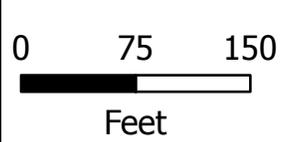


15-009AFDP  
Amended Final Development Plan  
Dominion Homes PUD - Sign Modification  
4900 Tuttle Crossing Boulevard







City of Dublin

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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**MAY 3, 2012**

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

**2. Dominion Homes PUD – Sarnova Sign  
12-023AFDP**

**5000 Tuttle Crossing Boulevard  
Amended Final Development Plan**

#### **Motion 2 – Amended Final Development Plan:**

To approve this Amended Final Development Plan application because the proposed sign face change complies with the amended final development plan criteria and existing development in the area, with one condition:

- 1) That the sign base be landscaped in accordance with Code, subject to approval by Planning.

\*Christine Benadum agreed to the above condition.

**VOTE:** 7 – 0.

**RESULT:** This Amended Final Development Plan application was approved.

#### **RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

#### **STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II

**Motion #1 and Vote – Conditional Use**

Mr. Taylor made the motion to approve this Conditional Use application because the proposed complies with the conditional use criteria and the applicable development standards of the Suburban Office and Institutional District. Ms. Kramb seconded the motion.

The vote was as follows: Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

**Motion #2 and Vote – Amended Final Development Plan**

Mr. Fishman made the motion to approve this Amended Final Development Plan application because the proposed complies with the development text, the amended final development plan criteria and existing development in the area, with four conditions:

- 1) The applicant work with Planning to ensure the location of the outside enclosure has minimal impact on the existing trees;
- 2) The applicant incorporate additional landscaping around the perimeter of the enclosure that is compatible with existing landscaping, subject to approval by Planning;
- 3) The proposed enclosure be offset eight inches to the inside of the building; and
- 4) The proposed brick and mortar, and design utilized on enclosure shall match as closely as possible the existing building materials.

Mr. Hoelker referred to Condition 4, and asked what ‘matched’ meant.

Mr. Taylor said it meant to match the brick as closely as possible to the existing building.

Mr. Hoelker agreed to the four conditions.

Ms. Newell seconded the motion. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; Ms. Kramb, yes; Ms. Newell, yes; and Mr. Fishman, yes. (Approved 7 – 0.)

**2. Dominion Homes PUD – Sarnova Sign  
12-023AFDP**

**5000 Tuttle Crossing Boulevard  
Amended Final Development Plan**

Chris Amorose Groomes introduced this application requesting review and approval to reface an existing ground sign for an office building within the Dominion Homes Planned Unit Development (PUD) District, located on the north side of Tuttle Crossing Boulevard, approximately 400 west of the intersection with Frantz Road. She said the application contained two components, and the Commission will need to make two motions. She swore in those intending to address the Commission regarding this case, including the applicant, Christine Benadum, 5000 Tuttle Crossing Boulevard, and City representatives.

Victoria Newell, who pulled this consent item from the Agenda, said she did not require Planning presentation. She said she thought the ground sign should have perimeter landscaping around the base of the sign. She said they typically ask for it, and she thought it was appropriate and would like to see it added as condition. Ms. Newell referred to Planning’s recommendation that the applicant did not have to return to the Commission for approval if the sign face was changed. She said it appeared in the case history that the original provision for that was because this parcel was granted extra signage for some extenuating circumstances. She said she felt that provision should remain on the site. She said she was not sure that sign remained on the site.

Claudia Husak explained that additional signs were granted at the original zoning, and when the existing sign was approved by the Commission, the applicants removed the extra sign and one sign exists on the site now.

Richard Taylor asked if this sign were reviewed with the new Sign Code and not the PUD, how it would impact it. He recalled this sign with the yellow swish specifically being referenced when the Commission reviewed the proposed Code.

