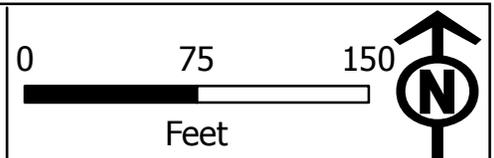


16-026ARB/MPR
 Minor Project Review
 Dublin Community Church
 81 W. Bridge Street





ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 21, 2016

ART Members and Designees: Jennifer Rauch, Planning Manager; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Mike Altomare, Deputy Fire Marshal; Jeremiah Gracia, Economic Development Administrator; Kyle Kridler, Economic Development Administrator; Matt Earman, Director of Parks and Recreation; and Tim Hosterman, Police Sergeant.

Other Staff: Lori Burchett, Planner II; Claudia Husak, Senior Planner; Logan Stang, Planner I; JM Rayburn, Planner I; Nicki Martin, Planning Assistant; Katie Dodaro, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Chris Crader, Grow Restaurants and Jon Stephens, Sullivan Bruck Architects, (Case 2); Sam Calhoon, Berkshire Hathaway (Case 3); Matt Starr, Crawford Hoying Development Partners (Cases 3 & 4); and Joell Angel-Chumbley, Kolar Design, Inc. (Case 4); and John Woods, MKSK (Case 5).

Jennifer Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the April 14, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD P – Dublin Community Church
16-026ARB-MPR**

**81 W. Bridge Street
Minor Project Review**

Katie Dodaro said this is a request for exterior modifications to an existing door of a church within the Bridge Street Public District on the southwest corner of the intersection with West Bridge Street and Franklin Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Dodaro said this application was introduced to the ART at the April 7, 2016, meeting. She said the applicant would like to replace the existing wooden double doors with an automatic metal and glass door that has glass on the upper half and a metal panel covering the bottom half. She reported the ART questioned if there was a reason there was a wooden door there in the first place and found there was no requirement for the use of wooden doors with previous approvals. She stated the proposed doors include a Tubelite framing in a dark bronze color with two glass panels on the top and two metal panels on the bottom of the door. She said the application also includes the addition of a carbon steel bollard to operate the door in the same dark bronze color. She said the proposed metal and glass doors are consistent with the other doors along the adjacent elevations, which was suggested by the ART.

Ms. Dodaro said the application meets all the Minor Project Review criteria. She said a recommendation of approval to the Architectural Review Board is recommended with the following condition:

- 1) That the door frame and bollard color match the existing black metal door on the building.

Jennifer Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation of approval to the ARB for the April 27th meeting.

INTRODUCTION

2. BSD P – Dublin Community Church 16-026ARB-MPR

81 W. Bridge Street Minor Project Review

Jennifer Rauch said this is a request for exterior modifications to an existing door of a church within the Bridge Street Public District. She said the site is located on the southwest corner of the intersection with West Bridge Street and Franklin Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the applicant would like to replace the existing wooden double doors with an automatic metal and glass door that has glass on the upper half and a black metal panel covering the bottom half. She presented a photo of the existing door and a graphic of the proposed double doors. She said she would like feedback from the ART before proposing the change of materials to the ARB. She said she is investigating why a wooden door was installed originally.

Barb Anderson, Dublin Community Church, explained the church is desiring a glass door that will match the adjacent door at the entrance for the daycare. She said the church added an awning a couple of years ago to provide some protection for the wood door from the elements but the door has been in use since 1997 and has begun to show wear and tear. She noted the black metal panels would provide protection from the food pantry delivery carts and an automated door would assist the older parishioners. She said the church considered automatic wooden doors but they would be double the cost and could still be damaged by the food carts and warped from the weather.

Jeff Tyler asked if the size of the door would be increased to which Ms. Rauch answered it would remain the same size.

Matt Earman agreed the proposed door should match the existing door at that daycare entrance because otherwise it appears as two separate buildings.

Aaron Stanford asked if the applicant is proposing any signs or graphics for the doors. Ms. Anderson answered the church is considering a United Church of Christ symbol for the door in the future but are not pursuing a graphic at this time.

Ms. Rauch said the doors could be approved first and then the applicant could return with a separate application to request sign graphics.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He stated a recommendation to the ARB is scheduled for Thursday, April 14th.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:13 pm.

As approved by the Administrative Review Team on April 14, 2016.



City of Dublin

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 26, 2012

The Architectural Review Board took the following action at this meeting:

- | | |
|---|--|
| 1. Dublin Community Church
12-060ARB-MPR | 81 West Bridge Street
Minor Project Review |
| Proposal: | This is a request for architectural modifications to an existing building in Historic Dublin. The site is located at the southwest corner of the intersection of Bridge Street and Franklin Street. |
| Request: | Review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the <i>Historic Dublin Design Guidelines</i> . |
| Applicant: | Charles Davis, Dublin Community Church |
| Planning Contact: | Eugenia M. Martin, ASLA, Landscape Architect |
| Contact Information: | (614) 410-4650, emartin@dublin.oh.us |

MOTION: Tasha Bailey made a motion, seconded by Tom Currie, to approve this application for and architectural modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with two conditions:

- 1) The applicant provide details indicating how the awning meets the requirements for wind, lateral loads and live loads as required by Chapter 16 of the Ohio Building Code well as how the awning will be attached to the building to the satisfaction of the Chief Building Official prior to receiving a Building Permit; and
- 2) The awning be installed with a minimum of eight feet of clearance.

VOTE: 5 - 0.

RESULT: The application for minor project review was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
Tom Currie	Yes
Tasha Bailey	Yes
William Souders	Yes

STAFF CERTIFICATION

**Jennifer M. Rauch, AICP
Planner II**

**1. Dublin Community Church
12-060ARB-MPR**

**81 West Bridge Street
Minor Project Review**

Jennifer Rauch presented this Minor Project Review request for architectural modifications on the Dublin Community Church, located on the southwest corner of the intersection of West Bridge Street and Franklin Street. She said the site contains the existing Church on the northwest corner of the property with parking areas located to the south and east with the main access aligning with Sells Alley, across the street from Town Center II.

Ms. Rauch said the applicant is requesting to place a 9-foot 6-inch wide, terra cotta colored canvas awning over the entrance located in the southeast corner of the building. She said the Code requires it to have an eight-foot clearance and the Administrative Review Team (ART) has made a condition of approval that it be increased to meet the height requirements as required by the Code. She said additionally, the ART has made a recommendation and condition that the applicant provide additional information about the wind load and how the awning will be secured to ensure it meets the Building Code requirements. Ms. Rauch said the ART is recommending approval as the Minor Project Review criteria and the Architectural Review Board criteria are met with two conditions.

Bob Dyas asked if the eight-foot clearance requirement was a new Code requirement. He said almost every awning in the area is under eight-foot. Ms. Rauch said it is a Bridge Street District requirement.

Mr. Dyas asked if the existing security light would be covered by the awning.

Charles Davis, representing the Dublin Community Church, said the awning would be over the top of the existing security light.

Tasha Bailey made a motion, seconded by Tom Currie, to approve this application for architectural modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with two conditions:

- 1) The applicant provide details indicating how the awning meets the requirements for wind, lateral loads and live loads as required by Chapter 16 of the Ohio Building Code well as how the awning will be attached to the building to the satisfaction of the Chief Building Official prior to receiving a Building Permit; and
- 2) The awning be installed with a minimum of eight feet of clearance.

The vote was as follows: Mr. Dyas, yes; Ms. Bailey, yes; Mr. Souders, yes; Mr. Schisler, yes; and Mr. Currie, yes. (Approved 5 – 0.)

Mr. Schisler asked if there were any public comments. [There was none.]



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 13, 2012

The Administrative Review Team made the following determination at this meeting:

**1. BSC Public District –Dublin Community Church
12-060ARB – MPR**

**81 West Bridge Street
Minor Project Review**

Proposal: This is a request to install an awning above the main entrance off the rear parking lot to an existing church located at the southwest corner of the intersection of Bridge Street and Franklin Street in the BSC Public District.

Request: Review and approval of Minor Project Review application under the Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Charles Davis, Dublin Community Church; represented by Rev. Robert Tussing.

Planning Contact: Eugenia Martin, ASLA, Landscape Architect

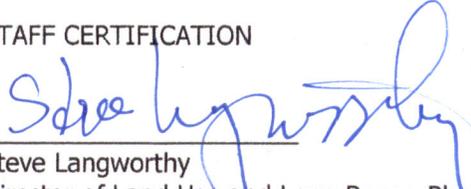
Contact Information: (614) 410-4650, emartin@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this Minor Project Review application with the following conditions:

- 1) The applicant provide details indicating how the awning meets the requirements for wind, lateral loads and live loads as required by Chapter 16 of the Ohio Building Code as well as how the awning will be attached to the building, to the satisfaction of the Chief Building Official, prior to receiving a building permit; and
- 2) The awning be installed with a minimum of eight feet of clearance.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation for approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair

Lt. DeJarnette asked Mr. Phillabaum to clarify the parking configuration.

Mr. Hahn asked if this project was required to meet the Bridge Street Code.

Mr. Phillabaum said that this project was previously the subject of a Concept Plan Review, which is non-binding. As this is now coming forward after the effective date of the rezoning and adoption of the Bridge Street Code, it would be required to comply. He said that Planning would be conducting a more in-depth analysis of the proposal as it adheres to the Code as part of the Basic Plan Review.

Mr. Hahn asked how close the project was to meeting the Bridge Street Code. Mr. Langworthy said that with a few revisions it could probably get pretty close, once we understand the building type proposed and work through the details when we get to that point.

Mr. Tyler asked about the process for the Basic Plan Review.

Mr. Langworthy instructed the Administrative Review Team to forward comments specific to the demolition and the four demolition criteria to Mr. Phillabaum as soon as possible. He confirmed that there were no further questions regarding this application.

12-061ARTW – Avery Park Water Tower – AT&T Antenna Co-Location – 7699 Avery Road

Rachel Ray commented that this case is scheduled for a decision by the Administrative Review Team (ART) on September 27. She asked the ART members to send any comments or recommended conditions to her to be included in the ART memo for that meeting.

12-0060ARB – MPR – BSC Public District – Dublin Community Church – 81 West Bridge Street

Steve Langworthy asked Rachel Ray to present this application on behalf of the case manager, Jeannie Martin, who was unable to attend this afternoon's Administrative Review Team (ART) meeting.

Rachel Ray said the Dublin Community Church is requesting to install an awning above the main church entrance off the parking lot. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines. She reported that the proposed "terra cotta" colored canvas awning will project four feet from the building façade, and is currently shown with a 7.5-foot clearance, where a minimum of 8 feet is required by the Zoning Code.

Ms. Ray said that the proposed Administrative Review Team recommendation to the Architectural Review Board is approval with the following two conditions:

- 1) The applicant provide details indicating how the awning meets the requirements for wind, lateral loads and live loads as required by Chapter 16 of the Ohio Building Code as well as how the awning will be attached to the building, to the satisfaction of the Chief Building Official, prior to receiving a building permit; and
- 2) The awning be installed with a minimum of eight feet of clearance.

Steve Langworthy asked if there was lighting beneath the canopy.

Ms. Ray confirmed that the building egress lighting, currently on the building façade, will be under the canopy.

Mr. Langworthy asked if the applicant had any additional information about the method of attachment for the canopy.

Charles Davis, Dublin Community Church, said he understood that the edges will be caulked to weatherproof the canopy, but he would have to confirm the attachment details with the contractor.

Jeff Tyler commented that stanchions are typically used at the projecting end of the canopy to keep it bolted to withstand wind loads. He said the canopy needs to be able to withstand 90 mile per hour winds, and the applicant will be required to demonstrate that ability at building permitting.

Mr. Langworthy asked Mr. Davis if he agreed with the conditions. [The applicant agreed with the conditions.]

Mr. Langworthy confirmed that the Administrative Review Team members had no further comments on this application and stated that the Administrative Review Team will recommend approval with two conditions to the Architectural Review Board for this Minor Project Review application.

Administrative

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. He asked Justin Goodwin to provide an overview of a proposal for a development in the West Innovation District.

Mr. Langworthy asked if there were any changes to the September 6, 2012 meeting minutes. (No changes requested.) Mr. Langworthy accepted the minutes into record as presented.

Steve Langworthy confirmed there were no further items of discussion and adjourned the meeting.



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 6, 2012

Attendees:

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Manager; Lt. John DeJarnette; and Ebony Mills, Office Assistant II.

Case Introductions

12-060ARB – MPR – BSC Public District – Dublin Community Church Awning – Architectural Modifications – 81 West Bridge Street

Rachel Ray said this is a request to install an awning above the main entrance off the rear parking lot to an existing church located at the southwest corner of the intersection of Bridge Street and Franklin Street in the BSC Public District. She said this request for Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines. She said the decision deadline for this case is September 13. She asked if the ART members had any preliminary questions about the proposal.

Ray Harpham commented that Building would likely have comments regarding the method of attachment to the building, and Fire may have comments about egress lighting. He said he would forward those comments to the case manager prior to next week's ART meeting.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.]

12-061ARTW – Avery Park Water Tower – AT&T Antenna Co-Location – 7699 Avery Road

Rachel Ray said this is a request to co-locate three new antennas on the Avery Park water tower. She said the site is located on the west side of Avery Road approximately 530 feet south of the intersection with Brand Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances. She said the target decision date is September 27, although the decision deadline for wireless projects is 90 days from the date of application acceptance.

Ms. Ray said that all of the associated equipment will be located inside the tower, so the proposal only involves three new panels in each "sector" around the water tower. She noted that there are already six existing panel antennas around the water tower, two in each sector, and the City's existing lease agreement anticipates the addition of at least these three new antennas.

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DATED: (LEGAL BLANK) CC: FORM NO 12-08

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Ordinance 08-12

Rezoning Approximately 388 Parcels Totaling Approximately 808.7 Acres from: R, Rural District; R-1, Restricted Suburban Residential District; R-2, Limited Suburban Residential District; R-4, Suburban Residential District; R-12, Urban Residential District; HB, Historic Business District; HR, Historic Residential District; LI, Limited Industrial District; SO, Suburban Office & Institutional District; OLR, Office, Laboratory, & Research District; CC, Community Commercial District; CBD, Central Business District; CCC, Central Community Commercial District; PUD, Planned Unit Development District; and PC, Planned Commerce District to: BSC Residential District; BSC Office Residential District; BSC Office District; BSC Commercial District; BSC Historic Core District; BSC Historic Residential District; BSC Historic Transition Neighborhood District; BSC Indian Run Neighborhood District; BSC Sawmill Center Neighborhood District; and Public District. (Case 11-021ADM)

Mr. Langworthy stated that this is a request for a rezoning of approximately 200 acres within the Bridge Street Corridor. Some of the Code provisions that Council approved at the March 26 meeting for the Bridge Street Corridor address properties as they exist today. He commented as follows:

1. "Existing Uses," Section 153.059(A)(6), are uses that exist as of the effective date of Ordinance 08-12. All those uses that currently exist can continue and will be continued as conforming uses, as long as they have operated 12 months prior to the effective date. It also permits uses to be established that were allowed in a zoned district that exists today prior to the BSC District being in place and to be considered conforming uses. Any of those existing use areas can be expanded with the approval of the ART, subject to certain guidelines. The only time the BSC zoning will apply to existing uses is in a case where the use is abandoned for a continuous period of twelve months. There are definitions/requirements for how a use is considered to be abandoned. These protections apply regardless of ownership changes.
2. "Existing Structures," Section 153.062 (B)(2), allows existing structures to expand up to 50% of their existing area, with some approvals by the ART. There are very few businesses that could take advantage of the 50% expansion, due to the limited area available on their site to meet parking requirements for an expansion. Therefore, the BSC Code provisions for structures apply only when the property owner makes a decision to demolish more than 50% of the gross floor area of the structure as it exists. The BSC Code provisions for structures apply only when the property owner makes a decision to demolish more than 50% of the gross floor area of the structure as it exists. Their existing building is allowed to stay in its current location. If an "act of God" or some other method outside the control of the property owner should cause a destruction of the building, it can be re-built in the same place it existed prior to the destruction. These protections apply regardless of ownership changes.

With a rezoning of this size and in view of the number of existing properties, uses and structures in place, extraordinary measures were necessary to ensure that they were protected under the new zoning. The zoning map recommended by Planning and Zoning Commission is dated February 2, 2012. It includes all 808 acres. The four areas highlighted in red are the areas of concern for Planning staff. Those areas have been re-evaluated, and staff has determined that there are two areas in particular that they would like Council to consider in tonight's discussion.

- The first area, which was discussed in previous meetings, is the zoning that has been recommended by the Planning and Zoning Commission (PZC) along the south side of SR 161, halfway between Riverside Drive

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Dublin Community Church
81 W. Bridge Street

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and Sawmill Road. PZC has recommended that area be zoned "BSC Commercial." Planning staff continues to recommend that these ten acres be designated "BSC Office."

- The second area of particular concern is across Village Parkway, where PZC has recommended an extension of the "Sawmill Center Neighborhood" district across Village Parkway into the previously planned BSC zoned districts. Planning staff recommends that particular area be returned to the originally proposed "BSC Residential" district.

As noted in the staff report, Planning received a couple of late requests from property owners of land located along Corbin's Mill Drive -- 48 Corbin's Mill Drive and 64 Corbin's Mill Drive (east side of Corbin's Mill) -- requesting a change in designation from "BSC Historic Transition Neighborhood" to "BSC Commercial." Due to the late receipt of these requests, they were not included in the Commission's considerations. Given the location and relative relationship to surrounding uses, Planning staff has no objection to these Corbin's Mill Drive changes should Council wish to consider them. With these changes, Planning staff recommends adoption of the February 2, 2012 zoning map, with the changes to the two areas that he has highlighted tonight where staff's recommendations are different from the Commission recommendations.

Mrs. Boring asked Mr. Langworthy to identify the location of the power substation on the map.

He pointed out the location of the substation and the service center adjacent to it.

Mayor Lecklider invited public testimony.

Jeff Brown, Smith & Hale, 37 W. Broad Street, Columbus, stated that Mr. Hale is out of town tonight. His client, Byers Realty, owns the one parcel out of the 388 parcels that Planning staff wants to change from what the Planning & Zoning Commission has recommended. The Byers property has been an automobile dealership since 1989. Over those years, the Byers have invested over \$10 million in improvements. They have an existing commercial zoning, and they would like to retain that. They believe changing it to a residential classification is not appropriate and will result in future problems with refinancing -- possibly in conjunction with some improvements they are considering -- and with any future sale. The Planning Commission spent significant time on the BSC text and zoning map. The PZC listened to the presentation of staff's recommendations, and they also listened to the property owners' requests. In this particular instance, the Planning Commission recommended that the Byers' property and the piece to the north be zoned Commercial. They hope that City Council will consider the time and effort the PZC invested in making that determination and approve the map as recommended by the Commission at their February meeting.

Mayor Lecklider asked Mr. Brown if he, too, shares the same concerns as those expressed by the Byers family.

Mr. Brown responded that he does. However, if Council adopts the map recommended by the Planning Commission, his client will not have an issue. With the PZC recommended map, an historically commercial-zoned property that is developed commercially would still retain a commercial zoning classification. That is a reasonable accommodation for a property owner who has had the dealership in place since 1989 and relied upon the existing zoning in the investments made since that time. He believes this should be a workable compromise when the City is creating an entirely new district and zoning map. A residential classification on that property is not appropriate. There were several property owners who requested a change from the proposed rezoning classification. At this time, Planning staff continues to object to the zoning change requested by the Byers property and for the property on the south side of SR 161. Originally, the Penzone's property was also recommended for a Residential zoning. Planning Commission's recommendation was that the Byers

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street

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property, the property to the north, and the Penzone's property to the lower north of the power station be zoned commercial. Penzone's was fortunate, because staff is in agreement with retaining their current commercial zoning.

Mayor Lecklider clarified that the Byers can continue this existing use in perpetuity. Mr. Brown responded that he understands that, however there are numerous uses available under their commercial classification that they will no longer have if the property is zoned residential. There will be difficulty with refinancing or sale of the property as well. He believes it is appropriate to adopt the recommendation of the Planning Commission.

Mayor Lecklider stated that it was his understanding that Mr. Hale had suggested language for the City's BSC Code, which would address this concern with respect to future financing.

Mr. Langworthy responded that concern was raised at an early stage in regard to potential non-conformities that could arise, and extensive effort was made not only to declare them to be conforming -- both buildings and uses -- but to provide some extraordinary potential for expansions and additions to those buildings and uses, as well. Every protection possible has been included, and staff has also indicated to property owners that, should they receive a request from a financing or insurance industry, the City would provide them with a letter verifying their conforming uses and conforming buildings. Typically, the banks and insurance companies the City works with are more sophisticated and do not merely review a zoning map. They do take care to look into the Code text requirements and pay attention to the City's responses to their requests for information regarding conformities.

Mayor Lecklider noted that Mr. Brown's law partner, Mr. Hale, was involved in this BSC process to a great extent. What was Mr. Brown's understanding at the end of this process with respect to this language, which has been extensively revised to address this concern?

Mr. Langworthy responded that the attorneys were representing several clients with varying concerns. Mr. Hale was looking to the overall impact of the Corridor as a whole and suggesting language that would offer sufficient protections for the majority of the existing properties. Some clients will continue to have individual issues with the rezoning and the language because they do not fully grasp the consequences for the future.

Mr. Brown stated that they do not have an objection to the text, and he does not disagree with Mr. Hale's changes. They are comfortable with the text. Their concern is with the actual changes to the zoning. PZC considered this issue and recommended a map, which all their clients, including Byers, is comfortable with. The situation relates to the objection that staff continues to have with the PZC recommended map in regard to two properties, one of which is Byers, an automobile dealership. They do not believe that a residential zoning is an appropriate zoning based on how that property has been used and the expectations of the property owner when the zoning was initially put in place. They have no objection to the text of the Code.

Mayor Lecklider asked if their concern is primarily due to potential refinancing issues. Mr. Brown responded that they have multiple concerns in terms of a client buying a piece of property, having the property rezoned, developing it commercially, and then having value taken away from it because the City has restricted its future use. The existing use can continue, but if a potential future buyer would be interested in developing the property with another commercial use other than a dealership, such as a mixed use, there will be a problem. The overlying zoning would be residential.

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Mayor Lecklider asked again if his concern is primarily related to future refinancing. Mr. Brown responded that his experience with banks has been that, in today's financial climate, if there is something out of the ordinary that warrants a letter from the City to clarify the zoning – that will create a problem with financing. In this climate, if there is the slightest variant, banks are reluctant to lend money.

Mr. Langworthy noted one correction: the property owner does have the right to continue all the uses that are permitted under the existing zoning today – all the existing new uses permitted today can still be established new in the future.

Mr. Brown responded that, in their case, the records are not clear in regard to what additional uses are permitted under the current zoning.

Council Questions

Ms. Chinnici-Zuercher stated that for the Tuller Road corner, staff recommends it be zoned residential. PZC recommended it be zoned commercial, but they also recommended that another section farther west on Tuller Road be zoned residential, not office/residential. They were essentially "swapping" the area east on Tuller Road to farther west on Tuller Road.

Mr. Langworthy responded that it could be looked at in that manner, but staff's concern is with the location of it versus the acreage involved. Expanding the "Sawmill Center Neighborhood" zoning across Village Parkway would be an intrusion into what they are trying to maintain as a primarily residential corridor. This will allow a much wider range of uses to cross Village Parkway into that residential area.

Mayor Lecklider asked if Mr. Byers, or any other property owner in this district, could seek a rezoning in the future.

Mr. Langworthy responded that, as Mr. Brown indicated, there may be some lack of clarity regarding what additional uses are allowed under the existing zoning. It is a very old planned district, and the records are minimal in regard to what is permitted on that site. However, the owner could request a rezoning outside the BSC district.

Mr. Keenan stated that businesses are reticent to trust in that process, which he understands based on his experience. His office property was in a PUD that specified exactly what was permitted, but it required two or three years to resolve an issue. Businesses do not like such a situation, and they do have rights under the current commercial zoning. He understands the business owner's perspective and concern in regard to the impact on his existing development rights.

Ms. Chinnici-Zuercher stated that her concern is that, due to the age of the PUD, the permitted uses are very vague. It was not written with the newer, more specific language.

Mr. Langworthy responded that the assumption is that the car dealership is the permitted use, which would continue.

Ms. Chinnici-Zuercher stated that there were two areas PZC recommended for commercial – the neighborhood center, and along the south side of SR 161, where it is currently zoned commercial, up to Shamrock. Planning staff recommends that area be zoned office. She requested where the line of demarcation would be.

Mr. Langworthy responded that it would be between Tommy's and the Shoppes of River Ridge.

Vice Mayor Salay asked if the Shoppes at River Ridge would be designated as "BSC Commercial," and everything to the east would be "BSC Office."

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Mr. Langworthy responded that is staff's recommendation. That area consists of approximately ten acres.

Mayor Lecklider stated that on page three of Mr. Dixon's January 12th letter, he indicates in the second bullet point: "Conversely, less appropriate uses along Bridge Street that are not allowed under BSC Office, but are allowed under BSC Commercial include: service stations, sexually oriented business establishments, vehicle sales, rental and repair. Less appropriate building types along Bridge Street that are allowed under BSC Commercial, but not BSC Office, are commercial centers and large format commercial buildings." In regard to the Byers property, would the same less desirable uses be allowed as well in the "Sawmill Center Neighborhood" district?

Mr. Langworthy responded that in the "Sawmill Center Neighborhood," vehicle sales are a Conditional Use. The other two uses are not permitted.

Mrs. Boring stated that those uses are allowed under "BSC Commercial."

Mr. Langworthy responded that the two are different. In "Sawmill Center Neighborhood," they are not permitted.

Mrs. Boring asked if the uses would be allowed along SR 161/US 33.

Mr. Langworthy responded that they would, by securing approval of a Conditional Use.

Mrs. Boring stated that those uses would then be allowed at an entryway to the City, by obtaining a Conditional Use.

Mayor Lecklider pointed out that the uses would not be adjacent to residential.

Mr. Langworthy stated that, ultimately, PZC would be the approving authority.

Mayor Lecklider stated that the City has not resolved the discussion with respect to sexually oriented businesses. His understanding from staff is that it is not possible to eliminate them altogether, and therefore, theoretically, such uses will be permitted in some location in the City.

Vice Mayor Salay asked about PZC's rationale for the map they recommended to Council. Were all changes requested by businesses accommodated in the recommended map, or were criteria used in evaluation of the requests?

Mr. Langworthy responded that PZC did not conduct an analysis of them on an individual basis. There was some discussion, but in general, PZC agreed with the rationale that was submitted by the property owners in their letters of request.

Vice Mayor stated that she attended a PZC meeting at which the property owners were testifying, indicating that they essentially did not like the proposed zoning and did not want it. This map reflects the testimony she heard at that meeting. But she is curious whether or not there was further discussion or analysis done regarding the requests by the Planning Commission.

Mr. Langworthy responded that the minutes reflect the discussion. He does not believe there were any requests from property owners that were not satisfied by the Planning Commission.

Ms. Chinnici-Zuercher stated that staff also supported the majority of the requests and, accordingly, made some changes in the text of the Code. She does not see that staff responded any differently than PZC.

Mr. Langworthy responded that staff believed that there were some items that were appropriate to change, but others were not.

Vice Mayor Salay stated that staff has indicated that they feel strongly about the zoning for the two areas described by Mr. Langworthy tonight.

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Mr. Langworthy added that they are the ones of most concern, particularly with respect to the way the Vision Plan has laid out the concepts of what is intended to occur -- both along the Corridor and the core residential area. As Council is aware, Greystone Mews is already in place at a very low density compared with the other densities. Sycamore Ridge is also in place, so there is not much residential property in the area remaining to develop. Therefore, every parcel of land that can be designated for residential will be essential to create the critical residential mass that is desired.

Vice Mayor Salay stated that, for her, it is as much about the Vision Plan. In regard to the parcel under discussion, it does not seem to be the best location for a car dealership long term. Certainly, there are other places within the community where car dealerships are appropriate. When considering this area, auto dealerships do not fit long-term for the vision. She understands that they have the right to be in place as they currently exist into the future. If Council votes to include these parcels within a residential area, she would hope the City would be able to work with them if they want to relocate or otherwise. She has heard this process described as taking away the rights of the businesses, but the City is working with them, and she envisions that will continue.

Mrs. Boring stated that she has concerns and is disappointed she was not more vocal at an earlier stage.

- When this Vision Plan was first presented to Council, in which the zoning for the Shoppes of River Ridge area was changed, along with other areas, she expressed concern to Mr. Dixon. He assured her that they had spoken with the property owners, and they were all supportive. However, that was not the case.
- Instead of treating this like a blank canvas, she wishes modifications had been made around the existing businesses versus treating this as a redevelopment situation. She believes that the City should treat everyone the same. Some property owners have objected, and staff has changed their classification from "BSC Office" to "BSC Commercial." If the City's Code is written to guarantee and hold everyone to a standard, why are some being changed and not others? As recently as last week, at the request of the property owners on Corbin's Mill, changes were made. Either everyone should be treated the same or Council should adhere to the original Vision Plan.
- Staff referred to page 17 of the Vision Plan, which reads, "Planning Foundations. The market analyst anticipates demand for approximately 100,000 square feet of additional large footprint office space over the next ten years, primarily at locations with excellent access to and visibility from I-270." She compared this Plan with the City's Community Plan. They share some of the same views, including a great concept for Historic Dublin. (She read language from the Community Plan and several examples in the Vision Plan.) She is disappointed that there is a mile of frontage along I-270 that has only one office/residential area, no hotel site, and no site for large footprint office. She is not convinced that either of the proposed maps will result in giving the City the original Vision Plan.

Mayor Lecklider asked Mr. Langworthy to respond to those concerns.

Mr. Langworthy asked if she is focusing on the light purple area on the map, the "Indian Run Neighborhood" district.

Mrs. Boring responded affirmatively.

Mr. Langworthy stated that he is not certain why she believes that large office will not be allowed in this district, because that will certainly be a prime location. They have already had discussions with that particular property owner.

Mrs. Boring asked why it is being zoned "Indian Run Neighborhood."

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Mr. Langworthy responded that "Indian Run Neighborhood" permits those types of office buildings.

Mayor Lecklider requested that Mr. Langworthy respond to the concerns about the "BSC Commercial" to the west.

Mr. Langworthy responded that has always been a difficult area. The location along Post Road and some of the redevelopment that occurs there is anticipated to be more favorable than exists today. The gateway that will occur is likely going to be past that point. Staff has always believed that the attention of the drivers at that location -- from I-270 down to Frantz Road -- is concentrated on the roadway itself versus the sides of the roadway. The City has extensive landscaping in place, particularly along the north side, to shield those areas. Therefore, most of that orientation will be more toward Post Road than toward SR 161, because no access is permitted there as it is a limited access area. Past Frantz/SR 161 intersection is an area in which there is a need to transition high-speed traffic down into Historic Dublin in a very short length of roadway. The design of that area will focus on that need. The primary issue with the "BSC Commercial" is the type of buildings permitted. The only district that permits by right the building type of a low, one-story retail building -- shopping center buildings -- is the "BSC Commercial." Those will be locations in which there can be those types of buildings. The multi-story buildings will occur more within the neighborhoods and the "BSC Office/Residential" areas. There will be the potential for higher buildings and greater intensities of development, and that is what the City hopes will occur. There is nothing within the "BSC Indian Run Neighborhood" to preclude high-value, high building office development from occurring.

Mr. Gerber stated that the Community Plan had the vision of high-rise commercial buildings along the I-270 Corridor, which may be what Mrs. Boring is referencing. Mrs. Boring responded that is her reference point, although she understands this is being updated and the Community Plan will need to be updated accordingly. However, some of the Community Plan philosophies were sound and are still applicable.

