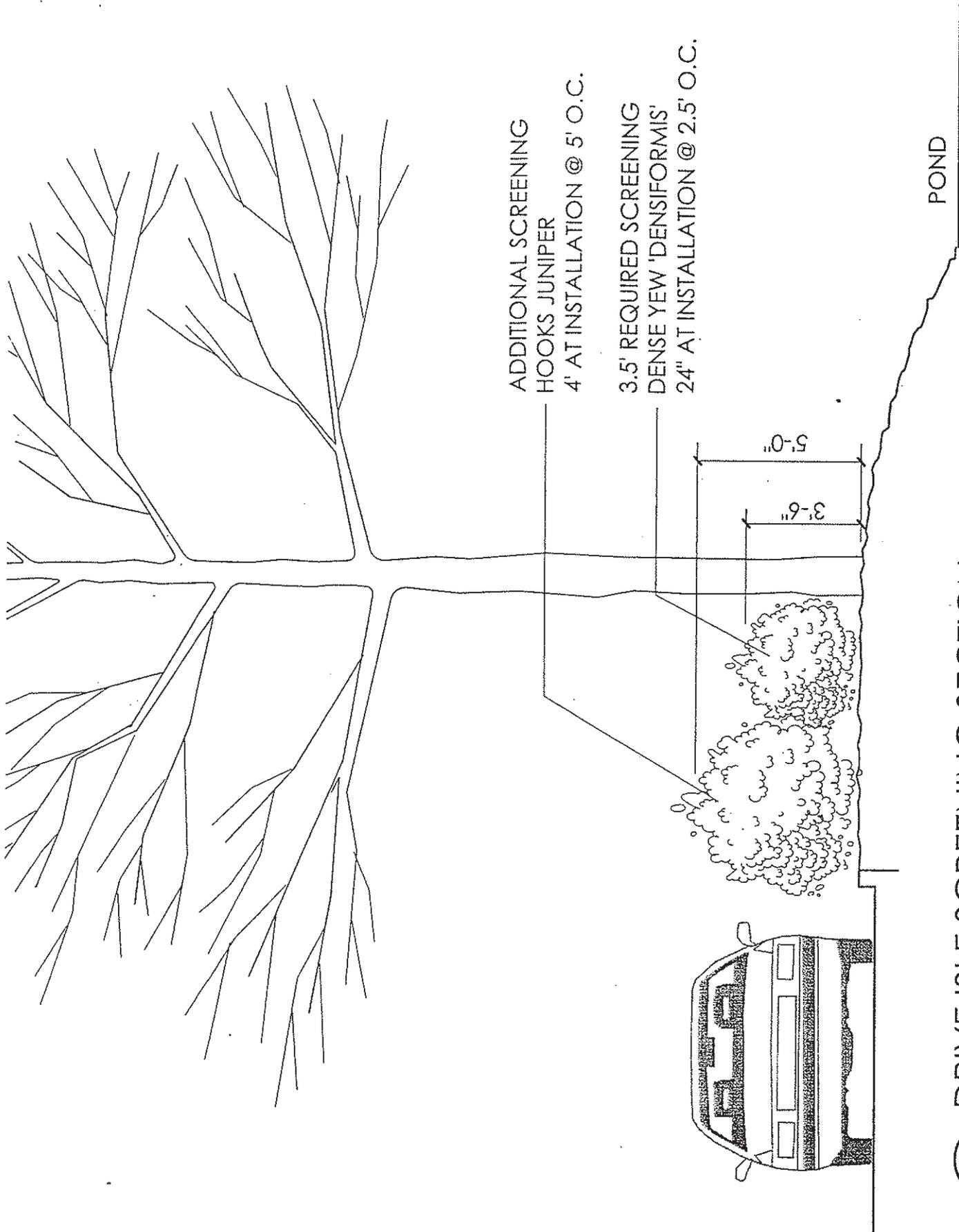


DRIVE AISLE SCREENING PLAN

4

SCALE 1"=20'





ADDITIONAL SCREENING  
 HOOKS JUNIPER  
 4' AT INSTALLATION @ 5' O.C.

