

AGENDA

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday June 19, 1997
TIME: 6:30 P.M.
PLACE: Dublin Municipal Building
6665 Coffman Road

CASES PREVIOUSLY POSTPONED:

1. **Conditional Use 97-080CU - Dublin Commerce Park - BBC&M Engineering, Inc. - 6190 Enterprise Court**
Location: 2.067 acres located on the east side of Enterprise Court, approximately 275 feet to the north of Innovation Drive.
Existing Zoning: RI, Restricted Industrial District.
Request: Review and approval of a conditional use under the provisions of Section 153.236.
Proposed Use: A 6,480 square foot office addition to an existing 14,000 square foot office/laboratory building plus a new vehicle maintenance building of 6,750 square feet.
Applicant: David R. Bowman, BBC&M Engineering, Inc., 6190 Enterprise Court, Dublin, Ohio, 43016; represented by Rich Terhune, Meacham & Apel Architects, Inc., 5640 Frantz Road, Dublin, Ohio 43017.
Staff Contact: Kim Littleton, Planner.*
2. **Final Development Plan 97-081FDP - Lowell Trace PUD - Northwest Presbyterian Church - 6488 Post Road**
Location: 8.497 acres located on the northwest corner of Post Road and Avery Road.
Existing Zoning: PUD, Planned Unit Development District (Northwest Presbyterian Church Plan).
Request: Review and approval of a final development plan under the provisions of Section 153.056.
Proposed Use: A 30,700 square foot church and parking lot.
Applicant: Northwest Presbyterian Church, c/o Larry Allen, 6488 Post Road, Dublin, Ohio 43016; represented by Meacham and Apel Architects, Inc., c/o Robert Brokaw, 5640 Frantz Road, Dublin, Ohio 43017.
Staff Contact: John D. Talentino, Planner.*

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CASE 2: Final Development Plan 97-081FDP - Lowell Trace PUD - Northwest Presbyterian Church, Phase 1 - 6488 Post Road

APPLICANT: Northwest Presbyterian Church, c/o Larry Allen, 6488 Post Road, Dublin, Ohio 43016; represented by Meacham and Apel Architects, Inc., c/o Robert Brokaw, 5640 Frantz Road, Dublin, Ohio 43017.

REQUEST: Review and approval of a final development plan for a 30,700-square-foot church under the Planned Unit Development provisions of Section 153.056. The site is 11.51 acres located on the north side of Post Road, the west side of Avery-Muirfield Drive, and wraps around a 2.7-acre site zoned for office at the intersection.

STAFF CONTACT: John Talentino, Planner.

UPDATE:

This case was tabled at the June 5, 1997 meeting due to the late hour. No discussion or vote was taken. Conditions 13-15 have been added to the previous staff report.

BACKGROUND:

A rezoning application (preliminary development plan) for an expansion of the office and institutional portion of the Lowell Trace PUD, totaling 14.59 acres, was approved by the Commission and Council in 1995. The Lowell Trace PUD now consists of 121 single-family lots on 48.5 acres, 60 acres of parkland, 11.51 acres zoned for a church complex, and 2.7 acres at the corner zoned for office/institutional uses.

This is a request for final development plan approval of the first phase of the church complex. It consists of a 30,700 square foot church building featuring a multi-purpose room, Sunday school classrooms, and church offices. A wet pond within Red Trabue Nature Preserve will also be constructed in this phase. The applicant has submitted a proposed text revision that extends (from January 1, 1998 until September, 2002) the period of time the existing house on Post Road may be used as a temporary church office. A change to the zoning text can only be made by Council action. Following approval by the Commission, the applicant may apply for a building permit.

CONSIDERATIONS:

- The site is 11.51 acres zoned for a church complex in the Lowell Trace PUD. It wraps around a 2.7-acre corner site that is zoned for office and institutional uses. To the north is the Red Trabue Nature Preserve along the South Fork. Farther north are single-family homes located in the Lowell Trace subdivision. On the west end of the site along Post Road is an existing house used by the church for its office. To the west is the Convallarium at Indian Run, a nursing care facility zoned PUD. South of the site is the undeveloped office portion of the Riverside Hospital PCD, Planned Commerce District.
- The site has 520 feet of frontage on Post Road and 150 feet of frontage on Avery-Muirfield Drive. It does not include the 2.7 acres right on the corner. The site is generally flat with existing deciduous and evergreen trees located throughout the property. Some of the trees are very large. A tree survey and tree preservation plan have been submitted. An existing pond is shown to the east of the proposed church and is to remain until the future sanctuary is constructed. A wet pond will be constructed to handle this site's storm water management, per previous contractual agreements, within the Red

Trabue park. The design of the detention pond will need to emphasize aesthetics and be in character with the nature preserve.

- The zoning text permits the house on Post Road to be used as an office for the church until January 1, 1998. A revised text that extends that period until September, 2002 has been submitted. A change to the zoning text can only be made if adopted by City Council. Staff has no objection to this extension, but recommends that the existing driveway onto Post Road be eliminated at the time of occupancy of the first phase of the church, due to the proximity of the new access point. At that time, parking for the church office will be immediately adjacent to the new parking lot.
- The church is to be developed in phases. This application is the first phase and consists of a 30,700 square foot church building featuring a multi-purpose room, Sunday school classrooms, and church offices. Future phases include the primary and secondary school uses and the sanctuary. Future office buildings at the corner of Post and Avery Roads will share the church parking lot.
- The overall site plan shows the church backing up to the park. Parking for 543 cars is mostly located between Post Road and the church complex. The sanctuary is on the eastern end of the building and the school is on the western end. A play area is in the northwest corner of the site. Three access points are shown, two full-service curb cuts on Post Road and one right-in/right-out curb cut on Avery-Muirfield Drive. The eastern Post Road curb cut will serve as the main entrance. The office building(s) proposed at the corner will share these access points as well as some of the parking. An 8-foot bike path near the Avery-Muirfield Drive entry will provide access from this site to the park. Staff recommends that the bike path be within an easement to allow for consistent maintenance by the city.
- The main entry is on Post Road approximately 500 feet west of Avery-Muirfield Drive. The western Post Road entrance is a 24-foot wide drive located adjacent to the existing house. It should be widened to 36 feet consistent with rezoning conditions. The Avery-Muirfield Drive entry is 390 feet north of Post Road and will be connected by a bikepath to the park. A left turn stacking lane will be installed on Post Road when the parking lot is expanded beyond phase one. Right-of-way for Post Road (30 feet from centerline) and Avery-Muirfield Drive (50 feet from centerline) must be dedicated to the city prior to the issuance of building permits. Five-foot sidewalks are required along both roads. A sidewalk is proposed on private property along Post Road which would require an easement. This location may be preferable in order to maintain the standard tree lawn. The text requires a 50-foot minimum building setback around the entire property. The phase one building is set back 310 feet from Post Road and 380 feet from Avery-Muirfield Drive. The master site plan shows the entire development meeting the setback requirements at build-out.
- The proposed one-story, 30,700 square foot building is in keeping with the residential character and natural materials required in the text. A variety of materials, archways, and roof dormers, add interest to the building. The first phase building is over 360 feet long. Most of the building is one story and about 18 feet high at the roof peak, and the multi-purpose room is about 36 feet tall as measured per code. The ends of the building have hip roofs with pitches of 4/12 and 3/12. The multi-purpose room has a gabled roof with

an 8/12 pitch. Dimensional 30-year asphalt shingles ("Weathered Wood" - GAF Timberline) are proposed, consistent with text requirements. Colors for brick, stone, wood, and roof shingles are specified in the text. The applicant is proposing a gray color stucco ("Wilhelm Grey" 3012 - Reitter Stucco). Staff recommends that the stucco color approved for this phase be used for the entire development, including the future office buildings. The church building's front elevation, and much of the side and rear elevations, will be mostly brick (Belden 150), synthetic stone (Lake Erie Blue Vein Limestone) and stucco ("Wilhelm Gray #3012" and "Phoenix #4014" - Reitter Stucco). Stone archways, including a large one at the main entry, are spaced along much of the building's front and rear. The multi-purpose room's elevations are almost exclusively stucco because future expansion will occur there. Staff recommends that brick and/or stone be incorporated into the multi-purpose room's elevations to break up the large stucco areas and give the building a more similar finished quality on all four sides prior to future expansion, consistent with text requirements.