Mr. Gerber stated that it was his understanding that those high-rise buildings were included in the BSC Vision Plan, although this map may not reflect that. The map would more accurately depict the Vision Plan if some of those commercial buildings were noted on the map, in keeping with the long-time policy for the I-270 Corridor.

Mr. Langworthy responded that it is necessary to coordinate the map with the text. It is difficult to make the necessary interpretations between the text and the map. This is a more complex zoning scheme, and requires a significant amount of coordination to determine the permitted building types and the uses permitted in those building types.

Vice Mayor Salay stated that there is also undeveloped land north of I-270 between Sawmill Road and the river, which will hopefully develop as office in the future.

Mr. Gerber stated Council has discussed the BSC Code and Area Rezoning for the past two months. He supports the PZC recommended zoning map, and has no objections to the zoning changes requested to accommodate the two properties on Corbin's Mill Drive. He is not certain what further discussion is needed before voting.

Mrs. Boring stated that although Mr. Langworthy's explanation is helpful, she does not understand how land will remain available for that type of freeway office development, given what else is permitted. If a development proposal is consistent with what the Code permits, she does not see how it could be disapproved.

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Mr. Langworthy responded that there is a large amount of available land in that location. What exists there today will not exist in the future; there will be a completely different arrangement.

Mrs. Boring stated that she remains concerned that the City will not achieve a "gateway appearance" with such one-story buildings. She is not convinced it will be possible to preserve land for hotels or office buildings along I-270 where these users can have the visibility and access they desire. It may be a permitted use, but what will happen if the land is already zoned? How is a balance of office/commercial use from the perspective of income tax revenue to be achieved in that area?

Mr. Langworthy responded that those will ultimately be future market-driven decisions, made by the property owners. The City can only allow for the possibilities to occur – it cannot force something to be built for which there is no market.

Mrs. Boring stated that the City typically "holds out" to obtain the highest/best use, because that is the City's vision. Now, the indication is that it will be entirely market-driven. She does not see how the City can assure that type of mix.

Mr. Gerber said that it will depend upon how the BSC is marketed. If someone else owns the land, the market will drive their decisions. The best chance to achieve what is desired to occur is with the map proposed by PZC. The area in which buildings are visible from I-270 is the "Indian Run Neighborhood" -- OCLC up to the northeast corner -- the "Sawmill Center Neighborhood." The area from Riverside/Tuller allows for that as well, but it is much less visible. He believes her concerns are addressed.

Ms. Grigsby stated that she does not believe the market will support or allow for all of that area to be residential or multi-family – this area is currently being closely reviewed. In the past, development in the City was of low density. Now that the City will allow higher densities in this corridor, more development will be possible. There is the potential for different types of development in that area. The property owners have had discussions with commercial office developers and others who are interested. There is a big demand for that type of development in that specific area. There will be a mix of development in order to support the vision.

Mrs. Boring asked why that cannot be depicted on the zoning map.

Ms. Grigsby asked if her desire is to make the "Indian Run Neighborhood" zoning district more restrictive.

Mrs. Boring responded that she would like to do that for the area along the freeway. A request for rezoning is always possible, so such a strip could be added along that area of the freeway.

Mr. Langworthy stated that staff could add a special notation in the Community Plan emphasizing what is desired along I-270.

Mayor Lecklider asked about the "BSC Commercial" to the west, along SR 161/33, west of Frantz Road, and the area just to the east of it. Does she believe that such zoning is not appropriate as the gateway?

Mrs. Boring responded affirmatively. The presentations and photos that have been provided to Council depicting this area depict something large scale. The Code indicates that it could be one-story, horizontal buildings – and that should be updated. She also objects to making changes to the zoning categories for some who have requested changes and not for others. She acknowledged that the Code does allow every business to continue as it exists.

Mayor Lecklider asked if she would support changing the "BSC Commercial" over staff's objections.

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Mrs. Boring stated that it is not her intent to change something over staff's objections. However, she understood that the City had adopted a Vision, but is now approving something quite different for the freeway exit onto US 33/161.

Mayor Lecklider asked if her assumption is that the existing Kroger store and Roush Hardware would not object to a change in zoning designation on their parcels, as have the businesses east of the river, including Oakland Nursery, Tommy's Pizza, etc. Mrs. Boring stated that she is considering the property along I-270 and US33 -- not any properties on the east side of Frantz Road.

Mrs. Chinnici-Zuercher stated that perhaps the issue is more about broadening the definition than it is changing the Code. There are buildings now within that area that are not one story, so they are not currently meeting that definition.

Mr. Langworthy responded that the definition would not preclude them; it would include them as well.

Ms. Chinnici-Zuercher stated it was her impression that along the Corridor, or even along I-270 north of Tuller Road, the City's desire was ultimately to have something bold and different over time. The intent was that this area would have a "wow factor" -- a sense of difference -- and that living, working and entertainment in this area would have a different energy than exists in other parts of the community. As a result, it might attract different kinds of businesses and a broader segment of residential population. She does not know how that vision can be translated into this map. That does not mean Council should not vote on this map until that is accomplished. There have been many writers involved in this, and they have not been able to capture the comfort level that everyone desires. For that reason, there was some discussion about having a picture book, a visual available to everyone, which could help articulate what Council wanted to share with the community. People are looking for that in a community such as Dublin. Mrs. Boring seems to be concerned that the words and color designations on the map do not accurately depict the City's intent, but that is not easy to achieve. This is a "work in progress," and Council needs to move forward and approve this so the City can work with the development community as this unfolds.

Vice Mayor Salay stated that she is surprised with where Council now is with this initiative, given the importance of this matter and the time, money and energy that has been invested as a community with speaker series, the workshops, charettes, public comment sessions, consultant team and staff time. It has been a huge undertaking for the community, one that is receiving national attention. Dublin has an opportunity to lead the region and to be a national leader in how to develop and redevelop an outer-ring suburb. Dublin is poised on the edge of a great undertaking, but is not willing to take a risk. That willingness to take a risk, along with the partnerships in the community and Dublin's affinity for calculated risk -- is what set Dublin apart as a community. In her opinion, no opportunity has existed since any of the present Council members have been serving that could more positively impact the community than the Bridge Street Corridor. Council has approved the BSC Code, which is very different, very dynamic, with a different approach to development and re-development. This area is not a blank slate, which is challenging. The City has considered everything and listened to the property owners, which is a hallmark of this community. The City has considered their needs and concerns, and attempted to respond to their issues concerning financing and insurance. She believes that Council should support the staff recommended map as it will ensure the Vision that Council has adopted will be achieved. The BSC zoning text will accommodate existing businesses who want to continue as they presently exist. Goody-Clancy wrote a very thoughtful letter about why it is important that Council support what the staff and consultant have recommended. That is what is guiding her decision to support the

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zoning map recommended by staff. She believes she is in the minority on this issue, however, based on the comments. She will be disappointed if Council chooses to do otherwise.

Mr. Keenan stated that it is not fair to characterize this as anything other than a work in progress. There will be changes as it moves forward. The PZC invested their time in reviewing the recommended map. He believes Council needs to act on this and move it forward, with changes made at a later date if needed.

Mr. Gerber stated that the Planning and Zoning Commission spent time and gave the residents an opportunity to be heard. That is a core value embraced in Dublin.

Mrs. Boring stated that there has been more than one vision circulated. But in the end, the vision must be Council's -- not the consultants' or the staff's vision. The BSC Code, which was recently approved, is something different for the City, and this will be something different as well. She is ready to vote on this matter.

Mr. Keenan moved to approve Ordinance 08-12 with the February 2, 2012 proposed zoning map recommended by the Planning and Zoning Commission, and including the additional zoning changes requested by the owners of the properties located at 48 and 64 Corbin's Mill Drive (from BSC Historic Transition Neighborhood to BSC Commercial). Mr. Gerber seconded the motion.

Vote on the Ordinance: Vice Mayor Salay, yes; Mayor Lecklider, no; Mr. Gerber, yes; Mrs. Boring, yes; Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes.

Mr. Langworthy thanked Council for their time, patience and thoughtful consideration.

(Vice Mayor Salay left the Council Chambers at this point.)

(Mr. Reiner returned to Council Chambers at this point.)

Ordinance 17-12

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.144 Acres, More or Less, Fee Simple Interest that is Present Road Occupied, and a 0.080 Acres, More or Less, Permanent Utility, Grading and Drainage Easement from Walter L. Shier and Carol Shier, William Sorden and Mary Ann Sorden, Robert E. Shier and Linda L. Shier, and Mark A. Shier and Rene E. Shier.

Mr. Hammersmith stated that this is a proposed acquisition for the Cosgray Road/Shier Rings Road roundabout from property owned by the Shier family on the north side of Shier Rings Road, west of Holiday Lane for the appraised amount listed in the staff report.

There were no questions.

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

Ordinance 18-12

Amending Section 2 (Wage & Salary Structure/Administration), Paragraph A of Ordinance No. 73-06 ("Compensation Plan for Non-Union Personnel") for the Purpose of Incorporating Certain Job Classifications and Corresponding Pay Grades.

Mr. Harding provided a memo to Council for the first reading. There are no changes to report. He offered to respond to questions.

There were no questions or comments.

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particular, the examples in the memo include gas stations, sexually-oriented business establishments, vehicles sales, rental repair, etc. He asked Mr. Smith if Council can legally write out the sexually oriented businesses use in this Code.

Mr. Smith stated that as long as the City provides, as it has done, areas in the City where such uses can be established, they can be taken out of this Corridor.

Ms. Readler added that her only caution is that there needs to be a certain critical mass of area available for this use, and she recalls that a portion of this area was used to meet the minimum requirement per case law for where such a business can potentially locate.

Mr. Langworthy added another caution in taking this use out of the Bridge Street Corridor. He is not certain there are other locations in the City that would meet the criteria for approval.

Vice Mayor Salay stated that, potentially, Council could review the zoning map and identify other areas for such uses. She does not believe the Bridge Street Corridor will be the optimal location for such uses, based on the Vision Plan.

Mayor Lecklider recalled a previous discussion about other such locations, including the Avery Muirfield corridor.

Mr. Smith noted that legal staff has previously provided memos on this topic, and there has been additional case law. In terms of timing, however, if Council decides to pull out these uses and bring back other areas for consideration, it is possible to do so.

Mayor Lecklider stated that in terms of the parcels in controversy on the maps provided and the designated districts of BSC Office versus BSC Commercial, the Office designation would nearly ensure that at least those uses are not appropriate. His understanding of the design is that the Office use is to be complementary to adjacent residential. Therefore, there are naturally some conflicts if BSC Commercial is designated, allowing for gas stations, sexually-oriented business establishments, vehicle sales, rental, etc.

Vice Mayor Salay agreed.

Mayor Lecklider added that his understanding is also that any one of these particular property owners could seek a rezoning.

Mayor Lecklider called for the vote on the motion to postpone consideration of Ordinance 07-12 until the meeting of March 12.

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

Ordinance 08-12

Rezoning Approximately 388 Parcels Totaling Approximately 808.7 Acres from: R, Rural District; R-1, Restricted Suburban Residential District; R-2, Limited Suburban Residential District; R-4, Suburban Residential District; R-12, Urban Residential District; HB, Historic Business District; HR, Historic Residential District; LI, Limited Industrial District; SO, Suburban Office & Institutional District; OLR, Office, Laboratory, & Research District; CC, Community Commercial District; CBD, Central Business District; CCC, Central Community Commercial District; PUD, Planned Unit Development District; and PCD, Planned Commerce District to: BSC Residential District; BSC Office Residential District; BSC Office District; BSC Commercial District; BSC Historic Core District; BSC Historic Residential District; BSC Historic Transition Neighborhood District; BSC Indian Run Neighborhood District; BSC Sawmill Center Neighborhood District; and Public District. (Case 11-021ADM)

Mayor Lecklider moved to postpone the public hearing of this ordinance until the earliest date possible after the required public notices are provided.

Mr. Gerber seconded the motion.

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

(At this point, Mr. Reiner returned to the Council Chambers.)

Ordinance 10-12

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 1.035 Acres (with 0.574 Acres as Present Road Occupied), More or Less, Permanent Utility, Grading and Drainage Easement, and a 0.076 Acres, More or Less, Temporary Construction and Grading Easement from Stephen M. Kelly, Grantor and Trustee, or Any Successor Trustee, of the Stephen M. Kelly Trust, Dated March 19, 2011, Robert E. Lembach, and Dennis Thiergartner.

Mr. Hammersmith stated that this a land acquisition for right-of-way, utility easement and temporary grading easement associated with the Cosgray Shier Rings roundabout. Total appraised value of the land acquisition, as negotiated with the property owner, is \$36,697.

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

Ordinance 11-12

Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 14.118 Acres, More or Less, Fee Simple Interest from Wallace Bradley & Wallace), and Declaring an Emergency.

Ms. Ott stated that this is a request for authorization to purchase 14.118 acres of land at the intersection of Brand and Coffman roads. The City has been in negotiations with the property owner for several years and has reached a satisfactory purchase agreement for a price of \$741,300.00 or approximately \$52,507/acre. The City will file a declaration with the purchase indicating that the primary intent of the land use is open space preservation, with a secondary use of a portion of the southern part of the parcel for future intersection improvements at Brand and Coffman Roads.

Mr. Keenan stated that as a Washington Township Trustee, he worked on this effort. It is a great piece of property that will help preserve the integrity of the Brand Road corridor.

Mayor Lecklider asked if there is any possibility of the Township making a financial contribution.

Ms. Grigsby responded that discussions have occurred, and the Township has indicated an interest. However, at this time, the amount has not been identified.

Mayor Lecklider reiterated that it is the City's intent to maintain this land primarily as open space.

Ms. Grigsby affirmed that is correct.

Mr. Gerber moved for emergency passage.

Vice Mayor Salay seconded the motion.

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

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

Ordinance 12-12

Appropriating a 0.049 Acres, More or Less, Fee Simple Interest; a 0.249 Acres, More or Less, Fee Simple Interest; a 0.156 Acres, More or Less, Permanent Easement; a 0.187 Acres, More or Less, Permanent Easement; a 0.304 Acres, More or Less, Temporary Construction Easement; and a 0.211

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foundations around which things will occur. The greenspace or open space, whether in hardscape form or whatever, will develop over time – much like the open space does at this time – either as land is donated or purchased by the City. The issue is that the City has laid down the framework of where those pieces will fall and fit, and what the requirements are for them. He would not characterize this as going into this blindly; it is laid out with some detail, and it is fairly clear how it will lay out. In fact, there has been discussion with a few developers about how their projects would fit into the plan and the discussions have been positive.

Mrs. Boring stated that if she would be interested in a community gathering center north of W. Bridge Street, or having enough land and access for a new library, given that this plan is fairly set, she does not envision that taking place.

Mr. Langworthy responded that these options are available to Council today via purchase of property for a specific use or facility. Nothing in this Code precludes Council from doing so.

Ms. Grigsby commented that it is similar to the current Community Plan and the process that takes place. At times, the Thoroughfare Plan is amended, based upon changes that occur. There is recognition of the basic concept of what the City believes will occur in what location, the major roadway systems, and major greenspace areas – and the fact that some of these could change, going forward, depending upon development. The same process occurs currently with park locations in subdivisions – it is dependent upon the characteristics of the land itself.

Mrs. Boring state that, typically, the Thoroughfare Plan is brought in for a formal review.

Ms. Grigsby responded that the Thoroughfare Plan for this Corridor will be brought to Council in the future as well.

Mr. Gerber stated that, what staff is indicating is, regardless of what the Thoroughfare Plan looks like or how Council may want to tweak it, it won't necessarily change the Code.

Mr. Langworthy concurred, noting that both the Planning Commission and Council will review and discuss the Thoroughfare Plan.

Mr. Gerber added that if the Thoroughfare Plan is changed in the future, it will not require that the Code be amended.

Mr. Langworthy concurred.

There will be a second reading/public hearing of Ordinance 07-12 at the February 27 Council meeting.

Ordinance 08-12

Rezoning Approximately 388 Parcels Totaling Approximately 808.7 Acres From: R, Rural District; R-1, Restricted Suburban Residential District; R-2, Limited Suburban Residential District; R-4, Suburban Residential District; R-12, Urban Residential District; HB, Historic Business District; HR, Historic Residential District; LI, Limited Industrial District; SO, Suburban Office & Institutional District; OLR, Office, Laboratory, & Research District; CC, Community Commercial District; CBD, Central Business District; CCC, Central Community Commercial District; PUD, Planned Unit Development District; and PCD, Planned Commerce District To: BSC Residential District; BSC Office Residential District; BSC Office District; BSC Commercial District; BSC Historic Core District; BSC Historic Residential District; BSC Historic Transition Neighborhood District; BSC Indian Run Neighborhood District; BSC Sawmill Center Neighborhood District; and Public District. (Case 11-021ADM) (Second reading/public hearing February 27 Council meeting)

Vice Mayor Salay introduced the ordinance.

Mr. Langworthy stated that this is the Bridge Street Corridor area rezoning. The map attached, dated February 2, 2012, is the map recommended by the Planning & Zoning Commission. This is one of the few areas where staff departed from the Planning Commission's recommendation. He highlighted the areas where there were departures and the reasons:

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1. He noted that, for the most part, the recommended changes to the map made by P&Z were based on letters sent to the Commission from individual property owners requesting these changes.
2. There was an extension requested west of Village Parkway for the Sawmill Center Neighborhood. Staff's opinion was that the intent was to provide for fairly cohesive residential neighborhoods in order to have the population needed to drive this Plan. Staff felt that crossing over Village Parkway would result in encroaching in some of those residential neighborhoods. However, it is still possible within the Sawmill Center Neighborhood that these properties could be developed as residential, but it opens up the possibility of other kinds of development being provided.
3. There was an extension requested for the Sawmill Center Neighborhood down to SR 161. Staff and Mr. Dixon's recommendation was that SR 161 be created as an "address street" – not intended to be a commercial or retail street. Recognizing again that existing structures and uses would be left in place to protect the businesses in place, staff felt that extending that neighborhood down to 161 took away from the compactness of the Sawmill Center Neighborhood being created and also did not allow for the gateway creating that "address street."
4. The next requests relate to the areas of Bridge Pointe shopping center, the area east of the Shoppes of River Ridge and the car dealerships on either side of Dale Drive. Planning's opinion is that these requests for BSC Commercial instead of BSC Office would begin to create an overabundance of potential for retail development. That issue was also raised in the market studies and consultant studies regarding retail capacity in the Corridor.
5. Planning staff's recommended map is the map dated November 10, 2011. He summarized that maintaining the neighborhoods as residential would maintain those residential neighborhoods and keep a compact "Place" as discussed in the Code presentation and it would allow the creation of a gateway to the "Address" corridor.
6. Staff also looked closely at the Bridge Pointe Shopping Center, and there are some arguments for either scenario. Planning's opinion is that, ultimately, development on that site would be more oriented toward Riverside Drive and not toward 161, once the roundabout is built. Extending that commercial and retail possibility into the future with the requested zoning district gave some potential of creating more of a suburban, strip style development that would be fairly typical of what is seen along Sawmill Road in Dublin currently.
7. He noted that the Architectural Review Board reviewed the property along N. Riverview and their recommendation is that it be zoned Historic Residential to account for the existing residences in order to protect them. Planning & Zoning Commission and Planning staff recommended this be converted to Historic Core to allow for the potential of additional development in the future. Additional information about this matter is included in the packet.

Vice Mayor Salay asked if the recommendations of ARB are followed, given those properties are under one ownership, what would the future hold? Would the homes continue to exist in that location?

Mr. Langworthy responded that it would be very limiting, as the only potential would be single-family homes. Redevelopment would be generally precluded.

Ms. Chinnici-Zuercher stated that she recalls Gerry Bird's presentation regarding potential condominium and commercial development for these properties.

Mr. Langworthy responded that discussions with Mr. Bird about this development are ongoing.

Mr. Langworthy added that he did commit to ARB that he would bring forward their recommendation to Council regarding these properties.

Ms. Chinnici-Zuercher recalled that Ms. Krumb indicated that the existing homes could not be moved for structural reasons. That is likely why ARB was interested in the retention of the homes, but they had already been sold for a different purpose.

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Vice Mayor Salay stated that the issue is related to the character of the street and preserving it, as it would completely change.

Mr. Langworthy summarized stated that Planning & Zoning Commission made their recommendations at the February 2, 2012 meeting. For Ordinance 07-12, the Bridge Street Code, there is a combined recommendation for the second reading – the PZC recommendation of the February 2, 2012 text amendment and Planning's version of the modified Section 153.066 provision. For Ordinance 08-12, the area rezoning, Planning & Zoning Commission recommended a map dated February 2, 2012 and staff recommends approval of the map dated November 10, 2011.

Ms. Chinnici-Zuercher asked for clarification – the staff continues to recommend the November 10, 2011 zoning map?

Mr. Langworthy stated that is correct, and PZC recommends the February 2, 2012 version of the map. There could certainly be a combination of the two considered as well, if that is Council's preference.

Mayor Lecklider invited Ms. Wollenberg to testify.

Melanie Wollenberg, Equity, 445 Hutchison Avenue, Columbus stated that Equity is the owner of Bridge Pointe Shopping Center. They appreciated working with PZC and staff this past summer to receive approval of complete façade renovations. The City will soon see a \$2 million investment in the center. They have lease commitments that will take them to a 90-95% lease level. The existing use language in the Code does protect their existing building. Previously, there was a bank building at that corner, which they took down, relying upon their existing zoning status. Under the new code, the building would not be buildable again. The new code with the BSC Office designation, as recommended by Planning staff, requires a two-story structure. With that rezoning, their restaurant area on the first floor would be severely limited. They believe the PZC map designating this area as BSA Commercial much more closely reflects the current intersection and the reliance Dublin has made on the current zoning status. The costs of constructing this outparcel building under the new code would be prohibitive, as the market will not support a two-story building under BSC Office. It would be difficult to find someone willing to pay the additional premium. There was discussion earlier tonight about the existing use language. Compounding that issue with a BSC Office designation on an existing, long-term retail center creates confusion and uncertainty for tenants and lenders. The lender environment will look at this BSC Office designation much in the same way it views ground leases. It makes the future of the property uncertain. The existing use provision is helpful, but it does not address the entire situation. She encouraged Council to consider and approve the map as recommended by PZC.

Mayor Lecklider requested Mr. Langworthy to summarize the difference in PZC's and staff's views regarding this particular parcel.

Mr. Langworthy responded that it is more accurately described as the applicant's versus staff's views.

Mr. Keenan stated that he would also be interested in hearing PZC's input concerning the area that houses Tommy's that would become BSC Office under the proposed code.

Mr. Langworthy responded that the language for existing structures/existing use is very deliberate. It was put into place specifically at the request of some applicants to protect existing businesses. Mr. Hale worked with staff on the language. In the Equity-owned land, Ms. Wollenberg's case, where there is an outlot with previous approvals, that language would affect that outlot in regard to placement of the building. The placement of the building would likely comply with Bridge Street, however. They could expand their existing structures by fifty percent, maintaining the existing uses, but there would be some impact on that one outparcel, which would fall under the BSC Office requirements. Regarding Tommy's, there is the opportunity for 50 percent expansion of those existing uses, contingent upon sufficient parking area. There are no outlot issues. Eventually, the property owner may want to comply with the BSC Code because of the significantly increased development potential with the amount of square footage that can be located

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on a property. A transition strategy has been built into the code to facilitate that occurrence.

Mr. Keenan inquired if the transition could permit the business to remain BSC Commercial instead of BSC office.

Mr. Langworthy stated that in the BSC Commercial District, the permitted building types are single story, retail buildings. In this area, the intent is to increase the height of the buildings to achieve the address street corridor, yet allow some retail to occur within the buildings.

Vice Mayor stated that the intent is that a large part of the economic development will occur in this corridor – along the address street.

Mr. Langworthy stated that is the intent, but it will all develop over a period of time.

Mr. Keenan noted that the property owners view this as a property right being taken away.

Mr. Langworthy responded that he understands their point of view, and significant effort was placed on the existing structure/existing use language to not only preserve their existing values, but to permit them to do more they can today.

Mayor Lecklider stated that they will be able to expand up to 50 percent of the existing use. Was there also an attempt to achieve a balance in retail capacity?

Mr. Langworthy responded that the consultants pointed out the limited capacity for retail and recommended concentrating retail in particular areas rather than dispersing it throughout the Corridor, particularly within the Dublin Village Center neighborhood. Retail will also exist at the Shoppes at River Ridge, Bridge Pointe, Historic Dublin Business District, and in the existing shopping centers on the western end of the Corridor. Therefore, rather than extending commercial/retail development through a strip throughout the entire Corridor, they have attempted to concentrate it in areas that could build on one another, creating clusters.

Mr. Keenan inquired if a BSC transition exists at the Robson property, housing the Marathon station, near Monterey Drive.

Mr. Langworthy responded that there is, and that use also falls under the expansion provisions for existing uses.

Mr. Keenan inquired if Mr. Robson is permitted to make improvements or changes to that facility.

Mr. Langworthy responded that the only limitation is he cannot remove the building and start over again. He is permitted up to 50 percent demolition. It would be necessary to interpret what the use area is. For example, he likely could replace the main building with a new convenience center, or something similar, if he wants to maintain that use. They are making their best effort to protect the investments that people have made.

Mayor Lecklider stated that, looking to the future, as the land increases in value, it is hopeful that the development will be realized that completes this vision.

Vice Mayor Salay stated that she is having difficulty with the extension of the commercial, as suggested. There are existing businesses, but their concerns have been addressed. Mr. Hale has helped craft this language. It is wonderful that the property owners are investing in this community and have a retail center that will continue in perpetuity. As the same time, they also have the value afforded by the designation of the BSC Office. With the density that will be permitted, this will become a much more valuable piece of property as BSC Office than the retail center that exists today. This seems to be a "win-win" situation. Council has also preserved its vision, and taken steps not to strip out SR 161. Looking at the 40-year vision, she would prefer to see an office use here, rather than commercial/retail, in the long-term.

Jeffrey L. Brown, Smith & Hale, 37 W. Broad Street, Columbus stated that the applicant is supportive of the map that was approved by PZC. They believe the changes that were made make sense, given the historic use of the property, the investment people have made in these properties, and the expectations they had when they bought the property with the existing zoning. He understands Mr. Hale worked on the language, but as part of

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that there was also consideration of changing the map. When looking at this map and how it was developed, it is confusing.

- In regard to Ms. Wollenberg's property, the Shoppes at River Ridge across the street -- their direct competition -- ended up with a Commercial designation. Somehow, as a result of discussions with the consultant, property on the other side of the street that has historically been Commercial, and just had a \$2 million dollar improvement, is suddenly an Office use. There are property rights, and there are issues. With staff's preferred map, the property owners whom they represent have tremendous problems. The changes that were made and approved by the Planning Commission reflect their understanding of what the owners have done, what their expectations were, and what makes sense, given the overall map.
- Their office was contacted by Speedway, which has an existing station at Sawmill and SR 161. Because the contact was late, there is not a letter on file, as Mr. Langworthy referenced with the other changes that were made by PZC. There is a problem in the Historic District with the existing gas station uses. If they want to raze and rebuild, they cannot do so, and that is what typically occurs with that use. With that situation in the Historic District and at this particular corner, the current zoning proposed by staff does not permit their use. Even if it were placed in the Sawmill District, it still is a conditional use that must be approved. The property owners' concerns are understandable -- they have been told that their use is no longer permitted in the classification proposed for their sites. Therefore, they request that the Commercial designation be extended on that corner for the gas station.
- Overall, they like the new map proposed by the Planning Commission, who spent a lot of time discussing what is appropriate. They are comfortable with the Commission's recommendations regarding the Use section and map, when they are considered together.

Mayor Lecklider inquired if PZC's recommended map permits a complete razing at the Speedway site.

Mr. Brown responded that it does not.

Mr. Langworthy clarified that it does, but it would require that PZC approve a conditional use for the site.

Mr. Keenan stated that would be the same issue as with the Marathon station, correct?

Mr. Langworthy responded that it is not the same issue. However, Mr. Brown is requesting that the Speedway site be designated BSC Commercial.

Mr. Keenan stated that Mr. Brown has indicated they cannot raze and rebuild that structure, which is typical for such a site.

Mr. Langworthy responded that Planning's version would not permit that, but the PZC version would permit that to occur for Speedway.

Mr. Keenan inquired if it could occur for Speedway, but not for the Marathon, is that because Marathon is in the Historic District?

Mr. Langworthy responded that it is because it is in a different district. It would be permitted only under "the act of God" provision.

Mr. Langworthy the noted that he misspoke. Under the Sawmill Center District, the site would have to be Commercial, and under Commercial, it would require a conditional use. Therefore, to raze and rebuild, the site would need to have a BSC Commercial zoning, and it does not. Staff did not receive this request until the last meeting.

Mr. Brown indicated that, unfortunately, their client called them at the last minute. They discussed it with the Planning Commission, but the Commission did not have sufficient time to consider it. However, because of this client's issue, he is obligated to raise their issue regarding the designation on that particular corner.

Mayor Lecklider stated that Mr. Brown has have indicated their endorsement of PZC's recommendation.

Mr. Brown responded that they endorse the recommendation, but for this one issue, raised at the last minute by their client -- Speedway.

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Mrs. Boring stated that it has been noted that the BSC Office designation would make the land more valuable. If the property owner determines in the future that is the case, couldn't they request a rezoning at that time?

Mr. Langworthy responded that they could do so. Their concern, however, is that the property owner wouldn't realize that value and build something that would remain for the long-term, disrupting what the City is trying to accomplish along the Corridor.

Mayor Lecklider stated that it all relates to the vision, and some of the existing businesses are not consistent with that vision.

Mr. Langworthy encouraged Council to read Mr. Dixon's (Goody Clancy) analysis of the different zonings. That analysis is located behind the initial memo at the front of this packet item.

Mrs. Boring stated that she understands the desire to consider the vision, but Council has also talked about retaining current businesses. This restaurant has been in existence for a long time.

Vice Mayor Salay responded that it can continue to exist.

Mrs. Boring responded that it should remain within the Commercial District and not required to undergo any laborious process in the future. Does the City really want to encourage economic development and expansion of its existing businesses, or drive them out? She wants to maintain the current retail zoning designation.

Mr. Langworthy stated that staff can provide any additional information needed prior to the second reading on February 27.

There will be a second reading/public hearing at the February 27 Council meeting.

~~Ordinance 09-12~~

~~Adopting and Enacting a Supplement (S-31) to the Code of Ordinances for the City of Dublin, Ohio.~~

~~Mr. Gerber introduced the ordinance.~~

~~Mr. Smith stated that this is housekeeping legislation accepting and adopting an update to the City's Code of Ordinances.~~

~~Ms. Chinnici-Zuercher moved to dispense with the public hearing.~~

~~Mr. Reiner seconded the motion.~~

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

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

~~Ordinance 12-12~~

~~Appropriating a 0.049 Acres, More or Less, Fee Simple Interest; a 0.249 Acres, More or Less, Fee Simple Interest; a 0.156 Acres, More or Less, Permanent Easement; a 0.187 Acres, More or Less, Permanent Easement; a 0.304 Acres, More or Less, Temporary Construction Easement; and a 0.211 Acres, More or Less, Temporary Construction Easement from BRE/COH OH LLC (Blackstone).~~

~~Mr. Gerber introduced the ordinance.~~

~~Mr. Hammersmith stated that on January 23, Council authorized legislation for intent to appropriate these two properties now owned by Blackstone, who purchased these properties from Duke Realty of Ohio. These are the last two remaining right-of-way acquisitions necessary for the improvement of Emerald Parkway. The appropriations from Parcel 9, 6500 Glendon Court, are valued at \$120,755. The appropriations from the second parcel, Parcel 11, 6377 Emerald Parkway, are valued at \$183,000, for a total of \$303,755. This is a first reading of the legislation. Discussions with Blackstone will continue in an effort to secure donation of the land, similar to that which occurred with Duke Realty.~~

~~Mr. Keenan stated that, as noted at the last meeting, he would like an estimated cost of Dublin's provision of traffic control services in this portion of Emerald Parkway.~~

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Dublin Community Church
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 Land Use and Long
 Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 2, 2012

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

**2. Bridge Street Corridor – Area Rezoning
 11-021Z**

Area Rezoning

Proposal: An area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor.

