

PROPOSED DEVELOPMENT TEXT

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I-270/TUTTLE ROAD SUBAREA DEVELOPMENT STANDARDS AUGUST 9, 1988

REVISED: AUGUST 30, 1988

OCTOBER 31, 1988; NOVEMBER 10, 1988; OCTOBER 22, 1993; DECEMBER 11, 1995;
OCTOBER 15, 1996; DECEMBER 13, 1999; FEBRUARY 17, 2000; DECEMBER 9, 2002;
NOVEMBER 20, 2003; MARCH 10, 2014; NOVEMBER 1, 2018

The following Subarea Descriptions and Development Standards by subarea shall be made part of the Concept Plan and are further discussed and illustrated in the Subarea Plan.

Subarea Descriptions

Subarea A Interchange & Freeway Related:

Because of the site's location along the eastern edge of the I-270 outerbelt and adjacent to a major proposed interchange with Tuttle Road, Subarea A may contain freeway-oriented office uses similar to those found further north and bordering I-270. These uses may include, but are not limited to, hotels/motels, general office uses, corporate headquarters office or major institutional uses. High to mid-rise signature office buildings with parking structures will be promoted within Subarea A.

Subarea A1 Services Zones:

Typically found adjacent to a major interchange and the first at grade intersection, these two subareas contain free-standing uses on individual lots that require:

- A highly visible location
- Immediate access
- Arterial roadway frontage

Although available to the general community, these uses are also designed to serve the needs of the immediate neighborhood including the adjacent office uses.

Subarea A2 Northern Interchange and Freeway Related:

Because of the site's location along the eastern edge of the I-270 outerbelt and adjacent to a major proposed interchange with Tuttle Road. Subarea A2 may contain freeway oriented office uses similar to those found further north and bordering I-270. These uses may include, but are

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not limited to, hotels/motels, general office uses, corporate headquarters office or major institutional uses. High to mid-rise signature office buildings with parking structures will be promoted within Subarea A2.

Subarea A3 Blazer Parkway Hotel/conference center

I-270/Tuttle Road Subarea Development Standards for Subarea A3 which was part of Subarea A in the original zoning approved by the City of Dublin.

This subarea is a 10.214± acre tract on the west side of Blazer Parkway, south of Parkcenter Drive. The creation of Subarea A3 reflects the specific needs of the proposed hotel/conference center development as it relates to the site.

Subarea A4 - Service Zones:

I-270/Tuttle Road Subarea Development Standards for Subarea A4 which was part of Subarea A in the original zoning approved by the City of Dublin and was part of Subarea A1 following the rezoning, Ord. 83-93, approved by the City of Dublin.

This subarea is a 2.04± acre tract on the northeast corner of the intersection of Blazer Parkway and Tuttle Crossing Boulevard. The creation of Subarea A4 reflects the specific needs of the service oriented development as it relates to the site.

**(This section was reorganized by staff in order to create consistency amongst the subarea standards and organization of the development text in November, 2015)*

Subarea B Internally Related Uses:

This subarea transitions from the larger scale signature office located along the freeway to the smaller, low scale structures associated along Frantz Road. Subarea B will be characterized by medium scale multistory suburban office uses.

Subarea C Smaller Office Uses:

This is characterized by its relationship with the adjacent office uses along Frantz Road and the overall intention to compliment the small scale, low rise structures.

Subarea Development Standards

General

1. It is the intent of the developer to create a unified, high quality office park development.

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Mid-rise signature type offices with parking structures will be promoted along freeway frontage. Office structures will transition to smaller scale owner-occupied type offices along Frantz Road.

Detailed architectural standards will be set forth in deed restrictions providing for coordinated use of materials and architectural character throughout the development.

The use of extensive landscape treatment will be promoted throughout the development. A major landscaped boulevard will be created from Tuttle to Rings Road.

It is the intent of the developer to work clearly with ODOT and the City of Columbus to extensively landscape the proposed interchange and Tuttle Road.

A major entry feature structure is proposed for the intersection of Tuttle Road and Tuttle Parkway.

The same palette of landscape materials will be utilized in a similar design manner throughout the development to create a unified theme. The proposed developments will be focused around major water features utilized for detention and aesthetic quality. Wells will be utilized in some cases to control levels.

Signage, shape, size, color and style will be controlled in signage standards set forth the entire development with the deed restrictions. All site planning will be done in a manner consistent with prudent planning principles and practice.

2. If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Commerce District shall prevail. Standards in the Dublin Zoning Code applicable to matters not covered in this document shall apply to each of the subareas in the Planned Commerce District.
3. Street plan alignments shown on the plan give a general indication of how they will be platted and constructed. They are not, however, intended to be precise, and while the functional system will be produced, its precise location may vary from that shown so long as the functional objectives continue to be attained.
4. Initial development will begin with Subarea C, Subarea A will not begin development until proposed interchange construction has begun. The pace and ultimate time frame of development will vary depending on market conditions.
5. Signage and Graphics

Except as otherwise herein stated:

- a. All signage and graphics shall conform to the Dublin Sign Code Chapter 1189.