- Minimum parking setbacks are 50 feet along all public rights-of-way and 30 feet elsewhere. The entire phase one parking area of 285 spaces is located in front of the church building along Post Road and meets the setback requirements. The text provides for the church and office sites to share parking, and during non-business hours, the parking lots may be used by the public for access to the park. A drop-off lane is proposed in front of the building which will be lengthened with future phases. On-site turning movements for bus circulation are subject to approval by the City Engineer. If buses are to be parked overnight on the site, adequate spaces and screening should be identified on the site plan. Bicycle parking is required on this site as a condition of rezoning, but is not shown on the final development plan.
- Zoning approval required floodway, floodway plus 20 feet, and floodplain boundaries to be accurately shown on all plat, planning, building permit, and engineering documents. The preliminary utility plan has only some of this information, and the other plans have none.
- The proposed landscape plan meets the new landscape code requirements for interior landscaping and tree plantings. A complete plant list is needed showing plant names, quantities, installation sizes, etc. Plant material must be from similar climate as central Ohio. A tree preservation plan to include location of tree fencing, fertilization and pruning techniques, and utility placement must be submitted. Two groups of existing trees directly in front of the building are proposed to be saved. They are shown on the utility plan with a 6-inch water line running through them. The landscape, utility and grading plans should be revised to reflect coordination with respect to tree preservation. Mounding along Post Road is proposed consistent with the text, but mounding is not shown as required along Avery-Muirfield Drive. Landscape frontage treatment along Post Road and Avery-Muirfield Drive should consist of a minimum 3.5-foot earth mound with variable height, and one tree per 12 lineal feet of frontage. Plant material must be grouped, rather than equally spaced, along the frontages and meet the text requirements for size and type. The text also requires a landscape buffer of one tree per 15 lineal feet of property line to be installed where the subject site abuts the nursing home and the park. Street trees should be planted between the sidewalk and street where feasible. As shown, parking lot

screening does not meet code. A 3.5-foot high continuous screen plus street trees planted 40 feet apart are required.

- The text requires all signage to be ground signs with a standard shape and frame. One ground sign is proposed at the main Post Road entry, but no details have been submitted. It should be integrated with the building. The maximum height is 6 feet and maximum area is 15 square feet. The text does not permit wall signs.
- A dumpster is proposed in the northwest corner of the parking lot. Dumpster screening details have not been submitted, but the enclosure must be of the same architectural materials as the church building.
- A site lighting plan has not been submitted. All fixtures must be a cut-off type with a maximum height of 25 feet. Staff recommends that Dublin Lighting Guidelines be met for the entire development.
- Public sanitary sewer is available through the park to the north and is adequate to service the site. Easement for the sewer service to the church must be granted by the city, and its location is subject to the review and approval of staff.
- Public water supply is available from Post Road and is adequate to service the site.
- Storm water management for the site must meet the city's regulations and comply with any previous agreements between the city and the property owner. Storm water management calculations for the site have not been submitted. Floodway, floodway plus 20 feet, and floodplain boundaries are required to be accurately shown on all plat, planning, building permit, and engineering documents consistent with the rezoning conditions. All work within the floodplain boundary must receive prior approval and appropriate permits from the city engineer before starting.

STAFF RECOMMENDATION:

The proposed first phase of the church complex is in keeping with the residential framework of the area. The future expansion of the church complex promotes the sharing of its parking with the future office site and residents using the park. Staff recommends approval with the following 16 conditions:

Conditions:

- 1) That the existing driveway for the house on the west end of the site be eliminated at the time of occupancy of this first phase;
- 2) That right-of-way along Post Road (30 feet from centerline) and Avery-Muirfield Drive (50 feet from centerline) consistent with the Thoroughfare Plan, plus an area needed at the intersection for signalization, be deeded to the city prior to issuance of building permits;
- 3) That floodway, floodway plus 20 feet, and floodplain boundaries be accurately shown on all plat, planning, building permit, and engineering documents consistent with the rezoning conditions, and that floodplain development permits be secured prior to the issuance of building permits;
- 4) That a revised landscape plan, including a complete tree preservation plan, be submitted which meets the landscape code and text requirements, subject to staff approval;

- 5) That the western Post Road driveway be widened to 36 feet;
- 6) That a 5-foot sidewalk be installed along Avery-Muirfield Drive and be shown on the site plan in a location acceptable to staff, with an easement to be provided if necessary;
- 7) That signage conform to Code and be architecturally integrated with the building, subject to staff approval;
- 8) That the stucco color for this phase be used for all future phases;
- 9) That bicycle parking be shown on the site plan, subject to staff approval;
- 10) That a complete site lighting plan be submitted that meets the requirements of the text and Dublin Lighting Guidelines, subject to staff approval;
- 11) That all Engineering Division requirements be met on design of public roads, private drives, parking areas, public and private utilities, grading and storm water management;
- 12) That a text revision be approved by Council in order to permit a time extension for the use of the house until September 2002;
- 13) That brick and/or stone be incorporated into the multi-purpose room's elevations, consistent with the text and subject to staff approval;
- 14) That the bike path connecting the subject parking lot with the park be within a maintenance easement, and be properly signed, subject to staff approval;
- 15) That the detention pond be designed in character with the nature preserve, emphasizing aesthetics, subject to staff approval; and
- 16) That plans containing all of the changes required above be submitted within two weeks.

Bases:

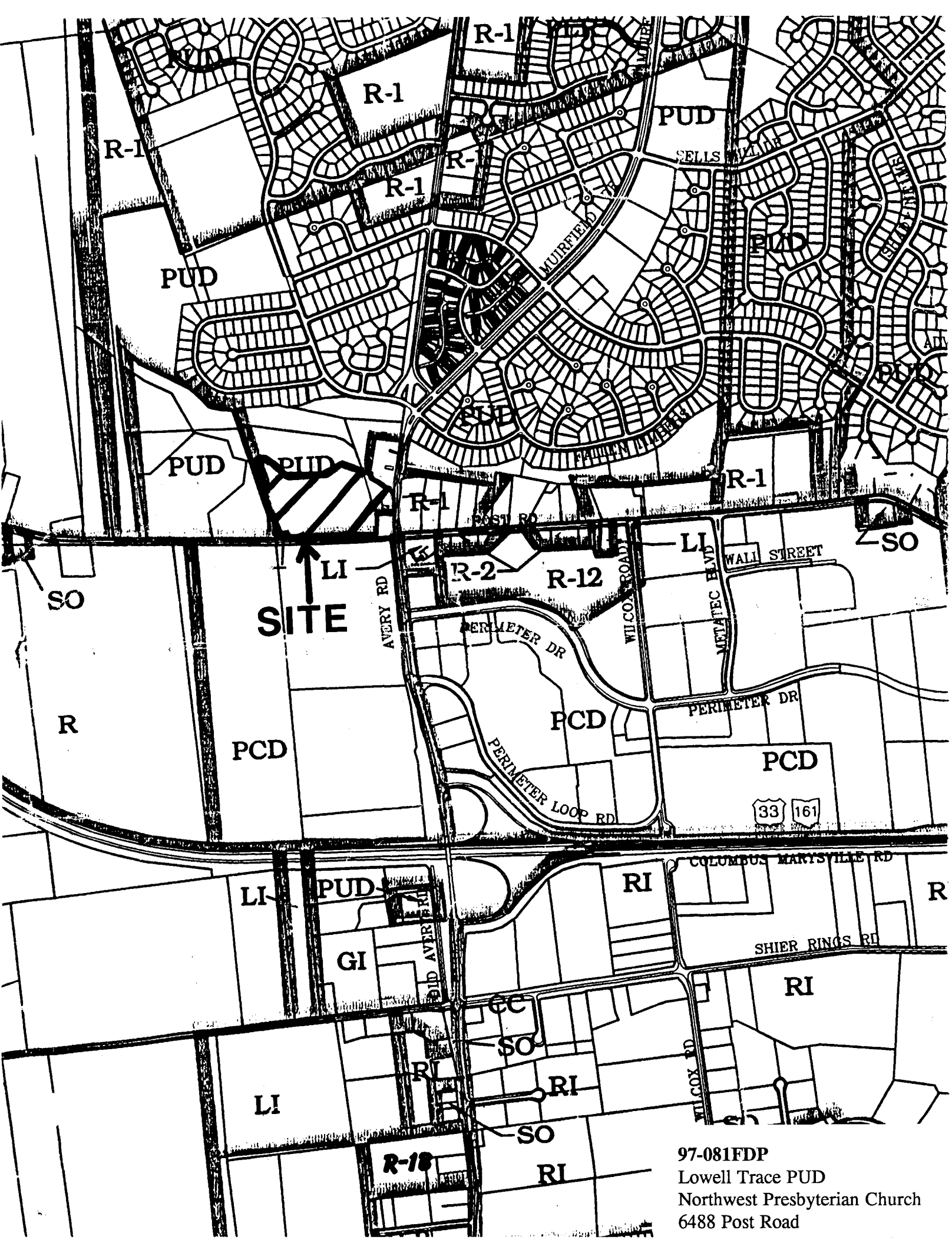
- 1) The proposed plan, as amended, meets the requirements of the preliminary development plan.
- 2) The proposed building, as amended, is of a residential character and quality building materials.
- 3) The proposal, as amended, provides adequate buffering to adjacent properties and connects the site to the park.



SITE

97-081FDP
Lowell Trace PUD
Northwest Presbyterian Church
6488 Post Road

NC



97-081FDP
Lowell Trace PUD
Northwest Presbyterian Church
6488 Post Road



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 5, 1995**

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

5. Revised Concept Plan - Mast Property

Location: 14.4 acres located on the northwest corner of Post Road and Avery Road.

Existing Zoning: R-1, Restricted Suburban Residential District and PUD, Planned Unit Development District.

Request: Review and approval of a revised Concept Plan to permit office and institutional uses.

Proposed Use: Expansion of the existing Lowell Trace PUD, for SO, Suburban Office and Institutional, uses, including a church campus.

Applicant: Ruth E. Mast, 6759 Avery Road, Dublin, OH, and Robert J. Apel, 5640 Frantz Road, Dublin, OH 43017.

MOTION: To approve this revised Concept Plan because it is consistent with the previously approved plan for Lowell Trace and is compatible with existing and proposed uses in the area, with the following five conditions:

- 1) That floodway 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;
- 2) That the applicant submit a tree survey showing trees with a caliper of six inches and above, and that a tree preservation plan, prepared by a Certified Arborist be submitted subject to Staff approval;
- 3) That the building and parking setbacks along Post Road be consistent with the Convallarium at Indian Run and the Dublin Retirement Center;
- 4) That setbacks remain consistent with the approved development standards including side and rear setbacks of 50 feet for structures and 30 feet for parking, loading, and service areas; and
- 5) That engineering issues such as stormwater management and access be resolved at the Preliminary Development Plan stage.

* Robert Apel agreed to the above conditions.

VOTE: 6-0.

RESULT: This revised Concept Plan was approved.

STAFF CERTIFICATION

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97-081FDP
Lowell Trace PUD
Northwest Presbyterian Church
6488 Post Road

- 6) That the owner submit a surety bond or other form of acceptable security, as approved by the Law Director, in the amount of \$5,000 to the City Engineer within thirty days, which shall be returned upon acceptance of the basin improvements.

Mr. Rauh seconded the motion. The vote was as follows: Mr. Ferrara, no; Mr. Peplow, yes; Mr. Fishman yes; Mr. Rauh, yes; Mr. Sutphen, yes; and Ms. Chinnici-Zuercher, yes. (Approved 5-1.)



5. Revised Concept Plan - Mast Property

Mary Newcomb presented this revised Concept Plan for 14.4 acres located on the northwest corner of Post Road and Avery-Muirfield Drive. It would permit office and institutional uses including a church campus. This site includes two smaller parcels currently zoned R-1, Restricted Suburban Residential District and a larger parcel, part of the Lowell Trace PUD, set aside for office and institutional uses. The PUD was approved for SO uses in April 1987, and this is expands the existing district. The Concept Plan is a non-binding review. More detailed site analyses will occur with the Preliminary Development Plan (rezoning to PUD).

The site contains two existing residences. The two new parcels for the PUD are a 1.838 parcel on Post Road and a 0.4 acre parcel along Avery-Muirfield Drive, just south of the Indian Run. The site abuts the south side of the Red Trabue Nature Preserve, several residences and the Convallarium at Indian Run. Riverside Hospital property, zoned PCD is across Post Road from the site. Detailed studies of the flood plain and floodway will be needed for the Preliminary Development Plan. The applicant proposes to use the house as an office before the church building is built. The site is to be divided into two areas: a 2 1/2 acre office site on the corner for two buildings, and 11.9 acres for a church and school campus. Three access points are proposed for the site; a right in/out on Avery-Muirfield Drive and two others on Post Road. Ms. Newcomb said the parking did not meet the total church and school requirements. The applicant is proposing shared parking with the office site and Staff supports this concept.

The current development text has side and rear setbacks of 50 feet for structures, and 30 feet for parking adjacent to the park and nursing home. The proposed development text has reduced the building setback to 25 feet and the parking setback to 15 feet. Staff does not support this.

The parking requirement for the office portion is 113 parking spaces. The church school campus needs 551 spaces and only 455 spaces are shown.

Staff is recommending approval of this Concept Plan with the following five conditions:

- 1) That floodway 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;
- 2) That the applicant submit a tree survey showing trees with a caliper of six inches and above, and that a tree preservation plan, prepared by a Certified Arborist be submitted subject to Staff approval;

- 3) That the building and parking setbacks along Post Road be consistent with the Convallarium at Indian Run and the Dublin Retirement Center;
- 4) That setbacks remain consistent with the approved development standards including side and rear setbacks of 50 feet for structures and 30 feet for parking, loading, and service areas; and
- 5) That engineering issues such as stormwater management and access be resolved at the Preliminary Development Plan.

Ms. Chinnici-Zuercher asked if this is an educational wing of the church or a true academic school. Ms. Newcomb said it was an academic school. Ms. Chinnici-Zuercher said there might be traffic issues to be addressed along Avery Road as St. Brigid's proposed a school also.

Mr. Fishman asked if the dense patch of trees on the site would be removed. Ms. Newcomb said a tree survey and preservation plan were needed because there are some very large, mature trees throughout the site. Ms. Newcomb said it would be necessary to remove some of the trees due to the size of the building.

Bob Apel, Meacham and Apel Architects, representing the property owner and Northwest Presbyterian Church, agreed to the above conditions, but wanted to address Condition #3. He said the plan shows Dublin how the site is to be used over time, but the site plan will change as it is refined. A survey identifying the trees has not been done yet. This will be a expanding church and an asset to the community and a good neighbor.