3.5' REQUIRED SCREENING  
 DENSE YEW 'DENSIFORMIS'  
 24" AT INSTALLATION @ 2.5' O.C.

POND

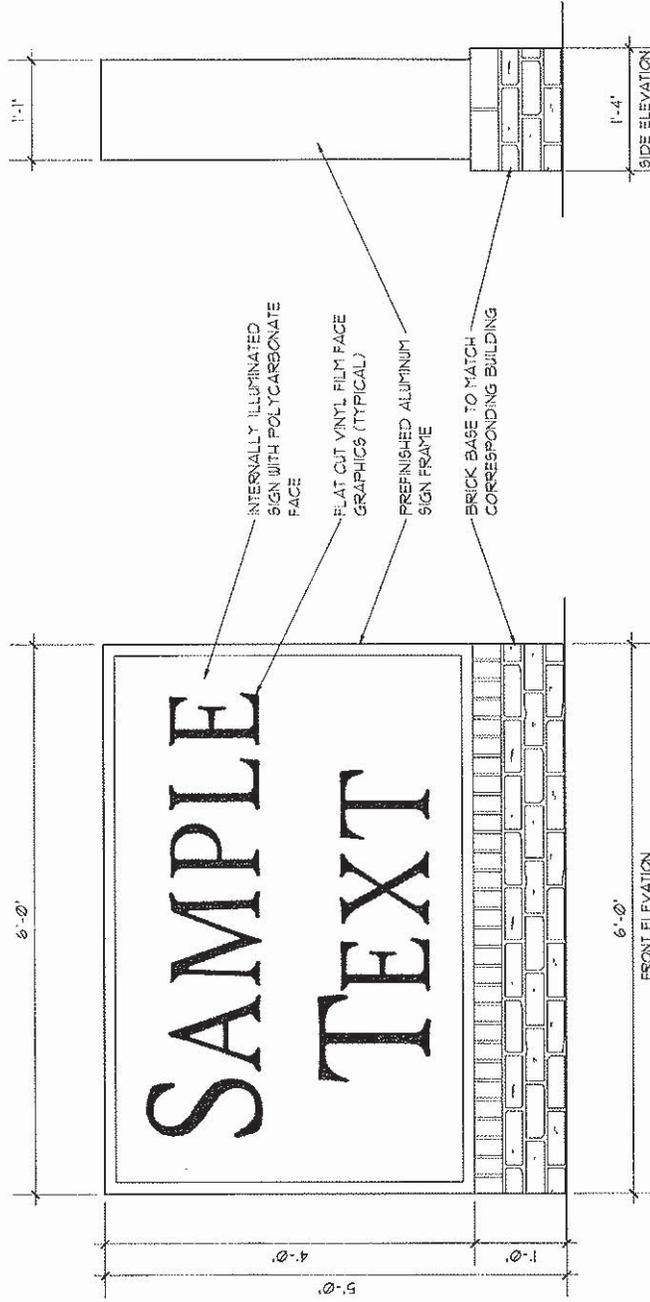
DRIVE ISLE SCREENING SECTION

6

SCALE 1"=20'

**TABLE A**

	Pavement Setback		Building Setback	
	Before Right-of-Way	After Right-of-Way	Before Right-of-Way	After Right-of-Way
<b>Current Zoning</b>	4.98	4.46	7.29	6.77
<b>Additional Avery (Pond) Setbacks</b>	0.69	0.69	0.53	0.53
<b>Setback Allowance (in lieu)</b>	0.71	0.71	0.00	0.00
<b>New Proposed Total Setbacks</b>	4.96	4.44	7.82	7.30
	(in Acres)		(in Acres)	



**TYP. MONUMENT  
SIGN ELEVATIONS**

24 SQ. FT.

1/2" = 1'-0"