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- b. All signage shall be subject to applicable signage setbacks of Chapter 1189, Signs.
- c. All uses within Subarea A1 shall have signage of consistent, proportion and materials. Ground mounted "monument" signs, sign base, and landscaping shall conform to the standard signage design detail as shown in Exhibit "A" and shall be either internally or externally illuminated. Wall mounted signs shall consist of only single block letters and shall either internally or externally illuminated.
- d. Other than uses within Subarea A1 no sign shall be painted or posted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- e. Other than uses within Subarea A1 no signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- f. No roof signs shall be permitted. Nor should a sign extend higher than the building.
- g. No flashing, traveling, animated or intermittently illuminated signs may be used.
- h. No billboards, or electrical or other advertising signs shall be allowed other than a sign carrying the name of the business occupying the site.
- i. Each freestanding use fronting on Tuttle Crossing Boulevard within Subarea A1 shall be entitled to two identification signs. One shall be oriented to Tuttle Crossing Boulevard and the second shall be oriented to Blazer Parkway or Bradenton Avenue or to the north service road as applicable. In no case shall any freestanding use be allowed more than two (2) building identification signs. The building identification sign along Tuttle Crossing Blvd. shall be either a ground mounted "monument" sign or a wall mounted sign. The building identification sign along Blazer Parkway and Bradenton Road shall be either a ground mounted "monument" sign or a wall mounted sign. The Building identification sign along the service road shall be a wall mounted sign.

The freestanding "monument" sign shall be a maximum of 6 feet in height and contain a maximum area of 50 per sign face. The wall mounted sign shall be a maximum height of 15' and equal to one square foot of sign area for each lineal foot of width of the building face to which the sign is attached, but shall not exceed the maximum size of 80 square feet. The combined area of all wall ground mounted monument, and window signs shall in no case exceed 90 square feet.

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- j. Each use within Subarea A1 shall be permitted (1) window sign. It may not exceed 10 square feet and shall be included in the maximum area calculation per site as outlined above.
 - k. A project identification ground sign will be allowed in Subarea A adjacent to a site no more than 25' from the I-270 right-of-way, and shall be no higher than 20'. The sign shall be internally illuminated and two-sided and not exceed 300 square feet in area per sign face. If this site is developed with a hotel/conference center and the above referenced signage is used for that development, then the developer shall give up its right to install a project identification sign along the I-270 right-of-way which was permitted in the Tuttle Road/I-270 zoning. Said project sign was a two-sided sign with 300 square feet in area per sign face for an over all total of 600 square feet of sign area.
 - l. Notwithstanding anything to the contrary contained in item 5 Signage and Graphics the signage for the proposed hotel/conference center is as specified in the specific text for Subarea A3.
6. Lighting:
- Except as otherwise herein stated:
- a. External lighting within all subareas shall be cut off type fixtures.
 - b. All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted cutoff fixture and shall be from the same type and style.
 - c. All light poles and standards shall be dark in color and shall either be constructed of dark wood, dark brown, black or bronze metal.
 - d. Parking lot lighting shall be no higher than 28'.
 - e. Cutoff type landscape and building up lighting shall be permitted.
 - f. All lights shall be arranged to reflect light away from any street or adjacent property.
 - g. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
 - h. All building illuminations shall be from concealed sources.
 - I. No colored lights shall be used to light the exterior of buildings.
 - j. Landscape lighting along Tuttle Road shall be ground mounted with a low level of illumination.

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7. Landscaping:
 - a. As many existing trees as possible shall be preserved.
 - b. Any portion of a lot upon which a building parking area is not constructed shall be landscaped.
 - c. Street trees on each side of an entry drive shall be set back twenty (20) feet from the curb to accentuate the entry/exit points.
 - d. A minimum greenbelt of ten (10) feet shall be maintained between adjoining property line except in Subarea A3 where a minimum of five (5) feet shall be maintained.
 - e. Site unity can be maintained by specifying the same species of major landscape elements (shade trees, evergreen trees and ornamental trees.) New compatible species of shrubs and ground cover will be introduced to the plant palette as needed to provide interest, focal points and screening around new development.

Fences/Walls:

- a. No chain link or wire fencing shall be permitted.
8. Sidewalks shall be a minimum of five feet wide, paving material to be concrete. Sidewalks shall be located as shown on the approved pedestrian circulation plan (See Exhibit B.)

Subarea A - Interchange & Freeway Related

Permitted Uses:

The following uses shall be permitted within Subarea A:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel and Motel.
4. Institutional uses.
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

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Permitted Density:

In an effort to promote large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A will be 18,000 SF/Ac. The higher density will offset cost needed to create parking structures, therefore, promoting open space other than parking lots.

Yard and Setback Requirements:

1. Setback on Blazer Parkway shall be 30' for all pavement areas, 50' for buildings.
2. Setback along I-270 shall be 50' for all parking areas and 75' for buildings.
3. Side yards shall be 25' for pavement and buildings.
4. Rear yards shall be 25' for pavement and buildings.
5. All other publicly dedicated local streets shall have a 25' pavement setback and 50' building setback.
6. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

1. The maximum height for structures in Subarea A shall be measured per the Dublin Zoning Code and have a maximum height limitation of 100'. The maximum height may be extended if the structure is setback from both the Main Drive and I-270 right-of-way an additional 2' beyond the required setback for every 1' of height above the 100' maximum. A minimum height of two stories shall be required for all primary structures.

Parking and Loading:

1. Sizes, ratio, and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru requirements as per the Columbus Zoning Code.

Circulations:

1. Blazer Parkway shall have a 100' right-of-way and a 56' pavement width. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.

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2. Curb cuts on Blazer Parkway shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. Within the setback area along Blazer Parkway and Tuttle Crossing Boulevard, a 3' average height continuous earth mound shall be installed as well as one tree per 40' of frontage or fraction thereof. Trees have to be equally spaced, as possible.
3. A continuous landscape treatment shall be provided along the I-270 frontage containing a mixture of deciduous and evergreen trees planted in a decorative manner.
4. (Deleted)

Subarea A1 - Services Zones

Permitted Uses:

The following uses shall be permitted within Subarea A1:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Eating and drinking establishment.
3. Day Care
4. Ancillary commercial uses within a structure primarily devoted to office uses.