Ms. Husak explained that the sign was allowed to be 50 square feet. She said they are actually using the inside as their sign face, and it is a lot less than that. She said they are allowed to have 20 percent of the allowable size of the sign, which is 50 square feet, to be used as a logo. She said they could have 10 square feet of logo. She said typically, they would just snap a rectangle exactly around the logo, and it could be up to 20 percent or ten square feet. Ms. Husak said color wise, in this instance, they would count the star-shaped logo as one of the colors, which because it is yellow and blue does not exceed the Code as it is today. She said the type would be one additional color. She said in this instance, they would not count the background as a color.

Mr. Taylor noted that the PUD text as it exists aligns with the Code before there was the logo change.

Ms. Husak said that was true, but this PUD text is not so specific to the types of colors that they could use other than the background that they still could do the colorful logo if they wanted. She said if, for example, they had the black background that the text requires, then Planning is suggesting that the Commission remove the condition that they no longer are required to have a black background. She said if they did the black background, they could still have a colorful logo and have one color left over for the copy of their name.

Mr. Taylor said if the development text did not include anything about signs, the signs would default to Code. He asked if that were the case here, how would that change the signs and would it open the door to much larger signs on this site.

Ms. Husak explained that under Code, it would allow one sign because it has frontage only on one street and 50 square feet is the size that Code would allow. She said the structure is 5 by 10 feet, what they are using as the sign face is a lot less.

Mr. Taylor asked if under the current development text, if they decided to make that sign larger, they could without changing the development text because they could make it up to 50 square feet.

Ms. Husak said that they could fill in the entire inside of the existing sign structure.

Mr. Taylor noted that if it were only under the Sign Code and not the PUD, the result would be the same.

Ms. Husak reminded that this sign was approved by the Commission and Planning only administratively approve sign face changes which would still mean in this PUD that they have to come back for sign face changes. She said she knew of no other PUD that requires that. She said however, if they want to take the entire 50 square feet as their sign face, it would still have to be approved by the Commission, because Planning is only allowed to approve what is inside the box administratively under the development text. Ms. Husak said that in all Planned Districts, the Commission has to approve all kinds of sign changes other than if they are just the face of the sign already approved by the Commission.

Christine Benadum, Sarnova, 5000 Tuttle Crossing Boulevard, said she was fairly certain there were flowers or shrubs planted by the sign now.

Ms. Newell said if the landscaping existed, the condition could remain and Planning could verify it so that it would not be an issue.

Ms. Amorose Groomes said she observed landscaping in this location. She said that it was normally an annual planting. She asked if the concern was on the ends or was that sufficient.

Ms. Newell said her concern was that the landscaping was not in the photographic image and she thought it should be. She said she no longer had a concern.

Ms. Husak explained that one text modification would allow a light color background which is really just the inside of the sign to be permitted for this particular site. She said the other was not to require the applicant to come back to the Commission for another change such as being seen tonight.

#### **Motion #1 and Vote – Minor Text Modifications**

Mr. Taylor made the motion to approve this Minor Text Modifications because the modifications to the development text are minor in nature and will continue to result in high quality sign designs, the two modifications are:

- 1) To modify the development text to allow light colored background (stone inset) for a tenant sign within the Dominion Homes PUD; and
- 2) To no longer require sign face changes be approved by the Planning and Zoning Commission.

Ms. Benadum agreed to the conditions.

Mr. Fishman seconded the motion. The vote was as follows; Ms. Kramb, yes; Ms. Amorose Groomes, Yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Newell, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

#### **Motion #2 and Vote – Amended Final Development Plan**

To approve this Amended Final Development Plan application because the proposed sign face change complies with the amended final development plan criteria and existing development in the area, with one condition:

- 1) That the sign base be landscaped in accordance with Code, subject to approval by Planning.

Ms. Benadum agreed to the condition.