Request: Review and recommendation to City Council regarding proposed land use map amendments under the provisions of Zoning Code Section 153.232 and 153.234.

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

Planning Contact: Steve Langworthy, Planning Director.

Contact Information: (614) 410-4600 slangworthy@dublin.oh.us

Affected Parcels: 273-000016, 273-000071, 273-000003, 273-000797, 273-000040, 273-00102, 273-000088, 273-002457, 273-009973, 273-011148, 273-009093, 273-000028, 273-004081, 273-000027, 273-004079, 273-004080, 273-009147, 273-008995, 273-000104, 273-000093, 273-000094, 273-000039, 273-009972, 273-009124, 273-005565, 273-000068, 273-000042, 273-000073, 273-000107, 273-000048, 273-000012, 273-000035, 273-000024, 273-002459, 273-009044, 273-010405, 273-000086, 273-012325, 273-000108, 273-002485, 273-000029, 273-000123, 273-000415, 273-012260, 273-012261, 273-008868, 273-000033, 273-000099, 273-012295, 273-009088, 273-000794, 273-002460, 273-000321, 273-000121, 273-009734, 273-000109, 273-000079, 273-009155, 273-008958, 273-008280, 273-000106, 273-009119, 273-009971, 273-008872, 273-008329, 273-000020, 273-008373, 273-000037, 273-000062, 273-000787, 273-000143, 273-003513, 273-005566, 273-008309, 273-009322, 273-009324, 273-009749, 273-009978, 273-009979, 273-012181, 273-012182, 273-012183, 273-000002, 273-000018, 273-000111, 273-000310, 273-000208, 273-008277, 273-003680, 273-008316, 273-010936, 273-011236, 273-012066, 273-012067, 273-012068, 273-012069, 273-012070, 273-012071, 273-012072, 273-012200, 273-009055, 273-012174, 273-012175, 273-012176, 273-000032, 273-000098, 273-000010, 273-000038, 273-004507, 273-008286, 273-008287, 273-008288, 273-008313, 273-008314, 273-008315, 273-009750, 273-007473, 273-002895, 273-000269, 273-000025, 273-000077, 273-000096, 273-000113, 273-000044, 273-000008, 273-

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
FEBRUARY 2, 2012**

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

Affected Parcels:	000089, 273-008242, 273-008258, 273-008377, 273-008813, 273-009030, 273-008257, 273-000061, 273-009077, 273-008332, 273-008333, 273-000001, 273-000122, 273-000124, 273-008867, 273-000022, 273-000270, 273-000274, 273-001348, 273-001349, 273-001350, 273-008261, 273-000081, 273-000031, 273-000067, 273-000078, 273-008327, 273-008328, 273-000034, 273-010207, 273-009035, 273-000069, 273-008998, 273-000013, 273-000127, 273-009099, 273-000128, 212-000129, 273-009079, 273-009096, 273-009150, 273-000072, 273-008279, 273-012251, 273-008285, 273-008308, 273-008312, 273-012184, 273-012185, 273-009145, 273-000007, 273-001940, 273-012300, 273-012301, 273-008275, 273-000023, 273-000256, 273-000136, 273-009086, 273-000015, 273-000329, 273-012245, 273-000054, 273-000112, 273-003800, 273-012193, 273-000005, 273-008827, 273-009081, 273-008907, 273-008330, 273-009101, 273-012296, 273-000259, 273-000014, 273-000074, 273-000053, 273-000059, 273-000097, 273-008245, 273-000051, 273-000315, 273-008305, 273-010154, 273-000132, 273-000134, 273-000080, 273-000047, 273-008859, 273-000046, 273-012285, 273-008334, 273-000049, 273-000139, 273-009974, 273-009975, 273-000100, 273-001684, 273-000129, 273-009149, 273-000083, 273-008284, 273-008310, 273-008311, 273-009084, 273-000063, 273-012062, 273-012064, 273-012065, 273-012342, 273-000138, 273-000177, 273-000209, 273-000210, 273-000211, 273-000214, 273-000215, 273-000216, 273-000217, 273-000205, 273-000101, 273-000324, 273-011175, 273-010864, 273-012199, 273-000130, 273-000131, 273-000126, 273-000258, 273-000052, 273-000118, 273-000785, 273-000786, 273-009090, 273-008266, 273-001308, 273-000110, 273-000114, 273-000273, 273-000344, 273-000788, 273-000257, 273-001978, 273-008246, 273-009148, 273-008361, 273-009146, 273-008802, 273-000133, 273-000056, 273-009043, 273-000087, 273-000313, 273-000092, 273-000262, 273-000004, 273-004077, 273-004078, 273-005564, 273-000989, 273-001530, 273-002458, 273-002463, 273-000091, 273-012229, 273-008335, 273-000105, 273-000060, 273-008304, 273-012158, 273-008306, 273-008307, 273-008375, 273-012198, 273-000036, 273-000084, 273-000090, 273-012149, 273-001976, 273-002893, 273-000019, 273-000286, 273-002892, 273-002897, 273-008957, 273-000050, 273-000206, 273-000207, 273-009095, 273-000070, 273-009082, 273-009512, 273-000066, 273-009732, 273-009733, 273-012138, 273-008296, 273-009323, 273-000125, 273-012311, 273-012170, 273-008908, 273-008247, 273-008249, 273-008811, 273-
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**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
FEBRUARY 2, 2012**

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

Affected Parcels: 000075, 273-000135, 273-002075, 273-009083, 273-008269, 273-008244, 273-009080, 273-008381, 273-008358, 273-002474, 273-000043, 273-000057, 273-000137, 273-000405, 273-000170, 273-003410, 273-003411, 273-008820, 273-011235, 273-008243, 273-008831, 273-008832, 273-008833, 273-008834, 273-008838, 273-008856, 273-008857, 273-008858, 273-008869, 273-008994, 273-000045, 273-012264, 273-000212, 273-000213, 273-000141, 273-000144, 273-008206, 273-008264, 273-008805, 273-001186, 273-000085, 273-009118, 273-009121, 273-009127, 273-009045, 273-009054, 273-009094, 273-009128, 273-009129, 273-009130, 273-009152, 273-009153, 273-009154, 273-009085, 273-008913, 273-008331, 273-012218, 273-010406.

MOTION: To recommend approval to City Council of the Area Rezoning map dated February 2, 2012 and titled "Proposed BSC Zoning Map Recommended Changes from ARB and PZC Area Rezoning" with one condition:

- 1) That the six parcels on the north side of W. Bridge Street, west of North Riverview Street (addressed 17-53 North Riverview Street and 40 North Blacksmith Lane) be rezoned to the BSC-HC, BSC-Historic Core District.

VOTE: 6 – 1.

RESULT: Approval of this Area Rezoning is recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Krumb	No
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Steve Langworthy
Planning Director



Ms. Amorose Groomes said she also agreed with the comments made about impropriety and things happening outside of the public realm. She said she realized there is a brief public input at the beginning of the phase, but certainly they all are experienced enough to know the vast amount of changes that happen from an informal review to a finished product. Ms. Amorose Groomes said she was not making any implication that any impropriety would occur, but the appearance would be there and that was far away from where they wanted to be.

Motion and Vote

Richard Taylor made the motion to recommend approval to City Council of this proposed Zoning Code amendment to add Sections 153.057 through 153.066 as presented to the Commission on January 31, 2012 and to revise Section 153.002 with the minor modifications discussed at the meeting. Todd Zimmerman seconded the motion.

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

2. Bridge Street Corridor – Area Rezoning 11-021Z

Area Rezoning

Chair Chris Amorose Groomes introduced this application which involves an area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor. She said the Planning and Zoning Commission will review and make a recommendation to City Council on the proposed zoning map amendments.

Rachel Ray said there was no formal presentation, but asked if there were any questions regarding the Planning Report. She pointed out one additional property owner had submitted a letter since the previous review of the area rezoning map on December 8th, 2011. She said the property is located on Sawmill Road indicated on the map as #11, the former residence just north of Dent Magic, just south of the Waterbeds property. She stated the property owner was requesting a change from the BSC Office as recommended by Planning to the BSC Sawmill Center Neighborhood District which is included on the map the Planning and Zoning Commission was recommending.

Ms. Amorose Groomes confirmed the property owner's request was in line with the Commission's recommendation.

Ms. Amorose Groomes asked if there was anyone in the audience that would like to speak with respect to the area rezoning application.

Melanie Wollenberg, Equity, 445 Hutchinson Avenue, Columbus, said she represents Bridge Pointe Shopping Center. She said she agrees with Mr. Reiner and appreciates the Commission considering a more sensible area rezoning map that takes into consideration property rights and the investment the property owners have made in Dublin. She asked for further information regarding the study of a roundabout at the Riverside Drive and the 161 intersection and the impacts to the Bridge Pointe site.

Ms. Wollenberg restated her request for BSC Commercial District zoning for the Bridge Pointe site and the reasons for the request, which include the long term uncertainty of a site with an existing use in conflict with the proposed zoning district, the inability to construct the outparcels as desired under the proposed code and the significant value it takes from their property, and the onerous building requirements under BSC Code for their retail shopping center.

Ms. Amorose Groomes asked if there were anyone else that would like to speak with respect to this application.

Jeff Brown, Smith and Hale, 37 West Broad Street, Columbus, 43215, thanked the Commission for all their effort and time. He said his applicants liked the Commission recommend map better than the map proposed by Planning. He said his firm was contacted by the Speedway property owners at the corner of 161 and Sawmill Road whom expressed concern the existing use was not permitted within the proposed Bridge Street Code. He asked the Commission to consider Bridge Street Commercial for the Speedway site on the corner, because it is the only classification in the new code that would allow the existing use.

Ms. Amorose Groomes asked if there were any other comments regarding the proposed area rezonings. [There were none.]

Ms. Amorose Groomes asked for clarity regarding the two different area rezoning maps provided within the packet. Mr. Langworthy said the Commission will need to state which map they are voting on within their motion. He stated the proposed area rezoning map dated February 2nd is version that includes the modifications requested by the Planning and Zoning Commission.

Mr. Langworthy said it is the proposed Bridge Street Corridor Zoning Recommended Changes from ARB and PZC Draft February 2, 2012 which is also being displayed on the screen.

Mr. Langworthy said there is one change that needs to be made to the proposed map recommended by the Planning and Zoning Commission, which is to include the six properties located along North Riverview within BSC Historic Core. He said the Commission expressed a desire to include these six properties within the Historic Core, but the map does not accurately reflect this change.

Ms. Amorose Groomes asked what the other changes were. [There were none.]

Ms. Kramb said the Commission has tried to accommodate property owners requests and it is only fair to accommodate the request to permit the Speedway as BSC Commercial, because the property owner has used the same argument as other properties.

Mr. Hardt said he respectfully disagrees with Ms. Kramb and said the other properties where he supported a change was largely based on what was appropriate for those properties in the long term. He said with regards to the Speedway site the present use of the site and the proposed Code adequately provide the property owner the ability to maintain the gas station for as long as they choose.

Mr. Budde agreed with Mr. Hardt and said they can continue to operate in perpetuity, but the long term vision the City is creating with the Code and zoning map is for 30, 40, or 50 years from now.

Mr. Fishman said he wanted to ensure the Code does not prevent the property owner from remodeling and upgrading in the future. Ms. Readler said the property owner can maintain their existing use. Mr. Hardt said the property owner can maintain and remodel the existing structure and expand it up to 50 percent.

Mr. Brown said gas stations have a certain life and are typically demolished and rebuilt, which would not be permitted under the Sawmill Center requirements within the proposed Code. He said with the BSC Commercial District the property owner could obtain a conditional use.

Mr. Zimmerman agreed the Speedway site should remain Sawmill Center.

Ms. Amorose Groomes agreed it would fracture the map. She said other modifications to map were to incorporate parcels into surrounding districts rather than singling one parcel out. She said she has a hard time singling out this parcel as a standalone piece.

Mr. Taylor said it should remain Sawmill Center.

Ms. Amorose Groomes asked for other comments as it relates to the proposed area rezoning.

Ms. Kramb said she likes the Planning and Zoning Commission map to recommend to City Council; however, she did not support rezoning any properties until the Vision Plan is updated and until the Commission hears City Council's feedback about the proposed BSC Code. She said rezoning these properties is premature and too expansive given the properties will be reviewed under a brand new code that has not been used.

Mr. Langworthy said the Commission is only making a recommendation to City Council for the proposed rezoning map. He said City Council review the proposed BSC Code first and then they will review the proposed rezonings. He said if City Council identifies issues with the proposed Code they will have the opportunity to table Code and/or the rezoning map.

Mr. Fishman said he tended to agree with Ms. Kramb because he does not think they accommodated every existing business and he worries about the property owner's ability to remodel and expand existing businesses. He said he would support the area rezoning as it is only a recommendation to City Council.

Ms. Husak said the motion should refer to the map date and title, and the six properties on North Riverview Street addressed as 17 – 53 North Riverview Street and 40 North Blacksmith Lane be zoned to the BSC Historic Core District.

Motion and Vote

Mr. Taylor made a motion to recommend approval to City Council of the Area Rezoning map dated February 2, 2012 and titled "Proposed BSC Zoning Map Recommended Changes from ARB and PZC Area Rezoning" with one condition:

- 1) That the six parcels on the north side of W. Bridge Street, west of North Riverview Street (addressed 17-53 North Riverview Street and 40 North Blacksmith Lane) be rezoned to the BSC-HC, BSC-Historic Core District.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Fishman, yes; Ms. Kramb, no; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)

Mr. Langworthy expressed appreciation from the staff and the Administration for all the hard work the Commission has done. He said he has worked with dozens of Planning Commissions over his career and he cannot think of many that have worked as hard as they have to pour their way through this difficult Code. He said we really appreciate the work and effort the Commission has put into it the review of the Code and stated we could not have created this Code without this level input and it is very much appreciated. He said the discussions between Planning and the Commission have made the Code better. He said the staff is very appreciative of all the Commission's efforts.

Ms. Amorose Groomes thanked him and staff.

Ms. Amorose Groomes said they are going to take a short break and will resume at 9:00 pm.

3. ~~Avondale Woods~~ ~~10-036CP~~

~~Chair Chris Amorose Groomes introduced this application which involves a request for further review and feedback regarding architecture of a concept plan for a residential development with approximately 130 single-family lots and 250 multiple-family units on a 120-acre site located on the west side of Avery Road~~

~~Avery Road~~ ~~Concept Plan~~

~~12-060ARB-MPR~~
~~Architectural Modifications~~
~~Dublin Community Church~~
~~81 W. Bridge Street~~



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 8, 2011

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

2. Bridge Street Corridor – Area Rezoning 11-021Z

Area Rezoning

Proposal: An area rezoning of 388 parcels totalling approximately 808.7 acres for the Bridge Street Corridor.

Request: Review and recommendation regarding proposed land use map amendments under the provisions of Zoning Code Section 153.232 and 153.234.

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

Planning Contact: Steve Langworthy, Planning Director.

Contact Information: (614) 410-4600 slangworthy@dublin.oh.us

Affected Parcels: 273-000016, 273-000071, 273-000003, 273-000797, 273-000040, 273-000102, 273-000088, 273-002457, 273-009973, 273-011148, 273-009093, 273-000028, 273-004081, 273-000027, 273-004079, 273-004080, 273-009147, 273-008995, 273-000104, 273-000093, 273-000094, 273-000039, 273-009972, 273-009124, 273-005565, 273-000068, 273-000042, 273-000073, 273-000107, 273-000048, 273-000012, 273-000035, 273-000024, 273-002459, 273-009044, 273-010405, 273-000086, 273-012325, 273-000108, 273-002485, 273-000029, 273-000123, 273-000415, 273-012260, 273-012261, 273-008868, 273-000033, 273-000099, 273-012295, 273-009088, 273-000794, 273-002460, 273-000321, 273-000121, 273-009734, 273-000109, 273-000079, 273-009155, 273-008958, 273-008280, 273-000106, 273-009119, 273-009971, 273-008872, 273-008329, 273-000020, 273-008373, 273-000037, 273-000062, 273-000787, 273-000143, 273-003513, 273-005566, 273-008309, 273-009322, 273-009324, 273-009749, 273-009978, 273-009979, 273-012181, 273-012182, 273-012183, 273-000002, 273-000018, 273-000111, 273-000310, 273-000208, 273-008277, 273-003680, 273-008316, 273-010936, 273-011236, 273-012066, 273-012067, 273-012068, 273-012069, 273-012070, 273-012071, 273-012072, 273-012200, 273-009055, 273-012174, 273-012175, 273-012176, 273-000032, 273-000098, 273-000010, 273-000038, 273-004507, 273-008286, 273-008287, 273-008288, 273-008313, 273-008314, 273-008315, 273-009750, 273-007473, 273-002895, 273-000269, 273-000025, 273-000077, 273-000096, 273-000113, 273-000044, 273-000008, 273-000089, 273-008242, 273-008258, 273-008377, 273-008813, 273-009030, 273-008257, 273-000061, 273-009077, 273-008332,



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**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 8, 2011**

**2. Bridge Street Corridor – Area Rezoning
11-0212**

Area Rezoning

Affected Parcels: 273-008333, 273-000001, 273-000122, 273-000124, 273-008867, 273-000022, 273-000270, 273-000274, 273-001348, 273-001349, 273-001350, 273-008261, 273-000081, 273-000031, 273-000067, 273-000078, 273-008327, 273-008328, 273-000034, 273-010207, 273-009035, 273-000069, 273-008998, 273-000013, 273-000127, 273-009099, 273-000128, 212-000129, 273-009079, 273-009096, 273-009150, 273-000072, 273-008279, 273-012251, 273-008285, 273-008308, 273-008312, 273-012184, 273-012185, 273-009145, 273-000007, 273-001940, 273-012300, 273-012301, 273-008275, 273-000023, 273-000256, 273-000136, 273-009086, 273-000015, 273-000329, 273-012245, 273-000054, 273-000112, 273-003800, 273-012193, 273-000005, 273-008827, 273-009081, 273-008907, 273-008330, 273-009101, 273-012296, 273-000259, 273-000014, 273-000074, 273-000053, 273-000059, 273-000097, 273-008245, 273-000051, 273-000315, 273-008305, 273-010154, 273-000132, 273-000134, 273-000080, 273-000047, 273-008859, 273-000046, 273-012285, 273-008334, 273-000049, 273-000139, 273-009974, 273-009975, 273-000100, 273-001684, 273-000129, 273-009149, 273-000083, 273-008284, 273-008310, 273-008311, 273-009084, 273-000063, 273-012062, 273-012064, 273-012065, 273-012342, 273-000138, 273-000177, 273-000209, 273-000210, 273-000211, 273-000214, 273-000215, 273-000216, 273-000217, 273-000205, 273-000101, 273-000324, 273-011175, 273-010864, 273-012199, 273-000130, 273-000131, 273-000126, 273-000258, 273-000052, 273-000118, 273-000785, 273-000786, 273-009090, 273-008266, 273-001308, 273-000110, 273-000114, 273-000273, 273-000344, 273-000788, 273-000257, 273-001978, 273-008246, 273-009148, 273-008361, 273-009146, 273-008802, 273-000133, 273-000056, 273-009043, 273-000087, 273-000313, 273-000092, 273-000262, 273-000004, 273-004077, 273-004078, 273-005564, 273-000989, 273-001530, 273-002458, 273-002463, 273-000091, 273-012229, 273-008335, 273-000105, 273-000060, 273-008304, 273-012158, 273-008306, 273-008307, 273-008375, 273-012198, 273-000036, 273-000084, 273-000090, 273-012149, 273-001976, 273-002893, 273-000019, 273-000286, 273-002892, 273-002897, 273-008957, 273-000050, 273-000206, 273-000207, 273-009095, 273-000070, 273-009082, 273-009512, 273-000066, 273-009732, 273-009733, 273-012138, 273-008296, 273-009323, 273-000125, 273-012311, 273-008856, 273-008857, 273-008858, 273-008869, 273-008994, 273-000045, 273-012264, 273-000212, 273-000213, 273-000141,



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**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 8, 2011**

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

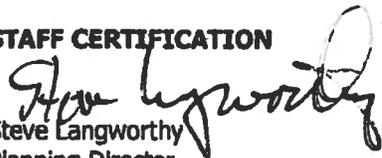
Affected Parcels: 273-012170, 273-008908, 273-008247, 273-008249, 273-008811, 273-000075, 273-000135, 273-002075, 273-009083, 273-008269, 273-008244, 273-009080, 273-008381, 273-008358, 273-002474, 273-000043, 273-000057, 273-000137, 273-000405, 273-000170, 273-003410, 273-003411, 273-008820, 273-011235, 273-008243, 273-008831, 273-008832, 273-008833, 273-008834, 273-008838, 273-012170, 273-008908, 273-008247, 273-008249, 273-008811, 273-000075, 273-000135, 273-002075, 273-009083, 273-008269, 273-008244, 273-009080, 273-008381, 273-008358, 273-002474, 273-000043, 273-000057, 273-000137, 273-000405, 273-000170, 273-003410, 273-003411, 273-008820, 273-011235, 273-008243, 273-008831, 273-008832, 273-008833, 273-008834, 273-008838, 273-000144, 273-008206, 273-008264, 273-008805, 273-001186, 273-000085, 273-009118, 273-009121, 273-009127, 273-009045, 273-009054, 273-009094, 273-009128, 273-009129, 273-009130, 273-009152, 273-009153, 273-009154, 273-009085, 273-008913, 273-008331, 273-012218, 273-010406

RESULT: The Commission discussed the recommended zoning map for the Bridge Street Corridor and the modifications recommended by the Architectural Review Board. The Commission also considered requests presented by several Bridge Street Corridor property owners to switch BSC zoning districts, or be removed from the area rezoning.

COMMISSIONERS PRESENT

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

STAFF CERTIFICATION


Steve Langworthy
Planning Director

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street

~~Section 153.066 REVIEW AND APPROVAL PROCEDURES AND CRITERIA (L) General Provisions~~

~~Ms. Amorose Groomes recalled that Mr. Langworthy had indicated that an architect would be on the ART. Mr. Langworthy said that there would be an architectural consultant to advise the ART, but that consultant will not be a member of the ART because that person will not be a staff member.~~

~~Ms. Amorose Groomes asked how the consultant would be selected.~~

~~Mr. Langworthy said the current process would be used, and Planning expected to contract approximately three architects to have available at any time, in case there is a conflict of interest with anyone.~~

~~Ms. Amorose Groomes asked if there was anyone from the general public that would like to comment on this application. [There were no one.]~~

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

Chair Chris Amorose Groomes introduced the area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor. She explained that the Commission would review the proposed area rezoning and make a recommendation to City Council of the proposed land use map amendments; however, the Commission will not be voting on this application at this meeting. She noted that property owners would be notified when the vote is scheduled and they will have the opportunity to comment at that time as well, in addition the proposed Bridge Street Corridor Development Code.

Steve Langworthy stated that Planning did not have a formal presentation prepared.

Ms. Amorose Groomes pointed out that Mr. Taylor was not present when the proposed area rezoning was reviewed on November 10, and asked if he had any questions of staff.

Richard Taylor requested clarification regarding the draft zoning maps dated December 1st and November 10th.

Rachel Ray clarified that the map dated November 10th includes Planning's recommendations with respect to the area rezoning, while the map dated December 1st reflects the discussion of the Architectural Review Board who reviewed the area rezoning proposed for the Historic District, as well as the Planning and Zoning Commission's recommended changes.

Mr. Taylor stated that he was trying to obtain a better understanding of the differences between the areas along West Dublin-Granville Road recommended for BSC Office or BSC Commercial Districts, and whether the existing property owners would still be able to maintain their current uses regardless of the BSC zoning. He said he was not sure he understood the objections of some of the property owners.

Mr. Langworthy presented a slide showing the draft zoning map dated November 10th and noted that the concern related to the type of character that will be created in this area. He reiterated that form-based zoning is much more integrated than conventional zoning regulations, with streets being considered first, and then the development site, and then how the building relates to the adjacent street network. He explained that the uses and permitted building types work together to establish a development character for an area.

Mr. Langworthy presented a map of the Bridge Street Corridor and described the character areas in different parts of the Corridor that were used to create the Bridge Street Corridor zoning districts. He stated that with respect to the east side of the Corridor, Planning considered four broad categories of issues. He listed first the address corridor along State Route 161, with taller buildings expected to be

located closer to the street, creating a place where people would want to live close to and work from. Mr. Langworthy said the second area that Planning considered was the Sawmill Road area for its potential to become an entertainment-focused commercial center with high densities and great walkability. He continued that, to support both of these first two areas, Planning looked at the area interior to the Corridor as an area with a critical mass of residential development in order to have enough people living in the Bridge Street Corridor to be able to support both employees that may want to work in offices along the State Route 161 address corridor, as well as the ones that may want to walk or bike over to the Sawmill Center area. He concluded that the strip of land along Riverside Drive relates to the Scioto River provides an opportunity to capture critical park land, and development in this "riverside character" area should relate to the river and the future park.

Mr. Langworthy stated that these are the basic principles that Planning considered in terms of forming the character for these areas through the creation of the Bridge Street Corridor zoning districts. He noted that there are some "left over" commercial areas that are currently very well established, but we learned from the consultant who produced the retail analysis for the Bridge Street Corridor that retail in this area really needs to be condensed and located in clusters so that the commercial development can feed off of the activity generated by adjacent uses in close, walkable proximity in order to be more survivable.

Mr. Langworthy said that the first zoning character map dated November 10th shows the density, walkability, critical mass of residential uses, the office "address" corridor, and the riverside character, hopefully the way that they all work together in implementing the Bridge Street Corridor Vision is clearer. He pointed out that Planning had received several letters from property owners interested in different zoning designations applied to their properties, which were reviewed at the November 10th Planning and Zoning Commission meeting. He stated that the Commission agreed with most of the requests to change zoning districts, and the resulting map is the one dated December 1st. He stated that Planning was concerned that the requested changes to the zoning map recommended by Planning started to interrupt the ability to establish the character areas described earlier by spreading out the Sawmill Center Neighborhood to diminish its compactness, interrupting the address corridor along State Route 161 with commercial development, interrupting the riverside character area with commercial development, and losing the critical mass of residential development. He stated that these interruptions form the basis for Planning's concern with the requested modifications to the recommended zoning map, and that is why Planning continues to recommend the November 10th draft of the proposed area rezoning map.

Mr. Langworthy recalled that Mr. Taylor had mentioned the existing uses operating in existing buildings in the Bridge Street Corridor. He explained that draft Code language was included in more recent drafts of the Code to protect those uses and buildings so that they can both expand and continue to thrive in their current locations until they decide that the Bridge Street Corridor development is right for them.

Mr. Langworthy said that the Architectural Review Board (ARB) reviewed the area zoning proposed for the Historic District, and the one recommended change is the area on North Riverview Street. He explained that this area contains six single family residences, and the ARB's recommendation was that the current designation of BSC Historic Core be changed to BSC Historic Residential to mirror the zoning on South Riverview Street and to maintain that cluster of homes. He pointed out that the Planning Report contains two positions with respect to the proposed zoning for this area, and the Commission should discuss how they should proceed with the ARB's recommendation.

Mr. Taylor requested further clarification of the property owners' concerns regarding what happens to the uses they currently operate in their existing buildings.

Mr. Langworthy explained that Planning started by renaming these "Existing Structures" and "Existing Uses" to distinguish them from true nonconforming uses and nonconforming structures, allowing them to be considered conforming buildings and uses. He said that the only restriction is that there is a fifty

percent limitation on expansions to the buildings or use areas, and when Planning looked at the affected properties, getting a fifty percent expansion will be difficult because of the need to also provide parking.

Mr. Taylor asked why the Shoppes at River Ridge was not recommended for BSC Office.

Mr. Langworthy noted that Planning had debated whether BSC Office or BSC Commercial would be more appropriate for that property. He said that with the Council recommendation of a roundabout at the intersection of Riverside Drive and State Route 161, the orientation for the Bridge Pointe shopping center will be more towards Riverside Drive than State Route 161. He said that the office designation on that site will relate better to the future office, residential, and/or park development north along Riverside Drive than commercial would. He said that with respect to the Shoppes at River Ridge, with the configuration of the existing buildings and the age of the buildings, BSC Commercial appeared to be more appropriate.

Ms. Amorose Groomes asked Mr. Langworthy to clarify what he meant by the "interruption" created by the commercial zoning designation shown along State Route 161.

Mr. Langworthy said he was referring to the type of character that was being created, because in the address corridor, the desire was for taller buildings located closer to the street. He pointed out that one of the building types permitted in the BSC Commercial District is the single story commercial center building type, which can be built close to the street, but a building with fewer stories would not continue the same character down the State Route 161 Corridor.

Ms. Amorose Groomes noted that Mr. Hardt had questioned several times why it was important to define what happens within buildings, since this entire area is intended to be mixed use. She thought that that speaks to the point that if we want buildings to look a certain way, we should codify that appearance and spend less time on what happens within the buildings themselves.

Mr. Langworthy noted that the uses permitted in each of the districts had been broadened. He said that he is not as concerned with the uses permitted in the BSC districts as he is with the building types that are permitted, particularly within the BSC Commercial district versus the BSC Office district. He explained that the building types are different and generally lower density, and therefore they would miss out on the opportunity to establish the office corridor along State Route 161 that was first envisioned in the 1997 Community Plan.

Ms. Amorose Groomes asked, if the building types are more problematic than the uses, shouldn't the building types be addressed?

Mr. Langworthy noted that a number of property owners had indicated that they did not want to build two story buildings in the BSC Commercial district.

Ms. Amorose Groomes pointed to the proposed zoning map and suggested changing the zoning of the parcel at the southeast corner of the intersection of Tuller Road and Tuller Ridge Road from BSC Office Residential to BSC Residential in exchange for changing the parcels designated BSC Residential to BSC Sawmill Center Neighborhood on the west side of Village Parkway south of Tuller Road in order to maintain the critical mass of residential development that Planning was concerned with losing.

Mr. Langworthy said that Planning recommends expanding the BSC Residential district wherever possible.

Mr. Taylor said he preferred to see the density associated with the BSC Sawmill Center Neighborhood on both sides of Village Parkway, instead of concentrated only on the east side of that road.

Mr. Langworthy agreed that the density was important, but the zoning recommendation also had to do with the *types* of uses. He stated that Planning had spoken with the owners of the shopping center site, and their early plans show residential on the west end of the Sawmill Center Neighborhood, and the objective is to start transitioning the intensity of development down, to some extent, into a more residential area.

Ms. Kramb pointed out that much of the public comment received at the previous meeting on the area rezoning had to do with property owners not wanting to build two or more story buildings as required in the BSC Office district. She assumed that their concern was that the property owners felt that they would be getting more value from their properties if they are redeveloped with commercial building types instead of office building types.

Ms. Kramb agreed with the Architectural Review Board's recommendation to change the zoning of the properties on North Riverview Street from BSC Historic Core to BSC Historic Residential district since the area should remain residential given the limited amount of historic residences in Historic Dublin. She thought that the existing homes should be preserved.