Conditional Uses:

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1. Drive-thru facilities developed in association with a permitted use.

Permitted Density:

Subarea A1 shall have a density no greater than 10,000 SF/AC.

General

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

Yard and Setback Requirements:

1. Along Tuttle Crossing Boulevard, pavement setbacks shall be equal to 30', building setback equal to 80'. Signage setback shall meet Dublin Zoning Code.
2. Along Blazer Parkway, pavement setbacks shall be equal to 30' building setbacks equal to 50'.
3. Along the private access drive, pavement setbacks from the curb of the access drive shall be equal to 25' building setbacks equal to 40'.
4. All other local street pavement setbacks shall be 25', building setback 50'.
5. Total ground covered by all buildings, excluding parking garages, shall not exceed 30% of the total lot area.

Utilities:

1. All utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines should be placed underground. Meters, transformers, etc. may be placed above ground, but should be screened from view.
2. All utility connections should be out of view or screened.

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3. All mechanical equipment and related structures should be effectively screened from grade level view by a fence, vegetation or wall of harmonious architectural material and character.
4. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Circulation:

1. Blazer Parkway shall have a 100' right-of-way and a \pm 56' pavement width.
2. No full service curb cut shall be allowed from Tuttle Crossing Boulevard. One right-in/right-out curb cut shall be allowed on Tuttle Crossing Boulevard: one right-in/right-out curb cut shall be allowed on Blazer Parkway: one full service curb shall be allowed on Bradenton: one full service curb cut shall be allowed for each free standing use on the private access road.

Paving:

1. Asphalt paving for roads and parking areas.
2. Concrete curb and gutter.
3. Concrete road paving as needed in service area.
4. Sidewalks should be minimum 5'-0" wide; paving material to be concrete, and located as shown on the approved pedestrian circulation plan for the Tuttle Crossing area (see Exhibit B).

Parking:

In addition to meeting the current City of Dublin code requirements, the following guidelines should be followed in the design of parking facilities.

1. All parking and loading shall be regulated by the Dublin Code Chapter 1193.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of eight spaces per exchange window.
3. Bank drive-thru stacking requirements as per the Columbus Zoning Code.

Waste and Refuse:

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1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Service:

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

Landscaping:

1. Within the setback area along Blazer Parkway, Tuttle Crossing Boulevard, Bradenton Road, and the private access road a three foot average height continuous earth mound shall be installed as well as one tree per 40' of frontage or fraction thereof.
2. Common landscape theme and plan (see attached Exhibit "B") shall be adhered to by all property owners within Subarea A1.

All landscaping shall be according to the Dublin Landscape Code Chapter 1187 and follow the Subarea Development standards established under Subarea A1 - Service Zones under landscaping.

Signs and Graphics:

Building Identification Signage (Refer to the General Section of this Zoning Text):

1. All building identification signage shall have only the company name and logo. No brand names or products shall be listed on the sign.
2. Where more than one tenant occupies the building, there should be one sign identifying the name of the building only.

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3. All building identification signs shall be freestanding, ground mounted, double-faced and set perpendicular to the street frontage, or wall mounted single block letters.
4. No temporary product advertising signage shall be attached to the building.
5. All traffic and directional signs shall conform to the Dublin sign code, Chapter 1189.
6. All window signage shall conform to the Dublin sign code, Chapter 1189.

Architectural:

Height:

1. No out parcel structure shall be more than 28' in height. For structures with pitched roofs, this height limit will be measured to the roof peak.
2. Maximum height for office structures shall be 65'.

Color Palette:

3. Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

Materials:

1. Warm-tone brick (predominant material).
2. Stone veneer with limestone trim. (Limestone rubble in a coarse ashlar pattern.)
3. On pitched roofs, standing seams cedar shakes, or shingles with no less than 325 lb. per square weight shall be used.
4. Wood, stucco, tile, decorative concrete block, and other similar materials maybe used as an accent with brick and stone.

Roof:

1. Pitched roofs with gabled or hipped ends are required with a slope equal to 6/12 or greater.
2. Minimum 8" overhangs are required.

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3. Glass roofs are acceptable in portions of a structure.
4. Mansard roofs are not permitted.
5. Flat roofs are permitted, provided they are proportionately integrated with a sloped roof system that adequately screens mechanical roof top equipment and/or other penetrations.

Scale:

1. Structures should be designed to harmonize with the landscape.
2. The scale of each building can be aided through the use of articulated building elements, such as porticoes, dormers, recesses, awnings and other such elements which help break up the building mass.

Wall Articulation/ Fenestration:

1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
2. Blank facades on the "rear" of the building will not be permitted, however, articulating such facade with recesses, fenestration, fences, pilasters, etc. is encouraged.
3. The amount of fenestration should be balanced with the amount of solid facade.
4. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.

Subarea A2 - Northern Interchange and Freeway Related

Permitted Uses:

The following uses shall be permitted within Subarea A2:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel and Motel.
4. Institutional uses.

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5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

In an effort to promote large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A2 will be 18.000 SF/Ac. The higher density will offset cost needed to create parking structures. Therefore, promoting open space other than parking lots.

