



15-125AFDP
Amended Final Development Plan
Dublin Service Center
6555 Shier Rings Road

0 200 400
Feet



RECORD OF ORDINANCES

Ordinance No. 70-11 Passed _____, 20____

AN ORDINANCE REZONING APPROXIMATELY 16.26 ACRES LOCATED ON THE SOUTH SIDE OF SHIER RINGS ROAD AT THE INTERSECTION WITH BARONSCOURT WAY FROM PCD, PLANNED COMMERCE DEVELOPMENT DISTRICT (DUBLIN SERVICE CENTER), TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (DUBLIN SERVICE CENTER). (CASE 11-058Z/PDP/FDP)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, 6 of its elected members concurring, that:

Section 1. The following described real estate, Parcel No. 274-000238 (see attached map marked "Exhibit A"), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. Application (Exhibit "B"), including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission (Exhibit "C") are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.

Section 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 12th day of December, 2011.

Timothy A. Lechider
Mayor - Presiding Officer

ATTEST:

Anne C. Clarke
Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

Meeting

Dublin City Council

DAYTON LEGAL BLANK, INC., FORM NO. 10148

December 12, 2011

Page 8

Held _____ 20 _____

nearly three-fold and desires to expand the facility to accommodate the growth. Staff has been working with Nestle to identify options, and the preferred option would be to expand onto land owned by OSU and potentially onto City-owned property. In 2011, the City adopted a revised area plan known as the Economic Advancement Zone. The roadway plan for the project shows Eiterman Road eventually being relocated to the west at the northern end of what is now the OSU property. Staff therefore recommends purchasing the OSU land and retaining the portion of the land north of the ditch, as shown on the slide, for the City's purposes. As provided in Ordinance 67-11, the City would then sell this portion of the OSU property, once in Dublin's possession, to Nestle for their future expansion.

Staff recommends passage of Ordinance 68-11 by emergency.

Mr. Keenan moved for emergency passage.
Vice Mayor Salay seconded the motion.
Vote on the motion: Vice Mayor Salay, yes; Mayor Lecklider, yes; Mrs. Boring, yes; Mr. Gerber, yes; Mr. Keenan, yes; Mr. Reiner, yes.
Vote on the Ordinance: Mr. Keenan, yes; Mr. Gerber, yes; Mayor Lecklider, yes; Vice Mayor Salay, yes; Mr. Reiner, yes; Mrs. Boring, yes.

Ordinance 69-11
Authorizing the City Manager to Execute the Necessary Documents to Accept the Dedication of 0.311 Acres, More or Less, of Right-of-Way from Duke Realty Ohio.

Mr. Hammersmith stated that this legislation relates to a .311 acre piece of right-of-way along Tuttle Road from Duke Realty. It is located at the northeast corner of Frantz and Tuttle Roads. It came about because of the sale of the property to Blackstone. They were asked to dedicate this right-of-way to the City, and the City is accepting this at no cost to the City. Staff recommends approval of the ordinance.

Vote on the Ordinance: Mr. Keenan, yes; Mrs. Boring, yes; Mayor Lecklider, yes; Mr. Gerber, yes; Mr. Reiner, yes; Vice Mayor Salay, yes.

Ordinance 70-11
Rezoning Approximately 16.26 Acres Located on the South Side of Shier Rings Road at the Intersection with Baronscourt Way from PCD, Planned Commerce Development District to PUD, Planned Unit Development District. (Dublin Service Center) (Case 11-058Z/PDP/FDP)

Mr. Langworthy noted there is no additional information to report.

Mayor Lecklider invited public testimony.

Wallace Maurer, 7451 Dublin Road stated he is not familiar with the Dublin Service Center and asked for clarification.

Ms. Grigsby responded that it is a City facility that houses work units including Streets & Utilities and Parks & Open Space.

Mr. Maurer asked if the volleyball and basketball courts were provided for those who work at the facility.

Ms. Grigsby responded that years ago, these items were identified as potential future development on that site. However, staff has now determined that parking will be constructed on the site.

Vote on the Ordinance: Mrs. Boring, yes; Vice Mayor Salay, yes; Mr. Reiner, yes; Mr. Gerber, yes; Mr. Keenan, yes; Mayor Lecklider, yes.

INTRODUCTION/FIRST READING – ORDINANCES
Ordinance 67-11
Authorizing the Provisions of Certain Incentives for the Purposes of Encouraging the Expansion of Nestle USA, Inc., dba Nestle Quality Assurance Center within the City of Dublin, Which Include Declaring Improvements to

RECORD OF PROCEEDINGS

Minutes of

Meeting

Dublin City Council

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 28, 2011

Page 6

Held

20

the Deposit of the Balance of Such Service Payments, and Authorizing the Execution of Certain Real Estate Purchase and Conveyance Agreements and an Economic Development and Tax Increment Financing Agreement, All in Connection Therewith, and Declaring an Emergency.

Mayor Lecklider invited staff to comment regarding Ordinance 67-11 prior to its introduction.

Ms. Grigsby stated that the representatives of the Nestle company contacted staff today and requested that this item be rescheduled for introduction/first reading at the December 12 Council meeting.

Mayor Lecklider moved to postpone the introduction/first reading to the December 12 Council meeting.

Vice Mayor Salay seconded the motion.

Vote on the motion: Mayor Lecklider, yes; Mr. Reiner, yes; Mrs. Boring, yes; Vice Mayor Salay, yes; Mr. Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Keenan, yes.