Mr. Hardt seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Fishman, yes; Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

#### **4. Wendy's International – Corporate Campus Signs 12-027CDDS**

#### **1 Dave Thomas Boulevard Corridor Development District**

Chris Amorose Groomes introduced this application requesting review and approval of modifications to the existing ground sign and the installation of a new wall sign for the Wendy's Corporate Campus located on the north side of West Dublin-Granville Road at its intersection with Dave Thomas Boulevard. She swore in those intending to address the Commission regarding this case, including Paul Orban, BHDP Architecture, representing the applicant, Dave Feusner, Wendy's International, and City representatives.



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*Creating a Legacy*

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

JANUARY 15, 2009

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

**3. Dominion Homes 4900 Tuttle Crossing Boulevard  
08-114AFDP Amended Final Development Plan**

Proposal: Refacing an existing ground sign and the addition of an awning for an existing office building located on the north side of Tuttle Crossing Boulevard at its intersection with Frantz Road.  
Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.  
Applicant: Aimee Etterling, Dominion Homes, Inc; represented by Roz Peters, Dominion Homes Marketing Department.  
Planning Contacts: Dave Stromberg, Planning Assistant and Jennifer M. Rauch, AICP, Planner II  
Contact Information: (614) 410-4600, dstromberg@dublin.oh.us or jrauch@dublin.oh.us

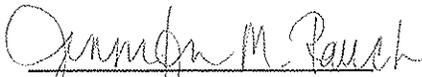
**MOTION:** To approve this amended final development plan because the proposed sign meets the design intent of the approved development text and the proposal meets the review criteria with the following two conditions.

- 1) That the applicant utilize the Marine Blue color for the proposed awning, and that the copy be eliminated from the proposed awning and placed on the exterior door at the applicant's option; and
- 2) That the final development plan be amended to permit the use of a blue background and non-routed white lettering for this sign.

**VOTE:** 7 - 0.

**RESULT:** This Amended Final Development Plan was approved.

#### STAFF CERTIFICATION

  
Jennifer M. Rauch  
Planner II

- 3) That the applicant utilize a sea green juniper hedge on the south side of the existing mound along Wall Street to meet the vehicular use area screening requirements in lieu of increasing the height of the mound.

Mr. Fishman seconded the motion. The vote was as follows: Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Freimann, yes; Ms. Kramb, yes; Mr. Fishman, yes; and Mr. Zimmerman, yes. (Approved 7 – 0.)

**3. Dominion Homes  
08-114AFDP**

**4900 Tuttle Crossing Boulevard  
Amended Final Development Plan**

[This case was pulled from the Consent Items on the Agenda]

Todd Zimmerman explained the process and procedures of this Administrative matter. He swore in anyone wishing to address the Commission in regards to this case, including the applicant Steve Beck, and City representatives.

Flite Freimann agreed that a Planning presentation was not necessary for this Consent case. He commented the refacing of the sign was a dramatic improvement. He stated he preferred the use of the Marine Blue awning to the Tuscan Orange colored awning. He expressed concern about the address on the awning since the Commission had previously discussed the issue in depth for the La Chatelaine awning proposal. He said he was not comfortable with the building address on the awning since the address was included on the monument sign. He said if the applicant had a compelling reason for placing the address on the awning, he would listen.

Amy Kramb said she preferred the Marine Blue awning because it matched the sign and it did not stand out as much as the Tuscan Orange color. She asked if the sign lettering was engraved.

Steve Beck, representing Dominion Homes, said regarding the address, the issue was Dominion has consolidated into one building, with the visitor entrance facing Frantz Road. He said clients come to the wrong door because the address is on Tuttle Crossing Boulevard, but the main entrance faces the other way. He said this has caused confusion in the past.

Kevin Walter asked if vehicular traffic will enter from Tuttle Crossing Boulevard. Mr. Beck explained that people can access the site from Tuttle Crossing Boulevard or Park Center.

Mr. Freimann said he was not against people finding the business. He said the Commission often sees addresses proposed on signs and it was an ongoing issue that needed to be resolved.

Mr. Walter and Mr. Zimmerman noted that the monument sign also was not located on Tuttle Crossing Boulevard.