Mr. Fishman said that it still was not clear to him why, if the current uses are permitted to remain as long as property owners choose, with some ability to expand, there continues to be objections from property owners.

Mr. Langworthy pointed out that Planning had worked with property owners, particularly Mr. Hale, who represents the Bridge Pointe shopping center, to develop the language to protect property owners.

Mr. Hardt noted that he was still not convinced that there was enough of a resolution for the vacant outparcel at the Bridge Point shopping center. He noted that the property owner demolished the building prior to the drafting of this code, and now they are in a position in which they would be forced to build the building in compliance with the new code, and he was not sure that that would work.

Mr. Langworthy stated that Planning has not seen any proposals for redevelopment of the outparcel, and because we do not know what it would look like, we cannot comment on how it would or would not meet the BSC Code.

Ms. Amorose Groomes asked if anyone from the public would like to comment on this application.

Ben Hale Jr., Smith and Hale, 37 West Broad Street, Columbus, Ohio, stated that he represents a number of property owners within the Bridge Street Corridor and agreed that he has worked very closely with staff on the language that is in the Code, and in the process, believes that many of his clients' interests have been protected. He said that there are several that should be placed in different zoning classifications, including the Byers site on Village Parkway, which would be more appropriately designated BSC Sawmill Center Neighborhood district.

Mr. Hale said that the owner of the Bridge Pointe shopping center is an unusual situation, because just like the Shoppes at River Ridge shopping center across the street, they have an outparcel with no building on it. He stated that the building was removed not too long ago, and that piece of land has a lot of value if it can be reused, but he believes that the value of that piece of land is destroyed if the BSC Office designation is applied because only a very small percentage of the new building gets to be developed and used as retail. He pointed out that this is the only piece of commercial property that is currently developed with multi-tenant shopping center that is not receiving BSC Commercial district designation. Mr. Hale said that this site has been home to a shopping center for 25 years, and it will remain a shopping center site for a long time, and therefore the zoning that is applied to this site should protect the value of the property, which is a reasonable business expectation.

Mr. Hale requested that the Charles Penzone site should also receive the same zoning classification as the BSC Sawmill Center Neighborhood across Village Parkway, and Byers should also receive the same zoning. He pointed out that he did not represent Charles Penzone, but he felt that they should be treated the same as the Byers site.

Melanie Wollenberg, Equity, 445 Hutchinson Avenue, said that Equity currently owns the Bridge Pointe shopping center, and the only thing that she would add to Mr. Hale's comment is with regard to her concerns with the lending environment today. She noted that, with the BSC Office District designation recommended for the Bridge Pointe shopping center, lenders get concerned about the uncertainty that results from new zoning districts. She noted that the center had been a challenge, and although the recently approved architectural enhancement would be an improvement, the BSC Office designation would be a detriment.

Mr. Taylor asked Ms. Wollenberg to explain what it is about the BSC Commercial zoning district that is preferable to the BSC Office district.

Ms. Wollenberg said that the BSC Commercial district allows single story buildings instead of requiring multi-story buildings, which involves more expensive construction. She pointed out that outparcel buildings are typically single story and are generally restricted to eating and drinking establishments. She said that the limitations on this type of use in the BSC Office district are too restrictive for an outparcel.

Mr. Taylor asked Ms. Ray if there is a requirement that when a building is required to be two stories, if that is calculated based on actual floorplates, or if it related to the height of the buildings.

Ms. Ray clarified that buildings would be required to have the number of required floor plates. She added that, in the upcoming draft of the Code, Planning did make the modification within the BSC Office, Office Residential, and Residential districts to allow personal repair, rental service, and eating/drinking facilities to be up to 10,000 square feet in a single tenant building, so that if a developer could make that square footage work with the permitted building types, there are some options that were not in available in the previous drafts.

Mr. Taylor said he compared the building types permitted in the BSC Office and BSC Commercial districts, and in the BSC Commercial district, the mixed use, commercial center, and large format commercial building types are permitted, while the only building type that is shared with the BSC Office district is the mixed use building type. He noted that the commercial center building type allows one story buildings with a minimum height of 21 feet, while the large format commercial building requires a minimum of two stories with a minimum height of 24 feet, and lastly, the mixed use building requires a minimum of two stories and a minimum height of 26 feet. He pointed out that in terms of building form, all three buildings could look almost identical, and he asked if there was a way to allow a one-story building to look like a two-story building while meeting the minimum required height of 24 feet.

Ms. Ray said that there are other subtle differences among the building types, such as transparency requirements, front property line coverage, and required building zone (RBZ) width, despite the fact that building form is a major factor.

Ms. Wollenberg said that even if the outparcel issue were solved, there would still be the overall uncertainty of this project being classified as BSC Office, because it feels inappropriate for a site that is located at a prominent intersection with 60,000 cars passing by every day and has been a commercial center for 35 years to suddenly be zoned office. She agreed that although there is an opportunity for more density under the new code, the use category is changing, which would require office uses that would decrease the property values and rents and increase costs.

Ms. Amorose Groomes asked if there was additional public comment.

Paul Reiner, Oakland Nursery, 5875 Kilbannan Court, said he has always been concerned with the impact on property values resulting from commercial to office zoning, and the position that leaves property owners in if they want to expand. He noted that there is a potential to expand or modify 49 percent of the building, but if they wanted to tear down the building and start over, they would not be allowed to if they are zoned BSC Office. He reminded the Commission that the Oakland Nursery site has been commercial for over 50 years, and it is located on West Dublin-Granville Road, which is a four-lane divided highway with an access road intended to serve commercial uses, and therefore the properties along the south side of State Route 161 should remain commercial. He recalled that there had been discussion of how commercial uses should be clustered in certain areas to create a critical mass of similar uses. He said that nursery and garden centers *create* business and do not feed off of other commercial uses, and if the zoning on his property were changed, it would restrict their ability to expand onto neighboring properties, and therefore the proposed zoning does nothing for the business in the long run. Ms. Amorose Groomes thanked Mr. Reiner and asked if anyone else from the public would like to speak with regard to this application. [There was no one.]

Ms. Amorose Groomes requested that the Commission summarize their comments on the zoning maps.

Mr. Taylor asked if the Architectural Review Board had made a decision on the recommended zoning for 155 South High Street.

Ms. Ray stated that the ARB had agreed with Planning's recommendation that the property be zoned BSC Historic Residential district instead of BSC Historic Core district.

Mr. Taylor pointed out that the six parcels along North Riverview Street had been the subject of a redevelopment application that was presented to the Commission, and that the properties had been acquired for that sort of project. He commented that, as long as the parcels are developed in a manner that is consistent with the spirit of the vision for Bridge Street, he would be comfortable with the recommendation to zone those properties BSC Historic Core.

Mr. Hardt agreed with Mr. Taylor and stated that although he values the single family homes in Historic Dublin, those six homes seem to be orphaned on the north side of Bridge Street, and that they have been acquired to allow something to be done with them, and he is not opposed to allowing that to happen.

Mr. Fishman said that although he understood Ms. Kramb's point with regard to the desire to preserve the few remaining historic residences in the Historic District, he agreed with Mr. Hardt and Mr. Taylor.

Joe Budde and Todd Zimmerman agreed with Mr. Hardt and Mr. Taylor.

Ms. Amorose Groomes recommended the BSC Historic Core district for those parcels on North Riverview Street primarily because the conditions of some of those homes makes it impractical to try to maintain those structures as historic residences. She said that everything that is designated BSC Historic Residential District south of Bridge Street certainly needs to remain that way.

Ms. Amorose Groomes stated that the Commission will have the opportunity to review the zoning map at least at one more meeting, and that the Commission will only vote on the area rezoning after they have voted on the Bridge Street Corridor Code so that there is some time between the point at which the Code is voted on and the area rezoning is reviewed once again so that all property owners have time to learn about what the zoning will mean for their properties.

Mr. Budde said he would support the map dated December 1st, with the modifications to the properties on North Riverview Street, and provided the concerns raised by Mr. Reiner and Mr. Hale are addressed. Mr. Fishman, Mr. Zimmerman, and Ms. Kramb agreed with Mr. Budde.

Mr. Hardt said he would like to see the issues resolved with regard to the properties at Riverside Drive and State Route 161, and he thought that the zoning along Village Parkway should be aligned with the proposed street grid. He suggested that if the Byers parcel is zoned BSC Sawmill Center Neighborhood district, then the parcel immediately to the north of it should be zoned that way as well. He agreed with Ms. Amorose Groomes' earlier suggestion to change the zoning of the parcel in the northwest corner of the residential area to the BSC Residential district, and that the BSC Sawmill Center Neighborhood should extend all the way down to State Route 161.

Mr. Taylor agreed with Mr. Hardt. He said that with regard to the properties at Riverside Drive and State Route 161, he would like to explore the issue further. He noted that despite the zoning, we are talking about a significant amount of time for the Corridor to develop, and what many property owners envision for their futures today and what they might think down the road could be very different. He commented that once the districts start developing, people will start changing their opinions about the value of their properties, and so there needs to be a way to be flexible on some of the key properties in this area, so he was not ready to support either of the zoning maps at this point.

Mr. Langworthy stated that he would like to make clear that both versions, including the draft recommended by Planning and the draft recommended by the Commission, would be forwarded to City Council once a recommendation is made.

Additional Administrative Business

Ms. Amorose Groomes asked the Commissioners to make sure that they had read through the memo from the Deputy City Manager that had been included in the meeting packet. She said that based on her reading of the memo, she understood that there are going to be potential applicants attempting to use what they have to develop in the Bridge Street Corridor, without making the necessary changes to build really high quality development. She said that Planning's responses to many of the requests were very good, with strong push back. She stated that we would need to be clear and deliberate with our expectations for development in the Bridge Street Corridor. She reiterated that the Commissioners should read this memo thoroughly.

Mr. Taylor said that when he read the memo, he was disappointed in the development community for making the requests to reduce development quality. He thanked Planning for pushing back and holding up the high standards of the Code.

Mr. Langworthy attributed credit for the memo to Dan Phillabaum, Rachel Ray, and Justin Goodwin.

Ms. Amorose Groomes said the last issue that the Commission needs to address is the upcoming review schedule. She stated that now that the Commission has made it through one complete review of the Code, they would like to take the time to review and comment on the revisions to ensure that the Commission's comments are adequately incorporated into the final draft. She asked for suggestions regarding how long staff thought the final review would take.

Ms. Krumb stated that she did not believe that the Commission would be able to get through the entire Code in one meeting.

Mr. Taylor said he thought that if the Commission had two to three weeks to review the Code, they would be able to review the mark-ups at a third meeting.

Mr. Langworthy asked that if questions arise that will need staff work and research, the Commissioners should email those questions to Planning so that we will have an opportunity to look into the questions and provide responses to all Commissioners to help keep the process on track.

Mr. Fishman and Ms. Amorose Groomes stated that they will not be present on January 19, 2012, but Ms. Amorose Groomes said that the vote and recommendation to City Council should not be delayed just because she is not present. She reiterated that the Commission would not vote on the Code until the Commission was satisfied with it.

Dana McDaniel suggested that if the Commission needed more time after January 19, the Commission could schedule another Special Meeting on January 26, which would still allow staff to prepare for the February 13 City Council meeting.

Mr. Taylor made a motion to schedule a special meeting of the Planning and Zoning Commission on January 26, 2012. Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes commended everyone for their hard work on the Bridge Street Corridor Development Code and said that she respected the efforts that had been put forth. She said that she is confident that everyone will finish strong, and that the Commission's thorough review will produce a better document for having done it.

Ms. Amorose Groomes adjourned the meeting at 9:37 p.m.

As approved by the Planning and Zoning Commission.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 15, 2011

The Architectural Review Board took the following action at this meeting:

3. Bridge Street Corridor – Area Rezoning 11-021Z Area Rezoning

Proposal: An area rezoning of 144 parcels totaling 91.6 acres within the Architectural Review District for the Bridge Street Corridor.
Request: Review and recommendation regarding proposed land use map amendments under the provisions of Zoning Code Section 153.232 and 153.234.
Applicant: City of Dublin, Marsha Grigsby, City Manager.
Planning Contact: Jennifer M. Rauch, Planner II
Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Carl Karrer, to recommend approval to the Planning and Zoning Commission of this Area Rezoning, with one condition:

- 1) All properties on North Riverview Street be zoned Historic Residential and 155 South High Street remain Historic Residential.

VOTE: 4 – 0.

RESULT: Approval of this Area Rezoning will be recommended to the Planning and Zoning Commission.

RECORDED VOTES:
 William Souders Absent
 Tom Currie Yes
 Robert Schisler Yes
 Carl Karrer Yes
 Tasha Bailey Yes

STAFF CERTIFICATION

Jennifer M. Rauch
 Planner II

12-060ARB-MPR
 Architectural Modifications
 Dublin Community Church
 81 W. Bridge Street

**3. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

Jennifer Rauch said Bridge Street Area Rezoning, as it relates to the Historic District and as mentioned in the implementation of the Bridge Street Corridor (BSC), is underway with the proposed Zoning Code being the first portion. She said the proposed Area Rezoning is the second portion. She said once the Zoning Code is recommend for approval the Area Rezoning will be recommended to City Council so the districts outlined in the proposed code can be applied to the various parcels throughout the corridor.

Ms. Rauch said there are 388 parcels included within the entire Bridge Street Corridor which make up over 800 acres. She said the Area Rezoning has created 10 new zoning districts, which all the properties will be rezoned into. She said the properties will be governed by the soon to be adopted Bridge Street Corridor Development Code, with the overall goal to create walkable coordinated development areas consistent with the adopted Vision Plan. She said it should provide flexibility and transition between the corridors.

Ms. Rauch said the Vision Plan outlined the original eight districts in a potential development pattern and this is what was used to create the framework for what these districts would be throughout the corridor. She said each district has a unique character but all have a unifying theme. She said the districts have been transcribed into the proposed Zoning Map, which lists what the properties are currently zoned with what is being proposed. She said the original Zoning Map was provided this past April which lists the changes which were requested and recommended by Planning. She said the Zoning Map was presented to the Planning Commission last Thursday for their review. She said this Board's recommendation is needed to move forward with the Zoning Code.

Ms. Rauch said within the Historic District there are 144 parcels over 90 acres which are the subject of this Area Rezoning which will be zoned into four districts. She said the Historic Core is replacing the Historic Business District, the Central Business District and the Central Community Commercial. She said the focus of this district is on sensitive infill development and ensuring redevelopment is accommodated and the core remains walk able. Ms. Rauch said the Historic Transition Area is one of the districts that requires special attention to the location and character of the building, creating additional standards. She said the Historic Transition areas are located between the different zones. She said the Historic Residential District replaces the current Historic Residential District, but is unchanged from the current code to preserve the residential character and the existing patterns within the district. She said the Public District is for public spaces and facilities which includes schools, parks and open spaces, land along the Scioto River and naturally sensitive areas.

Ms. Rauch said there have been requests from property owners who have requested changes to the Zoning Map. She said the property owner from 155 South High Street, which is two properties south of John Wright Lane, is requesting Historic Core zoning. She said Planning recommends the property stay within its current district which is Historic Residential because John Wright Lane has been the dividing line between the commercial uses north of that area and the residential area to the south.

Mr. Schisler said he would like to see the Historic Residential District extended to North Riverview and see the High Street Corridor remain the business streets. Ms. Rauch said that could be part of the recommendation, that the area be modified to become Historic Residential. She said the intent was for the area to be redeveloped as a larger piece.

Mr. Currie said it is the intent of the Board that the area remains Historic Residential. Mr. Karrer asked what the limitations are in height for the Historic Core. Eugenia Martin said to keep the character of the District, it was limited to two stories. Ms. Rauch said this body would review all the projects for this area.

Mr. Karrer asked for the height restriction for Historic Residential. Ms. Rauch said it was two and a half stories. Mr. Schisler asked if the Historic Core height restriction was switched to two and a half stories. Jonathan Papp said he believes it was.

Mr. Karrer asked if Historic Residential includes multi-family residents. Ms. Rauch said the current code does permit it.

Tom Currie said Historic Residential is proposed as only single family dwellings. He said he believes the Board is being asked to approve the rezoning without a firm grasp of what is being approved. Ms. Rauch said the goal is to retain the Historic Residential District as it currently exists. The Historic Core District would allow for multifamily and mixed used development.

Robert Schisler said the Historic Residential is going to remain the same, the lot sizes will remain the same, and no one is going to put in new lots. He said what the code is trying to do is not allow someone to come in and purchase multiple parcels and build one large development on the land. He said a lot of what is being proposed does not take into account what already exists, there are currently lots in this location larger than what the new code permits.

Mr. Currie asked if lots can be subdivided in the future. Ms. Rauch she said it has to meet the lot and block requirements. She said when this code was developed it was determined how the lots and blocks would layout and how one would develop on a particular lot or block. She said this setup is practical and how development would function in the future.

Ms. Rauch said there is an existing use and structure portion which allows for maintenance and retention of property to a certain point before the code has to be met. She said the code does not prohibit residents from maintaining their property.

Ms. Martin said the Historic Core consolidates several different zoning districts such as the Historic Business, Community Commercial, Central Business and other categories. Once the Bridge Street Corridor Vision Plan was approved staff tried to consolidate them into one district, the Historic Core. She said Planning was writing regulations to keep the historic character that is already in place and build upon the fabric that has been established.

Mr. Schisler said, in reference to the request for 155 South High Street, the applicant wants this small space to be Historic Core and have Historic Residence on both sides. He said to change the district of one resident is not fair to the other residents who do not want to also make the change.

Mr. Currie asked what the limitations are on residential business, what kind of business can be within the Historic Residential District. Ms. Martin said it operates similarly to a home occupation. Ms. Rauch said the rule is 20% of a home can be used for business. She said the resident has to be the primary person for the business.

Mr. Currie said it seems like we want the area to be walkable and vibrant but don't want to change anything. Mr. Schisler said right now it is walkable, in the future there will be development and the expansion will be buffered by the transition area.

Ms. Rauch said the goal as a City is to maintain the historic portion of the City as it is, there are building types and site development standards that have to be met. She said when someone wants to develop, the point of the code is to get the developer to follow a certain form. Ms. Martin said there are currently older structures that do not meet the intent and character, should the property owners want to redevelop the properties there are standards that need to be met.

Ms. Rauch said if a property is within the Bridge Street Corridor the property owner can request to be zoned to another district, they would have to come before this Board, Planning and Zoning Commission as well as City Council. She said it would be evaluated based on the Vision Plan and the Community Plan and a property owner must have a basis for changing their property district. Mr. Currie said if the property owner wants to change zoning they would need to meet the requirements of the code. Ms. Rauch said yes.

Mr. Karrer said he is puzzled by the large amount of land that is left public. He said he understood a large portion of the land would be Historic Core. He said he hopes plans for a City Hall does not migrate to the Historic District. He said if the school property should become available in the future, the land should become Historic Core up to the area of transition. He said even the transition land is more limited than it was in the original version.

Ms. Rauch said the intent, in the long run, is portions would be transferred to Historic Core. She said currently the land is owned by the schools. She said that does not mean there cannot be future Historic Transition or Historic Core that meet in the middle.

Mr. Currie asked why the Zoning Maps are being reviewed prior to the Zoning Code. Ms. Rauch said the thought was this Board has already reviewed the Zoning Code and made comments about the portions that needed changed. She said during the last meeting it was suggested if there were areas of concern, that this Board meet with Planning to get those concerns addressed. She said it was Planning's understanding this Board reviewed the Zoning Code and only needed to review the Zoning Map.

Mr. Karrer said the Zoning Code is still in flux which makes it uncertain. He said that has a bearing on how the Zoning Map is viewed. Ms. Martin said the districts are not in flux. She said the parts of the BSC code which were being addressed were landscaping and building types. She said the Zoning Code this Board reviewed in June 2011 has been revised and now the Planning Commission is reviewing the code and addressing minor changes. Ms. Rauch said there are not any large changes.

Mr. Currie said the recommendations he made this past summer are not in the draft code, which means they are not going to be changed. He said single family dwellings are not permitted in Historic Transition and he does understand why they are not allowed in those areas. Ms. Rauch said because the intent is to transition from existing commercial into the Historic Core portion. She said it is intended to be a larger coordinated development, not single family lots. Mr. Schisler said we want to maintain the character of the core. He said he would not want to see single family homes in the corridor.

Mr. Karrer said we are looking at a development plan which has a goal of increasing population density in the greater district. He said we want to shield the present historic residential areas and keep it the open space that it is. He said we need to also consider accommodating others who may want to live and work within the district. He said we need to allow the bigger growth on the perimeter as long as the architecture is a transition area. Mr. Currie said he does not think it is wise to not permit single family homes. He said the lot width on the street has to be 60 feet which does not encourage high density. Ms. Rauch the design intent is different.

Mr. Schisler said the intent is to not have single family residential. He said not everything we comment on has been incorporated into the updated code and may never be. He said he is interested in preserving the homes on the Historic Registry otherwise the area won't be very historic. Ms. Rauch said the comments the Boards, residents and developers made were considered and Planning has to weigh the comments against the intent of the corridor. Mr. Currie said the vision of walkable and convenient was different from his.

Ms. Rauch said as the code moves forward there are going to be amendments. Mr. Schisler said the goal is to have strict guidelines to allow the city to turn away certain developments if need be. He said right now the code does provide that opportunity.

Mr. Schisler said the higher density is going to translate to the taller buildings in the transition area. He said he is concerned about the extent of the transition district on the north east corner. He said he does not recall the transition going down that far on the river. He said the lot in line with North Street is being perceived as a desirable location for a pedestrian bridge across the river. He said Historic Residential is being pushed out of the north side, losing that segment to commercial would be disappointing. He said the balance of the district is best served by allowing Historic Residential to extend the full length of Riverview and he questions the Historic Transition south of the river lot. Ms. Rauch said the Community Plan currently shows commercial or mixed use development on North Riverview.

Mr. Karrer asked how the river front area is going to be zoned. Ms. Rauch said it is Public. Ms. Martin said land not owned by the City cannot be listed as Public. Mr. Schisler said that does not mean it will not happen if the opportunity arises.

Mr. Karrer it is undeveloped at this time and if that parcel and the two that are presently Historic Core were turned into Historic Residential the space would be preserved. Ms. Rauch said that can be part of the recommendation which will go to Planning and Zoning. Mr. Schisler said if this stays residential it is harder to do something other than what is already there.

Ms. Bailey asked what level of North Riverview was approved. Ms. Rauch said it has been reviewed as a Concept Plan which is non-binding. She said the demolition of the six properties would need to be approved by the Board before the area could be rezoned. Ms. Bailey said if it is approved as remaining Historic Residential that does not mean they are unable to do that. Ms. Rauch said the zoning of the area can be requested to be changed. Ms. Bailey asked why it was changed to the Historic Core when the south side was not. Ms. Rauch said the Community Plan currently shows the north side of Bridge Street being redeveloped for more commercial or office uses to make the commercial development vibrant on the north side. She said the south side of Bridge Street would maintain residential.

Ms. Rauch said the Board needs to discuss property owner that is requesting the change Historic Core from Historic Residential. Vito J Checchio, 3565 Schirtzinger Road, Hilliard, Property Owner, said he is preparing the sale the property and was approached by an attorney who wanted to convert the property from a house to an office. He said there is an easement in the back that makes it accessible to build parking in the rear of the property.

Mr. Schisler said if this Board votes no, that does not mean another request will not be received to change zoning of a property. Ms. Rauch said that is correct, all of the properties in the area can come in with a request to be changed.

Ms. Rauch said the property owner is requesting the area to be Historic Core and Planning requests it remain Historic Residential. Mr. Schisler said it does not seem fair to change one property to business when all the surrounding properties are residential. He said if other properties requested the same change he would not be as opposed to the change. Mr. Checchio said he understands.

Ms. Rauch said her understanding is the Board is recommending the properties on the north side of Bridge Street on Riverview be changed to Historic Residential as opposed to Historic Core. She said 155 South High Street remains Historic Residential.

Motion and Vote

Robert Schisler made a motion, seconded by Carl Karrer, to recommend approval to the Planning and Zoning Commission of this Area Rezoning, with one condition;

1) All properties on North Riverview Street be zoned Historic Residential and 155 South High remain Historic Residential.

The vote was as follows: Mr. Schisler, yes; Ms. Bailey, yes; Mr. Currie, yes; and Mr. Karrer, yes.
(Approved 4 – 0.)

The meeting was adjourned at 8:20 p.m.

As approved by the Architectural Review Board.



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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

NOVEMBER 10, 2011

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

2. Bridge Street Corridor – Area Rezoning 11-021Z

Area Rezoning

Proposal: An area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor.

Request: Review and recommendation regarding proposed land use map amendments under the provisions of Zoning Code Section 153.232 and 153.234.

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

Planning Contact: Steve Langworthy, Planning Director.

Contact Information: (614) 410-4600 slangworthy@dublin.oh.us

Affected Parcels: 273-000016, 273-000071, 273-000003, 273-000797, 273-000040, 273-000102, 273-000088, 273-002457, 273-009973, 273-011148, 273-009093, 273-000028, 273-004081, 273-000027, 273-004079, 273-004080, 273-009147, 273-008995, 273-000104, 273-000093, 273-000094, 273-000039, 273-009972, 273-009124, 273-005565, 273-000068, 273-000042, 273-000073, 273-000107, 273-000048, 273-000012, 273-000035, 273-000024, 273-002459, 273-009044, 273-010405, 273-000086, 273-012325, 273-000108, 273-002485, 273-000029, 273-000123, 273-000415, 273-012260, 273-012261, 273-008868, 273-000033, 273-000099, 273-012295, 273-009088, 273-000794, 273-002460, 273-000321, 273-000121, 273-009734, 273-000109, 273-000079, 273-009155, 273-008958, 273-008280, 273-000106, 273-009119, 273-009971, 273-008872, 273-008329, 273-000020, 273-008373, 273-000037, 273-000062, 273-000787, 273-000143, 273-003513, 273-005566, 273-008309, 273-009322, 273-009324, 273-009749, 273-009978, 273-009979, 273-012181, 273-012182, 273-012183, 273-000002, 273-000018, 273-000111, 273-000310, 273-000208, 273-008277, 273-003680, 273-008316, 273-010936, 273-011236, 273-012066, 273-012067, 273-012068, 273-012069, 273-012070, 273-012071, 273-012072, 273-012200, 273-009055, 273-012174, 273-012175, 273-012176, 273-000032, 273-000098, 273-000010, 273-000038, 273-004507, 273-008286, 273-008287, 273-008288, 273-008313, 273-008314, 273-008315, 273-009750, 273-007473, 273-002895, 273-000269, 273-000025, 273-000077, 273-000096, 273-000113, 273-000044, 273-000008,

**PLANNING AND ZONING COMMISSION
RECORD OF DISCUSSION
NOVEMBER 10, 2011**

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

Affected Parcels:

273-000089, 273-008242, 273-008258, 273-008377, 273-008813, 273-009030, 273-008257, 273-000061, 273-009077, 273-008332, 273-008333, 273-000001, 273-000122, 273-000124, 273-008867, 273-000022, 273-000270, 273-000274, 273-001348, 273-001349, 273-001350, 273-008261, 273-000081, 273-000031, 273-000067, 273-000078, 273-008327, 273-008328, 273-000034, 273-010207, 273-009035, 273-000069, 273-008998, 273-000013, 273-000127, 273-009099, 273-000128, 212-000129, 273-009079, 273-009096, 273-009150, 273-000072, 273-008279, 273-012251, 273-008285, 273-008308, 273-008312, 273-012184, 273-012185, 273-009145, 273-000007, 273-001940, 273-012300, 273-012301, 273-008275, 273-000023, 273-000256, 273-000136, 273-009086, 273-000015, 273-000329, 273-012245, 273-000054, 273-000112, 273-003800, 273-012193, 273-000005, 273-008827, 273-009081, 273-008907, 273-008330, 273-009101, 273-012296, 273-000259, 273-000014, 273-000074, 273-000053, 273-000059, 273-000097, 273-008245, 273-000051, 273-000315, 273-008305, 273-010154, 273-000132, 273-000134, 273-000080, 273-000047, 273-008859, 273-000046, 273-012285, 273-008334, 273-000049, 273-000139, 273-009974, 273-009975, 273-000100, 273-001684, 273-000129, 273-009149, 273-000083, 273-008284, 273-008310, 273-008311, 273-009084, 273-000063, 273-012062, 273-012064, 273-012065, 273-012342, 273-000138, 273-000177, 273-000209, 273-000210, 273-000211, 273-000214, 273-000215, 273-000216, 273-000217, 273-000205, 273-000101, 273-000324, 273-011175, 273-010864, 273-012199, 273-000130, 273-000131, 273-000126, 273-000258, 273-000052, 273-000118, 273-000785, 273-000786, 273-009090, 273-008266, 273-001308, 273-000110, 273-000114, 273-000273, 273-000344, 273-000788, 273-000257, 273-001978, 273-008246, 273-009148, 273-008361, 273-009146, 273-008802, 273-000133, 273-000056, 273-009043, 273-000087, 273-000313, 273-000092, 273-000262, 273-000004, 273-004077, 273-004078, 273-005564, 273-000989, 273-001530, 273-002458, 273-002463, 273-000091, 273-012229, 273-008335, 273-000105, 273-000060, 273-008304, 273-012158, 273-008306, 273-008307, 273-008375, 273-012198, 273-000036, 273-000084, 273-000090, 273-012149, 273-001976, 273-002893, 273-000019, 273-000286, 273-002892, 273-002897, 273-008957, 273-000050, 273-000206, 273-000207, 273-009095, 273-000070, 273-009082, 273-009512, 273-000066, 273-009732, 273-009733, 273-012138, 273-008296, 273-009323, 273-000125, 273-012311,

**PLANNING AND ZONING COMMISSION
RECORD OF DISCUSSION
NOVEMBER 10, 2011**

**2. Bridge Street Corridor – Area Rezoning
11-021Z**

Area Rezoning

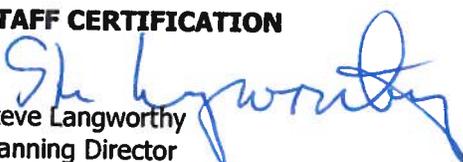
Affected Parcels 273-012170, 273-008908, 273-008247, 273-008249, 273-008811, 273-000075, 273-000135, 273-002075, 273-009083, 273-008269, 273-008244, 273-009080, 273-008381, 273-008358, 273-002474, 273-000043, 273-000057, 273-000137, 273-000405, 273-000170, 273-003410, 273-003411, 273-008820, 273-011235, 273-008243, 273-008831, 273-008832, 273-008833, 273-008834, 273-008838, 273-008856, 273-008857, 273-008858, 273-008869, 273-008994, 273-000045, 273-012264, 273-000212, 273-000213, 273-000141, 273-000144, 273-008206, 273-008264, 273-008805, 273-001186, 273-000085, 273-009118, 273-009121, 273-009127, 273-009045, 273-009054, 273-009094, 273-009128, 273-009129, 273-009130, 273-009152, 273-009153, 273-009154, 273-009085, 273-008913, 273-008331, 273-012218, 273-010406

RESULT: Commission members requested clarification regarding how the street network planned for the corridor will coordinate with the proposed zoning. Commissioners also commented that it appears that the proposed zoning districts are too use-based and will not allow an adequate mix of uses throughout the Bridge Street Corridor. Commission members commented that the BSC Commercial District should be permitted along West Dublin-Granville Road on the east side of the Scioto River in response to the property owner requests. Planning had recommended BSC Office District for consistency with the Bridge Street Corridor Vision and to prevent commercial proliferation along the SR 161 corridor. Additionally, Commissioners recommended that the BSC Sawmill Center Neighborhood District (intended for large coordinated redevelopment sites) be extended west of Village Parkway consistent with requests from property owners in this area, where Planning recommends BSC Residential to support the commercial and mixed use development of the BSC Sawmill Center Neighborhood District.

