

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

October 19, 2000

The Planning and Zoning Commission took the following action at this meeting:

2. **Development Plan 00-094DP - Parkwood West Subarea A - 5615, 5665, and 5715 Parkwood Place**
Location: 16.179 acres located on east side of Emerald Parkway north of Woerner-Temple Road.
Existing Zoning: PCD, Planned Commercial District (Thomas/Kohler Plan).
Request: Review and approval of a development plan under the provisions of Section 153.058.
Proposed Use: Three three-story office buildings totaling 235,400 square feet.
Applicant: Mark Gialluca, Duke Realty LP, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016-2251.

MOTION: To approve this development plan because the plan complies with the Community Plan, the Thomas/Kohler PCD text, and the traffic management plan for the area, with nine conditions:

- 1) That signage for the site comply with the development text and Dublin Sign Code, be monument design, architecturally coordinated with the buildings, and be no taller than six feet and no wider than 8½ feet with a maximum sign area of 50 square feet;
- 2) That all landscaping comments be incorporated into revised plans to the satisfaction of staff;
- 3) That mounding along Emerald Parkway be added in front of Emerald 5 to comply with the text requirement;
- 4) That the use be limited to non-medical office due to the constraints on parking;
- 5) That site stormwater design comply with the City Stormwater Regulations, to the satisfaction of the City Engineer;
- 6) That revised legal descriptions for Emerald 4, 5, and 6 be submitted prior to splitting the parcel, subject to staff approval;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
October 19, 2000**

2. Development Plan 00-094DP - Parkwood West Subarea A - 5615, 5665, and 5715 Parkwood Place (Continued)


- 7) That access agreements across parking lots for the lot split be put in place prior to the issuance of occupancy permits;
- 8) That the wall be built according to the approved Master Landscape Plan; and
- 9) That all conditions be met to the satisfaction of staff prior to the issuance of a building permit.

* Mark Gialluca agreed to the above conditions.

VOTE: 7-0.

RESULT: This development plan was approved.

STAFF CERTIFICATION


Warren Campbell
Planner

NOTE: The Commissioners wanted the permanent record to note that no additional parking should be added to the site in the future. The Commission was open to the idea of a parking reduction.



AGENDA

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday, October 19, 2000
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

NOTE: The agenda order will be determined at the beginning of the meeting. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 11:00 p.m.

CASE PREVIOUSLY POSTPONED:

1. Rezoning 00-024Z - Llewellyn Farms South

Location: 25.8 acres located on the southwest corner of Dublin Road and Tuttle Road.

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: Review and approval of a rezoning to PLR, Planned Low Density Residential District under the provisions of Section 153.051.

Proposed Use: A single-family residential development of 52 lots and 5.14 acres of open space.

Applicant: National City Bank, Trustee of the Pauline Wuertz Trust, c/o Gary Moreland, 155 E. Broad Street, Columbus, Ohio 43215; represented by Charles Driscoll, The Edwards Land Company, 500 S. Front Street, Suite 770, Columbus, Ohio 43215.

Staff Contact: Carson Combs, Planner.

NEW CASE:

2. Development Plan 00-094DP - Parkwood West Subarea A - 5615, 5665, and 5715

Parkwood Place

Location: 16.179 acres located on east side of Emerald Parkway north of Woerner-Temple Road.

Existing Zoning: PCD, Planned Commercial District (Thomas/Kohler Plan).

Request: Review and approval of a development plan under the provisions of Section 153.058.

Proposed Use: Three, three-story office buildings totaling 235,400 square feet.

Applicant: Mark Gialluca, Duke Realty LP, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016-2251.

Staff Contact: Warren Campbell, Planner.

-More-



NOTICE OF MEETING

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday, October 19, 2000
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

It is the policy of the Dublin Planning and Zoning Commission to notify the applicant and adjacent property owners of pending applications. If you have any questions or comments concerning the pending case, you are invited to attend this meeting. If you are interested in additional information or wish to review the application or plans, please contact the staff person listed below.

2. **Development Plan 00-094DP - Parkwood West Subarea A - 5615, 5665, and 5715 Parkwood Place**

Location: 16.179 acres located on east side of Emerald Parkway north of Woerner-Temple Road.

Existing Zoning: PCD, Planned Commercial District (Thomas/Kohler Plan).

Request: Review and approval of a development plan under the provisions of Section 153.058.

Proposed Use: Three three-story office buildings totaling 235,400 square feet.

Applicant: Mark Gialluca, Duke Realty LP, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016-2251.

Staff Contact: Warren Campbell, Planner.

The site is zoned PCD, Planned Commerce District, and an office building is a permitted use. This proposal is for three, three-story office buildings totaling 235,400 square feet.

The development plan review is the consideration of all final details of the project including site layout, grading, architecture and materials, landscaping, utilities, lighting, signage, etc., by the Commission. This is the last public consideration of the project prior to construction. If approved, the applicant may proceed with the building permit process.

NOTE: The agenda order will be determined at the beginning of the meeting. It is the policy of the Commission that no new agenda items will be heard after 11:00 p.m.



33 161

Police Department

Development Department
SHER RINGS RD

Fire Department

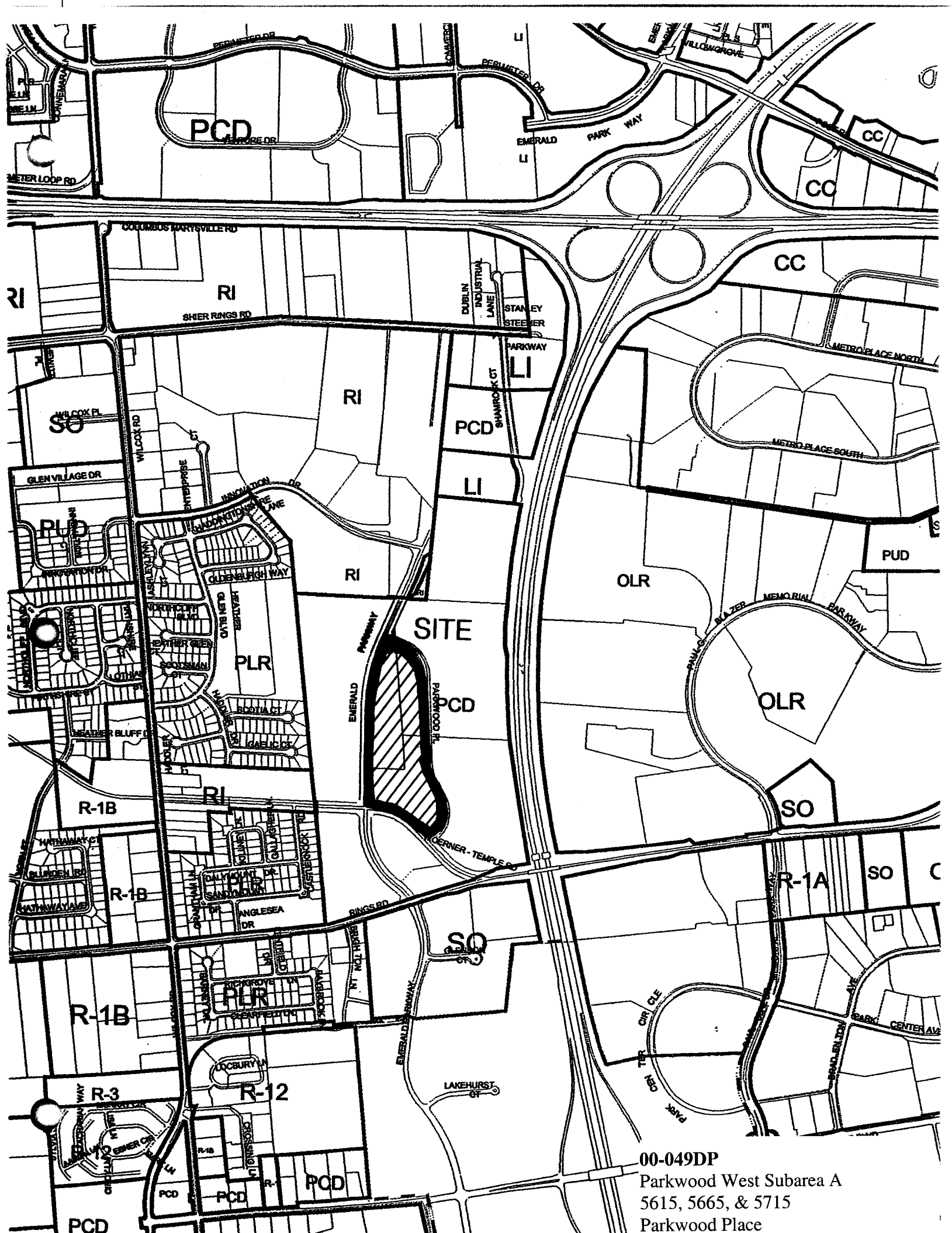
SITE

POST OFFICE

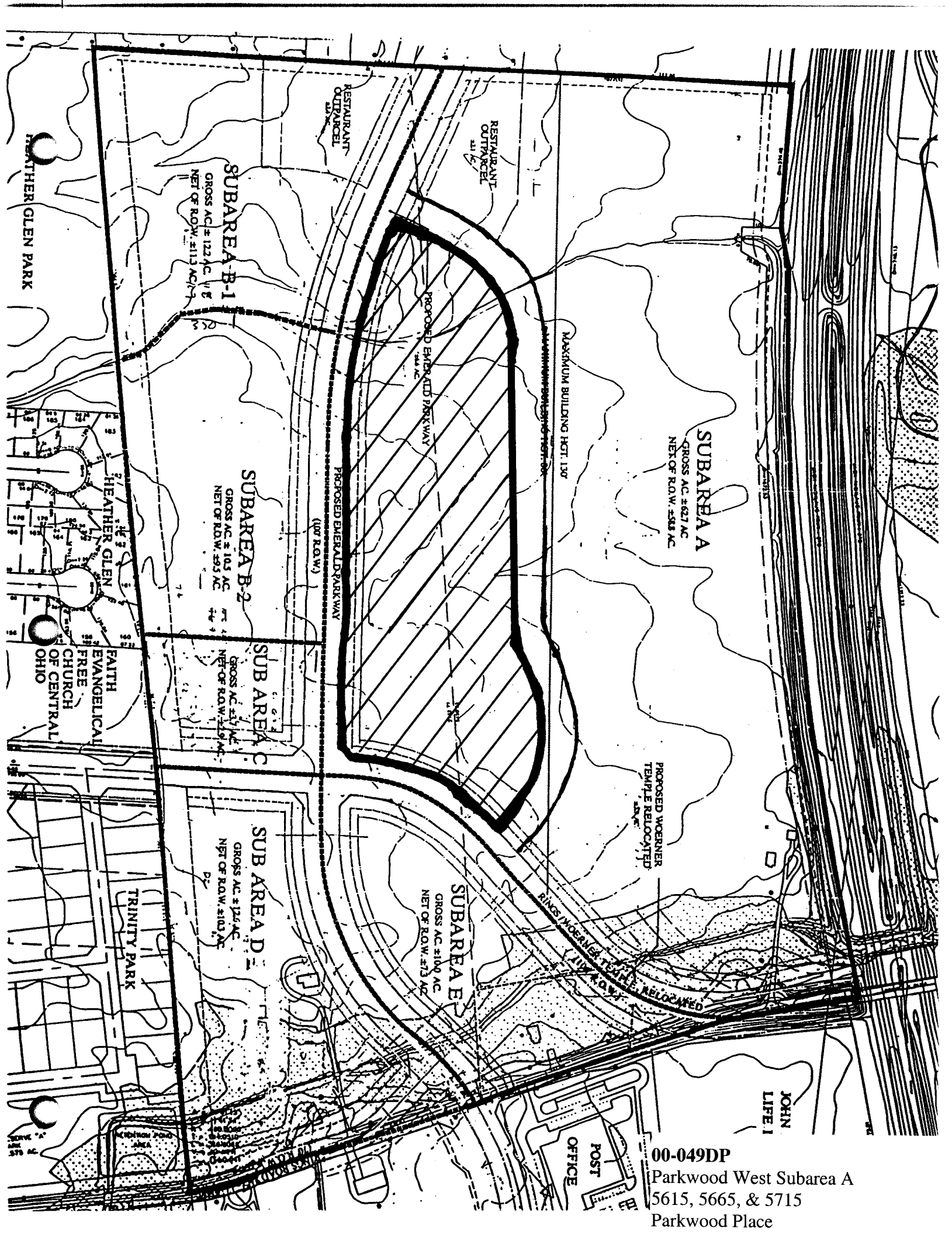
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00-049DP
Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place

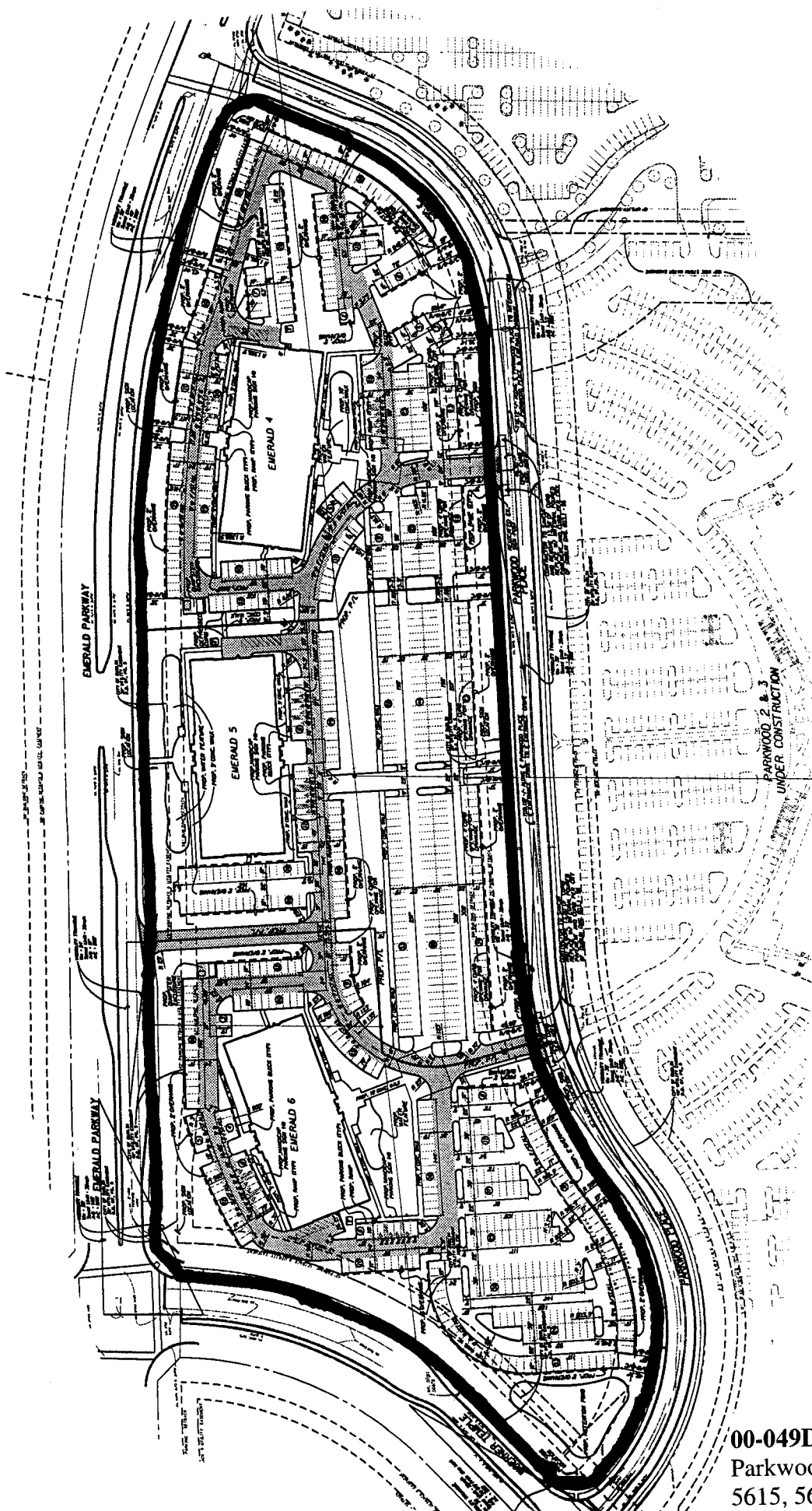
SCALE 1 INCH EQUALS 1200 FEET



00-049DP
 Parkwood West Subarea A
 5615, 5665, & 5715
 Parkwood Place



00-049DP
 Parkwood West Subarea A
 5615, 5665, & 5715
 Parkwood Place



00-049DP
Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place

APPROVED DEVELOPMENT TEXT

PLANNED COMMERCE DISTRICT
THOMAS/KOHLER PROPERTY
WEST OF I-270 AND NORTH OF RINGS ROAD

1/31/96

PURPOSE:

The site is approximately 111.7 acres. It is located along Rings Road at the terminus of Britton Parkway approximately 1,000 feet west of I-270. The parcel is intended for development as office, office related uses and commercial because of its proximity to the freeway, Britton Parkway and the office uses at Tuttle Crossing. It will provide a portion of the right-of-way for the Coffman Road Extension (Emerald Parkway) and the right-of-way for the new alignment of Rings/Woerner Temple Road as defined by the City of Dublin Southwest Area Plan.

Traffic studies indicate at the new intersection of Rings/Woerner Temple Road and Emerald Parkway that traffic volumes will be in excess of 35, 000 cars per day.

The following material is provided in response to the Composite Plan contents of the PCD in the City of Dublin Zoning Code.

- A. Indicating by schematic plan the general development character of the tract, locations, types of tenants, probable lot size and other development features, including the perimeter landscaping, open space buffers or "no-build" zones and major pedestrian and bicycle routes.**

(See Composite Plan - Exhibit J)

- B. The proposed provisions of water, sanitary sewer, industrial waste disposal and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.**

Water service is available via the recently constructed 20" water line along the south side of Rings Road. The site is also tributary to the 21" sanitary sewer which lies on the north side of Rings Road. Storm water will be detained with on-site facilities and discharged at allowable rates into either the John Cramer ditch (south portion of the property) or the George Geary ditch (north portion of the property).

- C. The proposed traffic circulation pattern showing public and private streets and other transportation facilities, including their relationship to topography and existing transportation facilities with evidence that the proposed development shall not adversely impact existing facilities.**

APPROVED DEVELOPMENT TEXT

The plan provides 100' right-of-way for the extension of Emerald Parkway. One hundred feet right of right-of-way will be provided for a new east west collector which would realign Rings Road to eventually intersect with Woerner Temple Road at Avery Road. Circulation into the development would occur off of the Coffman Road Extension, Rings/Woerner Temple Road as realigned and existing Rings Road.

- D. The proposed schedule of site development and associated facilities, including streets, other transportation facilities, utilities, services and other facilities.**

Prior to the completion of construction of any parcel fronting Emerald Parkway or Rings/Woerner Temple the appropriate road infrastructure shall be in place to access those parcels.

- E. The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services and other public improvements.**

The proposed site will compliment existing freeway oriented corporate users presently within the City of Dublin and Tuttle Crossing. The corporate office component of this development will be located adjacent to 1-270. Surrounding uses include existing office to the south and east, existing and proposed residential development to the southwest, west and industrial warehouse to the north, and a portion of the west property line is adjacent to a wooded park.

Retail/Commercial uses are intended to be oriented toward serving the existing and proposed office developments as well as the existing and proposed residential uses.

- F. Evidence that the applicant has sufficient control over the land to prepare required land improvements, including street, water, sanitary sewers, waste disposal, surface drainage and other facilities for subdivision development required by the Subdivision Regulations.**

The applicant is in contract with the owner and can provide documentation if necessary to show sufficient control over the property.

- G. Any deed restrictions to be made applicable to the property the subject of the application.**

Deed restrictions shall be provided at the time of sale of the property. Deed restrictions will be consistent to those of Tuttle Crossing.

APPROVED DEVELOPMENT TEXT

Subarea Development Standards Text

General Development Standards for all Subareas

1. General Intent

- a. It is the intent of the developer to create a unified, high quality office and commercial development consistent with Tuttle Crossing.
- b. Mid-rise, signature office buildings will be promoted along freeway frontage. Commercial uses will transition to smaller owner occupied type buildings west of Emerald Parkway.
- c. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Commercial District shall prevail. Standards in the City of Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Commercial District.
- d. Street plan alignments shown on the plan give a general indication of how they will be platted and constructed. They are 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.
- e. The maximum number of freestanding restaurants within the entire 111.7 acre development shall be limited to five (5) total units and there shall be no more than one (1) gas station and one (1) automobile repair facility.
- f. Based on the proposed curb cuts shown on Exhibit F the developer shall provide for cross access easements when appropriate between all subareas and individual uses to assure proper vehicular access.

2. Signage and Graphics

Except as otherwise herein stated:

- a. All signage and graphics shall conform to the Dublin Sign Code Section 153, including but not limited to setback and placement, maximum size, height, color and copy restrictions, lighting, landscaping, etc.
- b. With the exception of multi-story office along I-270 which will be controlled by Section 153 of the Dublin Sign Code, in no case shall a ground sign exceed a height of six feet or a maximum area of 50 square feet per sign face. All ground-mounted signs shall be of a "monument" design, placed on a masonry

APPROVED DEVELOPMENT TEXT

base and integrated into a landscape feature.

- c. For a site with at least 100 feet of frontage on each of two public streets, two signs will be permitted, subject to the limitations of this text and those contained in Section 153.
- d. All uses other than office shall be permitted to use signs applied to windows for the purpose of outdoor or exterior advertising.
- e. All uses other than office shall be permitted one window sign. It may not exceed 10 square feet and shall be included in the maximum area calculation per site as outlined above.

3. Lighting:

Except as otherwise herein stated, all lighting shall meet Dublin Lighting Guidelines.

