1. Development Text Overview and Intent:

A. Overview:
   i. Existing Conditions:
      The overall site is ±13.42 acres in size and located on the west side of Frantz Road between Blazer Parkway and Rings Road and east of the existing office building at 5100 Rings Road. It is currently zoned OLR, Office, Laboratory and Research District and is owned by the City of Dublin. The western portion of the site is developed with retention ponds designed to meet stormwater management requirements for existing office development to the west and future development on the site.
   
   ii. Dublin Corporate Area Plan:
      The Dublin Corporate Area Plan (DCAP) is a Special Area Plan addendum to the Dublin Community Plan adopted by Dublin City Council in September 2018 to provide guidance for future development of legacy office parks in the city. The entire site is located within the Mixed-Use Regional Sub-District 2 (North of Rings) of the DCAP.

B. Intent:
   It is the intent of the developer to achieve the objectives of the DCAP by creating ±9.36 acres of high quality mixed-use Planned Unit Development focused on providing needed amenities to serve workers, nearby hotel visitors and residents. The development will include neighborhood-oriented retail, restaurants, personal services, and offices planned and designed to mitigate potential negative impacts on adjacent neighborhoods. A large public park of approximately four acres will be integrated as an amenity to visitors and nearby residents facilitating opportunities for community interaction.

   If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Unit Development Text shall prevail. Standards in the Codified Ordinances that are applicable to matters not addressed by the Planned Unit Development Text shall apply to all subareas in the PUD.

2. Permitted Uses:

A. Subarea A

   Permitted Uses:
   i. Public Parks and Open Space programmed with shared-use paths, seating areas and other passive recreation amenities for the enjoyment of residents and employees of surrounding businesses.
   
   ii. Stormwater Retention Ponds integrated as an amenity to the public park space with a naturalized design featuring high quality landscaping and providing regional stormwater management for all development within
Subarea B and adjacent existing office uses to the west.

B. Subarea B

For purposes of clearly defining the range of uses that are permitted within the different development areas of Subarea B of this PUD, is divided into three separate Subareas (referred to as Subarea B₁, B₂, and B₃) and identified in Exhibit A—Preliminary Development Plan.

Subarea B₁ (Frantz Road Frontage Sites)
Permitted Uses:

i. Casual and fine dining and other eating establishments whose primary function is the service of food and where on-site sales of alcoholic beverages are incidental or secondary, not to exceed a total of 30,000 gross square feet except as approved by the Planning and Zoning Commission via Conditional Use review and approval;

ii. Retail stores, drug stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) or otherwise provide support retail services for nearby residential neighborhoods;

iii. All administrative and business office, professional office, organization and associations office uses permitted in Code §153.026, not to exceed more than 50% of the gross square footage of any single building within Subarea B₁.

iv. Personal, repair, and rental services as defined by §153.002(A)(16)(c);

v. Outdoor dining and seating. Within Subarea B₁, up to 10,000 total square feet of outdoor dining and seating space may be allotted to the various tenants. This space shall be subject to administrative review and approval by Land Use and Long Range Planning. Additional outdoor dining and seating area beyond the cumulative 10,000 total square feet are subject to Conditional Use review and approval by the Planning and Zoning Commission. The outdoor dining areas shall employ complementary amenities (fences, tables, chairs, flower boxes) and must be consistent with the overall design aesthetic of the area. Outdoor speakers are prohibited. The proposed patio amenities shall be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

vi. Drive-thrus may be permitted as a Conditional Use within Subarea B₁, subject to review and approval by the Planning and Zoning Commission in accordance with Code Section §153.236. Service windows and vehicular canopies associated with drive-thrus shall not have frontage on Frantz Road.
Subarea B₂ (Rings Road Frontage Site)
Permitted Uses:
   i. All retail and personal services uses permitted in Subarea B₁ to a maximum of 7,000 gross square feet; or
   ii. All administrative, business and professional office uses, organization and associations permitted in Code §153.026(A) to a maximum of 12,000 gross square feet.

Subarea B₃ (Blazer Parkway Frontage Site)
Permitted Uses:
   i. All administrative, business and professional office uses, organization and associations permitted in Code §153.026(A) to a maximum of 12,000 gross square feet.

3. Density, Lot and Setback Requirements

A. Density:
   i. Subarea A—N/A, no commercial development is permitted
   ii. Subarea B₁—a total maximum of 47,000 gross square feet of retail/restaurant/office development is permitted. Restaurant use in excess of 30,000 gross square feet (cumulative) require Conditional Use review and approval. Office uses are limited to not more than 50% of the gross square footage of any building.
   iii. Subarea B₂—a maximum of 12,000 gross square feet of office/commercial development or 7,000 gross square feet of retail/restaurant development is permitted
   iv. Subarea B₃—a maximum of 12,000 gross square feet of office/commercial development is permitted. Additional office square footage in excess of the 12,000 gross square feet maximum may be permitted, subject to Planning approval.

