



MEETING MINUTES

Planning & Zoning Commission

Thursday, August 8, 2024

CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the August 8, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Rebecca Call, Kim Way, Kathy Harter, Dan Garvin
Commission members absent: Jason Deschler, Jamey Chinnock, Gary Alexander
Staff members present: Jennifer Rauch, Bassem Bitar, Thaddeus Boggs

ACCEPTANCE OF MEETING DOCUMENTS/APPROVAL OF MEETING MINUTES

Mr. Way moved, Mr. Garvin seconded approval of the meeting documents and approval of the 07/11/24 and 07/18/24 meeting minutes.

Ms. Harter, yes; Mr. Garvin, yes; Ms. Call, yes; Mr. Way, yes.

[Motion carried 4-0]

Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call explained the hearing process that would be followed.

Ms. Call swore in staff and audience members who anticipated providing testimony.

CASE REVIEW

- **Case #24-079INF - Dublin City Schools – Cardinal Health**

Informal review and feedback on a proposed rezoning to add a school as a permitted use to an existing Planned Development District. The 31.51-acre site is zoned PUD, Planned Unit Development District, McKitrick, and is located approximately 550 feet southwest of the intersection of Emerald Parkway and McDevitt Drive.

Applicant Presentation

John Marschhausen, Superintendent, Dublin City School District, stated that this is a request for Commission feedback on the proposed addition of the Cardinal Health building as a permitted school use to the existing zoning. The building is located just down the road from the Dublin City Schools Emerald Campus. Over the next 8-10 years, the Dublin City School District (the school district) anticipates 2,000 more high school students. That is an enrollment projection by Wolpert, a professional enrollment projection firm. That means with the school district's current 7th grade class, they will have the addition of an entirely new school the size of Dublin Coffman High School. The district is growing at approximately 345 students per year. Bishop Elementary will open in the fall of 2025, and the building will be over capacity when it opens. They currently have modular classrooms at Eversole Middle School and Abraham Depp Elementary School. Recent discussions with 23 focus groups in the school district indicate the #1 concern is tax fatigue. The school levy was on the ballot in November 2023 and passed by only 300 votes out of 36,000 votes cast. The District receives approximately \$1,000 per student from the State of Ohio. The remaining \$14,000 of expenses per pupil are borne by the taxpayers within Dublin City School District.

Dr. Marschhausen stated that this past January, Cardinal Health approached the school district about potentially using their west campus building as an educational space. They had previously spoken with Cardinal Health about another building that is in their portfolio, but it is unfortunately 7 stories tall. The school district can only use the first 5 stories for educational purposes. In their discussion with Cardinal Health, they settled on a purchase agreement for approximately \$37 million for the west campus building and property. A conservative cost to build a new high school that is 250,000 square feet is in excess of \$200 million. The cost of school construction is such that when Bishop Elementary is finished, it will cost double what Hopewell Elementary cost to build. The latter school just opened in 2020. As they look at the west facility and the furnishings and technology that Cardinal Health would be leaving, with appropriate rezoning and Code changes, the building is almost turn-key as an educational space. The focus groups also looked at several other options that the school district could pursue. Although the community preference is a brand new high school on 80 acres with all the amenities, they are not willing to pay more property taxes. We have to look at other options that would allow the fiscal opportunity to have space for a growing student population. The bond that was passed in 2023 grants the school board the bonded authority to issue an additional \$40 million in debt. That would allow them to purchase the Cardinal Health building without going back to the voters for additional resources. If this building is purchased by the District, at the beginning of their use of the building, they anticipate something similar to Emerald Campus, i.e. an early college campus, as a way to deal with overflow from the other school buildings. The site itself gives the school district the potential to make it a stand-alone fourth high school in the future. The site could have a future field house added to the front portion of the building. The building was built with the intent of accommodating an addition. With its proximity to Coffman High School, the site could allow for field-sharing for athletic purposes. The Cardinal Health site has 1,283 surface parking spaces. When that building was at capacity, the parking lot was full. Coffman High School has 679 parking spaces, half the parking spaces that exist in that Cardinal Health parking lot. They would not anticipate ever using more than 700 of the Cardinal Health parking spaces. With its proximity to the Emerald Campus, the Cardinal Health site would allow them to construct an alternative traffic solution. Currently, the Emerald Campus main entrance is quite close to Coffman Road. With the Cardinal Health site, there is a traffic light at Emerald Parkway, which they could make accessible to Emerald Campus students. They are working with State Building Code officials to ascertain the costs of changes in moving the building

from category 2B to 2A for educational use purposes. Their goal as a community partner and a taxpayer-supported entity is to see if there are questions for which they can prepare before undertaking a formal application process for a change in zoning. Taxes are very high in the City of Dublin; they were very fortunate to pass their most recent levy. If they can secure 250,000 SF that is usable as academic space, it would be an opportunity for them to save the taxpayers over \$150 million.

