McKitrick PUD
Development Text – Subarea 1-A
City of Dublin Schools
5175 Emerald Parkway

As Submitted to the Planning and Zoning Commission
7-13-17

2.01 Description and Acreage:

The site was a part of a 150 acre PUD approved in 1995 for an office building development. The subject site was developed with a four (4) story office building with ancillary parking lot. The site contains two (2) parcel with a total acreage of 10.7183 acres. The request is to amend the PUD to include a variety of educational activities as permitted uses as well as the existing permitted offices use.

2.02 Permitted Uses:

1. Subarea 1-A shall permit the office and institutional uses as designated in the SO District (Section 153.026) and the following uses (excepting the conditional uses found in 153.026 that are not specifically identified below as permitted uses):

   - Vocational Schools (#8242)
   - School and educational services not elsewhere classified (#829)
   - Non-profit educational and scientific research agencies (#892)
   - Daycare facilities
   - Tutoring Services
   - Child and adult daycare (including requirement found in 156.026(A)(6)(a-c)
   - Outdoor play
   - Research, development and testing laboratories (#7391)

2.03 Permitted Density, Height and Setback Requirements:

1. Subarea 1-A: Office/Educational/Institutional

   - Subarea 1-A shall be permitted 12,000 square feet of building per gross acre and a maximum of four stories in height above grade.

   - Pavement setbacks shall be as follows:
     30 feet from Emerald Parkway
     20 feet from I-270 right-of-way
     75 feet from the west property line adjacent to Willow Grove Condominiums

   - Building setbacks shall be as follows:
     100 feet from both Emerald Parkway and I-270 right-of-way
     200 feet minimum from the west property line shared with Willow Grove for

buildings three stories or less above grade, and 280 feet from the west property line shared with Willow Grove for buildings for stories and/or 56' in height above grade. Buildings exceeding the 56' height requirement must be setback 2' from the 280' building setback line for every 1' of height in excess of the 56' height restriction. But in no case shall any building exceed four stories and a maximum of 66' in height.

- Setbacks shall be determined as described above, where a setback is not designated. The required setback shall be 25 feet for pavement and buildings.

2. Maximum lot coverage shall not exceed 70 percent.

3. Percent setbacks within Subarea 1-A and 2 will not apply along internal lot lines of combined coordinated developments with cross access easements and common or connected parking lots/circulation areas.

4. Limitations on the number of stories do not include any HVAC or other mechanical equipment and any parapet surrounding it installed on the roof of said structures.

2.04 <u>Traffic and Circulation</u>:

1. Ingres and egress to the parcel shall be provided along Emerald Parkway.

2. Curbcuts on Emerald Parkway shall be approved per the discretion of the city.

2.05 <u>Parking and Loading</u>:

1. Size, ratio and type of parking and loading facilities shall be regulated by the City of Dublin Zoning Code.

2. Exceptions from strict application of the code standards may be granted at the discretion of the Planning and Zoning Commission.

3. Loading areas shall be screened according to the City of Dublin Code.

2.06 <u>Waste and Refuse</u>:

All waste and refuse shall be containerized and fully screened from view by a solid brick wall or wood fence to a height of one foot above the height of the item being screened.

2.07 <u>Storage and Equipment</u>:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

2. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be

screened from public view with landscape materials or materials harmonious with the building.

3. Mechanical equipment not on or attached to any building must be screened with either landscape materials or a structure constructed of materials harmonious with the building.

2.08 <u>Landscaping, Open Space, Parks and Pedestrian Paths</u>:

1. All landscaping shall be according to City of Dublin Zoning Code.

2. Any portion of a lot upon which a building or parking areas is not constructed shall be landscaped with a lawn at a minimum.

3. The developer of Subarea 1-A agrees that earth mounding and/or other landscape/buffer treatment shall be installed parallel to the entire length of the western property line in Subarea 1-A (common to the east property line of Willow Grove Condominiums). Where the detention facility is not adjacent to Willow Grove an earthen mound shall be installed not less than 6 feet in elevation above the elevation within 33 feet of the west edge of the parking or driving pavement to which it is adjacent or to which it is closest. If earthmounding is not feasible along the expanded detention facility, then an initial screening of six feet in height shall be provided between the western edge of Subarea 1-A and the western edge of the parking or driving pavement in Subarea 1-A.