Mr. Walter said he thought putting 4900 on the Tuttle Crossing Boulevard side of the building would help, but putting the address on the awning would not help find the location.

Warren Fishman said he did not like the Tuscan Orange awning and he agreed that the address on the awning was not necessary. He pointed out that clients will receive directions from their realtor. He said the building was dominant on the corner, and he did not see any hardship.

Mr. Zimmerman asked if the signs were changed around when the Dominion Homes office relocated to one building.

Jennifer Rauch said the text for this planned district has unique sign requirements. She said when Dominion Homes owned both buildings, three signs were permitted; one for this parcel and two for the western parcel. She said a new owner is now using the building to the west, so one of those signs is eliminated for that particular use and could go back to Dominion, if they so chose to do that. She clarified that based on this Dominion has the potential of having two signs.

Richard Taylor said the Commission had previously discussed sign criteria and said if an awning was considered an additional sign if it had text on it. He recalled that the original Matt the Miller application had proposed signage at the front door, a monument sign in front, and the restaurant name on half a dozen awnings. He said La Chatelaine was a similar application.

Mr. Zimmerman pointed out that an address, not a corporate logo or verbiage was being proposed on these awnings.

Mr. Taylor asked how many signs the Dominion building currently had without the awning. He asked if it was judged by the Commission as a sign, and above and beyond what was permitted.

Ms. Amorose Groomes asked if Dominion would have the ability to put 4900 on the door in lettering. Ms. Rauch said the address could be placed on the entrance door.

Mr. Zimmerman said he thought the second sign reverted back to Dominion Homes if a buildings' ownership changed. Ms. Rauch said that was correct. She said if the new user of the western building, Boundtree Medical wanted to use both signs, they would have to submit an application and receive approval from the Commission.

Mr. Beck mentioned that Dominion Homes may return to the Commission for another sign on Tuttle Crossing Boulevard.

Ms. Amorose Groomes agreed the awning would be a sign, because it was communicating with the general public.

Mr. Zimmerman summarized the Commission preferred the Marine Blue awning with the address removed.

Mr. Taylor asked what material would be used to reface the monument sign, and would it be identical to what exists.

Mr. Beck said the face of the monument sign would be a plastic material, painted blue with the white letters internally illuminated.

Ms. Kramb stated that the text specified that any new sign have a black background with white routed letters, which was not what was being proposed. She stated that the white lettering style should remain.

Ms. Rauch said the text required Commission approval of any sign modifications and allowed the Commission the discretion to allow the blue background and non-routed letters. She said if

the Commission thought it was appropriate to keep the sign as proposed, the Commission could do that. She confirmed the existing sign did not have routed letters.

Steve Langworthy stated the use of a blue background and non-routed lettering should be specifically permitted. He said it could be specified in the motion that this approval applies only to this sign.

Mr. Zimmerman invited anyone in the audience wishing to speak on this case to come forward and no one appeared.

#### **Motion and Vote**

Mr. Zimmerman made the motion to approve this Amended Final Development Plan because the proposed sign meets the design intent of the approved development text and the proposal meets the review criteria with the following two conditions.

- 1) That the applicant utilize the Marine Blue color for the proposed awning, and that the copy be eliminated from the proposed awning and placed on the exterior door at the applicant's option; and
- 2) That the final development plan be amended to permit the use of a blue background and non-routed white lettering for this sign.

Mr. Beck agreed to the conditions listed above. Mr. Taylor seconded the motion.

The vote was as follows: Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Freimann, yes; Ms. Kramb, yes; Mr. Taylor, yes; and Mr. Zimmerman, yes. (Approved 7 – 0)

#### **4. Architectural Review Board 07-096ADM**

#### **Administrative Request Zoning Code Amendment**

This Administrative Request was postponed prior to the meeting. There was no discussion or vote taken.

#### **Administrative Business**

Mr. Freimann recognized the members of Leadership Dublin Class of 2009 and thanked them for coming to see how their government works.