Staff Presentation

Mr. Hounshell stated that this is an Informal Review, so no determination by the Commission is required. The applicant is seeking nonbinding feedback and guidance for a potential development proposal. Should this development advance, it would be a 2-step, potentially 1-step process, wherein the Final Development Plan (FDP) would be combined with the Preliminary Development Plan (PDP) and rezoning. The PDP and rezoning application would come before the Planning Commission for a recommendation to City Council.

Mr. Hounshell stated that the site is 31.5 acres in size and zoned Planned Unit Development District (PUD) in the McKittrick development, Subarea 2. The site currently holds a four-story corporate office building constructed in 2007 as an addition to the eastern Cardinal Health campus. The west campus has 1,283 parking spaces and two existing access points on Emerald Parkway, one currently signalized. The North Fork Indian Run is located east of the building, and the site is surrounded by a heavily wooded area and a stormwater basin. A building connector connects both Cardinal Health buildings. The City recently updated its Community Plan. Per the Plan, the Future Land Use for this area is Suburban Office. The updated Plan changed the use from Premium Office, but generally, the use intent is the same. The Community Plan indicates that these areas are intended for major employment and institutional centers. The primary uses include Office, Medical Office, Hospital/Institutional and educational campuses. Much of the built environment in this area is low to midrise buildings with an emphasis on fronting I-270. The site lies within the Emerald Corridor Special Area Plan. Emerald Parkway serves as a vital artery for transportation, economic development, and community connectivity, facilitating efficient travel between residential areas, commercial and office areas, recreational spaces, and fostering accessibility and convenience for residents and businesses alike. The Emerald Parkway Corridor enhances mobility within the City and plays a pivotal role in attracting businesses and investment to the region, bolstering Dublin's economic vitality. The streetscape character is one of the signature elements that defines Emerald Parkway, making it a cornerstone for all users. The Emerald Corridor Special Area Plan provides two site-specific recommendations for this area that apply to current and future tenants and development: (1) Maintain high-quality architecture and landscaping along I-270, reserving frontage for job-producing uses; and (2) provide a greenway connection under I-270.

In 2017, City Council approved Ordinance 44-17, modifying the original McKittrick PUD Development Text to allow the Dublin City Schools Emerald Campus to be permitted at 5175 Emerald Parkway, southwest of this site. The rezoning application created Subarea A1, which includes only the Emerald Campus. Schools and educational services were added to the development text specifically for Subarea A1, as well as additional supporting uses in conjunction with the school (tutoring, vocational schools, outdoor play, etc.). Emerald Campus occupies a ±122,000-square-foot office building on a ±10.7-acre site. The campus operates as a non-traditional high school, offering high school classes and alternative educational courses with the help of local companies and universities. The application included minimal site and façade improvements as part of that development. The

applicant was required to provide a Traffic Access Study to analyze traffic operations anticipated with the use. It demonstrated that, based on their initial model of a single class block in the morning and a second one in the afternoon, with 75% of students bused, the proposed use would generate similar or less traffic trips than the previous office use on the site. However, as the Emerald Campus has evolved, the educational model for the campus also has changed, creating a more flexible schedule for students with class periods aligned with other high schools and the option for students from Jerome and Scioto High Schools to drive individually or be bused. These revised operations resulted in more trips being generated than anticipated at the entrance and exits of the Emerald Campus site, leading Dublin City Schools to inquire about adding traffic control, such as a roundabout, at the main entry point. The City partnered with Dublin City Schools to perform a traffic operations study in 2020.

Mr. Hounshell clarified that at the Informal Review stage, minimal development information is shared. Should the application advance to a rezoning and PDP, the applicant would be required to identify what operations will be occurring in this building, what potential uses would be permitted here, and any site or building modifications. Additionally, a Traffic Impact Study (TIS) would need to be submitted with the rezoning.

The following discussion questions have been provided to guide the Commission's review:

- 1) Is the Commission supportive of a potential rezoning to permit a school use similar to Emerald Campus in an existing corporate office building?
- 2) If the Commission supports the proposed use, what operational details should be considered?
- 3) If the Commission supports the proposed use, what site and transportation details should be considered?
- 4) If the Commission supports the proposed use, what building details should be considered?

Commission Questions

Mr. Way stated that the original Final Development Plan (FDP) for this parcel includes a Phase 2 195,000 SF addition. He inquired if that capability remains with this site. Would it be lost or eliminated with a sale/change of ownership of the site or remain with the PUD?

Mr. Hounshell responded affirmatively. Phase 2 was included as part of an approved Cardinal Health expansion. Phase 2 did not occur, although portions of the parking plan were implemented. Any expansion that differs from what was approved would need Commission review and approval. Mr. Way inquired if that Phase 2 approval was approved as part of the PUD, so would remain with it.

Ms. Call inquired if the applicant would need to request a text modification to the development text for this particular parcel.

