

# RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 76-89 (A)

Passed

19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING ON A 489.915 ACRE TRACT LOCATED ALONG THE WEST SIDE OF SAWMILL ROAD, BEGINNING APPROXIMATELY 1200 FEET NORTH OF BRIGHT ROAD AND EXTENDING NORTH TO SUMMIT VIEW ROAD, AND HAVING SOME LIMITED FRONTAGE ALONG RIVERSIDE DRIVE. TO BE REZONED FROM: R-1, RESTRICTED SUBURBAN RESIDENTIAL AND R-12, URBAN RESIDENTIAL DISTRICT, TO: P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT


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

Section 1. That the following described real estate (see attached legal description marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned to P.U.D., PLANNED UNIT DEVELOPMENT DISTRICT, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

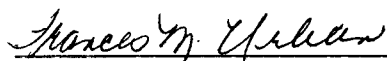
Section 2. That application, Exhibit "B", including the list of contiguous property owners, and the recommendation of the Planning and Zoning Commission, Exhibit "C", are all incorporated in to and made an official part of this Ordinance and said real estate shall be developed and used in accordance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

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

Passed this 11th day of June, 1990.

  
\_\_\_\_\_  
Mayor - Presiding Officer

Attest:

  
\_\_\_\_\_  
Clerk of Council

Sponsor: Planning Department

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

  
\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

**Exhibit "C"**

Excerpt from Minutes of Planning and Zoning Commission Meeting of April 5, 1990.

"Mr. Berlin moved for approval of the Rezoning application with the following conditions:

1. Submission of appropriate Subarea 9 development standards for the high school site.
2. Submission of phasing plan by developer.
3. Submission of a plan for the development of Subarea 3 which indicates access for school and possible reconfiguration.
4. Strengthening language relating to architectural coordination.
5. Corrections to text and revisions to plans to reflect the agreements between the developers and the City and to remove omissions.
6. Recommendation that the Commission and School Board consider amendments to Subarea 9 standards submitted by Jeff Blood.

Mr. Manus seconded the motion, and the vote was as follows: Mr. Leffler, yes; Mr. Manus, yes; Mrs. Melvin, yes; Mr. Kranstuber, yes; Mr. Geese, yes; Mr. Berlin, yes; Mr. Amorose, yes. (Approved 7-0)."

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Mayor Rozanski called the meeting to order at 7:30 P.M.

Mr. Sutphen led the Pledge of Allegiance.

Members of Council present were: Mr. Amorose, Mr. Campbell, Mrs. King, Ms. Maurer, Mayor Rozanski, Mr. Strip and Mr. Sutphen.

Mr. Hansley, City Manager, and Mr. Banchevsky, Assistant Law Director, were also present as were: Mr. Bowman, Ms. Fierce, Mr. Foegler, Ms. Grigsby, Ms. Jordan and Mr. Willis.

Mayor Rozanski recalled that approximately a year ago the City of Dublin elected not to go with the county system of early warning devices for tornadoes and bad weather, even though the County and the City of Columbus wanted Dublin to be a part of their system; the sirens being activated by the City of Columbus Station #2, the Westerville fire station or from Mr. Francis's van.

He noted that last Friday there was a tremendous storm, and tornadoes were sighted in surrounding areas. Dublin's system was activated and citizens alerted, but Columbus's system was not activated until after the alert was cancelled.

Dublin's system worked very well, including the voice activated warnings. Mayor Rozanski commended Staff and Council, specifically mentioning Dana McDaniel.

**Ordinance No. 76-89 - Ordinance Providing for a Change of Zoning on a 489.015 Acre Tract Located Along the West Side of Sawmill Road North of Bright Road and Extending North to Summit View Road. Third Reading.**

Mayor Rozanski, noting that there had been several lengthy meetings recently devoted to this topic, requested that all who wished to speak keep their comments brief.

Mr. Bowman said that he would like to review the conditions of approval imposed by the Planning and Zoning Commission, who had unanimously recommended approval with the following conditions listed below.

Mr. Bowman said that staff supported the plan, that the plan was more than simply a collection of land uses, but that this PUD represents a development package that can be considered to be well planned as well as managing growth. He also noted that the current plan has less commercial square footage, less multi-family units than the plan approved by the Planning and Zoning Commission.

The following were the conditions of approval:

1. Submission of a phasing plan.
2. Within the development of Subarea 3 which indicates access for school, suggesting a possible reconfiguration, working with the schools and the staff to provide a better access to the elementary school site.
3. Specific statements as to strengthening some of the land use related to architectural coordination.
4. The municipality reserve the right to correct the text, making revisions to the plan that reflect the agreements between developers and the City, and remove and delete omissions.
5. A great deal of concern was expressed specifically about storm water. The developer has made statements about participating with the City in coming up with a regional solution to the Billingsley Ditch storm water problem.

A short text has been written which Mr. Harrison Smith has seen, stating that the property owners agree to work with the City of Dublin in seeking and implementing improvements to the Billingsley storm water system. Noted that development will not go forward until a storm water management solution for the Dublin portion of the Billingsley Stream watershed is mutually agreed upon between the City and the property owner.

That will be included as part of the zoning text.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Two

6. With regard to the sanitary sewer system, in the hearing before the Planning and Zoning Commission, the possibility of other alternatives of servicing the area were identified, and it was decided that ultimately the City Engineer who will make the final determination. It was noted that residents are not in favor of a large amount of blasting.
7. Discussed the concern of the School Board regarding vehicular/pedestrian movement between the elementary school site and the high school site. Mr. Bowman said that he would suggest that there be at least some type of private, on-site vehicular movement between the two school sites if so desired with strong pedestrian links between the two.

With regard to circulation between the two school sites, Mr. Bowman said that he would suggest that circulation between the two school sites be used only for the schools own purposes, not for the general public, but for school maintenance vehicles and for access for emergency vehicles.

Ms. Maurer said that she had spoken to Mr. Joe Riedel of the schools regarding their reasons of the need for access between the school sites. He said that the schools felt that if an event were being held at the elementary school site that the high school parking lot could be used for overflow parking.

Mr. Campbell said that limitation of the circulation between the two sites must have been important to some people, and that that was why it got on the plan. He said that he did not feel that it should be changed.

Mr. Harrison Smith said that there was a concern expressed, that being the disadvantage of exposure of elementary students to high school students. He noted that concern was expressed by the citizens and, following discussion, it was agreed that the matter should probably more appropriately be discussed between the developer and the school board.

Mr. Smith suggested that the fact and conditions of access, pedestrian and vehicular, between the elementary school site and the high school site be determined at the time of the Final Development Plan. He noted that in that way the citizens could still be involved in the process.

Mrs. King suggested an alternative - that the section read that no vehicular circulation be permitted between the elementary school property and the high school property except for school vehicles which would be restricted by a gate or something of that nature.

She noted that it would restrict the through traffic that all are concerned about, but would still allow parents or visitors to park in the high school parking lot and walk to the elementary school.

Mrs. King moved to amend Subarea 10, No. 3, Circulation, to read as follows: "No vehicular circulation shall be permitted between the elementary school site property and the high school property except for school vehicles which shall be restricted by a gate or something similar."

Mr. Strip said that he thought that the amendment was too restrictive, particularly since no school representative was present at the meeting.

Mr. Campbell suggested that the schools be more specific about what they want, and that Council should be of a mind to resolve the issues rather than putting them off.

Mr. Campbell seconded Mrs. King's motion.

Vote - Mr. Campbell, yes; Ms. Maurer, no; Mr. Strip, no; Mr. Sutphen, yes; Mrs. King, yes; Mr. Amorose, yes; Mayor Rozanski, yes.

Ms. Marcia Wood of 4300 Bright Road wondered how one could consider developing 498 acres above an established residential area that already has a flooding problem. Ms. Wood said that she did not believe that the MORPC standards were adequate. She also suggested that Dublin pay for an outside study of runoff control.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Three

Ms. Wood said that she had spoken with the engineering/consulting firm of Evans, Mechwart, Hambleton, Tilton who said that it would cost between \$5,000 to \$15,000 to do a complete study of the quadrant.

Ms. Wood also said that her second concern was the preservation of the virgin forest that covers the tract. She noted that Chapter 1187 of the Dublin Planning and Zoning Code suggests that the preservation of such an area should be encouraged, and suggested that 30 acres be set aside for a passive park.

She also mentioned that she did not feel positive about the fact that the Parks and Recreation Department would turn down the responsibility of maintaining trees on the buffer zone or park land.

Mayor Rozanski said that the plans that he had seen showed a 22 acre passive park in a wooded areas, as well as a ravine area.

Mr. Jim Houk said that there would be 62 acres of passive park, over and above the 35 acres of active park space.

Mr. Robert Brown recalled the presentation he had made at the May 21, 1990 Council meeting regarding five subject areas of concern relative to this PUD development; concerns expressed by the residents living in that area of Dublin.

He noted that the developers had addressed two of those five concerns - a significant reduction in the density and the ratio of the multi-family housing zoning request. He did note that this PUD would have an average multi-family density which is 5% more dense than the average remainder of Dublin, and that the ratio of multi-family units to single family homes would be 435% higher than the average ratio achieved by existing development in Dublin to date.

Mr. Brown said that there are still valid issues related to this development which require continued efforts to achieve valid and correct responses by Council and staff.

Mr. Brown expressed his appreciation to members of Council for their sincere efforts to investigate problem areas and to listen and hear the input of concerned residents.

Mr. John Ferrara of Tamarisk Court also addressed drainage problems and urged Council to consider Ms. Wood's suggestion regarding an independent study to address the problem.

Mrs. Cathy Boring addressed and discussed the amount of retail square footage proposed, and the subsequent amount of traffic resulting from same.

Mr. Randy Roth expressed his appreciation to Council for the opportunity for the property owners, staff and developers to work together.

Mr. Roth discussed the problem of the Sawmill Road interchange. He said that in discussion with Mr. Doyle Clear and Mr. Bob Lawler, the assistant director of traffic at MORPC, it was noted that they agreed that the ultimate solution will probably be to widen the bridge over the interstate so that there can be a double left hand turn lane - southbound on Sawmill, going east on I-270; that current state of the art is to avoid cloverleaves and move to double left turn lanes in order to move about 1,000 cars an hour.

He noted also that some of the approach lights will need to be eliminated. Mr. Roth also said that the price of land will continue to increase, and that the price for the burian ground park and other park sites will continue to rise.

Mr. Robert Crabb of Sawmill Road asked that Council act wisely regarding the commercial on Sawmill Road.

Mr. Harrison Smith had the following comments:

1. Said that if a storm water drainage study were commissioned that they would pay \$5,000 towards the cost of the study and would comply with whatever the requirements would be.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

June 11, 1990

Held

19

Page Four

2. Have directed themselves to all the issues, done the very best that they can.
3. Will not be back.
4. Regarding traffic. Raw figures in traffic do not make any difference; they are not the thing that determine "how the world works". There was a projection in terms of neighborhood traffic volume of 5,000 trips per day, those being the same people. The distribution system was designed to ensure that every person that lives east of or in this area of this particular location is able to get to the commercial area without ever being on Sawmill Road except at a signalized intersection. The issue becomes one of not the capacity of Sawmill Road but the capacity of the intersection.
5. The ration of multi-family to single family. The ratio at Earlington, multi-family to single family is greater. The plan was evolved under the primary jurisdiction and impetus of City staff to set a pattern for everything east of the river.
6. Regarding the percentage of retail. The configuration in terms of square footage to the total of the areas is 1.2%, which is similar to the Muirfield, Perimeter Mall, Riverside area and to the Solove center.
7. A PUD is not a zoning classification that can be imposed upon an applicant; the applicant must request it. Every PUD is extremely expensive, and by the time one gets to the execution of the Final Development Plan and Final Plat, the expense goes up, does not come down. Some of those commitments, made up front, were:
  - A. Made a determination early on not to use Summit View; none of this development is dependent upon movement along Sawmill Road, but the creation of parallel systems inside the development, the above costing an additional street expense of approximately one million and a half to two million dollars.
  - B. Have committed to the improvement of the storm water situation, costing perhaps a half a million dollars.
  - C. Unified architectural treatment.
  - D. Should one lose the PUD, possibly having to consider 7 to 10 individual zoning cases, there will be a loss of design and coordination and commitment, as well as substituting public dollars for private dollars for infrastructure development.
  - E. Affords a level of certainty of what will happen, increasing the value of homes, quality of life.