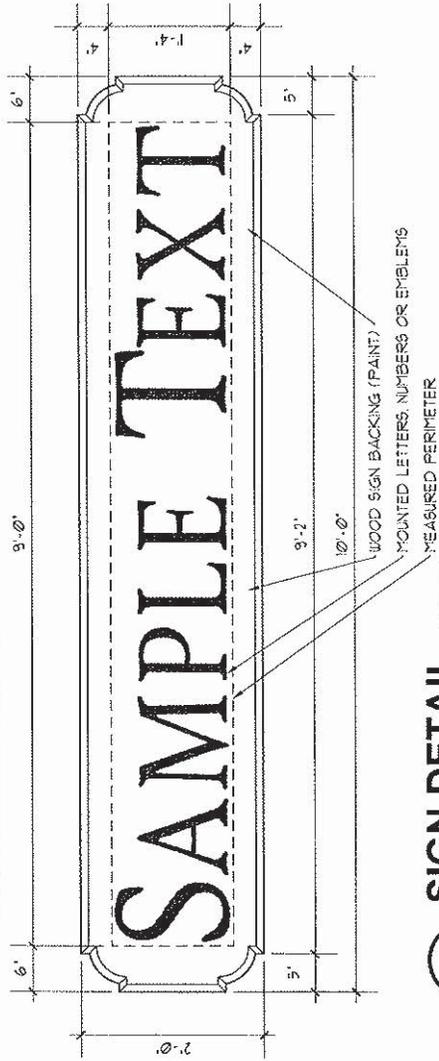
**DAIMLER**

*James Bean*  
JAMES BEAN ARCHITECTS

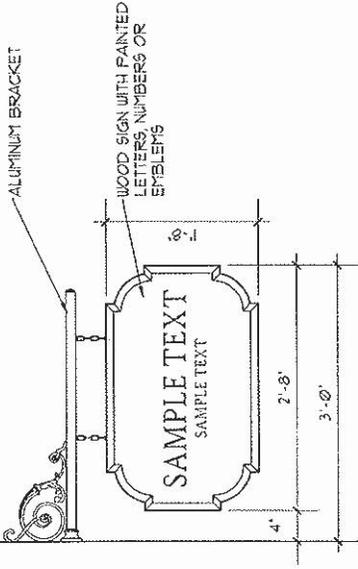
MARCH 10, 2004

SCALE: 1/2" = 1'-0"

