

RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. **126-94 AMENDED**

Passed 19

AN ORDINANCE PROVIDING FOR A CHANGE IN ZONING FOR 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)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring:

Section 1. That the following described real estate (see attached map marked Exhibit "A") situated in the City of Dublin, State of Ohio, is hereby rezoned to 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 and affected property owners, and the recommendations of the Planning and Zoning Commission, Exhibit "C", are all incorporated into and made an official part of this Ordinance 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 24th day of April, 1995.

[Signature]
Mayor - Presiding Officer

Attest:

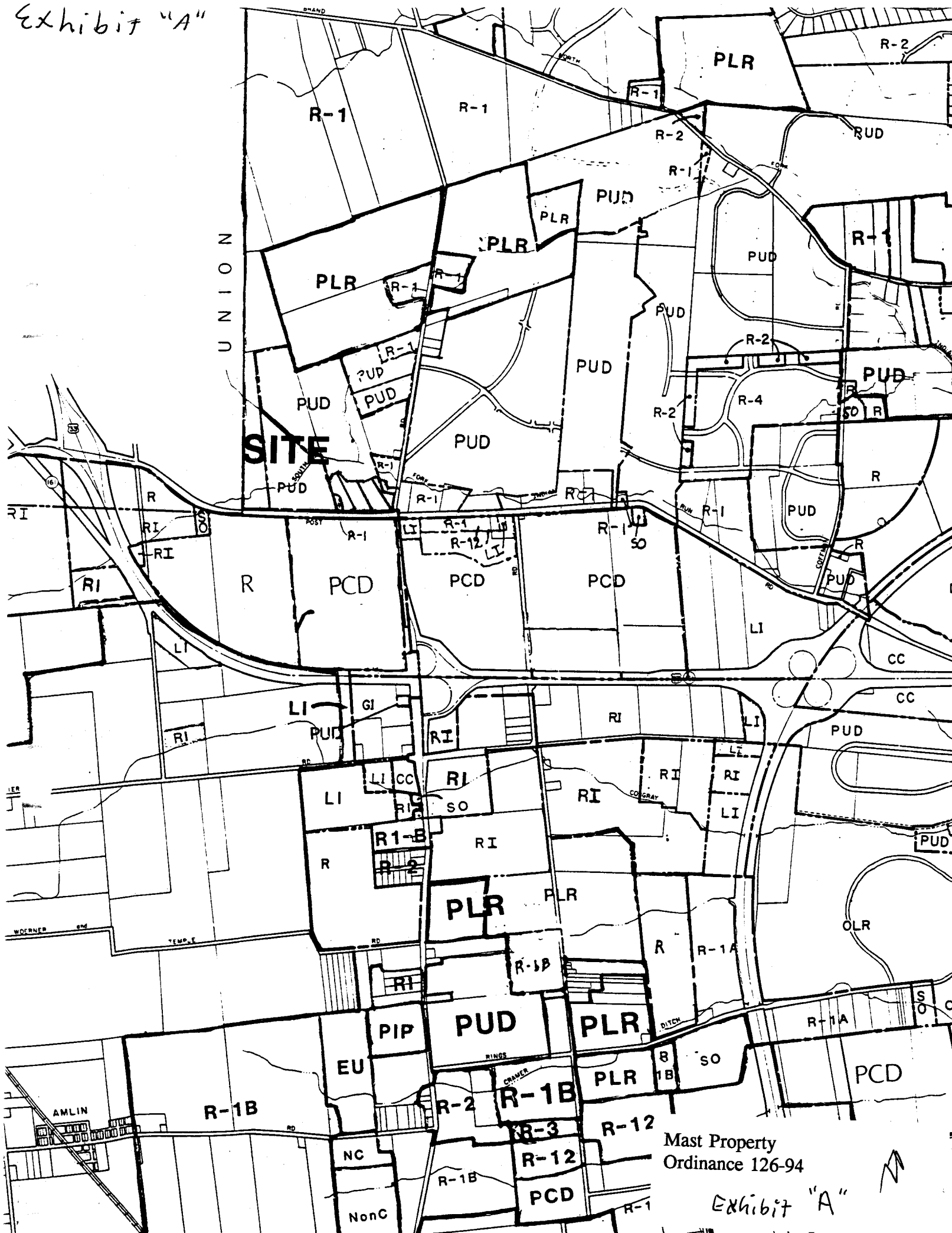
[Signature]
Clerk of Council

Sponsor: Planning Division

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.

[Signature]
Clerk of Council, Dublin, Ohio

Exhibit "A"



Mast Property Ordinance 126-94

Exhibit "A"

CITY OF DUBLIN

CITY OF DUBLIN PLANNING AND ZONING COMMISSION

AN APPLICATION FOR AMENDMENT
OF THE CITY OF DUBLIN ZONING
DISTRICT MAP
(Reclassification of Land)

FOR P&Z C Use Only

Application No:

ZM 295-002Date Filed: 1/31/95Fee Receipt No. 3589Received by: E.D.

Please type or print information - Use additional sheets as necessary

TO THE HONORABLE PLANNING AND ZONING COMMISSION:

The Applicant Northwest Presbyterian Church

being the owner(s),/lessee(s) of property located within the area proposed for

_____, requests that the following

described land to be placed in the _____

A. DESCRIPTION OF LAND TO BE RECLASSIFIED

1. General Description of Land (describe by one of the following):

a. Lot(s)/Reserve(s) Office/Institutional Area

Lowell Trace PUD

a recorded plat, with an area of _____

b. Beginning at a point along see site plan

(street or other)

and being _____ feet in a N S E W

direction from the _____ (specify) of _____

(Street or other), and thence having a dimension

of _____ from the _____ (specify) of _____

(street or other), and having an area of _____

c. The tract of land containing _____ Acres and bounded by:

_____ (specify) on the N S E W (Circle)

_____ (specify) on the N S E W (Circle)

_____ (specify) on the N S E W (Circle)

_____ (specify) on the N S E W (Circle)

d. Attached legal description: YES _____ NO X

AS SUBMITTED TO COUNCIL

Map of Proposed Zoning District Boundaries

Two (2) copies of map accurately drawn to an appropriate scale (to fill a sheet of not less than 8½ x 11 inches and not more than 16 x 20 inches). The map shall be identified and submitted in addition to the General Description of Land. The map shall include all land in the proposed change and all land within five hundred (500) feet beyond the limits of the proposed change.

To be shown on the map - all property lines, street right-of-way, easements and other information related to the location of the proposed boundaries and shall be fully dimensioned.

The map shall show the existing and proposed Zoning District or Special District boundaries.

List all owners of property within and contiguous to and directly across the street from such area proposed to be rezoned. The addresses of the owners shall be those appearing on the County Auditor's current tax list or the Treasurer's mailing list.

| <u>NAME</u> | <u>ADDRESS</u> |
|---------------------------|----------------|
| <u>See attached sheet</u> | <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |

B. ARGUMENTS FOR RECLASSIFICATION OF THE DESCRIBED LAND

1. Proposed Use or Development of the Land: Remains the same as existing
land uses which permits schools and churches.

PLANNED DEVELOPMENT ZONING DISTRICTS and SPECIAL DISTRICTS submission of three (3) copies of a Development Plan and other documents and two (2) copies shall be retained as a permanent public record if approved.

For other Zoning Districts, such plans or other exhibits would be helpful to the review of this application.

Plans and Exhibits submitted
Plot Plan ____; Building Plan ____; Development Plan ____; Sketch ____;
Photographs ____; Other ____ (specify)

2. State briefly how the proposed zoning and development relates to the existing and probably future land use character of the vicinity.

The change for review is the concept plan. All but 2.7 acres will be one
ownership developed as a church and school. The remaining corner will be
developed as office, using common access and parking.