Mr. Houk mentioned the quality of a PUD - a level of coordination, three separate owners with a commitment to the PUD; a unified architectural element, a bike system, a pedestrian walkway system, quality statements as far as landscaping, architecture, etc.

Mrs. King asked if there would be any objection to changing the text so that Subarea 5C would be restricted to post office/day care/library/community center, eliminating multi-family.

Mr. Smith said that he could add those uses so that they would be alternatives to the multi-family.

Whether or not it would be multi-family or one of the other uses, Mr. Smith said, would be determined at the approval of the Final Development Plan, suggesting that if a library, for example, would be placed there that those responsible act with reasonable diligence.

Mr. Smith also said that he would be willing to "hold it off" for six months or so until such time as interested public agencies had an opportunity to look at the site.

Mrs. King asked Mr. Smith if he had approached staff and offered a passive park in the mature woods section.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Five

Mr. Houk said that they had worked with Ms. Jordan on the creation of the passive open space which was two ravine areas, one with a flat area on top.

Mr. Smith said that they would deed it to the City with the condition that the area maintained.

He did note that Ms. Jordan had said that she did not want the five acre strip of land along Summit View so the developer was changing the plan to include five single family homes on that land.

Mrs. King said that she wanted it to be deeded to the City.

Mr. Houk said that the developer was 21% in excess of the requirement of Dublin's green space ordinance; over and above the 35 acre purchased park and the school site; the 21% includes only the donated area.

Mrs. King recalled that the point is that the City asked voters for approval to pass a bond issue to acquire park lands, active and passive, and that if there were a spectacular, pristine natural area on this particular site that it ought to be considered and that if it were a possibility that perhaps the City should consider acquiring it. She also noted that some of the proposed open space dedication is under the powerline.

Mr. Sutphen recalled that at a previous meeting it had been decided that regarding the sanitary issue that it would be up to the office of the City Engineer to advise Council as to the best solution.

Mr. Sutphen said that he did not feel that another pumping station in Dublin was appropriate, and also said that he felt that the issue needed to be decided by Council and not the City Engineer; that it was a policy issue.

Mr. Bowman reported that he had always identified the sanitary system as a major issue for the entire quadrant and that it had been identified as a major element in the Community Plan, but said that he was never at any time proposing a particular system, hoping that there would be a great deal more discussion about what kind of system would be appropriate for the land uses in the area.

He noted that he felt that it is an issue unresolved and needs community discussion.

Mr. H. Smith said that the text makes it abundantly clear that the collective City of Dublin decides what the system is going to be and that their only obligation is to build it.

Responding to a question from Mr. Sutphen regarding Hard Road, Mr. Bowman said that the developer clearly has the obligation to construct three lanes; that it will dead end at the river unless it is extended across the river; that three lanes will probably handle the traffic adequately; that if the municipality wants to work with the developer to assure that the five land road is built, staff will do that; that the City does have the appropriate right-of-way for five lanes.

Mr. Smith agreeing, it was determined that the grade on Subarea 3 will be the same as the other multi-family.

There was also discussion regarding the placement of mature trees on the mounding, and Mr. Houk said that he thought they would agree to upsize the trees, some of the trees along that strip, so that it will have a more mature appearance and buffering.

Mr. H. Smith said that their commitment can be reviewed upon submission of the Final Development Plan.

Mr. Amorose requested a commitment from Council that Council will review the Community Plan for the entire quadrant and how it will develop, everything north of I-270 and east of the river and in that review touch

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 1014B

Held June 11, 1990

19

Page Six

upon the following points: that there would no more retail, no more additional multi-family, unless it is owner occupied), and that the rest of the Riverside Drive corridor is preserved.

It was noted that Council had agreed, as one of their goals, to update the Community Plan.

Mr. Campbell agreed that he also felt that the Community Plan needed to be updated. He noted that he thought in terms of single family north of Summit View and single family south of Bright in the central portion in the neighborhood of two to three dwelling units per acre, and in the area in the southeast portion of the area south of Bright something in the office-type category, the same office-type category in the far southwest area.

Mr. Strip said that he could not commit to no additional retail, no additional multi-family in the quadrant; that Council cannot "tie the future" based on a vote on this rezoning request.

Mr. Strip, however, did commit to a quadrant study and review.

Mayor Rozanski agreed with Mr. Strip in that he did not feel he could commit to no additional retail or no additional multi-family in the quadrant in the future; however he did make a commitment to study and review the Community Plan, particularly as it relates to the northeast quadrant.

Ms. Maurer noted that Council had already committed, as a 1990 goal, to update the Community Plan.

She also pointed out that with recent and planned annexations in the the southwest area of Dublin, the recent Starkey/Coffman condominium developed at 12 units per acre, that at this time it would not be prudent to fix a ratio.

She also commented that the City is trying to keep a reasonable base of commercial, office and other non-residential uses in order to maintain a good tax base.

Mr. Amorose wondered what would happen to the 66 acre proposed high school site if the Dublin School Board decided not to purchase the property, and suggested giving the school board a deadline in which to decide whether or not they would be purchasing the property and building a high school on that 66 acres.

He suggested that if the schools decide not to build a high school on the site within a year that the site (Subarea 10) pick up the same development standards as Subarea 8 directly to the south.

Mayor Rozanski said that he could not agree with putting a time line on the schools, not interfering with the school board's decision as to whether or not they wish to put a second high school on that site.

Mr. Sutphen asked Mr. Smith if the developer would be willing to sell to the City that particular 66 acres if the school board decided not to build a high school.

Mr. H. Smith said that they have an agreed upon price; that if the City were to come and offer the same price that they could not say no because the City could condemn the property for the same price without question.

Mr. Sutphen. "Just for the mike; one more time; you would agree to sell it to us for the same price??"

Mr. H. Smith. "Dan, let me, obviously I have to ask the client whether that is so, but I'm telling you as frankly as I can that since you can take it for the same price, I would have to say yes."

Mr. Smith agreed, after discussion, that if the School Board does not purchase Subarea 10 that Subarea 10 subsequently would have the same development standards as Subarea 8.



# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Seven

Mrs. King remarked regarding discussions about the inadequacy of the MORPC standards in dealing with storm water runoff. She wondered if the City of Dublin would choose to revise the standards for storm water retention between the present time and the time the Final Development Plans for this project are developed - can Dublin impose those higher standards on this project for the sake of achieving what Mr. Smith committed; that is that he will do anything to solve the storm water detention problem, the storm water runoff problem.

Mr. Bowman said that the City Engineer generally reserves the right through the development planning/platting process to make those kinds of field decisions, whether the City has the standard or not. In general, the City cannot require a development to solve a regional system where others are contributing.

Mr. Banchefsky that with approval of the preliminary plan, the rezoning, the City is giving the developer the "go ahead" to do final engineering preparation and that if the code is amended later on that it might be legally proved that the developer must conform to the standards in place at the time of the approval of the rezoning.

Mr. Smith said that he would waive that and if those standards are changed and that if those standards would apply to everybody that they would agree to abide by them also.

Mrs. King asked Mr. Bowman if he envisioned the widening of Sawmill Road to seven lanes at any point in the future.

Mr. Bowman said that he did not foresee Sawmill Road being widened to seven lanes in the future.

Following discussion it was decided that each Council person would make a short statement of their position, to be followed by a vote at the conclusion of those statements made by each member of Council.

Mr. Campbell first listed the conditions (should the rezoning be approved) imposed by the City Council on the developer:

1. The developer agreed to put the height requirements in on Subarea 3 which would mean that the grade of the building will be no greater than one foot above the grade of the road.
2. The developer(s) agreed to contribute at least \$5,000 for a storm water study for the entire area.
3. Agreed to put in the Final Development Plan a discussion of mature trees to go in the setback in certain areas in the multi-family.
4. Agreed that if there was not a school site on Subarea 10 that that Subarea would be subject to the same standards as Subareas 2 and 8, which are the single family, north and south of the area.
5. Agreed to do whatever is reasonably required by the City's engineer in terms of the storm water and the sanitary sewer management problems.
6. Indicated that if the standards were changed and heightened after this date that they would meet the higher standards.
7. The allowance of a post office/library/day care center or community center in Subarea 6 B.
8. Mr. Smith. To protect a commitment previously made; in connection with the standards for Subarea 10, the same as Subareas 2 and 8, with as a part of the Final Development Plan, the particular standards for the west boundary to be worked out as part of the Final Development Plan; in other words, buffering along the west side of the site.
9. That the developer will be willing to sell additional tree property to the City for a passive park if the City so chooses to negotiate.
10. If higher standards are developed and adopted and in place the developer will conform as long as those standards are citywide.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Eight

11. That if it is determined that the bridge site will be north of I-270 that the developer would reznign the inetrsection so that Hard Road would flow "that way".  
That being the intersection of the presently proposed extended hard Road and the ring road.

Mr. Campbell had the following comments:

1. A great deal of effort and work has been expended by the citiznes of Dublin, the staff and developer(s); those persons should be commended.
2. The community should feel that they had a substantial effect on the final stage of the process; the process has been important but difficult.
3. The City, if necessary, should retain their own independent experts in the storm water management area.
4. The residents will have a concern until they can be assured that the storm water management has been accomplished.
5. The developer, since the last meeting has scaled back the multi-family density, improved the setbacks, etc.
6. Personally he can live with the retail since the square footage has been scaled back.
7. The City needs the same kind of development standards on the east side of Dublin as there are on the west side of Dublin. It is important to have all types of uses on both sides of the river.
8. Will vote in favor of the plan as it has been amended with the conditions listed previously.

Mrs. King's comments were as follows:

1. Has been a real pleasure working on the issue, specifically with the intelligent, articulate, motivated people who are members of the East Dublin Civic Association.
2. Need to work very hard to see that there is a post office or a library in Subarea 6.
3. Need to work hard as a community to preserve the woods that deserve to be preserved
4. Thanked all for their notes and verbal expressions of appreciation for Council's involvement.
5. "Can live with the Schottenstein store" but have a concern regarding the other 80,000 square feet of retail space.
6. Thanked everyone for their participation.

Mr. Sutphen's comments:

1. Expressed his pleasure to Mr. Smith regarding the storm water plan.
2. Very unhappy about having another pump station, but that gravity sewers should be put in or the site is not developed.
3. Not happy with the multi-family or the retail, noting that Asherton is not yet finished.
4. There are enough traffic problems on Sawmill Road at the present time; don not need anymore.
5. Believe the municipality should stick with the Community Plan.

Mr. Amorose:

1. By representing the residents in Ward 1 tried to bring everyone into the decision making process or at least the educational portion of the decision making process involving staff and outside consultants, etc.
2. The plan is not perfect but does address many of the City's needs, such as the storm water issue.
3. The sanitary sewer is an issue that can be worked out, noting that the residents had expressed a concern regarding blasting required along Riverside Drive to put in a gravity sewer.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held June 11, 1990

19

Page Nine

4. Not happy with the amount of retail.
5. Council has done their homework; am extremely confident of our staff; confident of the planning and development process and will vote for approval.

