

RECORD OF ORDINANCES

Ordinance No. 44-17

Passed _____, 20____

AN ORDINANCE REZONING ±10.71 ACRES FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT (MCKITRICK, SUBAREA 1) TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (MCKITRICK, SUBAREA 1A) FOR AN AMENDMENT TO THE APPROVED DEVELOPMENT TEXT TO PERMIT ADDITIONAL OFFICE AND EDUCATIONAL USES (CASE 17-059Z/PDP/FDP)

WHEREAS, the proposal is consistent with the Dublin Community Plan and the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 6 of its elected members concurring, that:

Section 1. The following described real estate, (see attached legal description), situated in the City of Dublin, State of Ohio, is hereby rezoned PUD, Planned Unit Development District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter 153 of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto as well as the approved development text.

Section 2. The application, including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, are all incorporated into and made an official part of this Ordinance and said real estate shall be developed and used in accordance there within.


Section 3. This Ordinance shall take effect upon the earliest date permitted by law.

Passed this 14th day of August, 2017.



Mayor - Presiding Officer

ATTEST:



Clerk of Council

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 14, 2017

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031Z/PDF/FDP), and Authorizing the Transfer of Certain Remnant Acreage to 6055 Avery Road Limited.

Ms. Husak stated that applicants are present to respond to any questions. There are no changes since the first reading on July 31, 2017.

Vote on the Ordinance: Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Alutto, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Amorose Groomes, yes; Mayor Peterson, yes.

Ordinance 44-17

Rezoning 10.71 Acres, More or Less, Located on the South Side of Emerald Parkway, Approximately 600 Feet East of the Intersection with Coffman Road from PUD, Planned Unit Development District (McKitrick, Subarea 1) to PUD, Planned Unit Development District (McKitrick, Subarea 1A) for an Amendment to the Approved Development Text to Permit Additional Office and Educational Uses. (Case 17-059Z/PDP/FDP) (Applicant: Dublin City Schools)

Ms. Salay recused herself from discussion and vote on this Ordinance due to her employment with the Dublin City Schools.

Ms. Husak stated that the applicants are present to respond to any questions of Council. There are no changes since the first reading on July 31, 2017.

Ms. Amorose Groomes inquired whether the additional signage requirements for this rezoning were included in this application or if the Schools will be returning to Council for review of those.

Ms. Husak responded that the PUD as proposed includes a highway-oriented sign. They are also allowed to reface the cabinet sign that exists today. In terms of interior signs, the only additional allowance within the development text is for library and window/door signs.

Ms. Amorose Groomes clarified that the numbers and/or letters above every door and the sign directing visitors to the school office are included.

Ms. Husak responded that those are already allowed in the Code so the Schools will not need to address that in the text.

Vote on the Ordinance: Ms. Amorose Groomes, yes; Mayor Peterson, yes; Ms. Alutto, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes. (Ms. Salay abstained.)

Ordinance 45-17

Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire and Accept all of Franklin County Parcel Numbers 271-000018-00 and 272-000319-00, in Fee Simple, Consisting of Approximately 0.649 Acre, from Pinney 7495, LLC, Located at 7495 Plain City Road, for the Public Purpose of Constructing Roadway Improvements.


Mr. McDaniel stated that this Ordinance was introduced to Council on July 31, and it relates to the roundabout project at Post Road/SR161/Cosgray. The landowners were cooperative in the City's purchase of these properties, accommodating this construction. He thanked Pinney 7495 LLC and Brian and Corin Cunningham. Staff recommends approval of Ordinances 45-17 and 46-17.

Ms. Amorose Groomes asked about the intentions for the parcel development and whether there was a plan in place for them.

Mr. McDaniel responded that the properties that are listed as part of this project vary in size. Once construction is completed, staff can look at the adjacent property to see if there is value to them.

Mr. Lecklider stated that there has been some dialogue on social media about Dublin development and Jerome Township. This is an example of Jerome Township zoning that impacts other jurisdictions. Jerome Township has not contributed to this remedy for traffic in the area. Dublin had no input into the development that occurred.