Mr. Zimmerman adjourned the meeting at 7:40 p.m.

Respectfully submitted,



Libby Farley  
Administrative Assistant

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 9, 2003



CITY OF DUBLIN

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

3. **Rezoning 02-122Z – Preliminary Development Plan - Dominion Homes – 4800 Tuttle Crossing Boulevard and 5501 Frantz Road**  
**Location:** 8.603 acres located at the northwest corner of Tuttle Crossing Boulevard and Frantz Road.  
**Existing Zoning:** PCD, Planned Commerce District (Tuttle Crossing Plan, Subarea C1) and PUD, Planned Unit Development District (Llewellyn Farms plan).  
**Request:** Review and approval of a PUD, Planned Unit Development District, preliminary development plan under the provisions of Section 153.056.  
**Proposed Use:** A covered walkway connecting the existing and (approved) future office buildings (02-098DP), and two ground signs along Tuttle Crossing Boulevard.  
**Applicant:** Crafton Properties, Inc., c/o Francis E. Barnes, 3360 Tremont Road, Columbus, Ohio, 43221; represented by The Daimler Group, Inc., c/o Paul G. Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio, 43204.  
**Staff Contact:** Kelly C. Dannenfelser, Planner.

**MOTION:** To approve this preliminary development plan because it complies with the PUD regulations and has the appropriate number of signs for the collective site, with two conditions:

- 1) That the text be revised to incorporate the comments in this staff report regarding the height of the stone wall; and
- 2) That the text be revised to incorporate the comments of the Commission and applicant regarding ownership and signage changes, subject to staff approval.

\* Paul G. Ghidotti agreed to the above conditions.

VOTE: 5-0.

RESULT: This preliminary development plans was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

  
Barbara M. Clarke, Planning Director

08-114AFDP  
Amended Final Development Plan  
Dominion Homes  
4900 Tuttle Crossing Blvd.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 9, 2003



CITY OF DUBLIN

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

4. **Final Development Plan 02-123FDP – Dominion Homes Walkway and Signage – 4800 Tuttle Crossing Boulevard and 5501 Frantz Road**  
**Location:** 8.603 acres located at the northwest corner of Tuttle Crossing Boulevard and Frantz Road.  
**Existing Zoning:** PUD, Planned Unit Development District (pending).  
**Request:** Review and approval of a final development plan under the PUD provisions of Section 153.056.  
**Proposed Use:** A covered walkway connecting the existing and (approved) future office buildings (02-098DP), and two ground signs along Tuttle Crossing Boulevard.  
**Applicant:** Crafton Properties, Inc., c/o Francis E. Barnes, 3360 Tremont Road, Columbus, Ohio, 43221; represented by The Daimler Group, Inc., c/o Paul G. Ghidotti, 1533 Lake Shore Drive, Columbus, Ohio, 43204.  
**Staff Contact:** Kelly C. Dannenfelser, Planner.

**MOTION:** To approve this final development plan because it complies with the PUD regulations, and the connecting walkway will complement the buildings, with three conditions:

- 1) That this final development plan approval is contingent upon City Council's approval of the preliminary development plan (rezoning) request;
- 2) That a revised staking plan be submitted showing the cross access driveway between the headquarters parcel and the recently approved building and the revised parking count for the headquarters parcel, subject to staff approval; and
- 3) That all missing or dying landscaping on the headquarters site be replaced by May 1, 2003.

\* Paul Ghidotti agreed to the above conditions.

VOTE: 5-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION

Barbara M. Clarke, Planning Director

08-114AFDP  
Amended Final Development Plan  
Dominion Homes  
4900 Tuttle Crossing Blvd.

**3. Rezoning 02-122Z – Preliminary Development Plan - Dominion Homes – 4800 Tuttle Crossing Boulevard and 5501 Frantz Road**

**4. Final Development Plan 02-123FDP – Dominion Homes Walkway and Signage – 4800 Tuttle Crossing Boulevard and 5501 Frantz Road**

Mr. Saneholtz recused himself from these cases because he had business dealings with the applicant. He left the meeting room.