Mr. Apel said a multi-purpose room and classrooms will be the beginning--with the goal of having an elementary (preschool through sixth grade) school. The parking plan allows for school buses. He said they had met with interested neighbors from the Indian Run Meadows, Lowell Trace, and Post Road. He said originally, they wanted the building closer to the road and parking in the back. He said the neighbors felt that the building should buffer the park from the parking lot. He understood that Staff wanted more dispersed parking, not one large area. He agreed to do that. Mr. Apel said the parking requirements at the Convallarium were different. He approach the design in the preliminary plan and the master plan to address it.

Ms. Newcomb said the concern was with the parking and setbacks along Post Road. The image should be consistent. The setbacks shown on the proposal are consistent with the building and parking setbacks located at the Convallarium. Mr. Apel said 50 foot parking and building setbacks where shown along Post and Avery Road which was more than the original proposal. He said he would agree to it under those circumstances.

Mr. Fishman asked if the campus would expand further. Mr. Apel said initially, the multi-purpose room would be the worship center. Mr. Fishman asked about the potential school enrollment. Pastor Larry Allen said the number was not yet known. Mr. Fishman asked how many acres were normally needed for a Dublin school. He was told ten-plus acres were necessary for 500-plus students. He said the site seemed quite crowded. Mr. Apel said there would be much overlap in terms of use.

Mr. Sutphen congratulated Mr. Apel for presenting the total future plan. Mr. Sutphen said that Indian Run United Methodist Church's preschool was on less than five acres. Mr. Fishman said a full elementary is much bigger than a preschool, kindergarten and first grade.

Mr. Apel said that the 9,000 square feet referred on the plan was for the office site only. Ms. Newcomb said the density for the church/school site density was 6,500 square feet per acre, and at full development the text permits up to 10,000 square feet per acre.

Mr. Apel said the building was intended to be brick with sloping roofs of asphalt shingles, similar to the Dublin School administration building on Coffman Road. It is intended to look more like a community center than a church. The Preliminary Plan will handle most issues. Mr. Apel said it had not been determined if it will have one story or two.

Ms. Chinnici-Zuercher asked if a religious schools need to follow the same square footage standards, etc. as public schools. Mr. Apel said yes. Ms. Chinnici-Zuercher asked about a gymnasium. Mr. Apel said the multi-purpose worship space would be used instead of a gym, auditorium, etc. It will have the kitchen and cafeteria also. The ultimate sanctuary will be about 12,000 square feet. Ms. Chinnici-Zuercher asked if a nursing or clinical room were planned. Mr. Apel said when a full school is developed, it would be necessary. Ms. Chinnici-Zuercher asked if Phase I included an academic school. Mr. Apel said it would grow into it, causing the building to grow. Mr. Apel said two corner office buildings would not be for the church, but they would have cross-easements and be of similar design, character and materials.

Randy Bowman clarified Condition 6. The school will add to the morning peak traffic, and this may affect the intersection of Post Road and Avery Road. The applicant will probably need to submit a traffic impact study to determine the affects on that intersection.

Mr. Fishman asked who would own the office buildings. Mr. Apel said there was a possibility of an option for the church to buy them. Mr. Fishman asked if the corner was zoned for office buildings. Mr. Apel said yes, most of the site currently is as well.

Mr. Sutphen asked if the Dublin Baptist Church submitted a traffic impact study with its expansion. Mr. Ferrara said it could be dangerous for students without the aid of a traffic light.

Balbir Kindra did not know when a traffic signal would be installed at the Post/Avery intersection, but it had been documented that a signal was needed now.

Mr. Fishman said it may have been a mistake previously to zone this site for office use, but the traffic problems were not predictable. Mr. Apel understood but said most people in the area he talked to were generally in favor of this use for the site.

Mr. Sutphen made the motion to approve this revised Concept Plan because it is consistent with the previously approved plan for Lowell Trace and is compatible with existing and proposed uses in the area, with the following five conditions:

- 1) That floodway 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;
- 2) That the applicant submit a tree survey showing trees with a caliper of six inches and above, and that a tree preservation plan, prepared by a Certified Arborist be submitted subject to Staff approval;
- 3) That the building and parking setbacks along Post Road be consistent with the Convallarium at Indian Run and the Dublin Retirement Center;
- 4) That setbacks remain consistent with the approved development standards including side and rear setbacks of 50 feet for structures and 30 feet for parking, loading, and service areas; and
- 5) That engineering issues such as stormwater management and access be resolved at the Preliminary Development Plan stage.

Mr. Sutphen asked that Council be made aware of the area growth, the proposed gas station and that a traffic signal will be necessary.

Ms. Chinnici-Zuercher seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Sutphen, yes; and Ms. Chinnici-Zuercher, yes. (Approved 6-0.)

6. Rezoning Application Z94-016 - Bellepoint Place/Cavanagh Property

Tom Rubey presented this rezoning application for 5.94 acres located on the west side of Dublin-Bellepoint Road, 110 feet south of the Brandonway intersection. The land is zoned R-1, Restricted Suburban Residential District, and PLR, Planned Low Density Residential District is requested for 13 single-family lots. The existing house is 3,000 square feet with access onto Dublin Road. There is also a horse barn. The Brandon subdivision has a density of 2.3 du/ac. This application represents 2.1 du/ac. The existing single-family home will remain and be reoriented internally, eliminating the curb cut onto Dublin Road. Access to the subdivision will be provided from Brandonway Drive through a reserve area. Mr. Rubey said a tree survey was requested, for trees over six inches in caliper, and a protection plan during construction. The access point will require filing a revised plat for the Brandon subdivision. Mr. Brundage, the applicant, has met with the neighbors who do not oppose it. Along the west property line, a row of pines, approximately four to five feet in height, is proposed as a buffer. Staff supports planting them at the outset of development activity.

Mr. Rubey said the stormwater calculations will be done in conjunction with the existing basin in Brandon. The engineering staff has requested additional information for review.

Mr. Sutphen asked if there would be a retention pond without calculations requiring it. Mr. Rubey said a wet pond, visible from Dublin Road, is currently proposed.

Mr. Rubey said the entry street was about +200 feet from Dublin Road. He said each lot was 80 feet in width and between 140 and 190 feet deep.

Held February 27, 1995

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Mr. Zawaly stated that he would be willing to amend his motion to add language of "no undue hardship to the developer."

Discussion followed.

Vote on the motion - Mrs. Boring, no; Mr. Zawaly, yes; Mr. Strip, yes; Mrs. Stillwell, no; Mayor Campbell, no; Mr. Kranstuber, no.

Mr. Strip moved to approve the preliminary plat subject to the 10 conditions recommended by Planning Commission.

Mr. Kranstuber seconded the motion.

Vote on the motion - Mrs. Stillwell, yes; Mr. Zawaly, no; Mrs. Boring, yes; Mr. Strip, yes; Mayor Campbell, yes; Mr. Kranstuber, yes.

Revised Concept Plan - Mast Property (including Northwest Presbyterian Church) (Applicant: Ruth E. Mast, 6759 Avery Road, Dublin, Ohio, and Robert J. Apel, 5640 Frantz Road, Dublin, Ohio 43017)

Ms. Clarke noted that a concept plan is a non-binding review by Planning Commission and City Council. It is intended to provide the developer feedback about a development proposal. She noted that this site is located at the northwest corner of Post and Avery Roads. Lowell Mast resides there currently. The site is already zoned PUD for offices. The text submitted as part of that zoning indicates that the land is to be developed as an office campus. Since that time, a church has indicated interest in this property. The proposal here is to do two things: 1) to include the existing R-1 pieces (three small parcels surrounded by this site) within the overall PUD; and 2) to permit the eventual construction of a church and elementary school complex.