Mr. Hounshell responded affirmatively.

Ms. Call inquired if the Commission would be approving the development text, not just the change.

Mr. Way inquired if the text modification approval would be just for the use or for other elements of the development text.

Mr. Hounshell responded that the development text would apply to any building or site improvements that might come forward in the future.

Mr. Way inquired if this property changes hands, the ability to build the additional square footage would remain with the PUD and development agreement.

Ms. Call requested Mr. Boggs, assistant law director, to clarify the question. Should this application move forward, is there any guarantee that the applicant would be able to build the additional 195,000 SF building, which currently is in the approved development text, without the Commission and other bodies having the ability to approve, modify or disapprove?

Mr. Garvin stated that the current development text reflects a currently unused opportunity to build the additional 195,000 SF.

Mr. Boggs responded that it would depend upon how the text amendment ultimately is made. If the application proceeds, it would be incumbent upon the applicant to prepare the development text that addresses the use that they are requesting. He would anticipate that would change what is currently contemplated in the PUD for the parcel. It would require a recommendation from the Commission and approval by Council. A FDP would need to be approved by the Commission before any construction could begin.

Mr. Way stated that the applicant mentions a potential field house. Could that be considered part of the additional 195,000 SF, even though the current development text indicates it would be office space? Would the applicant retain the ability to build additional SF?

Mr. Boggs responded that 195,000 SF of fieldhouse space has a much different impact than 195,000 SF of office.

Dr. Marschhausen stated that they could include in their application the provision that any additions to the building would be brought through this body.

Ms. Call responded that the Commission is looking at what the Code and development text allow and then at the opportunities, intent and plans.

Mr. Way stated that he was attempting to identify the development capability that might be included.

Dr. Marschhausen responded that he was hoping that at the Informal Review, they could clarify some of those factors, so they would know what to include in their application. He wants to be certain they are on the same page as the Commission and City Council.

Ms. Call stated that the Planning Commission is an administrative body. We ensure that proposals comply with the adopted City Code. Dublin City Schools, as a community partner, was involved in the Envision Dublin Community Plan update discussion over the last 18 months. The Schools had a seat at the table and the opportunity to participate in that Community Plan discussion.

Mr. Way stated that the applicant has pointed out the amount of parking on the site compared to what exists at Dublin Coffman. Is their intent to retain the Cardinal Health parking spaces or reconfigure them and use them differently?

Dr. Marschhausen responded that it would depend on the facility's use. If it becomes a fourth high school in the future, it would not need 1,287 parking spaces. Parts of the parking lot could potentially be a practice soccer field or greenspace. A school use on this site would not produce the amount of traffic on Emerald Parkway that Cardinal Health did when both buildings were filled.

Mr. Way stated that the Cardinal Health building is a purpose-built headquarters facility designed specifically for them, unlike a speculative office building, which typically is designed to be flexible to meet the needs of multiple tenants. Typically, a headquarters building has been designed to serve one company. Have they considered the challenges of taking a purpose-built headquarters building and turning it into an educational facility?

Dr. Marschhausen stated that they walked through the facility with members of their Board and also of City Council. The building is configured with office walls that do not extend all the way to the deck. In each of those pods, they could create classrooms. Cardinal Health will be leaving their

office furniture behind. The existing offices would provide separate space for teachers. The layout would be different than a traditional school, but there would be classroom spaces.

Mr. Garvin stated that, long-term, this building could potentially be a fourth high school. Will all those educational units for same-age students in the same place effectively serve the growth areas? He believes the needs tend to be more in the perimeter and the Jerome High School area. Would placing that concentration here best fit the City's layout?

Dr. Marschhausen stated that the Schools are struggling with the need to pass another levy. There is the opportunity for this property to be purchased at a price the school district can handle right now. Dublin Schools owns 100 acres on the corner of Mitchell-DeWitt Road and Industrial Parkway at the roundabout that is currently under construction. He does not see an opportunity in the near future for them to pass a levy that would add another high school in the northwest quadrant. They will be conducting community polling and surveys and will share their survey and planning information with City officials. The operation of a fourth high school also would involve a significant cost. This would allow us room to grow with an investment we can make now and flexibility in the future.

Mr. Garvin stated that he understands the financial implications. As the school district grows, doesn't the tax base grow naturally?

Dr. Marschhausen responded that in the 1970s, HB 920 was passed, which made it so school districts could not benefit from the inflationary growth that took place in communities. It was at a time when property values were increasing and school districts were experiencing a windfall. When we pass a levy, the levy will never bring in more than on the day the levy was passed. Per Ohio's school funding laws, the levies are capped at the amount passed. When the 7.9 mill school levy was passed in November 2023, it was certified on the previous property values. The 7.9 mills would have generated \$35 million. Although property values recently increased in two of Dublin's three counties, the school levy cannot generate more than \$35 million. New housing will result in an incremental increase in the inside millage. How schools are funded is a concern for districts like Dublin and Olentangy, the two fastest-growing school districts in Ohio. We get additional students but not additional funding.

