

# PERIMETER CENTER DEVELOPMENT TEXT

## CITY OF DUBLIN, OHIO

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Proposed Minor Text Modifications to Planning and Zoning Commission on July 6, 2023

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### **PERIMETER CENTER SUBAREA STANDARDS (Revised 1/3/94, 11/7/94, 01/29/02, 02/08/10, 11/01/10, 04/10/17)**

The following Subarea Descriptions and Development Standards by subarea shall be made part of the Concept Plan and are further discussed and illustrated in the Subarea Plan.

#### **SUBAREA DESCRIPTIONS**

##### **Subarea B Post Road Related: (1.4 acres)**

This area is characterized by its relationship with residential uses on the north side of Post Road and the need for a reasonable landscaped setback buffer between the residential uses and the proposed development.

##### **Subarea C Internal Orientation: (35.0 acres)**

Uses within this subarea shall include a mix of commercial, office research and light industrial uses or uses that exhibit a degree of clean, quiet unobjectionable processing activities within an enclosed structure. These uses are more appropriate to Subarea C because of its internal relationship within the site.

##### **Subarea C-1 WD Partners: (24.6 acres)**

Uses within this subarea include office, research and laboratory, packaging and assembly, wholesaling, and light manufacturing. These uses are appropriate to this subarea due to the sizes and nature of existing building found therein.

##### **Subarea D State Route 161 Related Uses:**

Because of extensive State Route 161 frontage, uses within Subarea D are primarily freeway oriented, general office, corporate headquarters office and institutional uses, hotels and motels.

##### **Subarea E Services Zone: (12.8 acres)**

Typically found between a major interchange and the first arterial intersections, this subarea contains freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

##### **Subareas F, F-1, F-2, F-3 and F-4 Retail Center: (33.0 acres)**

This area contains a mix of retail/commercial uses in an integrated shopping environment typical in size to a community center. This self-contained area also has access on all sides creating an even distribution of traffic. (Revised 2/6/95)

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### **Subarea G Multi-Family: (16.2 acres)**

As a buffer or a transition zone to the single-family area to the north (Post Road frontage), the multi-family area will have a unified, residential scale appearance with a limited density.

### **Subarea G-1 Multi-Family: (13.1 acres)**

This area contains high density multi-family development which serves as a transition zone between a retail/commercial community center to the west and lower density multi-family development to the north and east. Architecture of the buildings is to be consistent with the Perimeter Shopping Center (Subarea F) in its design, materials, architecture, detailing and overall quality.

### **Subarea H Condominium: (8.0 acres)**

This subarea may be used for multifamily condominium housing at a density of less than 7 units per acre. (Revised 11/7/94)

### **Subarea I Transitional Area:**

This zone will function as a transition zone between the retail uses of Subarea E (the service zone along Avery Road), and F, F-1, F-2, and F-3 (the retail mall) and the freeway oriented office area - Subarea D to the east.

### **Subarea K Gordon Flesch Co., Inc.: (4.37 acres)**

Due to Subarea K's high visibility from state Route 161/US 33, it is essential to maintain a high level of quality development. All the qualitative aspects of "Subarea D" as originally established shall be incorporated in this Subarea K, but the use definition shall be expanded so that Gordon Flesch may operate within the new subarea.

### **Subarea L Services Zone: (1.959 acres)**

Typically found between a major interchange and the first arterial intersections, this subarea contains freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

### **Subarea M Children's Hospital:**

Due to Subarea M's high visibility from State Route 161/US 33, it is essential to maintain a high level of quality development. All the qualitative aspects of "Subarea D" as originally established shall be incorporated in this Subarea M, except for the parking requirements which shall be modified due to the unique nature of Children's Close to Home Facility.

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### SUBAREA DEVELOPMENT STANDARDS

#### General:

1. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Commerce District shall prevail. Standards in the Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Commerce District.
2. The standards included herein shall not require modification of any structures, landscaping, or other improvements actually in place as a result of development occurring prior to this rezoning. Such structures, landscaping and improvements shall be considered permitted and legal and conforming uses at the location and to the size and degree they exist at the time of said rezoning.
3. Perimeter Drive will be constructed through to Wilcox Road as a part of the initial development phase of Subarea F, F-1, F-2, and F-3. The loop road through Area E, F, D shall also be constructed as part of the initial phase. At such time as the part of said Perimeter Drive is constructed through the Thomas property, the remainder of said Perimeter Drive from the east line of the McKittrick property to the west line of the Thomas property shall forthwith start and be completed within a reasonable time. The entire length of Perimeter Drive shall have a sidewalk along the southern right-of-way from Avery Road to Coffman Road. Nothing herein shall prohibit owner(s) from completing Perimeter Drive prior to the required completion period. If additional right-of-way is required for ramp widening, it shall be provided.