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: July 27, 2017

Initiated By: Vince A. Papsidero, FAICP, Planning Director
Logan M. Stang, Planner I

Re: Ordinance 44-17 – Rezoning ±10.71 Acres from PUD, Planned Unit Development District (McKitrick, Subarea 1) to PUD, Planned Unit Development District (McKitrick, Subarea 1a) for an Amendment to the Approved Development Text to Permit Additional Office and Educational Uses (Case 17-059Z/PDP/FDP) (Dublin City Schools)

Summary

Ordinance 44-14 is a request for an amendment to the approved development text of a Planned District to be revised to add to the current list of permitted uses to allow for the operation of an alternative high school within an existing, vacant office building.

Background

The Planning and Zoning Commission approved a final development plan for the site and the adjacent parcel in June 1995 for a four-story, 121,900-square-foot office building. This property was Phase I of an approved office complex, which includes the adjoining property to the east. In 1999, both properties were included as part of a revised final development plan to add a single-story building connector between the two office buildings. The application was tabled and later withdrawn by the applicant. Until last year, both properties were occupied by Verizon Wireless and the subject property has remained vacant since the company moved from the City.

Proposal

The approved development text for the McKitrick PUD permits office as the only use in Subarea 1. The proposal is to permit a variety of educational uses to allow for the operation of a non-traditional high school by the Dublin City School District. The proposed text also permits the office and institutional uses as listed in the SO, Suburban Office and Institutional District of the Zoning Code. No site changes are proposed. The proposal is also for the potential, temporary operation of the Columbus Metropolitan Library on the first floor of the existing office building. The remainder of the building will accommodate school administration functions and educational use. No changes to the exterior of the building, the architecture or site are proposed at this time.

Community Plan

The Community Plan shows the future land use for this site as Premium Office and Institutional, described as applicable to sites with high visibility, a greater number of employees and requiring access to major arterials and proximity to interchanges. Areas are intended to serve as major employment centers within the City. Institutional uses in this classification are intended for large-scale facilities such as major hospitals and universities serving a regional market.

The proposal continues to permit office as a use and the applicant has indicated the fourth floor of the building will house the School Administration function. The institutional land use is intended to allow for an alternative high school to serve School District residents and offer alternative education courses with the help of local companies and universities. The Columbus Metropolitan Library-Dublin Branch has also expressed interest in temporarily operating from this location during the construction of their new building.

The existing infrastructure meets the Thoroughfare Plan and no improvements are anticipated with this proposal.

Development Standards

The proposed development text retains the existing development standards for density, building height, architecture landscaping and lighting. A decrease in pavement setback from 50 to 20 feet is required on the south property line, as right-of-way takes have occurred for the I-270/33 interchange project that brought the existing parking lot out of compliance with the text.

Signs

The proposed text permits a permanent door sign to aid in wayfinding on-site, primarily to aid library customers during the temporary operation of the library out of this building. The text allows a maximum size of 10 square feet to be approved administratively. The text also permits the building owner to allocate an Interstate Sign as regulated by the Zoning Code for a tenant of the building. The Planning and Zoning Commission is required to approve such sign within a Planned Unit Development District.

Traffic and Access

The proposal uses the existing public and private infrastructure to provide access to the site. No changes are proposed to any of the public rights-of-way with this application. The City has received a Traffic Impact study along with operational details with the anticipated use of the site as an alternative high school and school administration function.