Mr. Garvin stated that this area is zoned for Office due to the site's visibility from I-270, which provides advertising for potential employment interest. Is there any comparable space that would give the same opportunity and entice a company to move in to have that level of visibility? He does not believe there is much remaining space that would offer the same opportunity, level of visibility and exposure from passing drivers per day.

Mr. Hounshell responded that the entirety of that corridor extends from Sawmill Road all the way to Rings Road and includes the entire frontage. Although it has some existing office uses, it also contains a large amount of vacant land. The Office land use designation exists along the entire corridor and is subject to the Special Area Plan recommendations for the purpose of capturing job-producing uses.

Ms. Harter requested clarification of the definition of an educational campus. Is that specifically higher education, including college campuses?

Mr. Hounshell responded that educational facilities, per the City's zoning code, are "facilities offering classes, training courses, or skilled development to the public, employees or members of an organization. This use includes but is not limited to vocational, business or technical schools,

training centers, colleges and universities, but does not include an elementary, middle or high school.”

Ms. Harter stated that Coffman High School has a problem with limited availability of student parking. Could this be partially resolved by this property?

Dr. Marschhausen responded that this property would not be used for Coffman High School student parking. Currently, the Emerald Campus parking spaces are not made available to Coffman students unless they are attending Emerald Campus, as well.

Ms. Harter inquired about the growing pains experienced in the opening of Emerald Campus, which was located next to a business site. She understands there was some conflict regarding the bus traffic.

Dr. Marschhausen responded that having a school located next to a business was initially difficult, because that business did not want school traffic passing through the business site to reach the stop light at that point. All incoming/outgoing traffic to Emerald Campus must either enter the one-way entrance and exit at the west end of the school property or the main entrance at the front. His understanding is that all four buildings are part of a property owners’ association comprised of the decision-makers. There was discussion concerning the potential construction of a road behind the other building through which the students could exit to the stop light. Having an additional parcel within this area would give the school additional leverage regarding that potential road. The existing stop light on this parcel was at one time used by ingress/egress traffic to Cardinal Health. They would like to take advantage of that traffic signal to exit students from both the Cardinal Health West building and the Emerald Campus. The signalized entrance would benefit both school campuses.

Ms. Harter inquired if Dublin Police have assisted with existing school traffic.

Mr. Marchausen responded that in the past, Dublin Police provided assistance with the bus traffic. Last year, however, the school did not need that assistance; the traffic situation has improved since the Emerald Campus opening.

Ms. Harter inquired if it would be possible for a student to be at 3 different school campuses in one day.

Mr. Marchhausen responded that he does not foresee that. Specific programs will be housed in each building.

Ms. Harter inquired if the school administration is made aware of and involved in any discussion that might be needed if a student is pulled over by the Police.

Dr. Marschhausen responded that the Juniors and Seniors in Dublin high schools are expected to act like college freshmen and sophomores. The majority of seniors are earning some college credit while they are in high school, and many of them are travelling to other educational facilities. They must be flexible and responsible with their schedules. They are considering in the future returning to an 8-period/day schedule so there is more time at lunch for students to commute to those different sites, such as an internship position at a local business, Emerald Campus, or Columbus State and the Ohio University (O.U.) Campus.

Ms. Harter referred to the potential fieldhouse on the property under consideration. There also has been previous discussion about constructing a fieldhouse at the rear of the Emerald Campus. Would they consider placing a fieldhouse on other locations on the property, not at the front of the property?

Dr. Marschhausen responded that one of the benefits of this property is that it encompasses over 31 acres. There is opportunity to consider how best the site can be used. The greenspace to the west of the site offers many opportunities. Experts will design the site when it comes to the uses and meeting the City's standards and plans.

Ms. Harter inquired how many floors of a building can be used for educational purposes. Dr. Marschhausen responded that the building has four stories. They would need to work within Code requirements to use the fourth floor. At Emerald Campus, they were required to add a staircase. The first three floors are used for students, and the fourth floor is used for administrative purposes. They would work with Code officials to ensure they have the correct egress. Higher density is anticipated from school space than business space. They will work with Code requirements to ensure they are able to maximize their investment.

Ms. Harter inquired if, initially, they would use only three floors until they have made any changes necessary to use the fourth floor.

Dr. Marschhausen responded that on Day 1, they would be able to use all four floors. They would make sure they met the Code requirements.

Jeff Stark, Chief Operations Officer, Dublin School District, 6371 Shier Rings Road, Dublin stated that the School District's intent is to follow a two-prong process. The first step is to have the property rezoned to permit the school use. Currently, they have a 12-month due diligence period with Cardinal Health. During that 12 months, they will be pursuing the rezoning. Then, they also will work with Cardinal Health and Building Code officials to identify the changes necessary for them to be able to use the entire building. This acquisition will work for them only if they can use all four floors. Some Code variances might be needed. Their intent is that on Day 1, they will have added any new restrooms, staircases and additional fireproofing necessary to meet Code requirements.