3. Was an application for rezoning of the property been denied by the City Council within the last two (2) years?

YES _____

NO X

If Yes, state the basis of reconsideration _____

C. AFFIDAVIT

Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Building Inspector to insure completeness and accuracy. Present owner of property:

APPLICANTS'S AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN,

I (we) Robert J. Apel, architect for Northwest Presbyterian Church
being duly sworn, depose and say that I am/we are the owner(s)/lessee(s) of being
duly sworn, depose and say that I am/we are the owner(s)/lessee(s) of land included
in the application and that the foregoing statement herein contained and attached,
and information or attached exhibits thoroughly to the best of my/our ability present
the arguments in behalf of the application herewith submitted and that the statements
and attached exhibits above referred to are in all respects true and correct to the
best of my/our knowledge and belief.

Robert J. Apel

(signature)

Robert J. Apel

5640 Frantz Rd.
Dublin, OH 43017

(Mailing address)

764-0407

(Phone)

Subscribed and sworn to before me this 31 day of January, 1995.

THOMAS M. McCASH, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

[Signature]
(notary Public)

Person to be contacted for details, if other than above signatory:

(Name)

(Address)

(Telephone)

----- (Do not write below this line) -----

D. RECORD OF ACTION

1. Withdrawn _____ Held to _____
(Date) (Date)

2. P&Z C: Date of Hearing _____
Approved _____ Disapproved _____ Modified _____

3. City Council: Date of Hearing _____
Approved _____ Disapproved _____ Modified _____

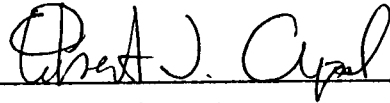
The applicant/~~owner~~ hereby acknowledges that approval of ~~(his)~~ ~~(her)~~ (its) request for PRELIMINARY DEVELOPMENT PLAN by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said applicant.

The City of Dublin will make every effort to have these services available as needed. However, the rapid growth of the City of Dublin and Northwest Franklin County has stretched the City's capacity to provide these services to the limit. As such, the City of Dublin may be unable to make all or part of said facilities available to the applicant until some future date.

The undersigned hereby acknowledges and understands the foregoing.

January 31, 1995

Date



Signature of Applicant or authorized representative thereof.

On behalf of:

Northwest Presbyterian Church

Applicant

TEST FOR PRELIMINARY DEVELOPMENT PLAN
LOWELL TRACE

A. North point and scale:

See Preliminary Development Plan.

B. Proposed location and size of areas of residential use indicating dwelling unit densities, dwelling unit types and total number of dwelling units for each density area, and the total number of dwelling units proposed in the development plan:

Residential uses apply to the original Lowell Trace PUD. This application amends a non-residential use only.

C. The proposed size, location, and use of non-residential portions of the tract, including usable open areas, parks, playgrounds, school sites, and other public areas and open spaces with the suggested ownership of such areas:

The non-residential areas are shown on the Preliminary Development Plan and consist of office/institutional uses (as permitted in Chapter 1159, Suburban Office and Institutional District) and a park. The site is in two areas: A 2.7 acre office use at 10,000 SF/acre and a church and elementary school. See enclosed architectural and landscape drawings.

D. The proposed provision of water, sanitary sewer, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness:

Sewer has been constructed through the site and the water line is in Avery Road. Surface drainage requirements as per the requirements of the Village will be met in the land area adjacent to Indian Run. See preliminary report and engineering drawing from EMH&T.

E. The proposed traffic circulation patterns, including public and private streets and parking areas, indicating evidence of reasonableness. See traffic report by Traffic Engineering Service Inc. In addition, the Church has moved the first curb cut on Post Road to 500'-0" from Avery-Muirfield Drive. The Church also agrees to provide a left turn lane in Post Road when either of two events happen: 1) If the parking in Phase I is expanded as required by Phase II, or 2) if the school grows to the point that school buses are required. Post Road will not be widened in Phase I.

Page 2

- F. The proposed schedule of site development, construction of structures and associated facilities. Such schedules shall include proposed use or reuse of existing features such as topography, structures, streets, easements, and natural areas

Phase I of the church will start in one to two years. The existing house on the west end of the property will be used for offices and related meetings from immediately after closing through the end of Phase I. The house will be torn down within thirty days of receiving the occupancy permit for Phase I. It is too early to establish a timetable for later phases.

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

The Preliminary Development Plan shows non-residential uses along the north side of Post Road. These uses are across the street from property that is currently zoned R, Rural. Said property probably will develop with more intensive uses than the current zoning permits. The single family dwellings along Avery Road relate to the single family dwellings and apartments found in Indian Run Meadows. See attached zoning plan.

- H. Space for appropriate council ordinance number approving Preliminary Development Plan:

See Preliminary Development Plan.

NORTHWEST CORNER OF AVERY AND POST ROADS
LOWELL TRACE
OFFICE/INSTITUTIONAL USES
DEVELOPMENT STANDARDS

A. Allowable Uses

1. Those uses contained in Chapter 1159, Suburban Office and Institutional District.
2. The existing house on the west edge of the site will be used as a temporary church office until the completion of Phase I.

B. Yard Requirements

1. Front yard setback: For structures and parking 50' from right-of-way line.
2. Side and rear yard setback adjacent to residential and non-residential uses: All structures 50' setback for structures; 30' for parking, loading, and services areas. (The proposed park and nursing home are considered "residential uses" under Section B.)

C. Parking Standards

1. Off-street parking shall be as specified under Section 1193 of the Dublin Code. This design allows for church and office to share total cars required.

D. Lighting Standards

1. All lighting in the area shall be cut-off type fixtures (down lighting). Maximum light of fixtures will not exceed 25'.
2. All external outdoor lighting fixtures to be used within this development shall be from the same family or similar manufacturer's type to insure aesthetic compatibility. All light poles and standards shall be of wood or metal painted black, brown, or bronze.

Page 2

E. Signage and Graphics Standards

1. All signage shall be of ground type (no pole signs) and shall be of a standard shape and frame. All sign frames shall be of natural wood, stone, or metal painted black, brown, or bronze. Internally illuminated graphics with opaque background shall be permitted, as well as externally lighted signs that do not interfere with safe vehicular movement.

F. Use of Parking Lots

1. During non-business hours, the residents of Dublin may use the parking lots that are developed on the office/institutional parcel for access to the proposed park land.

G. Additional Development Standards

1. The office/institutional portion of this property shall be developed in a cohesive fashion with a maximum density of 10,000 SF per acre. Prior to the final development plan, the developer shall provide a comprehensive plan for the development of the office/institutional ground. The comprehensive plan shall comply with the standards contained in the preliminary development plan and text. Such plan shall include, among its element access points to the development, landscaping, architecture, and a site plan for the entire development. It is the understanding of the Village and the applicant that such comprehensive plan shall provide for a uniform development of the entire office/institutional site in keeping with the standards of this text.
2. Landscape buffer: Where office/institutional development abuts the proposed nursing home and proposed park, a landscape buffer will be installed containing both deciduous shade, ornamental, and evergreen trees. Minimum size at installation shall be 2-1/2" caliper for deciduous shade trees, 1-1/2" caliper for ornamental trees, and 6'-8' tall for evergreens. Landscape plant material will be placed at a spacing of one tree per 15 lineal feet of property line.

3. Landscape frontage treatment on Post/Avery Roads: A landscaped earth mound shall be installed where the office/institutional parcel fronts on Avery and Post Roads. The mound shall have a minimum height of 3'-6" above top of curb and shall be variable in height. Evergreen, deciduous, ornamental, and small trees shall be planted along the frontage to accent mounding. The quantity of material shall equal one tree per 12 lineal feet of frontage. Plant material shall be grouped rather than equally spaced along the frontage. Minimum size of plant material at installation shall be 2-1/2" caliper for deciduous shade trees, 1-1/2" caliper for ornamental trees, and 6'-8' tall for evergreens.
4. Dumpster enclosures: All dumpsters shall be enclosed within a four sided enclosure of wood, stone, brick, or stucco. All enclosures will be of the same architectural materials as the main structure and will conform to all building setbacks requirements.