- a. External lighting within all subareas shall be cut off type fixtures.
- b. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cutoff fixtures and shall be from the same type and style.
- c. All light poles and standards shall be dark in color and shall either be constructed of black or dark bronze metal.
- d. Parking lot lighting shall be high pressure sodium. Building and landscaping lighting may be incandescent or metal halide.
- e. Landscape and building uplighting from a concealed source shall be permitted.
- f. All lights shall be arranged to reflect light away from any street or adjacent property.
- g. All building illuminations shall be from concealed sources.
- h. No colored lights shall be used to light the exterior of buildings.

4. Landscaping:

- a. As many existing trees as possible along the perimeter of the entire site will be preserved. (See Tree Protection Plan, Exhibit T). An expanded tree preservation plan, including relocation of utility lines if necessary, will be submitted with final development plan to supplement the information in Exhibit T.

APPROVED DEVELOPMENT TEXT

- b. Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum.
- c. Street trees on each side of an entry drive shall be set back twenty (20) feet from the curb to accentuate the entry/exit points.
- d. Area specific landscaping requirements are contained within each Subarea standard.
- e. All areas shall be landscaped in accordance with the Dublin Landscape Code and all areas will remain in agriculture or be seeded prior to development.
- f. The landscape treatment for Emerald Parkway shall incorporate standards as shown on Exhibit K. The plant palette shall include the species shown on Exhibit L.

5. Fences/Walls:

No chain link or wire fencing shall be permitted.

6. Utilities

- a. All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder lines should be placed underground. Meters, transformers, etc. may be placed above ground, but should be screened from view. To the extent possible utility line placement will be sensitive to existing vegetation.
- b. All utility connections should be out of view or screened.
- c. All mechanical equipment and related structures should be effectively screened from grade level view by a fence, vegetation or wall of harmonious architectural material and character.
- d. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

7. Architecture:

These standards apply to all buildings except multi-story office buildings in Subarea A.

APPROVED DEVELOPMENT TEXT

a. Color Palette:

- 1) 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.

b. Materials:

- 1) Warm-tone brick (predominant material).
- 2) Stone veneer or stucco stone with limestone trim.
- 3) On pitched roofs, standing seams, cedar shakes, or shingles with no less than 325 lb per square weight shall be used. *synthetic slate*
dimensions
- 4) Wood, stucco, tile, decorative concrete block, and other similar materials may be used as an accent with brick and stone.

c. Roof:

- 1) Pitched roofs with gabled or hipped ends are required with a slope equal of 6/12 or greater
- 2) Minimum 8" overhangs are required.
- 3) Glass roofs are acceptable in portions of a Structure.

d. Scale:

- 1) Structures should be designed to harmonize with the landscape. *and other structures*
- 2) The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses, awnings and *other* ~~there~~ such elements which help break up the building mass.

e. Wall Articulation/Fenestration:

- 1) 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 sides of each structure.
- 2) The amount of fenestration should be balanced with the amount of solid facade.

APPROVED DEVELOPMENT TEXT

8. Cramer Creek Relocation Standards: (See Exhibit U)

If relocated, the following standards shall apply:

- 1) A portion of Cramer Ditch and the existing trees located 250' from the southwest corner of Subarea D shall be preserved in their existing condition.
- 2) A meandering route for the relocated waterway will be utilized to promote a naturalistic character.
- 3) Varying slopes of the waterway banks will be incorporated to diminish the regimented, artificial appearance of arrow-straight concrete drainage courses.
- 4) Vegetation shall be introduced to provide erosion control and armor the stream banks in high velocity areas.
- 5) "Hardscape" elements such as boulders and river rock will be used in conjunction with vegetation to control erosion and promote a naturalistic water course appearance.
- 6) Create pools of water with appropriate depths to sustain wetland vegetation.

Subarea A Office

A1.01 Description and Acreage:

1. Subarea A is approximately ±62.7 acres. Subarea A may contain office uses similar to those uses in Tuttle Crossing. These uses may include, but are not limited to, hotels/motels, general office uses, corporate headquarters office or major institutional uses. Mid-rise signature office buildings with or without parking structures will be promoted within Subarea A.

A1.02 Permitted Uses

1. Subarea A shall contain all permitted ~~and conditional uses~~ in Section 153.034, OLR, Office, Laboratory and Research District and Section 153.02⁶ Suburban Office and Institutional District. Also permitted will be hotels and motels, institutional uses and ancillary commercial uses within a structure primarily devoted to office or hotel use. ¹Those ancillary uses within an office or hotel may include day care center, restaurant, health club or fitness facility, bank or other financial institution, or other such commercial uses.

should be deleted.

APPROVED DEVELOPMENT TEXT

2. Freestanding restaurant (no drive-thru) limited to a 2.1 acre outparcel on the northwest corner of Subarea A (see Exhibits P & J)
3. Drive through facilities shall be a conditional use.
4. Conditional uses as listed in the SO District may be permitted within Subarea A, subject to the conditional use procedure and approval by the Planning and Zoning Commission.

A1.03 Permitted Density:

1. The permitted density in this subarea shall not exceed 18,000 gross square feet of building area per net acre of Site with surface parking. The density may be increased with parking structures but shall be subject to conditional use approval.
2. Restaurant outparcel density shall not exceed 10,000 s.f./ac.

A1.04 Traffic and Circulation:

1. Ingress and egress to parcels shall be provided along Emerald Parkway, and Rings/Woerner Temple Road.
2. The applicant shall provide 50' of R.O.W. for the Emerald Parkway and 50' of R.O.W. of Rings/Woerner Temple as shown on the composite plan.
3. Curb cuts on Emerald Parkway and Rings/Woerner Temple shall be as shown on Exhibit F. The curb cut locations may be modified with the approval of the Dublin City Engineer.

A1.05 Parking and Loading:

1. Size, ratio and type of parking and loading facilities shall be regulated by City of Dublin Zoning Code.
2. All loading docks shall be screened according to City of Dublin Zoning Code.

A1.06 Setback Requirements:

1. Setbacks off I-270, shall be 50'¹ for all pavement areas and 75' for buildings, on Emerald Parkway Extended, Rings/Woerner Temple Road relocated and existing Rings Road shall be 30' for all pavement areas, 50' for buildings. (See Exhibit H)

APPROVED DEVELOPMENT TEXT

2. Side yards shall be 15' for pavement and buildings.
3. Rear yards shall be 25' for pavement and buildings. (See Exhibit H)
4. All other publicly dedicated local streets shall have a 25' pavement setback and 50' building setback.
5. Per City of Dublin Code maximum lot coverage shall be 70%. For buildings 6 stories and over lot coverage may exceed 70% with conditional use approval from the City of Dublin.

A1.07 Height Requirements:

The maximum height for structures in Subarea A shall not exceed 130' above the existing grade within 600 feet of the I-270 right-of-way. The maximum height for the remainder of Subarea A shall be 80'. Height may be increased with the approval of the Dublin Zoning and Planning Commission under conditional use procedures. (See Exhibit H)

A1.08 Waste and Refuse:

All waste and refuse shall be containerized and fully screened from view by a solid brick wall, wood fence (if fully screened by landscaping), or materials consistent with the building materials, or depressing the grade.

A1.09 Storage and Equipment:

No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the 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.

A1.10 Landscaping:

1. All landscaping shall be according to the City of Dublin Zoning Code.
2. Landscaping along Rings/Woerner Temple Road and Emerald Parkway shall be as shown on Exhibit K which conforms to Emerald Parkway landscape plan..
3. Additional landscaping shall be provided at all full service curb cuts from Emerald Parkway and Rings/Woerner Temple Road, (See Exhibits, K, L, Q, and R).

APPROVED DEVELOPMENT TEXT

4. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn at a minimum.
5. All healthy trees located within the building and pavement setbacks will be preserved.
6. It is the intent of the Developer to provide a unified landscape treatment along Subarea A's I-270 frontage. The landscape treatment shall incorporate a combination of plant material and earth mounding. The design intent of the landscape treatment shall be to provide a visual buffer (minimum 6' height) adjacent to vehicular use areas. Areas within the I-270 frontage where office buildings are located shall be augmented with plant material or lawn panels in lieu of the required 6' mound.

The proposed landscape treatment shall be outlined within the master plan and design standards provided by the Developer. The landscape master plan and design standards shall be submitted for approval to the Planning and Zoning Commission at the time of the initial building's final development plan. If approved by the Planning and Zoning Commission this plan and standards shall direct the I-270 landscape treatment. If not accepted by the Planning and Zoning Commission the City of Dublin's required landscape treatment shall be implemented.

7. A water feature will be developed within Subarea A. Plans and specifications will be submitted for Planning and Zoning Commission approval with the final development plan.

A1.11 Architecture:

- A. **General Architecture.** Buildings should be designed to be seen from three hundred sixty degrees (360 degrees), and in this respect there must not be a higher quality of design on the front of the Building than the back or sides of the Building. There must be a consistency of quality around the entire perimeter. Building additions, whether attached or detached, shall be of similar or compatible design and materials.
- B. **Mechanical Equipment.** Any external mechanical equipment should be totally screened from view with materials that are similar to or the same as used on the majority of the Building or if screened by Landscaping the same shall provide one hundred percent (100%) opacity. This would include any satellite dishes, as well as ground mounted mechanical equipment. The screening of the mechanical equipment must be coordinated with the rest of the architecture so as to avoid being seen as an "add-on".

APPROVED DEVELOPMENT TEXT

- C. Exterior Building Materials. Precast concrete must have warm coloration. It is acceptable to accomplish this through the use of color and mixtures or inclusion of stone chips. Relief such as reveals and minor color changes are encouraged to add detail and warmth to the precast concrete. Masonry used as either the entire enclosure or partial enclosure of Buildings within any particular color range must be relatively uniform. In this respect, the intent is to exclude the use of brick that would present a spotty looking facade (i.e. Colonial brick). However, this is not intended to exclude the potential for using different colors of brick to create architectural accents. Untreated masonry block or prefabricated metal buildings are prohibited. Stone such as limestone, granite and some varieties of marble are encouraged to either be used as the dominant Building material or as accents to other Building materials.
- D. Color. The use of bright, high chrome^o colors are only permitted as minor accents on the Building facade.

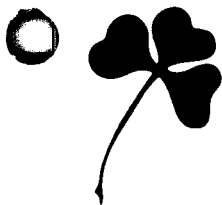
Subareas B1 and B2 Office Oriented Zone

B2.01 Description and Acreages:

Subareas B1 and B2 totals approximately ± 22.7 acres and shall contain uses oriented to serving the existing and proposed office uses. This acreage shall be divided into Subarea B1 (± 12.2 acres) and B2 (± 10.5 acres). (See composite plan, Exhibit J)

B2.02 Permitted Uses:

1. Subarea B1 shall include following uses:
 - a) Those ^{permitted} uses listed in Suburban Office and Institutional District of the Dublin City Zoning Code
 - b) Day care center
 - c) Retirement care facility
 - d) Health and fitness center
 - e) Retail service uses will only be allowed if contained in a building used 75% for office purposes. All retail uses located within office buildings shall be subject to conditional use approval. There shall be no more than 36,000 square feet total retail use associated with office buildings in Subarea B1, B2, C, and D (combined).



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
July 1, 1999**

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

3. Reconsideration – Development Plan 98-112DP – Thomas/Kohler Plan, Subarea A – Building Connection – 5800 and 5900 Parkwood Place

Location: 20.693 acres located on the east side of Parkwood Place (future), approximately 400 feet north of Woerner-Temple Road (future) and also having frontage on I-270.

Existing Zoning: PCD, Planned Commerce District (Thomas Kohler Plan, Subarea A).

Request: Review and approval of a building connection under the provisions of Section 153.058.

Proposed Use: A building connection as part of a 358,000 square foot, five-story office development.

Applicant: Duke Realty LP., c/o Mark Gialluca, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016.

MOTION #1: That the open air connection received May 18, 1999, be approved with the following 14 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot-wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, visibility of the water feature from I-270, in accordance with the approved master landscape plan;

00-049DP

Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
July 1, 1999**

3. Reconsideration – Development Plan 98-112DP - Thomas/Kohler Plan, Subarea A - Building Connection – 5800 and 5900 Parkwood Place

- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;
- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the stormwater design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within 10 days; and
- 14) That the applicant schedule a Pre-Submittal Meeting prior to applying for building permits and after pre-building permit conditions of approval (Conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13) from Planning Commission have been resolved to the satisfaction of staff.

VOTE: 3-3.

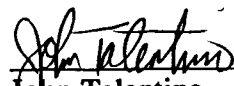
RESULT: The connection submitted on May 18, 1999 was disapproved.

MOTION #2: That the connection of the fourth and fifth floors (Alternative 2 - Prepared by Cooper Carry on January 14, 1999 and presented to the Commission on January 21, 1999) be approved.

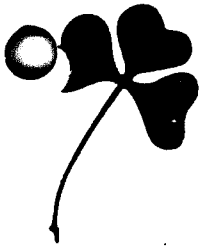
VOTE: 4-2.

RESULT: The connection of the fourth and fifth floors (Alternative 2 – Dated January 14, 1999) was approved.

STAFF CERTIFICATION



John Talentino
Planner



RECORD OF ACTION
DUBLIN PLANNING AND ZONING COMMISSION

June 9, 1994

CITY OF DUBLIN

The Planning and Zoning Commission took the following action in the application below at its regularly scheduled meeting:

CASE 3: Rezoning Application Z93-006 - Preliminary Development Plan - Kingswood Commons

Location: 54.7 acres located on the north side of Rings Road, approximately 1000 feet west of I-270.

Existing Zoning: R, Rural District.

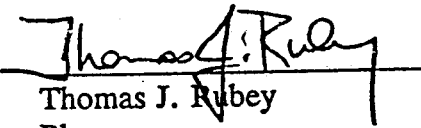
Request: Review and approval of the Preliminary Development Plan to rezone the property to the PUD, Planned Unit Development District.

Proposed Use: Mixed use development including 512 multi-family units, 4.1 acres of commercial use, and an 11.8 acre park.

Applicant: Davidson-Phillips, Inc. c/o David Ruma, 1152 Goodale Boulevard, Columbus, OH 43212.

RESULT: This rezoning application was withdrawn at the request of the applicant without a vote following extensive discussion. The central concern of the Planning Commission was with the high density of this project. It was suggested that Staff and the applicant investigate all reasonable avenues to reduce the density of this proposal.

STAFF CERTIFICATION


Thomas J. Rubey
Planner

00-049DP

Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place

3. **Rezoning Application Z93-006 - Preliminary Development Plan - Kingswood Commons**

Tom Rubey presented this case. This is a rezoning application for 54.7 acres located on the north side of Rings Road from R, Rural District to PUD. The plan has 512 multi-family units, 4.1 acres of commercial use, and an 11.8 acre park. He showed an aerial slide of the site. The developer will provide approximately \$1M of infrastructure and improvements including two lanes of the Coffman Road extension along the east border of the subject site, and the extension of Woerner-Temple Road through the southern third of the site and then through to Rings Road. The three commercial lots are at the intersection of Coffman Road and Woerner-Temple Road.

Mr. Rubey said this application was tabled on May 19th, and the Commission recommended reworking the architecture and solving the four remaining issues raised in the Staff Report. Staff is satisfied with three of those issues: providing 2.2 parking spaces per unit, clarifying the text regarding architecture for the commercial outparcels, and treating drive-thrus as conditional uses.

Mr Rubey explained that due to a previously scheduled two-week absence of Peter Lenz, the City had contracted with an outside consultant for architectural services. Bob Apel of Meacham and Apel was hired to evaluate this project's architecture. For all purposes this evening, Mr. Apel is to be considered as a member of the City Staff. Mr. Rubey said the conditions of approval recommended by Staff are as follows:

- 1) That architecture treatment and a site plan which exhibits a higher sensitivity to surrounding property be incorporated into applicant's submission;
- 2) That appropriate changes to the zoning text, including the amount of parking provided and the inclusion of the access management proposal, be made before this application is scheduled for a public hearing;
- 3) That a stormwater management plan be approved by the City Engineer that accounts for existing drainage patterns; and
- 4) That design of a streetlight system to the City specifications be prepared by the applicant, with the installation cost to be born by the City. [This condition was amended since publication of the original Staff Report.]

Mr. Ferrara asked what density is shown in the Southwest Area Plan. Mr. Rubey responded that the site was in two subareas, and the densities are 4.3 du/ac and 5.0 du/ac respectively. This project is a 9.3 du/ac. Mr. Ferrara asked if 9.3 du/ac had been formally approved by either the Planning Commission or City Council. Mr. Rubey said no. The approved Concept Plan had 430 dwelling units. Later the applicant proposed a higher level of infrastructure improvements in exchange for added density.

Mr. Rubey said Mr. Apel's proposal for architecture was prepared as part of the staff assessment of the project and that it was not part of the applicant's proposal. However, the applicant has stated his willingness to consider Mr. Apel's architectural modifications.

Bob Apel said the original architecture and site plan had merits. He suggested loosening up portions of the site, creating several new elevations, and varying the building placement. He focused on creating a pleasing Coffman Road appearance, realizing that the property to the east was prime for freeway office development. Mr. Apel said the architectural focus was to break down the large buildings into elements of different materials which repeated the scale, materials etc. of the single-family in the immediate area. He also broke up the roofs. The three building types were reconfigured in an asymmetrical scheme. With elements carefully broken up, the whole project would gain a single-family character and texture. The different buildings had been resited so that the setbacks could be increased to 50 feet. He said the ends of the buildings would face the single-family homes. Mr. Apel said vinyl siding could be used to offset the cost of the architectural changes. The colors proposed included neutral colors with white and off-white trim--light brown and gray siding, brick, and weathered-wood gray shingles.

Ms. Clarke said that over this extensive zoning process, modifications to the architecture were requested but were not forthcoming expeditiously. She said Mr. Apel was hired by the City to act as Staff to make this project more aesthetically pleasing. Ms. Clarke said Staff believed this plan was as positive and aesthetically pleasing possible without totally changing the proposal, density, etc. This is the City's attempt to "Dublinize" this project.

Charles Ruma, President of Davidson-Phillips, said he concurred with the plan as proposed by Mr. Apel and Staff. He agreed with the architecture, the changes in the site plan, and concurred with all the conditions including the amended Condition #4.

Mr. Sutphen said he was still concerned about the density and architecture. This was the first large development of apartments in the Southwest quadrant, and it was higher than the Southwest Area Plan. He felt there could not be enough improvements to offset the high density.

Mr. Ruma said he thought the issue was architecture, not density. Mr. Ruma said a single-family density was being compared to a multi-family density. The typical densities of multi-family in the Columbus area are 12 to 16 du/ac, but that does not apply to Dublin. He felt 9 du/ac was appropriate and was tied to all the improvements. Mr. Ruma said not to expect the improvements with a lower density project.

Mr. Rauh said the Concept Plan was approved by Council in November 1992, at the density of 8.3 du/ac.

Jane Cook, 5858 Heather Glen Court, asked about the density and the parkland. Ms. Clarke said the parkland was included as the overall (gross) density, and without it the density was in the range of 13 du/ac. Ms. Cook said this proposal would set a bad precedent for the whole Southwest Area. Ms. Cook said the architectural renderings lacked amenities such as garages, fireplaces, patios, and balconies and will not enhance the area. Kingswood Commons is very different from existing multi-family apartments such as Asherton, Britton Woods and Perimeter Lakes. She asked the Commission not to lower the standards in Dublin with this project.

Toni Frere, 5869 Heather Glen Court, presented a petition from residents of Heather Glen which objected to the architectural design and number of units in Kingswood Commons.

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Parkwood West Subarea A

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Ray Wack, 5792 Sciota Court, appreciated the time spent by Mr. Ruma, Mr. Apel and Staff to improve the architecture. He was concerned about the sparse buffer between the homes and Kingswood. Mr. Wack was also concerned about personal and ecological safety in the Heather Glen Park. He did not know of any attempt made by Mr. Ruma to meet with the new residents.

Ron Farthing, 5842 Oldenburg Way, said his neighbors felt that the character of the area was what brought them to Dublin. They believe 512 apartments will not fit with any development in the area. He said Council's vision of the area was contrary to the vision of the new residents.

Mr. Rauh asked if Mr. Farthing's objection was to multi-family. Mr. Farthing said no; he was concerned about the density and traffic.

Richard Schliem, 5915 Northcliff Boulevard, disagreed with the Staff Report. He said the SWAP suggested a density of 4.3 to 5.0 du/ac in this area, and Kingswood was much too high. He said Wilcox Road would have a lot of traffic. Mr. Ruma said Coffman would be built from Rings Road to the north property line during the first phase of development. Mr. Schliem did not feel the trade-off of density for infrastructure was good. He asked the residents opposed to the development as proposed to stand. [Approximately 20 residents stood.]

Ms. Frere said she would not be opposed to a multi-family development like Perimeter Lakes or Asherton. If commercial zoning were planned, they would support offices as developed along Frantz Road, instead of the industrial uses going up in their area.

Eric Speer, 5778 Scotia Court, said he purchased his home because Dublin had a good history of development. He asked that the previous Dublin standards be upheld here.

Kathy Benner, 5906 Heather Glen Court, former co-director of the former Heather Glen Civic Association, said she was very involved in the planning of SWAP. She wanted the industrial traffic removed from Wilcox Road, but she did not want the 9.1 du/ac approved.

Mr. Rauh then closed the meeting to public comment.

Mr. Ruma said the densities given in the SWAP were for the entire subarea. Ms. Clarke agrees and said that higher densities were more appropriate closer to the freeway. She said the 4.3 or 5.0 du/ac was a "blended" number, not site specific.

Mr. Kranstuber asked Mr. Ruma if he understood that a four to one vote was necessary for approval of this rezoning application. Mr. Ruma understood and said he was willing to table again.

Mr. Peplow said the community had developed during this two year process, and that the input of the community was well received.

Mr. Rauh said the developer had been channeled in a certain direction and the developer has responded favorably to requests. He did not think it was fair to disapprove this application.

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Mr. Peplow thanked everyone for working to improve this application. He wanted something special with a lower density. He did not like the standard this development would set.

Mr. Ruma said he would request tabling to reduce the density to meet the density requirements of the Southwest Area Plan in total, as long as he could concurrently reduce the requirements in terms of infrastructure as discussed.