Ordinance 70-11

Rezoning Approximately 16.26 Acres Located on the South Side of Shier Rings Road at the Intersection with Baronscourt Way from PCD, Planned Commerce Development District to PUD, Planned Unit Development District. (Dublin Service Center). (Case 11-058Z/PDP/FDP)

Vice Mayor Salay introduced the ordinance.

Mr. Langworthy stated that this is a project undertaken for the Service Center. A project previously approved called for basketball and other recreational facilities to be built, along with pond landscaping. The Service Center is now requesting the addition of 39 employee parking spaces in that area. Five of the spaces will be of a new type of pervious pavement that the City is testing. Drainage, three rain gardens and some bio swales are also included in the plan to accommodate storm water. Planning & Zoning Commission reviewed the project and recommended approval without conditions. Planning staff recommends approval of the Ordinance at the December 12 public hearing.

There were no questions or comments.

There will be a second reading/public hearing at the December 12 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS

Resolution 62-11

Authorizing the City Manager to Enter into a Collective Bargaining Agreement with the Fraternal Order of Police – Ohio Labor Council regarding Wages, Hours and Terms and Conditions of Employment for Employees within the Communications Technician Bargaining Unit.

Vice Mayor Salay introduced the resolution.

Mr. Harding stated that a detailed memo was provided in the packet, together with the proposed collective bargaining agreement and related attachments. This agreement would cover 12 employees within the Communications Technician bargaining unit, which is located within the Division of Police. The term of the agreement is for three years, extending from January 1, 2012 through December 31, 2014. The proposed agreement consists of 36 articles and, as noted in the final negotiation status report, the parties agreed to maintain current contract language in 30 of the 36 articles. There are substantive changes to six articles. This agreement:

1. Provides for an annual wage increase beginning January 1, 2012 of 1.75 percent; 2.5 percent increase effective 1/1/13; and a 2.5 percent increase effective 1/1/14.
2. Includes increases in longevity pay that will bring this bargaining unit up to the same level as the non-union staff and members of the United Steelworkers bargaining unit.
3. Provides for \$.20 per hour increase in shift differential pay.
4. Provides for continuation of the current PPO health insurance plan through 2012; beginning January 1, 2013, the unit would convert to the high deductible or Consumer Drive Health Plan with health savings accounts. This is the same plan currently in place for non-union staff and members of the United Steelworkers bargaining unit.



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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

Empowering a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 3, 2011

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

**2. Dublin Service Center PUD
11-058Z/PDP/FDP**

**6555 Shier Rings Road
Rezoning/Preliminary Development Plan/
Final Development Plan**

Proposal:	Modifications to the development text and plan addressing planned site improvements, including an additional parking lot and alternative stormwater management for the City of Dublin Service Center site located at the southeast corner of Shier Rings Road at the intersection with Baronscourt Way. The application also includes a final development plan for all site improvements details.
Request:	Review and recommendation of approval to City Council of a rezoning/preliminary development plan and review and approval final development plan, under the provisions of Zoning Code Section 153.050.
Applicant:	City of Dublin, Marsha Grigsby, City Manager.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION #1: To recommend approval to City Council of this rezoning with preliminary development plan because this proposal complies with the rezoning/preliminary development plan criteria, the Community Plan and the Bridge Street Corridor Vision Plan, with no conditions.

VOTE: 7 – 0.

RESULT: Approval of this rezoning with preliminary development plan will be recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
NOVEMBER 3, 2011**

**2. Dublin Service Center PUD
11-058Z/PDP/FDP**

**6555 Shier Rings Road
Rezoning/Preliminary Development Plan/
Final Development Plan**

MOTION #2: To approve this final development plan because this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area with one condition:

- 1) The applicant work with Planning to determine the appropriate species for the interior landscape trees and the additional site tree plantings at the building permitting stage.

* Brian Ashford, Dublin Facilities Manager, agreed to the condition.

VOTE: 7 – 0.

RESULT: This final development plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Planner II

**2. Dublin Service Center PUD
11-058Z/PDP/FDP**

**6555 Shier Rings Road
Rezoning/Preliminary Development Plan/
Final Development Plan**

Chair Chris Amorose Groomes introduced this application for a rezoning with a preliminary development plan regarding modifications to the development text and plan addressing plan site improvements, including an additional parking lot for the City of Dublin Service Center. She said the site is located at the southeast corner of Shier Rings Road at the intersection with Baronscourt Way. She said the application also includes a final development plan for all site improvement details. She explained two motions will be needed and the rezoning with preliminary development plan will go to City Council for a final decision. She said the Commission is the final authority on the final development plan application.

Ms. Amorose Groomes swore in those intending to address the Commission on this case including City representatives.

Ms. Amorose Groomes noted Jennifer Rauch was the case presenter, but a presentation would not be necessary. She asked if anyone from the public wished to speak with respect to this application. [There was no one.]

Motion #1 and Vote – Rezoning with Preliminary Development Plan

Mr. Taylor made the motion to recommend approval to City Council of this rezoning with preliminary development plan because this proposal complies with the rezoning/preliminary development plan criteria, the Community Plan, and the Bridge Street Corridor Vision Plan, with no conditions.

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

Motion #2 and Vote – Final Development Plan

Mr. Taylor made the motion to approve this final development plan because the proposal complies with the proposed development text and preliminary development plan, and the final development plan criteria with one condition:

- 1) The applicant work with Planning to determine the appropriate species for the interior landscape trees and the additional site tree plantings at the building permitting stage.

Brian Ashford, Dublin Facilities Manager, agreed to the condition.

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