Ms. Maurer commented as follows:

1. Have seen many changes as a result of development around here own home on Dublin Road.
2. Would like to see some of the woods preserved as suggested by Ms. Wood.
3. A PUD is a process of compromise, a process of weighing the balance of what the City is getting in terms of roads and amenities with a coherent planning of the green space.
4. There is an advantage in that a large area is planned with input from staff; that there are not 7, 8, 9, or 10 separate owners coming in with small plans with very little green space.
5. Wondered whether this particular process worked very well - having a moratorium on zoning, hiring a planner (Dale Bertsch) to work on developing compromise, etc.
6. Would like to hear from those involved regarding their thoughts on the advantages and disadvantages of the process.
7. MORPC has been working with a group called the Transportation Management Agency which was formed after they did a study of the traffic in the northwest area called Suburban Mobility Initiative Study. That study included recommendations which included widening roadways, improving intersections and interchanges, etc.
8. On the positive side there will be architecture that is uniform.
9. Sawmill Road is a problem; however, it is not owned by the City of Dublin, was developed by Columbus and Dublin is somewhat at the mercy of the City of Columbus as it pertains to Sawmill Road.
10. Drainage is a problem, a bone of contention between Columbus and all of the suburbs that adjoin Columbus.  
Dublin asked to have MORPC's new mediation process used to deal with the issue; Columbus refused to participate in that process.
11. Dublin's hope was that Columbus would assist financially with putting in some of the retention ponds to hold back the water that is draining off of there but up to this point they have not wanted to do that.
12. Suggest that residents send letters and have conversations with members of the Columbus City Council to see if they can get them to adopt standards of drainage that will protect those communities adjacent to Columbus's borders.
13. I will vote for this project.

Mr. Strip's comments:

1. Thanked residents for notes and letters.
2. As much as possible has been extracted from Mr. H. Smith and his clients.
3. Did not consider this as a tax question sheet; that the retail, commercial, office space would add to the tax base of the City. Did not consider this a tax question.
4. Persons have expressed grave concerns about the traffic forgetting that for the most part when people are going to work or coming home from work the retail will not cause additional traffic problems; the hours for those trips do not coincide.  
Nobody mentioned the very thing that will cause the biggest traffic problem - the high school.
5. Nobody complained about potential traffic problems when they heard the word library or post office; those can cause great traffic problems.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 1014B

Held June 11, 1990

19

Page Ten

6. Referred to Rite Rug and other stores, noting that when coming in to Dublin they brought quality.
7. Want to save the Planned Unit Development because in several years when you see what replaces it, if voted down, it will be something the City does not want.
8. Will be a reluctant yes vote that I cast.

Mayor Rozanski's comments.

1. Compared this area to the Waterford area which came in piecemeal.
2. The worst traffic in the morning is that associated with the two schools on S.R. 161.
3. The Kroger shopping center is not accessible to residents of Waterford unless one goes on S.R. 161.  
This project will have internal roads leading from the residential to the retail.
4. Waterford has no bike paths to connect the area; there are no major parks.
5. With regard to drainage, twelve years ago had similar fears, building on Franklin Street, with a drainage ditch that often had 6' to 7' of water in depth and 15' to 20' wide after an average rain. With the development of Metro Center and the construction of retention ponds the situation has improved greatly.
6. Storm water management will be studied at the Final Development Plan stage, not here at the preliminary plan/rezoning stage of the process.
7. Residents and members of the East Dublin Civic Association did an excellent job.

Call the question, making note that all of the items that Mr. Campbell listed before he made his statement are to be considered a part of the question.

Vote - Mr. Strip, yes; Mr. Campbell, yes; Ms. Maurer, yes; Mrs. King, yes; Mayor Rozanski, yes; Mr. Amorose, yes; Mr. Sutphen, no.

Council recess from 10:00 P.M. to 10:20 P.M.

## **Scioto Bridge Crossing Alternatives**

Mr. Bowman referred to a memorandum he had written to members of Council that described the process, should Council approve a site at this meeting; that process to be as follows:

1. Would begin negotiations with the property owners.
2. Would continue detailed preliminary engineering, mentioning specifically a number of State environmental-type reviews.
3. Would meet with surrounding property owners, not necessarily to negotiate, but to get their sense of timing and specific plans.
4. Need to integrate the site into a five year capital improvement plan.
5. Would come back to Council with a specific amendment to the Thoroughfare Plan.
6. Would then hold public hearings with the specific engineering details of the proposed plan.

Mayor Rozanski said, that after reviewing and looking at each of the sites, that he felt that the right site would be either south or north of I-270 and that he felt that the City should move ahead as fast as possible with the one of the two sites that the engineers feel is the best location and which will move the greatest amount of traffic.

Mayor Rozanski also said that he felt that Mr. Sutphen was correct in suggesting that the City needed two bridge sites, selecting a potential second site, and that as properties become available that the City could possibly purchase those properties and hold them in reserve. He noted that he felt that a large portion of the properties will change hands in the next 10 to 15 years.

# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Special Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 11, 1990

19

Page Fourteen

Mr. Roth further stated that the East Dublin Civic Association would like to work with the developers, staff, etc. and be involved in the planning process for the area.

He also stated that there was a concern that another David Road situation would develop.

Mr. Roth commented that they would like the site location for the bridge to be south of I-270 but also acknowledged that consideration of costs, etc. was an important factor and that the ultimate site location was a decision of Council.

Mr. Robert Brown of Inverness reaffirmed the need for the residents along Bright Road to have a decision, and also said that the connector roads were "the key".

Mr. Harold Parish of Grandee Cliffs Drive wondered about the relative human factor cost of each route, north or south of I-270.

Mayor Rozanski noted that he had asked that question earlier in the meeting.

Mr. Bowman said "if the human costs are too high don't extend it east". He said that the traffic that wants to travel Tuller Road will travel Tuller Road, whether it lines up directly across from it or not. Instead of jogging onto Dublin Road the traffic will job on Riverside Drive, which is a better movement of traffic off of the McKittrick property on the north.

Mr. Bowman also said that if it were decided to go south of I-270 and extend it east, that the City should consider the Brand Road extension, saying that he felt that the cost of redoing Brand Road and extending that across and then hooking it up with the Hard Road extension makes more sense than trying to do something along the south side of I-270 and then extending it east.

Mr. Strip said that he felt that the primary goal in building the bridge is moving traffic as expeditiously as possible, getting that traffic out of Dublin.

Following additional discussion, the vote was called:

Mr. Campbell, yes; Mrs. King, yes; Mr. Amorose, yes; Mr. Sutphen, yes; Mayor Rozanski, no; Mr. Strip, yes; Ms. Maurer, yes.

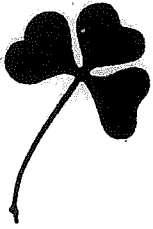
The meeting was adjourned by Mayor Rozanski at 11:30 P.M.

*David Amorose*

Mayor - Presiding Officer

*Francis M. Urban*

Clerk of Council



CITY OF DUBLIN

**RECORD OF ACTION  
DUBLIN PLANNING AND ZONING COMMISSION  
FEBRUARY 4, 1993**

The Planning and Zoning Commission took no action in the application below at its regular meeting:

8. **Informal Review - Dublin High School II**  
**Location:** 64.3 acres located on the north side of future Hard Road Extension, approximately midway between Sawmill Road and Riverside Drive  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Informal review of proposal for second high school site.  
**Proposed Use:** A 228,000 square foot high school with recreational playing fields.  
**Applicant:** Dublin City Schools, c/o Joe Riedel, 7030 Coffman Road, Dublin, Ohio 43017

**RESULT:** This was an informal discussion, and there was no vote. With the input received tonight, this applicant can now present a detailed Final Development Plan to this Commission.

**STAFF CERTIFICATION:**

**Barbara M. Clarke  
Planning Director**

**97-021FDP  
Dublin Scioto High School  
4000 Hard Road**

Stillwell, ~~yes~~; and Mr. Rauh, ~~yes~~. (Recommended to Council 7-0.)

\* 8. Informal Review - Dublin High School

Ms. Clarke said presented the Staff Report. She said the site is 64.3 acres located on the north side of proposed Hard Road. The dedication plat to extend Hard Road from Sawmill Road to Riverside Drive was approved last month. This area was zoned as part of the 500 acre Northwest Quadrant PUD. The high school is governed by the standards contained in Subarea 10. The high school will have some 1,200 students and square feet. No utilities are presently available, but they are under design and will be extended to the site. The developer will design the streetlighting for Hard Road and install required conduit. The City has requested a traffic study to address particular issues. There are a number of those which are still outstanding and they are:

- o The impact of bus turning movements on Hard Road in front of the high school and at Riverside Drive and Sawmill Road.
- o The possibility of a longer queue length on Sawmill Road for left turns.
- o The traffic signal need assessment to address projected design traffic volumes, not just those of the opening year.
- o Consideration of potential traffic diversion from State Route 161, including impact on traffic signal warrants for new intersections and timing changes at existing ones.
- o Traffic volumes to include all development within the site for traffic signal and left turn lane analyses.

She said there is an item in the Staff Report which needs to be changed which relates to a bikepath. There is a specific prohibition in Subarea 10 against a tie-in between the high school and the elementary school. With regard to sports lighting, the text does not prohibit it, and this issue will be subject to the Planning Commission's specific review. There is a need for architectural guidelines for the overall 500 acre area, and the developer will have to supply these. Because of the heavy use of the high school and the night time activities, the City encourages the installation of streetlighting along Hard Road, and it is hoped that the school system will participate in the funding of streetlighting. Staff finds that the following conditions still need to be addressed:

- 1) That traffic control items including those required for the high school shall be planned for and installed by the developer with the construction of Hard Road;
- 2) That a striping plan must be submitted for review and approval by the City Engineer;
- 3) That the bikepath be verified;
- 4) That the architectural palette be designated; and
- 5) That participation in street lighting be resolved.

She said the design team for the high school has met with Staff to discuss the high school location, location of the sports facility, the height of parking lot lighting, etc. Staff feels they have complied with those design considerations.

97-021FDP  
Dublin Scioto High School  
4000 Hard Road

Mr. Fishman asked if the Hard Road extension will be built simultaneously with the high school. Ms. Clarke said yes. That is the contract for the purchase of the ground. Mr. Fishman asked who is paying for the road. Ms. Clarke said the developer. Mr. Fishman said there was a problem with Muirfield Drive where the road didn't get finished when the elementary school (Scottish Corners) was finished. He said concessions were made to get the road built.

Mr. Sutphen asked if a special dispensation will be needed from Council to use a haul road. Ms. Clarke said the approval can be obtained administratively.

Mr. Ben Hale, Jr., attorney for the seller of the school tract, said he agrees to build a sufficient haul road for access. The school will open in the fall of 1995, and Hard Road will be finished by summer of 1994. Mr. Fishman asked if the plans for the permanent Hard Road extension are approved. Mr. Hale said the construction plans have been submitted and are under review. The road will be started in March or early April. The extensive underground storm sewer work will be done this year.

Mr. Sutphen said he is concerned about the mud being dragged out onto Sawmill Road.

Mr. Joe Riedel, Dublin City Schools, introduced the architects from Fanning-Howey Associates, Inc., John Willi and Bruce Runyon.