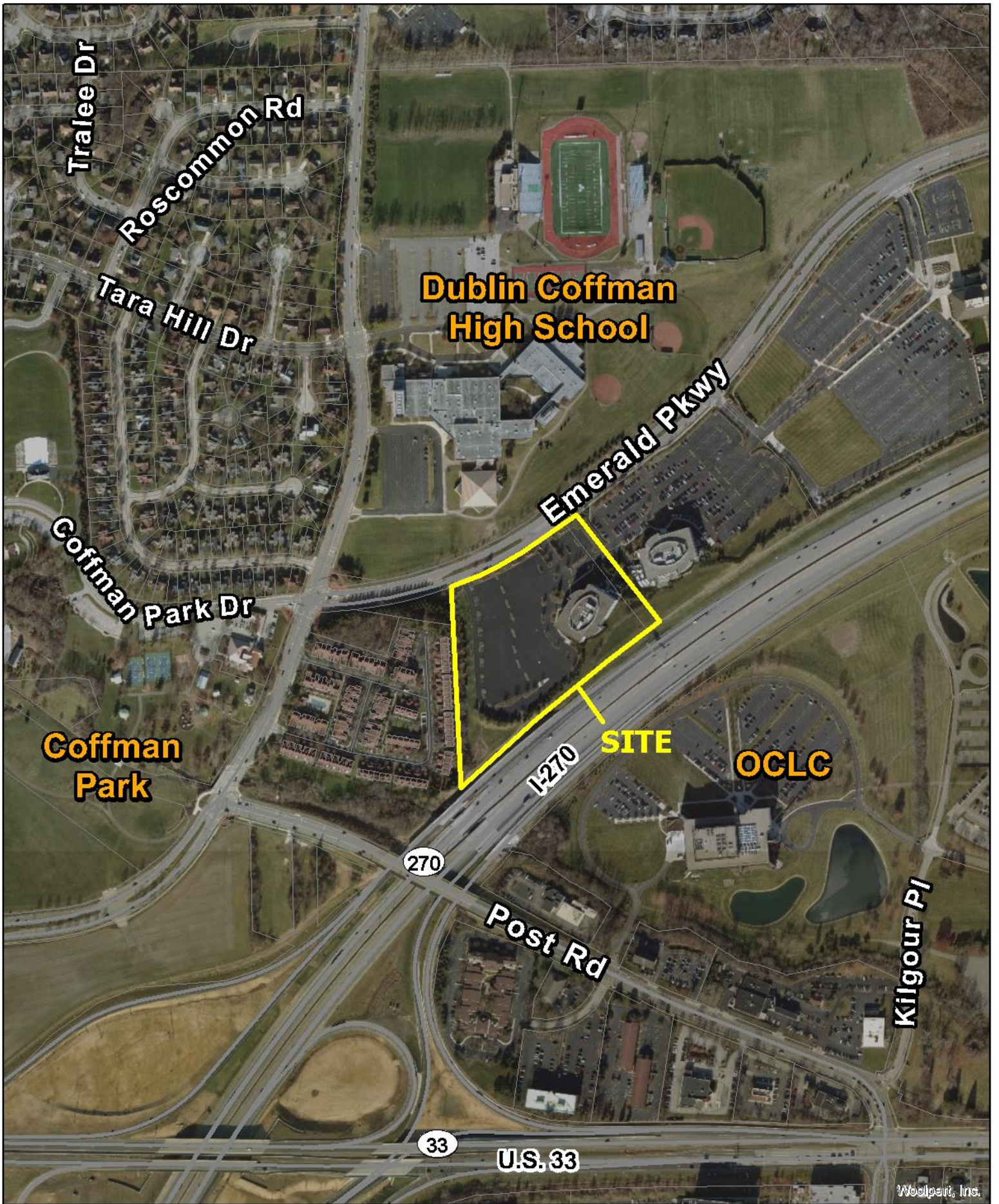
A traffic access study was performed that analyzed the traffic operations anticipated with the proposed use. The study demonstrates that the proposed use is expected to generate similar or less traffic trips than the office use that was previously in place on this site. It was also noted that the peak traffic generation for this use should occur during mid-day, when the east-west through volumes on Emerald Parkway are much less than the AM and PM peak volumes. The applicant will work with Engineering to finalize details of the study prior to submitting building permits.

Recommendation of the Planning and Zoning Commission

The Commission reviewed and recommended approval to City Council of this rezoning at their July 13, 2017 meeting with no conditions. The Commission simultaneously approved a final development plan to accept the existing development of the site and the building.

Staff Recommendation

Planning recommends City Council approval of Ordinance 44-17 at the second reading/public hearing on August 14, 2017.

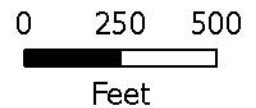


Woodport, Inc.



City of Dublin

17-059CP-Z-PDP-FDP
Concept Plan/Rezoning/Preliminary
Development Plan/Final Development Plan
McKittrick, Subarea 1A Rezoning
5175 Emerald Parkway



**City of Dublin Schools
5175 Emerald Parkway
5/30/17**

Development Text – Subarea 1-A

2.01 Description and Acreage:

The site was a part of a 150 acre PUD approved in 1995 for an office building development. The subject site was developed with a four (4) story office building with ancillary parking lot. The site contains two (2) parcel with a total acreage of 10.7183 acres. The request is to amend the PUD to include a variety of educational activities as permitted uses as well as the existing permitted offices use.