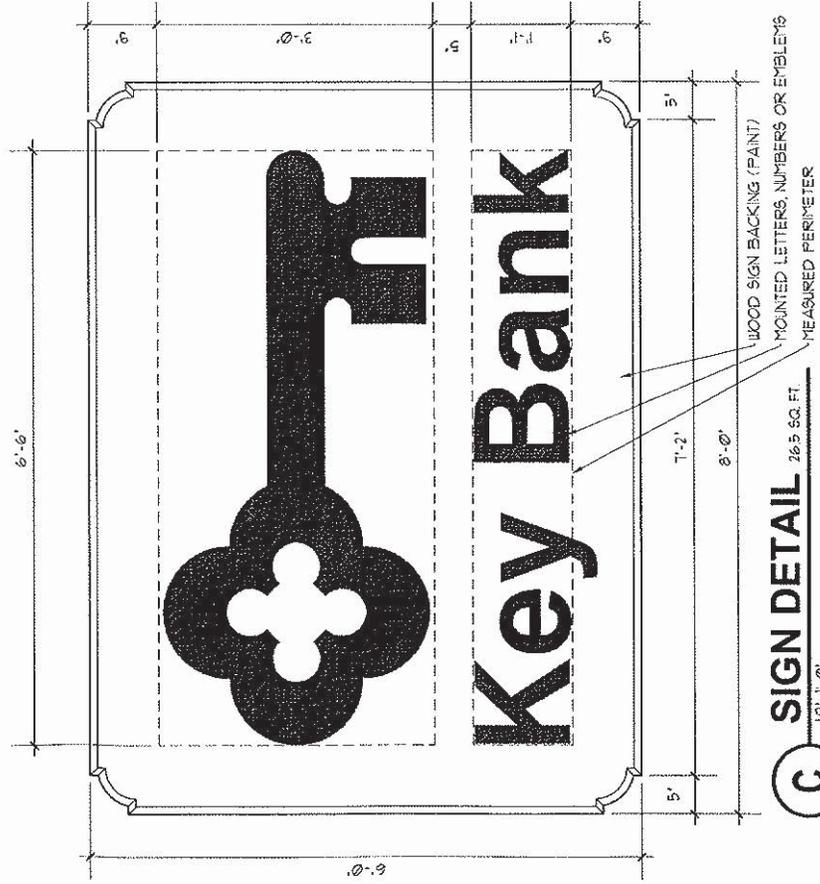
**TABLE "C"**



**A** SIGN DETAIL 12 SQ. FT.  
1/2" = 1'-0"



**B** SIGN DETAIL 4 SQ. FT.  
1/2" = 1'-0"



**C** SIGN DETAIL 26.5 SQ. FT.  
1/2" = 1'-0"

**DAIMLER**

JAMES BEAN ARCHITECTS  
MARCH 10, 2004  
SCALE: 1/2" = 1'-0"  
**TABLE "B"**

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 4, 2004



CITY OF DUBLIN.

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

1. **Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A**  
**Location:** 24.3 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.  
**Existing Zoning:** PCD, Planned Commerce District (Riverside Hospital plan).  
**Request:** A revision to the existing PCD composite plan under the provisions of Section 153.058.  
**Proposed Use:** A mixed-use development of office, bank, retail, restaurant, and daycare uses.  
**Applicant:** The Daimler Group Inc., c/o Paul Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio 43204.  
**Staff Contact:** Carson C. Combs, AICP, Senior Planner.

**MOTION:** To approve this rezoning/revised composite plan application because the plans address concerns raised by the Planning and Zoning Commission on November 3, 2003, it generally complies with criteria set forth in Section 153.058(E) of the Dublin Zoning Code, and the rezoning will provide a quality development with necessary support services within the employment core of the City, with 12 conditions:

- 1) That *Section B – Yard and Setback Requirements* of the proposed text be revised to read: “Side yard setbacks shall be a total of 15’ for pavement...” prior to scheduling for a public hearing at City Council;
- 2) That proposed sign standards for Tenant 7 of the Neighborhood Retail Center (Subarea A1) be revised to provide a total permitted sign area of no more than 66.67 square feet to comply with Code prior to scheduling for a public hearing at City Council, subject to staff approval;
- 3) That the timing for proposed off-site traffic improvements be coordinated with and completed to the satisfaction of the City Engineer;
- 4) That the proposed development comply with the City of Dublin Exterior Lighting Guidelines and that all sites utilize coordinated shoe box lighting no greater than 28 feet in height;

**PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
MARCH 4, 2004**

**1. Rezoning/Revised Composite Plan 03-119Z – Riverside Hospital PCD, Subarea A  
(Continued)**

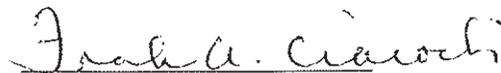
- 5) That fencing be utilized only for the purposes of screening service structures, mechanical units, etc. or required by State regulations, to the satisfaction of staff;
- 6) That cross-access agreements be provided within all portions of the proposed development, to the satisfaction of staff;
- 7) That a full sign package to be brought back to the Commission for approval prior to the development plan stage;
- 8) That the same level of finishing be required on the east roof of the retail center that provides an appearance with residential character;
- 9) That concerns of pedestrian connectivity within this retail center and to the south be properly provided for residents to the north of Post Road;
- 10) That the text be revised to include no financial services in Subarea A3;
- 11) That text language regarding daycares be revised to include an age limit of 13 years or under; and
- 12) That the issues of odor control be brought back to the Commission for further consideration prior to the development plan stage.

\* Ben W. Hale, Jr., representing the applicant, agreed to the above conditions.

**VOTE:** 6-0.

**RESULT:** This rezoning/composite plan was approved. The rezoning application will be forwarded to City Council with a positive recommendation. The entire sign package will return to the Commission for review and approval at a later date.

STAFF CERTIFICATION



Frank A. Ciarochi  
Acting Planning Director