Mr. John Willi, said the planning and zoning requirements are that the building be situated in the southwest quadrant of the site. The majority of the parking will be in the eastern half of the site. The soccer field will be required to be located in the northeastern quadrant. There are extensive play fields which are similar to Avery Park. There are mowable grass areas as potential practice fields. He said he has met with the residents of Tonti Drive, and their drainage issues have been resolved. The quiet, academic areas will be to the west, and the main parking lot for the students will be on the eastern portion of the lot. There are three vehicular access points, and the bus loop will be totally separated from the student drivers. M/S Consultants has evaluated those three locations. They will align directly with proposed residential streets being laid out to the south. A topographic survey was done to include trees of a 6" caliper and above, and the treelines around the perimeter of the property are noted. The existing treeline around the site will be maintained, even in the northeast quadrant. The drainage ditch and treeline in the southeast quadrant will also be maintained. A wet retention basin is being considered along Hard Road. Only the soccer stadium, varsity baseball diamond and the tennis courts will be fenced. The building is well back from the setback line along Hard Road, and there is a 150-foot building setback to the west and a 50-foot setback to the north and to the east.

Mr. Bruce Runyon said there are two main entries with a bus drop off, and the staff and visitor parking toward the front of the building with a main entry into the central area. There is the main student parking lot on the east of the building near the main student entry. This will also be used for community activities in the main gymnasium areas after hours. The quiet, academic areas are facing the woods on the west and the noisier areas are to the east and to the front of the site. The roof is at about a 50/50 ratio of low sloped roofs to pitched roofs. There are



major pitched roofs over the major elements in the front of the building (the two gymnasiums and the music area.) The sloped roof softens the overall mass of the building. He said the mechanical area and main service court area will be in the lower southwest corner of the building. There will be an emergency generator and trash dumpsters which will be screened with landscaping. Mechanicals will be on each side of the media center on the second floor, and a mechanical area in between the two gymnasiums and will have a low roof area to be hidden between the two masses.

Mr. Willi said they wanted to achieve several objectives to reduce the size of this building. The building is a 228,000 square foot building with a two-story academic wing, large areas such as the main gymnasium which will seat close to 2,000 people, and a physical education gym with two basketball courts plus an instrumental band room. The pitched roofs can be standing-seam, metal roofs and the eaves of the gymnasium roofs are 26'6". The volumes for the gyms were achieved by the pitched roofs and they will extend 42 feet at the main gym and the p.e. gym. The building is set back about 500 feet from the centerline of Hard Road. It is 600 feet from the west property line to the gymnasium roof. The main ridge of the building over the library and also over the band room is about 38 feet, which is about 380 feet from the west property line and about 300 feet from Hard Road. He said he has talked with the developer's architect, Mike Rosen, about a predominantly brick exterior and a standing seam metal roof system. Other masonry products are being considered for the exterior, one of which could be a pre-cast colored concrete banding, stucco or split-faced concrete block. The site drops about 24 feet from the northwest quadrant to the southeast quadrant. The building is about eight feet below the grade on the rear side of the building.

Mr. John Ferrara, 7653 Tamarisk Court, said the residents appreciated meeting with Fanning and Howey. He said a major concern was drainage. The elementary site is the drainage problem. He emphasized that the soccer fields must have a lower seating capacity with lower lighting. He said the mass of the building is greater than the entire commercial center which is targeted for Sawmill Road. He said that by keeping this project compact with a low profile is important.

Mr. Willi said the elementary site drains in a southwest direction and there is nothing that can be done about that. Some of the water draining off of this high school site and the undeveloped land to the north can be diverted. Preliminary plans include three catch basins. The soccer field will be 1,000 seats on one side of the field compared with the 8,500 seat football stadium on Coffman Road.

Mrs. Stillwell asked what is the square footage for the old high school. Mr. Willi said it is 276,000 square feet. Mrs. Stillwell asked what are the differences in facilities. Mr. Willi said it is fairly comparable to the existing high school, but it does not have a performing arts center or auditorium. It will have a cafetorium (a multi-purpose space with a cafeteria and an assembly area for lectures.) A bid package will be released early this spring. An accelerated schedule can meet the 1995 time line. The design development schedule will be accelerated and the bidding documents for foundation work will be released, and the balance of the package will be coming out in October of this year.

97-021FDP  
Dublin Scioto High School  
4000 Hard Road

**Dublin Planning and Zoning Commission**  
**Meeting Minutes - February 4, 1993**  
**Page 19**

Mr. Sutphen asked if this building has expansion capacity. Mr. Willi said if the Board decides to expand to 1,500 students, a two-story academic cluster could be added.

Mr. Fishman said it concerns him that this high school will have fewer amenities than Coffman Road, i.e. the auditorium and the football stadium. The neighbors don't want the soccer field to be a football field, but is there a workable plan for one? Mr. Willi said yes, the soccer field will be designed in the same configuration that is at the existing high school. The size, width, and length of the soccer field and the track would be identical to what is at the current high school. Mr. Willi said Dublin Schools did not want to replicate a stadium the size of what is on Coffman Road. Mr. Fishman asked if the auditorium can be used as a gym. Mr. Willi said the cafetorium is a multi-purpose type space. 99% of the time, it will be a cafeteria, but it will also have the capabilities of small performances, practices, rehearsals, lectures, small

presentations, etc. There will be acoustical treatment, lighting, sound reinforcement, and sound systems and operable partitions to close off the area if needed.

Mr. Riedel said that originally, a school to house 1,400 to 1,800 students was being considered at this site at a cost of \$27 million. This was not acceptable to the voters or to the Board. This building was redesigned 210,000 square feet with the full capability of being expanded. This building is very flexible, but the budget is smaller. A performing arts center and major stadium are costly.

Mr. Willi said one item this school will have that the Coffman Road high school doesn't is an integrated voice video and data technology distribution system. From an educational perspective, this school will be in the forefront. He said some of the facilities can be shared between the two buildings to save money.

Mr. Riedel asked that the street lighting recommendation be reconsidered. He said Subarea 10 included certain setbacks, lighting, etc. He said street lighting was not mentioned anywhere in this planning and not budgeted. If this is required, it will place a great hardship on meeting the educational needs of the students. They see street lighting as less important than libraries and classrooms. He said they plan to light parking lots and the building itself. The City Council bought parkland for \$35,000 an acre. He said his land is costing \$39,500 an acre, and most of the additional cost is for infrastructure. Streets, sewers and roads will probably cost \$250,000 as the school's share. He asked that the street lighting be eliminated from the conditions of approval. Mr. Sutphen said it is a safety issue also. He realizes the hardship, but feels the lighting should be provided by the schools. Mr. Riedel asked that the City help out because streets, sewers, roads, and lights fall more in line with City concerns than they do the school's concerns. He said as an ordinance or requirement is planned for the future, the schools will have to comply, but at this point, he said they were not aware of this requirement.

Mr. Riedel said he will return to the March meeting with a formal review. He asked that any further comments from this Commission or Staff be brought to his attention so he may work on those.

**97-021FDP**  
**Dublin Scioto High School**  
**4000 Hard Road**



**RECORD OF ACTION  
DUBLIN PLANNING AND ZONING COMMISSION  
MARCH 4, 1993**

**CITY OF DUBLIN**

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

3. **Final Development Plan - Dublin High School II**  
**Location:** 64.3 acres located on the north side of future Hard Road Extension, approximately midway between Sawmill Road and Riverside Drive  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Approval of Final Development Plan.  
**Proposed Use:** A 228,000 square foot high school with recreational playing fields.  
**Applicant:** Dublin City Schools, c/o Joe Riedel, 7030 Coffman Road, Dublin, Ohio 43017

**MOTION:** To approve this application with the following eight conditions:

**Conditions:**

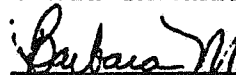
- 1) That the developer's architectural palette be submitted to the Planning and Commission for approval prior to issuance of a building permit;
- 2) That appropriate streetlighting costs be shared by the developer, the City, and school district, and that funding be resolved prior to issuance of a building permit;
- 3) That the warranted traffic signal be properly designed and installed, that its funding be shared by the developer, the City, and school district and that funding be resolved prior to the issuance of a building permit;
- 4) That the landscape and grading plans be amended to comply with code, and that the natural/wooded areas be protected during construction by snow fencing with a plan acceptable to Staff;
- 5) That additional information be submitted to assess compliance with Dublin Lighting Guidelines of the sports lighting;
- 6) That the bikepath location/installation be verified by the developer;
- 7) That a pavement striping plan, traffic signal design, streetlighting, sanitary and storm water plans including sedimentation and erosion control measures and other engineering specifications be subject to the approval of the City Engineer; and
- 8) That the safety concerns of the Fire Department be resolved.

The applicant understood and accepted the above conditions, but he stated he could not make financial commitments beyond those already approved by the school board.

**VOTE:** 5-0

**RESULT:** This Final Development application was approved.

**STAFF CERTIFICATION:**

  
**Barbara M. Clark** 97-021FDP  
Planning Director Dublin Scioto High School  
4000 Hard Road

Commission. Although this case was scheduled on the Agenda, notices were sent to the surrounding property owners to notify them that it would not be heard at this meeting. The applicant was not present at the meeting.

2. **Rezoning Application - Z93-002 - Dublinshire Section 6**

Ms. Clarke reported that this rezoning application was scheduled at City Council, March 1, and it was not referred to Planning Commission. When it is referred from City Council, the Planning Commission will hear it and act on it. Mr. Foegler clarified that the ordinance did not have its first reading. For lack of a second, it was never introduced. When the applicant provides the information, that first reading will take place at the next Council meeting.

\* 3. **Final Development Plan - Dublin High School II**

Ms. Clarke presented the Staff Report and slides of the area. She said the site is approximately 64.3 acres in the northeast quadrant of Dublin. The high school is to be located on the north side of Hard Road midway between Riverside and Sawmill Road. There is a treed area that will be set aside as a natural area. She indicated the location of the building, sports facility, parking, and additional playing fields. The plan was informally reviewed last month.

The site is part of the 500 acre northeast quadrant PUD for Summitview Associates. This is the first final development plan for the project. This is a site that was set aside specifically for a high school, and Subarea 10 standards relate specifically to the development of a high school on the site. The school will be approximately 228,000 square feet and it will house about 1200 students. The activities on the site were predetermined by the zoning text. There is a bikepath that will be located on the north side of Hard Road and one that will parallel the utility line which is on the east side of the site. This site is obviously dependent upon the development of Hard Road and the extension of the sanitary sewer. Those plans have been reviewed by the Commission and the construction plans are under review. The high school is scheduled to open in the fall of 1995. Hard Road is expected to be finished the Summer of 1994. There have been no changes of significance to the site plan. Sports lighting is proposed for sports fields at the east end of the site, and additional information is needed on that lighting program to assure that the lighting is compatible with surrounding residents and meets the Dublin Lighting Guidelines.

One of the issues at the time of zoning was that the 500 acres would have coordinated architecture for the total mix of uses which include retail, multi-family, offices, and the school. Those guidelines have not really ever been finalized. The developer did submit a fairly broad listing of the kinds of materials, and Staff feels the architecture will need some definition to better reflect the rezoning commitment. The site is served by three curb cuts along Hard Road; each one will be opposite a new residential street. Plats for those areas have not been prepared for submission at this time. The only portion of development that is ready for review is the high school itself.

97-021FDP  
Dublin Scioto High School  
4000 Hard Road

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 3**

Staff is recommending approval of the Final Development Plan with the following conditions:

- 1) That the developer's architectural palette be submitted to the Commission for approval, and that the high school be verified to comply, prior to issuance of a building permit;
- 2) That appropriate streetlighting be provided for the site;
- 3) That the warranted traffic signal be properly designed and installed;
- 4) That the landscape and grading plans be amended to comply with code, and that the natural/wooded areas be protected during construction by snow fencing with a plan acceptable to Staff;
- 5) That additional information be submitted to assess compliance with Dublin Lighting Guidelines of the sports lighting;
- 6) That the bikepath location/installation be verified by the developer;
- 7) That a pavement striping plan, traffic signal design, streetlighting, storm water including sedimentation and erosion control, sanitary plans and other engineering specifications be subject to the approval of the City Engineer.
- 8) That the safety concerns of the Fire Department be resolved.

