

PERIMETER CENTER DEVELOPMENT TEXT

CITY OF DUBLIN, OHIO

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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 planing/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 C - Internal Orientation

Permitted Uses:

The following uses shall be permitted with Subarea C:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Hospitals and clinics; other institutional uses without housing or overnight lodging capacity.
3. Health care including ambulatory care, outpatient care and surgery, medical offices and ancillary distribution.
4. Those uses listed in Section 1169.01(b).
5. Ancillary commercial uses within a structure primarily devoted to office uses
6. Limited manufacturing and light assembly activities such as:
 - a. Compact disc manufacture and distribution.
 - b. Electronics assembly.
 - c. "Clean room" manufacturing.
 - d. Other activity incidental to other permitted uses.
 - e. Packaging, assembly.
 - f. Warehousing and distribution incidental to other permitted uses provided such use does not comprise more than 25% of the gross building area on the premises except for multi-tenant buildings in which the average may be 50%.

Conditional Uses:

1. Personal Services.
2. Uses listed in Section 153.026(B) (formerly 1159.02)

Yard and Setback Requirements:

1. Setback from Perimeter Drive shall be 35' for all pavement areas, with 75' for buildings.
2. Side yards shall be 25' for pavement and buildings.
3. Rear yards shall be 25' for pavement and buildings.

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4. All other publicly dedicated local streets within Subarea C shall have a 25' pavement setback and a 50' building setback.
5. Total ground covered by all buildings (excluding parking garages) shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% total lot area.
6. 0' setback for a shared access drive between 5980 Perimeter Drive (PID 273010149) and 5815 Wall Street (273005070).

Height Requirements:

1. Maximum height for structures within Subarea C shall be 65' as measured per the Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.

Circulation:

1. Perimeter Drive shall have minimum 80' right-of-way and a 36' pavement width.
2. Discovery Road shall have a minimum 60' right-of-way.
3. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
4. Curb cuts on Perimeter Drive shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing curb cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Storage and Equipment:

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

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code, Chapter 1187.
2. In addition, landscaping within the Perimeter Drive setback shall include a 3' - 4'

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landscaped mound with street trees planted 50' on center within the right-of-way and planted +1' from the R.O.W. line. The landscape mound along the Perimeter Drive frontage shall not be required only when the parking lot is located to the rear of the structure.

3. Parking lot lighting shall be no higher than 28'.