The landscape buffer along the south side of Post Road shall be installed in its entirety from Avery Road to Wilcox Road with the beginning of construction on Subarea G, H, F or the construction of Perimeter Drive from Avery to Wilcox. With regard to the mound and landscaping required on the property along Post Road and owned by applicant Olde Poste Properties, the following schedule should apply:

- a. At such time as any parcel of said property along Post Road is developed, applicant shall complete the mounding and landscaping along the Post Road frontage of said parcel as a part of the initial phase of construction and maintain the same thereafter.
- b. In addition, if said applicant, prior to the completion of the mound and landscaping as required under a) hereof should develop lands lying north of Perimeter Drive (not at the date of this rezoning developed) with construction amounting to 100,000 square feet of building area or more, applicant will complete the entire mound and the landscaping between the mound and the Post Road right-of-way from Discovery Boulevard to the east if the City of Dublin undertakes to water the landscaping elements until any or all parts of the Post Road frontage mound and landscaping are constructed in accordance with a) hereof. For these purposes, neither the planned day care center which is a permitted use at the northeast corner of Discovery Boulevard

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and the proposed loop street nor construction on the 15-acre parcel owned by White Consolidated Industries shall be included within the said 100,000 square feet.

The applicant shall be obligated to pay one-third of the cost of the improvement of Avery Road from the south right-of-way line of Post Road to the north right-of-way line of S.R. 161 according to plans approved by the City of Dublin if, and only if, the City of Dublin agrees to pay one-third of said cost, and one-third of said cost is assumed by those owning property on the west side of Avery Road, between Post Road and S.R. 161. Said improvement shall be undertaken and performed by applicant prior to the opening of any commercial use on applicant's property the subject of this rezoning if, and only if, the City of Dublin furnishes the applicant in money or required materials with its share of said costs at a time which reasonably meets applicant's construction and opening schedules. In addition, applicant agrees to include within the improvement project that part of Avery Road (Muirfield Boulevard) from the south right-of-way line of Post Road to the present southerly terminus of the four land section of Muirfield Drive north of Indian Run if, and only if, the City of Dublin furnishes the applicant in money or required materials with the cost of said additional construction. Both applicant and the City of Dublin understand that appropriate contracts will be executed covering the construction contemplated herein.

4. The street plan shown on the plan is the general plan which will be platted and constructed. It is not, however, intended to be precise, and while the functional system will be produced, its precise location may vary from that shown so long as the functional objectives continue to be attained. A safe bike connection from Post Road to Perimeter Mall through areas G & H will be provided if the bikeway connection over S.R. 161 is made, a bike tie/link will be completed to Post Road from the proposed bike path in Area G, H to State Route 161 connection.

#### **Signage and Graphics:**

##### **DESIGN CRITERIA**

1. These criteria are written in conjunction with the Dublin Sign Code Chapter 1189. In areas of conflict, these criteria shall supersede the Dublin Sign Code.
2. Materials and Landscaping:
  - a. All signs with a base shall have the base constructed of the predominant material of the user building.
  - b. All signs mounted on pylons shall have landscaping around the base of the sign and around the pylons such that the pylons are not visible. All plantings shall be of an evergreen material (see Example E attached). The length of the pylons shall be limited to two (2) feet between the grade elevation and the bottom of the sign face.

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### 3. Dimensions of Sign:

- a. Maximum area of sign face: 50 square feet per face, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on earthen mounds shall maintain conformance to 8'-0" maximum height above top of adjacent curb.
- d. It is intended that the signs shall be generally rectangular in design with an approximately 3' to 5' height to length ratio. Specific designs for each user may be considered on their own merit as long as they follow these general guidelines. (See Exhibit A through E attached).