Staff has worked closely with the high school architect and has met several times to resolve concerns. Staff feels that this, with the above conditions, will be an asset for the area and clearly meets the requirements of the Final Development Plan.

John Willi and Bruce Runyon of Fanning/Howey Associates, Inc., Architects, representing Dublin City Schools presented a review of the site and floor plans. Mr. Runyon presented several drawings showing the overall site plan showing the proposed Hard Road extension and the position of the school and main parking lot. Most elements were placed by the PUD text requirements. The soccer and football fields are located in the northeast corner of the site and most of the open areas are in the northwest corner of the site. The site is landscaped significantly around the building, around the parking area, and additional landscaping has been placed to help shield some of the fencing and bleachers around the soccer field.

The two-story building has an average height of  $\pm 26$  feet to the eave. The main gymnasium is approximately 42 feet high. The staff and visitor parking face Hard Road. The main student area has two main points of entry. One entry is from the staff and visitor parking lot coming into the building, and one is the main student parking lot, both meeting at the same point (the administration area). The academic clusters and the science center are located in the back. These areas face the west which is an existing tree line that will not be disturbed. These are the quiet areas of the building and are separated from the noisier sections of the building, such as the physical education, the performing arts, and the cafeteria areas. The second floor has academic clusters on the west side of the building. The roof plan has not changed significantly since presented last month. The main point is a mix of sloping roof surfaces. The major elements, both large gyms and the performing arts area have sloping roofs to help scale them down. The perimeter of the academic areas in the back also have sloped roofs to help soften the massing.

**97-021FDP**

Dublin Scioto High School  
4000 Hard Road

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 4**

Mr. Runyon said that the exterior design of the building was a challenge from the standpoint of reducing the mass and scale of a 228,000 square foot structure. He felt they were very sensitive in the design of the major elements that are close to 12,000 square feet apiece. In trying to maintain individual clusters of buildings that can be compatible with the total 500 acre development, residential, retail, and commercial areas, they have also introduced pitched roofs. The main gym and instrumental band entries have a saw-tooth effect, to reduce the massing, and then stepping to the building. The main gym roof is set back about 500 feet from Hard Road, and the main roof over the band room is about 300 feet from the west property line. Brick is the predominate building material, and a colored, scored, or split-faced concrete block will also be used. They are looking at pre-cast architectural concrete bell-coursing or banding as accent points on the building with standing seam metal roofs. On pitch roofs and flat roofs not visible from the road, EDP, or single ply rubber type membrane roof system will be used. Windows will be color coordinated, perhaps an anodized aluminum entry system. Pella windows are also under consideration that would look like one building material. If the budget and the Board allow, tinted windows to help reduce energy and soften the appearance may be included. The architectural color palette is still open. The materials will be in the muted, earthtone brick colors complementary to all the other building materials. He feels the school will be the whole centerpiece for the development. They have met with the developer, and both agree that the schematic design presented will work for them. He said that he could come back with the developer on a final approved color scheme if necessary.

Ms. Stillwell asked if the applicant accepted all the conditions as listed in the Staff Report.

Ms. Clarke pointed out that the Commission members had a handout before them that included a two page memorandum from Joe Reidel that relates to the conditions of approval.

Mr. Joe Reidel, representing Dublin Schools, addressed the conditions. Regarding #1 the architectural palette, discussions are taking place with the developer and will continue until it is acceptable. He commented that the school system really needs to be able to move dirt by April or May of this year. They need to begin the earthwork and install infrastructure early to keep to the construction schedule.

Conditions #2 and #3 are covered in his letter as distributed to the Commission. The construction budget is an extremely tight budget for this large project. The budget did not anticipate streetlighting, which to his knowledge, no ordinance currently requires, nor the installation of a traffic signal. When the site was selected and design was begun, the placement or impact of intersections was not known. The total cost of the streetlighting and the traffic signal could cost between \$150,000 and \$200,000. Secondly, the purchase price of the site was about \$4500 per acre more than the city paid for its parkland in this same PUD, and the additional cost is attributed to infrastructure costs: sanitary sewer, storm sewer, roads, waterlines, etc. The schools have spent at least \$250,000 in that regard and ask that this sum be considered as their contribution toward financing the City's infrastructure. The Board's position is that on-site lighting for building security and pedestrian safety is their responsibility. The schools ask that off-site, public safety concerns, be determined and handled more appropriately by the City of Dublin.

97-021FDP  
Dublin Scioto High School  
4000 Hard Road

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 5**

Mr. Reidel said that Conditions #4 to #8 were acceptable to the schools, and #1 is also acceptable if it permits site work to begin.

Ms. Stillwell asked if there were any comments from the audience. There were none.

Mr. Dick Rauh asked for a definition of "development of an architectural palette," and did that mean the materials and colors that go on the building.

Ms. Clarke said that it was more complex than that. Materials and colors for this building do not equate with the commitment by the developer at the time of zoning, which was that the 500 acre PUD would be an architecturally coordinated development. At the time of zoning, the developer submitted very schematic drawings: three brief elevations of an office, a retail and a multi-family building that indicated what some of the characteristics might be. She felt these needed to be defined at this juncture. The architecture elements that are going to be repeated throughout the development should be clearly articulated. In the case of Dublin Village Center, for instance, the flat arch was a very strong element. The wrought iron trim, the column with the limestone cap, and the specific base brick and color scheme were clearly identified at the beginning of the first project, and were then repeated over the life of the project. She believed that the expectation from the developer was similar here at this point. The scale of this building is such that some kind of coordination is possible, if only through colors and materials.

Mr. Rauh said that the Commission had not seen any architecture, other than undetailed, small scale elevations. He is concerned not only about the colors and materials, but the massing and actual design elements of such a large building. He would like to see some development of larger scale elevations and some suggested colors on certain areas. The site plan is commendable. He feels a number of details are still missing.

Mr. Fishman asked if the high school could be approved before the standards are fixed. Ms. Clarke said that there really are no adopted standards, and they should be established now.

Mr. Fishman inquired if this application should be held up until architectural standards are developed.

Ms. Clarke said that the developer needs to fulfill the commitments made at the time of the zoning. She has no desire to delay the high school, and the City has a good working relationship with the developer. She thinks that the architectural palette has not been submitted because they don't have retail buildings that they are ready to design. If we are starting to approve final development plans, we need to finalize those architectural elements.

Mr. Fishman again asked if the Commission could approve it, permit grading, but require the architectural standards to be approved later. Ms. Clarke said yes.

Mr. Glen Dugger, attorney, Smith and Hale, 37 W. Broad Street, Columbus, representing the developer, stated that they have been trying to resolve the issues with the Staff. He apologized for not having a more clearly articulated architectural standard at this time. Their efforts have

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 6**

been focused on providing sewer and water to the site. He stated that from an architectural palette standpoint, the cart was before the horse. The schematic articulation at the time of zoning approval, was submitted without any concept of how to put the school together with those other elements within the zoning. He supported Ms. Clarke's suggestion that a building permit be preceded by the developer giving the Commission a clearly articulated architectural palette. The developer has just recently become aware of the importance of delineating that to the Commission. They have reviewed the schools architectural palette, their facade materials, and their elevations, and while different, he feels it will be compatible in the broader sense. The condition that they submit their palette to the Commission for approval prior to issuance of a building permit is as a good a way procedurally to resolve the issue. Mr. Dugger agreed to Condition #1.

Mr. Dugger stated that they will submit their architectural palette to the Planning and Zoning Commission at a meeting, just like the storm and sanitary sewer plans, for all of the Dublin Northeast Quadrant.

Mr. Fishman stated that if the Commission approved this based on Condition #1, the applicant would have to present the entire palette for the 500 acres for approval by the Commission. Ms. Clarke agreed.

Mr. Fishman said that unless the streetlighting and traffic signal issues are part of the conditions, that he could not vote for approval.

Mr. Geese stated that he didn't feel it was the obligation of the school to install the traffic light or the streetlighting. Mr. Geese asked the developer, Mr. Dugger, what his commitment was on streetlighting for the extension on Hard Road. Mr. Dugger stated that there was no commitment. The approval of the Hard Road extension at the January 7, 1993, meeting included installing of conduit and cable underneath the street crossings. The streetlight issue was not resolved then, and it's not resolved now.

Mr. Geese said that it was subjective when the PUD was brought in. He asked Mr. Dugger what he was going to do about the traffic signals at Sawmill Road, at Rt. 257, or in front of the school.

Mr. Dugger stated that their commitment and obligation at the January 7 meeting was to improve the Hard Road intersections on the western movement at Sawmill Road and the eastern movement at Rt. 257. Any north/south improvements were the responsibility of the City.

Mr. Geese pointed out that streetlighting and traffic signals are usually required of the developer. He felt the developer still had an obligation to perform. Mr. Geese asked Ms. Clarke if anyone else had paid for street or traffic lights.

Ms. Clarke said that the City has put in traffic lights in various locations. In the case of Dublin Village Center, the developer was responsible for putting in the traffic signal at Sawmill Road

97-021FDP  
Dublin Scioto High School  
4000 Hard Road



**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 7**

and Village Parkway. Her recollection was that the City funded the traffic signal at Village Parkway and Dublin Center Drive.

Mr. Geese felt the City also had an obligation to do traffic signals. He asked if the sewer to the site and Hard Road will be ready when they get a building permit.

Mr. Dugger said that they are contractually obligated as soon as the contract is signed. The time table for the construction of Hard Road, the sanitary sewer, waterline, and storm sewer is very complex and involve expensive construction.

Mr. Geese asked if, for the record, the services would be there.

Mr. Dugger again said that they are obligated to the school district to provide them under specific time frames.

Mr. Geese inquired of Mr. Runyon about the site and parking lot lights.

Mr. Runyon said the light fixtures, similar to the Dublin Village Center Kim fixtures that are 28 feet tall towers, are planned for the parking lots, the entry drives, and pedestrian sidewalks at the front of the building. They are high pressure sodium light fixtures and they have a soft golden color.

Ms. Clarke stated that the high school is a high traffic generator and has evening activities. From this site's west property line, west to Riverside Drive, will be 10 or so single-family homes. She would be really surprised if streetlighting would be levied against those lots. To the east of the site there will be office and retail development which would probably be appropriate to assist in the streetlight funding.

Ms. Clarke asked what the developer was required to do about streetlighting. Ms. Clarke said there was no clear answer. At the time that the property was zoned, the issues for the 500 acres were so complex, streetlighting was not addressed.

Ms. Clarke said the City feels this use will really require the lighting for safety purposes. The Staff, like the Commission doesn't really care who pays. This case is different because the developer has 500 acres zoned, but he cannot develop 500 acres due to sewer restrictions, any time soon.

Mr. Fishman said that the developers did not donate the property to the school, but sold it. They have an obligation to make the property a feasible site for the school, including streetlighting. It seems it should go back to the developer.

Ms. Stillwell felt the condition could be approved with a statement of feelings indicating how the lighting should be funded.

**97-021FDP  
Dublin Scioto High School  
4000 Hard Road**

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 8**

Mr. Geese noted that to the east, south, and west there is residential use and he didn't know how it could be compatible to the commercial areas on Sawmill Road. He never felt the Dublin Village Center outparcels needed to be compatible.