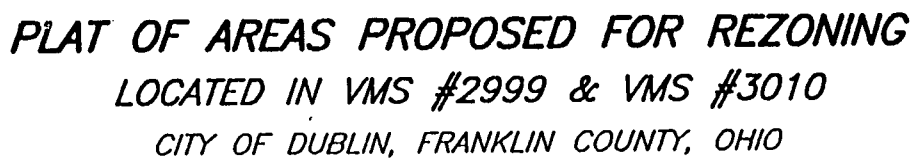
H. Architectural Standards

1. In keeping with the residential framework of the area, all architecture will be of a residential character and constructed of natural materials being stone, brick, wood, or stucco. All buildings will be of the same finished quality of all four sides. Stone or brick accent will be integrated into all buildings.
2. Phase I architectural color palette will be as follows.
 - a. Roof: Dimensional 30 year asphalt shingles, color - Weathered Wood.
 - b. Stucco stone: Ohio Limestone by Stucco Stone Inc. or Eldorado Stone.
 - c. Brick field: Belden 350.
 - d. Brick bands: Belden Sea Gray Smooth.
 - e. Wood siding and trim: Cedar with Olympic Solid Stain, color - Monterey Gray

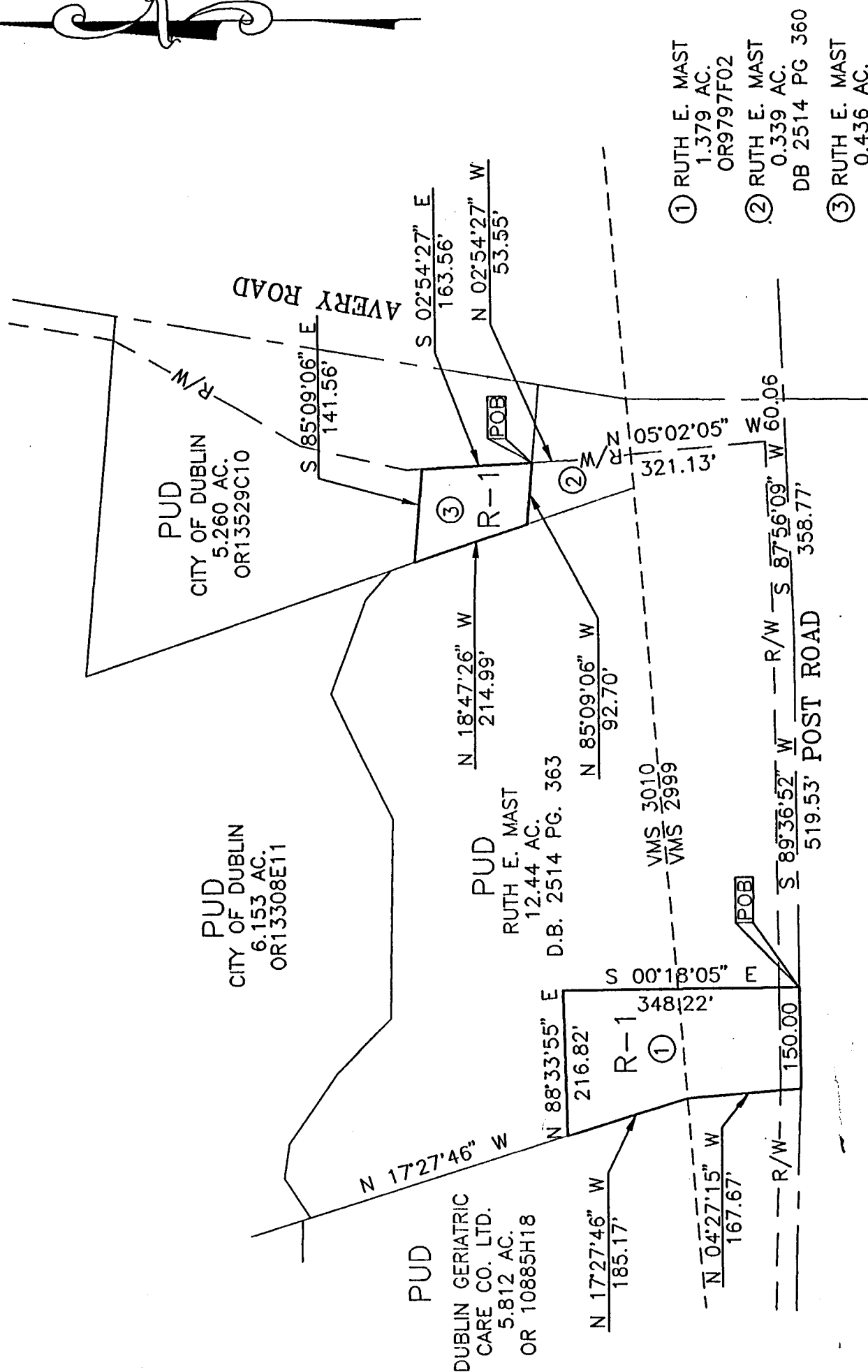
Other than the standards listed above, all remaining development standards shall be as listed and applicable under Chapter 1159 and Chapter 1183 of the Dublin Code.

ADJACENT PROPERTY OWNERS (WITHIN 150')
NORTHWEST PRESBYTERIAN CHURCH - DISTRICT 273, PARCEL .374

| | |
|---|--------------------|
| Church Prop. - Ruth E. Mast 6759 Avery Rd. Dublin, OH 43017 | Parcels .378, .433 |
| City of Dublin 6665 Coffman Rd. Dublin, OH 43017 | Parcel .388 |
| Richard L. & Linda K. Pomante (6800) 6800 Avery Rd. Dublin, OH 43017 | Parcel .1944 |
| Linda K. Pomante (6759) 949 Oakland Park Ave. Columbus, OH 43224 | Parcel .438 |
| City of Dublin 6665 Coffman Rd. Dublin, OH 43017 | Parcel .5027 |
| American Medical Financial 1490 Old Henderson Rd. Columbus, OH 43220 | Parcel .4286 |
| City of Dublin 6665 Coffman Rd. Dublin, OH 43017 | Parcel .3960 |
| Dublin Senior Community Ltd. Partnership 1516 S. Boston, Suite 301 Tulsa, OK 74119 | Parcel .3959 |
| Hospital Properties Inc. Frank T. Pandora II 3535 Olentangy River Rd. Columbus, OH 43214 | Parcel .1904 |
| Snyder Development Company 1652 W. Fifth Ave. Columbus, OH 43212 | Parcel .299 |