COMMISSIONERS PRESENT

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

STAFF CERTIFICATION


Steve Langworthy
Planning Director

Section 153.065 - Site Development Standards (H) Signs (Page 96)

Ms. Amorose Groomes said that, due to the late hour, she preferred to postpone the discussion on signs.

Mr. Hardt said that he felt ill-equipped to review the sign requirements in a text-based format. He said as part of the review, he would like to see some examples and pictures of how the regulations are applied.

Mr. Langworthy agreed to provide some illustrations.

Ms. Kramb commented that she found the sign requirements table confusing.

Ms. Ray said Planning would look at an alternative way to organize the section.

**2. Bridge Street Corridor – Area Rezoning
11-0212**

Area Rezoning

Chair Chris Amorose Groomes introduced the area rezoning of 388 parcels totaling approximately 808.7 acres for the Bridge Street Corridor. She announced that this is the Commission's first review of this application, and public comment on the area rezoning is intended to be received at this meeting.

Rachel Ray stated that the land in the Bridge Street Corridor area is recommended for zoning to 10 zoning districts that are only applicable to the Bridge Street Corridor. She said that the 10 zoning districts will be governed by the Bridge Street Corridor Development Code, which is currently under review by the Planning and Zoning Commission. She said the purpose of the area rezoning is to encourage coordinated development and redevelopment in the Bridge Street Corridor consistent with the Vision Plan, while recognizing the need for flexibility and adaptability to transition the character of the corridor over time to a mixed use area with a variety of commercial and residential densities.

Ms. Ray referred to a graphic of the Bridge Street Corridor and identified the area rezoning boundaries, which generally include the area south of I-270, west of Sawmill Road, and along State Route 161. She stated that all of the Historic District is included in the Bridge Street Corridor area rezoning.

Ms. Ray said in October 2010, City Council approved by resolution a Vision Plan for the Bridge Street Corridor to demonstrate the general land use character that might be expected in the Bridge Street Corridor. She explained that in preparing the area rezoning, Planning looked at the general land use character that might be expected in different parts of the corridor. Ms. Ray said from there, Planning derived a variety of different zoning districts generally consistent with the Vision Plan:

1. **Bridge Street Corridor Residential District** is intended to be a mixed residential district with mid-rise development generally interior to the Bridge Street Corridor with a small pocket along the southern boundary of the Bridge Street Corridor east of the Scioto River.
2. **Bridge Street Corridor Office Residential** is concentrated along I-270 on the east side of the Corridor. She said that this district is recommended to have flexibility for both residential and commercial uses, and will benefit from the visibility and access to I-270.
3. **Bridge Street Corridor Office District** is concentrated along West Dublin-Granville Road on the east side of the corridor. She said that the intent is to establish a signature urban office corridor along State Route 161 as development leads up to the Historic District.
4. **Bridge Street Corridor Commercial** is intended to accommodate a variety of low-rise commercial uses at the eastern and western gateways to the Bridge Street Corridor.
5. **Bridge Street Corridor Historic Core** is intended to replace some of the older zoning districts that currently exist within the Historic District that do not apply to anywhere else in the City. The purpose of this district is to apply to the commercial uses in the historic center of Dublin.

6. **Bridge Street Corridor Historic Residential** is concentrated along South Riverview Street and Franklin Street and is intended to preserve the existing Historic Residential District zoning regulations for the existing neighborhood.
7. **Bridge Street Corridor Neighborhood Districts** are intended to create signature places in the corridor while accommodating longer term phasing plans. She said that Planning recognizes that these districts will not redevelop all at once, and the Neighborhood Districts allow development to occur time with greater consistency. She said that the three Neighborhood Districts include:
 - a. **Bridge Street Corridor Sawmill Center Neighborhood**, which is intended to have a mixed use entertainment focus a regional center in the area west of Sawmill Road.
 - b. **Bridge Street Corridor Historic Transition Neighborhood**, which is partially within the Architectural Review District that the Architectural Review Board reviews. She explained that this district is intended to allow mixed use development and additional residential uses to transition from the scale and character of the Historic District of greater development scales and densities to the west.
 - c. **Bridge Street Corridor Indian Run Neighborhood**, which is a mixed use district with more employment and supporting services.
8. **BSC Public District** is intended to be applied to the existing public uses throughout the corridor, including the school site, library, cemetery, open spaces, and the AEP substation.

Ms. Ray indicated since the map was initially published in April of this year, Planning has met with a number of property owners to discuss what the proposed zoning districts mean for their properties and discuss any of the property owners' concerns. She reported that several property owners have submitted requests to change zoning districts, or to be excluded from the corridor. She said that the properties include the LaScala restaurant, LaScala apartments, Acura Columbus, the Bridge Pointe Shopping Center, and Oakland Nursery.

Ms. Ray said the recommendation for the LaScala restaurant is to be zoned to the Bridge Street Corridor Office District. She said that Planning has worked with the owner to develop the Existing Uses and Existing Structures provisions to address many of their concerns. She said that the LaScala apartment site is recommended to be zoned Bridge Street Corridor Residential, which is an equivalent zoning district based on their current zoning of R-12, Urban Residential District.

Ms. Ray that the recommendation for the Acura site and the Bridge Pointe Shopping Center is also Bridge Street Corridor Office District to establish the signature office corridor along State Route 161. She noted that the Bridge Street Corridor Office District is important for the Bridge Pointe Shopping Center site because of the strong relationship this site will have to the Historic District as well as future uses to the north along Riverside Drive.

Ms. Ray said the Infiniti Columbus site has requested that they be part of the Bridge Street Corridor Sawmill Center Neighborhood District in order to better coordinate with future development on that site. She reported that planning also recommends that some of the surrounding parcels along Tuller Road, including the three hotels on the north side of Tuller Road and the AMC Theater site, also be included in the Bridge Street Corridor Sawmill Neighborhood for the same reason.

Ms. Ray indicated the Cardinal Health South Campus, which is currently zoned PUD, was originally recommended for zoning to the Bridge Street Corridor Office Residential District. She stated that Planning recommends that this site be part of the Bridge Street Corridor Indian Run Neighborhood District to allow greater ability to transition over time with coordinated development on the OCLC campus to the west. She said that the three residential lots wrapped by the Cardinal Health site are also recommended to be part of the Bridge Street Corridor Indian Run Neighborhood District as well.

Ms. Ray noted that the property owner at 155 South High Street has requested Bridge Street Corridor Historic Core District zoning for his property, which is currently recommended for Bridge Street Corridor

Historic Residential District. She said that the Architectural Review Board will review this request at their meeting next week and will make a recommendation to the Planning and Zoning Commission on this site. She continued that on the west side of the cemetery, Planning is recommending the whole block of land be zoned Bridge Street Corridor Historic Transition Neighborhood District to coordinate with any future development that may happen across Bridge Street to allow for a more coordinated transition from the interchange into the Historic District.

Ms. Ray presented a summary list of all of property owner requests for zoning district changes or exemptions, with Planning's recommendation for each property, along with a list of the properties that Planning has recommended a change since the April 14, 2011 draft of the proposed zoning map. She said Planning has reviewed this application with respect to the considerations for a request for an area rezoning, approval of the area rezoning is recommended at either the December 1, 2011 or December 8, 2011 meeting with the modifications noted following the recommendation on the Bridge Street Corridor Development Code.

Ms. Ray asked that the Commission discuss the draft zoning map, the property owner requests, and the changes to the April 14th zoning map that Planning has recommended.

Ms. Amorose Groomes clarified that although there are two possible target dates for a vote on this application, and she wanted to be clear that the Commission will not vote on the area rezoning until they are satisfied with the development code and have voted on that item.

Ms. Amorose Groomes invited public comment on the proposed Bridge Street Corridor area rezoning.

Ben Hale Jr., Smith and Hale, 37 West Broad Street, Columbus, Ohio, said he represents two properties in the Bridge Street Corridor that he would like to discuss. He said he has worked with staff on the Code, since staff has given the business community the opportunity to review draft document. He said that he worked with staff to draft provisions for existing businesses so that they will remain conforming and not become nonconforming, which will allow them to continue to operate as they do currently and even replace existing tenants in the future. He said he appreciated staff's cooperation in resolving this issue.

Mr. Hale said that the Bridge Pointe Shopping Center recently received approval for remodeling the existing buildings, while the proposed zoning is for Bridge Street Corridor Office District. He stated that this site has been a commercial shopping center for 25 years, and with the changes to the code to address Existing Uses and Existing Structures, the owners will be able to continue to change out tenants; however, one of their concerns is that there is an outparcel that at one time had a bank on it. He said that the outparcel building no longer exists, and building a new building on that site that complies with the BSC Office District will be difficult if not impossible. He said he believes that the center should be zoned BSC Commercial because the development standards would allow the existing uses to remain within this classification. He noted that all other shopping centers in the corridor received BSC Commercial and asked that the Commission make a recommendation to City Council for Bridge Street Corridor Commercial for the Bridge Pointe Shopping Center site.

Mr. Hale said the second site he represents is the Byers dealership on Village Parkway, which is located across from the AMC Theater. He said the dealership has been there for a while operating a car dealership within two existing buildings. He said Byers lost their Chevy dealership, and now they are primarily a used car dealership. He requested that the Commission consider the BSC Sawmill Center Neighborhood District instead of the BSC Residential District for this site due to the nature of the current uses and how the site could be reused. He reiterated that the zoning should be either BSC Sawmill Center Neighborhood District, or the site should be exempted from the area rezoning and remain zoned PUD.

Mr. Hale said the other clients he represents, including Cardinal Health and OCLC, are generally satisfied with the proposed zoning classifications, with some changes in the zoning requirements that he has recommended to staff.

Ms. Amorose Groomes confirmed that Cardinal Health is satisfied with their re-classification to the BSC Indian Run Neighborhood District and asked if there are any others that Mr. Hale represents that may have concerns.

Mr. Hale said he has worked with the Leo Alfred Jewelers, the Lexus dealership, Cardinal Health, Byers, an office building along Tuller Road, the driving range site, and the Bridge Pointe shopping center. He said he has made suggestions with regard to the language of the draft code, but generally seem to be okay with the rezoning.

Amy Kramb asked if the difficulty with redeveloping the Bridge Pointe Shopping Center had to do with the permitted uses or the building types.

Mr. Hale said the outparcel is small, and when they look at the BSC Office District building types, he believed the value of the outparcel would be destroyed, compared with the building types permitted in the BSC Commercial District, which are still difficult, but may be possible.

Ms. Kramb said that she wanted to clarify, because the use table includes a nearly identical list of uses for the BSC Office and BSC Commercial district, but the permitted building types are much different.

Mr. Hale indicated that the property owner's biggest concern was with the potential for a restaurant, since there are severe limitations on size.

John Hardt inquired about the size of the outparcel.

Melanie Wollenberg, Equity Inc., 445 Hutchinson Avenue, Worthington, said the vacant outparcel site is approximately half an acre, and they also own a second outparcel containing the building that used to be occupied by a Mark Pi's restaurant.

Scott Phillips, Frost Brown Todd, 9277 Center Point Drive, Suite 300, West Chester, Ohio, 45069, said that he represents the Joseph Auto Group, which is the former Hummer dealership located at 4300 West Dublin-Granville Road. He indicated that he had written a letter dated June 9th, 2011 and that he has been in constant communication with staff about their concerns with the proposed rezoning. He said that they are recommended for zoning to the BSC Office designation, which would move the car dealership from a conforming use to a non-conforming use, and therefore the property owner has requested to be excluded from the area rezoning.

Mr. Phillips indicated that he had been practicing for over 20 years and had never had a better or more responsive experience than working with Dublin's Planning staff on his client's concerns. He said the car dealership will become a "conforming" non-conforming use, or an Existing Use, which he thought was a creative approach to dealing with nonconformities. He said he had not received notice of the previous meeting to discuss the draft Development Code; however, the good news is that they are happy with the language that has been drafted. He said his client would prefer not to be rezoned, but if it is necessary, they are happy with the language provided. He said that he was concerned that their objection had not been duly noted.

Paul Reiner, 5875 Kilbannan Court, Dublin, Ohio, said he is the president and owner of Oakland Nursery. He said that Oakland had moved to Dublin approximately 5 years ago after they had purchased and restored the old Frank's Nursery building. He said that they spent a tremendous amount of money, and they are spending more money to build a greenhouse. He said he firmly believes that if their zoning is

changed to BSC Office, it will result in a by making the use nonconforming and limit future expansions. Mr. Reiner said that he had not expected this when he moved his business to Dublin and after they had spent so much money, time, and effort on what he feels is the most viable business in the area. He stated that the site is perfect for his use, and in the future, he would have liked to expand, but he is concerned that with the new zoning regulations, they may not be able to do so. He said that the "downzoning" from commercial to office will debilitate their opportunity for growth, and he felt that he should be compensated for the lost value and creditability with their lenders.

Ms. Amorose Groomes pointed out that the Commission has now heard several comments about how the zoning designations will cause an existing corporate citizen a hardship, and asked how Planning had considered this site in their zoning recommendation.

Steve Langworthy said that the Existing Uses and Existing Structures language will apply to this site just as all of the others, allowing the owner to maintain the existing use and even allow them to be eligible for some expansion. He stated that Mr. Reiner had pointed out to staff that the code did not address outdoor use areas, so Planning is looking at language to accommodate outdoor use areas as well to accommodate this site and others in the area.

Ms. Amorose Groomes asked Mr. Reiner if there is any way he could become more comfortable with the proposed rezoning.

Mr. Reiner said it is difficult for him to get comfortable, because regardless of whether he is thinking short term or long term, he has spent a sizable amount of money building a green house on this building, so it is not as if he is looking to redevelop this site in 10 or 20 years. He said that the building has been built for its current operation. He said if the zoning is changed, then it will demean the value of the property and ability for banks to lend to them in the future because they are no longer commercially zoned. He said he has been working with Planning on the zoning text as it refers to the uses outside of the building, because otherwise, it would have meant the death of his business. He said that he is trying to make this as clean as possible because he doesn't want to contend with problems in the future.

Ms. Amorose Groomes asked Mr. Reiner had explored the BSC Commercial District, and what he thought of that zoning district.

Mr. Reiner agreed that the BSC Commercial District would be much more satisfactory.

Ms. Amorose Groomes asked if all the properties along State Route 161 that are currently zoned Community Commercial were satisfied with the BSC Office zoning, or if they all preferred BSC Commercial zoning.

Ms. Ray indicated Planning has only received letters from Mr. Reiner with Oakland Nursery, and the owner of the LaScala restaurant and the LaScala apartments, but Planning has not heard from the owner of the Tommy's Pizza site.

Mitch Grant, 5075 Galway Drive, said he is a concerned Dublin resident and that he has been involved in the recent discussions regarding the bicycle paths and other improvements to Brand Road. He said that he was very disappointed in Council's decision to severely restrict and destroy eight properties on Brand Road. He thought the Bridge Street Corridor Vision Plan is very enticing and exciting on the east side of the Scioto River where Dublin Village Center is in need of redevelopment, and he thought that this plan shows a lot of foresight. He said that he is not so sure about the west side of the Scioto River however, and if the City staff's and Council's ideas of infrastructure with respect to Brand Road is any indication, he felt that the scenic nature of the area around Historic Dublin may be destroyed, and Dublin as it exists today will be changed forever.

Mr. Grant said that this plan is a really big deal, and it needs to be very well thought out. He stated that the rights of tax payers and citizens who have bought homes in this community need to be respected. He said he has listened to all of the consultant presentations on the Bridge Street Corridor website, and the word that keeps coming up is "urban." He said that Dublin is an exurban, rural community, and not in his opinion, "urban." He said that Dublin was developed as a community of single family homes, neighborhoods, and an excellent school system. He noted that there is no new school shown in the Bridge Street Corridor, which will do nothing to help the existing schools, which will need help in the future. He said that Dublin is going to expand in the future, probably with more single family homes. He stated that he believes this plan would be great on the east side of the river where the Dublin Village Center is located, but he questions the traffic and the density and the historic nature of Historic Dublin. He said that he believed that the surrounding area could be compromised and destroyed forever if it is not handled very carefully.

Ms. Amorose Groomes said that Mr. Grant's comments are valid and that it is the Commission's desire to engage the public as much as possible in this process. She said that as it is today and in the future, one of the Commission's greatest desires is to keep the public engaged in the process as the Bridge Street Corridor develops. She said inevitably, there will be some redevelopment on the west side of the Scioto River on the OCLC site, and the Bridge Street Corridor Vision Plan will act as a guide to redevelopment that will be driven by property owners. She said that the intent is to make all development as great as it can be for everyone living in Dublin. She said that she feels that it is pivotal that the community be engaged every step of the way so that folks can come forward and be heard. She reiterated that the Vision Plan is a guide, and not something that will be forced on anyone. She said that the Commission will do what they can do to allow whoever is in the Corridor to continue doing what they are doing for as long as they care to do it, with the knowledge that the needs of the citizens already living in Dublin should be balanced, since they have certain expectations of the community that they have moved to. Ms. Amorose Groomes stated that redevelopment is going to happen, and there is nothing they can do about that, but the best thing they can do is to structure the redevelopment in a way that is well thought out and well planned like the balance of the community.

Mr. Grant said he appreciated Ms. Amorose Groomes' comments and said his family loves Historic Dublin and that they love to come downtown to the Indian Run Park. He said that Dublin is a high quality place to live and he loves Dublin and wants to see Dublin continue to grow strong.

Ms. Amorose Groomes asked if there was anyone else who wished to comment. [There was no one.]

Joe Budde said he likes the concept of the Bridge Street Corridor, but he understands the concerns expressed by the property owners, and he said he wanted to make sure that their concerns are addressed. He said that he was surprised that others in similar situations were not present to voice their concerns, although he thought that staff has done a great job of putting this information together.

Warren Fishman said that he is confused by the conforming/nonconforming issues, because as he understood it, Mr. Reiner's use would always be conforming.

Mr. Langworthy agreed with Mr. Fishman's statement and said that the existing use has been protected along with the outdoor areas, and the code also allows for the ability to expand the building. He said that the language is important between *conforming* and *nonconforming*, because the code currently allows for a fair amount of expansion for Existing Uses and Existing Structures, as well as protects the uses that are there. He pointed out that the code also gives property owners the ability to change ownership. He stated that existing property owners will be able to exist as long as they choose, and that they can opt in to the Bridge Street Code when they choose to do so.

Mr. Fishman asked why the zoning on the nursery site should not be changed to commercial.

Mr. Langworthy said that the objective is to avoid turning State Route 161 into another commercial strip like Sawmill Road. He said that this area is intended to be a distinctive "address" street with a high quality office presence and a different kind of look, and not a commercial strip. He said that that is why the building types are restricted to more mixed use and office buildings as opposed to single story commercial building types, to create a different atmosphere along State Route 161.

Mr. Fishman asked if zoning to BSC Office was a downzoning, and if the property owner had the right to exempt himself from the area rezoning.

Mr. Langworthy said that the Commission has the right to make that recommendation to City Council.

Mr. Fishman said he is worried about the Indian Run Estates neighborhood and the higher density, mixed use development expected around it.

Mr. Langworthy said that there is a provision in the existing zoning for the Cardinal Health South Campus for a substantial landscape buffer between that neighborhood and whatever may happen on the Cardinal property.

Ms. Kramb asked why the Bridge Pointe Shopping Center should be recommended for zoning to the BSC Office District when the Shoppes at River Ridge site is recommended for BSC Commercial. She thought the Bridge Pointe Shopping Center and Oakland Nursery should be zoned BSC Commercial. She noted that it seems as though the objective is to limit car dealerships along State Route 161 in the future, because those uses have been excluded.

Ms. Kramb agreed with Mr. Hale with regards to the Byers dealership, and felt that the zoning map goes too far with showing BSC Residential. She thought that the BSC Sawmill Center Neighborhood should be permitted on the Byers site west of Village Parkway.

Ms. Kramb said that she did not understand why there is a sliver of land with the BSC Sawmill Center Neighborhood District that reaches south to State Route 161.

Ms. Ray stated that the land is part of an existing parcel recommended for zoning to the BSC Sawmill Center Neighborhood District, and currently contains a driveway with access from State Route 161.

Ms. Kramb said it seems odd to have two small parcels recommended for BSC Office on the north side of State Route 161 on either side of that driveway. She recommended that the BSC Sawmill Center Neighborhood District be extended south to State Route 161.

Mr. Hardt said he would like to see a version of the zoning map that shows the proposed street network to see how the maps relate to one another. He agreed with Ms. Kramb with respect to the zoning along the north side of State Route 161, because he thought that the development in the BSC Sawmill Center Neighborhood District would want the visibility from one of the largest and most highly traveled roads in the city.

Mr. Hardt said when this process began, one of the stated intents was to create a mixed use development with a variety of uses, where people could live on one side of the street and buy a cup of coffee on the other side of the street. He said that the City has decided to accomplish this by using a form-based code. Mr. Hardt said that his understanding was that, as he had learned from the consultants, form-based code regulations are intended to govern the size and shape of buildings and how they interface with the street and public realm. He said that he is concerned they are getting back into a use-based code by dividing the Bridge Street Corridor into these use-centric districts. He thought that this approach would be detrimental to property owners, contrary to the stated intent of the Bridge Street Corridor, and that the names of the districts are misleading. He recommended that the BSC Office and

BSC Commercial districts be combined to address some of the concerns that had been raised at the meeting and put more focus on the building form instead of the uses.

Ms. Ray mentioned that, since the discussion on uses at one of the Commission's previous meetings, Planning is in the process of reviewing the districts and their list of permitted uses to allow a greater mix of uses. She said that regulating which building types are permitted in each of the districts will contribute to the character of each zoning district.

Ms. Krumb that there are few differences between the BSC Office and BSC Commercial districts on the use table, but the permitted building types are much different. She suggested that more building types should be permitted in more districts to help address some of the issues raised at this meeting.

Mr. Hardt recommended that Planning revalue the zoning designation for the Bridge Pointe Shopping Center to understand the impact of the BSC Office designation on that property, particularly with regard to the outparcels.

Jennifer Readler said that through a rezoning of a property, uses and structures that are no longer permitted in the new district would default to the existing nonconforming uses section of the Zoning Code, which is very limiting. She said that the Existing Uses section is unique because it is much more expansive than what these property owners would otherwise be entitled to. She stated that the conformity of those uses and structures are preserved; however, the use and/or structure has to be existing at the time of the rezoning.

Mr. Hardt said that he voted against the special meeting on December 8, 2011 or earlier because of the timing. He was concerned that with the remaining number of pages left to review, in addition to the new copy incorporating all of the revisions, it does not seem that there will be adequate time to prepare and review all of this material by December 8, 2011.

Ms. Amorose Groomes assured the Commission that they would not vote on either the code or the area rezoning until they are ready, and they have the ability to cancel the meeting on December 8, 2011 if they are not ready. She said she appreciates the sense of urgency that City Council has applied, but they also feel an urgency to get all of this right.

Ms. Krumb referred to the BSC Office Residential zoning district along I-270 and said that she could not imagine residential uses overlooking I-270.

Ms. Ray indicated that the intent of that district is to allow office and residential uses, because the district could go either way depending on market opportunities. She added that the existing development in that area will probably be there for a while as well.

Mr. Fishman said he was surprised that, considering the magnitude of this rezoning, there are so few people present to comment on the rezoning. He said he thought that the room would be packed. He said he would like to have another meeting with an opportunity for the public to provide comment.

Mr. Langworthy said that Planning has met with a lot of property owners, many of whom are satisfied with their proposed zoning designation and the language written for the Existing Uses and Existing Structures, and that is why there is not more activity or letters requesting different zoning districts – because of the work Planning has done to accommodate as many of property owners as possible.

Ms. Amorose Groomes confirmed that there will be additional meetings to discuss the code and area rezoning, and property owners would be notified of those meetings. She said that she agreed with Mr. Hardt's comments on draft code, that the regulations seem to be more function-based than form-based, and she said she did not understand why it would make a difference to anyone what happens behind the

façade of a building, and whether it is a shop or a parking area, as long as the building is properly interacting with the street and the traffic is functioning properly.

Ms. Amorose Groomes referred to the comment that they are trying to change the character of State Route 161 so that it feels different from that of Sawmill Road. She said she disagreed that Sawmill will continue to be very commercial and auto-oriented, particularly if we get the type of mixed-use, regional redevelopment that is anticipated for that site. She envisioned that to be very different from State Route 161 now and in the future. She said she thought that State Route 161 is a natural place for businesses like Oakland Nursery.

Ms. Amorose Groomes confirmed that the other Commissioners agreed that the zoning map should be modified to be consistent with the requests made by the property owners this evening, including changing the Oakland Nursery, La Scala restaurant, Bridge Pointe Shopping Center, and others along State Route 161 to BSC Commercial, and changing the Byers and Charles Penzone's sites to the BSC Sawmill Center Neighborhood District.

Mr. Hardt thought there should be no distinction between the BSC Office and BSC Commercial districts.

Ms. Kramb thought that the Fifth Third office building and others along the north side of State Route 161 should be part of the BSC Sawmill Center Neighborhood District.

Ms. Amorose Groomes thanked the public in attendance for providing comments on the proposed area rezoning. She confirmed that the Commission would take a short break before moving onto the discussion of the Bridge Street Corridor Development Code.

Ms. Amorose Groomes adjourned the meeting at 10:25 pm.

As approved by the Planning and Zoning Commission.

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Meeting

Held

November 20, 2000

(YEAR)

waiver for use of the facility.

Vote on the motion – Mr. Reiner, yes; Mrs. Boring, yes; Mr. McCash, yes; Mr. Adamek, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

LEGISLATION

PUBLIC HEARING/SECOND READING - ORDINANCES

Ordinance 54-00 – An Ordinance Providing for a Change in Zoning for 3.56 Acres Located on the Southwest Corners of West Bridge Street and Franklin Street, from: PUD, Planned Unit Development District and R-4, Suburban Residential District, to: PUD, Planned Unit Development District. (Dublin Community Church Plan – Old Dublin Town Center - Case File No. 99-131Z) (Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, OH 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, OH 43017)

Ms. Clarke stated that this is a rezoning for approximately 3.5 acres which includes the Dublin Community Church on the southwest corner of Franklin and Bridge Streets, an additional portion on the southeast corner of Franklin and Bridge Streets with a 21-space parking lot and a duplex on Franklin Street. There are no changes proposed for the church site. The change to the east side would be the addition of a commercial building of 10,000 square feet with parking behind it. The proposal includes a slight relocation to the south of Sells Alley to provide better access for the area. She showed slides of the site and surrounding area.

The architecture of Town Center I would be duplicated with this building, and the elevations will be similar. The duplex property is zoned R-4 and the rest is zoned PUD. The rezoning wraps all of this into one PUD. It was reviewed by Planning Commission in April, and after significant discussion, focused for the most part on parking, the Commission recommended approval with the 12 conditions contained in the Record of Action of April 6, 2000. In the approval process, a significant change was that several of the proposed permitted uses, including restaurants, bars, taverns and pubs were changed to conditional uses because of their impact on parking in Old Dublin. There was some discussion about the church's participation in a parking solution, as the church has 120 spaces. However the church has scheduled activities which rely upon their parking spaces and so the issue was not resolved. As a PUD which provides for additional parking resources and 10,000 square feet of additional retail, office and commercial uses, the Planning Commission recommended approval.

Ms. Chinnici-Zuercher asked if the condition related to outdoor seating is the same as that applied in other areas of Old Dublin.

Ms. Clarke responded that generally speaking, for all new uses in Old Dublin, outdoor seating is a conditional use.

Ms. Chinnici-Zuercher stated that staff is then recommending approval of the outdoor seating as presented, but any additional outdoor seating would require conditional use approval.

Ms. Clarke stated that is correct. This application is being handled differently because it is being addressed in this zoning text at this time.

Mr. Hansley added that it has generally been handled previously on a case by case basis.

Mr. McCash stated that all businesses in Old Dublin currently require conditional use approval for outdoor seating. This application is being given approval for outdoor seating as part of their rezoning approval, giving them an advantage over other businesses. Unless the historic business district ordinance is amended to allow outdoor seating up to a certain size or number of seats as a permitted use, the only way to secure this is through a conditional use application.

Ms. Clarke responded that the historic business district would permit this applicant to have outdoor seating. However, under this PUD, restaurant is not a permitted use, but instead a conditional use. In other commercial buildings in Old Dublin, restaurants and bars are permitted uses and the outdoor seating would be a conditional use.

Mr. Hansley pointed out that this issue was not raised with the approval of Town Center I where Starbucks had outdoor seating approved.

Mr. McCash stated that he had previously recommended that the City change the overall zoning for Old Dublin to eliminate red tape and minimize the additional fees and

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Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 1019

Held November 20, 2000

(YEAR)

approval processes necessary.

Ms. Chinnici-Zuercher stated that what Ms. Clarke is suggesting is that food and drink establishments are the ones that desire outdoor seating, and so the conditional use approval process will cover them.

Ms. Clarke responded that most of the neighborhood concerns relate to the noise associated with restaurant patrons.

Mrs. Boring stated that parking was a major concern at P&Z. She received a call regarding the fact that the old Firehouse Building parking will be eliminated with this development. The former toy store building also relies upon the church parking lot. Ms. Clarke stated that the concern of P&Z was that for restaurant uses in particular, the church would need to be part of that parking solution. The parking being developed to the south will handle the retail component of the building. The applicant will need to have a proposed parking plan in order to secure a conditional use for a restaurant. The toy store actually borrowed the church parking spaces; they did not own their own parking. However, the church does not have an obligation to continue to provide parking for the toy store.

Brian Horne, Horne & King Architects, noted that he represents the applicant. He is available to respond to questions.

In response to Mayor Kranstuber, he indicated that he has no knowledge of the toy store's reliance upon the 21 spaces. The store still has parking spots remaining behind the store.

Mrs. Boring stated that she is more concerned with the overall, net impact on available parking in Old Dublin.
Discussion followed.

Mayor Kranstuber summarized that at some future date, the City may hear complaints about the need for parking. He does not want the City to have to bear the cost of acquiring land for parking needs based on approval of this project.

Mr. Hansley stated that this applicant has met the Code for parking requirements. The City will continue to partner in addressing parking problems in Old Dublin. With the goal of revitalization of Old Dublin, any need for more parking is a positive thing.

Discussion continued.

Mr. Reiner summarized that this is a very nice project, but he would hope that in the future, restaurants would be permitted as they would bring vitality to the area. This applicant has addressed the parking needs for his project, and the project fits very nicely into the downtown area.

Vote on the Ordinance – Mr. Adamek, yes; Mr. McCash, no; Mrs. Boring, no; Ms. Chinnici-Zuercher, yes; Mayor Kranstuber, yes; Mr. Reiner, yes.

~~**Ordinance 145-00 – An Ordinance Accepting the Annexation of 41.708+/- Acres from Washington Township to the City of Dublin. (Jean H. Schneiderer, et al.)**~~

~~Mr. Hansley stated that this ordinance is in keeping with Council's goal to eliminate the islands of township within the City limits. The four adjacent properties along Dublin Road in this area are the subject of an annexation which will be filed by Mr. Close in the near future.~~

~~Vote on the Ordinance – Mr. Reiner, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. McCash, yes; Mayor Kranstuber, yes; Mr. Adamek, yes.~~

Ordinance 147-00 – An Ordinance Accepting the Lowest/Best Bid for the Dublin Recreation Center Parking Lot Expansion, Appropriating Funds Therefor, and Declaring an Emergency.

