

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

**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, probably 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.**

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 I-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.

## **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 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. 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 cutoff 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 within the boundary of the 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.
  - 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:
- a. No chain link or wire fencing shall be permitted.
  - b. Wood fencing is permitted for screening purposes, if fully buffered by landscaping.
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.

Building Identification Signage (Refer to the General Development Standards for all subareas):

### **Subarea E Office and Service Oriented Zone**

#### General

Buildings will have a common architectural theme with good aesthetic quality, the same or compatible building materials and a common lighting, and landscaping ethic. Within this mold, all faces may identify the separate users and their products with appropriate expressions of individuality. Structures, be they buildings or walls; roof lines and types; building spacing; signage, lighting and landscaping should present a conservative commercial approach with low level signage employed solely to identify users with structure and landscaping effectively shielding the street from the impact of activity on the site. The following additional standards are deemed appropriate to produce such a function.

#### **E5.01 Description and Acreages**

Subarea E is approximately  $\pm 10.0$  acres and shall contain uses oriented to serving the existing and proposed office uses and the residential area.

#### **E5.02 Permitted Uses**

1. Subarea E shall include all those uses permitted in the Suburban Office District and the following uses:
  - a) Those permitted in Suburban Office and Institutional District.
  - b) Retail uses in Section 153.029 of the Dublin Zoning Code except Section (1)(c ) Auto sales and (d) Building Materials.
  - c) Restaurant including fast food restaurants.
  - d) Retirement/congregate care facility
  - e) Hotel
  - f) Health and fitness facility
  - g) One automobile gasoline sales station
  - h) One automobile repair and service station
  - i) Day care

- j) Drive-thru facilities shall be treated as a conditional use.

**E5.03 Permitted Density:**

The maximum permitted density for retail and office uses in Subarea E shall not exceed 10,000 sf/ac. and shall not exceed 20,000 sf/ac. for retirement care/congregate care facility if developed on site.

**E5.04 Traffic and Circulation:**

1. Ingress and egress to parcels shall be provided along Emerald Parkway and Rings/Woerner Temple Road. (See Exhibit F)
2. Fifty feet of right-of-way from centerline for the Emerald Parkway shall be provided within this zoning. Rings/Woerner Temple Road shall have a 50' right-of-way from centerline provided within this zoning as indicated on the Composite Plan.
3. Curb cuts on Emerald Parkway, Rings/Woerner Temple road shall be as shown on Exhibit F. Curb cuts may be modified with the approval of the Dublin City Engineer.

**E5.05 Parking and Loading:**

1. Size, ratio and type of parking and loading facilities shall be regulated by City of Dublin Zoning Code Chapter 1193.
2. All loading docks shall be fully screened according to the City of Dublin Code Chapter 1187.
3. Drive-thru stacking requirements shall be determined by utilizing the following: a) Financial institutions shall accommodate a minimum of eight (8) spaces for one exchange window or service lane and six (6) spaces for two or more exchange windows or service lanes, b) Fast food restaurants shall be determined by the Planning and Zoning Board at the time of final development plan.
4. Asphalt paving for roads and parking areas.
5. Concrete curb and gutter.
6. Concrete road paving as needed in service area.

**E5.06 Setback Requirements:**

Revised in January of 2002

1. Setbacks off Emerald Parkway and Rings Woerner Temple shall be 30' for all pavement areas, 50' for buildings. (See Exhibit H)
2. Side yards shall be 12.5' for pavement and buildings.
3. Rear yards shall be 12.5' for pavement and buildings.
4. All other publicly dedicated roads shall have a 25' pavement and building setback.
5. Maximum lot coverage shall not exceed 70% of the total lot area.

**E5.07 Height Requirements:**

1. The maximum height of structures in Subarea E shall be measured per the Dublin Zoning Code and have a maximum height limitation of 35'.
2. In no case shall a building exceed 2 stories above ground.

**E5.08 Waste and Refuse:**

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

**E5.09 Storage and Equipment and Service Areas:**

1. 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.
2. All refuse trash and garbage collection shall be enclosed or not visible from the street adjoining property.
3. No noises, smoke, odors, vibration or other nuisances shall be permitted.
4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.
6. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.