Yard and Setback Requirements:

1. Setback on Blazer Parkway shall be 30' for all pavement areas. 50' for buildings.
2. Setback along I-270 shall be 50' for all parking areas and 75' for buildings.
3. Side yards shall be 25' for pavement and buildings. A zero sideyard may be allowed in cases where lots within the same subarea share the same property line provided that a common access drive exists along and adjacent to the property line, the lots function as a single parking lot and this access drive connects to a city street or traffic carrying private road which facilitates entry into both properties. To compensate for lost greenspace, additional interior parking lot islands with a minimum width of 18 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3.5-inch caliper trees per island will be required along both sides of the access drive.
4. Rear yards shall be 25' for pavement and buildings.
5. All other publicly dedicated local streets shall have a 25' pavement setback and 50' building setback.
6. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A2 shall be measured per the Dublin Zoning Code and have a minimum height limitation of 100'. The maximum height may be extended if the structure is setback from both the Main Drive and I-270 right-of-way and additional 2' beyond the required setback for every 1' of height above the 100' maximum. A minimum height of two stories shall be required for all primary structures.

Parking and Loading:

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1. Sizes, ratio, and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru requirements as per the Columbus Zoning Code.

Circulations:

1. Blazer Parkway shall have a 100' right-of-way and a 56' pavement width. All other local public access streets shall have a 60' right-of-way, and a 32' pavement width.
2. Curb cuts on Blazer Parkway shall be spaced a minimum of 200' (as measured from the driveway's centerline) with opposing cuts offset no less than 100' or directly aligned wherever possible consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. Within the setback area along Blazer Parkway and Tuttle Crossing Boulevard, a 3' average height continuous earth mound shall be installed as well as one tree per 40' of frontage or fraction thereof. Trees have to be equally spaced, as possible.
3. A continuous landscape treatment shall be provided along the I-270 frontage containing a mixture of deciduous and evergreen trees planted in a decorative manner.

Signs and Graphics:

1. All signage and graphics shall conform to the Sign Code unless modified by this text.
2. The size of the site, the freeway frontage, the obscuration of view from southbound I-270, the obscuration of view from eastbound Rings Road, and the fact that neither wall signage on the freeway side of the site will be visible at the access point on Rings Road create special signage needs for the site.

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3. Two (2) wall signs, each totaling 300 sq.ft. shall be permitted facing I-270 (one on the 5525 Parkcenter Cir,- North tower and one on the 5525 Parkcenter Cir,- South tower building. See the towers on the site plan).

3.1 The two (2) wall signs shall be limited to 2 colors for any logo and text.

3.2 Any logo will have to be the same color as the text.

3.3 The logo may also use white as an additional color.

3.4 Any signage may be illuminated with white backlit LED's only

Subarea A3 Blazer Parkway Hotel/Conference Center

Permitted Uses:

The following uses shall be permitted within Subarea A3:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Corporate offices.
3. Hotel/conference center
4. Institutional uses.
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

In an effort to promote large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A3 will be 18,000 SF/Ac except that the maximum density for a hotel/conference center shall be 20,800 SF/Ac.

Yard and Setback Requirements:

1. The maximum height for structures in Subarea A3 shall be measured per the Dublin Zoning Code and have a maximum height limitation of 100 feet.
2. Setback along Blazer Parkway shall be 30 feet for all pavement areas; 50 feet for building.
3. Setback along Park Center Circle shall be 25 feet for all pavement areas; 50 feet for

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building.

4. Rear yards shall be 5 feet for all pavement areas; 25 feet for building.
5. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Parking and Loading:

1. Sizes, ratio, and type of parking and loading and other facilities shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru requirements as per the Columbus Zoning Code.

Circulation:

1. Along Blazer Parkway one right-out and one right-in/right-out curbcut shall be permitted.
2. Along Parkcenter Circle three full service curbcuts shall be permitted.

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Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. Within the setback area along Blazer Parkway a three foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees have to be equally spaced, as possible.
3. A water feature equal in size to the pond which was eliminated from the subject site to permit the development of the hotel, shall be established on the ground which is owned by Tuttle Road Limited Partnership and located on the east side of Blazer Parkway across the street from the subject site. The water feature will be designed to be a positive amenity for the development and its design will permit views into that site.

Signage:

Sign restrictions for a hotel/conference center. Due to the unique nature of a hotel/conference center with its public meeting areas and a clientele which consists of local, county wide and out-of-town visitors, and due to the proximity and visibility of such a facility to the interstate and due to the scale and architecture of the proposed building as well as the integration of the signage into the overall design of the building the following signage shall be permitted:

1. The hotel/conference center shall be a minimum of seven stories in height with a minimum gross square footage of 200,000 square feet of which twenty (20%) percent of this footage will be public meeting/restaurant space to qualify for the following signage:
 - a. Free-standing sign

The main free-standing sign as depicted on the submitted graphics drawing and site plan shall be located at the first curbcut on Parkcenter Circle west of Blazer

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Parkway. Directional signage and a sign for the restaurant both as depicted on the submitted graphics drawing and site plan shall also be permitted.

- b. Wall signage: each building facade shall be permitted its own wall sign as depicted on the submitted graphics drawing.
- c. All signage shall be subject to applicable signage setbacks of Chapter 1189, Signs.
- d. No temporary sign shall be painted or posted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- e. No product signs shall be applied to windows for the purpose of outdoor or exterior advertising.
- f. No roof signs shall be permitted. Nor should a sign extend higher than the building's exterior walls.
- g. No flashing, traveling, animated or intermittently illuminated signs may be used.
- h. No billboards, or electrical or other advertising signs shall be allowed other than a sign carrying the name of the business of occupying the site.
- i. The wall signage on the east elevation shall be incorporated into the overall design of the building structure.
- j. In order to accommodate a name change the signage outlined in this section may be refaced/replaced with a new name subject to staff's review that the square footage of each sign does not exceed the square footage of the corresponding sign depicted on the submitted graphics drawing.