### 4. Sign Graphics:

- a. Graphic identification shall be limited to the site user's name, logo and street number.
- b. The area of graphic images such as logos shall not exceed 20% of the sign face.
- c. Street numbers shall be located in the lower corner of the sign face or base nearest the right-of-way.
- d. The maximum height of any letter or number shall be 16".
- e. Quantity: No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or uses having frontage on each of two public rights-of-way, two ground signs are permitted. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- f. Signs may: (a) be non-illuminated, (b) feature internally illuminated graphics or incorporate back-lit graphics. Only the sign graphics shall be illuminated.
- g. Signage setbacks from the right-of-way are as follows:
  - 1) 10'-0" along Avery Road
  - 2) 12'-0" along the south side of Perimeter Drive
  - 3) 8'-0" in all other areas.

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- h. Traffic and directional signs shall be in conformance with Dublin Sign Code 1189.03.
- i. Within Subarea B, all signage shall be limited to the south side of all structures along Post Road.
- j. No sign shall be painted or posted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- k. No signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- l. No roof signs shall be permitted, nor should a sign extend higher than the building.
- m. No flashing, traveling, animated or intermittently illuminated signs may be used.
- n. No billboards, or electrical or other advertising signs shall be allowed other than a sign carrying the name of the business occupying the site or "for sale" or "for lease" signs in accordance with Dublin Code 1189.03(g).

#### **Lighting:**

Except as otherwise herein stated:

- 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 cutoff fixture and shall be from the same type and style.
- 3. All light poles and standards shall be dark in color and shall either be constructed of dark wood, dark brown, black or bronze metal.
- 4. Parking lot lighting shall be no higher than 28'.
- 5. Cutoff type landscape and building uplighting shall be permitted.
- 6. All lights shall be arranged to reflect light away from any street or adjacent property.
- 7. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- 8. All building illuminations shall be from concealed sources.
- 9. No colored lights shall be used to light the exterior of buildings.
- 10. Landscape lighting along Avery Road shall be ground mounted with a low level of illumination.



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### **Subarea L Services Zone: (June 21, 2001)**

Typically found between a major interchange and the first arterial intersections, this subarea contains freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage, and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

#### **Permitted Uses:**

The following uses shall be permitted within Subarea L:

1. Those uses listed in Sections 153.026 (Suburban Office and Institutional District) and 153.034 (Office, Laboratory, and Research District) of the Zoning Code.
2. Those uses listed in Section 153.028 (a), (2), (5), and (8), eating, drinking places. (Community Commercial District- Permitted Uses Only).
3. Drive-in facilities developed in association with a permitted use.
4. Ancillary commercial uses within a structure primarily devoted to office uses.
5. Gas station.

#### **Conditional Use:** (per Planning and Zoning Commission 04/15/01 and City Council 5/21/01)

1. Outdoor seating. Outdoor music or loudspeakers, outdoor advertising on umbrellas, and outdoor winter storage of furniture is prohibited. The outdoor dining area shall conform to the pending Perimeter Center Planned Commerce District Development text as it may be amended by City Council.

#### **General:**

The Services Zone will function as a transition zone between the shopping center to the east and Avery Road, a primary entrance point to north Dublin, on the west. The orientation and the face of the out-parcels in the zone will be to the east and at the corners toward the intersecting streets and to what would normally be considered the rear of those parcels (i.e. the portion abutting Avery Road will be employed as an entrance feature to the residential areas to the north). Buildings will have a common architectural theme with good aesthetic quality, the same or comparable building materials and a common lighting, signage, and landscaping ethic. Within this mold the east and intersecting streets face may identify the separate users and their products with appropriate expressions of individuality. However, the west face must appear as unified, single expression. Structures, be they buildings or walls; roof lines and types; building spacing; signage, lighting and landscaping should present an almost non-commercial approach with low level signage employed solely to identify users with structures and landscaping effectively shielding the street from the impact of activity on

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the site. The following additional standards are deemed appropriate to produce such a function.

### **Yard and Setback Requirements:**

1. Along Avery Road, pavement setbacks shall be equal to 30', building setback equal to 50'. Signage setback shall be equal to 10' from the R.O.W.
2. Along Perimeter Drive, the south entry drive and the loop road, pavements setbacks shall be equal to 30' and building setbacks equal to 50'.
3. All area between the right-of-way of Avery Road and the parking setback shall be landscaped per approved plan.
4. All other local street pavement setbacks shall be 25' and the building setback 50'.
5. At all public road intersections with Avery Road including Perimeter Drive and the south entry drive, a corner building and parking setback measured along a line bisecting the angle formed by the intersection of the required building setback lines shall be 50" building setback. (See Exhibit A.)
6. Along S.R. 161, the setback shall be 50' for buildings and pavement.
7. Total ground covered by all buildings, excluding parking garages and lots, shall not exceed 25% of the total lot area.