Mr. Hansley stated that staff is recommending Strawser Paving as the low bidder. Council has previously authorized the design of the parking lot expansion.

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street



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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

April 6, 2000

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

2. **Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of West Bridge Street and Franklin Street.
Existing Zoning: PUD, Planned Unit Development District and R-4, Suburban Residential District.
Request: Review and approval of a rezoning from PUD, Planned Unit Development District and R-4, Suburban Residential District to PUD, Planned Unit Development District.
Proposed Use: A mixed-use development of 10,500 square feet with restaurant, retail and office uses.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Franz Road, Dublin, Ohio 43017.

MOTION: To approve this rezoning application because it complies with the Old Dublin Design Guidelines, increases parking resources within Old Dublin, and promotes gathering places in the area, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;
- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That the text be revised to list restaurants, bars, taverns, and pubs as conditional uses;
- 5) That tree preservation and replacement measures be included in the text;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

April 6, 2000

2. Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street (Continued)

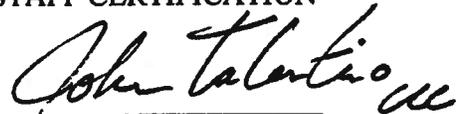
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised by eliminating stucco and synthetic stucco as permitted building materials;
- 8) That the text be revised to state that designated parking shall be provided for any residential uses;
- 9) That the text require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along the east side of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

* Patrick Grabrill agreed to the above conditions.

VOTE: 7-0.

RESULT: This rezoning application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



John Talentino
Assistant Planning Director

13) That revised plans, be submitted within two weeks and prior to scheduling the pre-submittal meeting, subject to staff approval.

Mr. Olmstead agreed to the above conditions. Mr. Sprague seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Boring, yes; Mr. Lecklinder, yes; Mr. Peplow, yes; Ms. Salay, yes; Mr. Sprague, yes; and Mr. Eastep, yes. (Approved 7-0.)

2. Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street

John Talentino presented this rezoning request for a site that includes the Dublin Community Church PUD. The eastern church 21-space parking lot is proposed for development. The area to the south of it will be used for about 70 new spaces. The existing church and its western parking lot are not to be changed. He said the Architectural Review Board supported this application. The ARB was concerned about screening the parking lot, buffering along the neighboring residences, and providing good pedestrian access and circulation through this site.

Mr. Talentino showed several slides. The proposal includes vacating a portion of an alley to the east of Franklin Street, replacing it with another circulation area. He noted Franklin Street has no sidewalks. An existing duplex will be razed. He said staff recommends preserving some significant trees on the site. One of the two large trees behind the residence can be saved.

One way circulation is proposed through the parking lot. The proposed building is very close to Bridge and Franklin Streets. He said there is a staff alternative parking lot layout included in the Commission packet. He said there are five curbcuts in the proposed design. A staff alternative reduced this to two and increases interior landscaping. The final development plan will determine the parking lot layout. He said the Community Plan encourages buildings along the street with screened parking to the rear. He noted the staff alternative yields fewer spaces.

He said this building repeats the general design of the Town Center I. The scale and character follow the Old Dublin Design Guidelines. It has multiple entrances and storefronts on each elevation and uses a variety of materials. It employs plain changes and gives the impression of several buildings developed over time. The 10,500 square foot building, depending on the tenant mix, meets the parking Code. If there is a restaurant, the parking requirement raises. Staff suggests using some of the church parking to meet that additional Code requirement due to its proximity. This is not included in the application.

Mr. Talentino said the Old Dublin traffic study addresses a possible bypass road in the northwest quadrant of the Bridge/high intersection and a possible median along Bridge Street. Creating a cul-de-sac on Franklin Street was not recommended; it forces the neighborhood traffic through the Bridge/High intersection, and causes it to fail. There has been discussion about making it appear not to be a through street. Restrictive pavement width with parking there, or heavy landscaping, or signs could be used.

Mr. Talentino said buffer standards were also discussed at the neighborhood meeting. He said the applicant, staff, and neighbors all agreed to work together on a buffer. The idea was a three-

foot stone wall with evergreen plantings on either side as a buffer. He said staff wants to meet later to solidify those commitments in the text prior to scheduling it for Council. The text needs to reference signage, lighting, stormwater management and architecture, similar to Old Dublin Town Center I. He said tree replacement is an issue that also needs to be resolved.

Mr. Talentino said staff feels this application is consistent with the Community Plan goals and the Old Dublin Area Plan. The development standards are consistent with Old Dublin, and staff recommends approval of this application, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;
- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That text be revised to include at least part of the 125 church parking spaces in the overall parking solution, subject to staff approval;
- 5) That tree preservation and replacement measures be included in the text;
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised to eliminate stucco and synthetic stucco as permitted building materials, and to eliminate outdoor seating as a permitted use for the existing church (Subarea 1);
- 8) That the text be revised to state that designated parking shall be provided for residential use;
- 9) That the text be require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along both sides of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

Mr. Eastep was sympathetic to some of the issues raised by residents. Franklin Street residents should not suffer because of commercial expansion nearby. The neighbors have characterized it as over-development of the area, and they do not want commercial traffic on their residential street. He understood the reason for not creating a cul de sac at Franklin Street. There is no right-of-way to improve the Bridge/High intersection because of the building setback. Franklin Street should not be used to re-route the traffic. He raised this as a problem with Phase I and Phase II of this proposal. He said Dublin wants development and wants to revitalize Old Dublin, but he asked why should the residents suffer the consequences. Ms. Salay agreed.

Mr. Talentino did not agree that there was suffering. He said the traffic study did not conclude where the cul-de-sac should be located. He said when traffic is completely cut-off, the larger intersection fails. He said traffic should be allowed to come off Bridge Street, into the church. There needs to be more than one way out. He said the pavement on Franklin Street is very wide, and could be narrowed.

Mr. Eastep said that would not be pro-active engineering. He asked if the majority of the residents agreed with the plan. Mr. Talentino said the residents' main concerns were parking, traffic and screening, but there was not a lot of negative reaction to this plan.

Mr. Eastep wanted the church, as part of this PUD application, to screen the 125-space parking lot. He said the church parking lot screening must come into compliance for him to support this. Mr. Talentino said no changes to that site are proposed.

Ms. Clarke said technically, the church is an applicant because its PUD plan is being altered. Its eastern parking lot is proposed for development, and this substantially alters the approved plan. No changes to the western side of Franklin Street are proposed, but both sides of the street are included in the PUD, regardless of who owns them today.

Ms. Salay wanted to encourage a pedestrian connection such as a brick path between the Dublin Town Center I and II. Parking needs to be identified and utilized, and parking is a concern. She asked if the church had agreed to its 125 parking spaces being used for this project because it has weddings and other events in addition to Sunday services. She noted there is a preschool located at the church.

Mr. Talentino said the goal of an overall parking solution was discussed with the church, and the church is willing to be a part of the solution. They have concerns about daycare parking and special events. A parking agreement has not yet been reached.

Mr. Sprague said he serves on the Old Dublin Revitalization Task Force. He announced the public meeting on April 12 to discuss its recommendations. He asked if the proposal to visually separate Franklin Street from the commercial area is consistent with the task force's initial recommendations. Mr. Talentino said there was not an actual proposal, but the northern Franklin Street extension is a bypass of the intersection, it is not to get people to south Franklin Street. Movements through the neighborhood could easily be restricted, if necessary.

Mr. Sprague understood there was a net parking gain. Parking has both a residential and commercial component. There needs to be a comprehensive view on parking. He asked if all the church parking spaces could be obtained in a parking agreement.

Ms. Clarke said the church is the major property owner of the PUD being altered, and under Code, it is the applicant. She said no church could loan all of its parking all of the time without considering its own needs. Mr. Sprague said the church lot is rarely full. Mr. Talentino said a portion of the church parking might be shared at certain hours. Mr. Sprague said the overall plan will aesthetically improve the overall area around the church. It will enhance the area.

Mr. Fishman favored this project but was disappointed the parking issue was unresolved. The church is not present, and without a solid agreement with the church, he visualized a future sign saying "Church Parking Only." Without a church representative, there is no agreement.

Patrick Grabill, applicant, said he understood the application was filed using the name of the Dublin Community Church. However, because of the delays and to help the church, he has bought the eastern property. He considered the church to be no longer involved because the land is already in Mr. Grabill's name. Mr. Eastep noted the church was a co-applicant by Code.

Mr. Grabill hopes a municipal or quasi-municipal parking authority will be created. As this site develops, they will install the parking lots first, so the church does not lose 21 spaces during construction. He hopes the Old Dublin Task Force recommends that the City adopt ownership of the Old Dublin parking issue. The authority can then work with the church on parking. He would like for Dublin to work with the church on a maintenance and cross easement agreement, but that cannot be done out of sequence. The church needs to be involved in the decision process, and he thought the current progression was logical. A plan should be provided to the church that makes sense for it. He said he would not commit the church to do whatever the Commission wanted. He again said the church is not an applicant for Town Center II.

Mr. Eastep said on paper and officially, the church was a co-applicant. He noted no one from the church was present. He said by altering the PUD for the church, the other 125 church parking spaces become involved. Mr. Grabill responded that the 125 church parking spaces are not part of his application. His application did not bind the church on its existing parking lot. He said the Commission needs to make its decision on Town Center II as presented. He said the City of Dublin has failed to prepare an effective coordinated parking plan.

Mr. Grabill said his application is balanced on parking. The additional 125 parking spaces that the City has might be involved if a restaurant use is proposed. He said everything else in Old Dublin has parking variances, but this proposal includes more parking than any other application in the district. He did not want this hung up on a parking technicality. He was told last November, that Dublin would rewrite its zoning code for the historic district.

Mr. Fishman suggested that a restaurant be treated as a conditional use, to deal with parking later. Mr. Grabill said that puts the cart was before the horse. He said the Task Force has to create an overall parking authority for Old Dublin. If every little property has to comply with parking, Old Dublin can never be developed. He can not accept a condition that said he must come back to use the church's parking lot for a restaurant use. He said the City had to take ownership of the parking issue.

Mr. Fishman understood Mr. Grabill's point. However, if a restaurant is added, there will be no place to park regardless of what the City does or does not do. Therefore, the residents behind this development will have cars parked on their lawns, driveways, etc. He said the solution was to make an parking agreement with the church.

Mr. Grabill said the City, not a property owner, needed to do that. The parking solutions have to be designed as an overall development. He promised to do everything possible to work with the church to add to the parking. He said the City needs to do more.

Mr. Lecklider asked how the parking requirements were addressed in Dublin Town Center I. Mr. Grabill said variances were granted with no usage restrictions of any kind.

Mr. Talentino said the project probably meets the Parking Code as presented, except if a restaurant is included. He noted that a restaurant was a permitted use, per the text.

Ms. Salay said restaurant customers would not return if there were parking problems. Ms. Salay was very concerned about the Franklin Street residents. If the parking problem becomes theirs, they will be unhappy. She liked this project and it was great looking.

Mr. Grabill said from a business standpoint, a restaurant was not being encouraged. He wanted to remain flexible.

Mr. Eastep said the church is part of this application. Mr. Grabill agreed, technically. He stated that City Council did not do as the Commission recommended before, and that the church was very angry at the City for some of the things it had been asked to do. He thought the Task Force will provide a positive, cooperative solution soon, but this application should be separate.

Mr. Eastep said some of his issues from the September 2, 1999 Commission meeting have not been addressed. He appreciates that the applicant is bringing business into Old Dublin, but it is really not Dublin's responsibility to provide parking for his business. He sees this as largely a private sector responsibility, part of doing business.

Mr. Grabill said things are different in a historic district. He said Dublin granted variances for the removal of gas stations from the corner. He said that was a positive solution. He said the typical parking lot restrictions cannot reasonably be imposed in downtown Dublin.

Mr. Grabill thought the Historic District regulations, drafted by Councilmember Tom McCash, would be in place by now, and those regulations were to waive parking requirements. He said he had been cooperative and supportive of Dublin's efforts in Old Dublin. Without the cooperation of the Commission and others, redevelopment will never happen. He cannot do this alone, and the typical standards make no sense in Old Dublin.

Mr. Eastep agreed. However, he believed the church really is central to the issue, and that Dublin should not have the sole responsibility to find parking to solve the problem.

Mr. Grabill said ten years ago he did Cobblestone Square on South High Street. It added 18 parking spaces, vacated the alley for Dublin, redeveloped that, and gave it back to the City. That is all public parking. He said there is only a finite amount of land. He said he would accept a negative vote from the Commission, but he does not believe the church is still involved.

Mr. Eastep said the approved parking for the church is not being rezoned, and the church is therefore involved. If they did not want to be involved, they should have kept their parking lot. He thought a church representative should have been present.

Mr. Grabill said the staff asked him to add the church because it was part of the original PUD. Mr. Grabill said the church will react when they see Dublin's comprehensive parking plan and redevelopment package. He said there is a sequence problem, and the church could not wait any longer. They are nearly done with Town Center I, and they need to move on to this project.

Mr. Eastep said he greatly appreciates the upgrading and revitalization of Old Dublin that Mr. Grabill is doing. His concern is that more is being developed that the parking reserves can support. He does not oppose this application, but he is concerned about parking to make it work.

Mr. Grabill said there is total agreement that there was not enough parking. He said the parking solution should be comprehensive. He said there will be a Starbucks Coffee at Old Dublin Town Center I. He said he could not afford to put residential use on the second floor of either project.

Mr. Lecklider said he understood Mr. Grabill's frustration with the sequencing. He did note that the responsibility should not be borne by this Commission. The Commission wants to cooperate with everyone.

Mr. Grabill said they tried hard to conform with the Community Plan and the development standards. The Commission needs to act or opportunities will be missed. Mr. Lecklider did not want to miss opportunities, but he wanted something stronger than faith to vote on. He understood Mr. Eastep's point, that we to rely on the church for parking.

Mr. Grabill said he would submit a conditional use for a restaurant use, but he could not tie it to the church. He said he could not accept Condition 4.

Mr. Eastep asked if restaurant uses were conditional in Town Center I. Mr. Grabill said it was zoned a Central Community Commercial District. He said they agreed to bring it back in as a zoning so that the historical records would be accurate.

Mr. Fishman said if there is a restaurant use, Mr. Grabill will have to come back to the Commission for approval. Mr. Banchefsky said that could be a commitment which was part of this application, but it would not take the church out of the picture.

Mr. Fishman said the church was not the whole issue. If a parking garage is going to be built nearby, this will solve the problem and the restaurant will be approved. Mr. Lecklider hoped this solution will be known within a couple of months.

Mr. Talentino said a restaurant needs one space for every 50 square feet of building, which is about three times as many as required now. Mr. Grabill did not think there would be much demand for a restaurant, but he could not make any kind of commitment for the church.

Mr. Talentino said the applicant will build a sidewalk in on the east side of Franklin Street. But the west side belongs to the church, and that is not being constructed. Staff and the Architectural Review Board recommend installing sidewalks on both sides because of the pedestrian traffic expected here. Sidewalks should also be considered in the overall parking solution.

Ms. Salay said the sidewalk would be necessary if, and only if, the church was part of the comprehensive parking solution.

Mr. Lecklider said if this application is approved, there is no leverage to encourage the church to install a sidewalk. There is no one from the church to accept a condition either.

Mr. Sprague asked if the City could install a sidewalk on the west side in the easement.

Mr. Grabill said a parking authority could approach the church, perhaps leasing the lot for one dollar and maintaining it. As an additional consideration, it could provide a brick cross pavement. He did not think a sidewalk on the west side of Franklin Street was important, but the church will be using the new lot, and a crossing point would be good.

Mr. Lecklider said the traffic would increase in this area as a result of this project, and he was concerned people would walk on the street.

Mr. Talentino said outdoor seating was a permitted use in the text; he said the nearest residence was about 200 feet away. The outdoor dining area is very small, holding only a table or two, and no outdoor speakers. He was not concerned about creating a situation with the neighbors as is experienced with Mary Kelley's. Mr. Lecklider suggested revising the outdoor seating condition to include restaurants, bars, and taverns, as conditional uses.

Mr. Lecklider asked if the median was still an option on Bridge Street from High Street west to Franklin Street. Mr. Talentino said yes. Mr. Sprague said the study said it was feasible, but the Old Dublin Task Force recommendation does not include it.

Mr. Grabill said he hopes to create a streetscape for Dublin. There is an area where people congregate during parades. He hoped the public patio at the corner of Franklin Street and Bridge Street. He wanted to encourage seating there, but not table or restaurant seating.

Mr. Grabill said they will repeat the text for Dublin Town Center I and use the same sign standards and materials. He said a visual barrier is needed along the alley behind Franklin Street, such as a dry laid stone wall. Several residents have rear-loading driveways. He will work with staff and Ms. Cassidy, the adjacent property owner, to accomplish the same kind of look.

Mr. Lecklider asked if the asphalt shingles proposed would be consistent with Dublin Town Center I. Mr. Grabill said yes. He noted the building has a large section of flat roof. Brian Horne said the shingles will be one of the same types used on Dublin Center I. They are an asphalt shingles that has dimensions that are cut to look like slate shingles.

Mr. Grabill agreed to the conditions below, but he could not make commitments for the church.

Ms. Boring was very concerned that the church was not present to acknowledge the conditions and text for the PUD of which they are a part. Mr. Sprague said the church was notified and waived its opportunity to be present and heard.

Mr. Lecklider noted that no changes were being made to the text as it related to the church.

Mr. Eastep noted the time was 11:10 p.m. After discussion the Commission decided not to waive the 11 o'clock rule. The fifth case would be postponed due to the hour.

Mr. Banchefsky recommended that staff contact the church to let them know what transpired at this meeting. They can voice any concerns to City Council.

Ms. Boring was against the west side sidewalk on Franklin Street because it went nowhere.

Mr. Fishman said his only problem was solving the parking problem. He said if the restaurant is a conditional use, the parking problem is solved. It can be dealt with later.

Ms. Boring asked why staff recommended elimination of outdoor seating as a permitted use for the church. Mr. Talantino said there is no interest in limiting anything that the church now does. "outdoor seating" is seen as a commercial use, and it seems inappropriate at the church site. Ms. Boring said the second half of Condition 7 needed to be eliminated because Mr. Grabill would not accept any condition on behalf of the church.

Ms. Boring said she was most concerned about the parking being handled. She did not want to impose anything on the church. She said Condition 10 should be amended to say that brick sidewalks should be extended on the east side only.

Rob Montgomery, 32 West Bridge Street, the Animal Hospital, asked why the church was on the application if it was not needed. He is a member of the church and did not know why they were not represented. Mr. Eastep explained this was because the church's PUD is being revised. He noted the zoning runs with the land.

Mr. Eastep asked if the church site currently met the current Landscape Code. Ms. Newcomb said it should due to its recent expansion. She agreed to have it field checked for compliance.

Ms. Boring said the minutes reflected that the Commission recommended to Council that the church receive the sidewalk waiver at that time.

Ms. Salay made a motion to approve this application because it complies with the Old Dublin Design Guidelines, increases parking resources within Old Dublin, and promotes gathering places in the area, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;

- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That the text be revised to list restaurants, bars, taverns, and pubs as conditional uses;
- 5) That tree preservation and replacement measures be included in the text;
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised by eliminating stucco and synthetic stucco as permitted building materials;
- 8) That the text be revised to state that designated parking shall be provided for any residential uses;
- 9) That the text require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along the east side of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

Mr. Grabill agreed to the above conditions. Mr. Eastep seconded the motion and the vote was as follows: Mr. Eastep, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Fishman, yes; and Ms. Salay, yes. (Approved 7-0.)

~~3. Revised Final Development Plan 00-022FDP - Coffman Park - 5600 Post Road~~

~~Carson Combs presented this revised final development plan for 56 acres located on the northwest corner of Post Road and Emerald Parkway. The proposal will alleviate current erosion problems for the existing pond, and provide for aesthetic enhancements. The general area is the pavilion/ice rink and the pond. He showed several slides.~~

~~Mr. Combs said a pedestrian walkway around the retention pond and formal planting areas around the pavilion were included in the Coffman Park Master Plan. The pond's riprap has provided for some erosion problems. The City wants to alleviate these through the combination of a retention wall with a sidewalk and a seating wall around the eastern edge of the pond. Low accent lighting is also proposal around the large oval lawn. The fixtures will be on dark green poles that match others already in the park. They are 100-watt fixtures and about 20 feet high.~~

~~Ms. Boring asked if this is the area used as secondary parking for the Irish Festival. Ms. Clarke said yes, but event parking is a temporary use. The space has always been programmed as an exhibition ground in the Coffman Park Master Plan.~~

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

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Meeting

Held

March 20, 2000

(YEAR)

Ordinance 50-00 – An Ordinance Providing for a Change in Zoning for 664.80 Acres that Consolidates Multiple Parcels into an Irregularly Shaped Site that is Generally Bounded by Avery Road on the east, Shier-Rings Road on the north, Cosgray Road on the west, and Rings Road on the south, From: R-1A and R-1B, Restricted Suburban Residential Districts (Washington Township zoning classifications), To: PLR, Planned Low Density Residential and PCD, Planned Commerce Districts (Dublin Golf Course Community – Case File No. 00-020Z) (Applicant: Multicon Home Builders, Inc., represented by Christopher T. Cline, Blaugrund, Herbert & Martin, 5455 Rings Road, Suite 500, Dublin, OH 43017) Mr. Adamek introduced the ordinance and moved referral to the Planning and Zoning Commission.

Mr. Peterson seconded the motion.

Vote on the motion – Mayor Kranstuber, yes; Mr. McCash, yes; Mr. Adamek, yes; Mr. Peterson, yes.

Ordinance 51-00 – An Ordinance Providing for a Change in Zoning for 25.8 Acres Located on the Southwest Corner of Dublin Road and Tuttle Road, from: R-1, Restricted Suburban Residential District, to: PLR, Planned Low Density Residential District (Wuertz Property – 4189 Tuttle Road – Case File No. 00-024Z) (Applicant: Charles Driscoll, Edwards Land Company, 500 S. Front Street, Suite 770, Columbus, OH 43215, representing property owner National City Bank, Trustee of the Pauline Wuertz Trust, c/o Gary Moreland, 155 E. Broad Street, Columbus, OH 43215) Mayor Kranstuber introduced the legislation and moved referral to the Planning and Zoning Commission.

Mr. Adamek seconded the motion.

Vote on the motion – Mayor Kranstuber, yes; Mr. Adamek, yes; Mr. McCash, yes; Mr. Peterson, yes.

Ordinance 52-00 – An Ordinance Repealing Ordinance 50-97 and Authorizing Revised Consent Legislation with the Ohio Department of Transportation to Increase ODOT's Financial Participation in the Rings Road Bridge Widening Over I-270 Project.

Mayor Kranstuber introduced the ordinance.

Mr. Hansley stated this revised consent legislation provides that a higher level of funding by ODOT for the Rings Road bridge widening over I-270. Staff is requesting adoption by emergency tonight to ensure receipt of these funds.

Mayor Kranstuber moved for passage by emergency.

Mr. Reiner seconded the motion.

Vote on the motion – Mr. McCash, yes; Mr. Reiner, yes; Mayor Kranstuber, yes; Mr. Peterson, yes; Mr. Adamek, yes.

Vote on the Ordinance – Mayor Kranstuber, yes; Mr. Adamek, yes; Mr. Peterson, yes; Mr. McCash, yes; Mr. Reiner, yes.

Ordinance 53-00 – An Ordinance Approving a Tax Credit and Economic Development Agreement with SubmitOrder.com and Authorizing, Confirming and Ratifying the Execution of the Agreement.

Mr. Adamek introduced the ordinance.

There will be a second reading/public hearing at the April 3 Council meeting.

Ordinance 54-00 – An Ordinance Providing for a Change in Zoning for 3.56 Acres Located on the Southeast Corner of West Bridge Street and Franklin Street, From: PUD, Planned Unit Development District and R-4, Suburban Residential District, to: PUD, Planned Unit Development District. (Dublin Community Church Plan – Old Dublin Town Center – Case File No. 99-131Z) (Applicant: Paul Phillips, Re/Max Achievers, 6235-A Perimeter Drive, Dublin, OH 43017, representing Dublin Community Church – United Church of Christ, 36 Franklin Street, Dublin, OH 43017) Mayor Kranstuber introduced the legislation and moved to refer it to the Planning and Zoning Commission.

Mr. Adamek seconded the motion.

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

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Meeting

DAYTON LEGAL BLANK CO. - FORM NO. 1012

Held March 20, 2000

(YEAR)

Vote on the motion – Mayor Kranstuber, yes; Mr. Adamek, yes; Mr. Peterson, yes; Mr. McCash, yes; Mr. Reiner, yes.

INTRODUCTION & PUBLIC HEARING – RESOLUTIONS

Resolution 19-00 – A Resolution Authorizing the Regulation of Traffic on Muirfield Drive and Other Roads in Muirfield Village and Waiving Certain Provisions of the Dublin Sign Code during the Annual Memorial Tournament.

Mr. Adamek introduced the resolution.

Mr. Hansley stated that staff recommends adoption as this legislation allows for Dublin to install temporary signage to assist with the flow of traffic during the Memorial Tournament.

Vote on the Resolution – Mr. Adamek, yes; Mr. McCash, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mayor Kranstuber, yes.

Resolution 20-00 – A Resolution Appointing Members to the Various Boards and Commissions of the City of Dublin.

Mayor Kranstuber requested that the press be provided with a copy of the resolution with the complete list of appointments.

Vote on the Resolution – Mr. Reiner, yes; Mayor Kranstuber, yes; Mr. McCash, yes; Mr. Peterson, yes; Mr. Adamek, yes.

OTHER

Final Plat – Amberleigh North, Section 2

In response to Mayor Kranstuber, Ms. Clarke, Planning Director stated that the final plat conforms with the preliminary plat.

Mayor Kranstuber moved for approval of the final plat of Amberleigh North, Section 2.

Mr. Peterson seconded the motion.

Vote on the motion – Mayor Kranstuber, yes; Mr. Reiner, yes; Mr. McCash, yes; Mr. Adamek, yes; Mr. Peterson, yes.

Staff Report in response to Petition for Sanitary Sewer Service for Area North of Summitview Road and West of Sawmill Road

Mayor Kranstuber suggested that this be considered later on the agenda, as there are no residents present at this time for the discussion.

Discussion re Next Phase of Construction of the Dublin Road Bike Path

Mr. Kindra stated that, as requested, he has provided Council members with a map of the entire layout of the Dublin Road bikepath between the library and Glick Road. Based on the \$150,000 funding allocated per year, and some separate funding for the tunnel, staff has indicated on the map the feasible sections to do each year. The present funding of \$150,000 will not be sufficient to carry out the program in some years. Staff would propose that further consideration be given to the funding in future years.

Mayor Kranstuber suggested that Council discuss this at the time of capital budget hearings.

Mr. Kindra stated that for this year, he suggests that the gap be completed between the Killilea subdivision and Browning Court.

Mr. McCash asked if there is a way to include wooden decking in areas to reduce the impact on grading along the side of the road.

Mr. Kindra stated that this type of bikepath would be very expensive and probably unnecessary.

Mr. McCash suggested that the Old Dublin Revitalization Task Force may want to discuss this.

Mayor Kranstuber moved to approve the phasing which is detailed in Mr. Kindra's memo of March 8, 2000.

Mr. Reiner seconded the motion.

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street



CITY OF DUBLIN

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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 2, 1999

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

8. **Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of West Bridge Street and Franklin Street.
Existing Zoning: PUD, Planned Unit Development District and R-4, Suburban Residential District.
Request: Review and approval of concept plan under the PUD provisions of Section 153.056.
Proposed Use: Existing church and parking lot and new 10,450 square foot commercial building with restaurant, retail and office uses.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio, 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

MOTION: To approve this concept plan with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;
- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 2, 1999

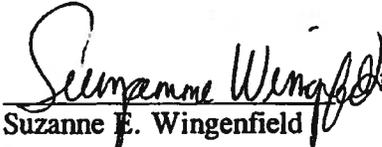
8. **Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street**
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

* Patrick Grabill agreed to the above conditions.

VOTE: 7-0.

RESULT: This concept plan was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION


Suzanne E. Wingenfield
Planner

- 12) That the homeowners' association maintain all common property; and
- 13) That Conditions 1, 2 and 3 be met prior to this case being scheduled for City Council consideration.

Ben Hale agreed to the above conditions. Mr. Harian seconded the motion, and the vote was as follows: Mr. Eastep, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. Leckliter, yes; Mr. McCash, yes; Mr. Harian, yes; and Mr. Fishman, yes. (Approved 7-0.)

7. Final Plat 99-075FP – Kendall Ridge, Section 2

This case was been postponed prior to the meeting until a later date. Notices were sent to the property owners. There was no discussion or vote taken.

8. Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street

Suzanne Wingfield said this concept plan includes the Dublin Community Church, its parking lot and a duplex on Franklin Street in Old Dublin. She said the church and a small parking lot on the southeast corner of Franklin and Bridge Streets were rezoned PUD in 1996. The corner is proposed for a new 10,000 square foot building. All the church property is included in this application, but no changes are proposed to the church itself.

Ms. Wingfield said the Architectural Review Board (ARB) informally considered this on August 25, and generally supported it. The ARB wanted attention to be given to landscaping and screening of the proposed parking lot from the homes on Franklin Street and to pedestrian connections between the parking lot and the building. She showed slides of the area.

She said an alley south of the corner lot is proposed for development. The duplex will be razed and replaced by a 76-space parking lot. She referenced the Old Dublin Area Plan of the Community Plan. The proposed building is two stories with restaurant and office uses. The architecture will be similar to that of the building under construction at Bridge and High Street. Materials include brick and cedar siding, asphalt shingles and standing seam metal roofs. Specific materials and colors must be submitted for approval by the ARB.

She said the brick sidewalks along Bridge Street should be extended down Franklin Street with benches, etc. A fence is proposed along the parking lot, and it should be either brick or stone to serve as a buffer along the homes. She said the plan needs more interior landscaping, street trees along Franklin Street, additional parking lot buffering, and tree preservation.

Ms. Wingfield said it is consistent with the Old Dublin character. Staff suggests additional work on the parking lot layout, pedestrian connections to the building, and sidewalks, lighting, etc. along Franklin Street. Staff recommends approval with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;

- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

Ms. Wingenfield said Council granted a sidewalk waiver to the church for the west side of Franklin Street. New development increases the need for sidewalks. The applicant had suggested additional pavers across Franklin Street from the parking lot. She said a sidewalk on the east side of Franklin Street, along this site's frontage, was necessary.

Mr. Sprague noted that an opposing letter was received from John and Sue Stroofer concerning traffic and lot coverage in Old Dublin.

Mr. Eastep suggested "cul de sacing" Franklin Street, and Ms. Wingenfield said this was not currently being studied. MS Consultants is examining the possible road extension behind the library and the proposed median on Bridge Street. Mr. Eastep thought a cul de sac should be studied so that more commercial property does not encroach on the residential area.

Mr. Eastep noted there have been many complaints about Old Dublin parking. He asked if the parking deficiency was calculated for Phases 1 and 2. Ms. Wingenfield said this proposal is about 30 spaces short. Phase 1, under construction, was about 100 parking spaces short. She said the City is trying to locate additional parking in Old Dublin, as well as working out shared parking lots. The Code does not differentiate between Old Dublin and Kroger for calculating parking. She said there is parking to the rear of the first building.

Mr. Eastep asked if Franklin Street is curbed and guttered. Ms. Wingenfield said no. Mr. Eastep said it should be done to prevent parked cars from creating ruts.