4. The developer of Subarea 1-A is encouraged to develop a creative alternative buffer treatment along I-270 in lieu of the six-foot buffer currently required by code. This alternative buffer treatment shall be submitted for approval by the Planning and Zoning Commission. In all cases, parking lots will be screened as per the Landscape Code.

5. An 8-foot bike path shall be installed by the City along the north side of Emerald Parkway within the right of way.

2.09 <u>Fences/Walls</u>:

1. No chain link or wire fencing shall be permitted in Subarea 1-A.

2.10 <u>Signage and Graphics</u>:

1. All signage and graphics shall conform to the City of Dublin Zoning Code, except as stated herein.

2. All signage shall be subject to applicable signage setbacks in the City of Dublin Zoning Code.

3. No signs shall be applied to windows for the purpose of outdoor or exterior advertising. A permanent door sign not to exceed 10 square feet shall be permitted to aid in on-site wayfinding. The sign shall be limited to 3 colors and be approved by staff.

4. No roof signs shall be permitted, nor should a sign extend higher than the building.

5. No flashing, traveling, animated, or intermittently illuminated signs may be used.

6. No billboards, or electrical or other advertising signs shall be allowed.

7. The building owner shall be permitted one (1) Interstate District Sign as regulated in the Zoning Code to identify a tenant of their choice.

2.11 <u>Lighting</u>:

Except as otherwise herein stated, all lighting must conform to the City of Dublin Lighting Guidelines.

1. External lighting within all subareas shall be cut-off type fixtures.

2. All types of parking, pedestrian, and other exterior lighting shall be on poles or wall mounted cut-off fixtures, and shall be of the same type and style.

3. All lights poles and standards shall be dark in color and shall either be a dark brown or bronze metal.

4. Parking lot lighting shall be no higher than 28 feet.

5. Cut-off type landscaping and building uplighting shall be permitted.

6. All lights shall be arranged to reflect light away from any street or adjacent property.

7. All building illumination shall be from concealed sources.

8. No colored lights shall be used to light the exterior of buildings.

9. Landscape lighting along Emerald Parkway shall be ground mounted with a low level of illumination.

10. All lighting or parking/driving areas and buildings in Subarea 1-A and Emerald Parkway will be designed and constructed so that it will be directed away from Willow Grove Condominiums and other adjacent residential subdivisions.

11. A lighting plan conforming to the City's Lighting Guidelines must be submitted to

the City as part of the Final Development Plan.

2.12 Architectural Standards:

Standards for Subarea 1-A

1. All buildings and associated structures shall be harmonious in character, and reflect an upscale, high quality, signature, office park development. Final architectural drawings shall be presented for approval according to the process identified by the Final Development Plan.

2. All buildings shall have the same degree of exterior finish on all sides. The preferred building material shall be a blended brick in the red-beige-gray range. Stone, metal panels or decorative precast concrete panels shall be acceptable alternative materials, as long as they are harmonious with and do not detract from the overall unified theme.

3. Stucco may be used as an accent building material, but shall be limited to a maximum of 25 percent of the total of all solid areas on building facades.

4. Façade colors and materials on individual buildings shall be coordinated to complement each other. Façade colors of excessively high chroma or intensity are not permitted.

5. High reflective glass is discouraged. If reflective glass is used it may not exceed 20 percent reflectively and 60 percent of the total of all building facades.

6. Glass and curtain wall color should be coordinated to complement each other and the color palette of the building.

7. Outdoor play areas and play structures associated with a daycare facility must be constructed of natural materials or painted with natural earth-tone colors that are harmonious with the building.

8. Mechanical equipment or other utility hardware on the roof shall be screened to the height of the equipment. Screening of equipment must be harmonious with the building materials/colors.

2.13 Maintenance:

All buildings, structures, fences, paved areas, landscaped areas, and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered, and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors, and/or depositories at approved locations which shall be emptied prior to becoming full,

and a pest and rodent program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories. Said properties shall be kept free of litter under all reasonable conditions, and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting, and associated materials on signage shall be kept in a continuously upgraded condition.

dublinschools.txt (nct)
5/24/17 S:Docs/s&htexts/2017