2.02 Permitted Uses:

1. Subarea 1-A shall permit general office uses as designated in the SOI district (Section 153.026) and the following uses (excepting the conditionals uses found in 153.026 that are not specifically identified below as permitted uses):
 - Vocational Schools (#8242)
 - School and educational services not elsewhere classified (#829)
 - Non-profit educational and scientific research agencies (#892)
 - Daycare facilities
 - Tutoring Services
 - Child and adult daycare (including requirement found in 156.026(A)(6)(a-c))
 - Outdoor play
 - Research, development and testing laboratories (#7391)

2.03 Permitted Density, Height and Setback Requirements:

1. Subarea 1-A: Office/Educational/Institutional
 - Subarea 1-A shall be permitted 12,000 square feet of building per gross acre and a maximum of four stories in height above grade.
 - Pavement setbacks shall be as follows:
 - 30 feet from Emerald Parkway
 - 20 feet from I-270 right-of-way
 - 75 feet from the west property line adjacent to Willow Grove Condominiums
 - Building setbacks shall be as follows:
 - 100 feet from both Emerald Parkway and I-270 right-of-way
 - 200 feet minimum from the west property line shared with Willow Grove for buildings three stories or less above grade, and 280 feet from the west property line shared with Willow Grove for buildings for stories and/or 56' in height above

grade. Buildings exceeding the 56' height requirement must be setback 2' from the 280' building setback line for every 1' of height in excess of the 56' height restriction. But in no case shall any building exceed four stories and a maximum of 66' in height.

- Setbacks shall be determined as described above, where a setback is not designated. The required setback shall be 25 feet for pavement and buildings.
2. Maximum lot coverage shall not exceed 70 percent.
 3. Percent setbacks within Subarea 1-A and 2 will not apply along internal lot lines of combined coordinated developments with cross access easements and common or connected parking lots/circulation areas.
 4. Limitations on the number of stories do not include any HVAC or other mechanical equipment and any parapet surrounding it installed on the roof of said structures.

2.04 Traffic and Circulation:

1. Ingress and egress to the parcel shall be provided along Emerald Parkway.
2. Curbcuts on Emerald Parkway shall be approved per the discretion of the city.

2.05 Parking and Loading:

1. Size, ratio and type of parking and loading facilities shall be regulated by the City of Dublin Zoning Code.
2. Exceptions from strict application of the code standards may be granted at the discretion of the Planning and Zoning Commission.
3. Loading areas shall be screened according to the City of Dublin Code.

2.06 Waste and Refuse:

All waste and refuse shall be containerized and fully screened from view by a solid brick wall or wood fence to a height of one foot above the height of the item being screened.

2.07 Storage and Equipment:

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

3. Mechanical equipment not on or attached to any building must be screened with either landscape materials or a structure constructed of materials harmonious with the building.

2.08 Landscaping, Open Space, Parks and Pedestrian Paths:

1. All landscaping shall be according to City of Dublin Zoning Code.
2. Any portion of a lot upon which a building or parking areas is not constructed shall be landscaped with a lawn at a minimum.
3. The developer of Subarea 1-A agrees that earth mounding and/or other landscape/buffer treatment shall be installed parallel to the entire length of the western property line in Subarea 1-A (common to the east property line of Willow Grove Condominiums). Where the detention facility is not adjacent to Willow Grove an earthen mound shall be installed not less than 6 feet in elevation above the elevation within 33 feet of the west edge of the parking or driving pavement to which it is adjacent or to which it is closest. If earthmounding is not feasible along the expanded detention facility, then an initial screening of six feet in height shall be provided between the western edge of Subarea 1-A and the western edge of the parking or driving pavement in Subarea 1-A.
4. The developer of Subarea 1-A is encouraged to develop a creative alternative buffer treatment along I-270 in lieu of the six-foot buffer currently required by code. This alternative buffer treatment shall be submitted for approval by the Planning and Zoning Commission. In all cases, parking lots will be screened as per the Landscape Code.
5. An 8-foot bike path shall be installed by the City along the north side of Emerald Parkway within the right of way.

2.09 Fences/Walls:

1. No chain link or wire fencing shall be permitted in Subarea 1-A.

2.10 Signage and Graphics:

1. All signage and graphics shall conform to the City of Dublin Zoning Code.
2. All signage shall be subject to applicable signage setbacks in the City of Dublin Zoning Code.
3. No signs shall be applied to windows for the purpose of outdoor or exterior advertising.

