

PLANNED UNIT DEVELOPMENT DISTRICT
12/19/97
Revised 7/17/08
TUTTLE NORTH EXTENSION
WEST OF I-270 AND EAST OF EMERALD PARKWAY

PURPOSE:

The site is approximately 16.170 acres. It is located along Emerald Parkway north of the existing Qwest building. The parcel is intended for development as office and office related uses because of its proximity to the freeway, Britton Parkway and the office uses at Tuttle Crossing and Tuttle Crossing North.

The following material is provided in response to the Composite Plan contents of the PUD in the City of Dublin Zoning Code:

- A. Indicating by schematic plan the general development character of the tract, locations, types of tenants, probable lot size and other development features, including the perimeter landscaping, open space buffers or “no-build” zones and major pedestrian and bicycle routes.**

See attached exhibits.

- B. The proposed provisions of water, sanitary sewer, industrial waste disposal and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.**

The proposed development will have water service made available by way of an existing 16” waterline along the west side of Emerald Parkway.

Sanitary sewer service is available through an existing 21” sanitary trunk sewer that crosses the site on the north side of Cosgray Ditch and an existing 12” sanitary sewer along the east side of Emerald Parkway.

Storm drainage will outlet at the Cosgray ditch. Storm water detention will be provided on site as necessary to comply with Ohio EPA and City of Dublin requirements including post-construction water quality.

The storm water requirements for both phases will be met with the installation of the pond along I-270. It is the intent of the applicant to install the pond in its entirety during the phase I construction.

- C. The proposed traffic circulation pattern showing public and private streets and other transportations facilities, including their relationship to topography and existing transportation facilities with evidence that the proposed development shall not adversely impact existing facilities.**

The proposed development will gain access from Emerald Parkway via a full service and right-in/right-out curb cut. (See exhibit B) The right-in/right-out curb cut will be coordinated with the adjacent land owner to provide access to both parcels.

- D. The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities.**

Site development will commence after approval of zoning and final development plan and obtaining a building permit.

E. The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services and other public improvements.

The proposed site will complement existing freeway oriented corporate users presently within the City of Dublin and Tuttle Crossing North. Surrounding uses include existing offices to the south and east, existing and proposed industrial warehouses to the north, and proposed commercial uses to the west.

F. Evidence that the applicant has sufficient control over the land to prepare required land improvements, including street, water, sanitary sewers, waste disposal, surface drainage and other facilities for subdivision development required by the Subdivisions Regulations.

The applicant is in contract with the owner and can provide documentation if necessary to show sufficient control over the property.

G. Any deed restrictions to be made applicable to the property the subject of the application.

N/A per new PUD code requirements.

General Development Standards

1. General Intent

- a It is the intent of the developer to create a unified, high quality office and commercial development consistent with Tuttle Crossing, Tuttle Crossing North and Emerald Parkway.
- b Mid-rise, signature office buildings will be promoted along freeway frontage.
- c If these standards conflict in any way with the City of Dublin codified Ordinances, then the Planned Unit Development District shall prevail. Standards in the City of Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Unit Development District.
- d Based on the proposed curb cuts shown on Exhibit B the developer shall provide for a cross access easement when appropriate between the proposed PUD area and adjoining office parcels to the south.

2. Signage and Graphics

Except as otherwise herein stated:

- a All signage and graphics shall conform to the Dublin Sign Code Section 153, including but not limited to set back and placement, maximum size, height, color copy restrictions, lighting, landscaping, etc except as noted herein.
- b In the event of a lot split each building shall be permitted building mounted corporate office signs along the I-270 frontage.
- c Ground signs shall not exceed a height of eight feet or a maximum of 50 square feet per sign face. All ground mounted signs shall be of a "monument" design, placed on a masonry base and integrated into a landscape feature.

- d One monument sign will be permitted at the main entry on Emerald Parkway. In the event of a future lot split the applicant may add an additional sign panel onto the monument sign so long as the two sign panels do not exceed the maximum square footage as defined above.
- e One joint delivery identification sign will be placed at the joint right-in / right-out curb cut on Emerald Parkway. The delivery identification sign may contain generic information, including building addresses, and directional arrows, in no case shall this sign identify individual tenants, exceed a height of three feet or a maximum of four square feet per sign face.
- f The joint delivery identification sign will be located 8 feet back from the Right of Way as required. However, the sign may be placed adjacent to the property line between the parcels in an effort to properly service both parcels.