Mr. Eastep asked about the status of standards for all of Old Dublin. Ms. Wingenfield said an ordinance was being written, and the architectural design guidelines are nearly complete. Mr. Harian asked how this project related to the new guidelines. Ms. Wingenfield said it mirrors them almost exactly. This proposed text is almost the same as the approved Phase I text.

Mr. McCash asked if the design guidelines address permitted/conditional uses and the mix of uses, or shared parking, as the "Historic Development District" ordinance would do. He said outdoor seating requires a conditional use application costing \$2,140. Ms. Wingenfield said the design guidelines do not address land use or parking. She said the design guidelines will be finished in September, and the HDD ordinance should be complete by the end of this year.

David King, Horne and King Architects, said the uses here will include retail on the first floor. He said this is a concept plan. He said they intended to take the existing brick sidewalk on

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street

High Street, south on at least the east side of Franklin Street. He said there are trees on the right-of-way or setback line on Franklin Street. The sidewalk could be at the curb, the edge of pavement, or inside the tree line.

Mr. King said their parking accounts for the pocket of outdoor seating at the corner. He said a restaurant is proposed between the toy store and this building. There will be a screened dumpster close to the south property line. He said at ARB, the preference was all masonry screening. Mr. Grabill suggests it be stone.

Mr. King said their concept was to treat this as an urban lot, where the perimeter is heavily screened, yielding the maximum spaces. The alley system can be used as suggested in the Community Plan to create circulation loops. A one-way system, using the alley as part of the loop system, provides the most parking spaces and screening. Interior landscaping, would be a grated tree with the addition of a wrought iron fence surrounding it.

Mr. King responded to the two letters provided to him. He said the sidewalk on the west side was not brought up at the ARB meeting, and he was not aware of it until the staff report.

Patrick Grabill, applicant, said the church approached them. To make the parking work in Old Dublin, Dublin needs to create a municipal parking authority. Many cities have done this and it works well. He said they promised the church to do the parking lot prior to the building. He said it would be better to get pedestrian traffic to the west side. He suggested the whole area be brick pavers. Mr. Grabill had no problem with cul de sacing Franklin Street, but he felt it was the residents' issue.

Mr. Grabill said at the 109 and 91 South High Street buildings, there was an alley with parking on both sides. By utilizing this circulation pattern, the power lines here will not have to be moved, and it maximizes the parking.

Mr. McCash said in municipal parking authorities, the parking lots were typically owned by the city. Mr. Grabill said their intention was that the if the parking authority is created, they would lease the parking lots to Dublin for one dollar a year for open parking, with the caveat that the Dublin Community Church has the right to use it. The uses proposed here are opposite to the church's peak times. Mr. McCash suggested working with other Old Dublin merchants on joint parking agreements for this lot.

Mr. Grabill said they were interested in working with everybody involved, but traffic circulation and overall parking issues have to be addressed by the City. He thought Dublin was doing a good job of trying to get ahead of those issues.

Mr. Eastep said the more Old Dublin is piecemealed, the less chance there is of doing an Old Dublin Plan. Mr. Grabill agreed. Mr. Eastep said in order for him to vote favorably for this application, he wanted Mr. Grabill to work with staff on a traffic circulation solution.

Mr. Sprague asked if the circulation pattern proposed are consistent with utilization of the Old Dublin alleys. Mr. King thought it did. He thought all the alleys should be used for head in parking as a group system. Mr. King would like to see Mill Lane closed off to increase parking. The alleys become part of the parking lot, in an elongated parking system, as well as a pedestrian linkage system.

Mr. Harian liked the look of Dublin Town Center, Phase I and the look of this building. His only concern was the traffic on Franklin Street.

Mr. Fishman also liked the look of this project. He was very concerned about future traffic and parking problems. Mr. Fishman said Old Dublin would look better than it did in the 60s. Before rezoning, he thought the ordinance and overall parking plan should be complete.

Mr. McCash said overall, the concept was great. However, issues regarding parking and circulation needed to be addressed. Design guidelines will be nice for the overall appearance, but he said the available uses are not addressed. Variances and conditional use procedures need to be clarified as well as the zoning ordinance. Without them, nothing can be done to revitalize Old Dublin. He said Dublin's red tape is creating the problems with redevelopment of Old Dublin. He wished the Historic Development District ordinance would be completed to take care of the use issues. He said rezoning individual pieces in PCDs and PUDs is not the solution. He could not support rezoning the site.

Mr. Sprague favored this concept plan, and he wanted the applicant to continue to work with the area residents. He wanted to single out Pat Grabill for his revitalization of Old Dublin. He greatly appreciated all of Mr. Grabill's effort.

Mr. Peplow also applauded Mr. Grabill's attempt to revitalize Old Dublin. He loved this concept plan. His biggest concern was the traffic circulation. This plan could be used as a catalyst to move in that direction as soon as possible.

Mr. Eastep said he wholeheartedly appreciated the efforts of Mr. King and Mr. Grabill. He does not want to piece the puzzle together; he wants an overall plan. Franklin Street needs to be studied, therefore, he could not support this concept.

Mr. Lecklider said there was a pressing need to have the ordinance finalized. He shared the concerns of the other Commissioners in respect to parking, traffic circulation and impact on residents. He complemented Mr. King and Mr. Grabill on this concept plan.

Mr. Grabill said they kept the proposed ordinance in mind when designing the project. The Dublin Community Church had a financial need for him to move forward on this. He asked for a favorable consideration. He said they will work on the parking and traffic.

Mr. Grabill agreed to all the above conditions. Mr. Fishman did not think the church opposed the sidewalk, they only wanted Mr. Grabill to pay for it. Mr. Grabill said that was not in their

transaction for this small building. Mr. McCash said Council gave a sidewalk waiver to the church as part of their development. Mr. Grabill thought they could work through the issue. Mr. McCash questioned whether this site should be rezoned to PUD rather than a HDD type of District. He said the concept was great.

Mr. Fishman said the Commission was happy with this concept plan, but not without having an overall ordinance for the entire Old Dublin area, the alley situation, and Franklin Street traffic.

Mr. McCash said he would vote yes for the concept plan, but he could not support the rezoning of the site. Mr. Fishman agreed.

Mr. McCash made the motion to approve this concept plan with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;
- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

Mr. Fishman seconded the motion and, the vote was as follows: Mr. Harian, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Eastep, yes; Mr. Fishman, yes; and Mr. McCash, yes. (Approved 7-0.)

The meeting was adjourned at 12:07 p.m.

Respectfully submitted,

Libby Farley
Administrative Secretary
Planning Division



CITY OF DUBLIN

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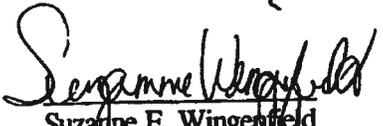
BOARD ORDER

ARCHITECTURAL REVIEW BOARD

August 25, 1999

- CASE 1:** **Informal Review - 98-080ARB - Old Dublin Town Center II - Franklin Street and Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of Franklin Street and Bridge Street.
Existing Zoning: PUD, Planned Unit Development and R-4, Suburban Residential District.
Request: An informal review of a new 10,450 square foot building with retail, restaurant, and office uses, a 76 space parking lot and the demolition of an existing house which fronts on Franklin Street, just south of Sells Alley.
Proposed Use: A two-story, 10,450 square foot building for restaurant, retail and office uses and a 76 space parking lot and an existing church.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

This case was heard informally by the Board and no vote was taken. The Board generally favored this proposal. The Board suggested more detail be given to landscaping, in particular screening the parking lot from the neighboring residential area, and providing pedestrian access to the parking lot and the building.


Suzanne E. Wingenfeld
Planner

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

February 24, 1999



CITY OF DUBLIN

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CASE 4: **Application 99-016ARB - Dublin Community Church - 81 West Bridge Street**
Location: 2.56 acres located on the southwest corner of West Bridge and Franklin Streets
Existing Zoning: PUD, Planned Unit Development District.
Request: Review and approval of new playground equipment for the daycare center.
Proposed Use: Playground for the daycare center.
Applicant: Dublin Community Church, c/o Richard Hastings, 5700 Muldoon Court, Dublin, Ohio 43016; and Elaine Luthman, 81 ½ West Bridge Street, Dublin, Ohio 43017.

MOTION: To approve the new playground equipment.

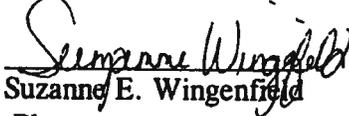
VOTE: 3-0-1

RESULT: This application was approved.

RECORDED VOTES:

Janet Axene	Yes
Larry Frimerman	Yes
Carole Olshavsky	Yes
Kris Swingle	Absent
Richard Termeer	Abstain

STAFF CERTIFICATION


Suzanne E. Wingenfield
Planner

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

December 15, 1999



CITY OF DUBLIN

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2. Application 99-132ARB - Old Dublin Town Center II - Franklin Street and Bridge Street

Location: 3.56 acres located on the southeast and southwest corners of Franklin Street and Bridge Street.

Existing Zoning: PUD, Planned Unit Development and R-4, Suburban Residential District.

Request: Review and approval of the demolition of an existing two-family residence located immediately south of Sells Alley, 34 and 36 Franklin Street; and recommendation to the Planning and Zoning Commission regarding a rezoning from PUD, Planned Unit Development District and R-4, Suburban Residential District to PUD, Planned Unit Development District.

Proposed Use: A two-story, 10,500 square foot building for restaurant, retail and office uses and a 69 space parking lot.

Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

MOTION #1: To approve the demolition proposal with four conditions:

- 1) That the applicant submit a letter from the church documenting the deterioration of the building and the church's inability to economically restore it to other uses, subject to staff certification that the Code provisions concerning demolition are being met;
- 2) That the applicant obtain a demolition permit from the City prior to demolition;
- 3) That the applicant obtain site plan approval by ARB for the Old Dublin Town Center II project prior to approval of a demolition permit; and
- 4) That if a historic structure is found during demolition, the demolition is to cease.

Bases:

- 1) The structure contains no features of architectural and historic significance to the character of the area.
- 2) Deterioration has progressed to the point where it is not economically feasible to restore the structure.

*Pat Grabill agreed to the above conditions.

VOTE: 4-0-1

RESULT: The demolition proposal was approved.

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

December 15, 1999

2. Application 99-132ARB - Old Dublin Town Center II - Franklin Street and Bridge Street (cont.)

MOTION #2: To recommend the rezoning request to the Planning Commission with fourteen conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal prior to the Planning Commission meeting;
- 2) That right-of-way along West Bridge Street consistent with the Thoroughfare Plan (56 feet from centerline) be deeded to the City prior to the issuance of a building permit;
- 3) That a vacation plat for Sells Alley be approved by City Council;
- 4) That the plan be revised to show the entire church site and Subareas 1 and 2 prior to being scheduled on the Planning Commission agenda;
- 5) That the text be revised by eliminating stucco and synthetic stucco as permitted building materials, eliminating outdoor seating as a permitted use for the existing church (Subarea 1), and permitting residential use on the second floor within Subarea 2;
- 6) That revised landscape plans, including tree preservation and replacement, showing conformance to the Landscape Code and development text be submitted prior to being scheduled on the Planning Commission agenda;
- 7) That architecture and signage be consistent with those for Old Dublin Town Center I;
- 8) That brick sidewalks be extended south along the east side of Franklin Street by the applicant, and that the City pursue with the church getting sidewalks on the west side or brick sidewalks across Franklin Street to connect the lots;
- 9) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code;
- 10) That a stormwater management plan meeting the requirements of the City Engineer be submitted prior to being scheduled on the Planning Commission agenda;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council;
- 12) That a lower stone wall (less than six feet in height) be part of the buffer for adjacent property;
- 13) That the applicant be permitted to install the parking lot base prior to constructing the building due to the church's need for additional parking; and
- 14) That plantings for the buffer to adjacent residences be in locations that are mutually agreeable to both parties.

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

December 15, 1999

2. Application 99-132ARB - Old Dublin Town Center II - Franklin Street and Bridge Street (cont.)

Bases:

- 1) The proposal continues the existing character of Old Dublin.
- 2) The proposal complies with the Community Plan.
- 3) The proposal will provide parking for the area.

*Pat Grabill agreed to the above conditions.

VOTE: 5-0

RESULT: The rezoning request received a favorable recommendation and will be forwarded to the Planning Commission.

RECORDED VOTES:	MOTION #1:	MOTION #2:
David Larson	Yes	Yes
Larry Frimmerman	Yes	Yes
Kris Swingle	Yes	Yes
Richard Termeer	Abstain	Yes
Janet Axene	Yes	Yes

STAFF CERTIFICATION



John Talentino
Planner



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 24, 1997

CITY OF DUBLIN

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

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

CASE 2: Reconsideration Case - Application ARB96-008 - Dublin Community Church - 81 West Bridge Street

Location: Existing church located on 2.320 acres on the southwest corner of West Bridge Street and Franklin Street and an existing parking lot located on 0.306 acres on the southeast corner of West Bridge Street and Franklin Street.

Existing Zoning: PUD, Planned Unit Development District.

Request: Review and approval of architectural modifications to the expansion of an existing building.

Proposed Use: Expansion of an existing church and parking lot.

Applicant: Dublin Community Church, c/o Paul W. Phillips, 2885 West Dublin-Granville Road, Columbus, Ohio 43234; and Jeffrey S. Kent, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION: To approve the application as submitted (eliminating the window on the south elevation) with the following condition:

- 1) That all conditions previously imposed by ARB and the Planning and Zoning Commission be met.

VOTE: 3-0

RESULT: This application was approved.

RECORDED VOTES:

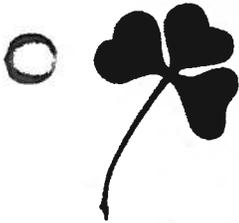
Kerry Donahue	Yes
Larry Frimerman	Absent
Carole Olshavsky	Yes
Kris Swingle	Yes

STAFF CERTIFICATION

Mary H. Newcomb

Mary H. Newcomb
Landscape Planner

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street



CITY OF DUBLIN

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

February 26, 1997

1. Reconsideration - Application ARB96-008 - Dublin Community Church - 81 West Bridge Street

Location: Existing church and single-family residence located on 2.320 acres on the southwest corner of West Bridge Street and Franklin Street and an existing parking lot located on 0.306 acres on the southeast corner of West Bridge Street and Franklin Street.

Existing Zoning: CCC, Central Community Commercial District and R-4, Suburban Residential District.

Request: Review of proposed parking lot lighting.

Proposed Use: Expansion of an existing church and parking lot.

Applicant: Dublin Community Church, c/o Paul W. Phillips, 2885 West Dublin-Granville Road, Columbus, Ohio 43235; and Jeffrey S. Kent, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION: To approve the use of the historic (Baltimore) light fixtures. Historic light fixtures are to be placed in a row along the east property line of the parking lot, one on both the north and south ends of the landscape island and one north of the landscape island. In addition to the historic fixtures, three standard lighting fixtures (Thematics) will be placed in the parking lot.

- 1) That all conditions previously imposed by ARB and the Planning and Zoning Commission be met.

VOTE: 5-0

RESULT: This application was approved.

RECORDED VOTES:

Kerry Donahue Yes
Larry Frimerman Yes
Bill Miller Yes
Carole Olshavsky Yes
Marian Vance Yes

STAFF CERTIFICATION

Renee Lange
Renee Lange
Planning Intern

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street



CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43017-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
February 6, 1997**

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

5. Final Development Plan 97-005FDP - Dublin Community Church - 81 West Bridge Street

Location: 2.566 acres located on the southwest and southeast corners of Bridge Street and Franklin Street.

Existing Zoning: PUD, Planned Unit Development District.

Request: Review and approval of a final development plan under the provisions of Section 153.056.

Proposed Use: A 16,000 square foot expansion of an existing church.

Applicant: Dublin Community Church, c/o Paul W. Phillips, 2885 West Dublin-Granville Road, Columbus, Ohio 43235; and Jeffrey S. Kent, Mt. Air Construction and Development, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION: To approve this application with the following 12 conditions:

- 1) That Sells Alley be vacated on the site, subject to City Council approval, and prior to approval of the building permit;
- 2) That within 90 days of approval of the Sells Alley vacation, all lots on the west side of Franklin Street be legally combined;
- 3) That a 4-foot sidewalk be constructed along Franklin Street, unless waived by City Council;
- 4) That tree preservation fencing locations be revised, subject to staff approval;
- 5) That the existing ground sign be modified consistent with the ARB recommendation, subject to staff approval and prior to issuance of occupancy;
- 6) That the landscape plan conform to Code and be revised to incorporate the comments included herein, subject to staff approval;
- 7) That a brick sample panel be constructed to demonstrate matching materials, prior to issuance of a building permit;
- 8) That the design of the parking areas meet the City Engineer's approval for depth, durability, and horizontal and vertical design;
- 9) That right-of-way, subject to staff approval, be dedicated to the City by means of a general warranty deed, prior to issuance of a building permit;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
February 6, 1997**

5. Final Development Plan 97-005FDP - Dublin Community Church - 81 West Bridge Street (Continued)

- 10) That the proposed lighting be reviewed by the Architectural Review Board and that exterior lighting conform to the Dublin Lighting Guidelines;
- 11) That the dumpster and its enclosure not encroach the parking lot; and
- 12) That a site dimension plan and revised landscape plan meeting all conditions of approval be submitted to the Planning Division within two weeks.

* Jeffrey S. Kent agreed to the above conditions.

VOTE: 6-0.

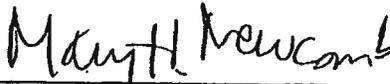
RESULT: This application was approved.

MOTION #2: That a positive recommendation be made to City Council regarding a sidewalk waiver along Franklin Street.

VOTE: 6-0.

RESULT: A recommendation for approval of a sidewalk waiver will be forwarded to City Council.

STAFF CERTIFICATION



Mary H. Newcomb
Landscape Planner

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street

- 10) That the ground sign be subject to the satisfaction of staff and in compliance with the Code;
- 11) That all lighting conform to text requirements and the Dublin Lighting Guidelines;
- 12) That stormwater management conform to the minimum requirements of the Stormwater Design Manual and meet the approval of the City Engineer;
- 13) That no open cutting of Wilcox Road pavement be allowed; and
- 14) That a revised plan which incorporates the above conditions be submitted within two weeks.

Ms. Boring seconded. The vote was as follows: Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; and Mr. Ferrara, yes. (Approved 6-0.)

The text required two sidewalks. In order for the sidewalk on Old Wilcox Road to be waived, a letter of request needs to be submitted to the City Engineer as soon as possible.

5. Final Development Plan - Dublin Community Church - 81 West Bridge Street

Mary Newcomb presented this final development plan for a 16,000 square foot church addition and 146 vehicle parking lot. The church's rezoning (preliminary development plan) was approved in 1996. The Architectural Reviewed Board approved the exterior changes in October 1996, including demolition of a house on Franklin Street. The addition will be on the rear of the church. Dublin is preparing a Sells Alley vacation ordinance for Council action in February or March. Ms. Newcomb said the Dublin Community Preschool occupies a portion of the building. There is currently no separation between the parking lot and Franklin Street. The addition will match the materials, window treatments and shutters, colors, and roof styles used on the existing building. A one-third of an acre, 21-space parking lot is located on the opposite corner.

The addition will be a new main sanctuary. Two curb cuts are on Franklin Street. The dumpster has been relocated farther north since the last review. Evergreen buffering is along the south property line. The landscape plan meets the Code. Staff is requesting relocation of snow fencing.

There is a sidewalk along Bridge Street but none along Franklin Street. The applicant is requesting a sidewalk waiver along Franklin Street, and staff will recommend disapproval.

A condition of rezoning required the dedication of right-of-way consistent with the Thoroughfare Plan. A recent survey shows the proposed right-of-way would include the church's front steps. Staff suggests changing Condition 9, "that right-of-way be subject to staff approval."

The ARB approved a historic-style lighting fixture, but enough lights to meet the Dublin Lighting Guidelines would be cost prohibitive. Two historic fixtures are shown at the curb cuts, and a standard shoebox design is shown for the remainder of the parking lot. The lighting plan should be returned to the ARB for review.

She said staff is recommending approval with 12 conditions:

- 1) That the section of Sells Alley through the site be vacated, subject to City Council approval, and prior to approval of the building permit;
- 2) That within 90 days of approval of the Sells Alley vacation, all lots on the west side of Franklin Street be legally combined;
- 3) That a 4-foot sidewalk be constructed along Franklin Street, unless waived by City Council;
- 4) That tree preservation fencing locations be revised, subject to staff approval;
- 5) That the existing ground sign be modified consistent with the ARB recommendation, subject to staff approval and prior to issuance of occupancy;
- 6) That the landscape plan conform to Code and be revised to incorporate the comments included herein, subject to staff approval;
- 7) That a brick sample panel be constructed to demonstrate matching materials, prior to issuance of a building permit;
- 8) That the design of the parking areas meet the City Engineer's approval for depth, durability, and horizontal and vertical design;
- 9) That right-of-way, subject to staff approval, be dedicated to the City by means of a general warranty deed, prior to issuance of a building permit;
- 10) That the proposed lighting be reviewed by the Architectural Review Board and that exterior lighting conform to the Dublin Lighting Guidelines;
- 11) That the dumpster and its enclosure not encroach the parking lot; and
- 12) That a site dimension plan and revised landscape plan meeting all conditions of approval be submitted to the Planning Division within two weeks.

Ms. Newcomb said there would be no impact on the Dublin Cemetery. City vehicles use the alley for access to the cemetery.

Ms. Boring asked about the water problems brought up at the rezoning hearing. Ms. Newcomb reported that stormwater calculations were submitted and reviewed. They met City requirements.

Ms. Boring asked if the Old Dublin Association, ARB, or residents are concerned about a sidewalk on Franklin Street. Ms. Newcomb said creating a pedestrian-friendly environment is City policy, but there is not a specific plan for building a sidewalk along the length of Franklin Street.

Mr. Lecklider noted that 199 spaces are required, but 146 are provided. Ms. Newcomb said the reduced parking was approved with the preliminary development plan.

Jeff Kent, the applicant, said they have enjoyed working with staff. He said during earlier hearings, residents had several concerns about the large parking lot view. At their request, a

landscape buffer was designed. If the sidewalk is installed, it will be very close to the street or meander through the landscaping, otherwise, trees which are to be saved will have to be removed.

Mr. Kent agreed with all conditions with the exception of Condition 3 regarding a sidewalk.

Ms. Clarke said it was required by Code and it could only be waived by City Council.

Ms. Boring did not think the sidewalk was necessary in Old Dublin. She would rather see the trees than a cement sidewalk. She recommended a sidewalk waiver. Mr. Ferrara agreed.

Randy Bowman said no improvements are requested to Franklin Street, and there are no curbs. Mr. Ferrara asked if Franklin Street would flow into the mound. Randy Bowman said yes, but any landscaping proposed within the right-of-way requires approval by the City Engineer.

Mr. Ferrara made a motion to approve this application with 12 conditions:

- 1) That the section of Sells Alley through the site be vacated, subject to City Council approval, and prior to approval of the building permit;
- 2) That within 90 days of approval of the Sells Alley vacation, all lots on the west side of Franklin Street be legally combined;
- 3) That a 4-foot sidewalk be constructed along Franklin Street, unless waived by City Council;
- 4) That tree preservation fencing locations be revised, subject to staff approval;
- 5) That the existing ground sign be modified consistent with the ARB recommendation, subject to staff approval and prior to issuance of occupancy;
- 6) That the landscape plan conform to Code and be revised to incorporate the comments included herein, subject to staff approval;
- 7) That a brick sample panel be constructed to demonstrate matching materials, prior to issuance of a building permit;
- 8) That the design of the parking areas meet the City Engineer's approval for depth, durability, and horizontal and vertical design;
- 9) That right-of-way, subject to staff approval, be dedicated to the City by means of a general warranty deed, prior to issuance of a building permit;
- 10) That the proposed lighting be reviewed by the Architectural Review Board and that exterior lighting conform to the Dublin Lighting Guidelines;
- 11) That the dumpster and its enclosure not encroach the parking lot; and
- 12) That a site dimension plan and revised landscape plan meeting all conditions of approval be submitted to the Planning Division within two weeks.

Mr. Lecklider seconded the motion.

Mr. Kent agreed to all 12 conditions and asked that the vacation of Sells Alley be submitted to City Council very soon. They want to break ground the first week of March. Randy Bowman said the City Engineer is working on the plat and is aware of the time frame. The plat is not ready, but the City Engineer will ask for a statement of intention to vacate at the next Council

landscape buffer was designed. If the sidewalk is installed, it will be very close to the street or meander through the landscaping, otherwise, trees which are to be saved will have to be removed.

Mr. Kent agreed with all conditions with the exception of Condition 3 regarding a sidewalk.

Ms. Clarke said it was required by Code and it could only be waived by City Council.

Ms. Boring did not think the sidewalk was necessary in Old Dublin. She would rather see the trees than a cement sidewalk. She recommended a sidewalk waiver. Mr. Ferrara agreed.

Randy Bowman said no improvements are requested to Franklin Street, and there are no curbs. Mr. Ferrara asked if Franklin Street would flow into the mound. Randy Bowman said yes, but any landscaping proposed within the right-of-way requires approval by the City Engineer.

Mr. Ferrara made a motion to approve this application with 12 conditions:

- 1) That the section of Sells Alley through the site be vacated, subject to City Council approval, and prior to approval of the building permit;
- 2) That within 90 days of approval of the Sells Alley vacation, all lots on the west side of Franklin Street be legally combined;
- 3) That a 4-foot sidewalk be constructed along Franklin Street, unless waived by City Council;
- 4) That tree preservation fencing locations be revised, subject to staff approval;
- 5) That the existing ground sign be modified consistent with the ARB recommendation, subject to staff approval and prior to issuance of occupancy;
- 6) That the landscape plan conform to Code and be revised to incorporate the comments included herein, subject to staff approval;
- 7) That a brick sample panel be constructed to demonstrate matching materials, prior to issuance of a building permit;
- 8) That the design of the parking areas meet the City Engineer's approval for depth, durability, and horizontal and vertical design;
- 9) That right-of-way, subject to staff approval, be dedicated to the City by means of a general warranty deed, prior to issuance of a building permit;
- 10) That the proposed lighting be reviewed by the Architectural Review Board and that exterior lighting conform to the Dublin Lighting Guidelines;
- 11) That the dumpster and its enclosure not encroach the parking lot; and
- 12) That a site dimension plan and revised landscape plan meeting all conditions of approval be submitted to the Planning Division within two weeks.

Mr. Lecklider seconded the motion.

Mr. Kent agreed to all 12 conditions and asked that the vacation of Sells Alley be submitted to City Council very soon. They want to break ground the first week of March. Randy Bowman said the City Engineer is working on the plat and is aware of the time frame. The plat is not ready, but the City Engineer will ask for a statement of intention to vacate at the next Council

meeting, so that construction may reasonable begin prior to finalizing the plat. Ms. Clarke said the proposed church covers Sells Alley, and a building permit should not be issued without Council action. Randy Bowman agreed and said Council was made aware that Sells Alley needed to be vacated before the rezoning was approved.

The vote was as follows: Mr. Peplow, yes; Ms. Boring, yes; Mr. Sprague, yes; Ms. Chinnici-Zuercher, yes; Mr. Ferrara, yes; and Mr. Lecklider, yes. (Approved 6-0.)

Ms. Newcomb said only street trees were proposed in the right-of-way. She said the buffering within the parking lot is on private property. The space between the right-of-way and the pavement edges would accommodate a four-foot sidewalk.

Mr. Ferrara and Mr. Peplow did not support a sidewalk.

Mr. Sprague said Dublin is trying to make the entire Old Dublin area more pedestrian friendly which was consistent with the Community Plan, but in this case he was undecided.

Ms. Chinnici-Zuercher asked if a fee was possible instead of building the sidewalk. If a sidewalk is later desired on Franklin Street, the money would be available. Ms. Clarke said a sidewalk project would likely be funded in some way by property owners. Ms. Boring doubted if sidewalks would ever be desired. If homeowners were assessed, the church could be assessed also.

Mr. Ferrara made a motion that the Commission make a positive recommendation to City Council regarding a sidewalk waiver along Franklin Street. Mr. Peplow seconded, and the vote was as follows: Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Chinnici-Zuercher, yes; Mr. Peplow, yes; and Mr. Ferrara, yes. (Recommendation approved 6-0.)

Administrative Business

The Commission agreed to waive the 11 o'clock rule and hear the remaining cases.

6. Final Development Plan 97-010 FDP - Metro Center - Extended Stay America - 450 Metro Place North

John Talentino presented this final development plan for the 3.279 acres on the north site of Metro Place North. The rezoning to allow a third hotel site in Metro Center was recently approved. The Office at Metro Center (Enron Access) is east of this site, and CMHC Systems is to the west. The second driveway will be connected from the future road to the McKittrick property. Brick is the predominate building material, and the rest is stucco.

Mr. Talentino said the proposed signage is bigger and tall than other signs in Metro Center. The tallest signs are up to six feet in height, and the largest sign is 36 square feet. This sign is proposed at 15 feet high and 50 square feet. This meets the general Code but is out of character in Metro Center. He said a directional sign should not contain the phone number.

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Meeting

Held November 18, 1996

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options to see if both issues can be accommodated at the same time without making them incompatible.

Mrs. Boring agreed that she would like to direct staff that in their study of the other issue they consider this proposal as a viable option.

Mr. Zawaly commented that the only problem he sees in one of the other scenarios is that there may be yet another alternative or another option that makes sense and that will accommodate the zoning, the traffic, and everything involved.

Mr. Hansley agreed, adding that this would involve a larger study and more time.

Mayor Kranstuber summarized that staff could review this proposal over the next few weeks to see if something can be worked out to accommodate it.

Council Round Table

Mrs. Boring noted that a memo was contained in the packet about liquor permit renewals and asked about the status of the liquor permits for the gas station on Bridge Street across from the school.

Mr. Smith responded that he recalls sending a memo to Council on this matter, but he will check on this.

Mayor Kranstuber stated that:

1. The Old Dublin Spirit Shop opened last Thursday; he encouraged everyone to stop by and visit the shop over the holiday season.
2. He also noted that Washington Township Fire Chief Gene Bostic has been named the honoree for the 1997 Emerald Ball. He congratulated Chief Bostic on this honor.

LEGISLATION

THIRD READING

* Ordinance No. 115-95(Amended) - An Ordinance Providing for a Change in Zoning for Two Tracts Being 0.306 and 2.320 Acres of Land Located on the South Side of Bridge Street and East and West Sides of Franklin Street from: CCC, Central Community Commercial and R-4, Suburban Residential District to: PUD, Planned Unit Development District. (Dublin Community Church)
(Applicant: Dublin Community Church, Paul W. Phillips, 2885 W. Dublin-Granville Road, Columbus, OH 43235)

Mayor Kranstuber asked if anyone was present representing the developer. There was a pending issue at the last hearing regarding a shared parking arrangement with the merchants in the area.

Doug Kennedy stated that they have not worked out the arrangement at this time. A lease has been drawn up and they are negotiating a price at this time.

Mayor Kranstuber moved approval of the ordinance with the conditions of Planning Commission.

Mr. Zawaly seconded the motion.

Vote on the motion - Mr. McCash, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Stillwell, yes; Ms. Hide Pittaluga, yes; Mayor Kranstuber, yes; Mr. Campbell, abstain.

Mr. Campbell noted that he is abstaining because he is a member of the church.

SECOND READING & PUBLIC HEARING

Ordinance No. 91-96 - An Ordinance Authorizing the City Manager to Enter into an Agreement Leasing a 3.780+/- Parcel on Blazer Parkway, Dublin, Ohio to Washington Township. (Second reading/public hearing tabled until November 18, 1996)

Mr. Hansley asked that Council leave this on the table as the attorneys are still in language in the agreement.