Subarea A4 - Service Zones:

Permitted Uses:

The following uses shall be permitted within Subarea A4:

- 1. Those uses listed in Section 153.026 and 153.034 of the Zoning Code.
- 2. Eating & Drinking establishment.
- 3. Day Care.

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4. Ancillary commercial uses located within an office building or a stand-alone building. The following list of uses shall be permitted within Subarea A4, specifically limited to the 6,000 square foot building which abuts the Gentry Lane right-of-way.
 - a. General Merchandise/Retail Stores
 - i. Candy store
 - ii. Book store (no food or beverage sales allowed to the public)
 - iii. Florist
 - iv. Card shop
 - v. Shoe sales and repair
 - vi. Tailor
 - vii. Retail bakery
 - viii. Convenience mart (no fresh sandwiches may be made/sold within the store)
 - b. Personal Service Uses
 - i. Beauty salon and barber shop - up to 25% of the 6,000 square foot building (1,500 square feet maximum).
 - ii. Dry cleaning, pressing, and garment repair
 - iii. Photographic studios and sales
 - iv. Advertising
 - v. Miscellaneous repair (i.e. watch, clock, and jewelry)
 - c. Administrative, Business, and Professional and Offices
 - ii Stock broker
 - iii Trust company
 - iv Title company
 - v Insurance carrier and agents
 - vi Real estate office
 - vii Law office
 - viii Investment company
 - ix Architectural/engineering office
 - x Accounting/CPA office
 - xi Loan originators
 - d. Business Support Services
 - ii Duplicating
 - iii Computer services
 - iv Blueprinting
 - v Document binding and laminating
 - vi Packaging and shipping
 - vii Mailbox service and faxing
 - viii Mailing services
 - ix Temporary personnel office

PROPOSED DEVELOPMENT TEXT

- x Photocopying
- xi Business and legal forms
- xii Market research
- xiii Stenographer's office
- xiii. Cellular phone, sales and service

Conditional Uses:

- i. Drive-thru facilities developed in association with a permitted use.
- ii. General merchandise, personal service or support services which are not otherwise listed which are demonstrated to be consistent with appropriate commercial activity on the site and will not create a burden on parking or other site utilization in the area.

Permitted Density:

Subarea A4 shall have a density of no great than 10,000 square feet per acre.

General

Building will have a common architectural theme with good aesthetic quality, the same or compatible building materials and a common lighting, signage and landscaping ethic ("Exhibit A"). Structures, be they buildings or walls; roof lines and types; building spacing; signage; lighting and landscaping should present a conservative commercial approach with low level signage employed solely to identify users with structures and landscaping effectively shielding the street from the impact of activity on the site. The following additional standards are deemed appropriate to produce such a function.

Yard and Setback Requirements:

- 1. Along Tuttle Crossing Boulevard, pavement setbacks shall be equal to 30 feet and building setbacks equal to 80 feet. Signage setbacks shall meet the Dublin Zoning Code.
- 2. Along Blazer Parkway, pavement setbacks shall be equal to 30 feet and building setbacks equal to 50 feet.
- 3. Along the private access drive, pavement setbacks from the curb of the access drive shall be equal to 25 feet and building setbacks equal to 40 feet.
- 4. All other local street pavement setbacks shall be 25 feet and building setbacks equal to 50 feet.
- 5. Total ground covered by all building, excluding parking garages, shall not exceed 30% of the total lot area.

PROPOSED DEVELOPMENT TEXT

Utilities:

1. All utility lines, including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed under ground.
2. All utility connections shall be out of view or screened.
3. All mechanical equipment and related structures shall be effectively screened from grad level view by a fence, vegetation, or wall of harmonious architectural material and character.
4. Mechanical equipment or other utility hardware on the roof, ground or buildings shall be screened from public view with materials harmonious with the building.

Circulation:

1. Blazer Parkway shall have a 100-foot right-of-way and a 56-foot pavement width.
2. The A4 Subarea shall share a right-in/right-out curb cut with the A-1 Subarea along the Tuttle Crossing Boulevard frontage. One right-in/right-out curb cut shall be allowed on Blazer Parkway, and one full service curb cut shall be allowed on Gentry Lane.

Paving:

1. Asphalt paving for roads and parking areas.
2. Concrete curb and gutter.
3. Concrete road paving as needed in the service areas.
4. Sidewalks shall be a minimum of 5 feet wide. Paving material shall be concrete and sidewalks shall be located as shown on the approved pedestrian circulation plan from the Tuttle Crossing area (see Exhibit B).

Parking:

The following guidelines shall be followed in the design of parking facilities for Subarea A4:

1. The parking space allotment shall be shared between the two buildings located in Subarea A4. The site shall supply 81 parking spaces which will service both the restaurant and the 6,000 square foot rear building.
2. Drive-thru stacking areas for fast food restaurants shall accommodate a minimum of 8 spaces per exchange window.

PROPOSED DEVELOPMENT TEXT

3. Bank drive-thru stacking requirements according to the Columbus Zoning Code.

Waste and Refuse:

All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Service:

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

Landscaping:

1. Within the setback area along Blazer Parkway, Tuttle Crossing Boulevard, Bradenton Road, and the private access road, a 3-foot average height continuous earth mound shall be installed as well as 1 tree per 40 feet of frontage or fraction thereof.
2. A common landscape theme and plan (Exhibit B) shall be adhered to by all property owners with Subarea A4.