She then showed slides of the site. Planning Commission recommended approval of this revised concept plan, finding it generally consistent with the previously approved plan for Lowell Trace and compatible with existing and proposed uses in the area. They recommended approval with 5 conditions:

1. That floodway 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;
2. That the applicant submit a tree survey showing trees with a caliber of 6 inches and above and that a tree preservation plan prepared by a certified arborist be submitted subject to staff approval;
3. That the building and parking setbacks along Post Road be consistent with the Convallarium at Indian Run and the Dublin Retirement Center;
4. That setbacks remain consistent with the approved development standards including side and rear setbacks of 50 feet for structures and 30 feet for parking, loading, and service areas; and
5. That engineering issues such as stormwater management and access be resolved at the Preliminary Development Plan stage.

Mayor Campbell asked if the use proposed here is consistent with the present zoning.

Ms. Clarke responded that it is a permissible use, but there are several text revisions to accommodate this proposal.

Mayor Campbell asked if a church site would be exempt from real estate tax.

Ms. Clarke responded that she would expect it to be exempt.

Mr. Strip asked if there will be some office space on the site and if the rest will be a church campus. Ms. Clarke responded that the office site will be at the corner - 2.5 acres. This portion is not under contract with the church. This would allow about 27,000 square feet of office space. The rest would be a church and school - not a Dublin school but a church-school.

In response to Mr. Strip's question, Ms. Clarke noted that the current uses and the PUD as currently zoned include a church use. A church is a permissible use in any residential zone as well, as long as the site contains more than 5 acres. What has changed is the amount of acreage involved and the specific development standards.

Mr. Kranstuber noted that it appears to be a large parking lot. He would be interested in obtaining a larger amount of green space and less asphalt.

Ms. Clarke responded that church parking is generally related to the size of the main worship room or sanctuary and is based on the seating capacity.

97-081FDP

Lowell Trace PUD

Northwest Presbyterian Church

6488 Post Road

RECORD OF PROCEEDINGS

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Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014

Held February 27, 1995

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In response to Mr. Kranstuber, Ms. Clarke noted that the proposal makes sense from a land use perspective.

Mr. Zawaly asked if staff had concerns about the traffic generated from a school at this location. Ms. Clarke responded that Planning Commission had discussion regarding buses, but there was no overall concern about increased traffic.

Mrs. Stillwell asked if consideration was given to reversing the parking lot and church to increase curb appeal.

Ms. Clarke responded that they have met with neighbors from Lowell Trace who indicate that they prefer that they build at the back side. During off-hours, the parking lot would also be made available for public park use for Red Trabue.

Bob Apel, Meacham and Apel, representing applicant Northwest Presbyterian Church addressed Council. He noted that the church wanted to be up-front with the community about their future plans for the site. The church and school development will take about 20 years to complete and will be built in phases. He noted that the neighbors indicate they are pleased with the building appearances which have been presented to them. He then described the boards presented before Council. The City Engineer has stated that a traffic study will need to be completed. In the future when school buses are used, Post Road will be widened and a turn lane will be added. He noted that the 2.8 acres on the corner is left in reserve. Mr. Mast's house will remain until such time as he sells and offices are developed there. They plan to add a wet pond in the park and will work with staff on location and size.

Mr. Kranstuber noted that he appreciates the fact that the applicant has worked closely with the neighbors to be responsive to their needs. He also appreciates that they have designed the whole building to avoid miscommunication in the future about what the whole building will look like.

Mrs. Boring asked about the size of the buildings.

Mr. Apel responded that the first phase is about 20,000 square feet, and the development will eventually total about 80,000 square feet.

Mayor Campbell asked if this congregation currently meets in Dublin.

Mr. Apel responded that they currently meet in the schools. He confirmed that there are two separate Presbyterian congregations within a mile.

Mayor Campbell noted that an office building on this site would generate tax revenues, while a church is tax exempt. This is a high profile location and Council should be cognizant of this factor to be considered.

Mayor Campbell added that he would prefer that the parking lot be internalized on the site so that everyone driving by does not have to look at a massive parking lot.

Mr. Apel responded that tonight's vote is not binding on Council, and many of the issues brought up this evening have been addressed with the preliminary plat.

Mr. Strip asked about assurances for the office space development.

Mr. Banchefsky responded that the development will be brought to Council as a preliminary plat as part of the actual rezoning, and at that point the uses will be locked in.

Mr. Strip commented that he is not convinced that this is the best use for this land. He would like to see more office space and a better mixture.

Mr. Apel offered that the elementary school on the site will give back to the community by not adding to the public school population.

Mr. Kranstuber commented that many Dublin residents would like to have more private school choices available to them in Dublin. He added that the proposal appeals to him because it will be attractive and the neighboring residents will be pleased with a church neighbor versus an office development or other intensive uses.

Mrs. Boring noted that she believes this is a wonderful step-down zoning between the residents and the beautiful park. She believes the Christian school will be a good addition to Dublin. She is certain that the curb appeal issues can be worked out.

Mr. Apel stated that the school will be included in the first phase of development.

Vote on the revised concept plan - Mr. Strip, yes; Mrs. Boring, yes; Mrs. Stillwell, yes; Mr. 97-081FDP Zawaly, no; Mr. Kranstuber, yes; Mayor Campbell, yes.

Mayor Campbell emphasized that the vote in favor was affirmative, but it is non-binding.

Lowell Trace PUD

Northwest Presbyterian Church
6488 Post 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 5: Rezoning Application Z95-002 - Preliminary Development Plan - Northwest Presbyterian Church

Location: 14.59 acres located on the northwest corner of Post Road and Avery Road.

Existing Zoning: R-1, Restricted Suburban Residential District and PUD, Planned Unit Development District.

Request: Expansion of the existing Lowell Trace PUD for SO, Suburban Office and Institutional District uses, including a church campus.

Proposed Use: A 84,900 square foot church/elementary school building and two office buildings totaling 27,000 square feet.

Applicant: Ruth E. Mast, 6759 Avery Road, Dublin, Ohio 43017, c/o Robert J. Apel, 5640 Frantz Road, Dublin, Ohio 43017.

MOTION: To approve this rezoning application because the Preliminary Development Plan is consistent with the approved Concept Plan and previously approved plan for Lowell Trace, is compatible with existing and proposed uses in the area, provides coordinated use of small parcels within the larger plan, is consistent with the Community Plan, and will enhance traffic safety in the area with the following ten conditions:

- 1) 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;
- 2) That the tree preservation plan be revised and that the tree fencing locations be indicated on all plans, subject to Staff approval, and that the fencing be installed prior to and during all phases of construction;
- 3) That five-foot wide sidewalks be installed along Post Road and Avery-Muirfield Drive, that a bikepath connection be provided from the site to the existing Red Trabue bikepath, and that bicycle parking be provided on site, subject to Staff approval;
- 4) That a left turn stacking lane, subject to approval by the City Engineer, be installed on Post Road when the parking lot is expanded beyond Phase I;
- 5) That right-of-way be dedicated at the corner of Post Road and Avery-Muirfield Drive for the purpose of traffic signal installation;
- 6) That the western driveway on Post Road be widened to 36 feet;
- 7) That the landscape plan comply with Code and the development text, subject to Staff approval;
- 8) That no new parking spaces be installed for the temporary office;
- 9) That on-site turning movements for bus circulation be subject to approval by the City Engineer; and

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

5. Rezoning Application Z95-002 - Preliminary Development Plan - Northwest Presbyterian Church

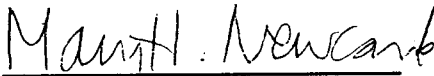
- 10) That the text be revised to state that the existing Post Road residence located adjacent to the western property line will be demolished within 30 days of receiving occupancy for Phase I, but not later than January 1, 1998.

* Robert J. Apel, representing the applicant, agreed to the above conditions.

VOTE: 6-0.

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

STAFF CERTIFICATION



Mary H. Newcomb
Graduate Landscape Architect

improvements to the curb cut would be necessary for safety purposes, but he did not want it to be a terrific burden on this small property.