Ms. Clarke said themes which will be repeated are needed. If the high school does standing seam roofs, does that mean that standing seam will be intentionally integrated into other later developments? Maybe it is as simple as a unique entry feature, but it is not yet determined. Mr. Peplow asked how issues #2 and #3 should be handled. He felt strongly that they need to be included with the site as part of the conditions, but he does understand the timing on the school.

Ms. Stillwell stated that the Commission wants the developer, the schools, and the City to work this out.

Mr. Peplow suggested that the conditions #2 and #3 state that the developer, the schools, or the City provide the improvements. It should be ironed out before the process is done.

Mr. Banchefsky indicated that the conditions could be amended to state that the parties should work out the issue.

Mr. Fishman felt the developer should pay since he sold it to the school.

Mr. Reidel stated again that the schools' main objective was to proceed but that he was unable to agree to any additional costs. The architectural palette, if done in the next 30-40 days, will not hold them up. The biggest concern is the student overload and the need for the building. The schools will cooperate in every way then can.

Mr. Geese moved that the application be approved as submitted with the following eight conditions:

- 1) That the developer's architectural palette be submitted to the Planning and Commission for approval prior to issuance of a building permit;
- 2) That appropriate streetlighting costs be shared by the developer, the City, and school district, and that funding be resolved prior to issuance of a building permit;
- 3) That the warranted traffic signal be properly designed and installed, that its funding be shared by the developer, the City, and school district and that funding be resolved prior to the issuance of a building permit;
- 4) That the landscape and grading plans be amended to comply with code, and that the natural/wooded areas be protected during construction by snow fencing with a plan acceptable to Staff;
- 5) That additional information be submitted to assess compliance with Dublin Lighting Guidelines of the sports lighting;
- 6) That the bikepath location/installation be verified by the developer;
- 7) That a pavement striping plan, traffic signal design, streetlighting, sanitary and storm water plans including sedimentation and erosion control measures and other engineering

97-021FDP  
Dublin Scioto High School  
4000 Hard Road

**Dublin Planning and Zoning Commission  
Minutes - March 4, 1993  
Page 9**

- specifications be subject to the approval of the City Engineer; and  
8) That the safety concerns of the Fire Department be resolved.

Mr. Fishman seconded the motion.

Mr. Reidel said that if this would allow them to begin grading and sitework before getting a building permit, they would agree to all conditions as set forth. He again stated that he couldn't agree to any expenditures, but he did agree to talk.

The vote was as follows: Mr. Fishman, yes; Mr. Geese, yes; Mr. Peplow, yes; Mr. Rauh, yes; and Mrs. Stillwell, yes. (Approved 5-0.)

**4. Revised Final Development Plan - Muirfield Square**

The applicant, Robert Roesch, on behalf of Marietta Hotel Company, Inc. requested this revised final development plan be held over for another month. There are substantial difficulties in creating new property lines within this existing shopping center which need to be resolved.

Mr. Geese made a motion to table this application. Mr. Rauh seconded the motion.  
(Approved 5-0.)

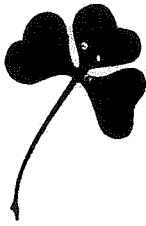
**5. Informal - NCR Assisted Living**

Ms. Clarke presented slides and the Staff Report. The site is only the western 2.2 acres of a 4.6 acre corner at Bright and Sawmill Roads. The applicant is National Church Residences. This area is currently zoned R-1, and the Bright Road Area Study, done several years ago, designated this as an "office" site. The site is basically open and flat with a treed edge.

This is an informal request and the applicant is interested in feedback from the Planning Commission on the land use proposed and whether he should go forward with a formal rezoning application. The proposal is to develop a 3-story brick building housing 72 assisted care units. The site plan shows two curb cuts on Bright Road and parking for 41 cars. The resident population is going to be elderly and somewhat impaired. It is expected that very few of them will have their own cars. The staffing ratio is on the basis of one staff member for every 15 residents in the building. Staff feels that this use would benefit Dublin, particularly as our population ages. Staff does feel the structure overpowers the site and has a negative impact on the neighboring single-family residences. Dublin's Suburban Office and Institutional District includes various types of institutional housing and nursing homes. This would probably be an acceptable use in that classification.

The Staff feels the building and use would be assets to Dublin. The building itself, is quite attractive and noteworthy but needs a larger piece of ground. There is some issue with regard to the availability of utilities.

97-021FDP  
Dublin Scioto High School  
4000 Hard Road



**DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
MARCH 2, 1995**

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

**CASE 6: Revised Final Development Plan - Northeast Quadrant - Dublin Scioto High School Stadium Expansion - 4000 Hard Road**

**Location:** 64.3 acres located on the north side of (future) Hard Road, approximately 3,500 feet west of Sawmill Road.

**Existing Zoning:** PUD, Planned Unit Development District (Northeast Quadrant Plan).

**Request:** Review and approval of a revised Final Development Plan under the provisions of Section 1187.07 of the Planning and Zoning Code.

**Proposed Use:** An expansion of the approved high school stadium to include 3,000 square foot concession/restroom building, ticket booth, and 2,100 square foot storage building, a 20,000 square foot athletic building, expansion of bleacher seating, paving, fencing, and landscaping.

**Applicant:** Dublin Board of Education, c/o Joe Riedel, Assistant Superintendent of Operations and Development, 7030 Coffman Road, Dublin, Ohio 43017.

**MOTION:** To approve this revised Final Development Plan because the structures will be coordinated with the high school building, the plan shows sensitivity toward the neighboring land and should be an enormous asset and activity focal point for the area, and it meets the subarea standards of the PUD zoning with the following four conditions:

- 1) That Phase 2 architecture be consistent with the conceptual drawing and that the colors and building materials match those of Phase 1 and the high school;
- 2) That stormwater management meet MORPC guidelines and be subject to approval by the City Engineer;
- 3) That the safety concerns of the Fire Department be resolved; and
- 4) That all exterior lighting conform to the Dublin Lighting Guidelines.

\* Joe Riedel, representing the applicant, agreed to the above conditions.

**VOTE:** 7-0.

**RESULT:** This revised Final Development Plan was approved.

**STAFF CERTIFICATION**

Mary H. Newcomb  
Graduate Landscape

**CASE 6: Revised Final Development Plan - 4000 Hard Road - Dublin Scioto High School**

**APPLICANT:** Dublin City Schools, c/o Joe Riedel, Assistant Superintendent of Operations and Development, 7030 Coffman Road, Dublin, OH 43017.

**REQUEST:** Review and approval of the Revised Final Development Plan for the Dublin Scioto High School under Section 1181.07 of the PUD, Planned Unit Development District to include addition of a 3,000 square foot concession/restroom building, an 87 square foot ticket booth, a 2,100 square foot storage building, a 20,000 square foot athletic building, expansion of bleacher seating, paving, fencing, and landscaping. The site is located on 64.3 acres on the north side of (future) Hard Road, approximately 3,500 feet west of Sawmill Road.

**BACKGROUND:**

The Final Development Plan for the Dublin Scioto High School was reviewed informally by the Planning and Zoning Commission on February 4, 1993 and formally approved with conditions on March 4, 1993. The architectural palette for the Northeast Quadrant was later approved by the Commission on September 9, 1993. Groundbreaking was held in July 1993 and the building will be ready for occupancy at the beginning of the 1995-1996 school year.

**CONSIDERATIONS:**

- o The site is fairly flat and mostly open. A wooded drainage swale runs through the southeast corner. The school site will front on Hard Road and is bounded by vacant land except to the west where it abuts the Woodlands subdivision (zoned R-1). All of the other surrounding land is also zoned PUD as part of the same Preliminary Development Plan (Northeast Quad PUD). To the south across Hard Road is to be a single-family development; to the east, multi-family; and to the north will be more single-family and an elementary school.
- o Hard Road is currently under construction. It was anticipated that Hard Road would be finished about a year ahead of the High School. This is not the case, but it will be finished prior to occupancy this fall.
- o The site is included within about 500 acres zoned PUD, Planned Unit Development District, by Summitview Associates in June of 1990. It is also known as the "Schottenstein rezoning" or "Northeast Quadrant PUD." The site is specifically zoned for a high school and associated uses and is governed by the text (Sub-Area 10) titled "Dublin Northeast Quadrant PUD, Sub-Area Standards." Several modifications to the PUD text are currently under review. None, however, relate to the high school site.
- o The school will contain about 228,000 square feet and will be located at the southwest corner of the site. The northern area will be developed for a variety of outdoor and athletic facilities. The more intensive activities have been specifically designated for the eastern half of the site. The student parking lot and any stadium or similar facility will be located in that area.
- o The high school building will average about 34 feet in height and will not exceed 42 feet to its highest point. The main exterior building material is brick with a scored split-faced

- block belt course extending approximately four feet above grade around the building. In addition, a light taupe synthetic stucco is utilized for exterior soffits and accent wall banding below the soffit. The visible pitched roofs are gray/taupe standing seam metal.
- o The parking lot accommodates about 500 cars. The site will be served by three curb cuts, all of which are opposite proposed streets on the south side of Hard Road. There are no other vehicular connections from this site to any other site or facility.
  - o The bid for the High School construction was low enough to permit construction of the extra athletic facilities. The applicant is proposing changes to the football/soccer field portion of the site. The proposal includes two phases. Phase 1 will include a 3,000 square foot concessions/restroom building to be located on the home-side, to the southeast of the field. An 87 square foot ticket booth will be located to the northwest of the concessions building. A 2,100 square foot storage building is to be located on the visitor-side, southeast of the field. This building is to be converted to a concession/restroom building at some point in the future. Other improvements include paving, fencing, and landscaping.
  - o Phase 2 construction is to include a separate 20,000 square foot athletic building, a 4,000 seat home-side grandstand, the relocation of the existing home-side bleachers to the visitor-side of the field, the conversion of the storage building to a concession building, and the expansion of the visitor seating to accommodate 2,000. The total potential stadium capacity is expected to be 6,000 seats. The timetable for Phase 2 has not been determined and will be contingent on voter approval of a bond issue.
  - o The baseball field backstop has recently been installed. Several neighbors to the west have raised concerns about the setback of the backstop from the west property line of the site. The text for the high school requires athletic fields to be at least 50 feet from the west property line adjacent to the existing single-family homes. The backstop is part of the permissible athletic fields and in compliance with the established setback standards. There is no code enforcement issue relative to the backstop.
  - o A decorative entry gate is to be located between the parking lot and the sidewalk to the football/soccer field. The gate will be buff-colored painted steel to match the exterior doors of the school.
  - o Landscaping is to be incorporated around the gated entrance from the parking area to the football/soccer field area and adjacent to the concession/restroom facility. Shade trees are also proposed in the plaza area next to the field.
  - o The buildings are to be constructed of materials and colors to match the High School building. The home concession building height is to be 21 feet to top of the peak. The visitor storage building is to be 18 feet in height to the peak. The buildings will have hipped roofs constructed of standing seam metal. Elevations of the Phase 2 athletic building are conceptual at this point.
  - o The proposed changes will require re-routing of private sanitary services and water lines. No changes are proposed for the public utilities. Addition of roofs and hard surfaces may slightly impact the stormwater requirements for the site.
  - o Any proposed exterior lighting for the buildings will have to comply with the Dublin Lighting Guidelines. Additional information such as cut-sheets and iso-footcandle plots will have to be submitted for Staff review.

- o A variance was approved for this site on February 23, 1995 by the Board of Zoning Appeals to permit a 33 square foot ground sign. The exact location of the sign has not been determined, but it will be installed along the north side of Hard Road, between the two curb cuts.
- o The Washington Township Fire Department has expressed concerns regarding emergency access to this portion of the site and exterior fire protection. This will have to be resolved prior to issuance of a building permit.