Kelly Dannenfelser said the Commission approved a development plan for a second Dominion Homes building in October. That proposal had two unresolved issues, a connecting walkway between the two buildings and two signs on the western parcel. She said these items did not meet the PCD development text standards, and the Commission could not approve them. This is a combined hearing of the text change through a revised PUD text and a final development plan.

Ms. Dannenfelser said the 8.6-acre site contains two parcels on the northwest corner of Frantz Road and Tuttle Crossing Boulevard. The eastern parcel is within the zoned Llewellyn Farms PUD, and the western parcel is in the Tuttle Crossing PCD. She said this rezoning will remove those two parcels from their zoning districts and would create a new Dominion Homes PUD.

Ms. Dannenfelser said the only improvements proposed are the walkway and signage plan. The walkway begins at the east end of the recently western building, and zigzags to meet the eastern (headquarters) building. She said the covered walkway would consist of stone piers and a wood shake roof. She said the existing landscaping on the headquarters property is outstanding.

Two signs are proposed on the western parcel, which has one street frontage and would normally be permitted one sign. One proposed sign is on the 170-foot front stone wall, and the other is in the entrance driveway. The headquarters has two existing signs. The sign near the Tuttle Crossing Boulevard entrance will be removed. The objective is to swap the sign rights between these two parcels. Both signs proposed have black backgrounds with white mounted letters on a matt finish, and the existing sign on Parkcenter Avenue is dark blue with Dominion Homes copy.

Ms. Dannenfelser said the preliminary development plan will be an administrative improvement and maintains the appropriate number of signs permissible for the collective site. She said staff recommends approval of the **rezoning application** with one condition:

- 1) That the text be revised to incorporate the comments in this staff report regarding the height of the stone wall.

She said staff recommends approval of this **final development plan** with three conditions:

- 1) That this final development plan approval is contingent upon City Council's approval of the preliminary development plan (rezoning) request;
- 2) That a revised staking plan be submitted showing the cross access driveway between the headquarters parcel and the recently approved building and the revised parking count for the headquarters parcel, subject to staff approval; and
- 3) That all missing or dying landscaping on the headquarters site be replaced by May 1, 2003.

Paul Ghidotti, Damiler Group for Dominion Homes, said he can answer any questions.

Mr. Zimmerman suggested that if the headquarters is sold or vacated in the future, the sign rights ought to revert back to the Sign Code requirements at that time.

Ms. Boring said under the Code, the new building is technically only permitted one sign, and the headquarters would be allowed two signs because it has two roadway frontages. With this PUD, two signs were being permitted where normally they would not be permitted on a single parcel.

Mr. Ghidotti said they were requesting a single planned district, but the parcels will not be combined. Because the existing stone wall sign was an attractive element, they were requesting to keep it. The other sign was an entrance sign which was important to identify where vehicles needed to turn in from Tuttle Crossing. The wall sign is beyond the building entrance.

Mr. Sprague suggested a condition that if owner vacates one of the properties, they would have to modify the sign package and revert back to whatever the Sign Code permits.

Mr. Ghidotti referred to the staff report under signage where it stated that any future sign changes would require compliance with the development standards and review by the Commission. He said they had no objection to incorporating it.

Ms. Clarke said in the proposed zoning text, the headquarters parcel (the largest of the two) will only be permitted one sign. There would not be the opportunity to add one unless the Commission wanted to vary from the text. Mr. Ghidotti said he understood.

Mr. Ghidotti suggested a condition that any changes to this signage package will require approval by the Planning Commission. Ms. Boring asked if “changes” would include colors or name, i.e. any change whatsoever. Mr. Ghidotti said they were not even using the corporate colors, just black. If there is a corporate merger and a new name, he asked if the Commission wanted them to come back for approval.