3. Lighting:

Except as otherwise herein stated (all lighting shall meet Dublin exterior lighting requirements):

- a External lighting within all subareas shall be cut off type fixtures.
- b All types of parking, pedestrian and other lighting shall be on poles or wall mounted cutoff fixtures and shall be from the same type and style.
- c All light poles and standards shall be dark in color and shall either be constructed of black or dark bronze metal.
- d Landscape and building up lighting from a concealed source shall be permitted.
- e All fixtures shall be arranged to reflect light away from any street or adjacent property.
- f All building illumination shall be from concealed sources.
- g No colored lights shall be used to light the exterior of buildings.

4. Landscaping:

- a As many existing trees as possible within the boundary of the site will be preserved (See Tree Protection Plan, Exhibit E).
- b Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum.
- c All areas shall be landscaped in accordance with the Dublin Landscape Code and all areas will remain in agriculture or be seeded prior to development.
- d The landscape treatment for Emerald Parkway shall be as shown on Exhibit H. The palette shall include the species shown on Exhibit H.

5. Fences/Walls:

- a No chain link or wire fencing shall be permitted.

- b Wood fencing which is used for screening purposes shall be permitted if fully buffered by landscaping.
6. Utilities:
- a All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. To the extent possible utility line placement will be sensitive to existing vegetation.
 - b All utility connections shall be out of view or screened other than those used for emergency service.
 - c All mechanical equipment and related structures shall be effectively screened from grade level view by a fence, vegetation, or wall of harmonious architectural material and character.
 - d Mechanical equipment or other utility hardware on roof, ground, or buildings, shall be screened to meet Code with material harmonious with the buildings.

IGS Parcel Development Standards

A1.01 Description and Acreage:

1. IGS parcel is approximately \pm 16.170 acres. The parcel may contain office uses similar to those uses in Tuttle Crossing. These uses may include, but are not limited to, general office uses, corporate headquarters office of major institutional uses. Mid-rise signature office buildings with or without parking structures will be promoted within the site.
2. It is the intent of the applicant to provide a phased development that will accommodate the growth of the corporation over time. Following the rezoning the applicant intends to file an application for Final Development Plan approval for the phase 1 portion of the development. The building layout and placement is designed to allow the corporate user to connect the phase 1 building to the future phase by the use of an atrium or breezeway. The phase 1 and phase 2 properties are designed to be split in the event that future conditions warrant such actions. Cross access easements would be provided at the time of a property split.
3. Conditional uses as listed in the SO District may be permitted within the site, subject to the conditional use procedure and approval by the Planning and Zoning Commission.
4. Above ground or detached parking garages shall be considered a conditional use and shall be subject to conditional use procedure and Dublin City Council approval. Parking that is beneath the building, underground, and fully enclosed shall be a permitted use.

A1.03 Permitted Density

1. The permitted density in this subarea shall not exceed 17,500 gross square feet of building area per net acre of site with surface parking. The density may be increased with parking structures but shall be subject to conditional use and Dublin City Council approval.*

A1.04 Traffic and Circulation:

1. Ingress and egress to parcels shall be provided along Emerald Parkway.
2. Curb cuts on Emerald Parkway shall be as shown on Exhibit B. The curb cut locations may be modified with the approval of the Dublin City Engineer.
3. A full service curb cut shall be provided at the intersection of Emerald Parkway and Innovation Drive.
4. A right-in/right-out curb cut shall be provided on the northern portion of the Qwest property and shall be connected to this development to allow efficient delivery movement and combined access to the existing Qwest parcel to the south. A cross access easement will be provided at time of final development plan.
5. An updated traffic study will be provided to the City prior to the Final Development Plan submittal and all required improvements will be agreed upon with the City of Dublin Engineering Department prior to Final Development Plan approval.

A1.05 Parking and Loading:

1. Parking for all office uses shall be provided at a minimum of one space per 250 square feet of gross floor area.
2. In the interest of environmental sensitivity it is the intent of the applicant to reduce the paved areas by providing smaller parking spaces to accommodate compact cars. Compact car spaces shall be clearly signed and shall be a minimum of 8'x16' in dimension. Compact car spaces shall not exceed 20% of the total spaces provided.
3. Loading dock doors will be recessed into the architecture of the building to minimize their appearance. To allow efficient truck access the required screening of the loading areas will be achieved through a series of landscaped islands and street treatment along Emerald Parkway as shown on the landscape plans.

A1.06 Setback Requirements:

1. Setbacks off I-270 shall be 100' for buildings and parking; for Emerald Parkway the distance shall be 30' for all pavement areas, 50' for buildings (See Exhibit B).
2. The setback along the northern property line shall be 15' for pavement and 40' for buildings; for the southern property line the distance shall be 25' for pavement and 35' for buildings
3. In the event of a property split between the two phases the setbacks along the new property line shall be 0' for shared access, and 0' for pavement.
4. Buildings shall have a minimum of 50' of separation unless connected with a building enclosure.
5. *Per City of Dublin Code maximum lot coverage shall be 70%. For buildings of 6 stories lot coverage may exceed 70% with conditional use approval for the City of Dublin.