B. Lot Coverage:
   Structures, parking, driveways, vehicular use areas, service areas, pedestrian areas, and other impervious areas shall not exceed 70% of the total site area of Subarea B.

C. Setback Requirements:
   The minimum setbacks from the Rings Road, Frantz Road, and Blazer Parkway rights-of-way shall be 30 feet for all buildings and structures and 15 feet for pavement, including patios. Building canopies, awnings, eaves, pedestrian amenities and projecting signs may encroach the building setbacks.

D. Minimum Yard Requirements:
   The minimum required side and rear yard from Subarea A shall be 0 (zero) feet
for buildings and 5 (five) feet for pavement. Where parking areas and vehicular or pedestrian circulation is shared with an adjoining property, a side or rear yard of 0 (zero) feet for pavement is permitted. Should there be any approved lot splits within Subarea B, there shall be no required setback from lot lines for buildings or pavement.

4. Access and Circulation:

A. Vehicular Site Access:
   Vehicular access to and from the site from adjacent publicly dedicated streets shall be permitted as follows and as depicted on Exhibit X—Preliminary Development Plan:
   i. Along Blazer Parkway full access shall be permitted in alignment with the existing curb cut for 4860-5000 Blazer Parkway
   ii. Along Frantz Road right-in/right-out access shall be permitted in the middle portion of the site frontage, subject to City of Dublin Engineering approval for location.
   iii. Along Rings Road access shall be permitted subject to City of Dublin Engineering approval.

B. Internal Vehicular Circulation:
   Vehicular circulation within the site shall be arranged to provide convenient cross access between all Subareas and uses, while discouraging through traffic. The primary internal vehicular circulation pattern is reflected in the Preliminary Development Plan. Individual parking areas and drive aisle layouts shall be submitted for each Subarea at Final Development Plan review.

C. Pedestrian Circulation and Connectivity:
   Pedestrian connections shall be provided to all building entrances and to the proposed park/open space from existing sidewalks and shared use paths along the surrounding public streets. Safe and convenient pedestrian connections shall be provided between all Subareas and from parking areas. All sidewalks and shared use paths within Subareas A and B shall be constructed to City of Dublin Engineering standards.

D. Cross Access Easement:
   To provide public access to open space in the event of future lot splits of Subareas, a cross access easement over the entirety of Subarea B shall be recorded with the Franklin County Recorder's Office.

5. Parking and Loading:

A. Shared Parking:
   All parking in Subarea B shall be shared among the proposed uses for Subareas
A and B, regardless of use. Cross access easements shall be recorded with the Franklin County Recorder’s Office, as appropriate.

B. Minimum Number of Parking Spaces Required:
   i. Commercial (Restaurant/Retail/Personal Services): 5 Spaces per 1,000 GSF
   ii. Office: 4 Spaces per 1,000 GSF
   iii. Outdoor Dining Areas: No Parking Requirement
   iv. Parks & Open Space: No Parking Requirement

C. Accessible Parking Spaces Required:
   Accessible parking spaces shall be provided in accordance with Code §153.201(D).

D. Minimum Number of Loading Spaces:
   The minimum number of loading spaces shall be provided in accordance with Code §153.211.

E. Drive-Thru Stacking Spaces:
   The minimum number of loading spaces shall be provided based on the associated use as follows:
   i. Restaurant: 4 spaces behind menu board + 4 spaces behind first window
   ii. Financial Institution: 3 spaces per lane
   iii. ATM: 3 spaces per kiosk
   iv. Pharmacy: 4 spaces per window
   v. Laundry/Dry Cleaner: 2 spaces per window

F. Bicycle Parking:
   Bicycle parking spaces shall be provided at the minimum ratio of one bicycle parking space per 4,000 gross square feet of development. Clusters of bicycle parking spaces shall be uniformly distributed throughout the site at prominent locations, easily accessible from shared use paths and in highly visible areas of the site.

6. Service Structure Screening:

A. Waste, Refuse and Recycling:
   All waste, refuse and recycling shall be contained and fully screened from public view by a solid wall or fence complementary to the architectural design of the buildings. To prevent possible damage to the screening material, curbs are required in accordance with Code §153.077(B).

B. Other Service Structures:
   All other service structures, including electric transformers, utility vaults, rooftop
units or other equipment or elements providing service to a building or site shall be screened according to Code §153.077.

C. Material and Equipment Storage:
No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a primary structure.

7. Landscaping:
A. Subarea A Landscaping:
The programming and design of Subarea A may include:
i. Pedestrian paths looping around the stormwater ponds, and connections east to Frantz Road through the Subarea B sidewalk network, north to Blazer Parkway, south to Rings Road, and west to the existing office building;
ii. Informal seating areas along the paths, and small gathering spaces at key locations as identified on the Final Development Plan;
iii. Landscape plantings coordinated with and complementary to the surrounding existing and proposed landscape plans; and
iv. Other passive recreation elements and amenities as determined to be appropriate to the needs of the primary future patrons of the open space.