4. No roof signs shall be permitted, nor should a sign extend higher than the building.
5. No flashing, traveling, animated, or intermittently illuminated signs may be used.
6. No billboards, or electrical or other advertising signs shall be allowed, other than a sign carrying the name of the business occupying the site.

2.11 Lighting:

Except as otherwise herein stated, all lighting must conform to the City of Dublin Lighting Guidelines.

1. External lighting within all subareas shall be cut-off type fixtures.
2. All types of parking, pedestrian, and other exterior lighting shall be on poles or wall mounted cut-off fixtures, and shall be of the same type and style.
3. All lights poles and standards shall be dark in color and shall either be a dark brown or bronze metal.
4. Parking lot lighting shall be no higher than 28 feet.
5. Cut-off type landscaping and building uplighting shall be permitted.
6. All lights shall be arranged to reflect light away from any street or adjacent property.
7. All building illumination shall be from concealed sources.
8. No colored lights shall be used to light the exterior of buildings.
9. Landscape lighting along Emerald Parkway shall be ground mounted with a low level of illumination.
10. All lighting or parking/driving areas and buildings in Subarea 1-A and Emerald Parkway will be designed and constructed so that it will be directed away from Willow Grove Condominiums and other adjacent residential subdivisions.
11. A lighting plan conforming to the City's Lighting Guidelines must be submitted to the City as part of the Final Development Plan.

2.12 Architectural Standards:

Standards for Subarea 1-A

1. All buildings and associated structures shall be harmonious in character, and reflect

an upscale, high quality, signature, office park development. Final architectural drawings shall be presented for approval according to the process identified by the Final Development Plan.

2. All buildings shall have the same degree of exterior finish on all sides. The preferred building material shall be a blended brick in the red-beige-gray range. Stone, metal panels or decorative precast concrete panels shall be acceptable alternative materials, as long as they are harmonious with and do not detract from the overall unified theme.
3. Stucco may be used as an accent building material, but shall be limited to a maximum of 25 percent of the total of all solid areas on building facades.
4. Façade colors and materials on individual buildings shall be coordinated to complement each other. Façade colors of excessively high chroma or intensity are not permitted.
5. High reflective glass is discouraged. If reflective glass is used it may not exceed 20 percent reflectively and 60 percent of the total of all building facades.
6. Glass and curtain wall color should be coordinated to complement each other and the color palette of the building.
7. Outdoor play areas and play structures associated with a daycare facility must be constructed of natural materials or painted with natural earth-tone colors that are harmonious with the building.
8. Mechanical equipment or other utility hardware on the roof shall be screened to the height of the equipment. Screening of equipment must be harmonious with the building materials/colors.

2.13 Maintenance:

All buildings, structures, fences, paved areas, landscaped areas, and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered, and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors, and/or depositories at approved locations which shall be emptied prior to becoming full, and a pest and rodent program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories. Said properties shall be kept free of litter under all reasonable conditions, and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting, and associated materials on signage shall be kept in a continuously upgraded condition.



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 13, 2017 | 6:30 pm

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

4. PUD - McKitrick, Subarea 1A - Dublin City Schools **5175 Emerald Parkway**
17-059Z/PDP/FDP **Rezoning/Preliminary Development Plan**
Final Development Plan

- Proposal:** A rezoning of 10.71 acres from PUD (McKitrick, Subarea 1) to PUD (McKitrick, Subarea 1A) to permit educational uses. The site is on the south side of Emerald Parkway, approximately 600 feet east of the intersection with Coffman Road.
- Request:** Review and recommendation of approval to City Council of a Rezoning with Preliminary Development Plan under the provisions of Zoning Code Section 153.050 and review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.
- Applicant:** Jeff Stark, Dublin City Schools represented by Jack Reynolds, Smith and Hale.
- Planning Contact:** Claudia D. Husak, AICP, Senior Planner/Current Planning Manager.
- Contact Information:** (614) 410-4675, chusak@dublin.oh.us

MOTION#1: Mr. Stidhem moved, Ms. Mitchell seconded to approve this Rezoning with Preliminary Development Plan because it meets the Community Plan along with all the applicable review criteria.

VOTE: 5 – 0.