Mr. Peplow said the documentation as presented was accepted at the beginning of the meeting, and they could only rule on what was presented at this meeting. A new application could be presented in 30 days.

Mr. Ruma said he would not start over again.

Mr. Kranstuber said Mr. Ruma was spending so much on the road, not allowing it to be put into the homes. For the immediate residents, it is very much a negative.

Mr. Ruma concurred. Mr. Kranstuber said the City's budget was substantially better now than in recent times. He did not know the procedure, but he preferred to have Dublin build the roads. Mr. Ruma suggested going back to his former plan and not building Coffman Road.

Ms. Clarke cited the minutes of October, 1992 which included the dedication of right-of-way for Coffman Road, plus this developer building two lanes of that road. That has been part of this proposal regardless of the number of units on the table.

Mr. Rauh suggested a combined Concept Plan and Preliminary Development Plan. Mr. Banchevsky said that was provided for in the Code, subject to Commission/Council approval.

Mr. Kranstuber asked if both could be heard the next month. Mr. Ruma said it would probably take two months to get neighborhood input, and there may be no solution.

Mr. Ruma asked if he could withdraw his application to avoid defeat.

Mr. Banchevsky said no motion was needed, and that it was the applicant's prerogative.

Mr. Peplow asked the residents to meet with the developer and to become part of the process.

Mr. Kranstuber said as one member of Council, he supports Dublin building the roads, with the developer's money applied to architecture.

A five minute recess was then called by Mr. Rauh. The Commission reconvened at 8:30 p.m.

4. ~~Rezoning Application Z94-003 - 2870 Martin Road - SportMart Inc.~~

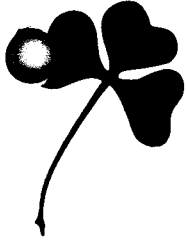
~~Mary Newcomb presented this rezoning request for 3.6 acres on the northwest corner of Sawmill and Martin Roads, from CC, Community Commercial, to PCD, Planned Commerce District.~~

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**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
SEPTEMBER 7, 1995**

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

The Planning and Zoning Commission took the following action at its regular meeting:

3. Rezoning Application Z95-014 - Thomas/Kohler Property (previously known as Edwards/I-270 Property)

Location: 114.89 acres located along the west side of I-270, immediately north of Rings Road, and including a small parcel located on the southwest corner of Rings Road and Britton Parkway.

Existing Zoning: R, Rural District, R-1A, Restricted Suburban Residential District, and SO, Suburban Office District.

Request: PCD, Planned Commerce District.

Proposed Use: Office and retail uses.

Applicant: The Edwards Company, c/o Jackson B. Reynolds III, Smith and Hale, Suite 725, 37 East Broad Street, Columbus, Ohio 43215-4199, for property owners Frank E. Thomas, et al., 10070 Warner Road, Plain City, Ohio 43064; and F.A. Kohler Company, c/o Multicon, Suite 770, 500 South Front Street, Columbus, Ohio 43215.

Staff Contact: Barbara M. Clarke, Planning Director*

MOTION: To table this rezoning application to address the following issues:

- 1) That the alignment of Coffman Road, Woerner-Temple Road, the "Loop Road" (public or private), and Rings Road at Coffman Road be designed according to the requirements of the City Engineer and be subject to the City's preferred alignment for Coffman Road;
- 2) That Coffman Road and Woerner-Temple Road be constructed as part of this rezoning and be constructed to four lanes with a median and three lanes, respectively, including waterlines, pavement, curbs and gutters, bikeway, sidewalk, street lights, street trees and a traffic signal at Woerner-Temple Road and Coffman Road and a bikeway tunnel crossing Woerner-Temple Road west of Coffman Road;
- 3) That access to Coffman Road and Woerner-Temple Road be strictly controlled and be subject to the review and approval of the City Engineer at the preliminary plat;
- 4) That a 15-inch sanitary sewer be extended from the Cramer Ditch sewer to Heather Glen;
- 5) That storm water management meet the minimum standards of the MORPC Manual through a centralized storage area, filtering and a parking lot storage maximum of six inches in high use areas;

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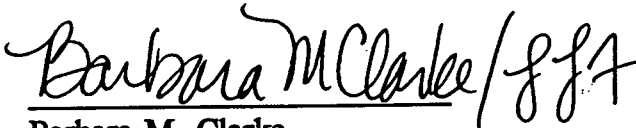
**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
SEPTEMBER 7, 1995**

3. **Rezoning Application Z95-014 - Thomas/Kohler Property (previously known as Edwards/I-270 Property) (Cont.)**
- 6) That the design of private streets meet the approval of the City Engineer;
 - 7) That a Dedication Plat be provided for recording establishing the ownership and maintenance of private streets and utilities and access for waste hauling and be provided with the Final Development Plan;
 - 8) That bikepath connections, especially to park, be provided;
 - 9) That storm water master plan include a water feature if possible and there be careful planning of any ditch relocation;
 - 10) That traffic generation volumes in the Southwest Area Plan be updated; and
 - 11) That the uses and standards along the west property line incorporate sensitivity to residential neighbors.

VOTE: 7-0.

RESULT: This rezoning application was tabled.

STAFF CERTIFICATION


Barbara M. Clarke
Barbara M. Clarke
Planning Director

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- 6) That the applicant remove existing driveways from the park, and improve the grassed area within the park to an acceptable standard, to the satisfaction of the Parks Administrator;
- 7) That deed restrictions and zoning text include provisions that no more than two units be sold to one property owner, subject to approval of the Law Director;
- 8) That maintenance standards for detention area be agreed upon with staff and be the responsibility of the developer or subsequent property owner(s); and
- 9) That every tree removed be replaced with a new 2.5-inch caliper tree, subject to approval by the Parks Administrator.

Ron Sabatino agreed to the above conditions.

Mr. Peplow seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Sutphen, no; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; Mr. Zawaly, no; and Mr. Ferrara, yes. (Approved 5-2.)

Mr. Rauh called a five-minute recess.

*** 3. Rezoning Application Z95-014 - Thomas/Kohler Property (previously known as Edwards/I-270 Property)**

Bobbie Clarke said the printed staff report for this case lacked a staff recommendation. Staff recommends tabling to resolve the issues regarding landuse, especially west of the Coffman Road extension; language within the text which will insure a transitional nature; restrictions on usages that have extended hours; plans for tree and natural feature preservation and architectural definition. For the area to the east, a very intense high-rise office development is proposed, for the area to the west, staff has asked that the commercial area be looked at in terms of a neo-traditional design as has been planned in the Southwest Area Plan. Commercial areas should serve the local population and be designed in more of a pedestrian-friendly, interactive manner than in the standard manner, parking out front and the building placed all the way to the back. The text includes nothing in terms of developer's contribution to the infrastructure and roadways in the area. Staff feels that is one issue that needs a further definition.

The eastern half of the site has been owned by the Thomas family for many years. The western half was owned by one of the Ruscilli interests. Staff and the Commission spent many hours discussing the Kingswood Commons apartment. Rings Road will not be the predominate through movement. The Woerner-Temple/Rings Road alignment will extend through this site. At one point, it was expected that the Coffman Road extension would be constructed down the property line, with both owners building half of it. The Coffman Road extension is now bowed westward to maximize the number of acres along I-270 freeway.

Ms. Clarke said a stream ran north of Rings Road which was proposed by the developer to be put in a relocated pipe. There are three north/south tree rows, another stream corridor, and other trees on this site. Ms. Clarke said there was a desire to have the developer maintain the

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existing tree rows. Ms. Clarke said part of this development backed up to Trinity Park and the Heather Glen single-family residences on Scotia Court and Gaelic Court.

Subarea A, more than half the site, and is proposed to be zoned for 18,000 square feet per acre, (currently the Dublin maximum). It would increase to 25,000 square feet per acre if there were a parking structure attached. Subareas B, C, D, E, and F have a variety of office uses and hotels, and in some cases restaurants, fitness clubs, congregated housing, etc. A chart was in the Commission packets to clarify this.

Ms. Clarke said the overall proposal included 115 acres and the property is currently zoned R, Rural District and R1-A, Restricted Suburban Residential District as annexed from Washington Township. The proposal is to rezone PCD, Planned Commerce District, for a mixed use commercial center. The height limit in the high intensity subarea A would be 150 feet which would be twelve stories. Obviously, a structure such as that would require a parking garage because service parking would be too far from the front door for everyone.

The Southwest Area Plan had these two tracts split into three different subareas. The area next to I-270 was previously shown as freeway oriented office use, an appropriate site for hotels or high density offices. To the west of Coffman Road was shown as appropriate either for multi-family or for transitional offices. During the rezoning hearings for Kingswood Commons, several neighbors said they would prefer to have offices to a multi-family project.

Ms. Clarke said this proposal would maximize the tax base for the City. Staff, however, would like to assure that the quality of life is also maximized for the area. This proposal establishes a much more intense use on the land than the Southwest Area Plan. There is substantially more office being zoned with this proposal than anticipated, and the traffic numbers that will be generated from this 115 acres will be substantially higher than used for Southwest Area Plan. The numbers should be reexamined.

Ms. Clarke said that a concentrated effort should be made on the integration of this plan with property immediately to the west, the transition from there to the north/south road. The architectural coordination on both those parcels will be important. Staff asks that both the existing conditions and trees and any neo-traditional layouts be considered by the developer. There are many issues for this intense development, however staff feels on the whole, this would be a great addition to the community.

Mr. Ferrara who would pay for all the infrastructure. He said the drawing showed a 100-foot right-of-way for the Coffman extension and asked if that was consistent with the rest of the Coffman extension. Ms. Clarke said yes. Utility easements will be required on either side. Mr. Ferrara asked if the Coffman extension over 33 had been approved. Balbir Kindra said no submittal or study had been done for submittal to ODOT. It will require a major design study for submittal to ODOT for approval. Mr. Ferrara was concerned that a developer was ready to move and yet it seemed the City was not. Ms. Clarke said several years ago the City went to ODOT to discuss the possibility of additional access onto US 33 for the Perimeter development. Dublin was told by ODOT officials that there was no way that additional access,

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an on or off ramp, would be approved by ODOT. However, if the City had a need to cross US 33, ODOT would work with Dublin on a bridge. Staff has assumed that it remains true. Within the five year capital improvement plan, the bridge over US 33 was one of the very last, but funded improvements.

Mr. Rauh reminded the audience that no new cases would be introduced after 11:00 p.m. unless the rules were suspended. He said possibly cases #5,6, and 7 may be postponed.

Ben Hale, Jr. representing the applicants, Edwards Land Company, Frank E. Thomas, et al, and FA Kohler Company said this proposal pushed the road further to the west to capture more land along I-270. All property is approached from the point of value, and in this instance the point of value is I-270. Standards placed upon this property and text are those of Tuttle Crossing. Mr. Hale said Duke will be involved in this project. He said the location of the first building would be in the north, establishing the office area. Mr. Hale said a meeting of the neighbors the previous week generally indicated that the project was well received. He said there were questions about how there would be inter-relation on the west side. Their attempt has been to put the more intense development on the freeway and as they go towards the residential area, step down into office use, with 35 foot, 10,000 square foot/acre buildings, similar to Tuttle Crossing.

Mr. Hale agreed that there were issues that needed to be discussed with staff, and they do not object to the case being tabled. He said they are interested in the commission's perspective.

Jim Houk, Bird Houk Associates, reviewed the proposed plan for the Commission. He said they had found it illegal to enforce a "no-alcohol served" rule in Subarea F. They are proposing that an individual bar will not be permitted and they have established a closing time of midnight to restrict the area further. Mr. Houk said they were proposing to pipe the northern ditch and to relocate the Cramer Ditch. He said a 50-foot landscape buffer with a five-mound with evergreen plantings along the mound is possibly along the west. Street tree plantings are proposed along the main boulevard with special treatments along the intersections including adding ornamental trees. The curb cuts had been located.

Mr. Hale said he wanted the neighbors to know that this rezoning was filed as a planned, highly-orientated commercial use with standards regarding lighting, etc. This is the first step only. The text will commit them to do the quality development expected by Dublin.

Mr. Ferrara said he was encouraged to hear Mr. Hale's plan to keep the neighbors informed. Mr. Fishman, Mr. Zawaly, and Mr. Sutphen agreed.

Ms. Chinnici-Zuercher asked about the buffering between the residential area and the transition. She encouraged Mr. Hale to have many more meetings with the residents to be able to come in as a cooperative recommendation, realizing there may be issues that cannot be solved, but at least there would be an attempt to do so.

Michael Fite, Bird Houk Associates, said where the proposed development abutted the existing neighborhood they have imposed a 50-foot buffer exceeding Code the entire distance, except

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along Heather Glen park. Existing trees will be preserved and a tree preservation plan will be provided.

Ms. Chinnici-Zuercher asked what was going to be done on the end without the fifty feet buffer. Mr. Fite said it consisted entirely of trees, and so there is a setback there.

Mr. Sutphen asked if bikepaths could be planned along the buffer to the Heather Glen park. Mr. Houk said a bikepath runs along the west side and along the north side of Rings Road/Woerner-Temple Road was proposed. Ms. Clarke asked if Mr. Sutphen wanted to see a connection between the bikepath and the park. He said yes. Janet Jordan said there is the need for storm sewer pipe, along the south edge of the park, there is an area cleared and that it will be an easy way to tie into the park.

Ray Wack, a resident of Heather Glen, said they did meet with the developer and suggested that in the future they meet also with the Trinity Park residents. Overall, he said the people at the meeting were pleased with the development and thought it is a great improvement over the Kingswood Development. He said the park border was not heavily wooded where there is a service road and a thin row of hedge trees. He suggested that the buffer extend that entire side. Mr. Wack said there is not an easy way to connect the bikepath to the park because there are residences along the creek. There is a concern over the piping of the northern stream in that it is open through the south side of the park where residences on Scotia Court border. They agreed that the office area be developed from the north.

Another issue Mr. Wack raised was the completion of the Woerner-Temple extension. This development will indicate that it needs to be extended to Avery Road.

Matt Brown, a Brighton Park resident, said his neighborhood had not been included in the meeting. He said they will be affected by excess traffic from a development of this size. He said enhancement of his life did not mean living near ten-story office buildings.

Mike Baker, 5551 Barney Drive, said a density of 18,000 square feet, on 64 acres was over one million square feet of office space. He said the Southwest Area Plan limited Subarea 2 to 18,000 square feet. He could not support an increase to 25,000 square feet for twelve story buildings. Mr. Baker said the realignment of the Coffman Road was an issue. This would be the most intensive office development in Dublin with a maximum building height of 150 feet. Uses of Subareas B, C, D, E, and F were of concern to him. He asked what happened to the old policy of going from commercial/industrial/office to multi-family to single-family uses. This is office/banks/drive-thru restaurants and then single-family uses.

Mr. Baker said the tree preservation and realignment of Cramer Creek will lead to the destruction of many mature trees. Subarea E has many trees. He was mostly concerned with Subarea F which was already zoned suburban office use. He asked why there was a desire to rezone it to retail use. He said he did not want a McDonald's restaurant closely to him. Mr. Baker said there was already enough retail in the area. Subarea F which was Area 5 in the Southwest Area Plan, called for a residential transitional use. He did not consider a gas station a transitional use. The Southwest Area Plan said development east of Heather Glen subdivision

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should include transitional, residential use such as low density multi-family. The major concern during the Kingswood Commons was the high density.

Mr. Baker said maximization, more intense office development, a mixed-use commercial center, and substantially more traffic than they anticipated in the Southwest Area Plan were concerns.

Martha Lewbell, a Brighton Park resident, said they had not been invited to the meeting with the developer. She was concerned about the large multi-story buildings. She moved to Dublin because she wanted a more suburban atmosphere. She did not want her child to grow up in an urban environment. Her neighborhood was being turned into an urban center between Tuttle Crossing and this development. The pollution, traffic, noise, and lights will be unbearable. Ms. Lewbell asked how hotel, restaurant, and gas station traffic differ from multi-family usage. She said Ashland Chemical was not a high-rise building nor any of the buildings along Frantz Road. She is not opposed to office usage, but she did want it to be reasonable.

Mr. Ferrara said there needed to be an inclusive master plan on such a large development. He did not like relocating and burying creeks because they sink, shift, and move, etc. He said much work needed to be done. It must be compatible with the residential areas.

Mr. Fishman agreed. He hoped the developers would work with the residents to make it as pleasant an experience as possible.

Mr. Zawaly also agreed. He said the Commission was mindful of the commercial generated income for the City. A multi-family project would sap the resources and add to the burden of the school burden. He hoped that all the neighbors got a chance to meet with the developer to work through the process. He finds it an exciting development for Dublin. He said the two development companies have done premier projects, and Mr. Zawaly was confident these issues would be resolved. He hoped that everyone would approach the development with the spirit of cooperation to make it a good project.

Mr. Peplow said this large development with many uses would take years to develop and a master plan was necessary. He said the transition in the subareas joining the residential use needed to be looked at and the impact of the commercial on the residential.

Ms. Chinnici-Zuercher agreed with the other Commissioners comments.

Mr. Zawaly made a motion to table this rezoning application to address the following issues:

- 1) That the alignment of Coffman Road, Woerner-Temple Road, the "Loop Road" (public or private), and Rings Road at Coffman Road be designed according to the requirements of the City Engineer and be subject to the City's preferred alignment for Coffman Road;
- 2) That Coffman Road and Woerner-Temple Road be constructed as part of this rezoning and be constructed to four lanes with a median and three lanes, respectively, including waterlines, pavement, curbs and gutters, bikeway, sidewalk, street lights, street trees and a traffic signal at Woerner-Temple Road and Coffman Road and a bikeway tunnel crossing Woerner-Temple Road west of Coffman Road;

- 3) That access to Coffman Road and Woerner-Temple Road be strictly controlled and be subject to the review and approval of the City Engineer at the preliminary plat;
- 4) That a 15-inch sanitary sewer be extended from the Cramer Ditch sewer to Heather Glen;
- 5) That storm water management meet the minimum standards of the MORPC Manual through a centralized storage area, filtering and a parking lot storage maximum of six inches in high use areas;
- 6) That the design of private streets meet the approval of the City Engineer;
- 7) That a Dedication Plat be provided for recording establishing the ownership and maintenance of private streets and utilities and access for waste hauling and be provided with the Final Development Plan;
- 8) That bikepath connections, especially to park, be provided;
- 9) That storm water master plan include a water feature if possible and there be careful planning of any ditch relocation;
- 10) That traffic generation volumes in the Southwest Area Plan be updated; and
- 11) That the uses and standards along the west property line incorporate sensitivity to residential neighbors.

Mr. Fishman seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, yes. (Tabled 7-0.)

4. Final Development Plan - Jack Nicklaus Golf Museum

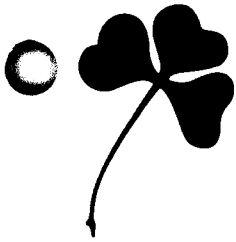
This final development plan was presented by Tom Rubey. The site is 2.259 acres on the north side of Memorial Drive, east of Kinross Court. The proposed structure is $\pm 15,000$ square feet with a parking lot for 62 vehicles. When heard informally by the Commission on February 4 concerns were raised with site access, the number of curb cuts, parking lot circulation, lighting, and landscaping. The plan has since been revised. The majority of the existing vegetation will be eliminated. The applicant has proposed substantial landscaping. Site access has been changed to only one curb cut directly align with the access to the Weatherstone development. To the north of the site, is the Zion cemetery. The existing cart path will be extended along the front of the museum. The applicant has met with the Weatherstone neighborhood. Staff requests more vegetation screening from Memorial Drive of the service area. In front of the building a large pedestrian plaza is proposed, including brick pavers and scored concrete that will be stained to match the structure. That area contains large tree grates, some ornamental trees and a landscaped island in the middle.

Mr. Rubey said staff recommended the lighting guidelines be followed for the parking lot area only. The pedestrian area will have bollards as well as wall pack light fixtures on the structure.

Mr. Rubey said the material of the building will be grey/brown hued cultured stone. The roof is of cedar shake shingles. The majority of the structure will be screened with a heavy planting along Memorial Drive. Signage will consist of two, ten-foot square signs on dry laid stone bases, at the north and south sides of the main entrance. The lettering will be stained brown.

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Parkwood Place



CITY OF DUBLIN

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DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 2, 1995

The Planning and Zoning Commission took the following action at its regularly scheduled meeting:

- Rezoning Application Z95-014 - Thomas/Kohler Property (previously known as Edwards/I-270 Property)**
Location: 111.7 acres located on the northwest corner of I-270 and Rings Road.
Existing Zoning: R, Rural District and R-1A, Restricted Suburban Residential District.
Request: PCD, Planned Commerce District
Proposed Use: Office and retail uses.
Applicant: The Edwards Company, c/o Jackson B. Reynolds III, Smith and Hale, Suite 725, 37 East Broad Street, Columbus, Ohio 43215-4199, for property owners Frank E. Thomas, et al., 10070 Warner Road, Plain City, Ohio 43064; and F.A. Kohler Company, c/o Multicon, Suite 770, 500 South Front Street, Columbus, Ohio 43215.
Staff Contact: Barbara M. Clarke, Planning Director

MOTION #1: To table this rezoning application as requested by the applicant.

VOTE: 7-0.

RESULT: This rezoning application was tabled after much discussion. Mr. Ferrara, Mr. Fishman, and Ms. Chinnici-Zuercher agreed to serve on a special subcommittee to assist in resolving issues such as appropriate transitional uses, adequate buffering, and development standards. The Commissioners also expressed concern regarding traffic, access, landscaping, architecture, and water features.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

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1. Rezoning Application Z95-014 - Thomas/Kohler Property

Bobbie Clarke said this is a rezoning for 111.7 acres located northwest of I-270 at Rings Road. It contains two properties, and all property located to the south of Rings Road has now been deleted from the application. The property includes about 3,000 feet of the Emerald Parkway extension and about 2,000 feet of the proposed Woerner-Temple/Rings Road connector. The land is zoned R, Rural and R-1A, Restricted Suburban Residential currently, and PCD, Planned Commerce District is the proposed zone.