Mrs. Stillwell moved to table Ordinance No. 91-96 until December 2, 1996.

Mr. Campbell seconded the motion.

Vote on the motion - Ms. Hide Pittaluga, yes; Mrs. Stillwell, yes; Mr. McCash

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Dublin Community Church
81 W. Bridge Street

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Meeting

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2. Administrative Committee will be soliciting applications to fill this position.
 2. Noted that a letter to the editor in today's *Villager* contained incorrect information regarding the taking of front yard property for the Coffman Road project. This is actually city-owned right-of-way, and he was surprised at this misinformation in view of all of the meetings with the residents.
 3. Reported that he received a letter from a Dublin resident regarding the possibility of a skateboard component in a City park. The resident asked that this be considered in the planning for future parks.
- Mr. Hansley responded that this was explored in the past, but due to the liability issues involved, the City chose not to offer this activity in Dublin parks.

TABLED ORDINANCES

Ordinance No. 91-96 - An Ordinance Authorizing the City Manager to Enter into an Agreement Leasing a 3.780+- Parcel on Blazer Parkway, Dublin, Ohio to Washington Township. (Second reading/public hearing tabled until November 4, 1996)

Mr. Hansley stated that negotiations are continuing and he would recommend tabling this until November 18.

Mr. Zawaly moved to table the public hearing/second reading of the ordinance until November 18, 1996.

Mrs. Stillwell seconded the motion.

Vote on the motion - Mrs. Stillwell, yes; Mayor Kranstuber, yes; Mr. McCash, yes; Ms. Hide Pittaluga, yes; Mrs. Boring, yes; Mr. Campbell, yes; Mr. Zawaly, yes.

PUBLIC HEARING

Ordinance No. 115-95(Amended) - An Ordinance Providing for a Change in Zoning for Two Tracts Being 0.306 and 2.320 Acres of Land Located on the South Side of Bridge Street and East and West Sides of Franklin Street from: CCC, Central Community Commercial and R-4, Suburban Residential District to: PUD, Planned Unit Development District. (Dublin Community Church)

(Applicant: Dublin Community Church, Paul W. Phillips, 2885 W. Dublin-Granville Road, Columbus, OH 43235)

Registered as proponents of the rezoning were: Richard A. Harkless, M-E Civil Engineering, 500 S. Front Street, Columbus OH 43215; Timothy W. Reardon, 5875 Griffiths Lane; James Ramey, 2564 Starford Drive; Douglas Kennedy, 5658 Tara Hill Drive; and Jeff Kent.

Registered as opponents of the rezoning were: Kathryn Haydocy, 56 Franklin Street, and Adam Rinehart, 80 Franklin Street.

Mr. Campbell stated that he will abstain from voting on this matter and left the room during the discussion.

Ms. Clarke stated that the church has operated since 1878 at this site. The front portion of the site carries commercial zoning, and the application includes a single family house on Franklin Street currently zoned R-4. Staff has tried to meld the past standards with Dublin's current zoning standards while accommodating the expansion. The expansion includes a larger parking lot, building addition, and demolition of the single family home. The expansion will be on the back side where there is currently a parking lot. She noted that the expansion of the parking lot will include a landscaped area addition to soften and screen the lot from view. Matching brick and architecture will be used on the expansion. The church will ensure that the necessary vacations have been done for the alleys prior to the initiation of construction.

Planning Commission recommended approval unanimously on October 3 with 12 conditions listed in the Record of Action:

1. That Sells Alley be vacated on the site subject to City Council approval and that a vacation plat be submitted, prior to review of the final development plan;
2. That following alley vacation, all lots on the west side of Franklin Street be combined;
3. That a tree preservation plan be submitted, subject to staff approval;
4. That the Architectural Review Board and the applicant review and make a recommendation regarding the existing ground sign;
5. That the landscape plan conform to Code, include a property perimeter buffer along the south property line, and show screening of all parking lots including the lot east of Franklin Street, subject to staff approval;

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street

RECORD OF PROCEEDINGS

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Meeting

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6. That a brick sample panel be submitted for staff review to assure coordination with the blended brick on the historic structure;
7. That storm water management meet the approval of the City Engineer;
8. That right-of-way consistent with the Thoroughfare Plan be dedicated to the City by means of a general warranty deed;
9. That all conditions imposed by the Architectural Review Board be met;
10. That parking spaces along Franklin Street be 19 feet in length and include wheel stops as far as practicable;
11. That a sidewalk be constructed along Franklin Street, except as waived by Council; and
12. That a site dimension plan be submitted to the Planning Division within two weeks.

Staff recommends approval of this application which represents a great opportunity for compromise - meeting the church's needs for expansion and meeting more of Dublin's standards than the site currently does.

Mr. McCash asked if the right-of-way dedication is consistent with Dublin's thoroughfare plan, noting that widening of 161 to the south side would require relocation of graves.

Ms. Clarke responded that this condition relates to providing land for improving the Franklin Street intersection if needed in the future.

Mr. McCash stated that he is concerned with the aesthetics of the church itself. If the right-of-way is granted, the City would likely use it.

Ms. Clarke responded that it would be very difficult to relocate the graves and socially unacceptable.

Mr. McCash asked what is the likelihood that sidewalks will be installed along Franklin Street and should this applicant be required to pay for these.

Ms. Clarke responded that the current Code requires installation of sidewalks, but Council can choose to waive this requirement.

Mr. Zawaly asked if all conditions imposed by the Architectural Review Board, referenced in condition #9, have been delineated.

Ms. Clarke responded that the board orders are attached to the staff report, and the applicant has agreed to comply with all of the orders.

Jeff Kent, construction manager for the project stated that the church wants to expand their facilities to avoid having split services on Sundays. A fellowship hall will be located on the lower level of the expansion. He emphasized that the landscaping will be brought up to Code along Franklin Street. A small commercial kitchen will be located in the fellowship hall, and the dumpster has been located close to the kitchen area. They are trying to save some existing trees along the west and south properties. The architecture will replicate the detail work of the old building.

Rick Harkless, M-E Engineering stated that the parking lot will meet the City's drainage standards for underground systems.

Mr. Kent testified that he has agreed to comply with all of the board orders from the Architectural Review Board.

Tim Reardon, 5975 Griffiths Lane stated that he supports the application and has no further testimony to provide.

Jim Ramey, 2564 Starford Drive stated that he serves on the Grounds Committee from the church. They will have a fellowship hall with this expansion and it will serve many community groups, including the Dublin food pantry operations.

Kathy Haydogy, 56 Franklin Street stated that she is a lifelong resident of the City and lives directly across the street from the house being demolished. Her concern is with the parking lot and the commercial zoning which could bring even more commercial zoning to the area.

Mrs. Stillwell responded that this application is for a PUD, not for a straight commercial

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Architectural Modifications
Dublin Community Church
81 W. Bridge Street

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zoning.

Ms. Clarke stated that from staff's perspective, there is better protection in a PUD than with the existing zoning which would allow a variety of commercial uses on the front piece. It can now only be used for a church.

Adam Rinehart, 80 Franklin Street stated that he is concerned that the razing of the house across the street and the aesthetics of looking at a sea of blacktop. Many Old Dublin businesses have been granted variances from parking requirements, and he is unclear about why staff has recommended razing of a house for parking purposes. He requested that this portion of the PUD be eliminated.

Doug Kennedy, 5658 Tara Hill Drive stated that he is a member of the church Council and favors the project. The house was formerly used as a parsonage, but ministers now prefer to own their own homes for retirement purposes. The church needs additional parking to enable all members to attend the same service. He added that if someone wants the house, the church will allow it to be removed and relocated.

Mr. McCash suggested that the applicant explore sharing the expanded parking lot with the Old Dublin businesses for daytime use.

Mr. Kennedy responded that the preschool is located at the church during the daytime and the church leases space to the Old Firehouse businesses. He indicated, however, that he would be willing to discuss shared parking arrangements with the Old Dublin businesses.

In response to Ms. Hide Pittaluga, Mr. Kennedy stated that they are willing to donate the house to anyone who wants it, but it would have to be removed within construction timeframes.

Mayor Kranstuber requested that the applicant provide Council with an update on their efforts to pursue the shared parking prior to the vote on November 18.

Mrs. Boring asked if all of the drainage issues have been resolved.

Ms. Clarke responded that these will be addressed at the final development plan stage when the final engineering is completed.

Mr. Harkless commented that they submitted final calculations to the engineering division last week and are working out the issues with Mr. Bowman.

Mr. Zawaly asked if the third reading should be waived to meet their timeframes.

Mr. Kennedy responded that it is not necessary to waive the third reading.

There will be a third reading and vote on the ordinance on November 18.

~~SECOND READING & PUBLIC HEARING - ORDINANCES~~

~~Ordinance No. 97-96(Amended) - An Ordinance Amending the Annual Appropriations for the Fiscal Year Ending December 31, 1996.~~

~~Ms. Grigsby noted that the ordinance has been amended to include a correction in Section 3 where the amount should be \$37,400.~~

~~Mr. Zawaly moved to amend the ordinance per the version submitted to Council in the October 31 packet.~~

~~Mayor Kranstuber seconded the motion.~~

~~Vote on the motion - Mr. Campbell, yes; Ms. Hide Pittaluga, yes; Mayor Kranstuber, yes; Mr. McCash, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Stillwell, yes.~~

~~Vote on the ordinance - Mayor Kranstuber, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Stillwell, yes; Mr. Campbell, yes; Ms. Hide Pittaluga, yes; Mr. McCash, yes.~~

~~Ordinance No. 94-96(Amended) - An Ordinance Repealing Ordinance No. 27-92 ("Compensation Plan") and All Amendments Thereto (Ordinance Nos. 94, 12-98, 51-95, 06-96 and 94-96), and Adopting in Lieu Thereof a New Plan for the City of Dublin.~~

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

OCTOBER 23, 1996

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Phone/TDD: 614/761-6550
Fax: 614/761-6506

- CASE 1.** **Application ARB96-008 - Dublin Community Church - 81 West Bridge Street**
Location: Existing church and single-family residence located on 2.320 acres on the southwest corner of West Bridge Street and Franklin Street and an existing parking lot located on 0.306 acres on the southeast corner of West Bridge Street and Franklin Street.
Existing Zoning: CCC, Central Community Commercial District and R-4, Suburban Residential District.
Request: Review and approval of a proposed 16,000 square foot sanctuary/kitchen addition and parking lot expansion for an existing church and demolition of an existing single-family residence.
Proposed Use: Expansion of an existing church and parking lot.
Applicant: Dublin Community Church, c/o Paul W. Phillips, 2885 West Dublin-Granville Road, Columbus, Ohio 43235; and Jeffrey S. Kent, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION 1: To approve the church and parking lot expansion with the following six conditions:

- 1) That a tree preservation plan be submitted, subject to staff approval;
- 2) That the landscape plan show screening of all parking lots and comply with the Landscape Code, subject to staff approval;
- 3) That a sample of the proposed shutter color be submitted;
- 4) That all mechanical units, both ground and/or roof mounted be fully screened to Code;
- 5) That exterior lighting be a historic-type, comply with the Dublin Lighting Guidelines, subject to staff approval; and
- 6) That all conditions imposed by the Planning and Zoning Commission be met.

VOTE: 4-0

RESULT: This application was approved with conditions.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Absent
Marian Vance	Yes

STAFF CERTIFICATION

Mary H. Newcomb
 Mary H. Newcomb
 Graduate Landscape Architect

MOTION 2: To approve the demolition of the single-family residence to allow for the expansion of the church and the parking lot.

VOTE: 4-0

RESULT: The demolition was approved.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Absent
Marian Vance	Yes

STAFF CERTIFICATION

Mary H. Newcomb
 Mary H. Newcomb
 Graduate Landscape Architect

MOTION 3: That the existing changeable copy ground sign be modified as follows, subject to staff approval: install landscaping around the base; change sign illumination from interior to exterior; repaint the white border around the sign to a softer color; and change the shape of the top of the sign to reflect the Gothic arch details of the church and the proposed addition.

VOTE: 4-0

RESULT: This motion was approved. This motion was in response to the Planning Commission's request for ARB to make a recommendation regarding the changeable copy sign.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Absent
Marian Vance	Yes

STAFF CERTIFICATION

Mary H. Newcomb
 Mary H. Newcomb
 Graduate Landscape Architect



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
OCTOBER 3, 1996**

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Phone/TDD: 614/761-6550
Fax: 614/761-6506

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

- 5. Rezoning Application Z95-009 - Preliminary Development Plan - Dublin Community Church - 81 West Bridge Street**
Location: 2.626 acres located on the southwest and southeast corners of Bridge Street and Franklin Street.
Existing Zoning: CCC, Central Community Commercial District and R-4, Suburban Residential District.
Request: PUD, Planned Unit Development District.
Proposed Use: A proposed 16,000 square foot expansion of the existing church to include a 5,958 square foot sanctuary expansion and parking for 146 vehicles.
Applicant: Dublin Community Church, c/o Paul W. Phillips, 2885 West Dublin-Granville Road, Columbus, Ohio 43235; and Jeffrey S. Kent, Mt. Air Construction and Development, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION:

To approve this application with the 12 following conditions:

- 1) That Sells Alley be vacated on the site subject to City Council approval and that a vacation plat be submitted, prior to review of the final development plan;
- 2) That following alley vacation, all lots on the west side of Franklin Street be combined;
- 3) That a tree preservation plan be submitted, subject to staff approval;
- 4) That the Architectural Review Board and the applicant review and make a recommendation regarding the existing ground sign;
- 5) That the landscape plan conform to Code, include a property perimeter buffer along the south property line, and show screening of all parking lots including the lot east of Franklin Street, subject to staff approval;
- 6) That a brick sample panel be submitted for staff review to assure coordination with the blended brick on the historic structure;
- 7) That stormwater management meet the approval of the City Engineer;
- 8) That right-of-way consistent with the Thoroughfare Plan be dedicated to the City by means of a general warranty deed;
- 9) That all conditions imposed by the Architectural Review Board be met;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
OCTOBER 3, 1996**

- 5. Rezoning Application Z95-009 - Preliminary Development Plan - Dublin Community Church - 81 West Bridge Street (Continued)**
- 10) That parking spaces along Franklin Street be 19 feet in length and include wheel stops as far as practicable;
- 11) That a sidewalk be constructed along Franklin Street, except as waived by Council; and
- 12) That a site dimension plan be submitted to the Planning Division within two weeks.

*Jeffrey S. Kent agreed to the above conditions.

VOTE: 7-0.

RESULT:

This application was approved. It will be forwarded to City Council for scheduling of a public hearing.

STAFF CERTIFICATION



Mary H. Newcomb
Graduate Landscape Architect

5. Rezoning Application Z95-009 - Preliminary Development Plan - Dublin Community Church - 81 West Bridge Street

Mary Newcomb presented this preliminary development plan for rezoning 2.626 acres on the southwest and southeast corners of West Bridge Street and Franklin Street. The request is to change the zoning from CCC, Central Community Commercial, and R-4, Suburban Residential Districts, to PUD, Planned Unit Development District. The site is in the Architectural Review area, requiring ARB approval of demolition and all exterior modifications. A 16,000 square foot church addition and a parking lot for 146 vehicles are proposed. No concept plan was deemed necessary because this has been a church since 1878 and will continue to be one. The proposal was reviewed informally by ARB on September 25, 1996, and a positive recommendation with conditions was made. The formal request will be heard by ARB on October 23.

The church sanctuary was constructed in 1877. The classroom addition is used as a daycare facility during the week. A small parking lot is behind the church, and it will be expanded after demolition of a house at the south end of the site. The southeast corner of Bridge Street is a 21-space church parking lot. Neighboring properties include an elementary school, daycare center, Dublin Cemetery, several stores, and residences on Franklin Street. Both the original sanctuary and the addition are brick. The sign has changeable copy, and such signs are not permitted under the current code. Staff recommends bringing signage into Code conformance. A 16,000 square foot addition is being proposed at the rear of the church which includes a 5,000 square foot sanctuary. A fellowship hall and kitchen will be below the sanctuary.

The current parking lot has no curb cuts on Franklin Street and no real separation between the parking lot and street. The parking lot will be reconstructed to provide a landscaped area around it. Efforts will be taken to preserve large trees during construction. Brick details, brick pilasters, shutters, and Gothic-style windows will be repeated on the expansion. Staff encourages augmenting the existing buffers with more plant material. Parking is based upon the size of the sanctuary, requiring 199 spaces. The existing and expanded lots will provide 146 spaces.

There is an existing alley which currently provides one-way traffic to the north. The applicant proposes to change it to one-way, south. Staff recommends that it remain the same or possibly be considered as right-out only. The City Engineer will review that issue separately. The alley provides access to the Dublin Cemetery and is used for maintenance.

Ms. Newcomb said the Thoroughfare Plan shows 112 feet for Bridge Street right-of-way. Staff recommends dedicating right-of-way consistent with it. The Franklin Street right-of-way jogs from 60 to 50 feet. The minimum parking setback is 18 feet, and the plan shows 10-18 feet. The standard parking space length is 19 feet, and 17 foot spaces are shown overhanging landscaped areas. Staff supports that design except where it would encroach on the Franklin Street setback.

There will be an 18-foot buffer between the single-family residence to the south and the parking lot. Landscaping will be finalized at the final development plan stage. Street trees will be

required along Franklin Street. Sidewalks along Franklin Street will be required unless waived by Council.

Brick to match the original sanctuary is proposed with a matching dark brown standing seam metal roof. They will incorporate details of the original church on the expansion. The roof height to the peak of the existing sanctuary is 44 feet and the addition will match that.

One alley is located between the site and the cemetery. Also, it is unclear whether Davis Alley was properly vacated. Staff is requesting that a formal vacation request and vacation plat be prepared.

Ms. Newcomb said there currently is no parking lot lighting and staff strongly encouraged using "Old Dublin" light fixtures which meet the cutoff requirements of the Dublin Lighting Guidelines.

Staff recommends that the trash dumpster be relocated away from the residential area. A dumpster enclosure should be architecturally integrated with the building.

Stormwater management will have to meet the requirements of the City Engineer and the existing storm sewers which will receive runoff from the site must be verified for adequate capacity.

Ms. Newcomb said the purpose of the PUD regulations are to permit flexibility with the zoning requirements. The applicant is requesting flexibility in terms of the required number, length, and parking setback of the parking spaces that what would be required.

Staff is recommending approval of the rezoning application with the following 12 conditions:

- 1) That Sells Alley be vacated on the site subject to City Council approval and that a vacation plat be submitted, prior to review of the final development plan;
- 2) That following alley vacation, all lots on the west side of Franklin Street be combined;
- 3) That a tree preservation plan be submitted, subject to staff approval;
- 4) That the existing ground sign be replaced with a sign that conforms to Code;
- 5) That the landscape plan conform to Code, include a property perimeter buffer along the south property line, and show screening of all parking lots including the lot east of Franklin Street, subject to staff approval;
- 6) That a brick sample panel be submitted for staff review to assure coordination with the blended brick on the historic structure;
- 7) That stormwater management meet the approval of the City Engineer;
- 8) That right-of-way consistent with the Thoroughfare Plan be dedicated to the City by means of a general warranty deed;
- 9) That all conditions imposed by the Architectural Review Board be met;
- 10) That parking spaces along Franklin Street be 19 feet in length and include wheel stops;
- 11) That a sidewalk be constructed along Franklin Street, except as waived by Council; and
- 12) That a site dimension plan be submitted to the Planning Division within two weeks.

Ms. Newcomb said a resident at 80 Franklin Street was concerned with drainage, the southern entrance, buffering, and demolition. The resident would like to see the southern driveway entrance extended north or perhaps closed to prevent additional traffic through the residential neighborhood. Staff recommends buffering between Franklin Street and the church parking lot.

Mr. Harian asked why staff recommended that the west side alley go north instead of south as requested by the applicant. Ms. Newcomb said staff was concerned with left-turns at this site. She said that restricted left-turn movements during certain portions of the day may be evaluated.

Mr. Ferrara asked if there were any sidewalks on Franklin Street. Ms. Newcomb said no.

Ms. Newcomb said the Architectural Review ordinance was revised several years ago and it incorporated a two-step application for large expansions. This is the first application submitted that required the two-stage approval. This is the first time a planned district was proposed within the historic district, and both the ARB and Commission will need to approve all proposed modifications.

Mr. Sutphen asked if a drainage problem existed. He has never noticed any problem. Balbir Kindra said none were known.

Mr. Rauh said it was encouraging to see Dublin's churches expanding. He asked where two additional feet could be found to increase the parking stalls along Franklin Street to 19 feet. Ms. Newcomb said there was a large interior greenspace. Mr. Rauh questioned if this would work. He said cars would only park there only on Sundays and during large events, not all the time.

Mr. Peplow asked if staff supports joint parking areas to meet the parking requirement. Ms. Newcomb said churches were permitted joint use parking for up to 50 percent of their required spaces if it was within 300 feet of the entrance. She said the church currently has two services and was planning, with the sanctuary expansion, to hold only one service. They feel that the proposed parking will satisfy their needs. Ms. Clarke said the expansion would bring the site closer to meeting the current Code ratios. She said there had been no complaints regarding parking.

Ms. Newcomb suggested "where feasible" be added to Condition 10. Ms. Clarke said staff was concerned that the Code minimum landscaping be maintained, especially along a residential street. Mr. Rauh suggested reducing the driving lanes by a foot or two. He thought there should be a jog in the line of parking. He said adjusting a tight parking lot such as this would cause circulation problems. Ms. Clarke said staff could look at that and compact spaces in some areas.

Jeff Kent, Mt. Air Construction and Development, said two exits on Franklin Street were needed. Mr. Kent said the church was very concerned about their ground sign. The changeable copy allows them to let parishioners know of different meetings, etc. He agreed with all the other conditions as presented above. He said the 19-foot parking spaces along Franklin Street might be problematic.

Mr. Kent said they were architecturally trying to replicate the existing sanctuary in all the interior and exterior details. All the exterior brick details, the cobbles and the pilasters, will be reproduced in the new structure. They will work with staff to get a brick to match closely.

Mr. Rauh said the changeable copy ground sign was in the historic area and perhaps by using different lettering, etc., it could be improved without removing it.

Mr. Rauh asked if the kitchen exhaust would be placed in some kind of structure housing the elevator tower. Mr. Kent said the details remain to be worked out with the kitchen company. He said it will not be visible from the street. The top of the elevator shaft is at the eave line of the building addition.

Mr. Ferrara said one of the striking features of the existing church was the detailed brickwork. He asked if the addition would have the exact same brickwork. Mr. Kent said yes.

Ms. Chinnici-Zuercher said signs were a hot topic in Dublin, and she would be uncomfortable making an exception for a church. New churches in Dublin have been required to comply with the sign code.

Adam Rienhart said there was a substantial grade from the street up to the cemetery to an area that acted as a collecting basin for all the water from the area and it was swampy. Screening for the residence should also be addressed.

Mr. Rienhart thought the PUD had too much flexibility. He preferred to see a strict variance granted which incorporates all 12 conditions. He wanted the drainage to be properly addressed and was concerned about neighboring property values. Ms. Newcomb said this PUD would be specifically for the church and parking lot expansion to the south. No other use will be permitted. The planned district does provide flexibility in development standards. Mr. Rienhart said without reviewing the PUD thoroughly, he could not recommend it.

Ms. Chinnici-Zuercher said the importance of the public hearing at City Council should not be underestimated and recommended that Mr. Rienhart prepare himself appropriately for that hearing.

Rick Harkless, ME Civil Engineering, said the existing parking lot drainage was currently over land and there were no storm structures in the parking lot. With the improvements, the intent was to put storm sewers in and take the drainage underground to be discharged properly. Mr. Sutphen asked if that would solve the drainage problem near the existing residence. Mr. Harkless said there should be no standing water. Mr. Ferrara asked where the storm sewer drained. Mr. Harkless said there was a storm inlet at the intersection of Franklin Street and Bridge Street that ran straight into the river.

Mr. Peplow supported the changeable copy sign, but said new signage should comply with sign code.

Ms. Clarke said the sign had legal, non-conforming status and could stay forever in its present form. The church could come into compliance with the current regulations of the community, and this was a suggested trade-off.

Mr. Sutphen, Mr. Harian, and Mr. Rauh all liked the sign.

Mr. Ferrara said he was glad the ARB would be reviewing this application because it was a classic example of architecture and it was one of the prettiest churches he has ever seen. He suggested that the church provide a history of the sign.

Ms. Boring said no other church had a changeable copy sign, however the ARB might provide its recommendation. Mr. Rauh agreed.

Mr. Rauh made the motion to approve this application with the 12 following conditions:

- 1) That Sells Alley be vacated on the site subject to City Council approval and that a vacation plat be submitted, prior to review of the final development plan;
- 2) That following alley vacation, all lots on the west side of Franklin Street be combined;
- 3) That a tree preservation plan be submitted, subject to staff approval;
- 4) That the Architectural Review Board and the applicant review and make a recommendation regarding the existing ground sign;
- 5) That the landscape plan conform to Code, include a property perimeter buffer along the south property line, and show screening of all parking lots including the lot east of Franklin Street, subject to staff approval;
- 6) That a brick sample panel be submitted for staff review to assure coordination with the blended brick on the historic structure;
- 7) That stormwater management meet the approval of the City Engineer;
- 8) That right-of-way consistent with the Thoroughfare Plan be dedicated to the City by means of a general warranty deed;
- 9) That all conditions imposed by the Architectural Review Board be met;
- 10) That parking spaces along Franklin Street be 19 feet in length and include wheel stops as far as practicable;
- 11) That a sidewalk be constructed along Franklin Street, except as waived by Council; and
- 12) That a site dimension plan be submitted to the Planning Division within two weeks.

Mr. Kent agreed to the above amended conditions.

Mr. Sutphen seconded the motion and the vote was as follows: Mr. Harian, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; Mr. Sutphen, yes; and Mr. Rauh, yes. (Approved 7-0.)



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 25, 1996

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Phone/TDD: 614/761-6550
Fax: 614/761-6506

Application ARB96-008 - Dublin Community Church - 81 West Bridge Street
Location: Existing church and single-family residence located on 2.320 acres on the southwest corner of West Bridge Street and Franklin Street and an existing parking lot located on 0.306 acres on the southeast corner of West Bridge Street and Franklin Street.

Existing Zoning: CCC, Central Community Commercial District and R-4, Suburban Residential District.

Request: First stage review and approval of a proposed sanctuary/kitchen addition and parking lot expansion for an existing church, demolition of an existing single-family residence, and a recommendation to the Planning and Zoning Commission regarding a rezoning from CCC, Central Community Commercial and R-4, Suburban Residential District to PUD, Planned Unit Development.

Proposed Use: Expansion of an existing church and parking lot.

Applicant: Dublin Community Church, c/o Jeffrey S. Kent, 1360 Briarcliffe Drive, Powell, Ohio 43065.

MOTION: To approve this conceptual application and recommend the rezoning request from CCC, Central Community Commercial District and R-4, Suburban Residential District, with the following conditions:

- 1) That the brick more closely match the brick on the eastern portion of the church;
- 2) That a tree preservation plan be submitted with the final development plan, subject to staff approval;
- 3) That the landscape plan include a buffer along the south property line, show screening of all parking lots, and meet the landscape code, subject to staff approval;
- 4) That a sample of the proposed shutter color be submitted with the final application;
- 5) That a detail of the proposed screening for the exhaust hood be submitted with the final application.
- 6) That the dumpster be relocated as far as possible from the adjacent residence to the south;
- 7) That lighting be submitted for review with the final application; and
- 8) That an alternative paving for the parking lot which will maintain greenspace be investigated.

VOTE: 5-0

RESULT: The conceptual application was approved with conditions. The final application will

be reviewed at the October 23, 1996 meeting. The rezoning request received a favorable recommendation and will be forwarded to the Planning Commission.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Yes
Marian Vance	Yes

STAFF CERTIFICATION

Mary H. Newcomb
Mary H. Newcomb
Graduate Landscape Architect

RECORD OF PROCEEDINGS

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Meeting

Held December 11, 1995

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supervision of the machines by requiring on-site personnel.

Mr. Strip expressed concern that vacant buildings could be converted to arcades as has been done in other cities. He would prefer that the arcades be a part of an overall family-oriented amusement area.

Mrs. Boring noted that she has concerns that undesirable situations can result from the proliferation of arcades.

Mr. Smith noted that there are some constitutional issues in attempting to limit the arcades to only recreational parks. He asked if there is support from Council to permit arcades in appropriate entertainment areas, but to prohibit arcades from being opened in abandoned buildings.

Mr. Kranstuber responded that he would support this.

Mrs. Stillwell suggested that more community input is needed on this issue.

Allen Shepherd, Sports Ohio owner testified that he would respond to any questions from Council on this matter.

Mr. Zawaly summarized that Mr. Smith is recommending that Council defeat the ordinance before them and that new legislation be drafted which incorporates the entertainment facility attachment to the arcade. In other words, the permitted use for video games under the zoning code would be where the primary use is entertainment.

Discussion followed about whether to refer the matter to committee, whether to schedule it for third reading on December 18 with an amended version, or to schedule additional readings.

Mrs. King commented that she supports the provision that requires annual renewal of a license. This provides an opportunity for annual scrutiny if there are problems with the operation. Secondly, she would support scheduling a third reading and if there is a lot of public interest and debate, it could then be sent to Committee.

Mr. Hansley pointed out that the present draft ordinance does not provide for non-issuance of a renewal of license for just cause. He asked if there are four members of Council who would support including such a provision adopting policy guidelines in this regard. It was the consensus of Council to support such a provision.

Mr. Smith noted that he will prepare the revisions for Council's consideration on December 18.

Ordinance No. 114-95 - An Ordinance Enacting a Code of Ordinances for the City of Dublin, Ohio, Revising, Amending, Restating, Codifying and Compiling Certain Existing General Ordinances of the City Dealing with Subjects Embraced in Said Code. (Second Reading)

Mr. Hansley stated that staff recommends that the ordinance be tabled until January 8, 1996 in order to allow time for the Police and Court divisions to modify their forms. Under the Dublin Charter, the codification is effectively immediately upon passage.

Mrs. King moved to table the third reading of the ordinance until January 8, 1996.

Mr. Zawaly seconded the motion.

Vote on the motion - Mayor Campbell, yes; Mr. Zawaly, yes; Mrs. King, yes; Mrs. Boring, yes; Mr. Kranstuber, yes; Mr. Strip, yes; Mrs. Stillwell, yes.

Ordinance No. 115-95 - An Ordinance Providing for a Change in Zoning for Two Tracts Being 0.306 and 2.320 Acres of Land Located on the South Side of Bridge Street and West Side of Franklin Street from: CCC, Central Community Commercial and R-4, Suburban Residential District to: SO, Suburban Office and Institutional District. (Dublin Community Church) (First Reading) (Applicant: Dublin Community Church, Paul W. Phillips, 2885 W. Dublin-Granville Road, Columbus, OH 43235)

Mrs. King introduced the ordinance.

Ms. Clarke commented that the church wishes to expand the parking lot and remove a house on Franklin Street as part of this proposal.

Mr. Zawaly moved to refer this to Planning & Zoning Commission.

Mr. Kranstuber seconded the motion.

Vote on the motion - Mrs. Stillwell, yes; Mr. Kranstuber, yes; Mr. Strip, yes; Mrs. King, yes; Mrs. Boring, yes; Mayor Campbell, abstain; Mr. Zawaly, yes.

12-060ARB-MPR
Architectural Modifications
Dublin Community Church
81 W. Bridge Street