Ms. Boring said the Commission is concerned about purchase by a new company and sign changes then. She did not think a color change should require approval by the Commission, but a change in ownership should trigger it. Mr. Ghidotti said he would change the text for clarity.

Mr. Zimmerman and Ms. Boring were only concerned about split ownership, and that one of the two signs would have to be removed from the Tuttle Crossing site.

Mr. Ghidotti said the headquarters fronts on three roads. If there is split ownership, the text should say that one of the two western signs will be removed, and the headquarters parcel could then get a second sign. Mr. Zimmerman and Ms. Boring agreed on that text change. There was agreement that the sign change would be subject to staff approval.

Mr. Gerber made the motion to approve this **preliminary development plan** because it complies with the PUD regulations and keeps the appropriate number of signs for the collective site, with two conditions:

- 1) That the text be revised to incorporate the comments in this staff report regarding the height of the stone wall; and

- 2) That the text be revised to incorporate the comments of the Commission and applicant regarding ownership and signage changes, subject to staff approval.

Mr. Ritchie seconded, and the vote was as follows: Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Ritchie, yes; and Mr. Gerber, yes. (Approved 5-0.)

Mr. Gerber made a motion to approve this **final development plan** because it complies with the PUD regulations, and the connecting walkway will complement the buildings, with three conditions:

- 1) That this final development plan approval is contingent upon City Council's approval of the preliminary development plan (rezoning) request;
- 2) That a revised staking plan be submitted showing the cross access driveway between the headquarters parcel and the recently approved building and the revised parking count for the headquarters parcel, subject to staff approval; and
- 3) That all missing or dying landscaping on the headquarters site be replaced by May 1, 2003.

Mr. Zimmerman seconded the motion. Ms. Dannenfelser said this final development plan matches the preliminary development plan. The vote was as follows: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.) Mr. Sprague thanked Mr. Ghidotti for his patience and for working with staff.

#### **5. Rezoning 02-138Z/- Preliminary Development Plan – Hansel Subdivision**

Steve Lenker, manager for Lenker and Larson Ltd., said after reviewing the staff report, they have decided to work with staff on a plan revision and a positive recommendation. He requested tabling. Mr. Gerber made the motion to table this preliminary development plan, as requested by Mr. Lenker. Mr. Zimmerman seconded, and the vote was as follows: Mr. Sanholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Ritchie, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Tabled 6-0.) Mr. Sprague thanked Mr. Lenker for agreeing to work more with staff.

#### **6. Rezoning (Amended) 02-055Z – Woerner-Temple Community Pool – 6363 Woerner-Temple Road**

Anne Wanner said this is an amended PUD preliminary development plan, or rezoning. The Commission approved the concept plan on July 18, 2001, but disapproved the rezoning. The design team has further developed the pool design. The revisions include separating the leisure pool and activities from the lap pool, and adding a three-meter diving board. She said staff has updated City Council three times, and the "two pool" concept was unanimously endorsed. The text was significantly revised, and the drawings are more advanced. Staff believes this revised application contains the level of specific commitment requested by the Commission.

Ms. Wanner showed a PowerPoint presentation. The seven parcels contain 14.66 acres south of Woerner-Temple Road. Six of the parcels are contiguous to each other, and tree lines delineate the old parcel lines. There is no proposal for the westernmost parcel. The outbuildings and houses were removed. The zoning is R1B and RSR, both Washington Township classifications.

The proposal includes 165 paved parking spaces with a drop-off area and 48 grass overflow spaces which can be paved if needed as well as a basketball court and tennis courts to the south. The 3.5-acre enclosed pool area will have a 6' 8" high metal decorative fence. The leisure pool

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Amended Final Development Plan  
Dominion Homes  
4900 Tuttle Crossing Blvd.