B. Subarea B Landscaping:
Landscaping in Subarea B shall be in accordance with Dublin Landscape Code §§153.130 through 153.139. Perimeter buffer requirements of §153.133(A) shall be not be required along common interior property boundaries in the event of future lot splits.

C. Frantz Road Frontage Treatment:
A cohesive landscape theme shall be provided along the Frantz Road frontage between the existing shared use path and proposed patios and building facades. The landscape design will be provided with the final development plan.

D. Walls and Fences:
Parking, vehicular use areas, and service areas shall be screened from view from the public through the use of walls, fences and landscaping. Should walls or fences be proposed, the design complementary to the proposed architectural theme.

8. Architecture:
A. General Architectural Themes:
The architectural theme for Subarea B\text{1} shall be a contemporary interpretation of the traditional rural and agricultural structures of the area, and the theme for Subareas B\text{2} and B\text{3} shall provide a transition between the rural, agriculturally influenced architecture of Subarea B\text{1} and existing contemporary architecture of
office developments to the west, unless otherwise approved by the Planning and Zoning Commission at Final Development Plan. All buildings shall be designed to be seen from 360 degrees, with the same caliber of finish on all facades/elevations.

B. Building Height:
Maximum building height in Subarea B1 is one occupied story, not to exceed 35 feet in height. Maximum building height in Subareas B2 and B3 is two occupied stories, not to exceed 40 feet in height. Pitched roof elements shall be measured to the highest ridge. Flat roofs shall be measured to the dominant horizontal surface. Height shall be measured from the finished, ground floor elevation of the building. Architectural appurtenances, such as tower elements, cupolas and mechanical screens may exceed these maximum building heights.

C. Scale and Massing:
   i. Particular attention shall be given to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole.
   ii. All non-office or mixed-use buildings should be of a pedestrian friendly scale complementary to residential structures across Frantz Road. While structures may have significant mechanical roof wells, such wells shall be surrounded on all sides by pitched roof forms with limited straight parapet conditions.
   iii. Each non-office or mixed-use building must incorporate thematically appropriate architectural massing to reduce the overall mass of the building including secondary masses stepping down from the primary building are encouraged. Examples of secondary building masses include faux lofts, clerestories, secondary gables, shed and lean-to forms. Covered exterior verandas are encouraged where permitted by the proposed use.
   iv. One-story office buildings shall adhere to the same scale and massing requirements as one-story non-office or mixed-use buildings.
   v. Two-story office buildings, which serve as a transition from between the rural, agriculturally influenced architecture and existing contemporary office to the west may be more monolithic in scale and massing. Secondary forms are encouraged to add interest and incorporate alternate materials. Examples of secondary forms include entry elements and window bays. No rooftop equipment shall be visible from street level.

D. Wall Articulation and Fenestration:
   i. 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. Increased wall articulation is of greater importance where scale and massing of buildings are more monolithic in nature.
ii. All buildings shall have the same degree of exterior finish on all sides and the amount of fenestration should be balanced with the amount of solid facade.

E. Permitted Roof Forms:
   i. All one-story non-office or mixed-use Buildings shall incorporate pitched roofs in side gabled, cross gabled, saltbox, gambrel and shed roof forms.
   ii. Two-story office buildings may utilize flat roofs, but must integrate parapet cornice articulation to add interest.

F. Exterior Materials:
   i. Permitted roof materials include standing seam metal, corrugated metal, dimensional and simulated slate asphalt shingles, and slate or synthetic slate shingles.
   ii. All roofs not visible from street level may be single-ply membrane.
   iii. Permitted exterior façade cladding materials include natural wood siding, fiber cement siding, and composite wood siding in the form of traditional lap and Dutch lap clapboards, panels and trim, shakes or shingles, board and batten, and board on board; brick veneer; stone and cultured stone veneer.
   iv. Exterior wall finish materials must be used to complete massing elements. The application of any material on a single face of a massing element is prohibited.
   v. Stucco and EIFS are permitted in limited quantities and only as a trim or accent material, not as a primary material.
   vi. Permitted window and door materials include wood, aluminum and aluminum clad. Doors may be solid or may include partial-lite and full-lite glazing. Glass may be lightly tinted or clear. Reflective or colored glass is not acceptable.
   vii. True divided lite and / or simulated divided lite windows with exterior muntins are required where appropriate to the building style. The ground floors of commercial and retail uses may have appropriately scaled storefront window systems that utilize large glass areas which are uninterrupted by divided lites.

9. Signage and Graphics – Refer to Sign Requirements and Guidelines