### **Utilities:**

1. All utility lines including water supply, sanitary sewer services, electricity, telephone, and gas, and their connections or feeder lines should be placed underground.
2. All utility connections should be kept to the rear of the side of the building, out of view or screened.
3. All mechanical equipment and related structures should be effectively screened from grade level view as well as on the site views from within the development.
4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

### **Circulation:**

1. Avery Road R.O.W. width and pavement section will be per approved engineering plan.
2. The Perimeter Drive shall have a 100-foot right-of-way and a 56' pavement width.

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3. The south entry drive shall have an 80-foot right-of-way and a 56' pavement width and taper to a 60' right-of-way beginning directly south of the intersecting north-south service road.
4. The loop road shall have a 60' right-of-way and a 32' pavement width.
5. All other local public streets shall have a 60' right-of-way and a 32' pavement width.
6. Opposing curb cuts on Perimeter Drive and the Loop Road shall be offset no less than 100' (as measured from the driveway's centerline) or directly aligned wherever possible, consistent with prudent traffic engineering principles and practice.
7. Plans shall meet the engineering comments contained in the staff report, subject to staff approval.

#### **Paving:**

1. Asphalt paving for roads and parking areas.
2. Concrete curbs.
3. Concrete road paving as needed in service area.
4. Paint striping in parking areas and on roads should match color or that used for Perimeter Shopping Center.
5. Sidewalks should be minimum of 4'-0" wide; paving material to be broom finished concrete.

#### **Parking:**

In addition to meeting the current City of Dublin Code requirements, the following guidelines should be followed in the design of parking facilities:

1. All parking and loading shall be regulated by Dublin Code.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-through stacking requirements as per the Columbus Zoning Code.
4. Parking stalls shall be laid out in the most efficient manner; 90 degree layouts are suggested with 9' x 9' stalls and 22'-24' aisles.

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5. All parking lots should be paved, curbed and internally drained.
6. Wheel stops should be used where sidewalks abut parking spaces, to prevent car bumpers overhang from blocking the sidewalks. Increase parking blocks from 6" to 8" in parking areas adjacent to the outdoor seating area.
7. No parking shall be permitted on Perimeter Drive or Perimeter Loop Road.
8. One curb cut shall be permitted for each parcel. An additional combined curb cut shall also be permitted creating a maximum of three curb cuts for every two parcels.
9. Where slopes occur that exceed 3:1, the area shall be terraced or treated with erosion control materials, shrubs or ground cover. Materials which will roll, wash, or float away are to be avoided on these slopes.
10. Full, compact, handicap and motorcycle parking spaces shall be provided.
11. If compact parking spaces are provided, they shall be grouped in rows as illustrated, rather than a few spaces spotted at several locations around the site. All compact spaces shall be 16' long and 8' wide.
12. Handicap parking spaces shall be 19' long and 12' wide. Handicap ramp access shall be included in conjunction with these parking spaces.
13. Required parking for a 5,000 square foot restaurant is 100 spaces. Required parking for the 850 square foot outdoor seating dining area is 17 spaces. Total required is 117. Reduce the required number of parking spaces to 82. (per City Council 5/21/01.)
14. If deemed necessary, subject to staff approval, ~~additional parking is to be provided~~ **modifications to parking provided may be established.**

#### **Waste and Refuse:**

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
- 2.
3. Trash enclosure shall be kept in a closed condition. (per City Council 5/21/01.)

#### **Service:**

1. All loading activity shall occur within a building.
2. All refuse, trash and garbage collection shall be enclosed or not visible.
3. No noises, smoke, odors, vibrations or other nuisances shall be permitted.

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4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets by landscaping, mounding, or walls.
6. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.
7. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
8. All noise producing services (as measured just off-site) are to be limited to the hours of 7:00 a.m. to 9:00 p.m., as required by code, and that a sign be mounted on the inside of the dumpster gates indicating the limitation of those services and that the dumpster doors are to remain closed at all times.
9. Any satellite dish shall be located in a more pleasing position, ground or wall mounted, as determined by staff. (added by City Council 05/21/01.)

#### **Landscaping:**

1. All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
2. In addition, landscaping within the Perimeter Loop Road setback shall include a continuous three-foot hedge with stone pilaster sixty feet on center with street trees planted 50' on center within the R.O.W. and planted +1 from the R.O.W.