Chris Cline, 37 West Bridge Street, representing the owners of the 14-acre parcel immediately to the west owned by the Pagura Land Company, said they will be filing a rezoning application soon for PCD and anticipated using the Tuttle Crossing standards. He said they were supportive of this application and had the same concern for access.

Mr. Sutphen supported the rezoning application because the uses would be consistent with the potential development of the area, expand the area of the Tuttle Crossing District for a coordinated high quality office site, promote traffic safety and the Dublin Thoroughfare Plan.

Mr. Sutphen made the motion to approve the rezoning application with the following five conditions:

- 1) That the Development Text be revised to become essentially consistent with Subarea B standards of the adjacent Tuttle Crossing District;
- 2) That right-of-way consistent with the Thoroughfare Plan be dedicated by general warranty deed (40 feet from centerline) upon rezoning;
- 3) That all private streets, easements, utilities and storm water management facilities be designed consistent with the standards of the City of Dublin;
- 4) That wet basin(s) be utilized wherever possible for the storm water management facilities; and
- 5) That a left-turn lane and street lighting, consistent with City policy at entries, be installed by the developer along Rings Road.

Ms. Chinnici-Zuercher seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Ms. Chinnici-Zuercher, yes; Mr. Rauh, yes; and Mr. Fishman, yes. (Approved 6-0.)

5. Rezoning Application Z95-002 - Preliminary Development Plan - Northwest Presbyterian Church

Mary Newcomb presented this rezoning application for 14.59 acres located on the northwest corner of Post Road and Avery/Muirfield Drive. The current zoning is PUD, Planned Unit Development District and R-1, Restricted Suburban Residential District. The requested zoning is PUD, Planned Unit Development District for office and institutional uses. This request is for expansion and modification of the existing Lowell Trace Preliminary Development Plan to include an 84,900 square foot church/elementary school building and 27,000 square feet of offices. The Concept Plan for this area was approved by the Commission on January 5, 1995, and by Council on February 27, 1995.

To the north of the site is the Red Trabue Nature Preserve and then the Lowell Trace subdivision. To the west is the Convallarium at Indian Run.

Ms. Newcomb said the Northwest Presbyterian Church wants to use the existing home on Post Road as a temporary office until it begins Phase I of the project. Phase I is approximately 30,000 square feet to be used for a multi-purpose church meeting room and four classrooms for elementary school.

The parcel will be divided into two pieces: an 11.7 acre church/school site and a 2.8 acre office site on the corner. Future phases show a sanctuary, office, and additional classrooms. Three driveways are shown with parking in the first phase for 225 cars. A left-turn lane is to be installed when the Phase I parking is expanded. A bus drop-off area has been provided for six buses. A traffic signal and left-turn lanes are currently warranted at the Avery-Muirfield Road/Post Road intersection. They are included with the Capital Improvements Program, currently under review by City Council. A tree preservation plan identifies trees six inches or greater in caliper. Staff has requested that the floodway and the floodway plus 20 feet lines be shown on the plan.

Ms. Newcomb said due to previous contractual agreements, areas with Red Trabue Park will be used for storm water detention. Staff has requested it be reviewed by both the Parks Director and the City Engineer.

The church/elementary school building will be constructed of cedar siding, Belden Brick, with some field bands and stucco stone with a dimensioned shingle roof along the north elevation, the building is two stories and the south elevation will be one-story.

Ms. Newcomb said when complete, the church will have 550 parking spaces. Shared parking is proposed between the church/school and office sites and Staff is supportive. The applicant has also stated that during non-business hours, the parking lot will be available for the park.

No pedestrian or bike paths are shown on the plan and Staff believes a sidewalk should be located along both the west side of Avery-Muirfield Drive and the north side of Post Road. Staff also believes there should be a connection between this site and the park's bikepath. Staff is also recommending that bike rack locations be indicated on the plan.

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

- 1) 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;
- 2) That the tree preservation plan be revised and that the tree fencing locations be indicated on all plans, subject to Staff approval, and that the fencing be installed prior to and during all phases of construction;
- 3) That five-foot wide sidewalks be installed along Post Road and Avery-Muirfield Drive, that a bikepath connection be provided from the site to the existing Red Trabue bikepath, and that bicycle parking be provided on site, subject to Staff approval;
- 4) That a left turn stacking lane, subject to approval by the City Engineer, be installed on Post Road when the parking lot is expanded beyond Phase I;

- 5) That right-of-way be dedicated at the corner of Post Road and Avery-Muirfield Drive for the purpose of traffic signal installation;
- 6) That the western driveway on Post Road be widened to 36 feet;
- 7) That the landscape plan comply with Code and the development text, subject to Staff approval;
- 8) That no new parking spaces be installed for the temporary office;
- 9) That on-site turning movements for bus circulation be subject to approval by the City Engineer; and
- 10) That the text be revised to state that the existing Post Road residence located adjacent to the western property line be demolished within 30 days of receiving occupancy for Phase I, but no later than January 1, 1998.

Ms. Chinnici-Zuercher requested elevations of Phase II to review the total project.

Mr. Sutphen said although not necessary now, the final elevations should be submitted for the record. Ms. Newcomb said there was a height limitation of 35 feet within the development text. Mr. Sutphen said he liked the footprint.

Mr. Fishman said he would like to see the finished building or at least the standards to avoid future problems. He said the site was very user friendly for the Reserve, etc.

Mr. Ferrara asked about the fence at the property line. Janet Jordan said the fence had been installed by the City and it would be easy to attach a gate.

Bob Apel, representing the Northwest Presbyterian Church and Ruth Mast, agreed to the above ten conditions.

Mr. Apel said a turn lane for access would be provided after the first phase of 30,000 square feet. The school will start as a preschool/kindergarten and grow a grade a year.

The building is to be all stucco/stone. The siding areas are, for the most part, areas that will be covered later by additions to the building. The largest space, the sanctuary, has not been designed yet. He does not believe a tower will be used. The whole nature and character of the building will be as a community center. The sanctuary will be predominately stone. Mr. Apel presented samples of the Belden brick and the band which will be used to break up the brick with a color to match the stone and grey siding.

He said the building was reshaped to work with the existing trees. The parking was spread out to the back with the islands which will ultimately serve the park better.

Mr. Sutphen asked if Mr. Apel had talked to Janet Jordan regarding the bikepaths having access to the park. Mr. Apel said no, but he was willing to work with her.

Mr. Fishman asked if the water retention was located in the park. Mr. Apel said yes, that it was part of the original rezoning and would be a wet pond.

Ms. Chinnici-Zuercher said she liked seeing the whole picture, so that the total use of the land would be visible. She said the materials went well with the structure and the wooded area.

Mr. Rauh complemented the applicant and said it was a very good quality site plan with much creativity. It is much appreciated.

Mr. Sutphen made a motion to approve this rezoning application because it is consistent with the approved Concept Plan and Lowell Trace, is compatible with existing and proposed uses in the area, coordinates small residential parcels with larger parcels, the Community Plan, and traffic safety principles, with the following ten conditions:

- 1) 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;
- 2) That the tree preservation plan be revised and that the tree fencing locations be indicated on all plans, subject to Staff approval, and that the fencing be installed prior to and during all phases of construction;
- 3) That five-foot wide sidewalks be installed along Post Road and Avery-Muirfield Drive, that a bikepath connection be provided from the site to the existing Red Trabue bikepath, and that bicycle parking be provided on site, subject to Staff approval;
- 4) That a left turn stacking lane, subject to approval by the City Engineer, be installed on Post Road when the parking lot is expanded beyond Phase I;
- 5) That right-of-way be dedicated at the corner of Post Road and Avery-Muirfield Drive for the purpose of traffic signal installation;
- 6) That the western driveway on Post Road be widened to 36 feet;
- 7) That the landscape plan comply with Code and the development text, subject to Staff approval;
- 8) That no new parking spaces be installed for the temporary office;
- 9) That on-site turning movements for bus circulation be subject to approval by the City Engineer; and
- 10) That the text be revised to state that the existing Post Road residence located adjacent to the western property line be demolished within 30 days of receiving occupancy for Phase I, but not later than January 1, 1998.