All landscaping shall be according to the Dublin Landscape Code Chapter 1187 and shall follow the Subarea Development standards established under Subarea A4 - Service Zones under landscaping.

Signs and Graphics:

Building Identification Signage (refer to the General Section of this zoning text):

1. All building identification signage shall have only the company name and logo. No brand names or products shall be listed on the sign.

PROPOSED DEVELOPMENT TEXT

2. Each building (two total buildings on the subject site) shall be entitled to one wall sign and one free standing sign the total of which shall be 90 square feet (with 50 square feet allotted to the free standing sign and 40 square feet for the wall signage) should the 6000 square foot building change tenants and two or more tenants locate in the building, the tenants may utilize the allowable wall and free standing signage divided among the tenants located within the building on proportionally sized tenant panels. The maximum signage square footage for each building may not be exceeded but may be divided among the tenants within the parameters of the square footage allowed under this text.
3. All building identification signs shall be freestanding, ground-mounted, and double-faced and set perpendicular to the street frontage, or shall be wall-mounted single block letters.
4. No temporary product advertising signage shall be attached to the building.
5. All traffic and direction signs shall conform to the Dublin Sign Code, Chapter 1189.
6. All window signage shall conform to the Dublin Sign Code, Chapter 1189.
7. *All menu boards are to be per code or as otherwise modified by Planning and Zoning Commission. (As amended by City Council 1-18-00)*

Architectural

Height:

No out-parcel structure shall be more than 28 feet in height *unless otherwise modified by the Planning & Zoning Commission*. For structures with pitched roofs, this height limit will be measured to the roof peak. *(As amended by City Council 1-18-00)*

Color Palette:

Earth tones and muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features only, such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.

Materials:

1. Warm-tone brick (predominant material).
2. On pitched roofs, standing seams cedar shakes, or asphalt shingles with no less than 325 lb. per square weight shall be used.
3. Wood, stucco, tile, decorative concrete block, and other similar materials may be used as an accent with brick and stone.

PROPOSED DEVELOPMENT TEXT

Roof:

1. Pitched roofs with gabled or hipped ends are required with a slope equal to 6/12 or greater.
2. Minimum 8-inch overhangs are required.
3. Glass roofs are acceptable in portions of a structure.
4. Mansard roofs are not permitted.
5. Flat roofs are permitted, provided they are proportionately integrated with a sloped roof system that adequately screens mechanical rooftop equipment and/or other penetrations.

Scale:

1. Structures shall be designed to harmonize with the landscape.
2. The scale of each building should be aided through the use of articulated building elements, such as porticos, dormers, recesses, awnings, and other such elements which help break up the building mass.

Wall Articulation/Fenestration:

1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
2. Blank facades on the "rear" of the building will not be permitted; however, articulating such façade with recesses, fenestration, fences, pilasters, etc. is encouraged.
3. The amount of fenestration should be balanced with the amount of solid façade.
4. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.

**(This section was reorganized by staff in order to create consistency amongst the subarea standards and organization of the development text in November, 2015)*

Subarea A5 Development Standards (As approved by CC on 3/10/14):

The site comprises +/- 10.5 acres and contains a three-story corporate office building of approximately 116,500 square feet. The site, as originally planned, zoned and constructed in 1996 was owned by Duke and contained a single-user, BMW Financial Services. BMW

PROPOSED DEVELOPMENT TEXT

Financial Services vacated the building in 2006. The building was then sold to CareyBPDublin, LLC which was a partnership between Edward Carey and GE, who leased the building to Nationwide Insurance from 2006 to 2011. In the summer of 2011, GE became sole Owners of the property and Nationwide vacated later that year, on 9/30/11 which was not anticipated. Since that time, the Owner has actively marketed the property in hopes of finding a single tenant user which has not occurred. There has been “real” interest with smaller users, and if the owner is going to compete with that market and attract smaller tenants, this will require additional parking and signage.

Development Standards:

In addition to the general standards of the Tuttle Crossing PCD text and plan, this Subarea shall be subject to the following requirements within that specific Subarea.

Permitted Uses:

The following uses shall be permitted within Subarea A5:

1. Those uses listed in the SO and OLR sections of the Zoning Code.
2. Corporate offices
3. Hotel and motel
4. Institutional uses
5. Ancillary commercial or restaurant uses within a structure primarily devoted to office or hotel uses.

Permitted Density:

The subarea can be used for medium to large scale signature type office buildings with integrated parking structures, the maximum density within Subarea A5 will be 17, 500 SF/Ac.

Yard and Setback Requirements:

1. Setback on Paul Blazer Parkway, Rings Road, and Parkcenter Circle shall be 30 feet for pavement and 50 feet for buildings.
2. Side yards shall be 25 feet for pavement and buildings. A zero pavement side yard may be allowed in cases where lots share common access drives, and the parking areas function as a single parking lot.

PROPOSED DEVELOPMENT TEXT

3. Rear Yards shall be 25 feet for pavement and buildings.
4. Total ground covered by all buildings shall not exceed 25 percent of the lot area. However, parking garages and buildings shall cover no more than 75 percent of the total area.

Height Requirements:

1. The maximum height for structures in Subarea A5 shall be measured per the Dublin Zoning Code and have a height limitation of 100 feet.