**STAFF RECOMMENDATION:**

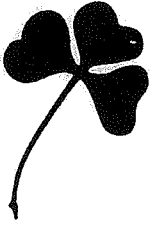
Staff recommends approval of the Revised Final Development Plan with the following four conditions:

**Conditions:**

- 1) That Phase 2 architecture be consistent with the conceptual drawing and that the colors and building materials match those of Phase 1 and the High School;
- 2) That stormwater management meet MORPC guidelines and be subject to approval by the City Engineer;
- 3) That the safety concerns of the Fire Department be resolved; and
- 4) That all exterior lighting conform to the Dublin Lighting Guidelines.

**Bases:**

- 1) The proposed structures will be coordinated with the High School building.
- 2) The site has been planned with sensitivity toward the neighboring land, and it should be an enormous asset and activity focal point for the area.
- 3) The proposal meets the subarea standards of the PUD zoning.



**DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION**

**APRIL 4, 1996**

**CITY OF DUBLIN**

5800 Shier Kings 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. Revised Final Development Plan - Northeast Quadrant PUD - Dublin Scioto High School - 4000 Hard Road**  
**Location:** A ±64.3 acre parcel located on the north side of Hard Road, approximately 3,500 feet west of Sawmill Road.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of a revised final development plan under the provisions of Section 153.056.  
**Proposed Use:** Parking lot expansion.  
**Applicant:** Dublin Schools, c/o Joe Riedel, 7030 Coffman Road, Dublin, Ohio 43017.

**MOTION:** To approve this revised final development plan because it meets the subarea standards of the PUD and is compatible with the existing and proposed residential neighbors with the following three conditions:

- 1) That the necessary parking permit be obtained from the City of Dublin Department of Development;
- 2) That clearing for the storm pipe be kept to a minimum and that temporary snow fencing, as shown on all development plans, be installed prior to and during all phases of construction, subject to staff approval; and
- 3) That all exterior lighting conform to the Dublin Lighting Guidelines.

\* Joe Riedel, agreed to the above conditions.

**VOTE:** 5-0.

**RESULT:** This revised final development plan was approved.

**STAFF CERTIFICATION**

*Mary H. New* 97-021FDP  
Mary H. Newcomb Dublin Scioto High School  
Graduate Landscape 4000 Hard Road



- 7) That floodway, floodway plus 20 feet, and floodplain boundaries be accurately shown on all plat, planning, building permit, and engineering documents and that all city codes be met regarding floodways and floodplains;
- 8) That the applicant secure an approved Special Flood Hazard Area development permit from the City Engineer's office before applying for a building permit;
- 9) That existing and unused on-site waste disposal systems be abandoned in place or removed according to the requirements of the OEPA and such work be approved by the OEPA prior to approval of building permits;
- 10) That stormwater management meet the requirements of the City Engineer;
- 11) That existing trees to be preserved be protected with temporary snow fencing during all phases of construction, and that the fencing location be shown on all development plans, subject to staff approval; and
- 12) That an eight-foot wide bikepath be constructed along the north side of Earlington Parkway, be consistent with the Dublin Bikeway Plan, and meet the approval of the Parks Director.

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

### 3. Revised Final Development Plan - Northeast Quadrant PUD - Dublin Scioto High School - 4000 Hard Road

Mary Newcomb presented this revised final development plan for an addition of 62 parking spaces and a reduction of required screening along the eastern edge of the student parking lot. The site is located on 64.3 acres on the north side of Hard Road, approximately 3,500 feet west of Sawmill Road. The building is approximately 228,000 square feet. The high school is located in Subarea 10 of the Northeast Quadrant PUD. The applicant is proposing to increase the visitor/staff parking lot by 20 spaces and to construct a 42 space parking lot. The bikepath and some landscaping there will be relocated.

The student parking is used for band practice and the trees interfere with the band director's view of the practice field. The applicant will substitute by adding trees along the entry drive instead.

Ms. Newcomb said the Staff Report conditions had been amended. The planting requirement of 13 trees has been deleted. Eight trees are proposed, exceeding the requirement. Another condition in the Staff report, compliance with the Landscape Code has been deleted. They exceed the Code requirement with the trees planned.

Staff is recommending approval with the following three conditions:

- 1) That the necessary parking permit be obtained from the City of Dublin Department of Development;

- 2) That clearing for the storm pipe be kept to a minimum and that temporary snow fencing, as shown on all development plans, be installed prior to and during all phases of construction, subject to staff approval; and
- 3) That all exterior lighting conform to the Dublin Lighting Guidelines.

Ms. Newcomb said using the same cutoff lighting fixture is proposed.

John Willi, Fanning Howey and Associates, 4930 Bradenton Avenue, said the parking spaces were 120 feet off Hard Road.

Joe Riedel, the applicant, agreed to the above conditions.

Mr. Sutphen made a motion to approve this revised development plan because it meets the PUD subarea standards and is compatible with residential neighboring properties with the following three conditions:

- 1) That the necessary parking permit be obtained from the City of Dublin Department of Development;
- 2) That clearing for the storm pipe be kept to a minimum and that temporary snow fencing, as shown on all development plans, be installed prior to and during all phases of construction, subject to staff approval;
- 3) That all exterior lighting conform to the Dublin Lighting Guidelines.

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

~~4. Revised Final Development Plan/Corridor Development District CDD96-004 - Gordon Foods Service Marketplace - 3901 West Dublin-Granville Road~~

~~Mary Newcomb presented this revised final development plan for the former Design Shoe Warehouse. The site is located on 3.8 acres in the JALL PUD, on the southwest corner of West Dublin-Granville Road and Dublin Center Drive. McSwain Carpets is located to the west of the site, and to the south is the Department of Medicine Foundation.~~

~~Modifications to the exterior entrance of the building are proposed. The building is constructed of pale gray dryvit with a glass and black metal storefront. The applicant is proposing to remove the glass arch on the entrance and install a lexan canopy. The front door will be redesigned and black trim will be used.~~

~~Some of the landscaping on the site has been damaged and needs to be replaced. The existing interior planting of crabapple trees do not meet the intent to properly shade. As the trees die, Staff is recommending that they be replaced with a larger shade tree.~~



**DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
March 6, 1997**

CITY OF DUBLIN

5800 Shier Rings Road  
Dublin, OH 43017-1236  
Phone/TDD: 614/761-6550  
Fax: 614/761-6506

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

**6. Revised Final Development Plan 97-021FDP - Dublin Scioto High School - 4000 Hard Road**

**Location:** A 64.3 acre parcel located on the north side of Hard Road, approximately 3,500 feet west of Sawmill Road.

**Existing Zoning:** PUD, Planned Unit Development District (Northeast Quadrant Plan).

**Request:** Review and approval of a revised final development plan under the provisions of Section 153.056.

**Proposed Use:** A 5,136 square foot weight/wrestling room addition, a 771 square foot storage room addition, and additional stadium seating (total 5,000 seats).

**Applicant:** Dublin City Schools, c/o Joe Riedel, 7030 Coffman Road, Dublin, Ohio 43017.

**MOTION:** To approve this application because it is coordinated with the high school building, meets the subarea standards of the PUD zoning, and is designed with sensitivity toward the neighboring properties, with four conditions:

- 1) That stormwater management meet MORPC guidelines and be subject to approval by the City Engineer;
- 2) That any new exterior lighting conform to the Dublin Lighting Guidelines;
- 3) That existing landscaping on-site be relocated or replaced and that temporary snow fencing be installed around existing plant material prior to construction, subject to staff approval; and
- 4) That a site dimension plan be submitted to the Planning Division for review within two weeks of approval.

\* Joe Riedel agreed to the above conditions.

STAFF CERTIFICATION

Mary H. Newcomb  
Landscape Planner

- 10) That the stream crossing structure be designed according to the City's and FEMA's requirements, and that all necessary permits and approvals be obtained prior to approval of engineering drawings;
- 11) That an easement and right-of-way dedication plat be prepared and provided to the City Engineer for approval prior to commencement of construction; and
- 12) That the applicant submit a revised site dimension plan incorporating all conditions of approval and formatting requirements of the City Engineer within two weeks;
- 13) That 50 percent of the shade trees on the eastern buffer be 3.5 inches in caliper or greater;
- 14) That the secondary access (to the park) include the installation of removable wood bollards;
- 15) That a 25-foot no-build zone be established around the north, east, and west perimeter of the site, and permit a split-rail fence along the north and east property lines; and
- 16) That the proposed green board fence (within the park along Post Road) be maintained by the applicant, and the split-rail fence be maintained by the City.

Bill Adams agreed to the additional conditions. Mr. Ferrara seconded the motion, and the vote was as follows: Mr. Lecklider, yes; Mr. Harian, yes; Mr. Ferrara, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; and Mr. Sprague, yes. (Approved 6-0.)

Ms. Chinnici-Zuercher thanked everyone and said the project has continuously improved.

\* 6. **Revised Final Development Plan 97-021FDP - Dublin Scioto High School - 4000 Hard Road**

Mary Newcomb presented this revised final development plan to increase the stadium seating from 880 seats to 5,000 seats. She said the staff report erroneously stated that the weight/wrestling room was 5,136 square feet, but it was 3,647 square feet. The application also includes a 771 square foot storage room addition. The site is part of the Northeast Quadrant plan, located within Subarea 10. A high school and its associated uses are permitted. The final development plan for the high school was approved in 1993. A revised final development plan for a concession stand, storage building, athletic building, and site amenities was approved in 1995. A parking lot expansion of 62 spaces was approved in 1996.

The site is 64 acres located on the north side of Hard Road. There are three access points. The high school building is 228,000 square feet with associated athletic facilities. The existing home side bleachers will be relocated to the eastern side of the field. A new 4,000 seat grandstand will be constructed on the western side. A 22,000 square foot auditorium addition will be reviewed later. The new grandstand will be 29 feet high to the rail and 42 feet high to the top of the press box, and will match the existing building. The wrestling/weight room addition will be constructed on the east side of the high school. The applicant has proposed to relocate existing landscaping elsewhere on the site. Staff would like to see a landscape plan for this. Temporary snowfencing should be installed around the remaining plant material around the additions.

Ms. Newcomb said 440 temporary parking spaces are proposed on the grass and within the existing parking lot that will provide a total of 999 parking spaces on site for special events.

Stormwater management for the site is currently under review. The additional facilities comply with the existing PUD text. Staff recommends approval with four conditions:

- 1) That stormwater management meet MORPC guidelines and be subject to approval by the City Engineer;
- 2) That any new exterior lighting conform to the Dublin Lighting Guidelines;
- 3) That existing landscaping on-site be relocated or replaced and that temporary snow fencing be installed around existing plant material prior to construction, subject to staff approval; and
- 4) That a site dimension plan be submitted to the Planning Division for review within two weeks of approval.

Mr. Lecklider said no stadium lighting was shown on the plan. Ms. Newcomb said the grandstand was to be constructed around the existing lighting.

Joe Riedel agreed to the above conditions.

John Willi, Fanning Howey and Associates, said the potty parity law required one fixture per 100 men and one fixture per 50 women. He said this exceeds the required number of restrooms. Mr. Willi said it would be a substantial burden to add to the men's restrooms.

Mr. Lecklider asked if the stadium lighting would change. Mr. Willi said the four towers would remain to provide the general illumination on the field.

Mr. Willi said the Coffman stadium had 8,500 seats and Scioto will have 5,000 seats.

Mr. Willi said the landscaping at the weight/wrestling room will be relocated. Additional landscaping will be added at the corner of that area.

Ms. Chinnici-Zuercher asked if the grassed parking area would be sectioned off so that it will be available for major events. Mr. Willi said the grass parking will be used rarely.

