

# RECORD OF ORDINANCES

Ordinance No. 03-88 (Amended)

Passed

19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING ON A 284.58 ACRE TRACT LOCATED ON THE SOUTHEAST SIDE OF POST ROAD AND AVERY ROAD, NORTH OF U.S. 33/ S.R. 161, AND APPROXIMATELY 2700 FEET WEST OF COFFMAN ROAD; TO BE REZONED FROM: LI, LIMITED INDUSTRIAL DISTRICT, AND GI, GENERAL INDUSTRIAL DISTRICT, TO: PCD, PLANNED COMMERCE DISTRICT; R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT, AND R-12, URBAN RESIDENTIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring:

Section 1. That the following described real estate (see attached legal description marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned to PCD, PLANNED COMMERCE DISTRICT; R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT, AND R-12, URBAN RESIDENTIAL DISTRICT, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances) the City of Dublin Zoning Code and amendments thereto.

Section 2. That application, Exhibit "B", including the list of contiguous property owners, and the recommendation of the Planning and Zoning Commission, Exhibit "C", are all incorporated in to and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 6th day of September, 1988.



Mayor - Presiding Officer

Attest:

I, Frances M. Urban Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No 03-88 (Amended) duly adopted by the Council of the City of Dublin, Ohio, on the 6th day of September, 1988.

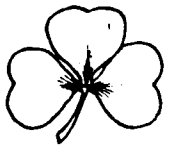
Frances M. Urban  
Clerk of Council

Frances M. Urban  
Clerk of Council, Dublin, Ohio

Sponsor: Planning Department

I hereby certify that copies of this Ordinance/Resolution were posted in the City of Dublin in accordance with Section 731.25 of the Ohio Revised Code.

Frances M. Urban  
Clerk of Council, Dublin, Ohio



*City of Dublin*

6665 Coffman Road  
Dublin, Ohio 43017

**PUBLIC HEARING**

**DUBLIN CITY COUNCIL MEETING**

**June 20, 1988  
7:30 P.M.**

There will be a Public Hearing on Ordinance No. 03-88 (Amended) at the Dublin City Council Meeting on Monday, June 20, 1988 at 7:30 P.M. This is a rezoning of 284.58 acres located on the southeast side of Post Road and Avery Road, North of U.S. 33/S.R. 161, and 2700 feet west of Coffman Road.

**Rezoning Application Z87-010 - Perimeter Mall**

**Location:** 284.58<sup>±</sup> acres located on the east side of Avery Road between Post Road and U.S. 33/S.R. 161.

**Existing Zoning:** LI, Limited Industrial District and GI, General Industrial District.

**Request:** PCD, Planned Commerce District; R-1, Restricted Suburban Residential District, and R-12, Urban Residential District.

**Proposed Use:** Multiple uses including general office, institutional, hotels, retail/commercial, light industrial, multi-family, and single-family residential.

**Applicant:** Old Post Properties, c/o Pat Meers; Post-Avery Road Investment Company, Inc., c/o John W. McKitrick; White Consolidated Industries; John W. McKitrick; and Ruscilli Construction Company, Profit Sharing Plan and Trust, c/o Pat Meers; Jeff Wilkins

F. M. Urban  
6/9/88

Minutes of Meeting  
Dublin Planning and Zoning Commission  
May 7, 1987

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~~There will be no large stamping machines in this building.~~

~~Mr. Callahan moved that the Conditional Use application be approved subject to compliance with the current landscape requirements and storm water drainage control. Mr. Amorose seconded the motion.~~

~~The vote was as follows: Mr. Geese, yes; Mr. Reiner, yes; Mr. Callhan, yes; Mr. Grace, abstain; Mr. Amorose, yes; Mr. Jezerinac, yes; Mr. Berlin, yes.~~

## 2. Conditional Use Application CU87-003 - Dublin Technology Center

Mr. Patrik Bowman had the following comments as well as slides of the site:

1. The subject site is 15.46 acre parcel that is yet to be platted as part of what is known as the Dublin Technology Center (Industrial Subdivision) The center is approximately 173 acres located on Post Road on North & U.S. 33 on the South.
2. This is a Conditional Use Application to the office designation; because of the Limited Industrial Zoning District in which this building would be located.
3. The application would like a Planning Commission approval to be forwarded to the Board of Zoning Appeals on the Conditional Use.
4. The facility will have 150,000 sq. ft. of straight office use.
5. Staff recommends approval with the condition that applicant work with us on the storm retention plan for the entire site, landscape and building plans as they progress toward building permit.

Mr. Ben Hale, Jr. was there to represent the applicant, along with representatives from White Consolidated Industries, and the Ruscilli Company.

Mr. Hale re-iterated exactly where they would like the building to lie on approximately 13 acre site with approximately 125,000 square feet. This plan exceeds parking requirements and also the setback requirements and landscaping. The storm water retention will be handled by the developer off-premises but will meet all requirements of the code.

Trott & Bean representative explained why the building was laid out the way it is, and expounded upon the parking, landscaping, and storm water retention plan.

Mr. Grace asked what they were thinking of in the way of storm water treatment. It was stated that they planned to develop a plan that would in fact take care of entire development and some adjacent property owners.

Mr. Jezerinac asked for clarification on actual acreage, it was determined that it is approximately 12.8 acres.

Mr. Jezerinac stated that this project by White Consolidated will be a welcome addition to the Village of Dublin. He then asked for a motion to accept the Conditional Use Application. Mr. Callahan made a motion to accept this Variance on the condition that they have a functioning storm water control system in place before occupancy. The applicant agreed to this condition. The remaining portion of the Boulevard must be completed to the construction timetable, and the staff reserves the review of the site, landscape and building plans.

Mr. Reiner seconded the motion.

The vote was as follows: Mr. Grace, yes; Mr. Callahan, yes; Mr. Amorose, yes; Mr. Geese, yes; Mr. Jezerinac, yes; Mr. Reiner, yes; Mr. Berlin, yes.

**~~3. REFINEMENT OF PRELIMINARY PLAN - BRANDON VILLAGE AND CONCEPT PLAN FOR ADDITIONAL ACREAGE~~**

~~Ms. Clarke had the following comments:~~

- ~~1. The site is 29.4 acres, 17.4 acres are currently zoned PUD within Brandon. For that section they are looking for refinement of the plan.~~
- ~~2. The northernmost 17.4 acres is zoned R-1 currently, and the applicant is requesting a PUD for single family.~~

~~The 17.4 in the south being zoned PUD in Brandon right now is specified for cluster-single family use and the applicant is asking for a refinement of the plan to permit 10 acres to be committed to a public elementary school site, and for the balance of that 17.4 acres to be reassigned to the single family classification and taken out of the cluster classification as it is currently configured.~~

~~Ms. Clarke then showed some slides of the development.~~

~~Mr. Berlin asked Ms. Clarke about applicant's agreement to other improvements. Ms. Clarke stated that the staff feels that with the setback requirement of four (4) acres, required by the Brandon Plan; that would leave only 7-1/2 acres for the school and that may not be adequate enough to accommodate the school site. Also, the landscape requirements for the Dublin School Board was discussed with the developer and he has agreed to pick up part of the requirements especially along the entranceway. Staff did request of the developer a street layout so that the number of units can be determined (approximately 53).~~