Parking and Loading:

1. Surface parking spaces may be reduced from 9 feet in width to 8 feet six inches with as approved in the development plan.
2. All other parking ratios and loading facilities shall be regulated by Dublin Code provisions.
3. Bank drive-thru requirements as per Dublin requirements.

Circulation:

1. Paul Blazer Parkway shall be a 100 foot right-of-way and a 56 foot pavement width. All other local public access street shall have a 60 foot right-of-way and a 32 foot pavement width.
2. Curb cuts on Paul Blazer Parkway shall be space a minimum of 200 feet (as measured from the driveway centerlines) with opposing cuts aligned or offset no less than 100 feet, with placement determined consistent with prudent traffic engineering principles and practice.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view with a solid wall or fence.

Storage and Equipment:

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

PROPOSED DEVELOPMENT TEXT

Landscaping:

1. All landscaping shall be according to the Dublin Landscape Code provisions.
2. Within the setback area along Paul Blazer Parkway, a three-foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees shall be equally spaced, if possible.
3. To compensate for lost green space due to the zero side yard, additional interior parking lot islands along the access drive adjacent to Atrium Parkway were provided with a minimum width of 17 feet, as measured from face of curb to face of curb, and planted with a minimum of two 3 inch caliper trees per island, these shall be retained where feasible or replaced with the same size island and 3 inch caliper trees if adjustments are made to the islands.
4. All new interior parking lot islands shall have a minimum width per code and be planted with a minimum of two 3 inch caliper trees per island.
5. All trees removed, regardless of condition, shall be replaced with a total number of caliper inches equal or exceeding the total Diameter Breast Height (DBH) of trees removed. Caliper and DBH shall be defined according to the Dublin Tree Preservation Code provisions. All replacement trees shall be a minimum 3 inch caliper at planting and conform to the Dublin Landscape Code.
6. Replacement trees planted on the site shall be staggered along the perimeter of the parking area to the extent possible.

Building Identification Signage and Graphics:

Subarea A5 has a cumulative street frontage of 2,000 feet, with exposure on Parkcenter Circle, Paul Blazer Parkway, and Rings Road. The site is entitled to two identification signs, under the general provisions of the Sign Code.

In this case, frontage on three public streets but having the main building entries facing Atrium Drive, a private drive, and the desire to have multiple tenants, there is a need for an alternate sign package. The signs standards presented herein are generally in conformance with most of the provisions of the Dublin Sign Code, with several exceptions, the number of signs, number of colors used on the signs and the percentage of secondary image on the sign face. A final sign

PROPOSED DEVELOPMENT TEXT

plan shall be presented at time of Final Development Plan and shall conform to the following standards.

The site will be entitled to the following signs:

- A. A maximum of two monument signs shall be permitted of 10 feet maximum height and 50 square feet in area per sign face. Monument signs may indicate multiple tenants.
 - B. A maximum of two canopy signs shall be permitted at major entries containing the building address (consisting of address numerals and street name). Address numerals/letters shall not exceed 24 inches in height. The maximum height of the canopy sign shall be 15 feet.
 - C. Directional Signs
 - i. A maximum of three internal directional signs shall be permitted to serve as building directory(s) and be located within close proximity to the building entries. These signs shall have a maximum height of 6 feet and 6 square feet in area per sign face. These signs are intended to display the tenant name, suite and/or floor number.
 - ii. A site perimeter/external directional sign for the building address may be permitted along Parkcenter Circle near the intersection with Atrium Parkway. It shall be permitted to have the site address (consisting of address numerals and street name). Height shall not exceed 3 feet and maximum area shall not exceed 4 square feet per sign face.
2. The signs will present a high-quality, corporate image that is consistent with the building, the larger office park, and the Dublin community.
 3. All signs will be limited to four colors, including black and white.
 4. Other than indicated herein, all other signs shall adhere to the provisions of the Sign Code including, but not limited to, location, design, opacity, lighting, landscaping, etc.

Additional Commitments:

PROPOSED DEVELOPMENT TEXT

- A. The removal of the open space and trees and replacement with parking shall only be performed should the applicant determine this is necessary once a tenant(s) is secured and written documentation of need is provided to the City from the Owner.
- B. Site amenities such as picnic tables and trash receptacles located within open space areas to be removed shall be relocated elsewhere on site.

Subarea B - Internally Related uses:

Permitted Uses

The following uses shall be permitted within Subarea B:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Day Care Center

Conditional Uses:

Drive-in facilities developed in association with a permitted use.

Permitted Density:

14,000 square feet per acre.

Yard and Setback Requirements:

1. Side yards shall be 25' for pavement and buildings.
2. Rear yards shall be 25' for pavement and buildings.
3. Setback from Blazer Parkway and Park Center Avenue shall be 30' for all pavement areas and 50' for all buildings.
4. Front yard parking setback for Bradenton and all publicly dedicated local access streets shall be 25' for pavement and 50' for buildings.
5. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 75% of the total lot area.

Height Requirements:

PROPOSED DEVELOPMENT TEXT

1. Maximum height for structures within Subarea B shall be 65' as measured per Dublin Zoning Code.

Parking and Loadings:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru stacking requirements as per the Columbus Zoning Code.

Circulation:

1. Blazer Parkway shall have a 100' right-of-way and a 36' pavement width.
2. Park Center Avenue shall have a 60' right-of-way and a 36' pavement width.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code Chapter 1187.

Subarea C - Smaller Office Sites

Permitted Density:

In an effort to step the scale, a density from higher along the freeway to smaller, lower density office that would blend in with existing Frantz Road office, Subarea C will have a maximum density of 11,000 SF/ac.