RECORD REFERENCES

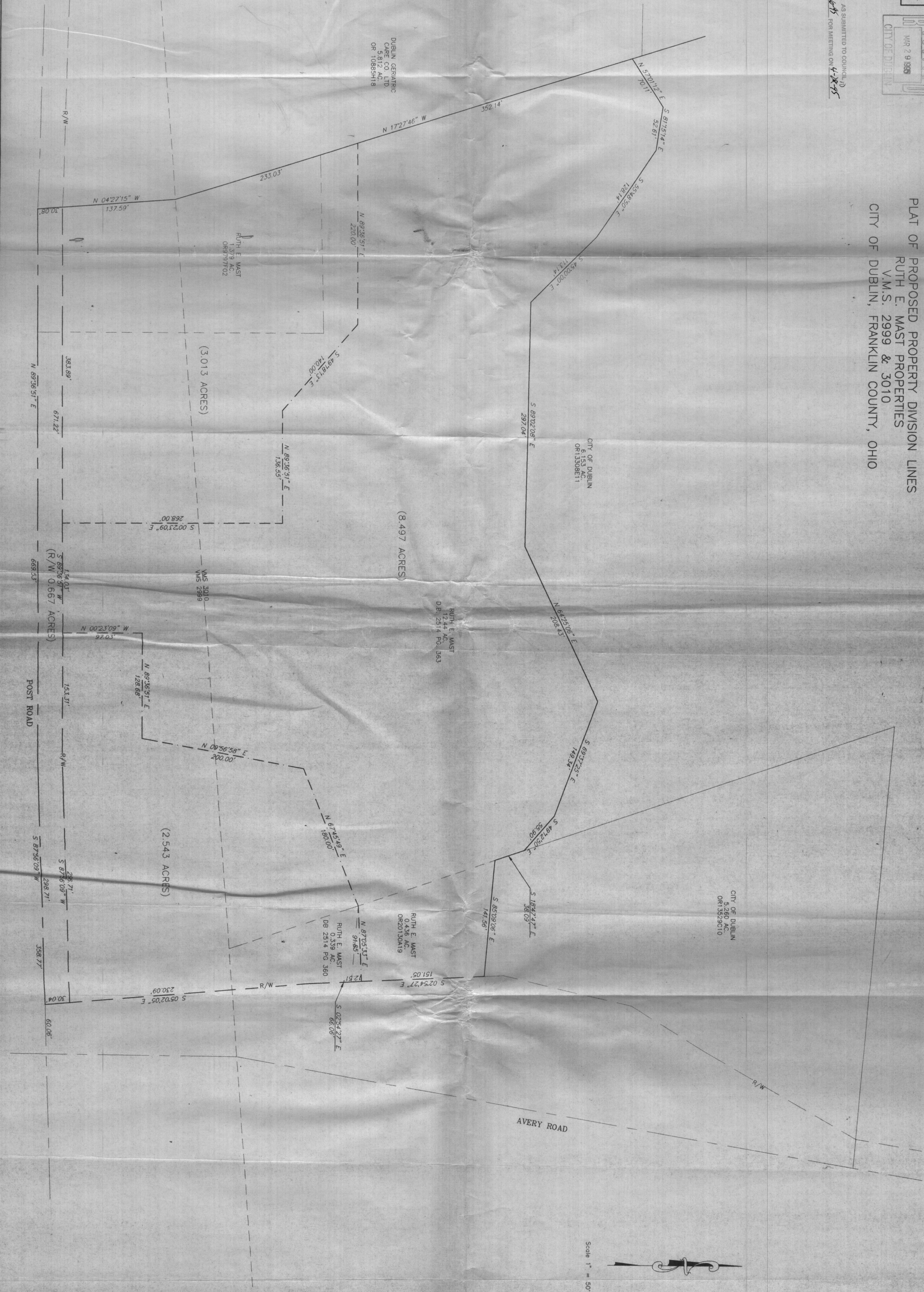


- ① RUTH E. MAST
1.379 AC.
OR9797F02
- ② RUTH E. MAST
0.339 AC.
DB 2514 PG 360
- ③ RUTH E. MAST
0.436 AC.
OR20130A19

PLAT OF PROPOSED PROPERTY DIVISION LINES
RUTH E. MAST PROPERTIES
V.M.S. 2999 & 3010
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

AS SUBMITTED TO COUNCIL, D
4-28-95
FOR MEETING ON

Ord. 126-94

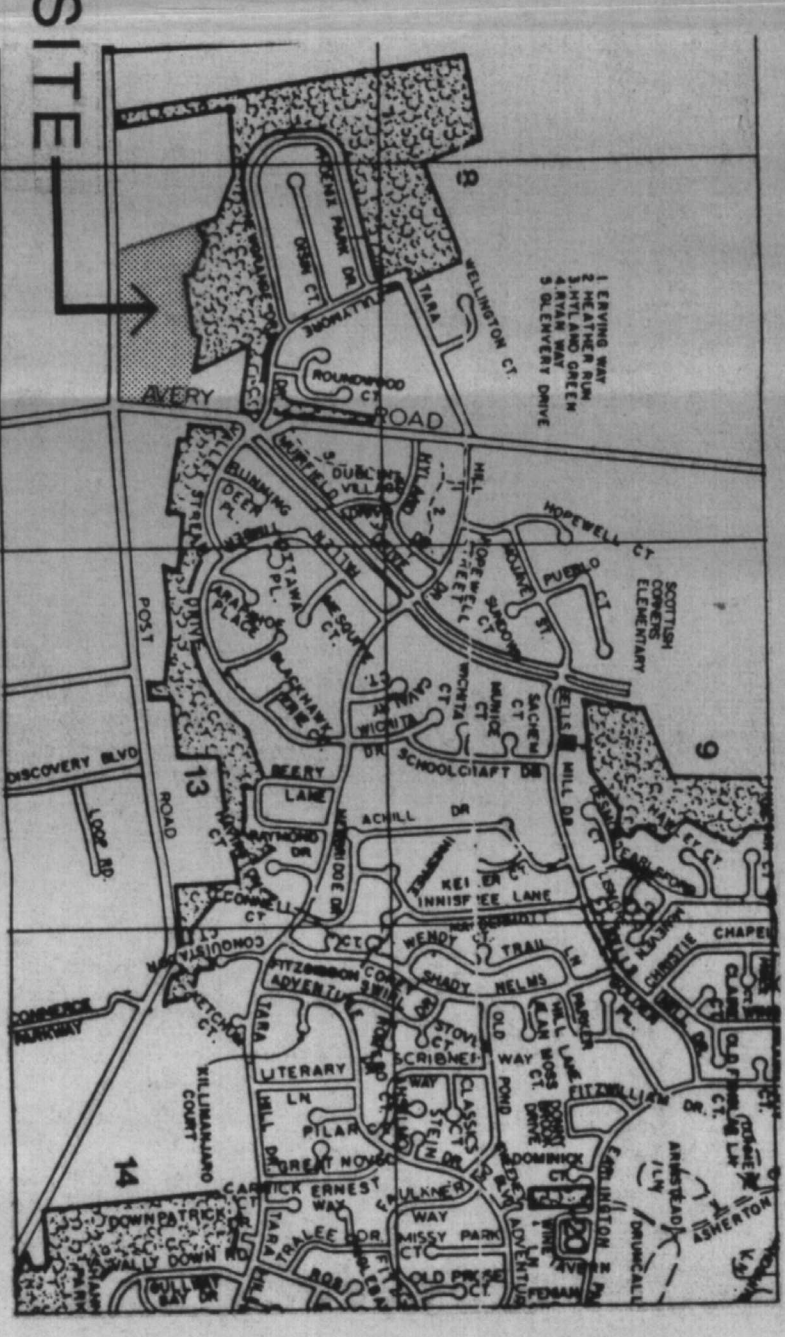
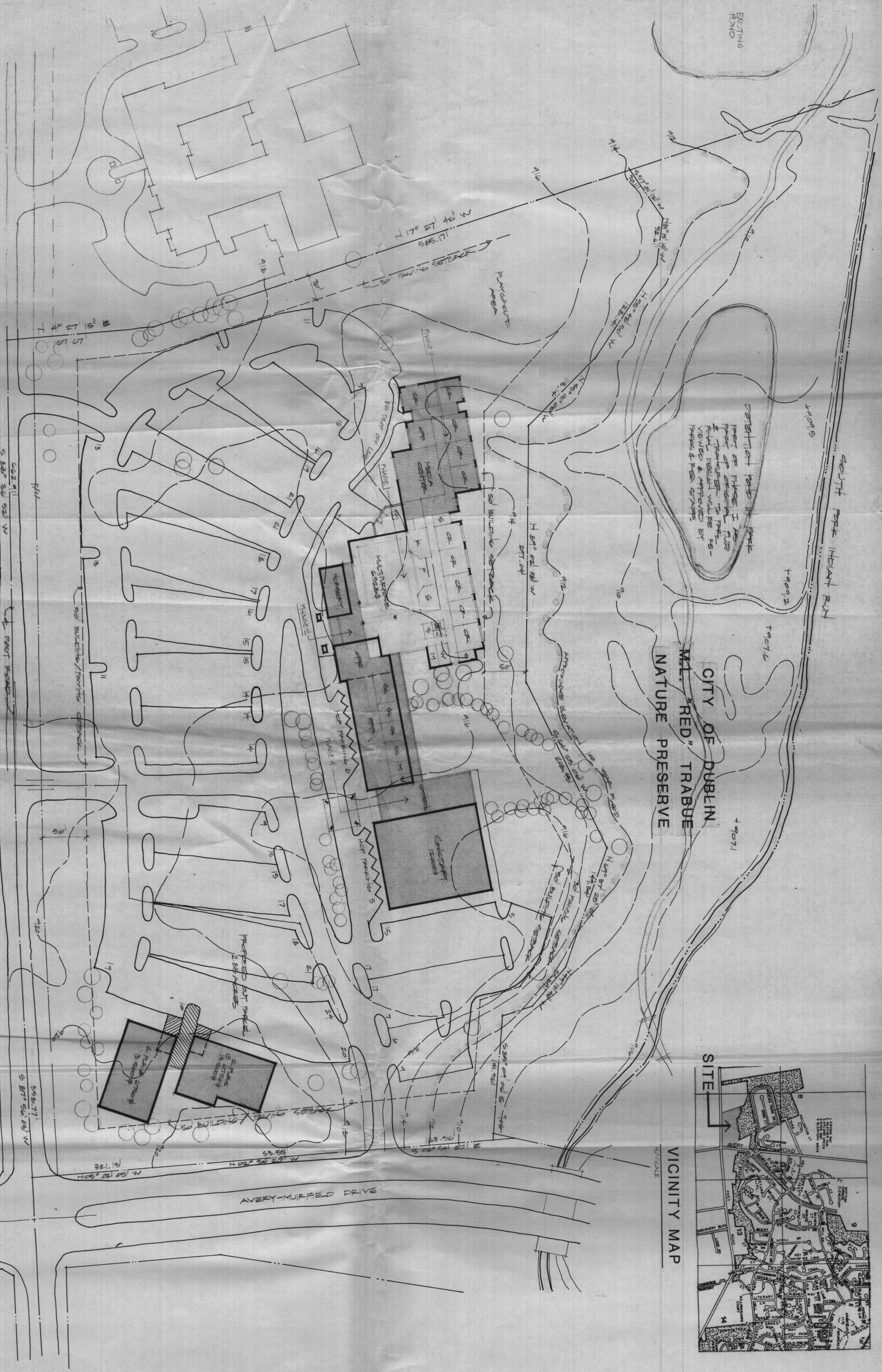