Ms. Clarke said several additional items were distributed to the Commissioners at the meeting: a traffic study prepared by Doyle Clear of Barton-Aschman and a list of disagreements with the proposal prepared by the residents of the southwest area. Slides of the site, surrounding areas, and the proposed plan were displayed.

Ms. Clarke said the proposal has been amended eliminating several subareas and changing uses and standards in several others. She said the tree-lined drainageway known as the Geary Ditch would be preserved to the west of Emerald Parkway and would separate two subareas. To the east of Emerald Parkway, the applicant has agreed to preserve trees along the Cramer Creek at the southeast corner and to preserve trees, where feasible, within parking areas.

Subarea A is located to the northeast of Emerald Parkway and the Woerner-Temple/Rings connector. It is proposed for high-rise, high density hotels and offices. The text maximum is 18,000 square feet per acre; the text minimum is 12,000 square feet per acre. Within 600 feet of I-270, buildings can be up to 120 feet, beyond 600 feet within Subarea A is limited to 80 feet. All other Subareas are limited to 35 feet, the same as residential districts. An internal loop road may be constructed, either as a private or public street, but it is not required. If a single user for Subarea A is sound, it will not be built.

Subarea B-1 backs up to the Heather Glen park; B-2 abuts lots on Scotia and Gaelic Courts; Subareas C-1 are on the eastern corner of Emerald Parkway at Woerner-Temple/Rings; Subareas D and D-1 abut lots in Trinity Park; and Subarea E, the retail site is surrounded by roads (Rings, Woerner-Temple/Rings, and Emerald).

Ms. Clarke said this development will spur development and financing of needed roadways within the Southwest Area. These were identified in the Southwest Area Plan of 1993. Ms. Clarke said the traffic study examined two scenarios: 1) Subarea A as one million square feet of office at 18,000 square feet per acre or office or 2) Subarea A with an FAR (floor area ratio) of 1.0, or 43,500 square feet per acre. All other Subareas in the traffic study were assumed to be the same mix of office, institutional and commercial uses.

She said the roads are expected to result from a partnership between the city and the developer. Any funding agreement will, of course, require City Council approval. The staff believes that this will maximize the use of the last major, uncommitted I-270 frontage in

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Dublin. This project represents a major opportunity for the community. Very little disagreement exists among the neighbors, staff and the developer regarding Subarea A. She referred to a memo within the Staff Report which recommended setting aside the income stream (new income tax) from new buildings in this development for new infrastructure to support additional development. Staff is recommending that the funding agreement be inseparably linked to the proposed development. She said most disagreement centers around the level of commercial use that will be permitted to the west of Emerald Parkway. The widest commercial area is Subarea E, which is proposed as a neighborhood shopping center. The buffer along the west line includes saving the tree row, installing a 5-foot mound plus landscaping, and is 50 feet wide at minimum and 75 feet wide abutting any retail or restaurant use.

Ms. Clarke said platting roadways and any lots would be subject to a separate later review process. The roadways do reflect the city's existing plans. Also, in the PCD, all buildings will be subject to Planning Commission review prior to construction.

She said staff considered this to be an important development and was recommending approval subject to the following 14 conditions:

- 1) That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
- 2) That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council;
- 3) That all drive-thru facilities in all subareas, and any increase in density or height, will be subject to conditional use review provisions by the Commission;
- 4) That restaurants of all types be eliminated from all subareas located west of Emerald Parkway;
- 5) That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, PE, dated October 27, 1995, or as otherwise approved by the City Engineer's office;
- 6) That the landscape plan for Emerald Parkway incorporate low dry-laid stone walls within the median and that plant species be coordinated with the plant palette submitted for the McKitrick Cellular One site;
- 7) That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;
- 8) That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, PE, dated October 27, 1995;
- 9) That all areas be landscaped in accordance with the Dublin Landscape Code and that all areas remain in agriculture or be seeded prior to development;
- 10) That signage provisions for the retail areas be revised to conform with Code and to provide standardized monument ground criteria;

- 11) That several revisions to the Subarea standards west of Emerald Parkway be made to increase compatibility with the residential neighborhood(s) and to the Subarea A standards regarding freestanding uses;
- 12) That the design of Emerald Parkway, Rings/Woerner-Temple Road, and the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
- 13) That the design of private streets as described in the Staff Report meet the approval of the City Engineer; and
- 14) That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

Ms. Clarke said the development was not in perfect compliance with the Southwest Area Plan, but it is in substantial compliance. The development as proposed also furthers the recommendations of the Mt. Auburn study regarding economic development for Dublin.

Mr. Foegler said the rezoning was to be considered by the Commission. Aside from that, his office was working on a satisfactory partnering and financing plan for the infrastructure. The package has not been assembled or submitted to Council for consideration. This is very preliminary. There is a larger public need beyond this development to build the roads, especially Emerald Parkway. The expected revenue of the 65 acres of Subarea A at full development would be \$2 million annually. Thus, the city is interested in partnership.

He said the traffic study indicates that the need for additional roadway improvements grows hand in hand with new office development in the area. He said the municipal income likewise grows as the offices come on line. If the infrastructure financing deal can not be assembled, if joint financing is not resolved, the rezoning will not happen. Likewise, he said the rezoning application should be considered on their own merits. The information on economic development considerations and infrastructure discussions are provided to the Commission for background purposes.

Mr. Sutphen asked if the Commission should be concerned about the roads. Mr. Foegler said Council would consider financing of the roadways and funding arrangements, but the Commission should consider at what stage, with what percentage of development, the roads should be in place.

Mr. Ferrara asked about the proposed Emerald bridge over US33/SR161. Mr. Foegler said this improvement is listed for funding in the Dublin 5-year CIP. Projects not included for funding are Emerald Parkway south of Shier-Rings Road, Woerner-Temple/Rings extension, Tuttle Road extension to Avery Road, and the interchange of US 33 at Avery-Muirfield Drive. This could be addressed by the special fund being considered with this.

Ms. Clarke said that the developers, and especially the neighbors, have had many meetings to resolve the issues.

Mr. Rauh asked for a summation of the neighbors' concerns. Ms. Clarke said the residents were most concern along the west property line. A wider buffer was desired, and the most

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discomfort seems to be intense regarding the wide range of commercial uses proposed in Subarea D. The residents do not want the new Emerald Parkway alignment, which curves closer to their neighborhoods than the previously shown, to infringe on their need for buffering or on providing effective transitional uses. Restaurants, night noise, and freestanding uses proposed to the west of Emerald Parkway caused the greatest concern.

Mr. Zawaly asked if eliminating restaurants to the west of Emerald Parkway addressed most of the neighbors' concerns. Ms. Clarke replied that it alleviated concerns from the staff, but her understanding was that the neighbors wanted most, perhaps all, retail eliminated from that area.

Mr. Sutphen asked if bikepath tunnels are proposed under Woerner-Temple and Rings Roads. Randy Bowman said only one was recommended by staff, under Woerner-Temple to the west of Emerald Parkway.

Mr. Sutphen asked about "relocated Rings Road." Ms. Clarke responded that the developer was proposing to relocate the Cramer Creek which parallels Rings Road. The creek would be relocated into the area currently occupied by the Rings Road pavement. She said creek relocation and vacating the Rings right-of-way are addressed in a memo by Randy Bowman and a recommended condition in the staff report, requiring separate consideration later. Mr. Sutphen suggested another tunnel under Rings Road. Ms. Clarke said Rings Road is to be de-emphasized over time, replaced by new Woerner-Temple. New single-family houses front on it.

Mr. Peplow referred to condition #11 in the staff report and asked if there were specifics. Ms. Clarke said no, staff was still concentrating on the big issues.

Ben W. Hale, Jr., representing the applicant, said everyone recognizes the importance of this zoning. Several icons have determined the character of Dublin: Ashland Chemical's campus and the Muirfield golf courses and residential development. These have led to a line of successes. The Tuttle Crossing interchange also assisted Dublin's traffic management tremendously and changed the way that area could develop. It was built by Edwards, the applicant. Duke, the proposed buyer of Subarea A, is the strongest office developer and best-performing REIT. Duke needs more freeway frontage to develop, and Dublin is Duke's first choice because of its success here. The freeway site has been maximized, and the other parcels need to be appropriately zoned.

Mr. Hale said they had met repeatedly with the neighbors. They thought several times they had an agreement. He feels they have negotiated away everything they can already. He said the neighbors wanted only office use to the west of Emerald Parkway. Mr. Hale said Tuttle Crossing has a lot of non-freeway office land, and marketing it is very slow. The Edwards company cannot afford to have all the other subareas zoned as non-freeway office. They have considered multi-family. However, Mr. Ruma's experience was not favorable and they do not believe that multi-family is the right use for Dublin. He said most, but certainly not all, of the land west of Emerald Parkway can and will be office.

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He said the office component in Dublin needs more hotel rooms and more restaurants. He feels this is an appropriate place to provide these office-support services.

Mr. Hale said the neighbors fear that traffic from the mall and other area developments will cut through their neighborhoods if Tuttle Road, Woerner-Temple, etc. are not extended in the near term. He felt that this zoning could have been rezoned without any controversy a few years ago, before any homes were built. He understood that the neighborhoods needed to be protected, but he felt that this plan accomplished this. They have made many revisions to address the neighbors' issues, but the neighbors are not yet satisfied.

Don Hunter, of Duke Development, showed an animated tape of the proposed office park (Subarea A). The tape showed 6-story buildings, the loop road, landscaping, and focused on the first building which is to be located at the extreme northeast corner of the site. He intends to build quality offices and to be a good neighbor.

He said Duke has invested \$200 million in central Ohio in the last 7 years, mostly in office, \$150 million of which is in Dublin. He estimated 2,700 net new jobs in Dublin would be created with a payroll of \$100 million. This yields \$2 million in income tax per year. He felt Duke has partnered with Dublin on projects John Alden Insurance, Nationwide Insurance, BMW. That income stream can finance needed roadways in the area. He said companies looking to be relocated are interested in visibility from the freeway, either in Dublin or somewhere else. He said Duke has no freeway office land still available and needs more land immediately.

Jim Houk, Bird-Houk and Associates, distributed to the Commission a list of concessions that have been made to the residents. Subarea B has been broken along the stream, which will now be preserved and eliminated hotel and retail; B-1 is now restricted to office and retirement housing. The building height was previously 65 feet, now it is 45 feet with a maximum of three stories. B-2 is restricted to office, 35 feet, and two stories. In an office building, 25 percent of the space can be retail or service. Subarea C was all previously restaurant. Restaurant is now restricted to the corner (not next to residential land) and no drive-through restaurants. Subarea D was also restaurant, but that has been relocated. No strip center will be allowed, but freestanding retail up to 20,000 square feet is permitted. Landscape and architectural standards have been added. Their treatment/relocation of Cramer Creek has been modified, and part of the stream will remain in its natural state. The area to be rerouted will not replicate the engineered ditch to the west along Rings Road. Residential rooflines are required, and brick will be the predominant material. He said these are very tight standards. The desire is to match the look of Frantz Road.

Mr. Houk said the landscape buffer is 50 feet wide with a minimum 5-foot mound and trees. It is proposed along the entire west property line. It will be widened to 75 feet and an additional row of pine trees will be added if a restaurant is developed. If a hotel is developed in Subarea D, a 6-foot wood fence will be installed along the commercial side of the buffer. Along the park, wherever the edge is not thick, they will in-fill with evergreen trees. The perimeter tree lines will be preserved. He said they have repeated the Emerald Parkway landscape design.

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Mr. Hale said the land to the south of Rings Road had been dropped from the application. Also, they have eliminated any curb cuts along existing Rings Road.

Mr. Peplow asked for a better explanation of Subareas D-1 and D-2. Mr. Houk said previously they included retail and restaurant uses. Now, the only "D" restaurant site will be at the extreme southeast corner of D-1, with no access from Rings Road and no drive-through. He said a strip center is no longer permitted in D-2, but freestanding retail is still permitted in the text plus a hotel or congregate care.

Mr. Rauh asked if a hotel in this area would be required to have residential architecture. Mr. Houk said yes, plus it would be predominantly brick and maximum of two stories, sloped roof. Mr. Hale said the uses inside may not be office, but the buildings will have that look.

Mr. Sutphen said Subareas A, B, and C were generally "office" sites. Mr. Houk said they were about 3/4 of the overall site. Mr. Hale said office is permitted in all subareas.

Mr. Fishman asked about freestanding retail uses. Mr. Houk said 20,000 square feet is the maximum size, and strip centers are permitted.

Mr. Hale said the hotel was removed from Subarea B abutting the park to appease the neighbors.

Mr. Hunter said restaurants were needed to market the office sites.

Mr. Houk said the Edwards Company has 86 acres now in Tuttle Crossing available. Absorption is very slow.

Mr. Hale said every bank needs a drive-thru, and that is a conditional use. He said every use will be reviewed at a later date by the Commission. Where a drive-thru restaurant is not permitted by the text, it cannot be added later as a conditional use.

Mark Birbrich of Trinity Park introduced the new residents' group, representing Trinity Park, Heather Glen and Brighton Park. The first three speakers are from the newly formed association, Southwest Dublin Civic Association. He reviewed the participation history with the developer. He said not all groups were invited to the meetings. He said all groups now speak with one voice, as concerned citizens for the betterment of Dublin.

Amy Salay of Heather Glen said the residential investment that they have made in this area is in jeopardy. Safety is also a big concern with the introduction of a commercial and transient population. The uses proposed are open 24 hours daily and all are serviced at night. Odors, light pollution, rodents and noise would be problems. She said their houses range in cost from \$150-200,000. She said Dublin has been carefully planned, and no other neighborhoods have retail and restaurant uses directly abutting homes. The neighbors strongly prefer offices to be their new neighbors. She said the impact of this rezoning will be extremely long lasting. She asked the other association members to stand. [*Over 50 people stood.*]

Mike Baker of Brighton Park said the residents understood Dublin's development standards and reputation when they moved into the area. They do not oppose development. They oppose the retail uses as neighbors. He said both Muirfield Square and Indian Run Meadow commercial areas have mostly office tenants. He said they were disappointed in the staff recommendation of approval with conditions. The neighbors want "transitional" uses, 2-story offices, between their homes and the most intense office development that has ever been developed in Dublin. He said they welcome Duke, Edwards, and Subarea A development. The Southwest Area Plan says this area should be used for "residential/transitional" uses, and provide for transitional densities to the west of Emerald Parkway. He said that plan also recommends low density multi-family housing, but not any of the retail uses the developer proposes. They want their community's character to be protected, better transition, adherence to the Southwest Area Plan, increased compatibility. He asked for the Commission's support for the association.

David Dye, attorney representing Trinity Homes and M H Development (builder and developer of Trinity Park), said initially he had been told this would permit mid-rise development next to the homes. He believes the developer has done an excellent job but still needs to do a few things. Once the uses are determined, the buffering is a prime concern, especially for any non-office use. There also needs to be coordination between the development and the needed infrastructure. His clients agree with the staff report regarding the needed roadway extensions in the area.

Bob Dunn, Heather Glen resident, said he is excited about the development. He believes the high standards of Dublin and the development team as announced will do a good job. He said his views are not consistent with the association. He said he was not invited to several meetings.

Mr. Rauh congratulated the residents for organizing and giving a solid presentation.

Mr. Ferrara said this is a very, very big project, and some of the information was received tonight. He is not prepared to vote tonight. His major concern is for buffering and transitional uses, especially Subareas B, C, and D.

Mr. Fishman said he was proud of the articulate and organized presentation of the Dublin neighbors.

Mr. Hunter said the expected office development would be between 900,000 and 1,000,000 square feet in Subarea A.

Mr. Fishman found the possible doubling of that density as mentioned in the staff report very confusing. Mr. Hunter said he wanted "specific flexibility" in case the right single user comes along. It would involve a parking garage and probably contributions to the infrastructure, and the Commission would not always disapprove their request for a higher density. Mr. Fishman said the roads, according to the traffic report, could not handle more than one million square feet. Mr. Hunter said, if necessary, they would remove that from the text and have any increase in density treated as a future rezoning. Mr. Hunter said the developer would need to demonstrate the capacity and logic of such a proposal.

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Mr. Zawaly said everyone seem to be supportive of Subarea A, and he added his support. The neighborhood concern is in areas B, C, and D. He also said he could not yet vote on this issue. He felt the association and the developer had additional work to do.

Mr. Sutphen asked about the Emerald Parkway landscaping and consistency with the already approved section. Ms. Clarke expected this to be resolved, but the plant palette has not been replicated. Mr. Sutphen wants it to be absolutely coordinated and consistent.

Mr. Sutphen said that the David Road neighborhood also participated in a major commercial rezoning proposal and got the type of buffer they wanted. He said he thought this should be commercial of some type and not apartments. He thought the Ruma development would have been wrong, and the residents said at that time that they did not want apartments either.

Mr. Peplow mentioned that there was not a water feature. Mr. Fishman said this developer promised one at this site at a previous hearing, preferably one of significant size. Mr. Hunter said he would work with the staff on this issue.

Mr. Peplow expressed concern about traffic, curb cuts, and the Emerald Parkway landscaping. He said more than just the land uses need to be resolved.

Ms. Chinnici-Zuercher also commended the residents on educating themselves and participating. She thought everyone needs to be heard, better plans are built from various input and compromise. She urged Mr. Hale to continue to negotiate. She suggested a subcommittee to study these issues in depth.

Mr. Rauh said the Commission Rules and Regulations require that no action be taken on any information that is received less than 15 days prior to the meeting. This process may have to slow down a bit to work out the issues.

Mr. Ferrara said the applicant did not present whether any or all of the conditions were acceptable.

Mr. Hale said he always tries to compromise. He said further negotiation would be fruitless without participation of the Commission. He said some form of multi-family could be included. The Southwest Area Plan includes non-residential with transitional form, etc.

Ms. Chinnici-Zuercher made a motion to table this rezoning application. Mr. Sutphen seconded. The vote was as follows: Mr. Zawaly, yes; Mr. Ferrara, yes; Mr. Fishman, yes; Mr. Peplow, yes; Ms. Chinnici-Zuercher, yes; Mr. Rauh, yes; and Mr. Sutphen, yes. (Tabled 7-0.)

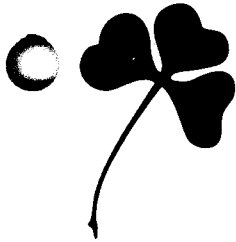
Mr. Zawaly made a motion to establish a subcommittee to work on this application. Mr. Ferrara seconded. The subcommittee is to be comprised of Ms. Chinnici-Zuercher, Mr. Fishman, and John Ferrara, and all of its meetings will be open and published beforehand. Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Zawaly, yes; Ms. Chinnici-Zuercher, yes; Mr. Ferrara, yes; and Mr. Sutphen, yes. (Motion approved 7-0.)

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CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 7, 1995**

The Planning and Zoning Commission took the following action at its regularly scheduled meeting:

2. Rezoning Application Z95-014 - Thomas/Kohler Property

Location: 111.7 acres located on the northwest corner of I-270 and Rings Road.

Existing Zoning: R, Rural District and R-1A, Restricted Suburban Residential District.

Request: PCD, Planned Commerce District

Proposed Use: Office and retail uses.

Applicant: The Edwards Company; c/o Jackson B. Reynolds III, Smith and Hale, Suite 725, 37 East Broad Street, Columbus, Ohio 43215-4199, for property owners Frank E. Thomas, et al., 10070 Warner Road, Plain City, Ohio 43064; and F.A. Kohler Company, c/o Multicon, Suite 770, 500 South Front Street, Columbus, Ohio 43215.

Staff Contact: Barbara M. Clarke, Planning Director.

MOTION: To table this rezoning application.

VOTE: 6-0.

RESULT: The case was tabled so that the developer could provide staff and the Commission with the revised plan presented at the meeting to review. Issues such as appropriate transitional uses, adequate buffering, and development standards are to be resolved with staff and the neighbors prior to being heard again by the Commission. The Commissioners again expressed concern regarding traffic, access, landscaping, architecture, and water features. Messrs. Ferrara, Fishman, and Zawaly and Ms. Chinnici-Zuercher volunteered to serve on a committee to meet with the neighbors and developer.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

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George Peplow made the motion to approve the October 5, 1995 meeting minutes and Warren Fishman seconded the motion. The vote was as follows: Mr. Ferrara, abstain; Mr. Peplow, yes; Mr. Fishman, yes; Mr. Rauh, yes; and Mr. Zawaly, yes. (Approved 5-0.)

John Ferrara made the motion to approve the November 2, 1995 minutes and Mr. Fishman seconded the motion. The vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Rauh, yes; and Mr. Zawaly, yes. (Approved 5-0.)

The 1996 Planning and Zoning Commission meeting dates were distributed to the Commission for approval. Mr. Ferrara questioned the March dates. Ms. Farley said the correct dates should be March 7 and March 14. Messrs. Ferrara and Zawaly thought meetings should be two weeks apart. Ms. Farley said she will check the adopted rules.

Mr. Zawaly made a motion to approve the 1996 meeting schedule as corrected. Mr. Ferrara seconded the motion. The vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Zawaly, yes. (Approved 5-0.)

Mr. Zawaly made a motion to accept all documents presented into the record. Mr. Ferrara seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Rauh, yes; and Mr. Zawaly, yes. (Approved 5-0.)

Mr. Rauh said the 11 o'clock rule meant that no new case would be discussed after that time.

1. Final Development Plan - Jack Nicklaus Museum

The applicant formally withdrew this case by letter prior to the meeting. Notices of withdrawal were sent to adjacent property owners.

2. Rezoning Application Z95-014 - Thomas/Kohler Property

Bobbie Clarke presented this case which was tabled in November. She said the only change to the application was a modification to the text. It eliminated the minimum square footage requirement per acre in Subarea A, previously listed as 12,000 square feet per acre. The text and plan are otherwise exactly as presented in November.