Mr. Way stated that Dr. Marschhausen has mentioned educational partnerships they have with other entities, including Columbus State and Ohio University (O.U.). O.U. has 100 additional acres. Have they considered a partnership to meet their space needs with that school?

Dr. Marschhausen responded that this opportunity that has arisen is significantly less than the cost of construction. If acquisition of the Cardinal Health property does not happen, they are willing to consider other options that would best serve the Dublin community. When Cardinal Health approached the school district with the offer to acquire the building at this cost, they believed they needed to explore the option. It would be a great financial investment and opportunity.

Ms. Call stated that the City's Community Plan contemplates job-generating opportunities. Has the Commission approved exceptions to the Community Plan's provisions for the I-270 corridor?

Mr. Hounshell responded that the term is very broad and subject to interpretation, but he is not aware of any exceptions that have been made.

Ms. Call stated that in the past, the Commission has received applications for residential developments along the I-270 corridor. Have any of them been approved?

Mr. Hounshell responded that they have not.

Ms. Call stated that the recently developed Community Plan identifies uses, one of which is educational. Were there any parcels that were undeveloped and not covered by more restrictive development text in the Suburban Office District?

Mr. Hounshell inquired if she is inquiring specifically about the Emerald Corridor.

Ms. Call responded affirmatively.

Mr. Hounshell responded that at this point, he does not see any, but he would continue to check further.

Public Comment

No public comments were received.

Commission Discussion

Ms. Call stated that five discussion questions have been provided for the Informal Review so that the Commission can provide clear feedback on the application. She requested members to begin with Question #1. Should there be positive feedback to Question #1, the discussion would move on to the other questions.

Mr. Way stated that Commission members are very supportive of Dublin City Schools; many of us have children who attended Dublin Schools. However, the Commission as a body has to uphold the Community Plan vision for the community. The Community Plan designates this site as Office use. Land along I-270 is the most valuable land in the City for employment/job creation uses. This is a topic that the Commission has discussed at large. We have reviewed previous proposals for other uses, such as residential, that were not consistent with the Community Plan, and the Commission has been very firm in its position. Even in the previous Community Plan, this site was designated Premium Office and Institutional, a higher office classification, than the remainder of the office use in that corridor. The language for a Premium Office use indicates that it would support institutional uses intended for large-scale facilities, such as major hospitals and universities. When the Mt. Carmel Hospital case came before the Commission, it was for a site zoned similarly. There was a struggle to determine if the use would meet the requirement to create jobs and employment opportunities. The Commission approved that project, because we believed that it met the expectations. The new Community Plan Update now has been completed. He upheld the previous version of the Community Plan and now, the updated Community Plan. He believes it is important to uphold the Community Plan's provisions regarding the uses for this site. Cardinal Health has been a great partner on this site. Their expansion reinforced the office use. It is one of the nicest corporate headquarters in the City, and Dublin is proud of it. The visibility that the site has from the highway is consistent with the intent of the site. There is an ability to expand and create more of those types of uses in this district. He believes the Commission should stand strong in ensuring that we preserve land like this for those office-type uses, i.e., corporate offices and job-creating uses for the City. It is critical for our economic development. He wants to be supportive of the schools. However, on this particular site and all the sites along I-270 that the City has set aside for the higher-end use of corporate office, he would uphold the Community Plan.

A member from the audience asked permission to comment.

Ms. Call responded that the Public Comment period has closed. She suggested that the audience member share his comments with staff following the case review. She requested Legal opinion on the meeting procedure.

Mr. Boggs responded that there is no rule that would require changing the meeting procedure. It is a matter of the Commission controlling the meeting.

[Commission discussion continued.]

Ms. Harter stated that Dublin Schools does a wonderful job working with the community. Every building they have constructed is of high quality. They are good stewards in the neighborhoods. However, their rezoning application is for a site with I-270 visibility, on which the Commission must ensure that an economic opportunity for the City is not sacrificed. If the City were to be supportive of moving this direction, it would turn this section of Emerald Parkway into a more civic focus. This site was carefully developed for its existing use. She has concerns about approving the rezoning.

Mr. Garvin stated that he also has faith in the Dublin School District and appreciation for the great job they do working with the community. As a user of Dublin Schools and as a taxpayer, he can certainly appreciate the value this opportunity presents financially and as a solution to ease the school district's capacity issues. However, he agrees with his colleagues from a site use perspective. The school use is not what is envisioned by the Community Plan. Long term, the building space is not ideal for the school. Although it might be a great financial solution, it could be a great deal that would create handcuffs for the way the School District grows. He is supportive of keeping the zoning as it is. However, if this project were to move forward, he believes efforts should be made to connect those three campuses with an almost identical use.