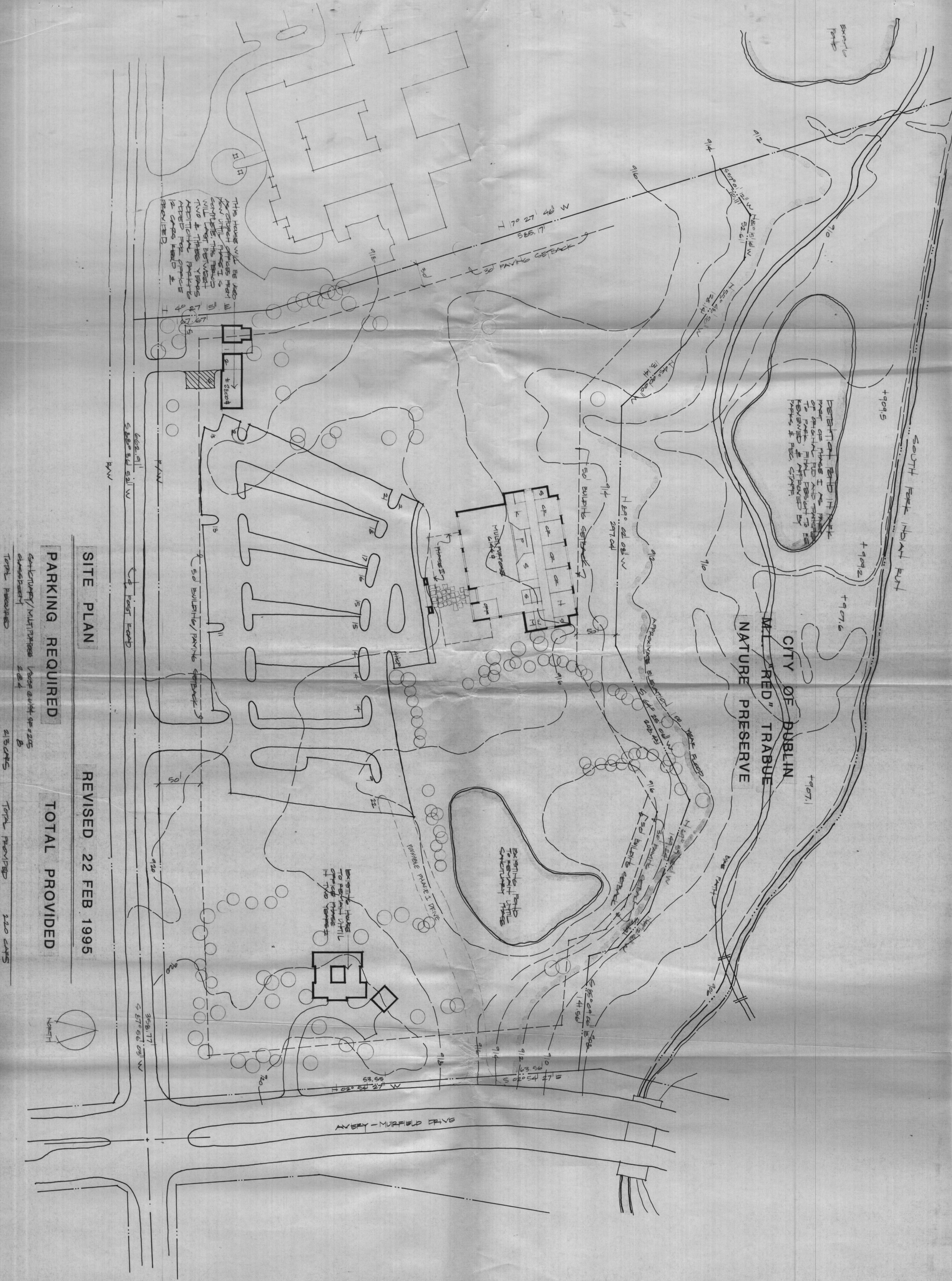
approval by city council REVISED 22 FEB 1995

SITE PLAN

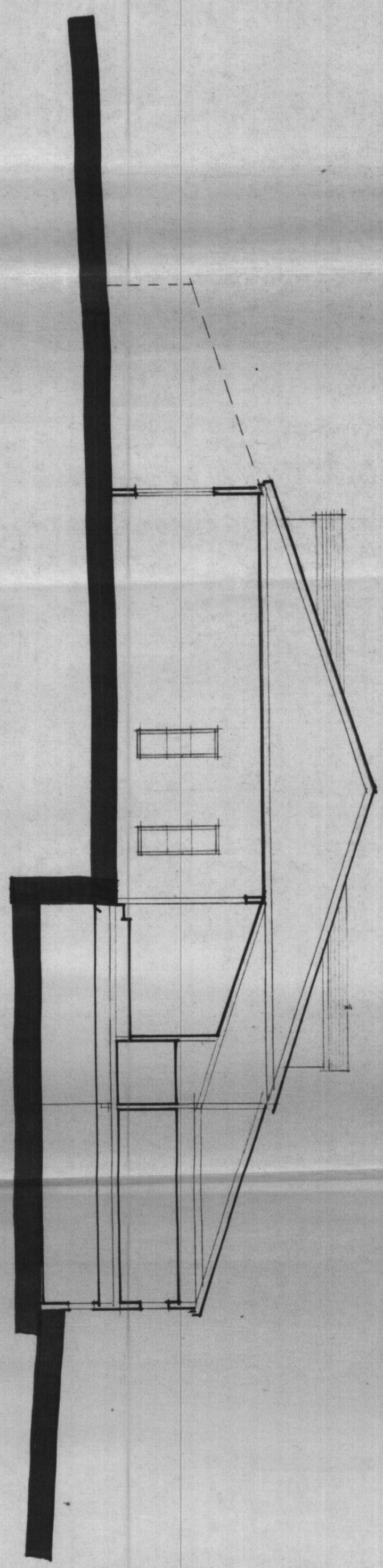
| PARKING REQUIRED | | PARKING PROVIDED | |
|------------------|------------------|---------------------------|------------------|
| CHURCH | 150 SP @ 1500 SF | OFFICE | 150 SP @ 1500 SF |
| SCHOOL | 200 SP @ 1500 SF | CHURCH / SCHOOL | 200 SP @ 1500 SF |
| MULTIPURPOSE | 100 SP @ 1500 SF | W/ OFFICE USED FOR CHURCH | 100 SP @ 1500 SF |
| TOTAL REQUIRED | 450 SP | TOTAL PROVIDED | 450 SP |

* NOTE: THE TOTAL LOT WILL BE PROVIDED WITH 50% MORE THAN THE REQUIRED LOT IS EXISTING FOR PHASE I. SCHOOL EXPENSES ARE COVERED BY THE CHURCH.