Ms. Clarke said the two parcels are located on the west side of I-270, north of Rings Road. The application no longer includes a parcel on the south side of Rings Road. The parcel is zoned R, Rural District and R-1A, Restricted Suburban Residential District. She showed slides of the area and the proposed plans. There are two major roads running through the site. The north/south road is Emerald Parkway, and the east/west road is the Woerner-Temple/Rings connector. A tree row along the stream will be preserved to the west of Emerald Parkway. Cramer Creek runs along Rings Road at the south end of the site and portions may be re-routed closer to the road or into the Rings Road right-of-way, subject to a later consideration.

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Road at the south end of the site and portions may be re-routed closer to the road or into the Rings Road right-of-way, subject to a later consideration.

Ms. Clarke said there has been much interaction between the developer, Staff, and a neighborhood organization. This includes several meetings, one of which involved several Commissioners. She said the neighbors are uncomfortable with the intensity of the development proposed. She said the highest level of discomfort seemed to be with drive-thru restaurants, all restaurants and food-related retail uses west of the parkway. The second level of discomfort was with hotel and motel uses which were not considered by the neighbors as transitional uses. She said the neighbors felt that the retail uses requested were too broad and the 20,000 square foot retail building was not seen as transitional. Concerns about the possibility of a three-story building in Subarea B1 were also expressed and some of the aspects of a health or fitness center.

Staff continues to recommend approval because the plan generally conforms to the land use recommendations of the Southwest Area Plan, and will provide the opportunity to extend roadways needed in the near future. Ms. Clarke said this application would provide some important infrastructure. As proposed by Assistant City Manager Terry Foegler, the needed infrastructure of roadways within the southwest area could be built and funded by the new income tax provided by the office buildings located within the area. The densities are very similar and consistent to those recommended in the Mt. Alburn Economic Development study.

Staff recommends approval with the following conditions:

- 1) That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
- 2) That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council;
- 3) That all drive-thru facilities in all subareas, and any increase in density or height, be subject to conditional use review provisions by the Commission;
- 4) That restaurants of all types be eliminated from all subareas located west of Emerald Parkway;
- 5) That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, PE, dated October 27, 1995, or as otherwise approved by the City Engineer's office;
- 6) That the landscape plan for Emerald Parkway incorporate low dry-laid stone walls within the median and that plant species be coordinated with the plant palette submitted for the McKitrick Cellular One site;
- 7) That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;

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- 8) That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, PE, dated October 27, 1995;
- 9) That all areas be landscaped in accordance with the Dublin Landscape Code and that all areas remain in agriculture or be seeded prior to development;
- 10) That signage provisions for the retail areas be revised to conform with Code and to provide standardized monument ground criteria;
- 11) That several revisions to the Subarea standards west of Emerald Parkway be made to increase compatibility with the residential neighborhood(s) and to the Subarea A standards regarding freestanding uses;
- 12) That the design of Emerald Parkway, Rings/Woerner-Temple Road, and the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
- 13) That the design of private streets as described in the Staff Report meet the approval of the City Engineer; and
- 14) That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

Ms. Clarke said no common ground has been found between the developer and the neighbors.

Mr. Peplow asked if there were any changes in the text. She said no amendments had been made since the application was last reviewed by the Commission.

Ben W. Hale, Jr., 37 West Broad Street, representing the applicant, said this was an important economic development for Dublin. He said after many meetings with the neighbors, they have not been successful in resolving their concerns.

Mr. Hale said he agreed with most of the conditions of approval listed above. He showed a newly revised plan. He said the industrial zoning district immediately to the north could have metal or concrete block buildings. Mr. Hale said the curb cut is currently closer to the industrial property. He said they were willing to eliminate the restaurant uses from the two corner sites and the long-term stay suite hotel from Subarea D. They proposed instead to move the curb cut to the south and to place restaurants on both sides of Emerald Parkway (Subareas A and B-1) near the industrial site. Any long-term stay hotel would only be allowed in Subarea B1, next to the industrial site. The existing architectural standards for the restaurants would remain. Mr. Hale said the Trinity Park neighbors concerns were therefore, addressed.

Mr. Hale said retail uses had been limited to 20,000 square feet and would be packaged in the same kind of building architecture, whether office or retail. Neighbors had requested that automobile, aircraft, and building material sales not be allowed in Subarea E. He distributed a chart showing the proposed uses in D, eliminating mail order houses, grocery stores, meat and fish markets, fruit stores and vegetable markets, motels, rooming and boarding houses, liquor stores, gasoline service, motion picture theatres, dance halls, bowling alleys, swimming pools, skating rinks, automobile rentals, automobile parking, automobile service. Administrative business, professional, insurance carriers, real estate, business services, and personal consumer services such as photography studios, beauty

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shops, advertising, apparel stores, and furniture stores, and general merchandising stores would be permitted.

He said no more than two buildings in Subarea D would be more than 20,000 square feet and that other retail use buildings would not be greater than 12,000 square feet. Subarea D is 9.5 acres which could yield 96,000 square feet of retail. Mr. Hale said they were willing to limit it to 70,000 square feet ($\pm 7,000$ square foot per acre). The site will not be overdeveloped.

Mr. Hale said the text needed to be changed to allow the building height in Subarea A to be limited to 130 feet, not 120 feet, within 600 feet of I-270. The height will be 80 feet maximum in the rest of A.

Mr. Hale agreed that the drive-thru facilities would be subject to conditional use, except in Subarea E. He agreed with condition #4 other than one restaurant in B1. He disagreed on Condition #5. An agreement was made with the neighbors to maintain the creek and eliminate any curbcut off of Rings Road. A full-service curbcut is important to service both D and E from Emerald Parkway.

Don Hunter, of Duke, requested that the 30 percent greenspace commitment be an overall, not site by site, requirement. Mr. Hale said that the entire Subarea A would meet the greenspace requirement. He said that they were not trying to reduce the greenspace.

Mr. Hale said much has been done to accommodate the neighbors.

Jim Houk, Bird Houk and Associates, said they would add landscaping to the existing tree row and show a 50-foot landscape buffer to the edge of the park.

Mr. Ferrara asked Mr. Hale if he agreed with Conditions # 6-14. Mr. Hale said yes.

Mr. Ferrara asked if Subarea C1, Subarea D2, and Subarea C2 would be restricted against restaurants and overnight accommodations. Mr. Hale said yes.

Mr. Ferrara said deferring the greenspace would be risky for the City because it could be misplaced. Mr. Hunter said they would not defer it, they would "bank" it in the beginning and dedicate it. Significant greenspace may be grouped in entryways, never being less than 30 percent over the entirety. They asked for flexibility.

Mr. Fishman said the 30 percent greenspace per building site should be met. He said the water feature had been completely ignored. He asked to see past minutes where one was promised.

Mr. Hale said the final development plan will show the 30 percent openspace. Under Code, there will be no flexibility to show how it can be done better. If every site meets 30 percent openspace, it would not be possible to do something great at the entry. Mr. Hunter said a development plan was not available to submit at this meeting, but a water feature would be submitted, and the Commission would have the right to accept, reject, or amend it. Mr. Hale suggested that the water feature be

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Condition #15, that in Subarea A there would be a water feature to be submitted at the time of the first final development plan.

Mr. Hale said anywhere the neighbors abutted a use other than office would have a 75-foot buffer. Mr. Fishman did not understand it that way. He thought there would be a 75-foot buffer the whole distance, except at the park, at the last subcommittee meeting.

Mr. Zawaly asked that the requested modifications to Conditions #3, 4, and 5 be clarified. Mr. Hale wanted no conditional use requirement for drive-thru facilities in Subarea E. Mr. Hale would accept Condition #4 except in Subarea B1. Mr. Hale said they reduced the number of curbcuts. Staff was concerned about full curbcuts because this is to be a picturesque boulevard. Full curbcuts have been removed and made right in/right out. One of the full curbcuts located south of Woerner-Temple/Rings serves Subarea D and E and is needed. He said they must have that full curbcut. Mr. Zawaly asked if that were the only exception to Randy Bowman's memorandum. Mr. Hale said yes.

Mr. Peplow asked about the long-stay suite type hotel proposed for Subarea B1. Mr. Hale said it was 35 feet tall at maximum. He asked about Subarea D. Mr. Hale proposed that if it is retail, it be reduced to not more than 70,000 square feet. He will remove the objectional uses. If there were a drive-thru such as bank, it would still have to be reviewed as a conditional use. The architectural standards remain the same. Mr. Hale said a hardware store would be allowed.

Ms. Chinnici-Zuercher asked what part of the Subarea B-1 would have the restaurant and the hotel. Mr. Hale said the heavily wooded park would be reinforced. The restaurants would only be allowed next to the industrial uses and the hotel would be in Subarea B1, on 3 to 4 acres, and the restaurant on 2 acres. A significant portion of the site would be office or congregate care uses.

Ms. Chinnici-Zuercher asked why Mr. Hale opposed Condition #3, the conditional use requirement for drive-thrus in Subarea E. Mr. Hale said Subarea E has agreeable permitted uses, and they still must come back for development plan approval. There will be a chance to review the site plan then. A conditional use is an additional standard and in some instances, there is a question whether a drive-thru is a permitted use.

Ms. Chinnici-Zuercher asked what the opposition to the 75-foot landscape buffer. Mr. Hale said it was money. It would cost several hundred thousand dollars. Mr. Hale said the non-office requires a buffer of 75 feet and the pure office would be 50 feet. An extended stay hotel requires 75 feet. Anywhere except where there is pure office use would be setback 75-feet.

Amy Salay, 5789 Gaelic Court, pointed out that the previous case, the Jack Nicklaus Museum, was withdrawn due to the Muirfield Village residents concerns regarding the commercial nature, hours, traffic, noise, etc. They said it would change the character and the quality of their neighborhood. She said her neighbors were similarly concerned about this application. They would however, welcome the Nicklaus Museum at this point. This rezoning, if approved as is would be devastating to their property values, quality of life, and character of the community. At the November 2, Commission meeting, the neighbors understood they would meet with the Commission and the

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developer to rework the text. She said not much resulted from the meetings. The revised plan was submitted 1/2 hour ago. They were very frustrated by no movement until this meeting. A completely new plan has been introduced that the residents had not seen.

Mark Birnbrich, 5768 Castleknock, said at the Commission meeting November 2, 1995, the position of the Southwest Dublin Civic Association was to only accept two-story, pitched roof office buildings west of Emerald Parkway. At the request of the Commission, they have met with the developer and offered six new land uses: offices including 25 percent retail, banks, daycare centers, health and fitness centers, retirement care facilities, and three stand alone retail uses of 8,000 square feet. A third meeting on December 4, with the developer explored the scenarios including a hotel west of Emerald Parkway, limited sized multi-use retail services and also, twenty new commercial uses in Section 1163.01 including hardware, clothing, and shoe stores, custom tailors, book and stationary, and sporting goods, etc. He said none of these concessions were met with either no response or a negative response from the developer. He found it hard to believe that residents of \$150,000, plus homes with limited resources tied up in their homes, could be asked to endure land uses including restaurants, hotels, and retail buildings with densities greater than 20,000 square feet in any area as close as 50 to 500 feet in their backyards. Such land uses do not compare to those in any other Dublin area given the proposed densities and uses. By contrast, the developer has an enormous financial resources and short term interest in realizing a huge financial windfall from their investment in this development. The developer's quote of concessions are in sharp contrast to those presented by the residents, including the residents' concession of Emerald Parkway being moved 200 feet closer to their neighborhood, increasing the valuable freeway acreage. The developer presented a list of 38 alleged concessions at the Commission on November 2. Upon closer review of these concessions, the vast majority will be found to be changes that the Commission would require or are changes to meet basic Dublin development standards. They are not in response to the requests or needs of the Southwest Dublin residents. Mr. Birnbrich asked that the developer be required to give true concessions in order to make this development a continued example of quality development in Dublin and a good transition land use. The developer has made no changes in their proposal except those presented at 6:30 p.m. the day of the meeting.

Mike Baker, 5551 Barney Drive, said the list of Section 1163.01 uses provided to the Commission included Subareas A and E. He said uses acceptable to the neighbors were given to the developer on Monday and were not included. He submitted those proposed uses for Subareas B, C, and D for the record. He asked all neighbors concerned with this rezoning to stand. (*Over 20 people stood.*)

Mr. Baker said at the last meeting the developer proposed restaurants, hotels, one 20,000 square foot stand alone retail site, and office uses west of Emerald Parkway. The neighbors expressed concern over the proposed uses west of the parkway and said that they wanted only two-story residential-style office buildings. Residential-style office buildings would be a transition between the homes and intense office development. The staff report, supports changes west of the parkway to increase compatibility with the residential neighborhood. The report also stated that additional clarification and in some cases, restrictions will be needed to provide a long-term successful relationship between commercial and residential areas. Mr. Baker said neither goal had been achieved. The presentation of the developer alleviated some of the neighbors' concerns, but not those west of Emerald Parkway.

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opposed to retail uses west of Emerald Parkway, however they are opposed to the large, 20,000 square foot retail proposed. The 70,000 square foot retail use really concerns them.

Mr. Baker said they want Duke as a developer of the office buildings in Subarea A. They remain opposed to any type of food uses west of Emerald Parkway. He said the developer had not worked with the residents to find acceptable solutions. The residents are willing to wait for a developer who will work with them. The residents are only asking for a few considerations:

- 1) No food uses west of Emerald Parkway;
- 2) Retail use be limited to a maximum of 8,000 square feet, with a maximum of three sites;
- 3) No hotel west of Emerald Parkway preferred, but at least limited as a conditional use;
- 4) A 75-foot buffer between any type of use and the single-family homes as well as an increased buffering along the creek separating Subareas B1 and B2 and within the park and uses in B1;
- 5) All restaurants shall be of a "sit-down" type. (No drive-thru restaurants.)

Mr. Zawaly asked about drive-thrus. Mr. Baker said none should be allowed, including Subarea E.

Martha Lewbel, 5692 Richgrove Lane, agreed with the previous speakers. She presented a photo of the view from her home of this site. She did not want to see retail from her backyard.

Mark Parkey, 5752 Gaelic Court, said he did not want this to be like Sawmill Road, and this proposal looked like that to him.

Ray Wack, 5792 Scotia Court, concurred and thanked the developer for last minute concessions which were a start.

Fred Harris, Faith Evangelical Free Church, said they supported the efforts of the residents to bring about changes that will be of benefit and will not reduce the value of their homes.

Ms. Clarke pointed out that she had talked to the developers every day for the past week, and she was not made aware of any changes proposed tonight. She said she did not understand the uses proposed for Subarea D. She was concerned that if any non-office use went into a subarea that the buffer should be 75 feet along that entire subarea. She said this was not what Mr. Hale proposed at this meeting. He said behind that specific use, it would be increased. Mr. Fishman understood it as she did. It should be on a subarea by subarea bases. She said regarding conditional uses for drive-thrus, there is no zoning district within Dublin in which drive-thrus are a permitted use. Within a CC, Community Commercial District, the widest retail district, a drive-thru is still a conditional use.

Ms. Clarke understood that the applicant accepted the conditions except for Conditions #3, 4, 5, and 9. Mr. Rauh agreed.

Ms. Clarke understood that the applicant accepted the conditions except for Conditions #3, 4, 5, and 9. Mr. Rauh agreed.

Ms. Chinnici-Zuercher said she had difficulty understanding the proposal when it was only verbally presented. She recommended tabling the case until December 14. She said she could not vote at this meeting.

Mr. Rauh said the next meeting was only a week away. Ms. Clarke said the staff report for the December 14th meeting will be issued tomorrow, December 8th. It would not be possible for Staff to comment on the new plan.

Mr. Peplow also wanted a written proposal.

Mr. Zawaly was annoyed and was not prepared to vote. The voters wanted the Commission and Council to be sensitive to the needs of the residents. He felt that the past hour and a half had been wasted. Mr. Zawaly said the Commission will make sure all the uses are appropriate in each and every one of the subareas. He told everyone to work together.

Mr. Fishman agreed. He suggested a meeting with the subcommittee, residents and developer to define exactly what will be received. He understood from the meeting with the subcommittee that the 75-foot barrier would be across the entire site. He also did not understand the uses in Subarea D. Mr. Fishman was not in favor of the 20,000 square foot boxes and did not know when it changed.

Mr. Ferrara said Subarea D was confusing to him also. He did, however, see some positive things resulting from the subcommittee meeting and this meeting. He said two residents had genuine line of site from their backyards and that the developer take them into consideration.

Mr. Rauh was encouraged to see the public and developer work together. It was very frustrating that the good things came at the last minute. The Commission expected it to be worked out prior to returning.

Ben W. Hale, Jr. said most of the major items presented at the meeting had been discussed previously. In some instances, he was told if the Commission approved it, they would not object to it. He said it had been difficult and frustrating. They wanted to go forth as soon as possible.

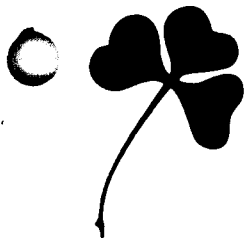
Ms. Chinnici-Zuercher said she was not frustrated and she had seen significant progress in the last 30 days. If it had been in writing before tonight, it could have been better digested.

Ms. Chinnici-Zuercher made the motion to table this rezoning application and Mr. Zawaly seconded the motion.

Mr. Fishman, Mr. Ferrara, Mr. Zawaly, and Ms. Chinnici-Zuercher agreed to become involved with the meeting of the developer, staff, and the neighbors. The vote was as follows: Mr. Fishman, yes;

Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, yes.
(Tabled 6-0.)

Mr. Banchevsky asked if Mr. Hale agreed to table this case. He did.



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 4, 1996**

The Planning and Zoning Commission took the following action at its regularly scheduled meeting:

2. Rezoning Application Z95-014 - Thomas/Kohler Property

Location: 111.7 acres located on the northwest corner of I-270 and Rings Road.

Existing Zoning: R, Rural District and R-1A, Restricted Suburban Residential District.

Request: PCD, Planned Commerce District.

Proposed Use: Office and retail uses.

Applicant: The Edwards Company, c/o Jackson B. Reynolds III, Smith and Hale, Suite 725, 37 East Broad Street, Columbus, Ohio 43215-4199, for property owners Frank E. Thomas, et al., 10070 Warner Road, Plain City, Ohio 43064; and F.A. Kohler Company, c/o Multicon, Suite 770, 500 South Front Street, Columbus, Ohio 43215.

Staff Contact: Barbara M. Clarke, Planning Director*

MOTION: To approve this rezoning application because it generally conforms to the landuse, roadway and utility recommendations of the Southwest Area Plan, provides for acceptable roadway alignments, conforms to the recommendations of the Mt. Auburn study, represents an important income stream for the community, provides a funding mechanism for needed roadways within the area, continues the Tuttle Crossing office park, and provides for appropriate uses and suitable buffering compatible with the neighboring residences, with the following ten conditions:

- 1) That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
- 2) That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council, with said agreement to include minimum performance standards by the developer;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 4, 1996**

2. Rezoning Application Z95-014 - Thomas/Kohler Property (Cont.)

- 3) That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, PE, dated October 27, 1995, or as otherwise approved by the City Engineer's office;
- 4) That the landscape plan for Emerald Parkway incorporate all aspects of the adopted plan including low dry-laid stone walls and plant species;
- 5) That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;
- 6) That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, PE, dated October 27, 1995;
- 7) That the developer's latest revisions, dated January 4, 1996, be adopted (or that other revisions be made to the Subarea standards covering areas west of Emerald Parkway to increase compatibility with the residential property);
- 8) That the design of Emerald Parkway, Rings/Woerner-Temple Road, and the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
- 9) That the design of private streets as described in the Staff Report meet the approval of the City Engineer; and
- 10) That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

* Ben W. Hale, Jr., representing the applicants, agreed to the above conditions.

VOTE: 5-0.

RESULT: This rezoning application will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

Commission members interested in serving or their referrals. No schedule of their meetings has been established.

A revised timeline was provided to the Commissioner's at the meeting. Ms. Fierce said the revision was necessary because the parcel based landuse inventory had taken a longer time than anticipated. The expected adoption date of the plan has been moved to April 1997.

Mr. King said the LDR consultant would be conducting a February Steering Committee workshop. Then the subcommittees will actually begin doing their work.

Mr. Ferrara, as a member of the Steering Committee, said it had been an incredible experience. It is a very complex process. Much time, effort, and resources have been put forth.

Mr. Zawaly said the amount of time, effort, and dedication was great. The Visioning Statement was revisited because of his comments at Council. He expressed a tremendous amount of gratitude for the flexibility and rededicated effort. He said it is a very good solution.

Mr. Sutphen asked if the Community Plan would be adopted by City Council. Mr. Zawaly said yes. Mr. Sutphen wants it to be a "living document" -- one that could be flexible.

Mr. Peplow, seeing how things change, he agreed with Mr. Sutphen.

Mr. Ferrara made a motion to recommend adoption of the Visioning Process Report by City Council and Mr. Sutphen seconded the motion. The vote was as follows: Mr. Peplow, yes; Mr. Sutphen, yes; Ms. Chinnici-Zuercher, yes; Mr. Zawaly, yes; and Mr. Ferrara, yes. (Approved 5-0.)

2. Rezoning Application Z95-014 - Thomas Kohler Property

Bobbie Clarke apologized for the delay in the staff report and the latest text. Ms. Chinnici-Zuercher called a 20 minute recess to permit everyone to review the Thomas Kohler staff report.

Ms. Clarke said this application had been heard by the Commission three previous times. Six neighborhood representatives have been working tirelessly with the developer to arrive at a fair compromise.

Ms. Clarke said the developer had issued a disclaimer saying that if there was not acceptance of the concessions on the part of the neighborhoods, the concessions would be withdrawn and the text and plan dated December 20, 1995, would stand. She said the concessions related to the west side of the road and the permitted retail uses in that area.

The staff recommendation had been changed relative to the site. Staff feels that many of the changes made to the text addressed one of the former conditions of approval and if the changes

are withdrawn by the developer, the text needed more work to provide other mechanisms that ensure a good transitional nature for the uses west of the parkway.