Mr. Fishman seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Fishman, yes. (Approved 6-0.)

At 8:30 p.m. Mr. Rauh called a five minute recess.

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DAYTON LEGAL BLANK CO. FORM NO. 10128

Held April 10, 1995

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Mrs. Stillwell asked for clarification of office "related" uses as contained in the text.
Ms. Newcomb responded that this would include mid-sized office and small office uses which will be consistent with subarea B.

Mrs. Stillwell has concerns with the language "essentially consistent" in condition #1.

Ms. Newcomb responded that the text is fairly consistent now, but some things will make it even more consistent with the subarea B within the Tuttle development.

Mr. Hansley pointed out that these conditions were recommended by Planning Commission, and therefore staff cannot make changes to them.

Mrs. King suggested that staff prepare amendments to clarify this language for Council's consideration at the third reading.

There will be a third reading of the ordinance at the April 24 Council meeting.



Ordinance No. 126-94 (Amended) - An Ordinance Providing for a Change of Zoning of 14.59 Acres of Land, Located on the Northwest Corner of Post Road and Avery Road, from: PUD, Planned Unit Development District and R-1, Restricted Residential District to: PUD, Planned Unit Development District. (Mast property - Northwest Presbyterian Church) (Public Hearing) (Applicant: Ruth E. Mast, 6759 Avery Road, Dublin, Ohio 43017, c/o Robert J. Apel, 5640 Frantz Road, Dublin, Ohio 43017)

Registered as a proponent of the rezoning was Robert Apel, 5640 Frantz Road, Dublin, Ohio. There were no registered opponents.

Ms. Newcomb explained that this is the Suburban Office and institutional portion of the Lowell Trace subdivision. The expansion is the inclusion of three R-1 areas to the parcel. The request is to review and approve a preliminary development plan for an 84,900 square foot church and elementary school building and 27,000 square feet of office space. She presented slides, noting that the acreage is located on the northwest corner of Post Road and Avery-Muirfield Drive. There are two existing residences at this site. The church is planning to use one of the residences as a temporary office until the first phase of the church is completed. There is an existing residence on Avery-Muirfield and that residence will stay until the offices are constructed. The applicant is initially proposing to construct about 30,000 square feet of sanctuary and four classrooms to serve 150 students. At build-out, 550 parking spaces will be shared by the church, school and office uses. Parking will also be available for the public to access the Red Trabue Nature Preserve. Three access points are proposed: one on Avery-Muirfield and two full-service cuts on Post Road. There is a proposed detention basin to be located within the nature preserve. Buildings will be constructed of brick, stucco/stone and cedar trim.

She noted that Planning Commission recommended approval with ten conditions:

- 1) 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;
- 2) That the tree preservation plan be revised and that the tree fencing locations be indicated on all plans, subject to Staff approval, and that the fencing be installed prior to and during all phases of construction;
- 3) That five-foot wide sidewalks be installed along Post Road and Avery-Muirfield Drive, that a bikepath connection be provided from the site to the existing Red Trabue bikepath, and that bicycle parking be provided on site, subject to Staff approval;
- 4) That a left turn stacking lane, subject to approval by the City Engineer, be installed on Post Road when the parking lot is expanded beyond Phase I;
- 5) That right-of-way be dedicated at the corner of Post Road and Avery-Muirfield Drive for the purpose of traffic signal installation;
- 6) That the western driveway on Post Road be widened to 36 feet;
- 7) That the landscape plan comply with Code and the development text, subject to Staff approval;
- 8) That no new parking spaces be installed for the temporary office;
- 9) That on-site turning movements for bus circulation be subject to approval by the City Engineer; and
- 10) That the text be revised to state that the existing Post Road residence located adjacent to the western property line will be demolished with 30 days of receiving occupancy for Phase I, but not later than January 1, 1998.

Mr. Strip raised a question about the number of parking spaces and their allocation to the church, school and office uses.

97-081FDP
Lowell Trace PUD

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Church
6488 Post Road

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DAYTON LEGAL BLANK CO. FORM NO. 10128

Held April 10, 1995

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Ms. Newcomb responded that the church will have 438 spaces and the office use will have 112 spaces. She added that the shared parking arrangement will have to be included in the text language.

Mr. Strip suggested making this a condition - an agreement for shared parking for a specific period of time - and requested that staff have language prepared for Council's consideration at third reading.

Mayor Campbell and Mr. Zawaly agreed that the important factor here is not the date the agreement must be in place, i.e., at time of building permit issuance or occupancy, but that it be a perpetual agreement.

Mr. Strip then asked that Mr. Apel work out the language with staff prior to the third reading

Mr. Zawaly asked if the temporary office use of the Post Road residence is for church use only. Ms. Newcomb responded that she will check and report back to Council.

Mr. Bob Apel, 5640 Frantz Road, stated that he is the architect representing the Northwest Presbyterian Church. He stated the following:

1. Regarding the text language addressing allowable uses, the existing house on the western edge of the site will be used as a temporary church office until completion of Phase one. That is the intent of the inclusion of this use.
2. The build-out of the project will be over a long period of time.
3. They have also met with residents of Lowell Trace, Indian Run and Post Road for input. He showed boards which contained samples of the materials to be used, noting that the vast majority of material is stucco/stone, with some wood siding and brick areas.

Chris Cline, 6060 Post Road stated that he represents the Post Road residents, and Edith Driscoll, President of the Post Road Civic Association is also present this evening. They are in favor of the project and are supportive of this transition from the limited industrial area south of them to the Muirfield residential area to the north. Council and Planning Commission undertook an intensive effort to carry out this transitioning commitment. The revised PUD plan before Council this evening is a downzoning from the 1987 plan.

There will be a third reading of the ordinance at the April 24 Council meeting.

~~Ordinance No. 89-94 - An Ordinance Providing for a Change of Zoning of 13.72 Acres of Land Located on the North Side of Tuttle Crossing Boulevard, Approximately 400 Feet East of (New) Wilcox Road from: R-1B, Limited Suburban Residential District (Washington Township Zoning District) to: PCD, Planned Commerce District, (Tuttle Crossing West Corridor, North Side) (Third Reading) (Applicant: Jay B. Eggspuehler, Attorney, 115 W. Main Street, Columbus, OH 43215 representing Virginia K. Williams, 5424 Wilcox Road; David H. and Delores Gease, 5713 Cosgray Road, Amlin, OH; John P. and Sherry L. Stewart, 5510 Tuttle Road; B.E.D. Development Company, 5530 Tuttle Road; James M. and Debbie Johnson, 5654 Tuttle Road; Robert and Leah M. Norris, 5610 Tuttle Road; and Alvin R. and Janet C. Whitehead, 5490 Tuttle Road)~~

Mayor Campbell stated that Mr. Foegler has provided to Council a written summary of Option A and Option B as outlined to them at the public hearing on March 20. Mr. Hansley confirmed that staff would anticipate funding the road widening for this development in the CIP for 1996.

Mr. Zawaly commented that this application is the product of an outstanding team effort by a group of residents faced with a shared dilemma in terms of the future of their properties. He commended the residents, staff and the Planning Commission for their hard work which has resulted in a very unique, successful plan. In response to Mayor Campbell's question, Mr. Zawaly noted that he recommends adoption of Option A.

Mrs. Stillwell moved to approve Ordinance 89-94 with the conditions imposed by Planning Commission, and including Option A as described in the memo from the Council dated April 6, 1995.

Mr. Strip seconded the motion.