RESULT: This Rezoning with Preliminary Development Plan will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

- | | |
|------------------|---------|
| Victoria Newell | Recused |
| Amy Salay | Recused |
| Chris Brown | Yes |
| Cathy De Rosa | Yes |
| Robert Miller | Yes |
| Deborah Mitchell | Yes |
| Stephen Stidhem | Yes |

MOTION#2: Mr. Stidhem moved, Ms. Mitchell seconded to approve this Final Development Plan because it meets all the applicable review criteria and existing development standards.

VOTE: 5 – 0.

RESULT: This Final Development Plan was approved.

RECORDED VOTES:

- | | |
|------------------|---------|
| Victoria Newell | Recused |
| Amy Salay | Recused |
| Chris Brown | Yes |
| Cathy De Rosa | Yes |
| Robert Miller | Yes |
| Deborah Mitchell | Yes |
| Stephen Stidhem | Yes |

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner





MEETING MINUTES

Planning & Zoning Commission

Thursday, July 13, 2017

3. PUD - McKitrick, Subarea 1A - Dublin City Schools 17-059Z/PDP/FDP

**5175 Emerald Parkway
Rezoning/Preliminary Development Plan
Final Development Plan**

[The Chair Victoria Newell and the Council Representative Amy Salay recused themselves from hearing this case due to a conflict of interest and left the room.]

The Vice Chair, Chris Brown, said the following application is a rezoning of 10.71 acres from PUD (McKitrick, Subarea 1) to PUD (McKitrick, Subarea 1A) to permit educational uses. He said the site is on the south side of Emerald Parkway, approximately 600 feet east of the intersection with Coffman Road. He said this is a request for a review and recommendation of approval to City Council for a Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Section 153.050 and also a request for review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050. He stated anyone intending on addressing the Commission for the Final Development Plan portion of this application will need to be sworn in.

The Vice Chair said this case was on the Consent Agenda and asked for objections. Both Bob Miller and Cathy De Rosa asked to pull this case from the Consent Agenda so they could hear the entire case.

The Vice Chair swore in anyone intending to address the Commission with regard to this case.

Claudia Husak noted the procedural issues of this case stem from the fact that in the 90s, the McKitrick PUD was zoned and the subareas allowed office use.

Ms. Husak presented an aerial view of the site and noted it consists of two parcels totaling 10.7 acres. She said Dublin City Schools has purchased this property for the use of an Alternative High School, primarily. She said the proposal is to open this up to allow uses within the Zoning Code that includes: premium office and institutional uses; schools, libraries, vocational training, and a lot of different uses that are currently within the Code but were not contemplated at the time when this area was originally zoned.

Ms. Husak presented the proposed zoning and noted the existing McKitrick PUD in Subarea 1 - known as Verizon and Subarea 2 as Cardinal Health. She said the name McKitrick stems from the landowner at the time of the zoning. She explained the City wants to amend the site as Subarea 1A and include the uses mentioned above – educational uses primarily for the High School but also allow for the potential of the library to locate there temporarily while the library site is under construction.

Ms. Husak presented the Future Land Use Map included in the Community Plan. She said the site is within the Premium Office/Institutional District, which includes sites along the highway that have a lot of visibility that serve as employment centers and are intended for large-scale facilities such as hospitals and



universities. Within the school's vision for this Alternative High School, she indicated, there is a collaboration and vision with universities with large businesses within the City that would provide education that is not currently available within the school system, as it exists today.

Ms. Husak presented the proposed site plan. Within the development text, she said nothing is intended to change with this site. She stated that one of the things staff asked the school to address, as part of this rezoning, is the ODOT acquisition of the Right-of-Way piece that had to deal with interchange at US 33 and I-270. She said the application today includes reduced setbacks for pavement, which is impacted by the take on the south side due to ODOT's acquisition.

Ms. Husak said the schools have provided staff with operational details, which essentially help in terms of traffic flow and busing required for the two schools that are farther away from this area. She indicated the intent is to have students attend half a day and be home-schooled for half a day for students that qualify for this service. She reported there was a lot of discussion about how the students would be transported and how traffic would be impacted. She indicated the schools feel they can make it work with the current infrastructure.

Ms. Husak noted other changes for zoning allowances that have occurred: a sign on the highway would be permitted for a school; and a sign for the library would be permitted so there is way-finding within the site. She said there is an existing sign on Emerald Parkway and it could be used however the applicants see fit, based on what is in the Zoning Code and Development Text.