A1.07 Height Requirements:

The height of either building shall be limited to a maximum of six stories and 90 feet including parapet.

A1.08 Waste and Refuse:

All waste and refuse shall be containerized and fully screened from view by a solid brick wall, wood fence (if fully screened by landscaping), or materials consistent with the building materials, or depressing the grade.

A1.09 Storage and Equipment:

No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened to meet Code with materials harmonious with the building.

A1.10 Landscaping:

1. All landscaping shall be according to or meet the intent of the City of Dublin Zoning Code.
2. The applicant ~~plans to~~ will utilize the existing tree row and landscape material to meet the intent of the vehicular use screening requirements along the southern property line. The applicant will work with staff at final development plan to supplement the existing tree row with new plant materials as required to meet the intent of the code for required screening.
3. It is the intent of the applicant to utilize the existing plant material and tree line along the Cosgray ditch to satisfy the perimeter screening requirements between the applicants parcel and the industrial building to the north. The area labeled on plan as Reserve 'A' shall not require screening from the industrial property to the north.
4. In the event of a lot split between the two phases there will be no screening requirements between the two office parcels in an attempt to create a cohesive looking development.
5. Landscaping along Emerald Parkway shall conform to Emerald Parkway landscape plan.
6. Additional landscaping shall be provided at all full service curb cuts from Emerald Parkway.
7. Any portion of a lot upon which a building or parking area is not constructed shall be graded and seeded, at a minimum.
8. All healthy trees located within the building and pavement setbacks will be preserved if possible.
9. The area to the north of Cosgray Ditch, labeled on the plans as "Reserve A", will remain a natural reserve area. With the completion of Phase I improvements the applicant will clean, seed and maintain this area as a natural meadow. The City of Dublin, at its option, may install bike, pedestrian access or other park elements with an easement to be granted by the applicant. The Applicant may also, at the City's option, dedicate the area labeled as "Reserve A" to the City of Dublin as park space.

10. It is the intent of the Developer to provide an aesthetic landscape treatment along the I-270 frontage. The landscape treatment shall incorporate a combination of plant material, walls, ponds and fountains. The design intent of the landscape treatment shall be to soften the proposed buildings, provide a high quality visual experience from I-270 and the proposed buildings, and create a corporate identity for the proposed user. To maintain consistency along I-270 the landscape treatment will incorporate the same or similar plant materials, if available, as the Qwest 270 treatment to the south. While materials will remain the same the arrangement and placement may vary with the addition of the ponds and will complement the building and overall landscape.
11. It is the intent of the applicant to install all of the proposed pond, I-270 landscape treatments and the Emerald Parkway landscape treatments with the Phase I portion of the development.

A1.11 Architecture

1. It is the intent of the applicant to provide high quality architecture and design for the proposed office buildings. The buildings will incorporate 4 sided architectural design with natural materials such as brick, stone, and limestone as the primary materials. EIFS may be used as an accent material. Glass color and reflectiveness will be determined based on energy efficiency, to assist in LEED certification.
2. In the event of a future property split between the phase I and phase II development the architecture of the second building shall be complimentary to the phase I building and utilize similar materials.
3. It is the intent of the applicant to pursue a LEEDs designation for the building which may include the use of solar panels, wind turbines, and/or similar energy devises to reduce the dependency on electricity. If included, equipment will be located on the roof of the building and may extend above the parapet. Alternative energy sources will be further defined and additional information provided, at final development stage.
4. The two buildings as shown in the attached exhibits may be connected in the future through a common atrium or breezeway. Such connection will be designed to be complimentary to the architecture of the building. In the event of a future lot split the buildings may still be connected as described above.

X David Chan FAS
X 7/17/08



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 20, 2012

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

**1. Tuttle North Extension, Reserve A – IGS Park
12-052FDP**

**6100 Emerald Parkway
Final Development Plan**

Proposal: To develop a 3.5-acre reserve area with bike paths, and picnic areas for the IGS office complex within the Tuttle North Extension PUD. The site is located on the east side of Emerald Parkway at the intersection of Innovation Drive.

Request: Review and approval of final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Marsha Grigsby, City Manager, City of Dublin.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION 1: To approve a minor modification to modify the text to permit the concrete pads and bike path to encroach within the building and pavement setbacks, as specified within the Tuttle North Extension PUD.

VOTE: 7 – 0.

RESULT: This minor text modification was approved.

RECORDED VOTES:

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