Ms. Call stated that the Commission admires the School District's efforts to look out for the well-being of our students and our taxpayers. We also empathize with the reality of a post-Covid world, which has left office space underutilized across the world. This body looks at applications from a black-and-white perspective. We consider what is permitted in the Community Plan and City Code and what waiver opportunities exist. This property would require a rezoning. That is not within the purview of this body, although the Commission can make recommendations to City Council, if we see ambiguity or opportunities that exist. The City has just completed and adopted the Envision Dublin Community Plan update, which became effective August 1. Dublin City Schools was at the table and participated in the planning process for that update. To recommend violating that Plan eight days after adoption is not what City Council would want. The site is designated for Office/Institutional uses, and she is supportive of retaining that use. There are other areas within the City designated for office use, now sitting with empty buildings that could present equally financially fortuitous opportunities. She would invite the School District to explore those opportunities. The unique factor with the Cardinal Health building that makes this particular parcel a black-white matter, is the I-270 location. The City has been incredibly conscientious of what is located along our I-270 corridor. A school has field activities, not typical office uses. As a school mother and taxpayer, she admires, respects and appreciates the School District's insight and out-of-the box thinking. However, she also would not be supportive of this particular application on this particular parcel.

Ms. Call inquired if the applicant had any questions on the Informal Review, which requires no vote or action to be taken.

Mr. Marchhusen responded that the Commission's feedback is clear.

Ed Daniels, Senior Vice President/Chief Security Officer, Cardinal Health stated that part of his responsibilities are real estate and facilities. He inquired if the Commission would change their mind

if they were aware that Dublin City Schools were Cardinal Health's choice for their property. They approached the Schools with their offer to sell them the property. They have "mothballed" their west campus; there are no employees in the building, and no revenue is being generated there. If they do not make the deal with Dublin City Schools, they will leave the building empty for the foreseeable future and just keep it on their balance sheet. He inquired the Commission's feedback.

Ms. Call inquired if the use of the building would be changed.
Mr. Daniels responded that it would be unused, empty.
Ms. Call inquired the Commission's feedback.

Mr. Garvin inquired the reason Cardinal Health would leave the building empty, rather than seeking a secondary buyer option.

Mr. Daniels responded that they are very conscious of who will be located next to their main campus. If they sell the property to the schools, they know for the foreseeable future who their neighbor would be, because Schools rarely sell a property. If they sell it to another buyer, they would have no control over that.

Mr. Way stated that this is a beautiful building. He could see another headquarters desiring to locate there, which could be a great partner for Cardinal Health. It is a shame to see that building sit idle. Another user equal to Cardinal Health, perhaps one of their partners, could be a great economic benefit to the City.

Ms. Call stated that the Commission consensus is that the additional information does not change their position.

- **Case #24-076AFDP - Mango's Place**

Proposal for an Amended Final Development Plan for a ground sign at the site of an existing building at 6261 Rings Road. The 2.19-acre site is zoned PCD, Planned Commerce District, Thomas Kohler and is located northeast of the intersection at Emerald Parkway and Rings Road.

Applicant Presentation

Scott Curtis, owner, Mango's Place, 5600 Rings Road, Dublin stated that he owns the land, building and business at 5600 Rings Road. Their 7-year journey to build the daycare was completed last month. They are now looking to amend their Final Development Plan to add a road sign. Their building faces the unused, stubbed road end of Rings Road, where there is no traffic. They propose adding a sign along Emerald Parkway, the side that experiences traffic visibility. He noted that the base of the proposed sign mirrors the stone building material used on the lower portion of their building. It will be a 13 SF sign with their logo only on the sign and their address on the stonework. It will be a 2-sided sign that will sit perpendicular to Emerald Parkway.

Staff Presentation

Ms. Mullinax stated that this is a request for an Amended Final Development Plan (AFDP) to permit a ground sign for an existing daycare. An AFDP is the fourth step in a planned development process, which is required for any changes to an approved Final Development Plan (FDP). Considerations include development text and Code requirements and how the proposed modifications align with the rest of the planned development. If approved tonight, the applicant would work with staff on meeting the conditions for approval prior to any permitting. The 2.19-acre site is located northeast

of the intersection of Emerald Parkway and Rings Road, south of the Emerald Town Center. The site is zoned Planned Commerce District (PCD) - Thomas Kohler, which includes 111.7 acres split into subareas with different land uses and development standards; this site is located in Subarea E. [Slide shown of the site and proposed sign location.] Ms. Mullinax stated that the development text contains general standards for signs and graphics. Unless stated in the development text, conformance with the standard Sign Code is required. The ground sign is proposed to be located at the southwest corner of the site at Emerald Parkway and Rings Road, set back 9 feet from the right-of-way. The sign is within a utility easement, which requires an encroachment agreement. Easements exist along all street frontages; therefore, another location would not avoid this issue. The conditions for approval address these items. Staff supports the proposed location. Landscaping will be provided at the sign base.