Ms. Husak reported the City asked the schools to include a Final Development Plan that would not be in effect until City Council approves the Rezoning but the FDP is basically to accept what is on the site today.

Ms. Husak reported there were 16 criteria this were weighed against from a staff recommendation perspective. She stated all the criteria have been met, therefore, approval is recommended to City Council. She said the intent is for this to be forwarded to City Council for their meeting on July 31 and then their first meeting in August.

Ms. Husak reiterated that since nothing is changing on the site, approval is recommended for the Final Development Plan.

The Vice Chair invited the applicant to speak.

Steve Stidhem asked how the busses plan to maneuver around that little circle. Ms. Husak answered the City asked the schools to do an Auto-Turn exhibit to ensure the busses could maneuver within the site.

Mr. Miller inquired about pedestrian safety. He said he does not see this as a problem but asked if the City considered the fact that Coffman High School has a substantial parking issue and this could be seen as a natural overflow for students and that would allow for students to be crossing Emerald Parkway. Ms. Husak said this was discussed and the safest pedestrian crossing is at Emerald Parkway and Coffman where students are intended to cross. She said there is no traffic lights anywhere in front of the site to provide egress/ingress and engineering determined it is not a safe place to add a crossing.

Mr. Miller asked if the building in its current state, can handle educational uses – vocational on all floors. Ms. Husak answered it is not permitted on all floors. From a Building Code standpoint, she said the fourth floor is exempt from educational uses and from a zoning standpoint, staff does not want to limit uses to floors because it would be difficult to enforce. She said the school is fully aware of those issues and intend to use the fourth floor for offices, conference rooms, and meeting rooms.

Jeffrey L. Brown said he is an attorney with the firm of Smith and Hale, representing the Dublin School System. He said this location, in terms of being across the street from Coffman High School is a good place to have a new Alternative High School. He said they have worked diligently with staff to address traffic issues and engineers have run a computer simulation on both driveways that showed buses can come in either driveway, make the turn around the circle, and come back out. He said they also did a traffic study in terms of their use, which the City reviewed and accepted the findings that require no improvements. He said they anticipate the traffic generated by this school will be less than if the building was occupied with all office uses. In terms of the Building Code and limiting student uses to the first three floors, he reiterated the top floor will be used for Administrative Offices and the library will be on the first floor during the construction period of the library.

Ms. De Rosa asked if the building has been named yet.

Jeff Stark, Dublin City Schools, said there is a whole naming process including public participation, anticipated to begin next month.

Ms. De Rosa if there will be any outdoor activity planned. Mr. Stark said no outdoor activity is being planned. He added the school will not allow for this parking lot to be used for overflow parking from Coffman High School until there is a thorough plan in place.

Ms. De Rosa asked if there will be a book drop available or traffic flow for the library when it occupies the space. Mr. Stark indicated it is going to be a bare-bones site for the library's use.

Ms. De Rosa inquired further about permitted uses, specifically about research, development, and testing laboratories. Ms. Husak explained the City encouraged the applicant to add those uses because in terms of an Alternative High School, and in terms of the types of education that might happen there, the City thought this particular language within the Code might actually catch something that the SO District would not.

Mr. Miller asked if the use of this building is intended primarily for gifted or advanced students. Mr. Stark said the demographics of the types of students that will use this facility has not been fully decided yet. He explained that for an Alternative High School, there are two factors for it: 1) something cutting edge and different; and 2) save taxpayers' money by not building a fourth high school.

Mr. Miller asked if this site's PUD is only being opened up to a zoning change, asking if any other site along that corridor will have to come to the Commission. Ms. Husak answered affirmatively. She restated the 10 acres that this application pertains to is for creating the Subarea 1A.

The Vice Chair asked if there was anyone from the public that would like to address the Commission with regard to this application. [Hearing none.]

Ms. Husak said there are no conditions requested for either motion.

Motion and Vote

Mr. Stidhem moved, Ms. Mitchell seconded, to recommend approval to City Council for Rezoning. Ms. De Rosa, yes; Mr. Brown, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

Motion and Vote

Mr. Stidhem moved, Ms. Mitchell seconded, to approve the Final Development Plan with no conditions. The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 5 – 0)