The rezoning involves two pieces of property on the north side of Rings Road. The site is flat and open with several tree lines and a creek running through the property. The Heather Glen woods backs up to Subarea B-1. Mr. Clarke said two restaurants were proposed in the northern portion abutting industrial property to the north. Generally speaking, Subarea A and B were office/hotel sites, except for the restaurants. Subarea C, north of Woerner-Temple and Subarea D both called for a combination of retail and office uses. The level of the retail nature has been the crux of the ongoing negotiations. Subarea E, approximately seven acres, is isolated from the rest of the site by surrounding roads and is proposed for retail.

Ms. Clarke said Emerald Parkway would be built with a median design. Woerner-Temple Road would be between three and five lanes in width, permitting left turn lanes. A loop road within Subarea A is expected, but not required by this zoning. Buildings up to 130 feet, will be located within 600 feet of I-270, and beyond that area, they would be limited to 80 feet in height. She showed a slide indicating proposed full service and right turn in/right out curb cuts. The full service curb cuts would have median breaks along Emerald Parkway. Curb cuts were an issue of contention between the staff and the developer covered by a memo included in the staff report.

The buffer will be 75 feet wide along the west boundary. The buffer includes a five-foot high mound with a combination of ornamental, shade and evergreen trees used. Any existing tree line will be maintained and the mound will be started outside the drip line.

The plan presented at the last Commission meeting, including two restaurant locations remains largely intact. Ms. Clarke said a 600-foot distance from a hotel to the closest lot on Gaelic and Scotia Courts had been negotiated with the neighbors of Heather Glen. The retail uses included free-standing uses within Subareas C and D, west of the parkway and north and south of the Woerner-Temple extension. The previously distributed text had a variety of retail uses, including department, drug, and hardware stores, etc., in addition to those uses more in line with an office park, such as a camera or office supplies store, etc. are provided. The latest revision limited the retail uses to those directly supporting office use (such as a photocopy or blueprinting shops), and home furnishings.

Ms. Clarke said the largest free-standing retail building could be 20,000 square feet. There could be up to two retail uses within the same building. She said that the developer had previously limited the buildings within the text to 60,000 square feet in Subarea D and 27,000 square feet within Subarea C, totalling 97,000 square feet. She said the latest revisions limit the retail area within Subarea D to 35,000 square feet and the overall free-standing retail limit is 50,000 square feet for both area. The maximum size of a tenant is 20,000 square feet. All retail buildings will be one-story and have frontage along Emerald Parkway to provide separation from the neighborhoods.

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There is a potential to provide an additional 80,000 square feet of non-free standing retail, i.e. retail within an office building. Subareas B, C, and D permit up to 25 percent of the square footage to be used for retail use. There could be 80,000 square feet of this type of retail use west of the parkway. Staff feels that the retail components should be limited west of the parkway. The latest revisions limit those retail uses to 36,000 feet overall. Additionally, retail uses within office structures would be treated as conditional uses, subject to discretionary review by the Commission.

Ms. Clarke said additional changes to the text included drive-thru uses being conditional within all of the subareas and requiring all undeveloped land to be farmed or seeded.

Staff feels the latest revisions bring the entire project together and hopes that the developer and residents agreed.

Staff is recommending approval of this rezoning because they feel it will provide needed road improvements to the area, an acceptable set of land uses, the appropriate intensity of office uses along I-270, and timely infrastructure with the following ten conditions:

- 1) That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
- 2) That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council, with said agreement to include minimum performance standards by the developer;
- 3) That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, PE, dated October 27, 1995, or as otherwise approved by the City Engineer's office;
- 4) That the landscape plan for Emerald Parkway incorporate all aspects of the adopted plan including low dry-laid stone walls and plant species;
- 5) That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;
- 6) That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, PE, dated October 27, 1995;
- 7) That the developer's latest revisions be adopted (or that other revisions be made to the Subarea standards covering areas west of Emerald Parkway to increase compatibility with the residential property);
- 8) That the design of Emerald Parkway, Rings/Woerner-Temple Road, the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
- 9) That the design of private streets as described in the Staff Report meet the approval of the City Engineer; and

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- 10) That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

Ms. Chinnici-Zuercher said the interest should be to keep moving on this application, if possible. She said she had agreed to accept the revised staff report at the meeting.

Mr. Zawaly asked about the 25 percent retail use per office within Subareas B1, B2, and C. The classification table distributed indicated it would be limited to 36,000 square feet. Ms. Clarke said the table needed to be updated, but the text was the controlling document.

Mr. Zawaly asked if Condition #7 was to be removed. Ms. Clarke said if the developer withdrew the latest concessions, more work would be necessary.

Ben W. Hale, Jr., 37 West Broad Street, Columbus, Ohio, representing the developer, said he agreed with all the conditions without reservation. He asked that Mr. Fishman be informed. He said the Duke development was a great economic opportunity for Dublin. They worked hard with the neighbors and believed a fair agreement had been reached.

Mr. Sutphen asked if Mr. Hale was aware that the private/public road had to meet with Dublin's engineering standards. Mr. Hale said yes.

Mike Baker, 5551 Barney Drive, said when he received a copy of a facsimile from Mr. Hale at 5 p.m. this day, he was shocked. Up to that time, he thought movement was being made towards something the neighbors could live with in the long run. The fax stated that if the neighbors would not give unconditional support to the application, the concessions would be withdrawn. Mr. Baker read the definition of "unconditional" as without conditions or limitations; absolute. He could not imagine any application for which every single citizen had unconditional support.

Mr. Baker said the Southwest Dublin Civic Association would support this revised rezoning application, but there were still concerns and "unconditional" was not a good word. He said they welcomed the development and Duke Construction.

Mr. Hale agreed that "unconditional" was not a good choice and retracted it.

Mr. Ferrara appreciated Mr. Baker's concern. As part of the subcommittee, he saw a tremendous amount of motion made by the developer and residents and felt concerns had been met.

Mr. Zawaly attended the last neighborhood, developer, commission and staff meeting and thought the effort was extremely productive with all parties working in good faith. He said the neighborhood process should have begun earlier. He congratulated everyone.

Mr. Peplow said the City and the neighborhoods should be very proud of the work they did on this rezoning. Ms. Chinnici-Zuercher agreed and said the project improved because of the

collaboration. She asked that the developer as this project moved forward, to include neighbors in discussions. Tonight is not the end, but the beginning of a relationship.

Mr. Sutphen made a motion to approve this rezoning because it conforms to the land use recommendations and accommodates the roadway and utility needs set out in the Southwest Area Plan, includes acceptable alignments for both Emerald Parkway and the Woerner-Temple roadway, planned uses and densities conform to the economic development recommendations of the Mt. Auburn report and represent an important income stream for the community, includes provision of a funding mechanism for needed roadway improvements within the area that can be directly tied to new development, continues the high-quality office park extending from Tuttle Crossing and provides for a successful ending point for the industrial uses to the north, and the standards provide for commercial uses of a transitional nature to be developed in a well-buffered and compatible manner with the neighboring properties. Woerner-Temple/Rings Road connector with the following ten conditions:

- 1) That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
- 2) That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council, with said agreement to include minimum performance standards by the developer;
- 3) That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, PE, dated October 27, 1995, or as otherwise approved by the City Engineer's office;
- 4) That the landscape plan for Emerald Parkway incorporate all aspects of the adopted plan including low dry-laid stone walls and plant species;
- 5) That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;
- 6) That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, PE, dated October 27, 1995;
- 7) That the developer's latest revisions be adopted (or that other revisions be made to the Subarea standards covering areas west of Emerald Parkway to increase compatibility with the residential property);
- 8) That the design of Emerald Parkway, Rings/Woerner-Temple Road, and the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
- 9) That the design of private streets as described in the Staff Report meet the approval of the City Engineer; and
- 10) That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

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Parkwood West Subarea A
5615, 5665, & 5715
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Ms. Clarke asked for clarification. She asked that Condition #7 be reworded to include the text dated January 4, 1996. Mr. Sutphen amended the motion to change Condition #7 to:

7) That the developers text, dated January 4, 1996, be the adopted version.

Mr. Zawaly seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Ms. Chinnici-Zuercher, yes; Mr. Zawaly, yes; and Mr. Sutphen, yes. (Approved 5-0.)

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Mrs. Stillwell suggested more emphasis in the press releases regarding the mitigating circumstances of the overflow and the active steps Dublin is taking to solve the problems.

Mr. McCash:

1. Agreed that the media announcements regarding overflows should include the fact that Dublin is building a new sewer to solve the problems.
2. Attended D.A.R.E. graduation programs at Wright Elementary and Chapman Elementary and noted that this positive program staffed by the Dublin Police makes a strong impact on the future of Dublin's school children.
3. Noted concerns with trash in the streams from construction projects, especially in the Cramer Creek at Brighton Park. He asked that the appropriate staff work to minimize this problem.
4. Commented that a situation was recently brought to his attention regarding use of handicapped spaces by motorists without stickers. This resulted in a mother with a handicapped child having difficulty getting her child into a wheelchair. He asked that staff try to eliminate these kinds of situations where possible.

Mr. Hansley responded that Dublin Police are very aggressive in ticketing motorists who violate this ordinance as well as the ordinance prohibiting parking in fire zones.

Mayor Kranstuber:

1. Reported on behalf of the ad hoc committee from 1995 for the conference/training facility feasibility issue that the Danter study is now complete and suggested that a new ad hoc committee comprised of the Chair of the Finance Committee and the Chair of the Community Development Committee be appointed.

Mr. Zawaly and Mr. McCash agreed to serve on this Committee. There were no objections from other Council members.

Mr. Hansley noted that staff will contact the ad hoc committee members to schedule a meeting.

2. Asked for a volunteer from Council to serve on a committee to select a new City mascot. Mrs. Boring volunteered to serve.

LEGISLATION

Public Hearing

Ordinance No. 63-95(Amended) - An Ordinance Providing for a Change in Zoning for 111.7 Acres of Land Located at the Northwest Corner of Rings Road and I-270 from: R, Rural District and R-1A, Restricted Suburban Residential District to: PCD, Planned Commerce District. (Thomas & Kohler Properties on Rings Road)(Public Hearing) (Applicant: The Edwards Company, c/o Ben Hale, 37 W. Broad Street, Suite 725 Columbus, OH 43215) Registered as proponents were: Ben Hale, 37 W. Broad Street; Jim Houk, 400 Metro Place N.; John Fergus, 500 S. Front Street; and Don Hunter, 6970 Shady Nelms Drive.

Registered as opponents were: Toni Frere, 5869 Heather Glen Court and Mike Baker, 5551 Barney Drive.

Ms. Clarke stated that this case was heard by the Planning Commission several times and was approved on January 4, 1996. The acreage has changed slightly and the title therefore needs to be amended to reflect this.

1. This rezoning provides for a series of office and retail uses on a large parcel located north of Rings Road and along the west side of I-270. Mr. Thomas owns the piece of property along 270 and Kohler now owns the former Ruscilli property on the western side. They are long deep parcels with current frontage along Rings Road.
2. There are two major capital improvement roadways that are essential for the execution of development within the southwest area - the extension of the Emerald Parkway and extending it 3,000 feet northward to the north property line. This site also provides an opportunity to put in the first segment of the Woerner-Temple/Rings connection.
3. She showed slides of the site and surrounding area.
4. Height restrictions on development are 120 feet within a 600 foot line from the freeway; the next area would be restricted to 80 feet; and everything else is limited to 35 feet in height, the standard for single-family height districts.
5. A 75-foot wide buffer is to be installed along the west property line and includes a 5-foot tall mound and variety of plantings.
6. Approximately half of the acreage is set aside for a major freeway related office project. For the land west of Emerald Parkway, there are several types of uses and restrictions on the amount of retail. The free-standing retail is limited to a maximum tenant size of 20,000 square feet. The total combined free-standing retail would be 50,000 square feet, and within office buildings, the overall retail use can be introduced into a building that is 75 percent office, in other words, it could be 25 percent retail. The total aggregate of all retail use

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cannot exceed 36,000 square feet and retail uses would be subject to conditional use approval by Planning Commission. All drive-through uses would also be subject to conditional use by Planning Commission.

She noted that the neighbors have also worked very hard on this application. The Planning Commission approved the application on January 4 by a vote of 5-0 with the following conditions:

1. That a plan for providing infrastructure improvements be adopted, with a financing mechanism, and implemented by Dublin to provide the needed level of roadway infrastructure in concurrence with development, as it takes place in the area; said plan to be adopted prior to submission of first development plan;
2. That an agreement be reached between the developer and the city, for contributions to and installation of on-site improvements, including provision of right-of-way, easements, utility installation, traffic improvements, and other infrastructure, prior to adoption of the rezoning by City Council, with said agreement to include minimum performance standards by the developer;
3. That access management along the arterials be provided in general conformance with the attached memo from Randy Bowman, P.E., dated October 27, 1995, or as otherwise approved by the City Engineer's office;
4. That the landscape plan for Emerald Parkway incorporate all aspects of the adopted plan including low dry-laid stone walls and plant species;
5. That an expanded tree preservation plan be submitted to supplement the information in Exhibit T and to include relocation of utility lines if necessary;
6. That the proposed relocation and realignment of the Cramer Ditch be subject to later review as outlined in the memo from Randy Bowman, P.E., dated October 27, 1995;
7. That the developer's latest revisions, dated January 4, 1996, be adopted (or that other revisions be made to the Subarea standards covering areas west of Emerald Parkway to increase compatibility with the residential property);
8. That the design of Emerald Parkway, Rings/Woerner-Temple Road, and the "Loop Road" (public or private), and Rings Road at Emerald Parkway be designed according to the requirements of the City Engineer;
9. That the design of private streets as described in the staff report meets the approval of the City Engineer; and
10. That all necessary changes, clarifications and corrections be made to the plan and text prior to scheduling the public hearing on this rezoning application.

Ms. Clarke further noted that this plan conforms with the Southwest Area Plan and with the recommendations in the Mt. Auburn study.

Ben Hale, 37 W. Broad Street, representing the Edwards Company and Duke Realty commented on the enormous success Duke has enjoyed in the Tuttle Crossing area. The large freeway portion of this site will be purchased by Duke Realty if this zoning is approved and they are prepared to move forward to construct the first building. The application has gone through extensive negotiations with the neighbors and the text has undergone many revisions. There is still some disagreement with staff over the interchange between the new Woerner-Temple Road and Rings Road into this site. They would prefer to have access off of Emerald parkway. They have worked hard to preserve Rings Road as a residential street. Duke Realty will develop the first building to the north to anchor the north side.

Jim Houk, 400 Metro Place North gave a brief presentation with graphics and highlighted the features of the plan. The Duke office site will contain approximately 58 acres. He noted that retail uses are limited to uses that would be in keeping with a corporate office park, i.e., office supply, book store, etc. There are extensive architectural standards which will replicate the same architectural treatment that has been done at Tuttle Crossing. Curb cut issues were worked out through negotiations with the neighbors who did not want curb cuts on Rings Road. Dublin staff did not support a curb cut on subarea D. Since 13 acres is too large an area to serve with one cut, the text allowed for another curb cut to be put in to be worked out with traffic, allowing for a curb cut along Rings Road.

Don Hunter, Duke Realty noted that Duke wants to continue their commitment to developing high quality corporate offices in Dublin. They hope to attract another major company to Dublin. This plan has been a cooperative effort among the neighbors, staff and the Planning Commission. This highly visible freeway location will have extensive landscaping and high quality building materials.

Toni Frere, 5869 Heather Glen Court addressed Planning Commission 19 months ago in opposition to a multi-family development proposed for the area. The plan was voted down after a petition effort by the neighbors. When they purchased their home, the City told them the plans for the area

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involved low rise office space similar to Frantz Road. This has now escalated into retail, hotels and restaurants which will be 100 feet away from their property line. They are Dublin taxpayers who cannot afford to move to Muirfield or Wedgewood to escape this development. They chose Dublin because of the high quality standards. She appealed to Council to reject this plan. Developers come and go, but good taxpaying residents are here to stay.

Mike Baker, 5551 Barney Drive termed the project a chameleon. Just this morning, he received the revised text before Council tonight. He provided a history of the proposal over the past year. The residents started out with a desire for two-story residential style office development west of Emerald Parkway and were willing to compromise. The residents' issues are with the curb cut on Rings, the retail use, the funeral home, the hotel use and the food use west of the roadway. The residents are very frustrated with the last-minute changes made to the text and their lack of time to review it.

Mr. Hale stated that the applicant wanted a full curb cut on Emerald Parkway to service the 13-acre portion. Staff would not permit a curb cut on Emerald Parkway and so they have shown a curb cut on Rings in order to provide adequate access to the site. They will still preserve the woods and creek along Rings Road, but there will be a curb cut.

Ms. Clarke stated that she understands the neighbors' surprise about the curb cut. At the January 4 meeting, Mr. Hale accepted all of the staff conditions, spoke only briefly, and mentioned nothing about an access off of Rings Road. The Engineering division's position on the Emerald Parkway curb cut is firm and was outlined in October. She added that the curb cut would be discussed within the context of the preliminary plat. The plan also shows taking a piece of Rings Road out of service, and that is also a separate issue to be considered at the preliminary plat stage.

Mr. Hale explained that their intention was to leave their options open regarding the curb cuts depending upon future uses.

Mr. Hunter responded to Mayor Kranstuber's question about income tax revenue generated by this type of development. At buildout, projections are for 2500 to 2700 employees with an average salary of \$35,000 per year each.

Mr. Foegler added that they estimate that Subarea A alone at full development could yield an annual revenue of \$2.8 million per year.

Ms. Hide Pittaluga asked if the project meets minimum standards for landscaping and the adequacy of the finish materials for this high quality office development.

Ms. Clarke responded that the architectural standards are within the text, but the architectural determinations will be done by P&Z at the development plan stage. The criteria within Dublin's landscape code have all been met with this development. The 75-foot buffer far exceeds any Code requirement for buffering.

Ms. Hide Pittaluga stated that she has some concerns with the amount of open space compared to developments such as Metro Center.

Ms. Clarke responded that Metro Center has a much lower square feet ratio of building per acre and has a concentrated amount of green space within its reserves - pond areas, etc. She would expect this development site to have a high square foot per acre ratio, a high parking per square foot ratios and lower landscaping.

Mr. Hunter commented that the renderings are the initial designs for the building. They will incorporate the elements in other buildings constructed in Dublin. They will meet the Dublin landscaping Code which is the most stringent code in the marketplace.

Mr. Baker provided some further testimony to Council regarding the neighbor's satisfaction level with the current plan. He emphasized that they still have the same issues expressed earlier tonight in his testimony. An important concern is the size of the retail. Also, the Southwest Area Plan calls for transitional uses between the single-family homes and intense office development. He does not consider 50,000 square feet of retail as transitional.

Mr. Zawaly commented that it appears there have been compromises on both sides. He applauded Mr. Baker for the leadership he has shown. Mr. Zawaly noted his concern with a text before Council dated January 31, 1996. Planning Commission approved a text dated January 4, and he asked why changes have been made, by whom, and under what authority.

Mr. Hale responded that they were told there would be staff discretion about whether the curb cut

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would be allowed and they were told to eliminate it.

Ms. Clarke added that Condition #10 of P&Z directs that text corrections all be made to the text prior to the public hearing.

Mr. Zawaly stated that his understanding of corrections to be made did not include substantive changes.

Mr. Baker commented that the Rings Road curb cut was never discussed - it showed up in the text he received today.

Mr. Campbell stated that Council should not be spending time tonight resolving these issues. This is a very significant project for the developer and owners of the property and also for the City. The projected revenues constitute nearly 10 percent of the current annual budget. He hopes that the issues can be resolved prior to the third reading so that Council is able to vote on the rezoning.

Mayor Kranstuber noted that Ms. Clarke has stated that the curb cut issue will be addressed at the preliminary plat stage. He defers to the judgment of P&Z on this rezoning as they have spent hours and hours on review.

Mrs. Boring congratulated Mr. Baker on his hard work on the plan. Her concerns are to resolve the curb cut matter, and the lack of a greenbelt feeling for this plan adjacent to the freeway.

Mr. Hunter responded that they have committed to a water feature as part of the development. While they would like to have more greenspace, the marketplace imposes limitations on this.

Mr. Hale stated that they will work with staff to resolve the other issues.

Mr. McCash added that he, too, has concerns with the curb cut on Rings Road. He would like it worked out so that there is an option for a curb cut on Rings or Emerald Parkway. He asked about the setback for the free-standing retail.

Mr. Hunter responded that they agreed to put free-standing retail along Emerald Parkway with the parking behind. He also confirmed that the 75-foot buffer will be installed with the construction of the roadway.

Mr. McCash noted that he has concerns that Dublin maintain the sense of place that currently exists in terms of lot coverage, open space, etc.

Mr. Hale noted that the 30 percent of open space is very generous and the standard has not varied.

Mr. McCash added that the landscaped islands in the parking lot are included in that 30 percent. What Council members are suggesting is more continuity of the green space provided.

Mayor Kranstuber stated that he recalls that the Mt. Auburn study indicated that an appropriate place for dense development is along a freeway.

Mr. Foegler added that that is the trade-off here. The real estate close to an interchange should be one of the highest densities, but the parking requirements are also substantial. The only realistic way to add more greenspace under this scenario is structured parking which adds tremendous expense to the project.

Mr. Hunter added that their standard operating procedure as a corporation is to own, manage, lease and hold their properties and they are therefore committed to high quality.

Mayor Kranstuber noted that he believes they are entitled to the proposed density along the freeway. There has been much compromise in this case, and P&Z has done a tremendous job. This project will be a real asset to the Dublin economy.

Mr. Foegler clarified that it was his decision, not Bobbie Clarke's, to proceed with the advertisement for the public hearing with the expectation that the plans would be ready for review by Council. He apologizes for any difficulty this has caused in Council's deliberations tonight.

There will be a third reading at the February 20 Council meeting.