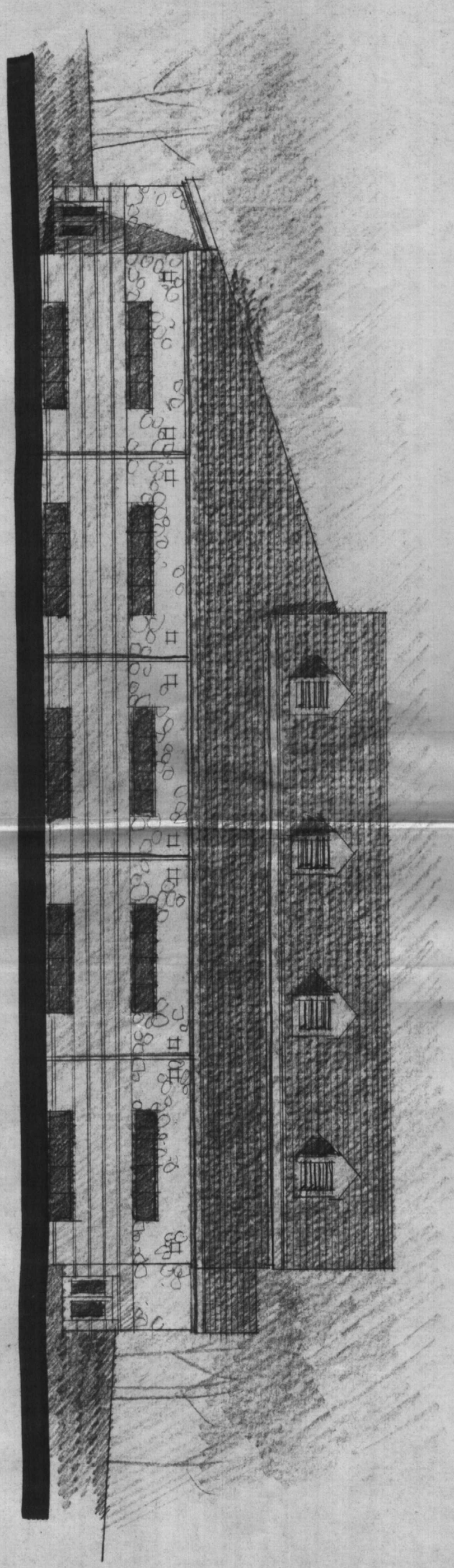


| SITE PLAN | |
|----------------------|-----|
| REVISED 22 FEB 1995 | |
| PARKING REQUIRED | |
| EXISTING/NEW/REMOVED | 204 |
| TOTAL REQUIRED | 204 |
| TOTAL PROVIDED | |
| EXISTING/NEW/REMOVED | 204 |
| TOTAL PROVIDED | 204 |



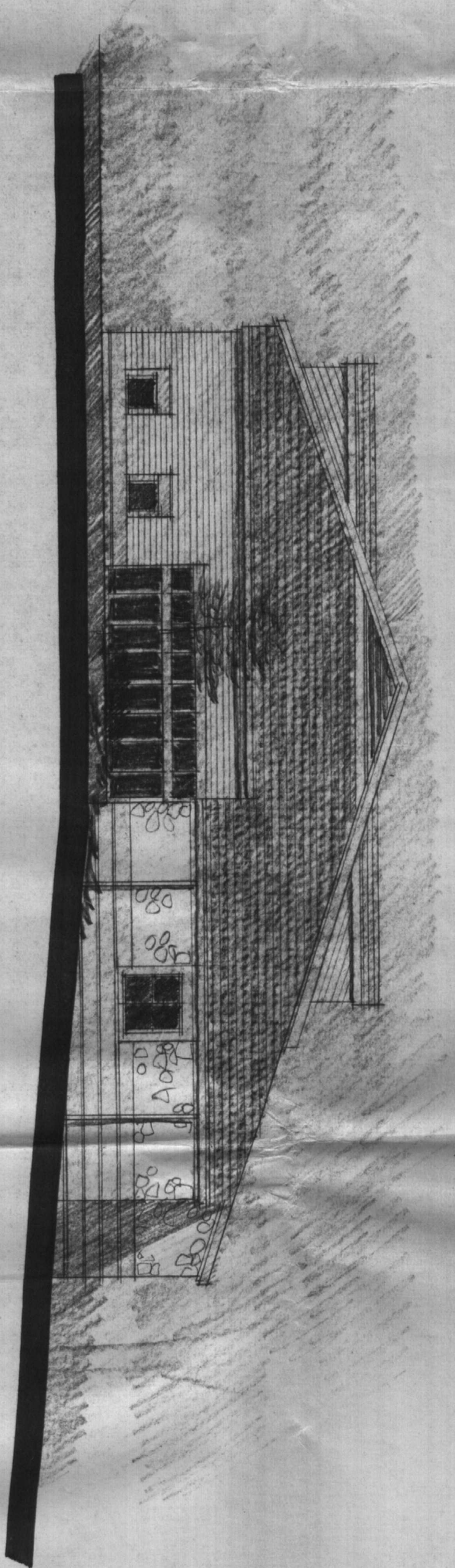
SECTION

1/4" = 1'-0"



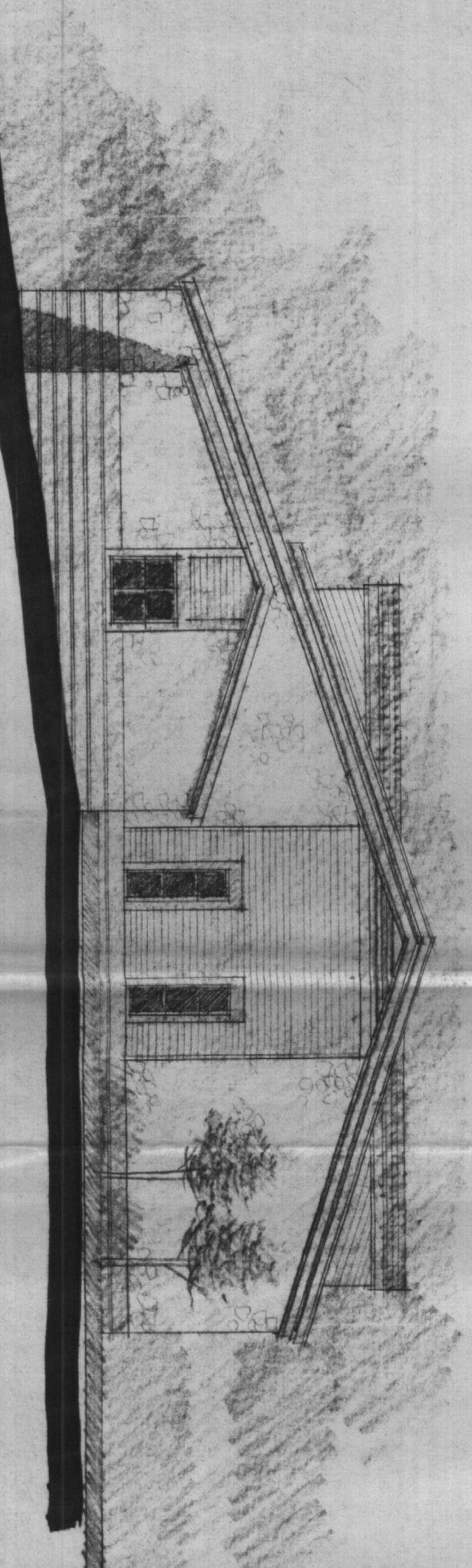
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