Permitted Uses:

The following uses shall be permitted within Subarea C:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.

PROPOSED DEVELOPMENT TEXT

2. Day Care Center.

Yard and Setback Requirements:

1. Side yards shall be 12.5' for pavement and 25' for building.
2. Rear yards shall be 12.5' for pavement and 25' for building.
3. Setback from Park Center Avenue shall be 30' for all pavement areas and 50' for all buildings.
4. Setback from Tuttle Road shall be 30' for pavement and 50' for buildings.
5. Front yard parking setback for Bradenton and all publicly dedicated local access streets shall be 25' for pavement and 50' for buildings.
6. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, parking garages and buildings shall cover no more than 70% of total lot area.

Height Requirements:

1. Maximum height structures within Subarea C shall be 65' as measured per Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru stacking requirements as per the Columbus Zoning Code.

Circulation:

1. Park Center Avenue shall have a 60' right-of-way and a 36' pavement width.
2. All other local public access streets including the Bradenton Road shall have a 60' right-of-way, 36' pavement width.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and equipment:

PROPOSED DEVELOPMENT TEXT

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

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code Chapter 1187.
1. Within the setback area along Park Center Avenue a 3' average height continuous earth mound shall be installed as well as one tree per 40' of frontage or fraction thereof. Trees have to be equally spaced, as possible.

Subarea C-1: Tuttle Crossing Frontage Property

Permitted Density:

In an effort to promote moderate scale office buildings along Tuttle Crossing Boulevard and to be consistent with the buildings which have been constructed along Tuttle Crossing Boulevard adjacent to Subarea C-1, Subarea C-1 will have a maximum density of 32,200 SF/Ac.

Yard and Setback Requirements: Same as Subarea C

Height Requirements: Same as Subarea C

Parking and Loading: Same as Subarea C

Circulation: Same as Subarea C

Waste and Refuse: Same as Subarea C

Storage and Equipment: Same as Subarea C

Landscaping: Same as Subarea C

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7/9/98 - Homestead Village (Subarea D) draft included (*Subarea D was disapproved*)

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Subarea E: Smaller Office Sites/Hotel/Motel Use

Permitted Density:

PROPOSED DEVELOPMENT TEXT

In an effort to step the scale, a density from higher along the freeway to smaller, lower density office and other permitted uses that would blend in with existing Parkcenter Avenue office, Subarea E will have a maximum density of I 1,000 SFIAC for office and a density maximum of 33 rooms per acre for hotel/motel use.

Permitted Uses:

The following uses shall be permitted within Subarea E:

1. Those uses listed in Section 1159.01 and 1175.01 of the Zoning Code.
2. Day Care Center
3. Hotel/Motel

Yard and Setback Requirements:

1. Side yards shall be 12.5' for pavement and 25' for building.
2. Rear yards shall be 12.5' for pavement and 25' for building.
3. Setback from Parkcenter Road shall be 30' for pavement and 50' for buildings, and setbacks from Bradenton Avenue shall be 25' for pavement and 50' for buildings.
4. Total ground covered by all buildings shall not exceed 25% of the total lot area. However, pavement and buildings shall cover no more than 60% of the total lot area unless an increase up to 70% is approved by the Planning and Zoning Commission.

Height Requirements:

1. Maximum height structures within Subarea E shall be 65' as measured per Dublin Zoning Code.

Parking and Loading:

1. Size, ratio, and type of parking and loading facility shall be regulated by Dublin Code Chapter 1193.
2. Bank drive-thru stacking requirements as per the Columbus Zoning Code.

Circulation:

1. All proposed access points on to Parkcenter Avenue and Bradenton Avenue shall be reviewed and approved by the City Engineer and shall be shared with the lots located to the west and north.

PROPOSED DEVELOPMENT TEXT

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

Storage and Equipment:

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

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code Chapter 1187.
2. Within the setback area along Parkcenter Avenue a 3 foot average height continuous earth mound shall be installed as well as one tree per 40 feet of frontage or fraction thereof. Trees have to be equally spaced as possible.
3. An eight-foot (8') bike path will be installed along the north side of Parkcenter Avenue and a five-foot (5') sidewalk shall be placed along Bradenton Avenue.

Architecture Building Materials:

1. Brick will be the predominant building material on all four facades of the building. Brick shall constitute not less than 70% of the elevations and the remaining area may be dryvit, hardiplank, or other natural materials. Chimneys will be done in masonry. The architecture should coordinate with the surrounding buildings.
2. The façade areas will be articulated with varying plane changes and detailing, and may be accented by the change in building materials to add visual interest and aid in breaking up the overall height and mass of the structure and dominance on the site.
3. The building materials and façade treatment will be used on all four (4) building elevations to insure an attractive and architecturally interesting addition to the Tuttle Road area.
4. The shingles on the roof will be complimentary to the predominate roofing color found in the area and the roof will be articulated with changes in pitch, dormers, offsets, or other features to give variety to the roof line of the structure. Minimum roof pitch shall be 7:12 or subject to planning and zoning commission approval, and may be flat if architecturally preferable.

PROPOSED DEVELOPMENT TEXT

5. The architecture and materials proposed for the motel/hotel building are to be reviewed and approved by the Planning and Zoning Commission during the development plat and stage of PCD process.

Signage:

1. Signage for the site shall consist of one monument style sign with an area of 50 square feet per side and a maximum height of six feet (6'). The sign shall be set on a masonry base constructed of materials to match that of the building.

Lighting:

1. Site lighting shall comply with Dublin Lighting Guidelines and the general development standards of the Tuttle Crossing text.