Mr. Zawaly noted that the residents involved in this rezoning gave high praise on their behalf.

Vote on the ordinance - Mr. Krantuber, yes; Mr. Strip, yes; Mr. Zawaly, Mrs. Boring, yes; Mrs. Stillwell, yes; Mayor Campbell, yes.

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Lowell Trace PUD

**Northwest Presbyterian Church
6488 Post Road**

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Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held April 24, 1995

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Mrs. Stillwell moved to amend condition number 5, clarifying the intent by stating that, "Consistent with City policy, the developer shall install a left turn lane and street lighting along Rings Road." Mr. Kranstuber seconded the motion.

Vote on the motion - Mr. Kranstuber, yes; Mr. Strip, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Stillwell, yes; Mayor Campbell, yes; Mrs. King, yes.

Ms. Clarke commented about the first amendment regarding the text. She stated that the text is identical to the Tuttle Crossing district text with the exception that there is a lot coverage issue which is updated to reflect the current Code. Taking out the word "essentially" would mean that the lot coverage portion would revert to the previous lot coverage contained in the Tuttle Crossing text.

Following discussion, Mayor Campbell suggested that an amendment be added to include current lot coverage standards.

Bill Ebbing, The Edwards Company, stated that their intention is to develop this property to be of the same quality as Tuttle Crossing.

Mrs. Stillwell moved to amend condition number one to state that the development text be revised to become consistent with Subarea B standards of the adjacent Tuttle Crossing district and consistent with the current lot coverage standard.

Mr. Strip seconded the motion.

Vote on the motion - Mrs. Boring, yes; Mrs. Stillwell, yes; Mr. Zawaly, yes; Mr. Strip, yes; Mr. Kranstuber, yes; Mrs. King, yes; Mayor Campbell, yes.

Mr. Zawaly moved to approve the ordinance subject to the conditions as amended.

Mrs. King seconded the motion.

Vote on the ordinance - Mr. Zawaly, yes; Mrs. Stillwell, yes; Mr. Kranstuber, yes; Mrs. King, yes; Mrs. King, yes; Mayor Campbell, yes; Mrs. Boring, yes.

* Ordinance No. 126-94 (Amended) - An Ordinance Providing for a Change of Zoning of 14.59 Acres of Land, Located on the Northwest Corner of Post Road and Avery Road, from: PUD, Planned Unit Development District and R-1, Restricted Residential District to: PUD, Planned Unit Development District. (Mast property - Northwest Presbyterian Church) (Third Reading) (Applicant: Ruth E. Mast, 6759 Avery Road, Dublin, Ohio 43017, c/o Robert J. Apel, 5640 Frantz Road, Dublin, Ohio 43017)

Ms. Clarke distributed to Council a copy of a proposed agreement addressing common access and cross easements for parking between the church and office parcels.

Mr. Strip stated that the cross easements will be irrevocable, so he is satisfied.

Mr. Zawaly asked if the trees on the Mast property will be preserved.

Tom McCash, Meacham and Apel, stated that he is certain that this has been addressed through the planning process.

Ms. Clarke added that in the overall 14 acre site, the major emphasis was to preserve the trees along the Indian Run. The final development plan requires a tree preservation plan.

Mr. Strip suggested adding an 11th condition, that a reciprocal easement be executed prior to the final transfer.

Mr. McCash responded that his client would be agreeable to this condition.

Mr. Kranstuber moved to approve the ordinance subject to the 10 conditions recommended by Planning Commission and with an 11th condition, that a reciprocal easement be executed prior to the final transfer.

Mr. Zawaly seconded the motion.

Vote on the ordinance - Mrs. King, yes; Mrs. Stillwell, yes; Mr. Strip, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mr. Kranstuber, yes; Mayor Campbell, yes.

* Resolution No. 06-95 - A Resolution Authorizing the City Manager to Convey a Right-of-Way Easement to the Columbus Southern Power Company Which Will Provide Service to Dublinshire 7 through Reserve H of Dublinshire 6 Subdivision. (Third Reading)

Mr. Hansley stated that staff is recommending adoption at this time.

Vote on the resolution - Mrs. Stillwell, yes; Mr. Strip, yes; Mrs. Boring, yes; Mayor Campbell, yes; Mr. Strip, yes; Mr. Kranstuber, yes.

* Resolution No. 08-95 - A Resolution to Set Forth a Statement of Services to be Provided to the Area in a Proposed Annexation of 21 +/- Acres from Jerome Township, Union County to the City of Dublin, Ohio as Required by Section 709.031 of the Ohio Revised Code, and Declaring an Emergency. (Third Reading)

Mr. Hansley stated that staff is requesting emergency action from Council to co

97-081FDP

Lowell Trace PUD

Northwest Presbyterian Church

6488 Post Road



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
June 19, 1997**

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Phone/TDD: 614/761-6550
Fax: 614/761-6506

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

- 2. Final Development Plan 97-081FDP - Lowell Trace PUD - Northwest Presbyterian Church - 6488 Post Road**
Location: 11.51 acres located on the northwest corner of Post Road and Avery Road.
Existing Zoning: PUD, Planned Unit Development District (Northwest Presbyterian Church Plan).
Request: Review and approval of a final development plan under the provisions of Section 153.056.
Proposed Use: A 30,700 square foot church and parking lot.
Applicant: Northwest Presbyterian Church, c/o Larry Allen, 6488 Post Road, Dublin, Ohio 43016; represented by Meacham and Apel Architects, Inc., c/o Robert Brokaw, 5640 Frantz Road, Dublin, Ohio 43017.
Staff Contact: John D. Talentino, Planner.*

MOTION: To approve this final development plan with 17 conditions:

- 1) That the existing driveway for the house on the west end of the site be eliminated at the time of occupancy of this first phase;
- 2) That right-of-way along Post Road (30 feet from centerline) and Avery-Muirfield Drive (50 feet from centerline) consistent with the Thoroughfare Plan be deeded to the City prior to issuance of building permits;
- 3) That floodway, floodway plus 20 feet, and floodplain boundaries be accurately shown on all plat, planning, building permit, and engineering documents consistent with the rezoning conditions, and that floodplain development permits be secured prior to the issuance of building permits;
- 4) That a revised landscape plan, including a complete tree preservation plan, be submitted which meets the landscape code and text requirements, subject to staff approval;
- 5) That the western Post Road driveway be widened to 36 feet in Phase 2;
- 6) That a 5-foot sidewalk be installed along Avery-Muirfield Drive and be shown on the site plan in a location acceptable to staff, with an easement to be provided if necessary;
- 7) That signage conform to Code and be architecturally integrated with the building, subject to staff approval;

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RECORD OF ACTION
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- 8) That the stucco color for this phase be used for all future phases;
- 9) That bicycle parking be shown on the Phase 2 site plan, subject to staff approval;
- 10) That a complete site lighting plan be submitted that meets the requirements of the text and Dublin Lighting Guidelines, subject to staff approval;
- 11) That all Engineering Division requirements be met on design of public roads, private drives, parking areas, public and private utilities, grading and storm water management;
- 12) That a text revision be approved by Council in order to permit a time extension for the use of the house until September 2002;
- 13) That due to a planned future expansion on the north side of the multi-purpose room, brick and/or stone or a high contrast stucco and dryvit scheme plus landscaping be incorporated into the multi-purpose room's elevations, consistent with the text and subject to staff approval;
- 14) That the bike path connecting the subject parking lot with the park be within a maintenance easement, and be properly signed, subject to staff approval;
- 15) That the detention pond be designed in character with the nature preserve, emphasizing aesthetics, subject to staff approval;
- 16) That plans containing all of the changes required above be submitted within two weeks; and
- 17) That no buses be stored on the site.

* Bob Apel agreed to the above conditions.

VOTE: 5-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION


John D. Talentino
Planner