The proposed 13-square-foot ground sign is 4 feet, 8 inches tall constructed of an aluminum cabinet painted SW9542, Natural White, on a stone veneer base to match the building. Material details for the stone base were not provided in the application; therefore, a condition of approval requests that this information be submitted at the time of the sign permit application. The sign face lettering is constructed of 1/2-inch dimensional acrylic with a digitally printed vinyl overlay displaying the "Mango's Place" corporate trademark. A 2-inch black aluminum divider separates the sign face and masonry base. The address letters are 1/2-inch thick PVC. The sign colors are white, black, and the multi-colored corporate trademark.

The ground sign is landscaped with Dwarf Garden Juniper evergreens and Red Switch Grass. It is not internally or externally illuminated, so screening requirements for illumination do not apply. All Development Text and Code requirements are met, and staff supports the request with three conditions.

Commission Questions

Mr. Way stated that there is a landscape plan, which includes a plant list. Other than circles on the plan, there is no designation of which plant material is located at each circle.

Ms. Mullinax responded that per the site plan, the landscape materials will be primarily Juniper with grass plantings on the ends. The grasses are included in the table of landscape materials that was included.

Mr. Way stated that the table indicates Gold Coast Juniper, 18 inches. The reason he is asking is that the building address is in the stone base. If the correct landscape is not used in front of it, visibility of the address would be blocked, which would defeat the purpose of the sign.

Mr. Curtis explained that Gold Coast Juniper was proposed due to the intent to mirror the other plantings on that mound. However, the City Landscaper recommended that it be switched to Dwarf Juniper, which has a maximum height growth of 12 inches, so that the plants would not block the sign.

Mr. Way stated that the height of the space from the ground to the address is approximately 15 inches, so that plantings should remain sufficiently low. He referred to the sign logo and stated that in the logo, "Mango's Place," the letters of "Place" are not aligned perpendicular to the sign edge. He inquired if the curving element of the logo was intentional.

Mr. Curtis responded affirmatively. Their logo is established with the slant of those letters.

Public Comment

No public comments were offered on the case.

Commission Discussion

Commission members offered no discussion.

Ms. Call inquired if the applicant had any objection to the three conditions for approval recommended by staff.

Mr. Curtis indicated that he had no objection.

Mr. Way moved, Ms. Harter seconded approval of the Amended Final Development Plan (AFDP) with 3 conditions:

- 1) The applicant provides a detailed plan showing utility lines in relation to the ground sign location; applies for and obtains an Encroachment Agreement for the ground sign location within utility easements; submits it for staff review and approval prior to obtaining a sign permit.
- 2) The applicant provides material specification details for the stone masonry base at sign permitting.
- 3) The applicant applies for a permanent permit for the ground sign through Building Standards.

Vote: Mr. Garvin, yes; Ms. Harter, yes; Mr. Way, yes; Ms. Call, yes.

[Motion carried 4-0.]

- **Case #24-092AFDP - Sarnova HQ**

Proposal for an Amended Final Development Plan to allow modifications to the facade of an existing building at 5000 Bradenton Avenue. The 5.24-acre site is zoned PUD, Planned Unit Development District, Llewellyn Farms and is located approximately 180 feet northwest of the intersection of Bradenton Avenue and Frantz Road.

Applicant Presentation

Alison Crumley, Project Manager, MA Design, 775 Yard Street, Grandview, stated that Sarnova is currently located elsewhere in Dublin. They purchased this building to house their business. They will be using all three floors. Currently, there is a tenant on the first floor, who will be leaving in September. Their intent is to maintain the existing footprint of the building; however, they will be changing the entry to a 3-story glass vestibule. Part of that will include a pergola. The entry and the roof section is approximately 20 feet above the sidewalk. Cylindrical light fixtures are proposed under the pergola. This client is very forward-thinking in their approach to being green and sustainable. They will be placing solar panels on the roof, which they have ensured will be concealed from view by the existing parapet. The existing rooftop units and screening will be removed, and new rooftop units will be placed further back on the building and screened in a less visible manner. The existing windows installed when the building was constructed in 1988 will be replaced, and additional insulation will be placed in all the exterior walls, which will significantly improve the thermal performance of the building. The entrance is the most significant change that will be made, and the architecture will be impressive. The Cramer Ditch area is an attractive wooded area located along the back of the building. Minor changes will be made at the back of the building, such as glass overhead garage doors enabling the employees to use and enjoy that space.

Staff Presentation

Mr. Hounshell stated that this case is also an Amended Final Development (AFDP), which proposes amendments to an FDP, if they are in compliance with the approved planned district.