#### **General Conditions:**

1. As many existing trees as possible shall be preserved.
2. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped.
3. Street trees on each side of an entry drive shall be setback twenty (20) feet from the curb to accentuate the entry/exit points.
4. A minimum green belt of ten (10) feet shall be maintained along each adjoining property line.
5. Shrub plantings are recommended massed or clustered in beds rather than singular shrub plantings.
6. Site unity can be maintained by specifying the same species of major landscape

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elements (shade trees, evergreen trees and ornamental trees). New compatible species of shrubs and ground cover will be introduced to the plant palette as needed to provide interest, focal points and screening around new development.

### **Fence/Walls:**

1. No chain link or wire fencing shall be permitted.

### **Graphics:**

There shall be main identification for the out parcels on Perimeter Loop Road, Avery Road and Perimeter Drive.

#### 1. Dimensions of Signs

- a. Maximum area of sign face: 50 square feet per face. The sign will be internally illuminated with an opaque background and the color will be selected from the approved Perimeter Center palette of colors being dark blue, dark green, dark red and black, with a limit of no more than two faces per sign.
- b. Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- c. Maximum overall height: 9' above top of adjacent street curb. Signs will be located on stone bases and shall not exceed 5 feet.
- d. Logos shall be limited to 20 percent of each sign face.
- e. A maximum of three colors per sign, excluding the background colors, are permitted.
- f. No more than one ground sign shall be permitted on any one lot or multiple lots if devoted to one specific use or user, except that, for buildings or use having frontage on each of two public rights-of-way, two ground signs are permitted. Maximum height above grade shall be 9 feet. When two (2) ground signs are permitted for a corner lot the total maximum area of such sign faces shall not exceed 66.5 square feet. Neither ground sign shall, by itself, exceed the maximum allowable area of 50 square feet for each face.
- g. Where more than one tenant occupies the building, there should be one sign identifying the name of the building only.
- h. All building identification signs shall be freestanding, ground-mounted, double-faced and set perpendicular to the street frontage.
- i. No major building identification signage shall be attached to the building.

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### 2. Digital Menu Board

- a. One digital menu board is permitted in accordance with the following:
  1. The sign is located on the property to which it refers;
  2. The sign is not visible from the public right-of-way;
  3. The sign does not exceed 32 square feet in size;
  4. The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
  5. The sign is turned off during non-operational business hours;
  6. The sign does not contain any additional speakers or sound; and,
  7. The sign changes no more than three times per day

### **Information Signage:**

1. This category includes all information and directional signage, other than identification, which occurs on site. On site permanent direction signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design material and size must meet signage standards.
2. The height of the signage is designed such that the viewing panel is always visible for a person seated in an automobile for a maximum height of 3-1/2' above grade.
3. All copy for information/directional signage shall be kept flush to the left without identification.
4. In addition to signage, traffic control may be indicated via painted markings on pavements.

### **Architectural:**

1. Height:
  - a. No out parcel structure shall be more than 28' in height. For structures with pitched roofs, this height will be measured to the roof peak.
  - b. Building façade height, as measured from the base of the eave to the ground elevation, shall not vary by more than 2' between buildings.
  - c. Building height for the structure shall not exceed 32' at the peak of the pitched roof.

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(per City Council 05/21/01).

2. Color Palette:
  - a. Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other. Colors and materials (brick, stone, roof, awnings, sign background, etc.) are to match the Perimeter Center materials scheme and color palette, subject to staff approval.
3. Materials:
  - a. Warm-tone brick.
  - b. Stone veneer with limestone trim (limestone rubble in a coarse ashlar pattern).
  - c. Cedar shakes/shingles with not less than 325 lb. per square weight.
  - d. Split-face concrete block used only as an accent with brick only.
4. Roof:
  - a. Pitched roofs with gabled or hipped ends are required with a slope equal to 8/12.
  - b. Minimum 8" overhangs are required.
  - c. Mansard roofs are not permitted.
  - d. Flat roofs are not permitted.
5. Scale:
  - a. The scale of structures should be sympathetic to a residential character.
  - b. Structures should be designed to harmonize with the landscape.
  - c. The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses, and other such elements which help break up the mass and bring it into a more residential character.
6. Wall Articulation/Fenestration:
  - a. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all



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sides of each structure.

- b. Blank façades on the "rear" of the building will not be permitted, however, articulation such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.
- c. The amount of fenestration should be balanced with the amount of solid façade.

With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.