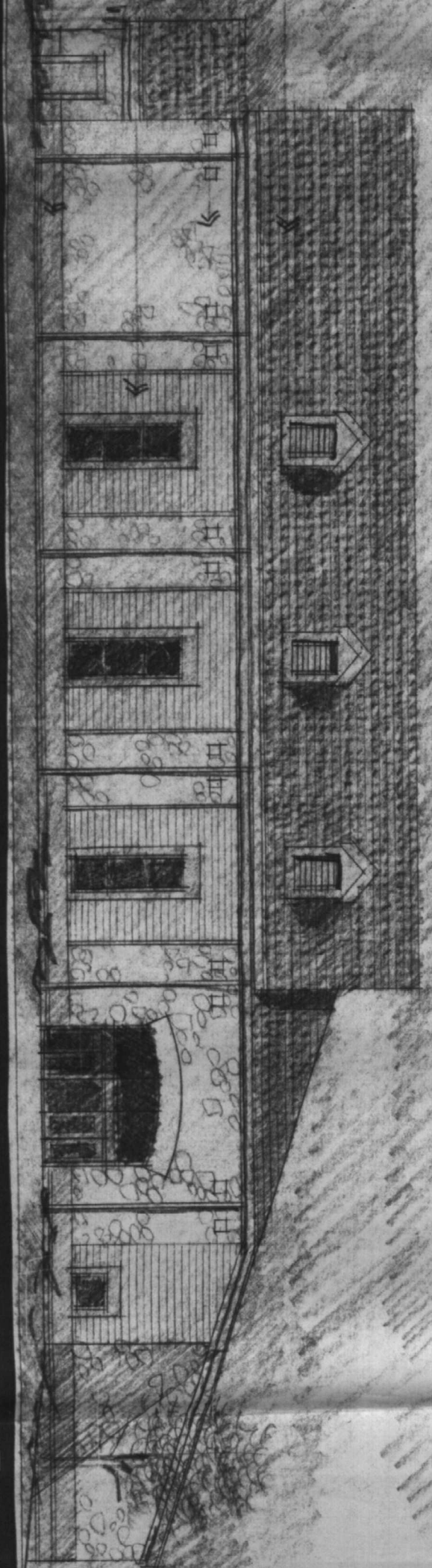
1/4" = 1'-0"



WEST ELEVATION

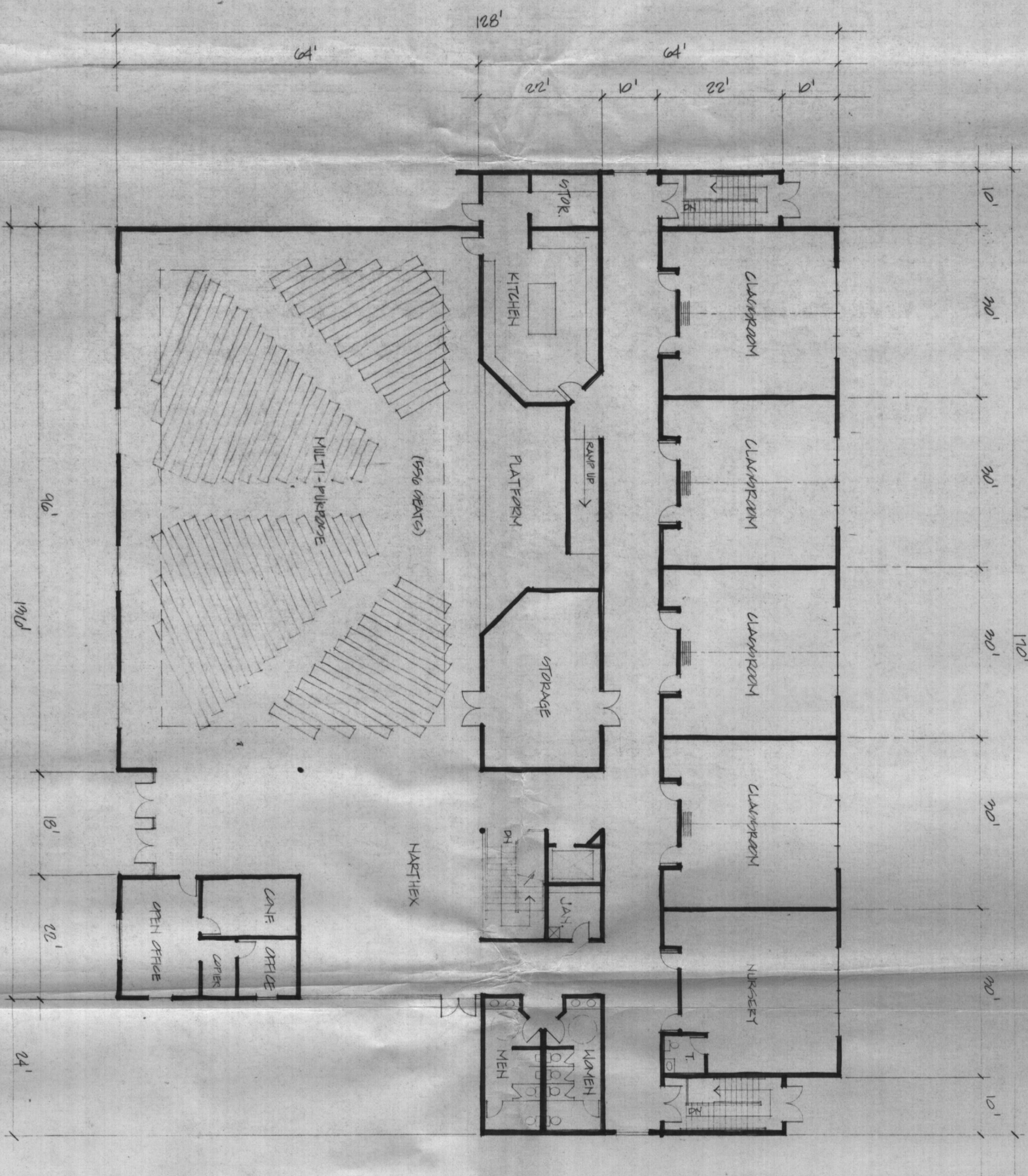
1/4" = 1'-0"

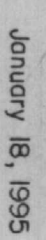
DIRECTIONAL
REPAIR SHINGLES
STUCCO STONE
WOOD SIDING
BRICK



SOUTH ELEVATION

1/4" = 1'-0"