The 5.24-acre site is located west of Frantz Road on Bradenton Avenue. It is zoned PUD: Llewellyn Farms and contains a 3-story office building built in 1988. Additional natural features include the Cramer Ditch and associated floodway/floodplain in the northeast corner of the site, north of the building. The Llewellyn Farms Planned Unit Development (PUD) was approved in 1981. It includes 147.55 acres split into two sections. The larger section, located east of Frantz Rd and west of Dublin Rd, is residential. A smaller section west of Frantz Rd contains offices. The applicant is proposing exterior modifications to an existing office building for the fit up of a new tenant, Sarnova. The proposed modifications include replacement of the building's pedimented front entry feature with a new one to enhance the entryway and create outdoor seating areas. They also include modifications to the back of the building to improve the connection between the interior and outdoor greenspaces. This request is considered Phase 1, with additional site and landscaping improvements to be proposed in the future as part of Phase 2. Those improvements include landscaping and patio site improvements. Those items are not part of the elements submitted for review and approval at this meeting but will be coming forward in the future. Staff has reviewed the application against the applicable criteria and found that all criteria are met; therefore, staff recommends approval with no conditions.

Commission Questions

Mr. Way stated that the Commission appreciates seeing a suburban office building repurposed and its appearance improved. The entrance proposal should be transformational. He inquired if the two large trees in the front would remain.

Ms. Crumley responded that the two large trees closer to the parking lot would remain. The existing smaller trees that would end up located under the pergola would be removed.

Mr. Way stated that the materials indicate that the existing white stripe around the top of the building will be painted black. Will the limestone located around the windows adjacent to the entrance also be painted black?

Ms. Crumley responded affirmatively.

Mr. Way stated that should tie everything together, since the proposed elements around the new entrance are black. The proposed material looks like wood siding, but it is metal paneling.

The applicant provided samples of the building material that will be used under the front canopy to the Commission to view. They indicated they have used the exterior material on other buildings and have had great success with it.

Ms. Crumley stated that their intent is to use long-lasting materials that will need limited maintenance and upkeep in the future. They have been intentional with the material selection.

Ms. Harter inquired if the City's architectural consultant, Mr. Ford, reviewed the proposed materials. Mr. Hounshell responded affirmatively. The consultant indicated he had no concerns with use of the proposed material under the canopy. He is familiar with the material and indicates it is of good quality.

Ms. Harter inquired about the anticipated installers. In her time on the Commission, she has learned the skill of the installers is important to the outcome.

Ms. Crumley responded that they have partnered with Daimler Construction. They have worked with Daimler Construction on numerous occasions. She believes they were the original general contractor of the building. She is confident they will be using skilled subcontractors for the installation.

Ms. Harter inquired if the glass overhead garage doors would be clear glass. Will film be placed on the glass?

Ms. Crumley responded that no film would be placed on the glass. The doors are north facing along the wooded area. They will not receive a high level of light. The intent is to connect the interior to the exterior.

Mr. Garvin inquired if the glass could be glazed in the future, should there be a need.

Ms. Crumley responded affirmatively.

Public Comment

No public comments were received on the case.

Commission Discussion

Commissioners expressed support for the intended repurposing of the building, the sustainable features that are proposed and the utilization of the Cramer Ditch area.

Mr. Way moved, Mr. Garvin seconded approval of the Amended Final Development Plan (AFDP) with no conditions.

Vote: Ms. Harter, yes; Mr. Way, yes; Mr. Garvin, yes; Ms. Call, yes.

[Motion carried 4-0.]

COMMUNICATIONS

Mr. Bitar reminded Commission members of the following:

- A joint work session with PZC, ARB and BZA is scheduled for August 22, 2024 at 6:00 p.m. in the Development Building. The discussion will focus on legal parameters of the Boards' reviews, roles of the board chairpersons and staff liaisons and Sunshine Law requirements.

Mr. Boggs noted that the agenda will include a discussion of a responsibility matrix so that the members of each board can understand the various roles and staff members involved in the application review process.

Mr. Bitar noted that an update on the development review process also will be covered. This will be followed by small group discussion regarding challenges, successes and issues experienced.

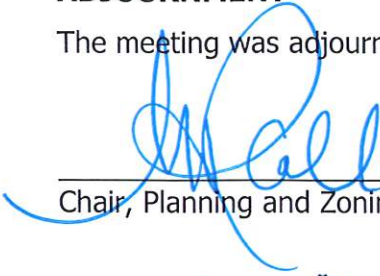
Ms. Harter inquired if the joint meeting would be open to the public.

Mr. Bitar indicated that all board and commission meetings are public meetings and open to the public.

- The 09/03/2024 Joint Work Session with Council, PZC, ARB and BZA has been postponed to a later date this fall, potentially to follow Council's goal-setting retreat. In addition to individual case statistics for each board or commission and members' preferences concerning staff reports and presentations, the primary focus will be on the challenges and successes experienced by each body.
- The next regular PZC meeting is scheduled for Thursday, September 5, 2024.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council