

# DUBLIN NORTHEAST MASTER PLAN

(West of Sawmill Road to SR 257 and from  
North of Bright Road to Summit View Road)

## **Revised** Sub Area Standards

Original Rezoning:	Ord. 76-89	June 11, 1990
Updated:	Ord. 102-94	March 20, 1995
Updated:	Ord. 52-03	May 17, 2004
Updated:	Ord. 57-05	October 17, 2005 (created Lifetime Fitness PUD from Subarea 5C)
Updated:	Ord. 09-14	February 10, 2014

## **VII. Subarea Standards**

The following subarea descriptions and development standards by subarea shall be made part of the concept plan and the preliminary development plan for the planned unit development requirements and are further discussed and illustrated in the subarea plan. (Figure 11)

### **Subarea Descriptions**

#### **Subarea 1 Large Lot Single Family, Riverside Drive Related: +81 Acres**

This area is characterized by its relationship to the quality residential area along State Route 257 and the Scioto River. Development within this subarea should be large lot single family with adequate open space to maintain the character of Riverside Drive.

#### **Subarea 2 Single Family Transition Grounds: 75.8 Acres**

Subarea 2 is bounded by the large lot wooded character of Subarea 1 on the west, Summitview Road on the north and the power line to the east. The character varies from wooded terrain on the west to open, agricultural field on the north, east and south. This area should be predominantly single family and transition from the large lot area to the west to the non-single family area east of the power line. Five one acre lots shall be developed along Summit View Road to preserve the estate character of the road.

#### **Subarea 3 Proposed Multi-Family: +14 Acres**

This area is heavily impacted by the existing board of education property to the west, proposed new high school site to the south and the high tension power line to the east with proposed multi-family east of that. The east side of this subarea is wooded and any multi-family development should try to preserve some of the existing woodland.

#### **Subarea 4 Multi-Family, Sawmill Road Related: +47 Acres**

This subarea is characterized by over 2,000 feet of frontage on Sawmill Road and proposed high activity park of 35 acres to the west. Special attention should be given to the Sawmill Road frontage to provide a uniform architectural and landscape treatment along the frontage. The multi-family form with a limited density allows more open space than traditional single-family form while still maintaining a density similar to the east side of Hard.

#### **Subarea 5A & 5B: 44.1 Acres: 22.5 Acres Retail, 21.6 Acres Office**

Subarea 5 will contain retail and office uses. Subarea 5 will be broken down into two sections. Subarea 5A will contain approximately ±22.5 acres of retail stores. Subarea 5B, approximately 21.6 acres on the south end of the retail center, will be developed in

office and restaurant as a conditional use. Special attention should be given to the Sawmill Road frontage to create a unified character both in architecture and the use of landscape materials. Subareas 5A and 5B will be bounded by the extension of Saltergate Drive on the north and west. Subarea 5B will be located on both sides of Hard Road to the south. The retail center in Subarea 5A will contain one major anchor and the balance will be made up in small retail shops.

### **Subarea 6A & 6B Multi-Family Transitional Ground: 34.9 Acres**

This subarea is located between the more intensive retail commercial area and the power line. Subarea 6 will be composed of multi-family type uses and should act as a transition from the more intense retail commercial uses to the east and the less intense uses of high school and single family to the west.

### **Subarea 7 Single Family Transition Ground: +14.5 Acres**

Subarea 7 will be located on the south side of the extended Hard Road and shall act as a transition between multi-family to the north, office to the west, open ground and larger residential lots to the south. Development of Subarea 7 shall be delayed to allow for appropriate R.O.W. to be dedicated, if requested by the City of Dublin, for a road to the south connecting potential bridge over the Scioto River.

### **Subarea 8 Single Family Transition Ground: +36.5 Acres**

Subarea 8 will be located on the south side of extended Hard Road and shall act as a transition between the high school to the north and existing large lot single family to the south and, as well, multi-family to the east and proposed open, ground large lot residential to the west. Subarea 7 will have very similar characteristics to Subarea 2 and should be developed in all single family, making the transition from the more intense uses to the east to the open, large lot uses to the west. Special attention should be given to the large wooded ravine running through Subarea 7. This should be preserved and utilized as an amenity for any proposed residential development.

### **Subarea 9 Large Lot Residential/Roadway Exits: +15 Acres**

Subarea 9 will be characterized by the extension of Hard Road through this property. The narrowness of the parcel mandate large lot single family, single loaded on the Hard Road extension. Due to the development of the Hard Road extension as major artery, all single family within Subarea 9 should be serviced by private service roads rather than providing numerous curb cuts on the Hard Road extension. Densities and housing types should be very similar to those found in Subarea 1.

### **Subarea 10 School Site: +76 Acres**

Subarea 10 contains approximately 76 acres, 66 of which shall be used for a new high school and related activities.

Subarea 10 is bordered on the south by the Hard Road extension which will provide main access to the high school. An 80' power line and pedestrian easement is located along the eastern boundary, the pedestrian easement will provide access from the high school to the proposed 35 acre park. The northern boundary is bordered by proposed M.F. and property currently in Washington Local School District ownership. Existing R1 large lot residential borders Subarea 10 on the west.

## **Subarea 5B Office (10.87 +/- acres):**

### **Permitted Uses:**

The following uses shall be permitted within Subarea 5B:

1. Uses as outlined in Section 153.026 (Suburban Office & Institutional District) of the Dublin Zoning Code.
2. Two outparcels shall be permitted in Subarea 5B. Both outparcels are permitted for retail or restaurant uses.
3. A restaurant outparcel shall be permitted. The restaurant shall be full line with no drive in facility or pick up window.