Third Readings

~~Ordinance No. 02-96 - An Ordinance Amending Section 955.01 and Repealing Existing Ordinance 5615, 5665, & 5715 and Sections 955.01 - 955.04 with Respect to Cemeteries and Establishing a Cemetery Guidebook. (Third Reading)~~

~~Mr. McDaniel introduced Peter Gross, Chairperson of the Cemetery Commission~~

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- alignments and street geometrics, including the bridge across the North Fork of the Indian Run, be designed to the satisfaction of the City Engineer;
- 12. That stormwater management basins be located outside the 100-year floodplain and be approved by the City Engineer;
- 13. That no-parking areas be designated along one side of all 28-foot streets, as measured back-to-back of curb, on all plats, plans and building permits;
- 14. That all changes be made to the preliminary plat to the satisfaction of staff prior to scheduling this application for City Council consideration; and
- 15. That the boundaries of the electric and phone company service providers be shown on the final plat.

The overall density is 2 units per acre and is consistent with the Community Plan. The density in this portion is 1.76 units per acre.

Mayor Kranstuber noted that Council will be asked to approve the preliminary plat for this area as well at the third reading of the rezoning.

David Haid, 941 Chatham Lane stated that he is available for questions.

Mr. McCash pointed out that on the preliminary plat it still refers to a fence detail on sheet two. He would suggest revising this to state that the fence detail is contained in the development text in order to provide a more clear understanding.

Ms. Clarke agreed to do this.

There will be a third reading at the March 4 Council meeting and consideration of the preliminary plat.

Third Readings

Ordinance No. 63-95 - An Ordinance Providing for a Change in Zoning for 111.7 Acres of Land Located at the Northwest Corner of Rings Road and I-270 from: R, Rural District and R-1A, Restricted Suburban Residential District to: PCD, Planned Commerce District. (Thomas & Kohler Properties on Rings Road) (Third Reading) (Applicant: The Edwards Company, c/o Ben Hale, 37 W. Broad Street, Suite 725, Columbus, OH 43215)

Mayor Kranstuber noted that the applicant has requested that this ordinance be tabled. Since the Planning Director will be out of town on March 4, he would recommend tabling until March 18, 1996.

Mrs. Boring moved to table the ordinance until March 18, subject to the concurrence of the applicant.

Mr. Zawaly seconded the motion.

Jeff Brown, representing the applicant stated this is acceptable.

Vote on the motion - Ms. Hide Pittaluga, yes; Mrs. Stillwell, yes; Mr. McCash, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mayor Kranstuber, yes; Mr. Campbell, yes.

Ordinance No. 04-96 - An Ordinance Accepting the Lowest & Best Bid for Sign Shop Materials, and Declaring an Emergency. (Third Reading)

Mr. Hansley stated that staff is requesting emergency action in order to have the materials available as soon as possible.

Mayor Kranstuber moved to treat this as emergency legislation.

Mrs. Stillwell seconded the motion.

Vote on the motion - Mr. McCash, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mayor Kranstuber, yes; Mr. Campbell, yes; Ms. Hide Pittaluga, yes; Mrs. Stillwell, yes.

Vote on the ordinance - Mr. Campbell, yes; Mr. Zawaly, yes; Mrs. Stillwell, yes; Mr. McCash, yes; Mrs. Boring, yes; Ms. Hide Pittaluga, yes; Mayor Kranstuber, yes.

Ordinance No. 05-96 - An Ordinance Accepting the Lowest & Best Bid for Furniture & Accessories at the Dublin Community Recreation Center, and Declaring an Emergency. (Third Reading)

Mr. Zawaly moved to treat this as emergency legislation due to the need to ensure timely delivery of the equipment for the recreation center.

Mrs. Boring seconded the motion.

Vote on the motion - Mr. McCash, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mr. Campbell, yes; Ms. Hide Pittaluga, yes; Mrs. Stillwell, yes. **00-049DP**

Vote on the ordinance - Mrs. Stillwell, yes; Mr. Campbell, yes; Mayor Kranstuber, yes; Mr. McCash, yes; Mrs. Boring, yes; Ms. Hide Pittaluga, yes. **Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place**



**DUBLIN PLANNING AND ZIONING COMMISSION
RECORD OF ACTION
September 3, 1998**

CITY OF DUBLIN

**Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236**


**Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us**

The Planning and Zoning Commission took no action on the following case at this meeting:

4. **Informal - Development Plan 98-088I - Thomas/Kohler PCD Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive)**
Location: 19.5 acres located on the east side of Parkwood Place (future), approximately 400 feet north of Woerner-Temple Road (future) and also having frontage on I-270.
Existing Zoning: PCD, Planned Commerce District (Thomas/Kohler Plan).
Request: Informal review of a development plan.
Proposed Use: A 310,000 square foot, five-story building with atrium and structured parking.
Applicant: Duke Realty Investments, c/o Mark Gialluca, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016.

RESULT: The Commission generally liked the proposed development plan. Major issues discussed included parking lot design and screening; landscaping and water features; building architecture, materials and amenities; pedestrian and vehicular connections; and signage. The Commission stated that they will not support two signs for this building. There was no vote taken.

STAFF CERTIFICATION



John D. Talentino
Planner

00-049DP
Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 12, 1998**

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

- 1. Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive)**
Location: 20.693 acres located on the east side of Parkwood Place (future), approximately 400 feet north of Woerner-Temple Road (future) and also having frontage on I-270.
Existing Zoning: PCD, Planned Commerce District (Thomas/Kohler Plan).
Request: Review and approval of a development plan under the PCD provisions of Section 153.058.
Proposed Use: A 358,000 square foot, five-story office building with structured parking.
Applicant: Duke Realty Investments, c/o Mark Gialluca, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016.

MOTION: To approve this development plan with 15 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot-wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, visibility of the water feature from I-270, and is in accordance with the approved master landscape plan;
- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
November 12, 1998**

1. Development Plan 98-112DP - Thomas/Kohler Subarea A - 5800 and 5900 Parkwood Place (also known as Parkwood Drive) (Continued)


- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the stormwater design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within 10 days;
- 14) That concepts for connecting the buildings be presented to the Commission prior to issuance of a building permit for the second building; and
- 15) That the applicant schedule a presubmittal meeting prior to applying for building permits and after resolving Conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13 to the satisfaction of staff.

* Don Hunter, Duke Realty Investments, agreed to the above conditions.

VOTE: 5-0.

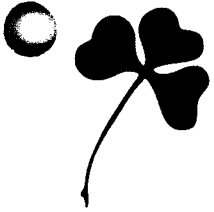
RESULT: This development plan was approved.

STAFF CERTIFICATION



John D. Talentino
Planner

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
January 21, 1999**



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

2. Development Plan 98-112DP - Thomas/Kohler Plan, Subarea A - Building Connection - 5800 and 5900 Parkwood Place

Location: 20.643 acres located on the east side of Parkwood Place (future), approximately 400 feet north of Woerner-Temple Road (future) and also having frontage on I-270.

Existing Zoning: PCD, Planned Commerce District (Thomas Kohler Plan, Subarea A).

Request: Review and approval of a building connection under the provisions of Section 153.058.

Proposed Use: A building connection as part of a 358,000 square foot, five-story office development.

Applicant: Duke Realty LP., c/o Mark Gialluca, 4700 Lakehurst Court, Suite 150, Dublin, Ohio 43016.

MOTION: To approve this application because it meets the Thomas/Kohler text, is consistent with the Community Plan, and furthers the high quality image along I-270, with 15 conditions:

- 1) That the density meet the requirements as prescribed in the text (18,000 square feet per acre);
- 2) That the building elevation drawings be revised to show five-foot wide vertical elements on the first four stories;
- 3) That signage meet Code and text unless a text revision (rezoning) is approved by City Council;
- 4) That a complete tree survey, tree preservation plan, and tree replacement plan be submitted, subject to staff approval, to comply with the City's tree preservation ordinance;
- 5) That a revised landscaping plan be submitted that demonstrates adequate breaking up of the large paved areas, proper screening of all parking lots from I-270 and Parkwood Place, and visibility of the water feature from I-270, in accordance with the approved master landscape plan;

00-049DP

Parkwood West Subarea A
5615, 5665, & 5715
Parkwood Place

DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
January 21, 1999

2. Development Plan 98-112DP - Thomas/Kohler Plan, Subarea A - Building Connection - 5800 and 5900 Parkwood Place (Continued)

- 6) That the landscaping and grading plans be reconciled, subject to staff approval, prior to granting final approval of the staking plan;
- 7) That a revised site lighting plan be submitted that demonstrates conformance to all text requirements;
- 8) That the water feature have multiple fountains, and that an aesthetic design for the water's edge be submitted, subject to staff approval;
- 9) That the applicant meet with Engineering staff to review the stormwater design;
- 10) That bike parking be provided adjacent to the building, subject to staff approval;
- 11) That all service areas be screened per Code and text;
- 12) That the applicant incorporate retail and service uses as a part of this development to serve the office complex;
- 13) That the applicant provide a revised staking plan, acceptable to staff, within two weeks;
- 14) That the applicant schedule a Pre-Submittal Meeting, after conditions 1, 2, 4, 5, 6, 8, 9, 11, and 13 have been resolved to the satisfaction of staff and prior to applying for building permits; and
- 15) That the Alternative 3 connector as demonstrated, including the open colonnade, be subject to minor tweaking with staff approval.

* Don Hunter, Duke Construction, agreed to the above conditions.

VOTE: 3-3.

RESULT: This development plan was disapproved.

STAFF CERTIFICATION



John Talentino
Planner

CASE 3: Code Amendment 00-091 ADM – External Residential Design

Request: Review and update of a Code amendment to regulate external residential design.

Applicant: City of Dublin, c/o Tim Hansley, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.

Staff Contact: Holly Susong, Planner.

UPDATE:

After a very limited discussion, this case was tabled at the September 21, 2000 Planning Commission meeting. A subcommittee of the Planning Commission met on October 5, 2000 to discuss the proposed ordinance. The Dublin Law Director stated his concerns with the ordinance. These concerns include four-sided architecture, the definition of “similar” model, and the elimination of any areas of the ordinance that provide discretionary approval by the Zoning Administrator. The BIA agreed with these issues and also expressed concern with the applicability of this ordinance. Staff agreed to continue to work with the BIA on these points. The BIA will be submitting a proposal to staff within the next week regarding ways to address these concerns. Staff will distribute a copy of this proposal to the Planning Commission members at that time.

This case has been scheduled for the October 19th meeting to update the Planning Commission on the status of this ordinance and to discuss the BIA’s proposal. No vote will be taken. This case is expected to be scheduled for a recommendation by the Planning Commission on November 2, 2000. A few modifications have been made to the staff report and ordinance. A copy of the first architectural diversity ordinance, as passed by Council, is attached.

BACKGROUND:

City Council and Planning Commission, over the past several years, have advocated citywide residential design standards to promote architectural diversity and to enhance the overall quality of subdivisions. City Council set neighborhood design standards as a top priority during the 2000 Goal Setting Session, and since that time, staff has been working on this issue. Staff is taking a multi-step approach to create these standards. There are several components involved, which apply either to the layout of the neighborhood or to the design of the house.

The first step towards residential design standards includes those issues that may be addressed during the design of a neighborhood. These can be properly incorporated into the subdivision regulations. These techniques include varied lot widths and setbacks, the location of utility boxes, setbacks along bikepaths, etc. This Code amendment (Ordinance # 101-00) was approved by the Planning Commission on August 10, 2000. City Council approved this ordinance on September 18, 2000 with several modifications. These changes included reducing the minimum variation in setbacks from 10 feet to five feet, and allowing no more than six contiguous lots to have the same lot width. Council also eliminated the architectural diversity requirement (Sections 7 and 8) and requested that those sections be incorporated into this second ordinance.

This second Code amendment addresses those issues that are associated with the design of the house, and it is tied to the building permit process. This Code amendment establishes development standards regulating building materials, roof pitch, blank elevations, window trim, garage orientation, and chimney materials. City Council referred this ordinance to the Planning Commission on September 5, 2000. The second reading will be scheduled after the Planning and Zoning Commission makes its recommendation. Any changes made by the Commission will be incorporated and submitted as an “amended” ordinance for the public hearing.

CONSIDERATIONS:

- This amendment will incorporate external residential design standards into the Zoning Code. These standards will apply to all new one-, two-, and three-family dwelling units. For purposes of this ordinance, one-, two-, and three-family dwelling units will be considered a “house.” This ordinance will also apply to existing houses being remodeled. A 25 percent expansion of an existing footprint or significant alteration of an existing house will trigger the components of this ordinance. For expansions, these standards will only apply to the addition or alteration and will not require the entire house to come into compliance. These standards will not apply to houses within the Architectural Review District as listed in Section 153.170 (A) and (B). These are reviewed by the Architectural Review Board. Also, houses within a subdivision approved with a specific architectural theme will be exempt from this ordinance.
- Design standards are sometimes incorporated into deed restrictions and enforced by a developer or homeowners’ association. Recently some of these standards have been negotiated during the rezoning process and incorporated into the development text. This Code amendment will create the first citywide design standards.
- This Code amendment identifies permitted building materials. Wood, stone, fibrous cement siding, brick, stucco (excluding E.I.F.S.), vinyl, and glass block will be permitted. The same combination of building materials must be used on all elevations of a house in order to promote “four-sided” architecture. When changing material at corners, the inside corner should be used. If a material change does occur on an outside corner, then the material must extend two feet beyond the outside corner. Houses with side gables will not be required to comply with this regulation, because wrapping materials around an outside edge may produce undesirable results. If a material change does occur at the outside corner of an elevation with a side gable, then a quoin or corner board must be utilized down the length of the corner.
- Asphalt dimensional shingles, slate, tile, standing seam metal, wood shingle or shake will be the permitted roof materials.
- All exposed exterior foundation walls must be clad with a facing material, such as brick or stone.
- The main architectural roof of a house must have a minimum 6:12 pitch. Flatter roofs may be permitted, but not as the main architectural roof. Dormers, porches, and other similar architectural features may have roofs with a minimum 4:12 pitch. Deep eaves and overhangs will also be encouraged.
- An elevation without openings or architectural features (blank elevation) detracts from a house and reduces the visual quality of a neighborhood. This Code amendment will require that all side and rear elevations contain at least three of the following elements: a door, a window, or a chimney. If a window is used as one of the elements, it must be a

minimum of eight square feet in area. These architectural features will enhance the overall visual environment.

- Windows without trim make a house look “undressed” and incomplete. This Code amendment will require trim around all windows on elevations finished with vinyl, stucco, wood or fibrous cement material. The trim must be at least four inches in width. Special brick detailing, such as a soldier course or a rowlock, will be encouraged along the top and bottom of windows within a brick elevation. Windows within a stone elevation will be encouraged to use lintels and sills to create a “trim” on the top and bottom of the window.
- Large garage doors detract from the overall architecture of a house. Front-loading garages shall not project more than ten feet from the front elevation. This Code amendment will also limit the exposed front-loading garage door(s) to 35 percent of the linear distance of the front elevation. Side-loaded and recessed garages will also be encouraged in order to reduce the visual impact of the garage.
- According to this Code amendment, the exterior finished material of a chimney must either be brick or stone, and all chimneys must have a foundation. Direct vent fireplaces will be permitted only on a rear elevation. The projected framework must be painted to match the exterior elevation and at least 50 percent of the height of the exposed projected framework must be screened with landscaping. A landscape plan must be submitted with the building permit application to show compliance with this regulation.
- One of the main goals of this ordinance is to create distinct neighborhoods that will mature and endure over the years. Minimum building material specifications have been established to achieve this goal. All permitted building materials must be manufactured and built to industry standards and must have a 30-year life expectancy. In addition, all vinyl must have a minimum thickness of 44 mils, and it must be applied over oriented strand board or plywood. In order to “break up” the runs of the vinyl, panels may be no longer than 12 feet in length, and each 12-foot run of vinyl must be separated by a vertical element, such as trim boards. Longer runs of vinyl may be used on a side gable above the roofline and on a soffit. When an asphalt dimensional shingle is used, it must be a 25-year “true” dimensional shingle and have a minimum weight of 240 pounds per square. Painted shadows are not permitted. These minimum material specifications will increase the quality of the material that can be maintained over a period of many years.
- The Code amendment requires compliance with the architectural diversity standard. The same or similar model may not be repeated within three lots on the same side of the street or on the three closest lots across the street. When a building permit application is submitted, staff will examine the proposed elevations to ensure that models are not being repeated on the surrounding lots. All existing houses are exempt from the architectural diversity requirement. A house will also be exempt from the architectural diversity requirement when it is located in a subdivision that was specifically exempted through the rezoning or platting stages. Any house built within a subdivision that was approved several years ago and does not have an architectural diversity table will also be exempt from the architectural diversity requirement.
- Front, rear and side elevations, plus the other required information, must be submitted for a certificate of zoning compliance and a building permit. No permit will be issued until these standards, in addition to any other required zoning, building or engineering standards are met. In order to accommodate smaller builders, the industry has requested

a quick turn around time for review of the front elevation to meet the “same or similar” standard. The front elevation may be submitted and reviewed by staff prior to applying for a building permit. Staff must render a decision on this front elevation within five working days. If no decision is rendered within five working days, the elevation will be considered approved. This time frame will not apply to other review steps. The goal would be to give an answer in one or two working days, and the five-day period leaves this leeway.

- This is an amendment to the Zoning Code, and all appeals arising from this section will be handled by the Board of Zoning Appeals. An administrative appeal may be made filed with the BZA under the standard procedure (within 20 days of disapproval). The filing fee is \$100.
- Any house located within the boundaries of the Architectural Review District or listed in Section 153.170 (A) and (B) will be exempt from the residential design standards. These houses are regulated by the Architectural Review Section 153.170 of the Dublin Codified Ordinance.

STAFF RECOMMENDATION:

This case was scheduled for the purposes of providing an update of this ordinance to the Planning Commission. Staff respectfully requests review and feedback on this ordinance. This case is expected to be scheduled for a recommendation by the Planning Commission on November 2, 2000.

Ordinance 111-00

**AN ORDINANCE AMENDING PORTIONS OF THE DUBLIN CODIFIED
ORDINANCE REGULATING EXTERNAL RESIDENTIAL DESIGN**

WHEREAS, the Community Plan recommends promoting a high quality built environment; and

WHEREAS, Dublin City Council desires to adopt city-wide residential design standards to increase the livability of Dublin neighborhoods; and

WHEREAS, City Council desires architectural diversity within residential neighborhoods; and

WHEREAS, City Council set neighborhood design standards as a top priority during the 2000 Goal Setting session; and

WHEREAS, the subdivision regulations are in the process of being amended to increase safety and to enhance the aesthetic quality of residential neighborhoods; and

WHEREAS, creating standards emphasizing the design of houses will contribute toward the overall architectural and aesthetic quality of the public realm; and

WHEREAS, providing for an architectural review or external design procedure to ensure compliance with these regulations will assist in creating quality developments that will enhance the overall health, safety, and welfare of the community; and

WHEREAS, utilizing building materials with a proven record of durability reduces deterioration and contributes toward the safety of a house;

WHEREAS, creating minimum building material specifications will promote the use of quality, appropriate, durable materials that will allow residential neighborhoods to endure and mature over the years; and

WHEREAS, it is necessary from time to time to enact new standards to promote the health, safety, and welfare of the community; and

WHEREAS, staff has met with the Building Industry Association to discuss the proposed ordinance; and

WHEREAS, the Dublin Law Director's office has reviewed the proposed amendments; and

WHEREAS, the Board of Zoning Appeals reviewed the proposed amendments on September 26, 2000 and recommended approval;

WHEREAS, the Dublin Planning and Zoning Commission reviewed the proposed amendments on _____ and recommended _____;

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

Section 1. That the following be adopted as a new Section in the Dublin Codified Ordinances.

EXTERNAL RESIDENTIAL DESIGN

Section 153.190	Purpose and Applicability
Section 153.191	Definitions
Section 153.192	Design Standards
Section 153.193	Plan Submission and Approval
Section 153.194	Appeals
Section 153.195	Exemptions

SECTION 153.190 PURPOSE AND APPLICABILITY

- (A) *Purpose.* The purpose of this section is to provide design standards that are applicable to one, two, and three-family dwelling units. For purposes of this section, a one, two, and three-family dwelling units will be considered a “house.” These standards are designed to promote quality development, to increase the architectural and aesthetic quality of residential neighborhoods, and to enhance the overall public realm. It is also the intent of this section to promote durable, quality materials that will contribute toward the overall health, safety, and welfare of the community. Furthermore, it is the intent to promote durable materials that will withstand over a period of many years and will ultimately allow residential neighborhoods to endure and mature for future generations in the City of Dublin.
- (B) *Applicability.* The external residential design standards shall apply to all new houses. It shall not apply to houses within subdivisions approved with a consistent and specific architectural theme. It shall also apply to existing houses with a 25 percent expansion of the livable area or a significant exterior alteration. A significant exterior alteration is a change in roofline, adding or removing windows or doors, altering projections and recesses, or changing the building materials. These standards will apply to only the expansion of the house or the exterior alteration and will not require the entire house to come into compliance with these regulations. Those houses located within the Architectural Review District or listed in Section 153.170 (A) and (B) are exempt.

SECTION 153.191 DEFINITIONS

ADDITION-An extension or increase in floor area, roof area, or height of a building or structure.

ALTERATION-A change or rearrangement in the structural parts, the means of egress or an enlargement (addition) of a building or structure, or the material change of use or appearance of a structure or land, or the movement of a structure from one location or position to another.

BLANK ELEVATION-An elevation that lacks openings and architectural features such as windows, doors, chimneys, water tables, or other similar architectural features.

BOX CUL-DE-SAC-A typical setback treatment on a cul-de-sac where the building lines for the lots fronting on the bulb, or rounded pavement at the terminus, are placed in straight lines and create right angles to form a partial square or rectangle around the bulb.

CUL-DE-SAC-A short, local street having only one end open for motor traffic, the other end terminated by vehicular turnaround.

ELEVATION-The front, side, or rear outer surface of a building.

EYEBROW-A geometric roadway configuration, typically found at street angles 45 degrees or greater, that is used to provide increased lot frontage.

FAÇADE-The front of a building or any of its sides facing a public way or space that is distinguished by its architectural treatment.

FACING-An ornamental layer as the outer wythe of a masonry wall.