Ms. Chinnici-Zuercher said she was involved years ago with the original plan for Scioto High School. She is now disappointed. Trying to make the schools identical continues to cost taxpayers unnecessarily. Sharing facilities would help to build the community.

Mr. Harian made the motion for approval of this revised final development plan because it is coordinated with the high school building, meets the PUD text, and is designed with sensitivity toward the neighboring properties, with four conditions:

- 1) That stormwater management meet MORPC guidelines and be subject to approval by the City Engineer;
- 2) That any new exterior lighting conform to the Dublin Lighting Guidelines;
- 3) That existing landscaping on-site be relocated or replaced and that temporary snow fencing be installed around existing plant material prior to construction, subject to staff approval; and
- 4) That a site dimension plan be submitted to the Planning Division for review within two weeks of approval.

Mr. Sprague seconded the motion, and the vote was as follows: Mr. Lecklider, yes; Mr. Ferrara, yes; Ms. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; and Mr. Harian, yes. (Approved 6-0.)

Ms. Boring asked if the stormwater management had to meet the minimum Dublin requirements or the MORPC guidelines. Randy Bowman said they were one in the same.

**7. Master PUD Design and Tree Preservation Plan 97-020 - Cardinal Health Corporate Headquarters - 4775 Emerald Parkway**

Bobbie Clarke presented this 62-acre site located between I-270 and Emerald Parkway, bordered by Coffman Road on the west and Dublin Road on the east. It is Subareas 2 and 3 of the overall McKittrick Office PUD. Subarea 4 is the Killilea single-family subdivision. The first development was the Cellular One Building (Airtouch). Dublin purchased the Blankenship property after this site was rezoned. Emerald Parkway has been completed between Dublin Road and Coffman Road except for landscaping. Special improvements along the school property and Willowgrove are not yet in place, including fencing, sound walls, etc. Since 1995, the Commission has reviewed the design of Emerald Parkway and the bridge over the Indian Run. The Master PUD design is required before the first final development plan for the Cardinal Health campus is submitted. Cardinal's first phase will be east of the Indian Run, near Dublin Road.

Ms. Clarke said there is a substantial cut along Emerald Parkway which has caused adjustments to Cardinal Health. There is a deep tree lined ravine through the center of the site, and a small cemetery near Dublin Road.

At the time of rezoning, some type of connection across the Indian Run was mentioned. It was not yet determined if it would be a building cantilevered over the creek or a driveway connection along I-270. It is now expected that there will be major structures on both sides of the creek connected by a pedestrian corridor over the ravine. Covered walkways are proposed to extend out into the large parking lots.

The site lost about 40 parking spaces due to the road and Staff and the applicant agree that a 10-foot encroachment into the I-270 setback for 1,000 feet is appropriate. Also, several hundred spaces are being downsized by six inches to help retrieve the 40 spaces. The cemetery will be untouched.

The tree preservation plan shows the edge of the trees and the species will be identified at the time of the final development plan review. The encroachment across the creek is very minor and staff believes the tree preservation plan is sound. There is a substantial incline along I-270, and the proposed encroachment will not be visible from I-270.

Phase 1 is expected to be 350,000 square feet of office. The total office park will be approximately 800,000 square feet with parking for 3,600 cars.



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, February 2, 2023

### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the February 2, 2023 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Rebecca Call, Jamey Chinnock, Lance Schneier, Kathy Harter, Mark Supelak, Warren Fishman, Kim Way

Staff members present: Jennifer Rauch, Thaddeus Boggs, Zachary Hounshell, Taylor Mullinax, Michael Hendershot, Tina Wawzkiewicz, Heidi Rose

### ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Fishman moved, Mr. Supelak seconded acceptance of the documents into the record and approval of the 01-19-23 meeting minutes.

Vote: Mr. Way, yes; Ms. Harter, yes; Mr. Schneier, yes; Mr. Chinnock, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Fishman, yes.

[Motion approved 7-0.]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call swore in meeting attendees intending to provide testimony on the cases on the agenda.

### NEW CASES

- 1. Dublin Scioto High School Athletic Outbuildings at 4000 Hard Road, 22-164AFDP, Amended Final Development Plan**

A request for approval of an Amended Final Development Plan for the construction of three athletic outbuildings behind the existing school that include a batting facility and concession stands for softball and baseball. The 54.30-acre site is zoned Planned Unit Development, Northeast Quad and located ±520 feet northwest of the intersection of Hard Road with Emerald Parkway.

### **Case Presentation**

Ms. Mullinax stated that this is a request for review and approval of an Amended Final Development Plan for the Dublin Scioto High School, 4000 Hard Road site. The 65.25-acre site is located approximately 520 feet northwest of the intersection of Hard Road and Emerald Parkway. The site is zoned Planned Unit Development District (PUD), Northeast Quad, and is located within Subarea 10. The development text permits uses and structures such as athletic fields and associated athletic outbuildings. The Commission approved a Final Development Plan (FDP) for the 228,000 SF Dublin Scioto High School with recreational playing fields in March 1993. Subsequent revisions have been made to the FDP to permit various outbuilding additions and site improvements. Tonight, the Commission is reviewing an amended Final Development Plan to permit the addition of three athletic outbuildings. The applicant is proposing to construct three athletic outbuildings behind the existing high school including: replacement of an existing building at the baseball field with a new 843 SF baseball concession and scorers' building, two new buildings including a 538 SF softball field concessions and scorers' building, and a 8,652 SF multi-use batting facility. Additionally, minor site improvements are proposed immediately around the buildings including new or replaced pavement areas, landscaping, and bleacher relocation. The proposed plan meets all setback and lot coverage requirements. The facility includes approximately 5,996 SF of batting cages for indoor hitting practice with the remainder of the space dedicated to storage for the softball and baseball fields and restroom facilities. The proposed height and materials meet the development text requirements, which require the buildings to coordinate with the school and other surrounding structures by the use of color, materials, and/or details. Proposed materials include Belden brick walls with a stone base and starter course. The applicant has experienced maintenance issues with the existing split-faced CMU stone on other outbuildings and is proposing a cast stone with a starter course of natural stone in lieu of the existing material due to product discoloration and wicking. Staff supports this material change. Additional materials include American Building's Locseam standing seam metal roof, fascia, gutters, and downspouts in a Fox Gray color, and Morin extruded aluminum panels and trim in a Fox Gray color. The building has Steelcraft hollow metal main doors on the north and east elevations, and Overhead Door insulated garage doors painted Fox Gray on the north, east, and west elevations, which will provide ventilation during use. The east elevation incorporates a large "S" for the Scioto High School using a dark brick variation identified as "brick color B." Spandrel glass is proposed for two window panels in the softball building to screen utilities. Staff is supportive of all proposed materials. The plan meets the Dublin Landscape Code, and the development text. Two existing trees will be replaced with six new trees, plus three additional trees and building foundation plantings. The proposed batting facility will drain into a proposed underground storage system located just south of the new facility and to the north of the high school. Staff has reviewed the plan against the applicable criteria and recommends approval with three conditions.

### **Applicant Presentation**

Steven Turckes, Perkins & Will Architects, 410 North Michigan Avenue, Chicago, IL 60611, stated that they were careful to be consistent with the existing building and material precedents. They took care to consider the existing outbuildings, particularly the two that sit south of the stadium,



as precedents for the new buildings. The new buildings will have a cast stone base with brick that matches the existing buildings, metal trim for the roof soffits and fascia and a standing seam metal roof. He described samples of the primary materials, including the glass windows, for the Commission's review. He is happy to answer any questions.

### **Commission Questions**

Ms. Harter inquired about the placement of the tinted glass.

Ms. Mullinax responded that the glass referred to is a spandrel glass, which will be used only in two window panel areas to screen the utility area located beneath the scorer. The remainder of the glass glazing is clear.

Mr. Chinnock inquired if the spandrel glass is necessary.

Mr. Turckes responded that if the Commission prefers clear vision glass, they could provide a shadow box behind it to provide some privacy for those sitting at the scorer tables. Adjacent to the scorer's area on one side is the concessions area; on the other side is a small locker room.

Mr. Mullinax stated that spandrel glass is a permitted material.

Mr. Chinnock inquired if there would be any changes in the parking requirements.

Mr. Turckes responded that there would not be, as there is no change in use.

Mr. Chinnock inquired if the batting cage and restrooms would be open and operational only at certain times.

Jeff Stark, Chief Operating Officer, Dublin City Schools, 6371 Shier Rings Road, Dublin, OH responded that those spaces would be open during school hours or for school activities. They would not be available to rent.

Mr. Chinnock inquired if the large "S" on the side the building is considered signage.

Ms. Mullinax responded that it is not. It is internal to the site and not directly visible from the right-of-way for the purpose of providing wayfinding. It is an aesthetics feature to the building, using the darker shade of brick to provide the "S" design.

Ms. Harter stated that each of the Dublin schools has an associated color. Was there consideration for incorporating the Scioto High School color in the "S"? What color is the "S"?

Mr. Stark responded the brick on the facility is a blended brick. The darkest brick in that blend will be used for the "S".

Ms. Harter inquired about the safety component of the doors.

Mr. Stark responded that the exterior doors are hollow-metal, insulated steel.

Ms. Harter inquired if the small parking area typically used by EMS during games would remain.

Mr. Stark responded that they do not anticipate eliminating any parking.

Ms. Harter inquired if any screening of the ball fields would be provided for adjacent home sites.

Mr. Stark responded they there has been no conversation regarding such screening.

Mr. Supelak requested clarification of the foundation plantings. On the large, southern elevation, there are low plantings. More verticality might be needed in that large space.

Mr. Stark responded that their landscape plan has been updated, which now provides more variation in height, depth and types of plant materials.

Mr. Schneier inquired about the split-face brick. He understands it does not weather well, but it provides more character. If it were treated in some manner, would it be possible to use it to achieve a more uniform appearance?

Mr. Stark responded that the split-face brick has not posed a maintenance issue, but it captures dirt, so its appearance has not weathered well. The natural cast stone is much smoother. The intent was to utilize a material that would honor the existing material but would maintain its visual appearance for years.

### **Public Comments**

Jim and Anne Wilson, 4049 Blackthorn Lane, Dublin, OH:

“My wife and I live behind Scioto High School in the Hawthorns Commons community. Our backyard faces the athletic fields with some trees as a buffer. We moved here last year and love it. We received the City’s public notice today regarding the athletic buildings construction. We have reviewed the drawings and information and feel very positive about these additions.”

### **Commission Discussion**

Mr. Schneier and Mr. Fishman expressed support of the application.

Mr. Supelak stated that he is supportive of the application, advocating for landscaping that would break up the view of the big walls.

Mr. Way stated that he believes the proposed foundation landscaping is appropriate, due to the fact that there is heavy traffic here.

Ms. Harter, Mr. Chinnock and Ms. Call expressed support for the application.

Mr. Supelak moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following three conditions:

- 1) That any required changes to building materials that are substantially similar be administratively approved by staff prior to building permitting;
- 2) That the landscape plan is revised to show existing trees to be removed prior to building permitting; and
- 3) That the applicant continues to work with Engineering at building permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

Vote: Ms. Harter, yes; Mr. Chinnock, yes; Mr. Way, yes; Mr. Schneier, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Fishman, yes.

[Motion approved 7-0.]

### ~~**2. Indus Bridge Street at PIDs: 273-012427, 273-012430, 273-012429, 273-008244, 273-009080, 273-009101, 22-172CP, Concept Plan**~~

~~A request for Concept Plan approval of the construction of a mixed-use development consisting of five buildings: a hotel, parking garage, office, and two residential buildings. The 6.29-acre site is~~