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

1. Along Sawmill Road, building and pavement setback shall be 50'.
2. Along Emerald Parkway, pavement setback shall be 40', building setback shall be 50'.
3. Along Summer Drive, building setbacks shall be 60' and pavement setbacks shall be 35', as measured from the centerline.

### **Density:**

1. Total building square feet permitted per acre shall not exceed 10,000 square feet including the outparcels.

### **Height Requirements:**

1. Maximum height for buildings in Subarea 5B shall be 60'.

### **Parking and Loading:**

1. All parking and loading shall be regulated by Dublin Code, Section 153.200 et seq.
2. Bank drive-thru stacking requirements shall be as per Dublin Zoning Code requirements.

**Circulation:**

1. Emerald Parkway shall have a 100' right-of-way and a pavement width consistent with prudent traffic engineering principles. Applicants obligation shall be to construct or pay for a maximum of 40' of pavement from back of curb to back of curb.
2. All curb cuts shall be approved by the City traffic engineer.
3. Sawmill Road R.O.W. shall be 68' from centerline.
4. A bike path shall be developed along Sawmill Road as a pedestrian link between Summer Drive and Emerald Parkway. It shall be built according to Dublin Standards
4. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cuts location and function be as shown on the site plan and to the satisfaction of the City Engineer of the City of competent jurisdiction; that street lighting, curb and gutter, bike path and sidewalks be installed per City standards, to the satisfaction of the City Engineer; and easements for all utilities to be recorded at a later date to the satisfaction of the City Engineer.

**Waste and Refuse:**

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence with building materials compatible with the surrounding architecture.

**Storage and Equipment:**

1. No materials, supplies, equipment or products shall be stored or permitted to remain upon any portion of the parcel outside a permitted structure. Mechanical equipment and other utility hardware on roof, ground or building shall be screened from public view with materials harmonious with the building.

**Landscaping:**

1. Landscaping shall be according to Dublin Code, Section 153.130 et seq.

2. All signage and entry features will have consistent character and meet Dublin Sign Code.

### **Lighting:**

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All light fixtures within 150' of adjacent roadways shall be cut-off fixtures to prevent spillage of light onto adjacent properties.

### **Architecture:**

1. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.
2. Flat roofs will be sloped and residential in character to conceal rooftop equipment.
3. The buildings should reflect a suburban office or residential character.
4. The architecture style, materials and colors shall be consistent with that indicated in Subarea 5A and coordinated with surrounding architecture.

### **Signage:**

1. Signage shall be in accordance with the signage section for Subarea 5A, otherwise all signage shall comply with Section 153.150 et seq. of the Dublin Zoning Code.

### **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 control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and 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. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.



4. All lighting fixtures shall be cut-off fixtures to prevent spillage of light onto adjacent properties, and shall conform to City of Dublin Lighting Guidelines.
5. The above lighting restrictions are applicable to all of Subarea 5A.

**Architecture:**

1. All building materials shall be earthtone in color.
2. The basic building materials shall be brick, stone and EIFS.
3. Roof lines, facades, rear and side building elevations shall be varied to provide relief in the building facades and alternate building massing.
4. Building materials shall be consistent on all visible sides of the buildings.
5. Where hipped or gabled roofs are provided, dimensional asphalt shingles will be the predominate roof material.
6. Main retail building tenants may have a variety of storefront conditions that include a covered colonnade or building mounted fabric awnings. Combinations of hipped, gabled, and detailed horizontal parapets shall be encouraged to breakup the over roof line.
7. Building materials consisting of brick, stone, and EIFS, shall be used for the larger anchor store, minor anchor store(s) (if provided), smaller retail shop buildings and the multi-tenant retail buildings. Non-visible (service court) masonry walls shall be painted concrete block in a color harmonious with the brick used throughout the center.
8. Other anchors and smaller shops may have colonnaded fronts, per the attached elevations, using a design similar and harmonious with those pilasters provided for the larger stores. Parapets projected above the columns will be articulated at larger tenant entrances. These parapets will be either rectilinear or gable in shape per the illustrations accompanying this text. Other materials will be the same as those provided for the major anchors with non-visible rear walls being concrete block painted to be harmonious with the brick used throughout the center.

9. Roof mounted equipment shall be screened with hipped or gabled roofs as well as detailed horizontal parapets. Rear and side building parapets on the anchor store shall be horizontal in nature, but shall be varied in height.

**Signage:**

1. Proposed signage shall be as approved with the Final Development Plan.
2. Unless otherwise indicated in this text, or any attachment hereto, all signage shall be in conformance with the pertinent provision of the Dublin Sign Code.
3. The wall sign for the major tenant shall be a maximum 110 square feet for the grocery façade facing Sawmill Road as shown on the submitted plans which is comparable with the wall signage previously approved for grocery store locations within Dublin. A maximum 50 square foot wall sign identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the major tenant shall be a maximum of 8 feet in height and shall be 66 square feet for the Sawmill Road location and 66 square feet in size for the Hard Road location.
4. The signage for the other tenants shall be described as follows:
  - a. The maximum height for the individual letters will be 30", except for ascenders and descenders.
  - b. The maximum graphic span on the front façade for each tenant shall be 80% of the sign fascial length and the wall sign shall be located over the entrance to the tenant space.
  - c. The signage will consist of individual channel letter boxes affixed to the façade. The letter faces will be made on acrylic plastic which will be illuminated internally by neon tubing. The return sides of all letters shall be dark bronze throughout the entire center. No exposed raceways shall be permitted. Letter boxes will be mounted flush with the wall.
  - d. No individual sign shall exceed three (3) colors.