FENESTRATION-The design, proportioning and positioning of windows and other exterior openings of a building.

LIVABLE AREA-The livable area of the principal use or structure shall be defined as the total square footage of all rooms meeting the Council of American Building Officials (CABO) requirements for sleeping, living, cooking, or dining purposes of a dwelling, excluding such places as attics, basements (unless finished and meeting the aforementioned CABO requirements), garages, and similar spaces.

MINI-GREEN-A landscaped island located in an eyebrow or cul-de-sac.

MODEL-The front elevation of a building, generally a house. Models are considered to be similar when they include a number of the same elements. These elements include, but are not limited to roof type, roof slope, window type, window placement, window trim, door placement, building materials, garage orientation, porch type, porch placement, dormers, dormer location, building mass, design features and details, and/or architectural features.

PROJECTION-Any component of a structure that juts out from the main building.

SOFFIT-The exposed undersurface of any overhead component of a building.

TRIM-The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

SECTION 153.192 SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

(A) *Design Standards.* In addition to all applicable zoning and development standards, the following design standards shall apply:

- (1) *Building Materials.* Wood, brick, stone, fibrous cement siding, stucco (excluding E.I.F.S.), glass block and vinyl siding are the permitted building materials. Asphalt dimensional shingles, slate, tile, standing seam metal, wood shingle or shake are the permitted roof materials. The same combination of materials must be used on all elevations of a house. In addition, dormers or other projections integrated into an elevation must use the same combination of building materials on all three sides of the projection.

When changing materials at corners, the inside corner should be used. If a material change does occur at the outside corner, then the material must extend two feet past the outer corner. If a house has a side gable and a material change occurs on the outside corner, rather than extending the materials around the corner, a quoin or corner board must be used down the length of the corner.

- (2) *Exposed Exterior Foundations.* Exposed exterior foundations must be clad with a facing material.
- (3) *Roof Pitch.* The main architectural roof of a house must have a minimum 6:12 pitch. Flat roofs may be permitted, but not as the main architectural roof. Dormers, porches, and other similar architectural features may have roofs with a minimum 4:12 pitch. Deep eaves and overhangs will be encouraged.
- (4) *Elevation Fenestration.* This section applies to side and rear elevations. Blank elevations detract from the appearance of the neighborhood. Every side and rear elevation must contain at least three of the following elements in any combination: a door, a window, or a chimney. If a window is used as an element, it must be a minimum of eight square feet in area.
- (5) *Windows.* Shutters or trim will be required around all windows within an elevation constructed of vinyl, stucco, wood, or fibrous cement siding. Trim must be at least four inches in width. Special brick detailing, such as soldier course or rowlock, will be encouraged on the top and bottoms of windows within a brick elevation. Windows within

an elevation constructed of stone will be encouraged to use lintels and sills to create a “trim” on the top and bottom of the window.

(6) *Garages.* Side-loaded and recessed garages will be encouraged. The exposed door(s) of a front-loaded garage shall not constitute more than 35 percent of the linear distance of the front elevation and shall not project more than ten feet from the adjacent façade.

(7) *Chimneys.*

- (a) The exterior finished material of all chimneys shall be brick or stone.
- (b) All chimneys must have a foundation.
- (c) Direct vent fireplaces will be permitted only on a rear elevation and the projected framework must be painted to match the exterior elevation. In addition, at least 50 percent of the height of the projected framework must be screened with landscaping. A landscape plan must be submitted with the building permit application to show compliance with this regulation.

(B) *Building Material Specifications.* Unless otherwise specified, all permitted building materials must be manufactured and built to industry standard and must have a minimum 30-year life expectancy. The following standards for vinyl and asphalt dimensional shingles shall also apply.

- (1) *Vinyl.* All vinyl materials must have a minimum thickness of 44 mils, and must be applied to an oriented strand board or plywood. Panels must be no longer than 12 feet in length. Each 12-foot run of vinyl must be separated by a vertical element, such as wood trim. Longer runs of vinyl may be used on a soffit and on a side gable above the roofline. A double four or a double five-inch profile design must also be utilized, and the siding must have a low-gloss finish. All vinyl must be properly installed to prevent warping.
- (2) *Asphalt dimensional shingles.* Asphalt dimensional shingles must be a 25-year “true” dimensional shingle. Painted shadows are not permitted. These shingles must have a minimum weight of 240 pounds per square and an exposure that is no more than 5 5/8 inches in length.

(C) *Architectural Diversity.* The following standards shall apply to all new houses within a subdivision, except where that subdivision has been specifically exempted through the rezoning or preliminary plat process or where a subdivision was approved without an architectural diversity plan. All houses in existence prior to the adoption of this ordinance will be exempt from the architectural diversity requirement.

(1) A specific model or substantially similar model may be presented not more than once in every three lots on the same side of the street and may not be repeated on the three closest lots across the street. For corner lots, the “same side” standard shall apply along both streets. Each corner lot shall be considered as one of the three closest lots across the street. In addition, all lots

fronting on a cul-de-sac bulb or eyebrow must have a different model. This regulation will be administered on a first come first serve basis.

SECTION 153.193 ELEVATION SUBMISSION AND APPROVAL

- (A) *Elevations Required.* Front, rear and side elevations indicating building materials for building trim, roof, and exterior elevations must be included with a building permit application. Material specifications must also be submitted. A material sample may be required to determine compliance with the approved material list. These items must be submitted in addition to any other information required for a certificate of zoning compliance and building permit.
- (B) *Model Authorization.* A certificate of Model Authorization shall be issued upon approval of the required elevations by the zoning administrator or designee. Compliance with Section 153.192(C) – the Architectural Diversity requirement shall be determined within five working days. If no decision is rendered within five working days, then the elevation will be considered approved in accordance with Section 153.192(C). If disapproved, the zoning administrator or designee shall indicate the reasons for the disapproval on the submitted plans. This time frame shall apply only to the review of the elevation in accordance with Section 153.192(C)—the Architectural Diversity requirement.
- (C) *Certificate of Zoning Compliance and Building Permit.* A Certificate of Zoning Compliance and Building Permit are required.

SECTION 153.194 APPEALS

- (A) *Appeal.* Any applicant aggrieved by a decision arising under this Section may appeal the decision to the Board of Zoning Appeals. Such appeal shall be taken by the filing of a written statement setting forth the grounds for the appeal with the Chairman of the Board of Zoning Appeals within 20 days following the decision of the zoning administrator or designee. All appeals must be in accordance with Section 153.235 Procedure for Administrative Appeal of the Dublin Codified Ordinance.

SECTION 153.195 EXEMPTIONS

- (A) Those houses located within the boundaries of Architectural Review District or listed in Section 153.170 (A) and (B) are hereby exempted from this ordinance. These residential units shall be regulated by the Architectural Review Section 153.170 of the Dublin Codified Ordinance.
- (B) Those houses located within a subdivision approved during the rezoning with a specific architectural theme will be exempt from this ordinance.

(C) Any building permit application for interior alterations to new or existing houses or any application requesting plumbing or electrical permits only are exempt from this ordinance.

Section 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Passed this ___ day of _____ 2000.

Mayor-Presiding Officer

Attest:

Clerk of Council

Sponsor: Planning Division

said he was present during the Road to Wow process and has said openly that it was a really good idea that is going to make Dublin a better place.

Mark Martin, a Rings Road resident, said he admired the Road to Wow and the architectural plans for the outlying areas. It should not apply to an in-fill project. This should blend with Llewellyn Farms. He said he wanted something comparable to be built.

Mr. Fishman said usually the neighbors want more expensive homes, not comparable ones.

Mr. Eastep made a motion for disapproval on this rezoning application because it is not consistent with the Thoroughfare Plan, does not address the requirements of the Tree Preservation Ordinance, has not incorporated the natural features, needs a better open space plan with bikepath connections, and does not address the scenic character of Dublin Road and the development patterns of the area, does not provide a second access point, needs more infrastructure information and does not incorporate recently approved changes to the subdivision regulations regarding architectural diversity.

Mr. Fishman seconded the motion for disapproval, and the vote was as follows: Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes and asked that the minutes reflect his support for the neighborhood; Ms. Salay, yes and asked that the minutes reflect her support for the neighborhood; Mr. Fishman, yes and dittoed Mr. Peplow and Ms. Salay; Mr. Eastep, yes. (Disapproved 7-0.)

Mr. Lecklider called a short break.

Ms. Clarke said she talked to one of the residents about structures that might impede the widening of Tuttle Road or the bridge during the break. She said she must have misspoken earlier when she said no structures would need to be taken for road widening. This may not be true as the homes on the north side of the road may be in the way. The alignment is not fixed, and homes might be taken for that widening. She wanted the record to be correct.

2. Development Plan 00-094DP – Thomas-Kohler PCD, Subarea A – Parkwood West 5615, 5665, and 5715 Parkwood Place

Warren Campbell presented this development plan for three office buildings in Subarea A of the Thomas-Kohler PCD. The whole PCD encompasses 111 acres. The maximum building density in this subarea is 18,000 square feet per acre, and the maximum height is 80 feet. The permitted uses for this subarea include hotels, offices and institutional uses. He showed several slides.

The 16-acre site is bounded by Emerald Parkway, Woerner-Temple Road and Parkwood Place. A tree row runs north/south through the center of the site, and a second tree row runs across its northern end. The majority of the tree row will be preserved. He said about 781 caliper inches of “protected” trees will be removed and replaced according to the tree preservation plan.

Mr. Campbell said three nearly identical three-story buildings are proposed, named Emerald 4, 5, and 6. Each building has an accent pond for visual enhancement, and a stormwater retention pond is proposed at the southern end of the site. The proposal would split this parcel into three lots. He said there is a right in/right out access on Emerald Parkway, and there are two on Parkwood Place that align with the Parkwood 1 and 2 buildings. Emerald 5 is the center building

and has a brick arch over the entrance and has a reverse window pattern of the other two buildings. All are brick and very similar in appearance, materials, and detailing.

Mr. Campbell said the Master Landscape Plan for Thomas-Kohler is being met. A dry laid stone wall is required by that plan, and it will require removal of a shorter City-installed dry laid stone wall. A three-foot landscaped mound is shown along the whole road frontage. The applicant would like to amend the Master Landscape Plan to eliminate the mounding requirement in front of a water feature.

Mr. Campbell said these buildings meet the Thomas-Kohler text except for mounding along Emerald Parkway and landscaping along internal property lines. He said a future application to change the Thomas-Kohler text will be presented to address these issues and to reduce the overall-parking requirement. Reducing the parking will permit more trees to be preserved and enlarge the accent ponds. He said staff recommends approval with eight conditions:

- 1) That signage for the site comply with the development text and Dublin Sign Code, be monument design, architecturally coordinated with the buildings, and be no taller than six feet with 50 square feet of sign face;
- 2) That all landscaping comments be incorporated into revised plans to the satisfaction of staff;
- 3) That mounding along Emerald Parkway be added in front of Emerald 5 to comply with the text requirement;
- 4) That the use be limited to non-medical office due to the constraints on parking;
- 5) That site stormwater design comply with the City Stormwater Regulations, to the satisfaction of the City Engineer;
- 6) That revised legal descriptions for Emerald 4, 5, and 6 be submitted prior to splitting the parcel, subject to staff approval;
- 7) That access agreements across parking lots for the lot split be put in place prior to the issuance of occupancy permits; and
- 8) That all conditions be met to the satisfaction of staff prior to the issuance of a building permit.

Ms. Boring asked about the need for signalization at the intersection. Mr. Campbell said a parking study indicated there was no immediate need, however, there may be in the future.

Ms. Boring asked if the width of the sign could be limited to match the drawing. Ms. Clarke said, yes, if this is addressed as a condition. Ms. Salay agreed this was important. Because of the appearance of a recent restaurant sign, she believes signs need to be better controlled through the development plan process. She wanted the sign limited to nine feet in width.

Ms. Clarke said submitting signs to the Commission is required, but this is not always done. In those cases, signage then gets left to the staff when the sign permits are filed. She understands the controversy and has advised developers to submit all signs to the Commission, per the Code.

Ms. Boring did not like the reversed windows. Mr. Sprague did like them.

Mr. Campbell said if next month's application for minor revisions was approved, the pond shown on Emerald 4 will extend to both sides of the sidewalks.

Ms. Boring wanted Condition 1 to be amended to read "... no taller than six feet and no wider than nine feet." Other Commissioners agreed. [She later stated the sign width should be no wider than 8½ feet.]

Mr. Peplow asked about the mounding around the swale. Mr. Campbell said it was along Parkwood Place on the east side of the property. Ms. Newcomb said typically, the closer the mounding is to the parking lot edge, the better job it does of screening the cars. She said the drainage swale to satisfy the stormwater requirements is shown next to the parking and the mounding is closer to Parkwood Place, about 40 feet away from the parking lot. This set-up has not worked for screening elsewhere. She suggested moving the mounding or adding an evergreen hedge along the parking lot edge. She did not think the roadside view of the drainage swale was particularly attractive. She preferred to keep the mound and perhaps reduce its height.

Mr. Peplow asked about the dumpster screening. Mr. Campbell said there was a need for emergency generators on the previous buildings, and this plan incorporates enclosures large enough for them. If generators are installed, they will need to be screened to full height.

Mr. Sprague noted that there were no rooftop mechanicals shown on the plan.

Mr. Lecklider asked about the eight sign locations shown on the plan. Mr. Campbell said each double frontage lot will be entitled to two monument signs. The applicant wanted some flexibility of locating them. Mr. Lecklider verified that under the Code, only two signs would be permitted per parcel. Mr. Campbell agreed.

Mr. Lecklider said providing enough parking is a recurring problem at new offices. He wanted the parking to be adequate. He could not support lowering the greenspace on an approved plan in favor of more parking spaces or a garage. Mr. Campbell said the parking meets the Code minimum for general office use on each lot. He said the Code requires one space per 200 square feet of building for medical office, and one space per 250 for administrative office uses.

Mr. Lecklider said there had been previous discussions about updating the Code to require more parking and asked if this had been done. Mr. Campbell said, no, the standard ratio was used.

Mr. Sprague said some developers request smaller parking spaces, but vehicles are getting larger and will not fit into 8½-foot spaces.

Mr. Lecklider said the lot coverage is 62 percent. Mr. Campbell noted the maximum is 70 percent. The plan retains the vast majority of the tree row.

Mr. Lecklider said he wanted greenspace and would* not support a future request for 200 more parking spaces. The only way that can be done is to create a two-story parking garage. Mr. Fishman agreed and said this should be noted in the permanent record.

Mr. Campbell said the future application will propose a parking reduction of 36 spaces.

*As amended by motion at the November 16, 2000 meeting.

Mark Gialluca, representing Duke-Weeks, said they were very proud of this project. It is very similar to Blazer 1 and 2 but will be nicer due to the trees and ponds. He said this is Class-A office. The goal is to provide a full view of the water from the street elevation, and the water elevation will assure this. The storm retention pond at the south end will have a small water continuation within two to three feet of the road. They want to eliminate some of the mounding in front of the water which requires a PCD revision. The ponds are aerated and well fed.

Mr. Gialluca said this caters to a different market niche than the large office buildings. The peak hour parking counts on five or six similar buildings are less than three cars per 1,000 square feet. The smaller offices are less efficient with several lobby areas, etc. The trend on the larger buildings has gone the opposite way; they are very efficient, using five spaces per 1,000 square feet or more. He is comfortable with lower parking ratios for this type of building.

Mark Ford, Ford Beery Architects, said they also designed the Blazer buildings. They want a campus effect. The different building fenestrations create a different look. All buildings will have the same window systems, brick types and details. The center building has a tall arch and the reverse window pattern. He showed the building materials. The reddish-brown brick is similar to the Blazer buildings. A variety of colors of spandral glass will be used plus clear glass. Metals on the building will be natural colors combined with the copper-colored canopies.

Darrell Pappa, Ford Beery Architects, said the inside spandral was to show a shadowbox to get a consistent color all the way across the window openings. The spandral portion is only in the center mullions, and the upper and lower glazing is vision glass. He said the spandral actually cuts across around the center mullion. He said the tint was steel gray, but he did not know the percentage. The difference will be seen at night.

Regarding cooling towers, Mr. Pappa said the "T's" shown on the plan were probably transformers. He said the rooftop cooling tower would be low profile. He said the roof could not be seen from the highway.

Ms. Salay said this building was attractive, but rather box-like. She hoped its character could be improved. The original Thomas-Kohler rezoning promised "signature" office buildings. She said she considered "signature" to mean unique. Mr. Fishman agreed.

Mr. Pappa said their architecture motif is more traditional with a clear base, upper body, and cap. On this building, the corners stick out and provide a strong shadowline. He said the rendering did not do the building architecture justice. The corbelled brick projection will show a shadowline for relief on the huge façade.

Ms. Salay wanted vertical elements with arching or something used to provide more character because this is an important gateway to Dublin.

Ms. Boring liked the campus-look of similar buildings and materials. Mr. Eastep said he thought these buildings were beautiful and the project was fantastic. He said the Blazer buildings turned out better in reality than they had looked on paper.

Mr. Fishman agreed. The greenspace and water improve the setting and make the buildings look less boxy. He liked the traditional look and complimented the architects. He noted the trees

were depicted at installation size, rather than being shown at maturity. He wanted assurance that the greenspace and water as shown on the rendering would be done. Mr. Gialluca agreed.

Mr. Lecklider said he was extremely pleased with the Blazer building. He was excited about this architecture, and he preferred the look of Emerald 5.

Mr. Lecklider appreciated the efforts to diminish the parking between the building and Emerald Parkway, and said some of the nicest offices have little or no parking along the road.

Mr. Peplow asked about the loading area screening. Mr. Pappa said a space at the end of each building was identified for a delivery vehicle to be parallel with the building. A center corridor will take any delivery to a freight elevator. There are no overhead doors or recessed wells.

Mr. Gialluca said there is a conflict between the stone walls shown on the Master Landscape Plan and the one Dublin built. There was some discussion about this.

Ms. Clarke said the Master Landscape Plan for Thomas-Kohler was approved long before any of the buildings were submitted. She suggested the existing wall might have been installed as part of the road construction project, which was done by the City. Ms. Newcomb agreed.

Mr. Fishman said the larger wall in the Master Plan should be built now. Ms. Clarke said the Master Landscape Plan for Thomas-Kohler was the document that was negotiated through the system. Mr. Hammersmith said the existing City wall could be removed. Ms. Newcomb agreed.

Mr. Gialluca said their wall would be constructed approximately five to ten feet behind the location of the existing stone wall. Ms. Salay said a sign location was proposed on the corner which worked with their wall.

Mr. Gialluca said the Parkwood Place mound had a swale on the other side of it. They preferred to keep the mound close to the road because it creates a nice edge. The current mound is higher than the road and site. He said any hedge behind the mound would be concealed.

Ms. Clarke said the problem with the non-adjacent mounding is that the parking ends up being totally unscreened. She asked for Mr. Gialluca's assistance to provide screening in the design. Mr. Gialluca preferred irregular masses of shrubbery and tree plantings to a continuous hedge.

Mr. Fishman said there should be an evergreen hedge, 24 inches in height at installation that will grow to 3½ feet in height within four years, planted no greater than 3½ feet on center next to the parking lot. Mr. Gialluca agreed. Mr. Lecklider said he appreciated the applicant's cooperation.

Ms. Boring said the sign width should be limited to 8½ feet.

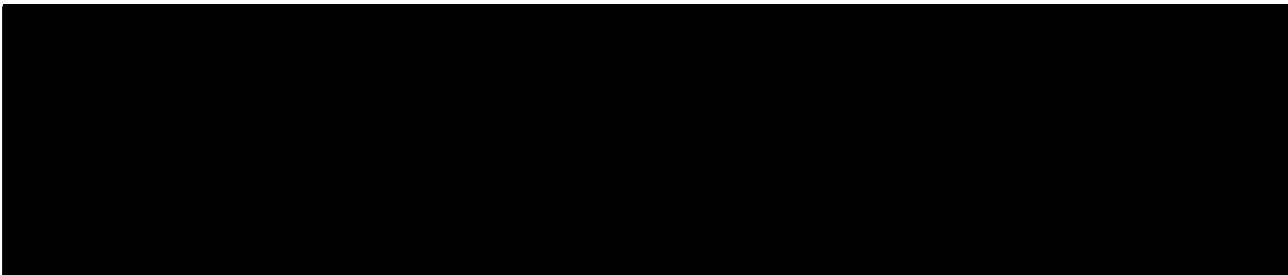
Mr. Fishman made a motion for approval because the plan complies with the Community Plan, the Thomas/Kohler PCD text, and the traffic management plan for the area, with nine conditions:

- 1) That signage for the site comply with the development text and Dublin Sign Code, be monument design, architecturally coordinated with the buildings, and be no taller than six feet and no wider than 8½ feet with a maximum sign area of 50 square feet;

- 2) That all landscaping comments be incorporated into revised plans to the satisfaction of staff;
- 3) That mounding along Emerald Parkway be added in front of Emerald 5 to comply with the text requirement;
- 4) That the use be limited to non-medical office due to the constraints on parking;
- 5) That site stormwater design comply with the City Stormwater Regulations, to the satisfaction of the City Engineer;
- 6) That revised legal descriptions for Emerald 4, 5, and 6 be submitted prior to splitting the parcel, subject to staff approval;
- 7) That access agreements across parking lots for the lot split be put in place prior to the issuance of occupancy permits;
- 8) That the wall be built according to the approved Master Landscape Plan; and
- 9) That all conditions be met to the satisfaction of staff prior to the issuance of a building permit.

Mr. Fishman was concerned about future requests for additional parking. The Commissioners agreed that it should be noted that no additional parking should be added to the site in the future. The Commission was open to the idea of a parking reduction.

Mr. Gialluca agreed to the conditions listed above. Mr. Sprague seconded the motion, and the vote was as follows: Ms. Salay, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Ms. Boring, yes; Mr. Eastep, yes; Mr. Sprague, yes; and Mr. Fishman, yes. (Approved 7-0.)



Respectfully submitted,

Libby Farley

Libby Farley
Administrative Secretary
Planning Division