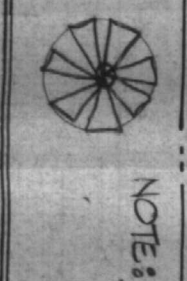




- ⊗ = 38 EMERALD LUSTER NORWAY MAPLE
- ⊗ = 32 AUSTRIAN PINE
- ⊗ = 87 AUTUMN PURPLE ASH

4' WOODING
TO BE CONSERVED AND NOT
FURTHER REDUCED

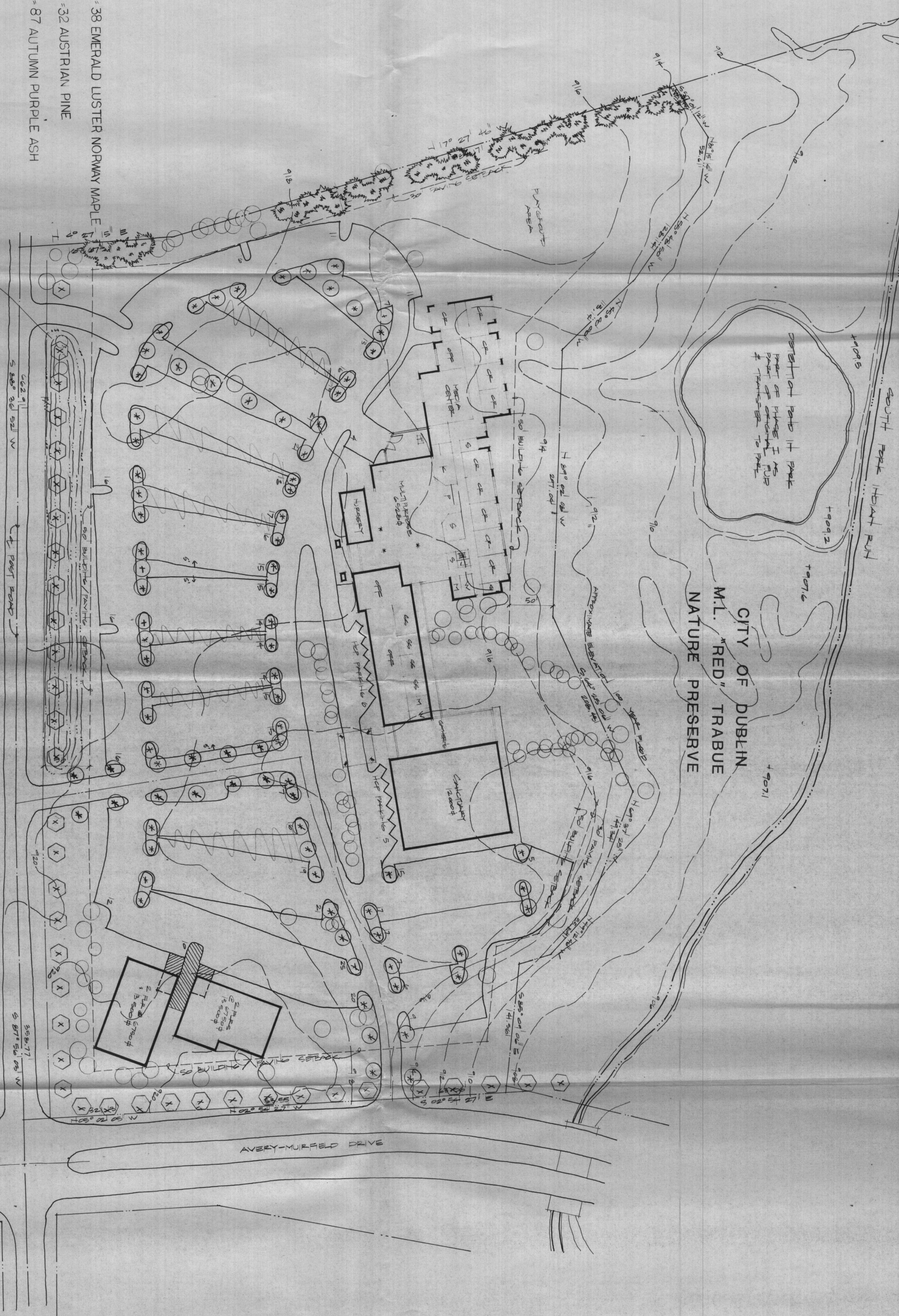
LANDSCAPE SITE PLAN

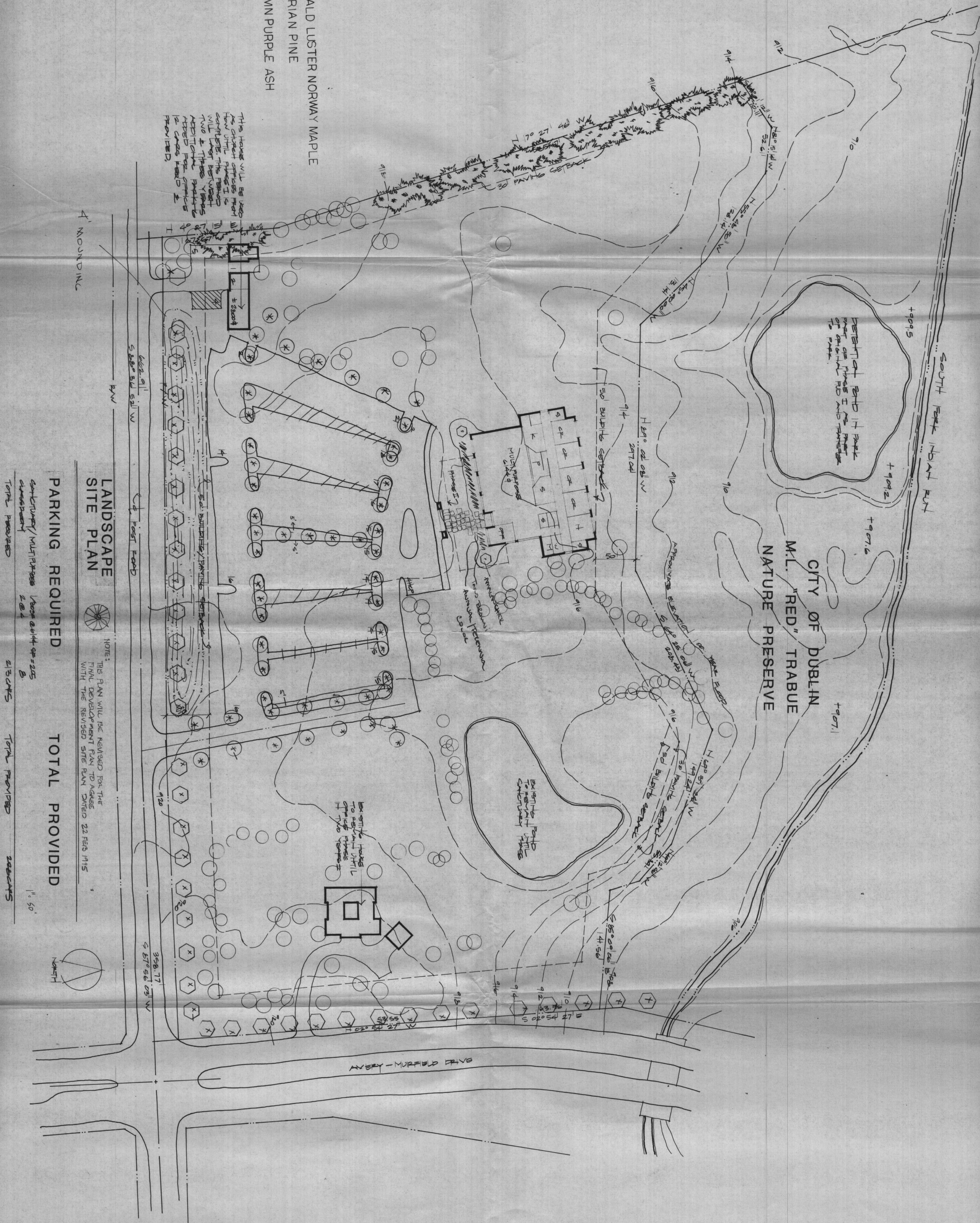


NOTE: THIS PLAN WILL BE REVISED FOR THE FINAL DEVELOPMENT PLAN TO AGREE WITH THE REVISED SITE PLAN DATED 22 FEB 1995

PARKING REQUIRED PARKING PROVIDED

| | | | | | |
|----------------|-------------|------|----------------|-------------|------|
| CHURCH | 1300 sq ft | 400 | CHURCH | 1300 sq ft | 400 |
| SCHOOL | 2000 sq ft | 600 | SCHOOL | 2000 sq ft | 600 |
| MULTIPURPOSE | 10000 sq ft | 3000 | MULTIPURPOSE | 10000 sq ft | 3000 |
| TOTAL REQUIRED | | 4000 | TOTAL PROVIDED | | 4000 |







SITE PLAN



NOTE: THIS PLAN WILL BE REVISED FOR THE FINAL DEVELOPMENT PLAN TO AGREE WITH THE REVISED SITE PLAN DATED 22 FEB 1995

PARKING REQUIRED

PARKING PROVIDED

| | | |
|----------------|-------------|-------|
| Office | 1300 sq ft | 1300 |
| School | 4000 sq ft | 4000 |
| MULTIPURPOSE | 10000 sq ft | 10000 |
| TOTAL REQUIRED | | 15300 |
| Office | 1300 sq ft | 1300 |
| School | 4000 sq ft | 4000 |
| MULTIPURPOSE | 10000 sq ft | 10000 |
| TOTAL PROVIDED | | 15300 |

City of Dublin

PRELIMINARY GRADING & UTILITY PLAN
For
NORTHWEST PRESBYTERIAN CHURCH

SCALE: 1" = 50'

DATE: 1-95

EVANS, MEACHAM, HANBLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS



MEACHAM & APEL ARCHITECTS INC.

BOX 34 DUBLIN OHIO 43017

614 764 0407

NORTHWEST PRESBYTERIAN CHURCH