**6. Final Development Plan - Llewellyn Farms - Borrer Corporation**

Ms. Clarke had the following comments and showed slides of the site:

- A. The site is to be the location of the Borrer Corporation headquarters.
- B. It is located on the northwest corner of Frantz Road and Tuttle Road.
- C. The application was informally reviewed by the Commission in December.
- D. The next case on the agenda is one also within the Llewellyn Farms PUD which abuts this subject site to the north.
- E. This is the first phase of the Borrer proposal.
- F. It contains a three story office structure of 38,850 square feet.
- G. It is predominantly wood siding with stone accent work and a wood shake roof.
- H. There are seven acres that are under annexation at the present time. Because the applicant wishes to go ahead with the building before the annexation will be final, the only way that they can go ahead with their proposal is to either decrease the size of the pond in the front to permit additional parking or to get the property zoned for parking in Washington Township. The applicant pursued a rezoning and received one in Washington Township for the westernmost strip. The property is already the subject of an annexation. It is rezoned as an exceptional use in Washington Township.
- I. There are a number of minor things that staff would like to see taken care of
  - 1) Dedication of right-of-way for a total of 70 feet from centerline along Tuttle Road and incorporating the Engineer's requested revisions;
  - 2) Providing required perimeter screening with mounding and evergreen material around the parking lot;
  - 3) Increasing the number of street trees to comply with Code, spacing and coordinating the trees at the north line with the neighbor to the north;
  - 4) A suitable treatment for the perimeter of the lake be designated.

The applicant has agreed to work the above out with staff.

Mr. Bob Apel was present, representing the Borrer Corporation and had some slides of the site.

Mr. Apel went on to address the staff's concerns as follows:

- A. The street trees on the Frantz Road side are currently shown incorrectly. The owner will commit to all the street trees being 50' on center. The current drawing shows red maples around both the street and the entrance drive which could potentially be a street at a later date. The applicant has agreed, working with the applicant to the north, to provide red maples along Frantz Road which is the same as the property to the north, which is the same as Trammel Crow across the street. After they turn the corner they have both decided to change the type of trees and use Marshall seedless ash trees, going up both sides of the entrance drive.
- B. The perimeter of the lake will be a stone border with varying degrees of water level to aid in keeping it trim and mowed.
- C. The mounding will be provided to screen the parking as was requested by staff. The applicant has agreed to do everything that staff recommended.

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Amended Final Development Plan  
Dominion Homes  
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Mr. Berlin moved to approve the Final Development Plan.  
Mr. Geese seconded the motion.

Mr. Jezerinac noted that the lake is two levels.  
Mr. Apel said that that will be a concrete structure that will be faced with stone. The owner is planning to have a well to keep the water level up; the idea is to keep the lake as an amenity.

The vote was unanimous for approval.

Mr. Jezerinac called a brief recess.

**7. Final Development Plan - Llewellyn Farms - Daimler Building**

Ms. Clarke had the following comments:

- A. This is a 3.1 acre site.
- B. It is located on the west side of Frantz Road approximately 700 feet north of Tuttle Road.
- C. The applicant proposes to build a 28,000 square foot structure. It will be two stories.
- D. The building will have the brick, roof, and colors of the other office structures within Llewellyn Farms on Bradenton Drive (across the street).
- E. Both the parking a building-to-land area ratios are consistent with those approved in the area.
- F. Staff is recommending approval subject to:
  - 1) Provision of Code required screening along the parking lot perimeter, and
  - 2) Coordination of the trees along the south property line with the Berror Corporation proposal to the south.

The applicant agreed to fulfill the two requests of the staff as listed above.

Mr. Geese moved for approval of the Final Development Plan.

Mr. Olausen said that he had received calculations on the storm drainage and things are in order.

Mr. Berlin seconded Mr. Geese's motion.  
The vote was unanimous in favor.

**8. Corridor Development District Review - CDD87-001  
Conditional Use - CU87-002  
Variance Application V87-003  
Bank One at Dublin Village Center**

Ms. Clarke presented the following information regarding the application:

- A. The applicant has a 1.8 acre site at the northwest corner of Village Center Drive and Sawmill Road; it is just beyond the entry feature.